PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

ROECHLING MEDICAL LANCASTER EXPANSION

44 DENVER ROAD

DENVER, PA, 17517

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

ROECHLING MEDICAL LANCASTER

ZONING DATA:

ZI=1 LIGHT INDUSTRIAL ZONE
MIN. LOT SIZE: 1-ACRE
ACTUAL LOT SIZE: 17.00-AC (GROSS); 16.55-AC NET (MINUS STREET ROW)
USE EXISTING / PROPOSED: INDUSTRIAL
MIN. FRONT YARD SETBACK: 50-FT.
MIN. REAR YARD SETBACK: 30-FT.
MIN. SIDE YARD SETBACK: 30-FT.
MAX. BUILDING HEIGHT: 50-FT.
ACTUAL BUILDING HEIGHT: 37-FT (NEW WAREHOUSE ADDITION)
PAVEMENT EDGE SETBACKS: 20-FT (SIDE AND REAR YARDS)
MAX. IMPERVIOUS COVER: 75%
PROPOSED IMPERVIOUS COVER: 25.7%
EXISTING BUILDING TOTAL FLOOR AREA: 92,368-SF
PROPOSED BUILDING TOTAL FLOOR AREA: 148,963-SF

PARKING:
EXISTING PARKING: 177-SPACES
PROPOSED PARKING: 170-SPACES
REQUIRED PARKING: 1-SPACE PER TWO EMPLOYEES ON LARGEST SHIFT; 400 FUTURE EMPLOYEES WITH 340 ANTICIPATED ON LARGEST TWO SHIFTS. REQUIRED PARKING = 170-SPACES.
OVERSIZE SPACES REQUIRED:6
ADA SPACES REQUIRED: 7
LOADING SPACES REQUIRED: 5

SITE DATA:

DEED REFERENCE: #6399282
TAX PARCEL #: 080511700000

WATER: PUBLIC :EAST COCALICO TOWNSHIP AUTHORITY (ECTA)

SEWER: PUBLIC :EAST COCALICO TOWNSHIP AUTHORITY (ECTA)

TOTAL NUMBER OF LOTS: ONE

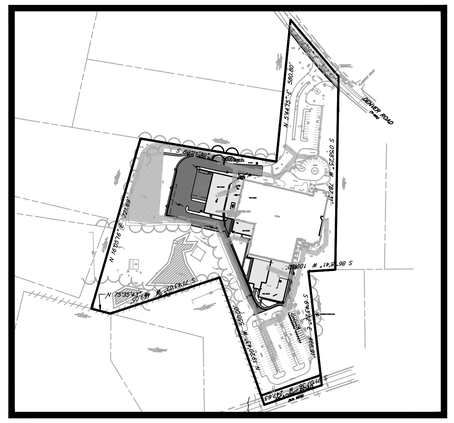
UNITS OF OCCUPANCY: ONE

RECORDED OWNER:
ROECHLING MEDICAL LANCASTER
44 DENVER ROAD
DENVER, PA 17517

PLAN PREPARER:
DERCK & EDSON LLC.
33 SOUTH BROAD STREET
LITITZ, PA 17543
717 626-2054

LOCATION MAP

APPROX. SCALE: 1" = 2,000'



OVERALL SITE PLAN

SCALE: 1"=250'

250' 0' 250' 500'

WETLANDS STUDY:

WETLANDS STUDY PREPARED BY: ARM GROUP, LLC
1129 WEST GOVERNOR ROAD
HERSHEY, PA 17033
717 508-0529
MICHELLE COHEN (MCOHEN@ARMGROUP.NET)

STUDY DATED MAY 18, 2022: TWO WETLANDS AND ONE STREAM WERE IDENTIFIED AND DELINEATED ARE SHOWN ON THE PLANS.

GEOTECHNICAL INFILTRATION TESTING:

INFILTRATION STUDY PERFORMED BY: ARM GROUP, LLC
1129 WEST GOVERNOR ROAD
HERSHEY, PA 17033
717 508-0529
DAVE GASSERT (DGASSERT@ARMGROUP.NET)

TRAFFIC STUDY:

TRAFFIC STUDY PREPARED BY: TRAFFIC PLANNING & DESIGN INC. DATED JUNE 30, 2022
4000 CRUMS MILL ROAD, SUITE 102
HARRISBURG, PA 17112
717 234-1430

THIS STUDY CONFIRMS THAT THE EXISTING DRIVE ONTO DENVER ROAD MEETS ALL MINIMUM SIGHT DISTANCE REQUIREMENTS.

DESIGN AND CONSTRUCTION RECOMMENDATIONS:

ROCK REMOVAL

CONFLICTS WITH SHALLOW BEDROCK MAY BE ENCOUNTERED AT THE SOUTHERN END OF THE NORTHERN PART OF THE BASIN. IF ROCK REMOVAL IS PERFORMED BELOW PROPOSED STORMWATER MANAGEMENT FEATURES, REMOVE ROCK TO A DEPTH OF AT LEAST TWO FEET BELOW THE FINAL DESIGN GRADES. REMOVE BROKEN AND LOOSE ROCK FROM THE BASE OF ALL EXCAVATIONS PRIOR TO BACKFILLING WITH MODIFIED SOIL MIXTURE.

EARTHWORK FOR GENERAL SITE GRADING

THE NATIVE ONSITE SOILS ARE POTENTIALLY SUITABLE FOR REUSE AS STRUCTURAL FILL ELSEWHERE AT THE SITE. HOWEVER, THE ONSITE SOILS, WHICH ARE COMPOSED LARGELY OF SILT-SIZED PARTICLES, CAN BE MOISTURE SENSITIVE AND ARE POTENTIALLY SUSCEPTIBLE TO SOME SHRINK/SWELL WITH CHANGES IN MOISTURE CONTENT. AS A RESULT, MOISTURE CONTENT SHALL BE CAREFULLY CONTROLLED DURING COMPACTION, AND SUCH SOILS SHALL BE PROTECTED FROM SIGNIFICANT MOISTURE CHANGES PRIOR TO, DURING, AND FOLLOWING PLACEMENT AND GRADING OF STRUCTURAL FILL. MATERIAL COMPACTION REQUIREMENTS FOR STRUCTURAL FILL SHOULD, AT A MINIMUM, APPROPRIATELY CONSIDER THE PROPOSED SITE CONDITIONS AND LOADING:

- IN AREAS OF STRUCTURAL FILL, ACCEPTABLE ON-SITE SOILS OR IMPORTED FILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AND WITHIN -3 TO +3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
- IN NON-STRUCTURAL FILL AREAS, THE NATIVE ON-SITE SOILS SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AND WITHIN ±5 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
- EXISTING GRADES INTENDED FOR INFILTRATION SHALL NOT BE COMPACTED, AND CONSTRUCTION TRAFFIC ON SUCH AREAS SHALL BE AVOIDED.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT SUBGRADES (AS WELL AS SUBGRADES FOR FOUNDATIONS, UTILITIES, AND PAVEMENTS) SHALL BE EVALUATED, REVIEWED, AND PROBED BY A PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER EXPERENCED IN IDENTIFICATION AND MITIGATION OF COMMON ISSUES RELATED TO HISTORIC SITE GRADING AND PERCHED WATER CONDITIONS PRIOR TO THE BACKFILLING OF OR CONSTRUCTION ABOVE ANY SUCH SUBGRADES. A MINIMUM 24-INCHES OF SEPARATION ABOVE ANY UNDERLYING ROCK LIMITING ZONES IS REQUIRED.

SURVEY:

SURVEYOR: CROSSROADS GROUP, LLC
769 STATE STREET
HAMBURG, PA 19526
484 660-3055

FOR: BARWIS CONSTRUCTION, LLC
NICK DUCHAN, PLS (NICKD@BARWSCONSTRUCTION.COM)
30 RIDGEWAY ROAD
BIRDSBORO, PA 19508
610 370-9858

DATE SURVEY WAS PERFORMED: MAY, 2022

HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983 (NAD83)
STATE PLANE COORDINATES (NORTH/SOUTH ZONE)
ESTABLISHED BY UTILIZING KEYNET NETWORK.

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

FLOODPLAIN: NO FLOODPLAIN IS LOCATED WITHIN THE SITE LIMITS BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 42071C0201F, EFFECTIVE APRIL 5, 2016.

WETLANDS: NO WETLANDS ARE SHOWN ON THE NATIONAL WETLANDS INVENTORY - VERIFIED APRIL 26, 2022. SEE WETLANDS STUDY NOTES.

PREVIOUS PLANS:
1. FINAL LAND DEVELOPMENT PLAN FOR PRECISION MEDICAL PRODUCTS INC., PREPARED BY RETTEW ASSOCIATES, INC. DATED SEPTEMBER 27, 2002 FOR MAP BOOK .217 PAGE 13.
2. SUBDIVISION PLAN FOR AMERICAN BANK & TRUT COMPANY OF PA, PREPARED BY RONALD A. DOLLA, DATED JULY 20, 1977 FOR MAP BOOK .103 PAGE 135.
3. SUBDIVISION PLAN FOR ROBERT STUBER, PREPARED BY RONALD A. DOLLA, DATED OCTOBER 12, 1988 FOR MAP BOOK .163 PAGE 002.
4. FINAL LAND DEV ELOPMENT AND LOT ADD-ON PLAN FOR RON GOOD, PREPARED BY RGS ASSOCIATES, DATED AUGUST 26, 2004 FOR MAP BOOK .223 PAGE 029.
5. FINAL LAND DEVELOPMENT AND LOT ADD-ON PLAN FOR W.E.H. ENTERPRISED LP, PREPARED BY DIEHM & SONS, DATED JANUARY 20, 2016, FOR MAP BOOK 2016 PAGE 432J.

NOTES:

1. CONCRETE PROPERTY LINE MONUMENT LOCATIONS WILL BE VERIFIED BY A PROFESSIONAL SURVEYOR, AND SHOWN ON THE AS-BUILT DRAWING FOR THE SITE. IF ANY MONUMENTS ARE MISSING THE OWNER SHALL HAVE MONUMENTS SET PER THE REQUIREMENTS OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTIONS 194-14.C(3), 194-14.D(12) & 194-37.
2. AS-BUILT PLANS ARE REQUIRED TO BE PREPARED AND SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 194-16, 194-23 & 185-20, AS A PREREQUISITE TO REQUESTING CONSIDERATION OF THE FINAL FINANCIAL SECURITY REDUCTION REQUEST.
3. THE EXISTING PARKING AREAS ARE STRIPED WITH 10-FOOT WIDE STALLS. EAST COCALICO TOWNSHIP ALLOWS FOR 9-FT WIDE STALLS. IF ADDITIONAL PARKING IS REQUIRE IN THE FUTURE, THE PARKING AREAS CAN BE RESTRIPED TO SHOW 9-FT WIDE SPACES. TOWNSHIP APPROVAL IS NOT REQUIRED TO MAKE THIS FUTURE CHANGE AS ALONG AS ALL ADA REQUIREMENTS IN EFFECT AT THAT FUTURE TIME ARE MET.
4. ALL INDUSTRIAL OPERATIONS SHALL BE IN COMPLIANCE WITH ANY COMMONWEALTH OF PENNSYLVANIA AND // OR FEDERAL GOVERNMENT REGULATIONS, AS REQUIRED BY THE MOST RECENT REGULATIONS MADE AVAILABLE FROM THESE GOVERNMENTAL BODIES.
5. PRIOR TO ANY RETAINING WALL CONSTRUCTION, DETAILED STRUCTURAL CALCULATIONS AND A BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS HIGHER THAN 4 FEET IN HEIGHT AND ASSOCIATED BARRIER PROTECTION AND MUST BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
6. THE OWNER IS REQUIRED TO PAY A TRANSPORTATION IMPACT FEE. PER THE TRAFFIC STUDY PERFORMED, THIS PROJECT IS ESTIMATED TO GENERATE 32 PEAK PM HOUR TRIPS. THE REQUIRED FEE = 32 TRIPS X $1,507 = $48,224.00. THIS FEE MUST BE PAID BEFORE A BUILDING PERMIT IS ISSUED.
7. THE SITE ACCESS DRIVES SHALL REMAIN OPEN AND PARKING RESTRICTED AS NECESSARY TO ACCOMODATE EMERGENCY EQUIPMENT ACCESS AND TO ENSURE THAT ALL FIRE PROTECTION FEATURES ARE ACCESSIBLE TO EMERGENCY RESPONDERS.
8. SEVERAL EXISTING STORM DRAINAGE EASEMENT WILL BE ELIMINATED (VACATED) AS PART OF THIS PLAN.
9. THIS PLAN IS GOVERNED BY A BLANKET STORMWATER FACILTIES EASEMENT. STORMWATER EASEMENT AREAS SHALL CONSIST OF THE AREAS THAT ENCOMPASS, AND ARE WITHIN, 10-FEET FROM THE EDGE OF OF ANY STORMWATER BASIN, BMP, PIPELINE, SWALE, RIP RAP APRON, OR STRUCTURE. NOTHING SHALL BE PLACED WITHIN AN AREA OF AN EASEMENT THAT MAY ADVERSELY AFFECT THE FUNCTION OF AN EASEMENT OR CONFLICT WTH THE PURPOSE OR ARRANGEMENT OF THE EASEMENT.
10. THE TOWNSHIP IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE. NO ALTERATION TO FACILITIES, SWALES, BASINS, BMP'S OR PLACEMENT OF STRUCTURES SHALL BE PERMITTED WITHIN THE AREAS DEFINED PER NOTE #9 AS EASEMENT AREAS, UNLESS APPROVED BY THE TOWNSHIP.
11. ALL SLOPES WITHIN THE ADA PARKING AND ACCESSIBLE ROUTES SHALL BE CONFIRMED TO BE CONSISTENT WITH APPLICABLE ADA ACCESSIBILITY STANDARDS, AND ANY IDENTIFIED DEFICIENCIES WILL BE ADDRESSED IN CONJUNCTION WITH THE PROJECT.
12. ALL WASTE IS SEPARATED, RECYCLED AND DISPOSED OF IN COMPLIANCE WITH ALL REGULATORY AGENCIES.
13. THE DEDICATED RIGHT OF WAY OF DENVER ROAD IS DESCRIBED IN INSTRUMENT NO. 6399282 OF THE RECORDS OF LANCASTER COUNTY.
14. THE LICENSE AGREEMENT BETWEEN METROPOLTAN EDISON COMPANY AND PRIOR OWNER IS DESCRIBED IN INSTRUMENT NO. 5118043 OF THE RECORDS OF LANCASTER COUNTY.

UTILITY LIST

PA ONE CALL:
SERIAL NUMBER 20221161213

EAST COCALICO TOWNSHIP (ECT)
EAST COCALICO TWP MUNICIPAL BUILDING
100 HILL ROAD, DENVER, PA 17517
PHONE: (717) 336-1720
FAX: (717) 336-1724

EAST COCALICO TOWNSHIP AUTHORITY (EJT)
EAST COCALICO TWP MUNICIPAL BUILDING
100 HILL ROAD, DENVER, PA 17517
PHONE: (717) 336-1720
FAX: (717) 336-1724

METROPOLITAN EDISON CO/FIRSTENERGY (ME)
2800 POTTSVILLE PIKE, READING, PA 19605, UNITED STATES
PHONE: +1 610 929 3601

PENC OR SERVICES/BLUE RIDGE COMMUNICATION (BB)
613 THIRD ST, PALMERTON, PA 18071, UNITED STATES
PHONE: +1 610 826 2552

PPL ELECTRIC UTILITIES CORPORATION (PQD)
827 HAUSMAN ROAD ALLENTOWN, PA 18104-9392
1-800-342-5775

UGI UTL READING
UGI UTILITIES INC
225 MORGANTOWN RD
READING PA 19611
1 610 375 4441

WEST COCALICO TWP AUTH/W COCALICO TWP (RH1)
156 W MAIN ST, REINHOLDS, PA 17569, UNITED STATES
PHONE: +1 717 336 8720

WINDSTREAM (AH)
1004 LITITZ PIKE, LITITZ, PA 17543, UNITED STATES
1 866 987 2358

ACTIONS TAKEN BY THE MUNICIPALITY:

MODIFICATIONS REQUESTED: APPROVED:

1. SECTION 194-9 - REQUIREMENT FOR SEPARATE PRELIMINARY PLAN: _____
2. SECTION 185-23A.(2)(c)-LOADING RATIO: REQUIREMENT: THE MAXIMUM LOADING RATIO FOR VOLUME CONTROL FACILITIES IN NON-KARST AREAS SHALL BE 5:1 IMPERVIOUS DRAINAGE AREA TO INFILTRATION AREA AND 8:1 TOTAL DRAINAGE AREA TO INFILTRATION AREA. PROVIDING: THE MAXIMUM LOADING RATIO FOR PROPOSED RAIN GARDEN IS 9:1 IMPERVIOUS DRAINAGE AREA TO INFILTRATION AREA AND 16:1 TOTAL DRAINAGE AREA TO INFILTRATION AREA _____
3. SECTION 194-14.A.1 - DRAFTING STANDARDS: THE PLAN SHALL BE CLEARLY AND LEGIBLY DRAWN AT A SCALE OF 20 FEET OR 50 FEET TO THE INCH, EXCEPT THAT IF THE AVERAGE SIZE OF THE PROPOSED LOTS ARE TWO ACRES OR MORE, THE PLAN MAY BE DRAWN TO A SCALE OF 100 FEET TO THE INCH. PROFILE PLANS SHALL MAINTAIN A RATIO OF 1:10 VERTICAL TO HORIZONTAL. _____
4. SECTION 194-14.A.3 - DRAFTING STANDARDS: THE SHEET SIZE SHALL BE NO SMALLER THAN 18 INCHES BY 22 INCHES, AND NO LARGER THAN 24 INCHES BY 36 INCHES. _____
5. SECTION 194-14.C.4 - EXISTING FEATURES: THE FOLLOWING ITEMS SHALL BE IDENTIFIED ON THE PLAN WHEN LOCATED ON THE SUBJECT PROPERTY, OR WITHIN 200 FEET OF THE SUBJECT PROPERTY. THE TOWNSHIP MAY REQUIRE THE APPLICANT TO PROVIDE THIS INFORMATION BEYOND 200 FEET OF THE SUBJECT PROPERTY WHEN THE ITEM AFFECTS THE PROPERTY: _____
6. SECTION 194-14.E(6): HISTORICAL AND MUSEUM COMMISSION (PHMC) CONFIRMATION OF ARCHAEOLOGICAL SITES. _____
7. SECTION 194-14.E.8 - STEEP SLOPE REPORT _____
8. SECTION 194-30.R: REQUIREMENT THAT OVERSIZE PARKING SPACES BE 70-FEET LONG AND OF A DRIVE-THRU STYLE. _____
9. SECTION 194-33.E(1): REQUIREMENT FOR 22" VERTICAL CURB. _____
10. SECTIONS 185-14.C(11), 185-33, 194-14.D(6) & 194-14.E(3)E FOR THE REQUIREMENT OF GEOMETRIC EASEMENT BOUNDARIES. _____

FIRST ENERGY / MET ED EASEMENT RESTRICTIONS:

Working Safety Restrictions
- A Occupational Safety Health Administration (OSHA) safe-working clearance from a person or any conductive object to the energized bare wires shall be maintained at all times. CONDUCTIVE OBJECTS DO NOT HAVE TO MAKE PHYSICAL CONTACT WITH THE CONDUCTORS FOR ELECTRICITY TO FLOW IN UNWANTED DIRECTIONS.
- The line shall be considered energized at all times.
- Not loaConductor position changes continuously depending on load, ambient temperature, wind speed, etc. The developer/contractor is responsible for monitoring conductor position to determine OSHA safe-working clearance.
- Parking or operating a vehicle or equipment within or adjacent to the right-of-way may induce an electric charge. Induced electric charges may also be imposed on objects such as fences, signs, or any other conductive object. It is the responsibility of the developer to satisfy themselves on the necessity of grounding and to ensure that a proper grounding system designed by registered design professional is in place, if applicable. Construction vehicles and equipment operating near transmission lines may also require grounding.

Right-of-Way Access
- FirstEnergy-authorized personnel, vehicles and equipment must have continuous access to the right-of-way and all FirstEnergy structures.
- All objects or equipment left within the rights-of-way are subject to removal. FirstEnergy is not responsible for the repair or replacement of anything in the transmission rights-of-way damaged or destroyed because of emergency or maintenance operations.
- FirstEnergy reserves the right to inspect at any time construction or other activities within the rights-of-ways, easements, or property owned by FirstEnergy.

Right-of-Way Restrictions
- Consents and/or easements for any utility, access road, etc. will be limited to a maximum of 20 feet in width within the FirstEnergy rights-of-way unless provisions are defined in the easements, deeds, etc.
- Changes to grade elevations within the FirstEnergy transmission right-of-way are NOT permitted. Ground disturbance or excavations are NOT permitted within 50 feet of any FirstEnergy structure (poles, towers, guys, etc). In the event that the easement width from the structure foundation is less than 50', the distance from the structure to the edge of the easement will be the distance used.
- Protective barriers must be used for any driveways, access roads, or parking areas, etc., within 25 feet of any FirstEnergy structure (poles, towers, guys, etc).
- Rights-of-way, temporary easements, limits of disturbance, limits of construction, etc., shall NOT include transmission or distribution structures within its limits.
- Unless legal documents make provisions for such, no buildings, lighting fixtures, signs, billboards, swimming pools, decks, flag posts, sheds, barns, garages, playgrounds, fences or other structures are permitted within the right-of-way. Other restrictions may apply for specific situations. Septic systems, leach beds, and/ or wells are not permitted within a FirstEnergy transmission right-of-way.
- Kite flying, model airplane flying, or similar activity, is strictly prohibited on or near FirstEnergy transmission right-of-way.
- When utilities are approved and installed in the FirstEnergy rights-of-ways/easements, etc., visible markers identifying the utility, owner and contact information must be installed on each side of the right-of-way or at no greater than 300 foot intervals. Provide on the plans the exact location of the pipeline including GPS latitude and longitude coordinates in decimal degrees. Also, provide on the drawings, pipe diameter, pipe depth, pipe material, dimensions from the structure/s, rights-of-ways, property lines, etc.
- The installation of "Danger -Overhead Electric Lines" signs are recommended in the area of the transmission rights-of-way. Please reference the 'Manual on Uniform Traffic Control Devices'at www.mutcd.fhwa.dot.gov/* for appropriate signs, etc.
- Damage to any FirstEnergy facilities during the proposed construction must be reported immediately to the Contact Center.
- Unless legal documents make provisions for such, blasting is not permitted within the FirstEnergy rights-of-ways or easements. No explosive or combustible liquid, substance, or material shall be stored within the right-of-way. Prohibited materials include but are not limited to: fuel, wood chips, mulch, brush, and tires, etc.
- No soil piles or other materials shall be placed or stored under the transmission-line conductors at any time.
- Whatever disturbances are caused during construction must be restored to an equal to or better than before construction condition within 7 days of completion. All areas of exposed soil must be reseeded and mulched within 7 days of completion.
- All vegetation on or adjacent to the right-of-way shall be low growing. Vegetation that promotes a low-growing plant community of grasses, herbs and shrubs that are 3-5 foot maximum mature height, (3-foot in N.J.) are permitted on FirstEnergy transmission rights of way, however it is preferred that the planting of any woody vegetation be done outside the wire zone of transmission facilities. (The wire zone is the area directly under the conductors and extending to about 15 on each side.) All approved shrubbery planted near FirstEnergy structures (poles, towers, guys, etc.) shall allow for working area and accessibility at ground level. (No closer than 10-feet from the structure, in any direction).
- FirstEnergy has installed counterpoise on numerous structure locations. The exact locations are not marked in the field. Should the counterpoise be disturbed or damaged, it is the responsibility of the developer and/or its subcontractors, to immediately notify the Company's Manager, Transmission Engineering by calling the Contact Center. Cost of repairs for damaged FirstEnergy facilities will be the responsibility of the developer/contractor.
- For pipeline requests to run parallel to the FirstEnergy easement/rights-of-way, pipelines shall be located as close as possible to the edge of the right-of-way. Parallel runs should be outside the rights-of-way, but with approval, can be allowed to run within 10 feet of the outside edge of the right-of-way, maximum. That includes the limits of trenching.
- If possible, it is recommended that the pipelines be non-metallic.
- Pipelines or related appurtenances shall not be placed within 50 feet of a transmission structure, guy, anchor, etc. In the event that the outside edge of the FirstEnergy Easement to the transmission structure measures less than 50 feet, that distance will be used. Guy anchors cannot be compromised by construction.
- It is possible that the requestor will be required to reimburse FirstEnergy for analytical and engineering expenses. Fees may also be required for use of any FirstEnergy owned properties.
- The double-ditch method should be utilized for pipeline construction. As the excavations commence, the topsoil is to be placed on one side of the trench and the subsoil to the other side.
- Applicable permitting for any construction or operational activities associated with the project conducted on the FirstEnergy easement/rights-of-way is the responsibility of the developer.

STATEMENT OF ACCURACY

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 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____ _____
SURVEYOR

GENERAL PLAN / REPORT DATA

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

_____, 20____ _____
STEPHEN B. SPROLES RLA.

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

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

*****
*** SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE**

PLANNING COMMISSION REVIEW STATEMENT

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

EAST COCALICO TOWNSHIP PLANNING COMMISSION

_____
CHAIRMAN OR DESIGNEE

FINAL PLAN APPROVAL STATEMENT

AT A MEETING 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.
EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS

_____
CHAIRMAN OR DESIGNEE

_____
SUPERVISOR

_____
SUPERVISOR

ATTEST:

EAST COCALICO TOWNSHIP SECRETARY

STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

CORPORATE
ON THIS, THE _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ BEING _____ OF _____ THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAIDPLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE 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.

IN WITNESS HEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

BY:_____

STORM WATER MANAGEMENT CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORM WATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE EAST COCALICO TOWNSHIP STORM WATER MANAGEMENT AND EARTH DISTURBANCE ORDINANCE OF 2014.

_____, 2023

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES ONE WORKING DAY NOTICE BEFORE CONSTRUCTION PLUS ADDITIONAL WORKING DAYS FOR COMPLETION OF UTILITY WORK.
ROCS SERIAL NUMBER 20221161213

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2054

COVER SHEET
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
ROECHLING MEDICAL LANCASTER - EXPANSION
44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

Sheet List Table

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	ESC SUPPORTING INFORMATION
C-003	PCSM SUPPORTING INFORMATION
C-004	BOUNDARY PLAN
C-005	NPDES PERMIT BOUNDARY PLAN
C-101	EXISTING CONDITIONS PLAN
C-102	DEMOLITION PLAN
C-103	LAYOUT PLAN
C-104	GRADING PLAN
C-105	UTILITY PLAN
C-106	LANDSCAPE PLAN
C-301	PROFILE SHEET
C-302	PROFILE SHEET
C-501	SITE DETAILS
C-502	STORM DETAILS
C-503	WATER AND SEWER DETAILS
C-701	DEMOLITION EROSION CONTROL PLAN
C-702 A	CONSTRUCTION EROSION CONTROL PLAN A
C-702 B	CONSTRUCTION EROSION CONTROL PLAN B
C-703	EROSION CONTROL DETAILS
C-704	EROSION CONTROL DETAILS

*ALL PLAN SHEETS ARE TO BE RECORDED

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	PRELIMINARY SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 02/16/2022
PROJECT NO. 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.
C-001

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CONSTRUCTION SEQUENCE

This sequence is intended as a guideline in order to minimize erosion during the construction process. Erosion and sedimentation controls must be constructed, stabilized, and functional before general site disturbance within the tributary areas of those controls. All erosion and sedimentation control (ESC) measures have been established to conform to the requirements of the Erosion and Sediment Pollution Control Program Manual, dated March 2012.

Note: Earthmoving activities must be completed and stabilized prior to commencement of work on subsequent stages.

- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation. Each step of the sequence shall be completed before proceeding to the next step, except where noted.
- **At least 7 days prior to starting any earth disturbance activities (including clearing and grubbing) the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the ESC plan preparer, the Post construction stormwater management (PCSM) plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the county conservation district to an on-site preconstruction meeting.**
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System, Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
- Upon installation or stabilization of all perimeter erosion and sediment control measures and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the Department of Environmental Protection or authorized county conservation district.
- The contractor is responsible for keeping the public road or sidewalk free of all mud from construction and delivery vehicles. After each vehicle leaves the site, all sediment deposited on public roadways must be removed and returned to the construction site by the end of each workday. The contractor is to take great care to prevent sediment tracking. Stabilized rock construction entrances shall be installed wherever it is known that construction vehicles will be exiting onto a roadway (public or private). The contractor shall construct a stabilized rock construction entrance wherever needed, even if not specifically identified on the plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- For any project on which concrete will be poured or otherwise formed on site, a suitable washout facility must be provided for the cleaning of chutes, mixers, and hoppers of the delivery vehicles unless such a facility will be used at the source of the concrete. Under no circumstances may wash water from these vehicles be allowed to enter any surface waters or groundwater systems. Make sure that proper signage is provided to drivers so that they are aware of the presence of washout facilities. Washout facilities should not be placed within 50 feet of storm drains, open ditches or surface waters. They should be in a convenient location for the trucks, preferably near the place where the concrete is being poured, but far enough from other vehicular traffic to minimize the potential for accidental damage or spills. Wherever possible, they should be located on slopes not exceeding a 2% grade.
- All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage.

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1. Field mark limits of disturbance and fence off environmentally sensitive areas before clearing and grubbing operations begin. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. All wetlands must be delineated and protected with orange safety fence prior to any earthmoving activity.
2. Install rock construction entrance and concrete washout facilities as shown on the "Demolition ESC" plan.
3. Install sediment trap and baffle as shown on the "Demolition ESC" plan.
4. Install inlet protection on all existing inlets as shown on the "Demolition ESC" plan.
5. Perform clearing and grubbing, including stripping of topsoil, and demolition work.
6. Perform rough grading and general site work.
7. Install storm sewer conveyance systems. Storm sewer conveyance systems should be installed starting from the downstream end and working upslope. Excavation of trenches shall be limited to the amount of structures and pipes that can be installed during one days work. Place all excavated material on the upslope side of the trench. Immediately backfill and stabilize trenches. Do not leave any trenches open at the end of the work day.
8. Install inlet protection on newly installed inlets as shown on the "Construction ESC" plans.
9. Install site improvements as shown on the plans (i.e. walls, building additions, etc.). All areas that are to be paved shall be stabilized with stone. All other areas shall be stabilized with mulch or matting.
10. Install site utilities (sanitary, sewer, water, electric, gas). Excavation of trenches shall be limited to the amount of pipe that can be installed during one days work. Place all excavated material on the upslope side of the trench. Immediately backfill and stabilize trenches. Do not leave any trenches open at the end of the work day.
11. Perform final grading, paving, landscaping, etc.
12. As soon as areas of the site are at finished grade, place a minimum 6-inches of topsoil, seed and erosion control matting or mulch as indicated on the plans.
13. **Critical Stage - see chart below** Install rain garden. The rain garden shall be constructed in accordance with the plans and details and as necessary to coincide with sequencing of site activities. IMPORTANT: Begin construction only when the up slope drainage area has been sufficiently stabilized and temporary erosion and sediment control measures are in place. If a BMP is constructed prior to the upslope drainage area being stabilized, erosion control measures such as, but not limited to, compost filter sock must be installed to ensure no sediment-laden runoff enters the BMP. Any accumulated sediment should be removed prior to scarifying the subgrade and backfilling with amended soils (see **DETAILED BMP CONSTRUCTION SEQUENCE**).

- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection prior to removal/conversion of erosion and sediment control measures.
- After final site stabilization has been achieved and approved, the Contractor shall remove all temporary erosion and sediment control measures from the site or convert them to their permanent post construction stormwater management BMP's. All areas disturbed during the removal or conversion of erosion and sediment control measures must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- **Record Drawings accurately reflecting the as-built conditions shall be provided upon completion of the project.**
- Within 30 days after completion of earth disturbance activities authorized by an NPDES permit, including the permanent stabilization of the site and proper installation of PCSM BMP's in accordance with the approved PCSM plan, or upon submission of the Notice of Termination if sooner, the permittee shall file with DEP or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of the NPDES permit and the approved ESC and PCSM plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and the approved ESC and PCSM plans.

DETAILED BMP CONSTRUCTION SEQUENCE

Note: A minimum 24-inches of separation above any underlying rock limiting zones is required. If less than 24-inches of soil is identified below any stormwater infiltration areas, rock should be over-excavated, observed by a licensed professional, and replaced with satisfactory backfill material (e.g. on-site, native soils approved by the geotechnical engineer of record) so that at least 24-inches of attenuating soil base is provided across the entire bottom of any stormwater infiltration area. The native soils should remain uncompacted. Backfilling shall take place in 1-foot lifts and shall be lightly compacted with a plate compactor until no movement is observed.

Rain Garden

Excavate rain garden to proposed invert depth. Do not compact in-situ soils. Uncompacted subgrade shall be prepared for infiltration by scarifying.

If applicable, install underdrain and all other necessary stormwater structures.

Backfill rain garden with modified soil planting mix and/or stone. Overfilling 2"-3" is recommended to account for settlement. Light hand tamping is acceptable.

Presoak the planting soil prior to planting vegetation.

Complete final grading to achieve proposed design elevations, leaving space for upper layer of mulch, if applicable.

Plant vegetation according to landscape plan and install 3" mulch layer or erosion control matting.

Protect rain garden from sediment at all times during construction. Do NOT remove erosion and sediment control measures until site is fully stabilized.

Carefully plan and coordinate the installation of the rain garden with other work on the project such as grading, excavation, utility installation, etc.

Ensure adjacent work, present or future, does not negatively impact the installation of the rain garden.

CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON SITE

BMP	STAGE
RAIN GARDEN	VERIFICATION OF DRAINAGE AREA
RAIN GARDEN	SUBGRADE PREPARATION
RAIN GARDEN	INSTALLATION OF AMENDED SOILS
RAIN GARDEN	INSTALLATION OF VEGETATION
BASIN	INSTALLATION OF ORIFICE PLATE
NOTIFICATION TO THE CERTIFYING ENGINEER IS REQUIRED 72 HOURS PRIOR TO THE START OF EACH INDICATED STAGE.	

SOIL LIMITATIONS

LIMITATION	SOIL TYPES	SPECIAL CONSIDERATIONS
Caving of cutbanks	BuB, RaB, UaC	Take appropriate precautions to safeguard workers during all trenching and excavation operations. All applicable OSHA standards and regulations must be implemented at all times.
Corrosion of concrete and steel	BuB, RaB, UaC	Install pipe and conduit in trenches as detailed on plan drawings. Use only coated steel.
Resistance to sloughing	BuB, RaB, UaC	Take precautions to prevent over steepening and overloading slopes, removal of lateral supports, and saturation of slopes.
Topsoil	BuB, RaB	Soil testing is recommended to determine the proper application of soil amendments to promote the growth of the desired vegetation. Wherever soils that are fair or good sources of topsoil may exist on a site, they should be carefully preserved and stored for later use in restoration.
Establishing and maintaining lawns and landscaping	BuB, RaB	Soil testing is recommended to determine the proper application of soil amendments to promote the growth of the desired vegetation.
Shallow depth to saturated zone and/or seasonal high water table	RaB	Provide proper means for dewatering of excavations as necessary.

ESC INSPECTION AND MAINTENANCE PROGRAM

Maintenance of all storm water and erosion and sedimentation control facilities shall commence immediately after construction begins. Until the site is stabilized, all erosion and sediment control measures must be maintained properly. Erosion and sediment control measures shall be returned to their original design condition within 24 hours of an observed deficiency. All pipes, swales and detention facilities shall be kept free of any debris or other obstructions and in original design condition.

The Construction Contractor shall conduct regular inspections of the sedimentation control facilities on a weekly basis and after each runoff event in order to detect erosion problems that shall be corrected and eliminated before they develop into unmanageable problems. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding and remulching must be performed immediately. If erosion and sediment control measures fail to perform as expected, replacement or modifications of those installed will be required.

Accumulated sediment deposits shall be regularly removed after each runoff event in order to maintain proper performance. Sediment removed from erosion and sediment control measures shall be disposed of in landscaped areas within the project boundary, outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles.

It shall be the Construction Contractor's responsibility during construction to prevent soil from polluting neighboring property, public streets and streams. Soil dropped from construction equipment and sedimentation shall be immediately removed from roads, public and private property and streams.

The Construction Contractor shall be responsible for any additional control measures as mandated by site conditions or as directed by the Conservation District or DEP.

A log showing dates that erosion and sediment control measures were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.

Runoff events are every rainfall event exceeding 0.25-inch of rainfall in 24 hours.

- **ROCK CONSTRUCTION ENTRANCE**

The Contractor shall constantly maintain the thickness of all construction entrances to the specified dimension by adding rock. A stockpile of rock material will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roadways will be removed and returned to the construction site. Washing of the roadway with water is **not** permitted.

- **CONCRETE WASHOUT**

Routine inspection should be conducted daily to make sure they maintain their shape.
If rainfall becomes excessive, additional concrete washouts may be required to contain the added water volume. Water height within the concrete washouts should remain 4 in below the lowest point of the rim to allow for storm water volume additions.
If overflow, undercutting, or leaking between concrete washouts occurs, washouts should be deactivated and repaired or replaced immediately.
Plastic liners should be replaced with each cleaning of the washout facility.

- **STORM INLET PROTECTION**

Inlet protections should be inspected on a weekly basis and after each runoff event. Inlet protections should be cleaned and / or replaced when the inlet protection is half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Accumulated sediment should be disposed of in the approved manner. If using filter bags, filter bags that will be reused should be rinsed at a location where the rinse water will enter a sedimentation control measure. Damaged filter bags should be replaced.

- **EROSION CONTROL MATTING**

Erosion control matting shall be maintained according to the specific manufacturer's recommendations. Damaged sections of matting shall be repaired or replaced according to the manufacturer's recommendations.

- **ROCK FILTER OUTLET**

Rock filters should be inspected weekly and after each runoff event.
Needed repairs should be initiated immediately after the inspection.
Sediment must be removed when accumulations reach X the height of the filter.

- **PUMPED WATER FILTER BAG**

Pumped water filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

- **RIP RAP APRON**

Rip rap outlet protections should be inspected weekly and within 24 hours of a runoff event. Displaced rip rap within the apron shall be replaced immediately.

- **SEDIMENT BASINS AND/OR TRAPS**

Clean out stakes must be placed at a point half the distance from points of concentrated inflows to temporary risers. When sediment has accumulated to clean out elevations on any stake, it must be removed to restore basin/trap capacity.
Provide access for sediment removal and other required maintenance activities.
Inspect all sediment basins/traps on at least a weekly basis and after each storm event.
Repair clogged or damaged spillways immediately.
Remove trash and other debris from the basin, riser and skimmer.
Check embankments, spillways, and outlets from erosion, piping and settlement. Make necessary repairs immediately.
Replace displaced rip-rap within the outlet energy dissipater immediately after it is displaced and especially after major storm events.
Remove accumulated sediment and stabilize disturbed areas inside the basin/trap before any sediment basin may be converted to a stormwater management facility. To assist in removing sediment, which is usually saturated, a dewatering facility, in accordance with Chapter 102, may be used to dewater the sediment prior to its removal. Add rock filters as necessary.

EROSION AND SEDIMENT CONTROL (ESC) PLAN STANDARD NOTES

General ESC Notes

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
3. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
4. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.
5. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at this site.
6. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
7. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
8. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
9. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
10. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
11. Vehicles and Equipment may only enter and exit the construction site via a stabilized rock construction entrance.
12. Erosion and sediment BMPs must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMPs. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
13. The local conservation district will be made aware of the sinkhole discovery immediately.
14. The operator shall assure that the approved erosion and sediment control plan is properly and completely implemented.
15. The contractor is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.
16. If applicable, a 50' buffer around sinkholes should be maintained at stream crossings. On buffers, clearing, soil disturbances, excavation, and equipment traffic should be minimized. Activities such as stacking logs, burning cleared brush, discharging rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be accomplished outside of buffers.

Soil Limitations & Resolutions

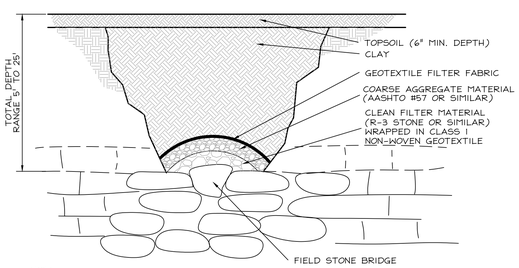
17. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
18. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
19. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
20. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
21. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
22. Fill shall not be placed on saturated or frozen surfaces.
23. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.

Stabilization Specifications

24. Immediate stabilization is required upon temporary cessation of work, for 4 days or more, or as soon as any graded area reaches final grade. Waiting for an entire phase to reach final grade before seeding and mulching takes place is not acceptable. No more than 15,000 square feet of disturbed area may reach final grade before initiating seeding and mulching operations.
25. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate erosion and sediment control measures to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department. Erosion and sediment control measures shall remain functional as such until all areas tributary to them are permanently stabilized. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
26. Topsoil required for the establishment of vegetation shall be stockpiled at the location shown on the plan in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
27. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5-inches (6 to 12-inches on compacted soils) prior to placement of topsoil. Areas to be vegetated shall have a minimum 6-inches of topsoil in place prior to initiating seeding and mulching operations.
28. Straw mulch shall be applied in long strands, not chopped or finely broken.
29. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or other protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
30. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper, within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.
31. Topsoil should not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
32. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.

Channels / Sediment Traps

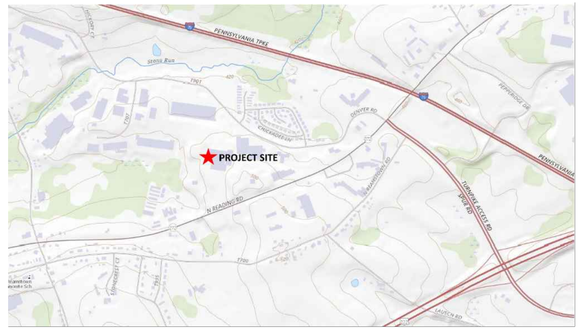
33. All channels shall be kept free of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction material/wastes.
34. Sediment traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the trap's outlet and/or pollute the surface waters.
35. Any damage that occurs in whole or in part as a result of trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.
36. Upon request, the applicant or his contractor shall provide an as-built (record drawing) for any sediment trap to the municipal inspector, local conservation district or the Department.
37. Baffles must be installed to allow basin maintenance and clean out.
38. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum eight (8) inch layered lifts at 95% density.



NOTE:
1. UPON DISCOVERY OR FORMATION OF A SINKHOLE, NOTIFY DESIGN PROFESSIONAL IMMEDIATELY SO THAT A GEOTECHNICAL ENGINEER CAN BE CONSULTED.
2. BACKFILL MATERIALS AND DEPTHS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
3. INITIAL OPENING SHOULD BE OVEREXCAVATED LATERALLY AND BENCHED PRIOR TO BACKFILLING

SINKHOLE TREATMENT INVERTED FILTER

NOT TO SCALE



Note: The means of flow to the receiving surface waters is direct discharge.

USGS MAP

QUADRANGLE NAME: TERRE HILL

SEEDING

Upon completion of final grading and topsoiling of entire site or portions thereof, permanent-seeding mixture shall be applied and mulched immediately.As disturbed areas approach final grade, preparations shall be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeds). In no case shall an area exceeding 15,000 sf, which is to be stabilized by vegetation, reach final grade without being seeded and mulched. Waiting until earthmoving is completed before making preparations for seeding and mulching is not acceptable.

Upon completion of any earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation.

The temporary seed mixture shall be as follows:

SPECIES	SEEDING RATE - PURE LIVE SEED (PLS)	
	MOST SITES	ADVERSE SITES
SPRING OATS [SPRING], OR	64	96
ANNUAL RYEGRASS [SPRING OR FALL], OR	10	15
WINTER WHEAT [FALL], OR	90	120
WINTER RYE [FALL]	56	112
TO DETERMINE POUNDS OF SEED PER ACRE, DIVIDE THE FACTOR GIVEN IN THE TABLE BY THE PLS CONTENT OF A GIVEN SEED LOT. FOR EXAMPLE, IF USING SPRING OATS AND THE PLS SHOWN ON THE SEED TAG IS 35%, DIVIDE 64 BY 0.35 TO OBTAIN 182 POUNDS OF SEED PER ACRE.		

The permanent seed mixture shall be as follows permanent seed mixture shall be as follows (Note - areas to be vegetated shall have a minimum 6-inches of topsoil in place prior to permanent seeding);

PROPORTION BY WEIGHT	COMMON NAME	MINIMUM % GERMINATION	MIN % PURE SEED
25%	KENTUCKY BLUEGRASS, VARIETY 1	80%	98%
25%	KENTUCKY BLUEGRASS, VARIETY 2	80%	98%
30%	PERENNIAL RYEGRASS	90%	95%
20%	HARD FESCUE	80%	97%

Rate: 6 ½ -lbs./1000 sq. ft.

Mulch - All seeded areas, including temporary seeding, shall be mulched. Apply polymeric and gum tackifiers according to manufacturer's recommendations.

MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 sq. ft.	PER 1,000 sq. yd.	
STRAW	3 TONS	140 lb.	1,240 lb.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR SHELL BROKEN
HAY	3 TONS	140 lb.	1,240 lb.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE GRASSES
WOOD CHIPS	4 - 6 TONS	185 - 275 lb.	1,650 - 2,500 lb.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 lb.	415 lb.	SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 3:1. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED.

Fertilization Required: Liming and fertilizer for all of the listed mixes shall be applied as required to obtain a minimum uniform 70% perennial vegetative cover, with a density capable of resisting accelerated erosion and sedimentation. Lime and fertilizer should be applied at the following rates:

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 sq. ft.	PER 1,000 sq. yd.	
AGRICULTURAL LIME	6 TONS	240 lb.	2,480 lb.	OR AS PER SOIL TEST. MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 lb.	23 lb.	210 lb.	OR AS PER SOIL TEST. MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
TEMPORARY SEEDING APPLICATION RATE				
AGRICULTURAL LIME	1 TON	40 lb.	410 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 lb.	12.5 lb.	100 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

The soils shall be tested per Earthwork specification section and the rates for limestone and fertilizer will be verified based upon the results of those tests prior to seeding and fertilization.

NPDES PLAN NOTES

1. When the operator/contractor and owner/developer of the facility or activity are not the same individual, corporation, partnership, or other entity, the Department recommends that both the operator and owner apply for coverage under a permit as co-permittees. If, prior to construction activities, no operator/contractor has been selected, the owner must apply for permit coverage. Once selected, the operator/contractor must either be made a co-permittee or permit coverage must be transferred to the contractor. Failure of the operator to be added to the permit is a violation of federal law, as well as 25 Pa. Code Chapter 102, Erosion and Sediment Control.
2. The permittee and co-permittee must ensure that visual site inspections are conducted bi-weekly and after each precipitation event by qualified personnel, trained and experienced in erosion and sediment control, to ascertain that the BMPs are operational and effective in preventing pollution to the waters of the Commonwealth. A written report of each inspection shall be kept and include a summary of site conditions, BMPs and compliance and the date, time and the name of the person conducting the inspection.
3. The permittee and co-permittee shall retain records of all monitoring information including copies of all monitoring and inspection reports required by this permit and records of data used to complete the Notice of Intent for this permit, for a period of three years from the date of the termination of coverage under this permit.
4. The permittee and co-permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit that has a reasonable likelihood of adversely affecting human health or the environment.
5. Upon reduction, loss or failure of the BMPs, the permittee and co-permittee shall take immediate action to restore the BMPs or provide an alternative method of treatment.
6. The permittee and co-permittee must comply with all terms and conditions of this general permit. Any permit non-compliance constitutes a violation of the Pennsylvania Clean Streams Law and the Federal Clean Water Act and is grounds for enforcement action; for permit termination, revocation and reissuance, or modification; or for denial of a permit or permit renewal.
7. Nothing in this permit shall be construed to preclude the Institution of any legal action or relieve the permittee or co-permittee from any responsibilities, liabilities or penalties to which the permittee is or may be subject under Section 311 of the CWA (33 U.S.C. §1321) or section 106 of CERCLA.
8. Erosion and Sediment Control Plans required under this permit are considered reports that shall be available to the public under Section 607 of the Clean Streams Law, and 25 PA Code, Chapter 92 of the Department's regulations. The owner or operator of a facility with stormwater discharges covered by this permit shall make plans available to the public upon request by the public. Erosion and Sediment Control Plans must be made available at the site of the construction activity at all times.
9. The staging of earth disturbance activities and maintenance requirements contained in the E&S Plan must be followed.
10. All building materials and wastes must be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 PA Code §260.1 et seq., §271.1 et seq. and §287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped or discharged at the site.
11. The contractor shall ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. Measures should be planned and implemented for housekeeping, materials management and litter control. Wherever possible, recycling of excess materials is preferred, rather than disposal.
12. If the potential exists for causing accidental pollution of air, land or water, or for causing endangerment of public health and safety through accidental release of toxic, hazardous or other polluting materials, the permittee or co-permittee must develop a Preparedness, Prevention and Contingency (PPC) Plan. The PPC Plan shall be developed in accordance with Department regulations. The PPC Plan shall identify areas which may include, but are not limited to, waste management areas, raw material storage areas, temporary and permanent spoils storage areas, maintenance areas and any other areas that may have the potential to cause non-compliance with the terms and conditions of this permit due to the storage, handling or disposal of any toxic or hazardous substances such as oil, gasoline, pesticides, herbicides, solvents, etc. BMPs shall be developed and implemented for each identified area. The PPC Plan shall be maintained on site at all times and shall be made available for review at the Department or County Conservation District's request.
13. The permittee or co-permittee shall contact the reviewing entity at least seven days before construction is to begin to determine if a pre-construction conference is required. The permittee, co-permittee and others undertaking the earth disturbance activity must attend a pre-construction conference if requested by the reviewing entity.
14. The Erosion and Sediment Control Plan shall be prepared, developed and implemented for all spoil and borrow areas regardless of their location.
15. Prior to the commencement of earth disturbance activities for additional phases or portions of the project, the permittee or co-permittee shall submit an Erosion and Sediment Control Plan for each additional phase or portion of the project for review and authorization by the reviewing entity. Coverage under this permit is only granted for those phases or portions of a project for which an Erosion and Sediment Control Plan has been submitted to and authorized by the reviewing entity.
16. If hydric soils are present, a wetland determination must be conducted in accordance with Department procedures. All wetlands identified must be included on the E&S Control Plan.
17. Preparedness, Prevention, and Contingency Plans (PPC) are part of NPDES permit conditions. The PPC plan must be developed and shall be maintained on site at all times and shall be made available for review at the request of the Department or County Conservation District.
18. If the project will need to import or export material from the site, the responsibility for performing environmental due diligence and determination of clean fill will rest with the contractor

    Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

    Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy *"Management of Fill"*.

    Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

    Environmental due diligence: The applicant must perform environmental due diligence to determine if the fill materials associated with the project qualify as clean fill. Environmental due diligence is defined as: *Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits.* **Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance.** If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy *"Management of Fill"*.

    Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com .
19. Permittees or Co-permittees covered under the NPDES permit must submit a Notice of Termination (NOT) form when any earth disturbance activity or discharge associated with construction activity at the site has been terminated and the site has been stabilized. For construction activities, elimination of all stormwater discharges occurs when disturbed soils at the construction site have been stabilized, temporary erosion control BMP's have been removed, and permanent post construction stormwater management BMP's (where necessary) have been installed or site restoration or reclamation is complete.
20. Final certification of the NOT by a licensed professional is to be completed by the licensed professional who had oversight of critical stages of the PCSM BMP installation.
21. Record drawings of the PCSM BMP's are required to be submitted with the NOT. The permittee shall retain a copy of the record drawings. Additional copies of the record drawings and the NOT must be provided to the local municipality and the person(s) identified in the NOT as being responsible for the long-term operation and maintenance for PCSM BMP's.
22. As part of the NOT, an instrument must be filed with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. In addition, the recorded instrument must:
    A. Identify the PCSM BMP(s)
    B. Provide for necessary access related to long-term operation and maintenance for the PCSM BMP(s)
    C. Provide notice that the responsibility for the long-term operation and maintenance of PCSM BMP(s) is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees.

811 Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE BEFORE CONSTRUCTION BEGINS AND STARTING WORKING WITHOUT A VALID PA 1-CALL TICKET IS A VIOLATION
POCS SERIAL NUMBER: 20221152313

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWN ATHLETICS
33 SOUTH BROAD STREET, LITITZ, PA 17543
301 NORTH SPRING STREET, SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2405

ESC SUPPORTING INFORMATION

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-002

CONSTRUCTION SEQUENCE

This sequence is intended as a guideline in order to minimize erosion during the construction process. Erosion and sedimentation controls must be constructed, stabilized, and functional before general site disturbance within the tributary areas of those controls. All erosion and sedimentation control (ESC) measures have been established to conform to the requirements of the Erosion and Sediment Pollution Control Program Manual, dated March 2012.

Note: Earthmoving activities must be completed and stabilized prior to commencement of work on subsequent stages.

- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation. Each step of the sequence shall be completed before proceeding to the next step, except where noted.
- **At least 7 days prior to starting any earth disturbance activities (including clearing and grubbing) the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the ESC plan preparer, the Post construction stormwater management (PCSM) plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the county conservation district to an on-site preconstruction meeting.**
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System, Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
- Upon installation or stabilization of all perimeter erosion and sediment control measures and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the Department of Environmental Protection or authorized county conservation district.
- The contractor is responsible for keeping the public road or sidewalk free of all mud from construction and delivery vehicles. After each vehicle leaves the site, all sediment deposited on public roadways must be removed and returned to the construction site by the end of each workday. The contractor is to take great care to prevent sediment tracking. Stabilized rock construction entrances shall be installed wherever it is known that construction vehicles will be exiting onto a roadway (public or private). The contractor shall construct a stabilized rock construction entrance wherever needed, even if not specifically identified on the plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- For any project on which concrete will be poured or otherwise formed on site, a suitable washout facility must be provided for the cleaning of chutes, mixers, and hoppers of the delivery vehicles unless such a facility will be used at the source of the concrete. Under no circumstances may wash water from these vehicles be allowed to enter any surface waters or groundwater systems. Make sure that proper signage is provided to drivers so that they are aware of the presence of washout facilities. Washout facilities should not be placed within 50 feet of storm drains, open ditches or surface waters. They should be in a convenient location for the trucks, preferably near the place where the concrete is being poured, but far enough from other vehicular traffic to minimize the potential for accidental damage or spills. Wherever possible, they should be located on slopes not exceeding a 2% grade.
- All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage.

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1. Field mark limits of disturbance and fence off environmentally sensitive areas before clearing and grubbing operations begin. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. All wetlands must be delineated and protected with orange safety fence prior to any earthmoving activity.
2. Install rock construction entrance and concrete washout facilities as shown on the "Demolition ESC" plan.
3. Install sediment trap and baffle as shown on the "Demolition ESC" plan.
4. Install inlet protection on all existing inlets as shown on the "Demolition ESC" plan.
5. Perform clearing and grubbing, including stripping of topsoil, and demolition work.
6. Perform rough grading and general site work.
7. Install storm sewer conveyance systems. Storm sewer conveyance systems should be installed starting from the downstream end and working upslope. Excavation of trenches shall be limited to the amount of structures and pipes that can be installed during one days work. Place all excavated material on the upslope side of the trench. Immediately backfill and stabilize trenches. Do not leave any trenches open at the end of the work day.
8. Install inlet protection on newly installed inlets as shown on the "Construction ESC" plans.
9. Install site improvements as shown on the plans (i.e. walls, building additions, etc.). All areas that are to be paved shall be stabilized with stone. All other areas shall be stabilized with mulch or matting.
10. Install site utilities (sanitary, sewer, water, electric, gas). Excavation of trenches shall be limited to the amount of pipe that can be installed during one days work. Place all excavated material on the upslope side of the trench. Immediately backfill and stabilize trenches. Do not leave any trenches open at the end of the work day.
11. Perform final grading, paving, landscaping, etc.
12. As soon as areas of the site are at finished grade, place a minimum 6-inches of topsoil, seed and erosion control matting or mulch as indicated on the plans.
13. **Critical Stage - see chart below** Install rain garden. The rain garden shall be constructed in accordance with the plans and details and as necessary to coincide with sequencing of site activities. IMPORTANT: Begin construction only when the up slope drainage area has been sufficiently stabilized and temporary erosion and sediment control measures are in place. If a BMP is constructed prior to the upslope drainage area being stabilized, erosion control measures such as, but not limited to, compost filter sock must be installed to ensure no sediment-laden runoff enters the BMP. Any accumulated sediment should be removed prior to scarifying the subgrade and backfilling with amended soils (see **DETAILED BMP CONSTRUCTION SEQUENCE**).

- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection prior to removal/conversion of erosion and sediment control measures.
- After final site stabilization has been achieved and approved, the Contractor shall remove all temporary erosion and sediment control measures from the site or convert them to their permanent post construction stormwater management BMP's. All areas disturbed during the removal or conversion of erosion and sediment control measures must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- **Record Drawings accurately reflecting the as-built conditions shall be provided upon completion of the project.**
- Within 30 days after completion of earth disturbance activities authorized by an NPDES permit, including the permanent stabilization of the site and proper installation of PCSM BMP's in accordance with the approved PCSM plan, or upon submission of the Notice of Termination if sooner, the permittee shall file with DEP or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of the NPDES permit and the approved ESC and PCSM plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and the approved ESC and PCSM plans.

DETAILED BMP CONSTRUCTION SEQUENCE

Note: A minimum 24-inches of separation above any underlying rock limiting zones is required. If less than 24-inches of soil is identified below any stormwater infiltration area, rock should be over-excavated, observed by a licensed professional, and replaced with satisfactory backfill material (e.g. on-site, native soils approved by the geotechnical engineer of record) so that at least 24-inches of attenuating soil base is provided across the entire bottom of any stormwater infiltration area. The native soils should remain uncompacted. Backfilling shall take place in 1-foot lifts and shall be lightly compacted with a plate compactor until no movement is observed.

Rain Garden

Excavate rain garden to proposed invert depth. Do not compact in-situ soils. Uncompacted subgrade shall be prepared for infiltration by scarifying.

If applicable, install underdrain and all other necessary stormwater structures.

Backfill rain garden with modified soil planting mix and/or stone. Overfilling 2"-3" is recommended to account for settlement. Light hand tamping is acceptable.

Presoak the planting soil prior to planting vegetation.

Complete final grading to achieve proposed design elevations, leaving space for upper layer of mulch, if applicable.

Plant vegetation according to landscape plan and install 3" mulch layer or erosion control matting.

Protect rain garden from sediment at all times during construction. Do NOT remove erosion and sediment control measures until site is fully stabilized.

Carefully plan and coordinate the installation of the rain garden with other work on the project such as grading, excavation, utility installation, etc.

Ensure adjacent work, present or future, does not negatively impact the installation of the rain garden.

CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON SITE

BMP	STAGE
RAIN GARDEN	VERIFICATION OF DRAINAGE AREA
RAIN GARDEN	SUBGRADE PREPARATION
RAIN GARDEN	INSTALLATION OF AMENDED SOILS
RAIN GARDEN	INSTALLATION OF VEGETATION
BASIN	INSTALLATION OF ORIFICE PLATE
NOTIFICATION TO THE CERTIFYING ENGINEER IS REQUIRED 72 HOURS PRIOR TO THE START OF EACH INDICATED STAGE.	

SOIL LIMITATIONS

LIMITATION	SOIL TYPES	SPECIAL CONSIDERATIONS
Caving of cutbanks	BuB, RaB, UaC	Take appropriate precautions to safeguard workers during all trenching and excavation operations. All applicable OSHA standards and regulations must be implemented at all times.
Corrosion of concrete and steel	BuB, RaB, UaC	Install pipe and conduit in trenches as detailed on plan drawings. Use only coated steel.
Resistance to sloughing	BuB, RaB, UaC	Take precautions to prevent over steepening and overloading slopes, removal of lateral supports, and saturation of slopes.
Topsoil	BuB, RaB	Soil testing is recommended to determine the proper application of soil amendments to promote the growth of the desired vegetation. Wherever soils that are fair or good sources of topsoil may exist on a site, they should be carefully preserved and stored for later use in restoration.
Establishing and maintaining lawns and landscaping	BuB, RaB	Soil testing is recommended to determine the proper application of soil amendments to promote the growth of the desired vegetation.
Shallow depth to saturated zone and/or seasonal high water table	RaB	Provide proper means for dewatering of excavations as necessary.

PCSM INSPECTION AND MAINTENANCE PROGRAM

Maintenance of all post construction stormwater management control facilities shall commence immediately after construction begins.

The property owner or the owner's designee shall conduct regular inspections of the post construction stormwater management control facilities as specified for each BMP. If an inspection schedule is not specified, inspection shall occur weekly and after each runoff event exceeding 1-inch of rainfall in 24 hours. These inspections shall be done in order to detect problems that shall be corrected and eliminated before they develop into unmanageable problems. All preventative and remedial maintenance work, including clean-out, repair, replacement, re-grading, re-seeding and re-mulching must be performed immediately.

Responsible party contact information:
Name: Michael Weaver
Phone: (717) 335-3700 ext 1154
Address: 44 Denver Road, Denver, PA 17517
Local Municipality: East Cocalico Township

A comprehensive written report documenting all each inspection and all BMP repair and maintenance activities shall be produced upon construction and updated with every inspection and maintenance activity.

The following inspection and maintenance activities should be followed, as applicable. IMPORTANT: All waste materials associated with long term maintenance shall be removed from the site and recycled or disposed of appropriately. Waste materials may include trash, vegetation, debris, or sediment. Trash and otherwise unrecyclable and unusable materials must be disposed of appropriately OR in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. Organic material shall be disposed of at a composting facility if one is in operation in the vicinity or otherwise taken to a yard waste or fill disposal site. Sediment shall be disposed of in landscape areas on the site, outside of steep slopes, wetlands, floodplains or drainage swales, and immediately stabilized.

- **STORMWATER CONVEYANCE SYSTEMS**

Stormwater conveyance systems should be inspected at least four times a year, as well as after runoff events exceeding 1-inch of rainfall in 24 hours. Any problems identified should be corrected in a timely manner. Any repairs should be performed and restored to its designed condition.

All catch basins and inlets with sumps, including those upgradient and downgradient of stormwater management control facilities, should be inspected and cleaned at least two times a year, as well as after runoff events exceeding 1-inch of rainfall in 24 hours.

Remove any accumulated sediment/debris, and any other waste material, routinely and dispose of at suitable disposal/recycling sites and in compliance with local, state, and federal water regulations. Report any water contamination/spills to the local municipality. Inlets outside of paved areas should be inspected frequently for grass clippings and other detritus materials.

Trash guards, if applicable, shall be inspected at least four times a year, as well as after runoff events exceeding 1-inch of rainfall in 24 hours. If sediment and debris build up is covering over half of the units, removal of debris is recommended.

Rip rap outlet protections, if applicable, should be inspected weekly and within 24 hours of a runoff event exceeding 1-inch of rainfall in 24 hours. Displaced rip rap within the apron shall be replaced immediately.

- **LANDSCAPING**

Vegetation should be maintained in good condition and any bare spots or eroded areas should be revegetated and/or stabilized as soon as possible. Mow and trim vegetation only as appropriate for vegetative cover species.

Any tree or shrub planted as part of the proposed development that dies, shall be replaced with a live healthy tree or shrub of the same type.

Any seeded area (lawn and/or water quality area) planted as part of the proposed development that does not germinate or dies or has become eroded from stormwater runoff, shall be reseeded with seed of the same type.

Mowing shall be done as necessary to maintain adequate strands of grass and to control weeds. Chemical weed control may be used if Federal, State and Local laws and regulations are met. Mowing and weed control can reduce the risk of invasive species.

- **DETENTION BASIN**

Detention basins should be inspected on a quarterly basis, as well as after runoff events exceeding 1-inch of rainfall in 24 hours. Any problems identified should be corrected in a timely manner. Any repairs should be performed and restored to its designed condition.

All basin structures should be inspected for clogging and excessive debris and sediment accumulation.

Sediment removal should be conducted when the basin is completely dry. Sediment should be disposed of properly and once sediment is removed, disturbed areas need to be immediately stabilized and revegetated.

Mowing and/or trimming of vegetation should be performed as necessary to sustain the system, but all detritus should be removed from the basin.

- **RAIN GARDENS**

Rain gardens should be inspected at least two times a year, as well as after runoff events exceeding 1-inch of rainfall in 24 hours. Any problems identified should be corrected in a timely manner. Any repairs should be performed and restored to its designed condition.

While vegetation is being established, pruning and weeding may be required. If applicable, water plants daily for 2-weeks - post construction.

Detritus may also need to be removed every year. If applicable, perennial plantings may be cut down at the end of the growing season.

If applicable, mulch should be re-spread when erosion is evident and be replenished as needed. Once every two to three years, the entire area may require mulch replacement.

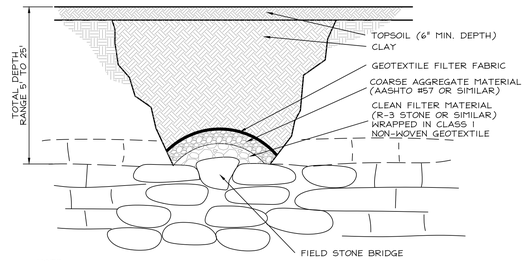
During periods of extended drought, rain garden areas may require watering.

Vegetation within the rain garden areas should be inspected monthly and maintained in good condition/health. Replace any dead vegetation as soon as possible. Any bare spots or eroded areas should be revegetated and/or stabilized as soon as possible. Mow and trim vegetation only as appropriate for vegetative cover species.

Inspect after runoff events exceeding 1-inch of rainfall in 24 hours to make sure that runoff drains down within 72 hours. Mosquitoes should not be problem if the water drains in 72 hours. Mosquitoes require a considerably long breeding period with relatively static water levels.

If an underdrain is present, the threaded cap on the underdrain shall remain in place during normal operations and shall only be removed for routine maintenance or to weather the facility if water does not drain within 72-hours after runoff events. The local municipality shall be notified before the cap is removed to dewater the facility or for anything other than routine maintenance. It may be necessary to remove and replace the top layer of river stone, up to and including the protected layer of geotextile, to remedy clogging.

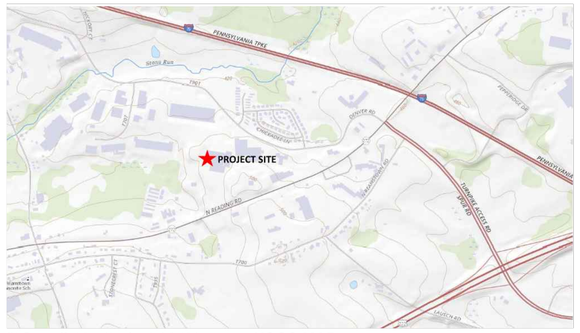
Remove any accumulated sediment/debris, and any other waste material monthly and dispose of at suitable disposal/recycling sites and in compliance with local, state, and federal water regulations. Report any water contamination/spills to the local municipality.



NOTE:
1. UPON DISCOVERY OR FORMATION OF A SINKHOLE, NOTIFY DESIGN PROFESSIONAL IMMEDIATELY SO THAT A GEOTECHNICAL ENGINEER CAN BE CONSULTED.
2. BACKFILL MATERIALS AND DEPTHS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
3. INITIAL OPENING SHOULD BE OVEREXCAVATED LATERALLY AND BENCHED PRIOR TO BACKFILLING

SINKHOLE TREATMENT INVERTED FILTER

NOT TO SCALE



Note: The means of flow to the receiving surface waters is direct discharge.

USGS MAP

QUADRANGLE NAME: TERRE HILL

SEEDING

Upon completion of final grading and topsoiling of entire site or portions thereof, permanent-seeding mixture shall be applied and mulched immediately.As disturbed areas approach final grade, preparations shall be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case shall an area exceeding 15,000 sf, which is to be stabilized by vegetation, reach final grade without being seeded and mulched. Waiting until earthmoving is completed before making preparations for seeding and mulching is not acceptable.

Upon completion of any earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation.

The temporary seed mixture shall be as follows:

SPECIES	SEEDING RATE - PURE LIVE SEED (PLS)	
	MOST SITES	ADVERSE SITES
SPRING OATS [SPRING], OR	64	96
ANNUAL RYEGRASS [SPRING OR FALL], OR	10	15
WINTER WHEAT [FALL], OR	90	120
WINTER RYE [FALL]	56	112
TO DETERMINE POUNDS OF SEED PER ACRE, DIVIDE THE FACTOR GIVEN IN THE TABLE BY THE PLS CONTENT OF A GIVEN SEED LOT. FOR EXAMPLE, IF USING SPRING OATS AND THE PLS SHOWN ON THE SEED TAG IS 35%, DIVIDE 64 BY 0.35 TO OBTAIN 183 POUNDS OF SEED PER ACRE.		

The permanent seed mixture shall be as follows (Note - areas to be vegetated shall have a minimum 6-inches of topsoil in place prior to permanent seeding):

PROPORTION BY WEIGHT	COMMON NAME	MINIMUM % GERMINATION	MIN % PURE SEED
25%	KENTUCKY BLUEGRASS, VARIETY 1	80%	85%
25%	KENTUCKY BLUEGRASS, VARIETY 2	80%	85%
30%	PERENNIAL RYEGRASS	90%	95%
20%	HARD FESCUE	80%	97%

Rate: 6 ½ lbs./1000 sq. ft.

Mulch - All seeded areas, including temporary seeding, shall be mulched. Apply polymeric and gum tackifiers according to manufacturer's recommendations.

MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 sq. ft.	PER 1,000 sq. yd.	
STRAW	3 TONS	140 lb.	1,240 lb.	EITHER WHEAT OR OAT STRAW FREE OF WEEDS; NOT CHOPPED OR SHORT FIBERS
HAY	3 TONS	140 lb.	1,240 lb.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4 - 6 TONS	185 - 275 lb.	1,650 - 2,500 lb.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 lb.	415 lb.	SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 3%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED.

Fertilization Required: Liming and fertilizer for all of the listed mixes shall be applied as required to obtain a minimum uniform 70% perennial vegetative cover, with a density capable of resisting accelerated erosion and sedimentation. Lime and fertilizer should be applied at the following rates:

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 sq. ft.	PER 1,000 sq. yd.	
AGRICULTURAL LIME	6 TONS	240 lb.	2,480 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 lb.	25 lb.	210 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	TEMPORARY SEEDING APPLICATION RATE			
AGRICULTURAL LIME	1 TON	40 lb.	410 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 lb.	12.5 lb.	100 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

The soils shall be tested per Earthwork specification section and the rates for limestone and fertilizer will be verified based upon the results of those tests prior to seeding and fertilization.

POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) STANDARD NOTES

Permit Termination
Upon permanent stabilization of the earth disturbance activity under § 102.22(a)(2) (relating to permanent stabilization), and installation of BMPs in accordance with an approved plan prepared and implemented in accordance with §§ 102.4 and 102.8 (relating to erosion and sediment control requirements; and PCSM requirements), the permittee or co-permittee shall submit a notice of termination to the Department or conservation district.

The notice of termination must include:
(1) The facility name, address and location.
(2) The operator name and address.
(3) The permit number.
(4) The reason for permit termination.
(5) Identification of the persons who have agreed to and will be responsible for long-term operation and maintenance of the PCSM BMPs in accordance with § 102.8(m) and proof of compliance with § 102.8(m)(2).

PCSM Requirements
PCSM reporting and recordkeeping. The PCSM Plan, inspection reports and monitoring records shall be available for review and inspection by the Department or the conservation district.

Licensed professional oversight of critical stages. A licensed professional or a designee shall be present onsite and be responsible during critical stages of implementation of the approved PCSM Plan. The critical stages may include the installation of underground treatment or storage BMPs, structurally engineered BMPs, or other BMPs as deemed appropriate by the Department or the conservation district.

Final certification. The permittee shall include with the notice of termination "Record Drawings" with a final certification statement from a licensed professional, which reads as follows:
"I (name) do hereby certify pursuant to the penalties of 18 Pa.C.S.A. § 4904 to the best of my knowledge, information and belief, that the accompanying record drawings accurately reflect the as-built conditions, are true and correct, and are in conformance with Chapter 102 of the rules and regulations of the Department of Environmental Protection and that the project site was constructed in accordance with the approved PCSM Plan, all approved plan changes and accepted construction practices."

(1) The permittee shall retain a copy of the record drawings as a part of the approved PCSM Plan.
(2) The permittee shall provide a copy of the record drawings as a part of the approved PCSM Plan to the person identified in this section as being responsible for the long-term operation and maintenance of the PCSM BMPs.

PCSM Long Term Operations and Maintenance Requirements
Until the permittee or co-permittee has received written approval of a notice of termination, the permittee or co-permittee will remain responsible for compliance with the permit terms and conditions including long-term operation and maintenance of all PCSM BMPs on the project site and is responsible for violations occurring on the project site. The Department or conservation district will conduct a final inspection and approve or deny the notice of termination within 30 days.

The permittee or co-permittee shall be responsible for long-term operation and maintenance of PCSM BMPs unless a different person is identified in the notice of termination and has agreed to long-term operation and maintenance of PCSM BMPs.

For any property containing a PCSM BMP, the permittee or co-permittee shall record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance for PCSM BMPs and provide notice that the responsibility for long-term operation and maintenance of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees, and provide proof of filing with the notice of termination under § 102.7(b)(5) (relating to permit termination

The person responsible for performing long-term operation and maintenance may enter into an agreement with another person including a conservation district, nonprofit organization, municipality, authority, private corporation or other person, to transfer the responsibility for PCSM BMPs or to perform long-term operation and maintenance and provide notice thereof to the Department.

A permittee or co-permittee that fails to transfer long-term operation and maintenance of the PCSM BMP or otherwise fails to comply with this requirement shall remain jointly and severally responsible with the landowner for long-term operation and maintenance of the PCSM BMPs located on the property.

Disposal/Recycling of Construction Waste Materials
All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at this site.

CLEAN FILL/DUE DILIGENCE NOTES

If the project will need to import or export material from the site, the responsibility for performing environmental due diligence and determination of clean fill will rest with the contractor

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy *"Management of Fill"*.

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

Environmental due diligence: The applicant must perform environmental due diligence to determine if the fill materials associated with the project qualify as clean fill. Environmental due diligence is defined as: *Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits.* **Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance.** If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy *"Management of Fill"*.

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE BEFORE CONSTRUCTION BEGINS AND ITS WORKING DAYS AFTER THE DATE OF THE NOTICE
POCS SERIAL NUMBER: 20231152313

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWN ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-0854

PCSM SUPPORTING INFORMATION
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
ROECHLING MEDICAL LANCASTER - EXPANSION
44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.
C-003

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\SUPP-ESC PCSM NOTES.DWG PLOTTED: 8/25/2023 8:15 AM

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE BEFORE CONSTRUCTION PLUS AND 10 WORKING DAYS FOR THE LOCATION TO BE MARKED

POCS SERIAL NUMBER: 20231151213

DERCK & EDSON EST. 1940

CAMPUSES DOWNTOWNS ATHLETICS

33 SOUTH BROAD STREET LITITZ PA 17543

301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823

WWW.DERCKANDEDSON.COM (717) 626-2404

BOUNDARY PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

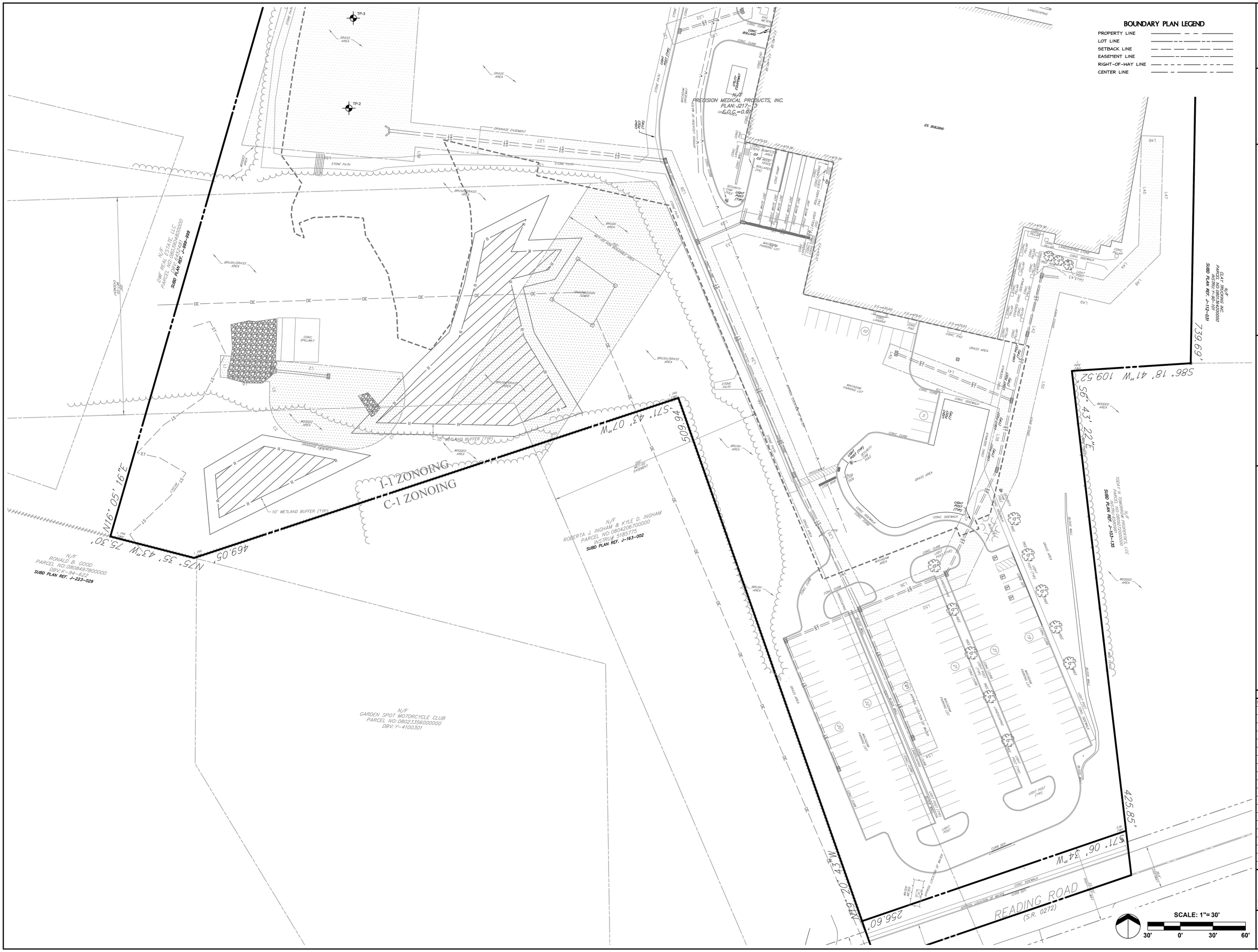
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-004.1

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\LD\SUPP-PLAN-BOUNDARY.DWG PLOTTED: 8/25/2023 8:16 AM



Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 1 BUSINESS DAY NOTICE BEFORE CONSTRUCTION TAKES PLACE AND STAKING OF UNDERGROUND UTILITIES

POCS SERIAL NUMBER: 20231151213

DERCK & EDSON EST. 1940

CAMPUSES DOWNTOWNS ATHLETICS

33 SOUTH BROAD STREET LITITZ PA 17543

301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823

WWW.DERCKANDEDSON.COM (717) 626-2404

BOUNDARY PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 02/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-004.2

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\SUPP-PLAN-BOUNDARY.DWG PLOTTED: 8/25/2023 8:16 AM

NPDES PERMIT BOUNDARY PLAN LEGEND

- SURFACE WATERS
- 401 EXISTING CONTOUR (NORMAL)
- 400 EXISTING CONTOUR (INDEX)
- x (432.25) EXISTING SPOT GRADE ELEVATION
- EXISTING CURB
- DRIP-EDGE OF EXISTING WOODED AREA
- OH EXISTING OVERHEAD ELECTRIC (AND OTHER UTILITIES)
- E EXISTING BURIED ELECTRIC LINE (APPROX. LOCATION)
- COM EXISTING BURIED TELEPHONE LINE (APPROX. LOCATION)
- CCM EXISTING BURIED CABLE TELEVISION / COM.
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- SS EXISTING SANITARY SEWER
- SSW EXISTING EDGE OF MACADAM
- EXISTING STREET LAMP
- EXISTING FENCE
- EXISTING EDGE OF MACADAM
- EXISTING WELL LOCATION
- PROJECT LIMIT LINE/LIMIT OF DISTRUBANCE
- NPDES PERMIT BOUNDARY LINE
- EXISTING STORM SEWER
- EXISTING PEDISTAL LIGHT
- EXISTING BENCH
- BENCHMARK
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING SHRUB
- EXISTING DICIDOUS TREE
- EXISTING CONIFER TREE
- ZONING DISTRICT LINE
- A AGRICULTURAL ZONE
- CC COMMUNITY COMMERCIAL ZONE
- I-1 INDUSTRIAL I-1 ZONE
- I-2 CAMPUS INDUSTRIAL ZONE
- R-2 RURAL/ESTATE RESIDENTIAL ZONE
- RE R-2 RESIDENTIAL ZONE

SCALE: 1"= 60'

60' 0' 60' 120'

811 Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE BEFORE CONSTRUCTION BEGINS AND STAKING THE LOCATION OF UNDERGROUND UTILITIES

POCS SERIAL NUMBER: 20221152113

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

NPDES PERMIT BOUNDARY PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENWER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

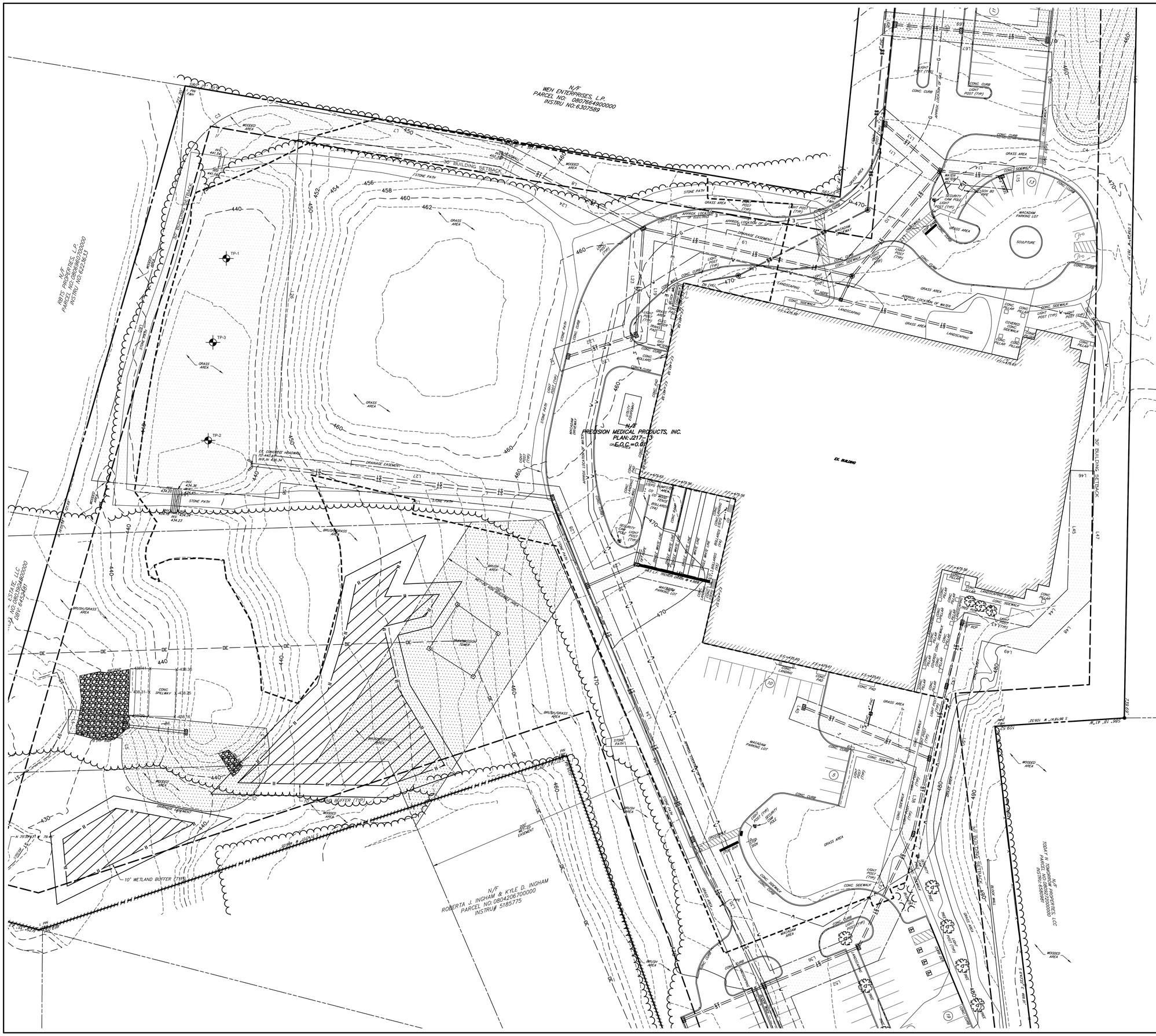
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-005

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVL\FLD\SUPP-PLAN-NPDES BOUNDARY.DWG PLOTTED: 8/25/2023 8:16 AM



EXISTING CONDITIONS PLAN LEGEND

EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+285.35
EXISTING TREE/ SHRUB	
EXISTING TREE LINE	
EXISTING WETLANDS LIMIT	
EXISTING INLET	
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING ELECTRIC LINE	E
EXISTING TELEPHONE LINE	T
EXISTING GAS LINE	G
EXISTING FENCE	X
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	

SITE SOILS

SOIL SYMBOLS	SOIL NAME	HSG
BuB	Buck silt loam	B
RaB	Reading silt loam	C
UaC	Ungers loam	B

INFILTRATION TEST RESULTS

TEST PIT ID	ELEVATIONS OF INFILTRATION	MEASURED RATE
TP-1	436.5	2.16/3.12
TP-2	NO TEST CONDUCTED	
TP-3	435.5	0.24/0.24

SCALE: 1"= 30'

30' 0' 30' 60'

811 Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES ONE WORKING DAY NOTICE BEFORE CONSTRUCTION PLUS ADDITIONAL WORKING DAYS DEPENDING ON THE SIZE OF THE PROJECT

POCS SERIAL NUMBER: 20231152113

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

EXISTING CONDITIONS PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

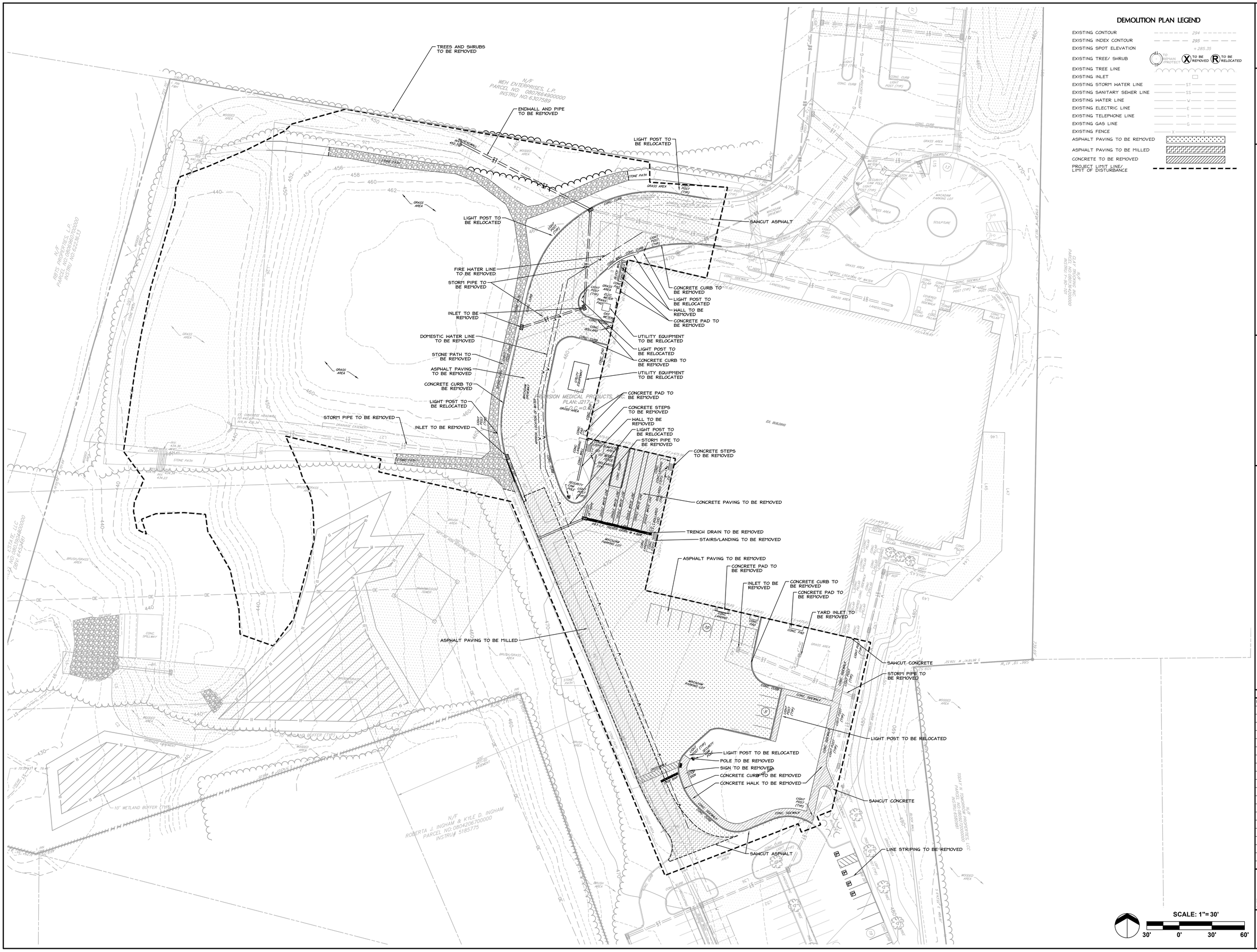
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT NO.: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-101

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-EXCOND.DWG PLOTTED: 8/25/2023 8:16 AM



DEMOLITION PLAN LEGEND

EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+285.35
EXISTING TREE/ SHRUB	LP REMAIN / PROTECT; TP; X TO BE REMOVED; R TO BE RELOCATED
EXISTING TREE LINE	
EXISTING INLET	
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING ELECTRIC LINE	E
EXISTING TELEPHONE LINE	T
EXISTING GAS LINE	G
EXISTING FENCE	X
ASPHALT PAVING TO BE REMOVED	
ASPHALT PAVING TO BE MILLED	
CONCRETE TO BE REMOVED	
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	

811 Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION BEGINS AND STAKING TO ENSURE PROTECTION OF UNDERGROUND UTILITIES
POCS SERIAL NUMBER: 20231151213

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

DEMOLITION PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE:	02/15/2022
PROJECT #:	210580
DRAWN BY:	MAL
PM:	DAM
PIC:	SBS

DRAWING NO.

C-102

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-DEMO.DWG PLOTTED: 8/25/2023 8:16 AM

LAYOUT PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- PROPOSED SIGN
- LIGHT STRUCTURE
- EXISTING FENCE
- PROPOSED FENCE
- ASPHALT PAVING
- ASPHALT PAVING OVERLAY
- CONCRETE WALK
- CONCRETE PAVING
- PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE

8' WIDE CRUSHED STONE WALKING TRAIL

N/F WEH ENTERPRISES, L.P. PARCEL NO: 080766490000 INSTRU NO: 6307589

30' BUILDING SETBACK

INTERCEPT AND CONNECT TO EXISTING UNDERGROUND ELECTRIC LINE

BOLLARD (TYP.)

CONCRETE CURB (TYP.)

CONCRETE RETAINING WALL

SCREENING FENCE

11'X39' EXTERIOR CHEMICAL STORAGE FACILITY

ASPHALT PAVING

8'X8' DUMPSTER WITH ENCLOSURE

CONCRETE WALK (TYP.)

9 OVERSIZED PARKING/LOADING SPACES (EA. 65'X12')

RELOCATED ELECTRIC TRANSFORMER

(2) OVERSIZED PARKING SPACES EACH 65'X12' AS NEEDED

REINFORCED CONCRETE APRON

FFE 475.65

DOCK RAMP

TRENCH DRAIN

CONCRETE RETAINING WALL

BUILDING ADDITIONS (SEE ARCHITECTURAL PLANS)

CONCRETE CURB

LIGHT FIXTURE (TYP.)

CONCRETE RETAINING WALL

TIMBER GUIDE RAIL AND FENCE SYSTEM

SEGMENTAL STRUCTURAL RETAINING WALL SYSTEM

12' WIDE STONE ACCESS DRIVE

CONCRETE CURB (TYP.)

CONCRETE WALK (TYP.)

BUILDING ADDITIONS (SEE ARCHITECTURAL PLANS)

ASPHALT OVERLAY

RE-STRIPE CROSSWALK

CONCRETE WALK (TYP.)

RESTRIPE EXISTING PARKING STALLS ALONG THIS ENTIRE PARKING ROW TO THE EXTENT NEEDED TO ENSURE THAT THE NUMBER OF SPACES IS NOT REDUCED.

12 C-501 ACCESSIBLE PARKING SIGN

N/F ROBERTA J. INGHAM & KYLE D. INGHAM PARCEL NO: 080420670000 INSTRU# 5185775

10' WETLAND BUFFER (TYP.)

SCALE: 1"= 30'

30' 0' 30' 60'

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION PLUS ADD'L 10 WORKING DAYS FOR UTILITIES TO MARK THEIR LINES

POCS SERIAL NUMBER: 20231152313

DERCK & EDSON EST. 1940

CAMPUSES DOWNTOWNS ATHLETICS

33 SOUTH BROAD STREET LITITZ PA 17543

301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823

WWW.DERCKANDEDSON.COM (717) 626-2404

LAYOUT PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 01/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-103

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\LLD\PLAN-LAYOUT.DWG PLOTTED: 8/25/2023 8:17 AM

GRADING PLAN LEGEND

EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+285.35
PROPOSED CONTOUR	294
PROPOSED INDEX CONTOUR	295
PROPOSED SPOT ELEVATION	+295.38
PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
RIGHT-OF-WAY LINE	
EXISTING TREE LINE	
EXISTING INLET	
PROPOSED INLETS	
PROPOSED MANHOLE	
PROPOSED HEADWALL/ ENDWALL	
PROPOSED STORM WATER LINE	ST
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING COMMUNICATIONS LINE	T
EXISTING ELECTRIC LINE	E
ORANGE CONSTRUCTION FENCE	
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	
NPDES PERMIT BOUNDARY LINE	

811 Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION TAKES PLACE AND STAKING OF ALL UNDERGROUND UTILITIES
POCS SERIAL NUMBER: 20231152313

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

GRADING PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

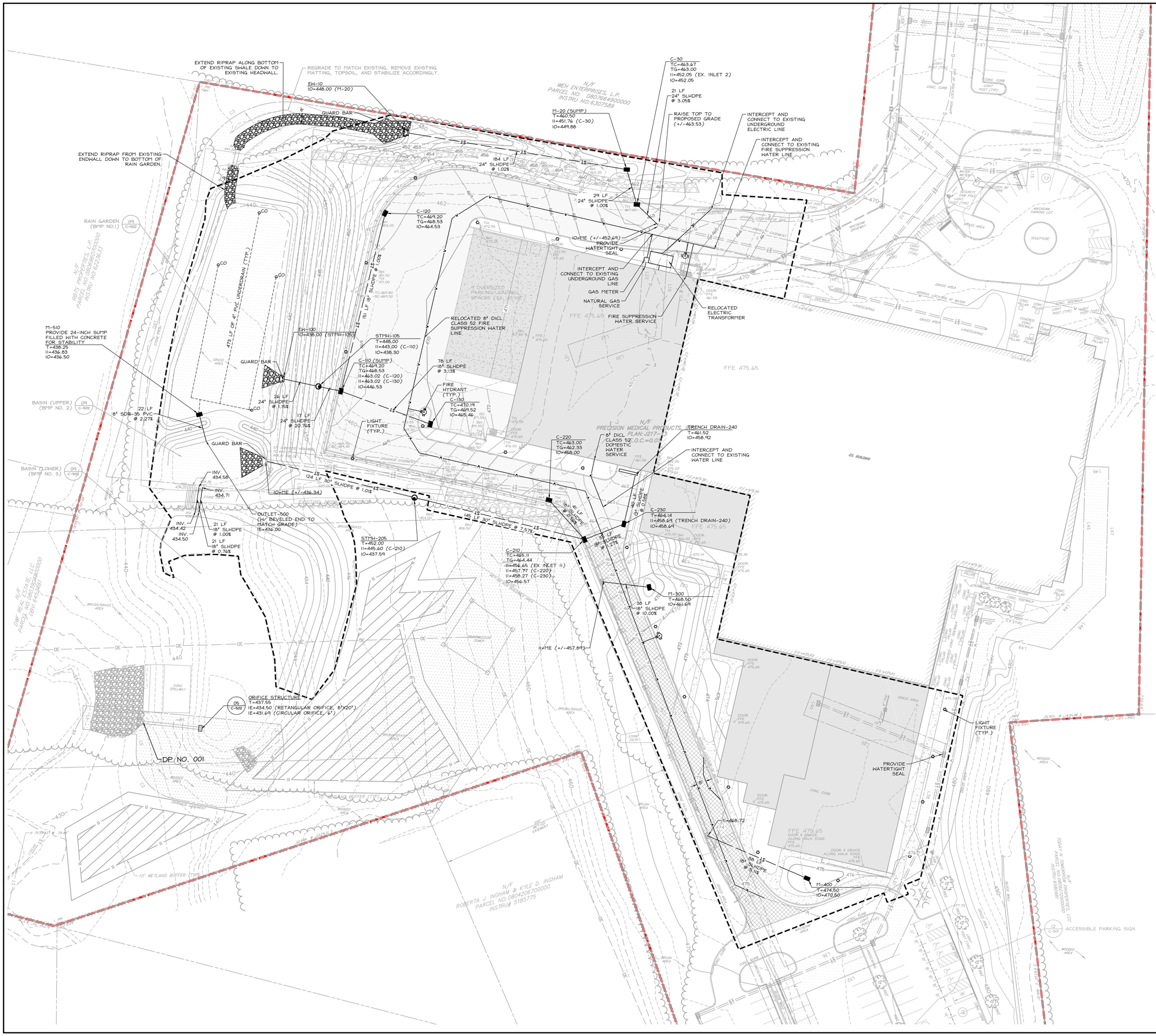
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE:	02/15/2022
PROJECT #:	210580
DRAWN BY:	MAL
PM:	DAM
PIC:	SBS

DRAWING NO.

C-104

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-GRAD.DWG PLOTTED: 8/25/2023 8:17 AM



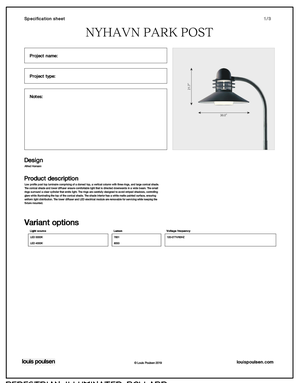
UTILITY PLAN LEGEND

EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+285.35
PROPOSED CONTOUR	294
PROPOSED INDEX CONTOUR	295
PROPOSED SPOT ELEVATION	+295.38
PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
RIGHT-OF-WAY LINE	
EXISTING TREE LINE	
EXISTING INLET	
PROPOSED INLETS	
PROPOSED MANHOLE	
PROPOSED HEADWALL/ ENDWALL	
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING COMMUNICATIONS LINE	T
EXISTING ELECTRIC LINE	E
PROPOSED STORM WATER LINE	ST
PROPOSED SANITARY SEWER LINE	SS
PROPOSED WATER LINE	W
PROPOSED GAS LINE	G
PROPOSED COMMUNICATIONS LINE	T
PROPOSED ELECTRIC LINE	E
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	
NPDES PERMIT BOUNDARY LINE	
LIGHT STRUCTURE	

NOTES:

1. ALL PIPE JOINTS AND CONNECTIONS SHALL BE WATERTIGHT.
2. HEADWALLS/ENDWALLS, MANHOLES, INLET TOPS, GRATES, AND FRAMES, AND INLET BOXES, AS APPLICABLE (UNLESS OTHERWISE DETAILED) ARE TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION.
   A. HEADWALLS/ENDWALLS - RC-31M
      CLARIFICATIONS/EXCEPTIONS:
      1. PROVIDE CAST IN PLACE APRON.
      2. CAST IN PLACE APRON TO BE SLOPED TO PIPE ON HEADWALL AND AWAY FROM PIPE ON ENDWALL.
      3. THE ANNULAR SPACE AROUND THE PIPE IS TO BE GROUTED IN THE FIELD.
   B. MANHOLES - RC-39M
      CLARIFICATIONS/EXCEPTIONS:
      1. MANHOLE COVER TEXT AS REQUIRED BY MUNICIPALITY OR AUTHORITY HAVING JURISDICTION.
   C. INLET TOPS, GRATES, AND FRAME - RC-46M
      CLARIFICATIONS/EXCEPTIONS:
      1. PROVIDE BICYCLE SAFE GRATE.
   D. INLET BOXES - RC-46M
      CLARIFICATIONS/EXCEPTIONS:
      1. VERIFY THAT ALL STORM STRUCTURES ARE ADEQUATELY SIZED TO PROPERLY RECEIVE PIPES PRIOR TO SHOP DRAWING SUBMITTALS.
      2. CORNER INTERSECTIONS ARE PROHIBITED.
      3. PIPING TO BE FLUSH WITH INSIDE WALL AND SEALED WITH MORTAR.
      4. PROVIDE 2' DIAMETER WEEP HOLES IN THE "SHORT" WALLS, SET AT SUBGRADE ELEVATION.
3. ALL EXISTING AND PROPOSED FIRE HYDRANTS ON THE SITE AND ALONG ADJACENT ROAD FRONTAGE SHALL BE PROVIDED WITH STORZ FITTINGS.
4. ALL UTILITY STRUCTURES SHALL BE PLACED ON COMPACTED STONE.
5. ALL EXISTING AND PROPOSED FIRE HYDRANTS ON THE SITE AND ALONG ADJACENT ROAD FRONTAGE SHALL BE PROVIDED WITH STORZ FITTINGS.
6. INLETS IDENTIFIED AS HAVING (SUMP) SHALL HAVE A 24" SUMP. (SEE DETAIL ON SHEET C-xxx)
7. ALL STORMWATER GRADE ADJUSTMENT COLLARS SHALL BE PRECAST OR POURED IN PLACE CONCRETE (NO BRICK TO BE USED)
8. MOUNTING HEIGHT FOR LIGHT FIXTURES SHALL NOT EXCEED 20'.

PEDESTRIAN LIGHT FIXTURE



PEDESTRIAN ILLUMINATED BOLLARD

SCALE: 1"= 30'

30' 0' 30' 60'

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES ONE WORKING DAY NOTICE BEFORE CONSTRUCTION PLUS ADD'L WORKING DAYS FOR MARKING UNDERGROUND UTILITIES.

POCS SERIAL NUMBER: 20231152313

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2154

UTILITY PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE:	02/15/2022
PROJECT #:	210580
DRAWN BY:	MAL
PM:	DAM
PIC:	SBS

DRAWING NO.

C-105

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-UTILITY.DWG PLOTTED: 8/25/2023 8:18 AM

LANDSCAPE PLAN LEGEND

UTILITY STRUCTURES
SIGN
LIGHT STRUCTURE
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
EXISTING TREE LINE
EXISTING FENCE
PROPOSED FENCE
EXISTING STORM WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING COMMUNICATIONS LINE
EXISTING ELECTRIC LINE
PROPOSED STORM WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
PROPOSED GAS LINE
PROPOSED COMMUNICATIONS LINE
PROPOSED ELECTRIC LINE
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE
NPDES PERMIT BOUNDARY LINE

PLANT SCHEDULE

TREES

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SPACING	MIN. SIZE	CONTAINER	COMMENTS
4	CC	Cercis canadensis	Eastern Redbud	PLAN	10-12' HT.	B&B	
3	QI	Quercus imbricaria	Shingle Oak	PLAN	2.5-3" CAL	B&B	

SHRUBS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SPACING	MIN. SIZE	CONTAINER	COMMENTS
15	TO	Thuja occidentalis 'Emerald' (syn. 'Smaragd')	Emerald Green Arborvitae	PLAN	8-10' HT.	B&B	

811 Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION PLUS AND 10 WORKING DAYS AFTER THE NOTICE IS ISSUED.
POC SERIAL NUMBER: 20231151213

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2054

LANDSCAPE PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

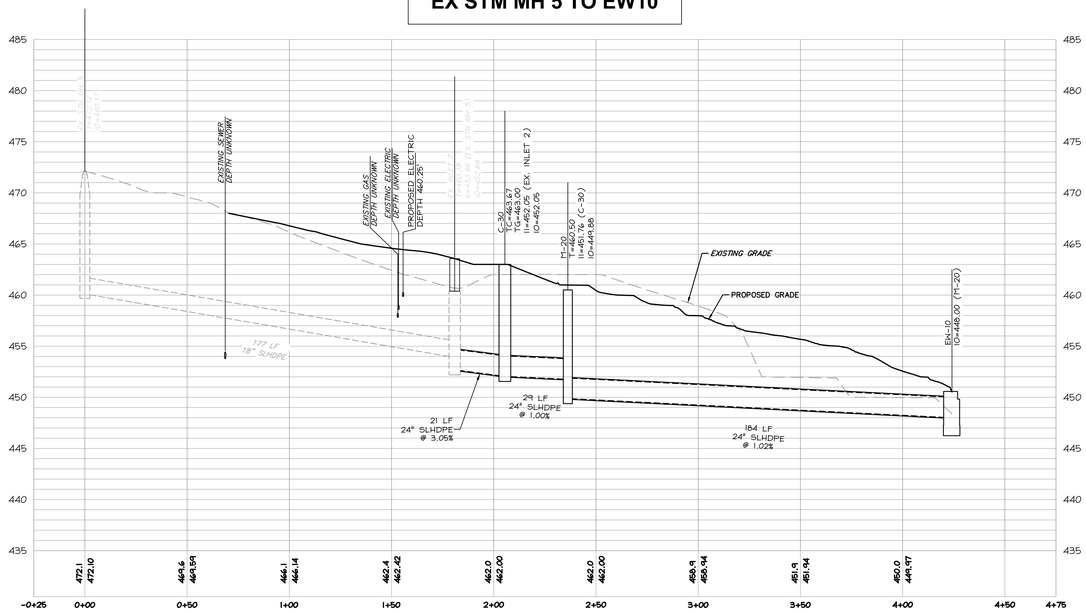
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

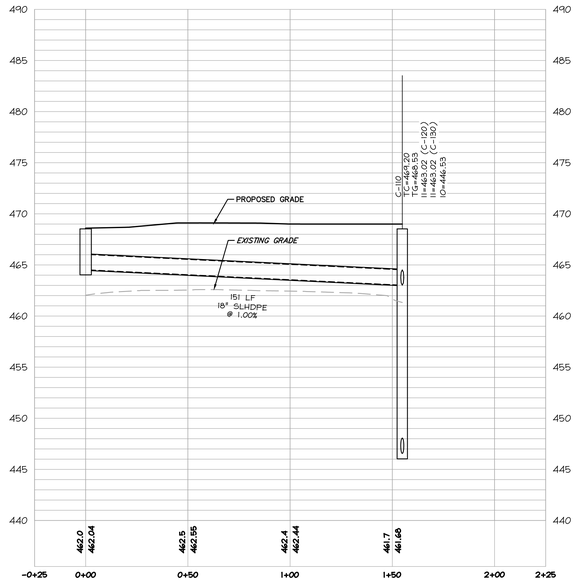
DRAWING NO.
C-106

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\LD\PLAN-LSCAPE.DWG PLOTTED: 8/25/2023 8:18 AM

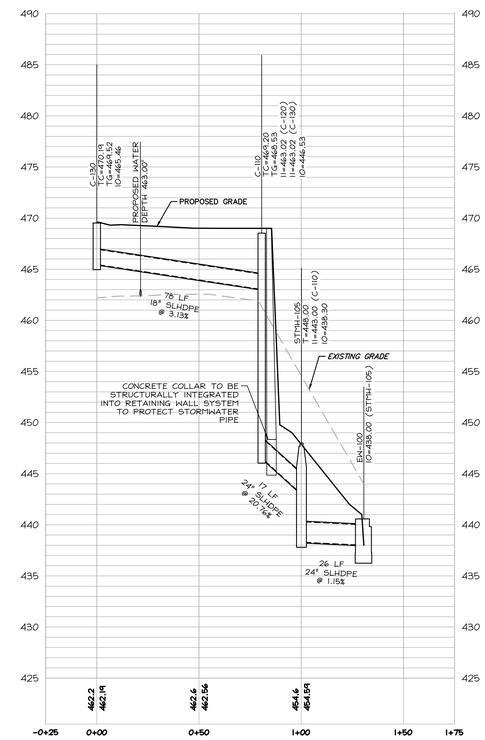
STORMWATER PROFILE
EX STM MH 5 TO EW10



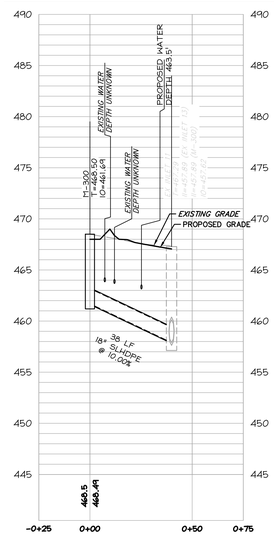
STORMWATER PROFILE
C-120 TO C-110



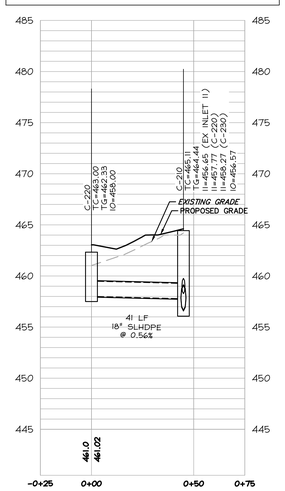
STORMWATER PROFILE
C-130 TO EW-100



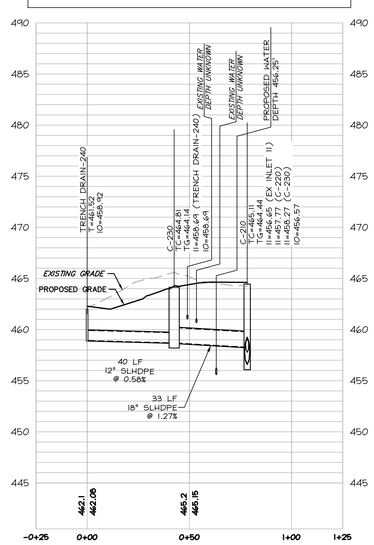
STORMWATER PROFILE
M-300 TO INLET 11



STORMWATER PROFILE
C-220 TO C-210



STORMWATER PROFILE
TRENCH DRAIN-240 TO C-210



HORIZONTAL SCALE: 1"= 30'

30' 0' 30' 60'

VERTICAL SCALE: 1"= 5'

6' 0' 6' 12'

811 Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION PLUS ADD'L 3 WORKING DAYS AFTER THE FIRST NOTICE IS MADE.

POCS SERIAL NUMBER: 20231151213

DERCK & EDSON EST. 1940

CAMPUSES DOWNTOWNS ATHLETICS

33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM | (717) 626-2054

PROFILE SHEET

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

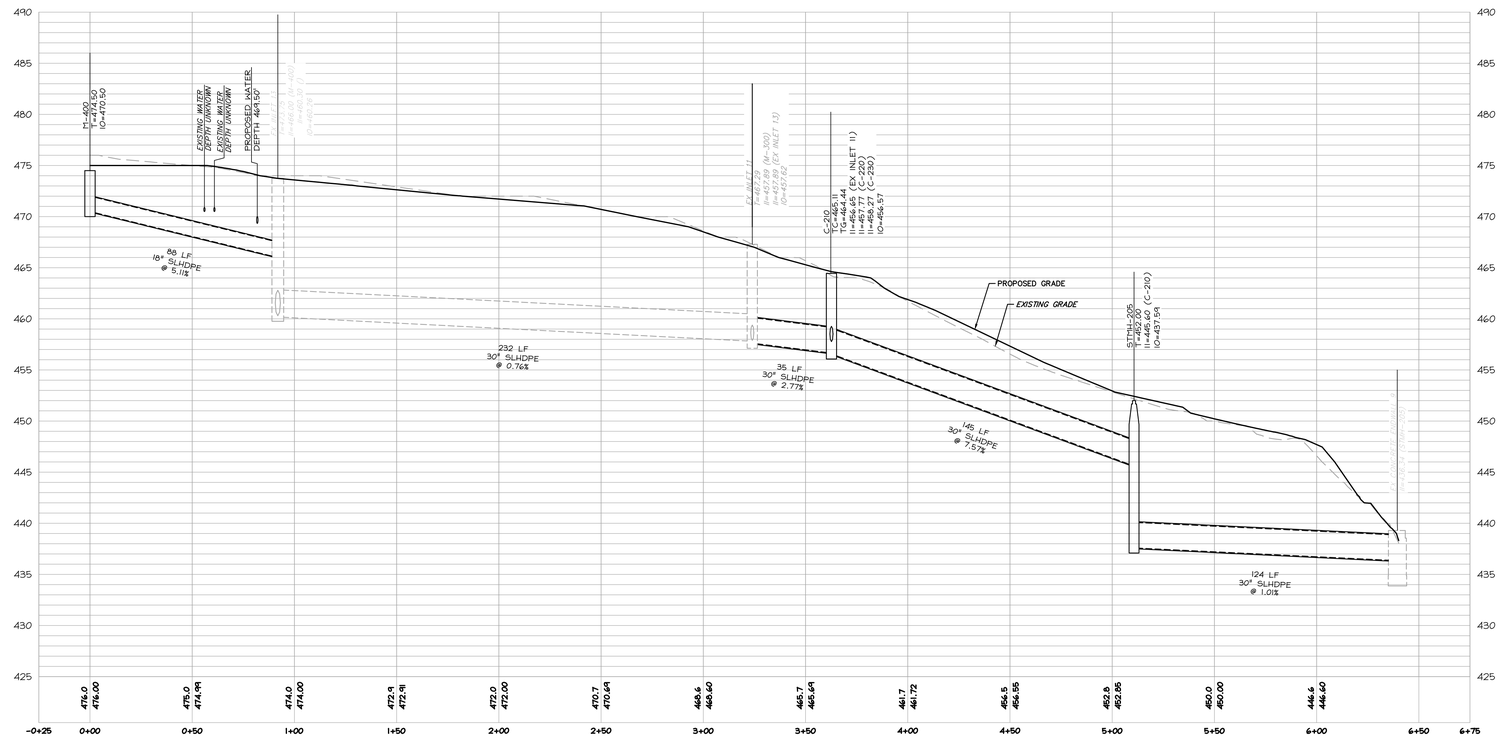
DATE: 02/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

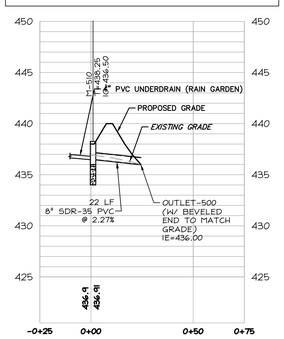
C-301

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\LD\PLAN-UTILITY.DWG PLOTTED: 8/25/2023 8:18 AM

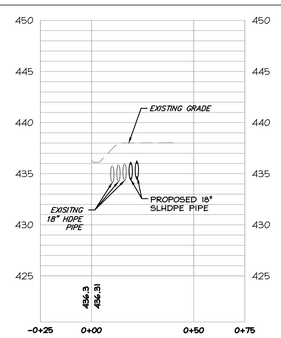
STORMWATER PROFILE
M-44 TO EX CONCRETE ENDWALL 9



STORMWATER PROFILE
M-510 TO OUTLET-500



STORMWATER PROFILE
STONE PATH CROSS SECTION



HORIZONTAL SCALE: 1"= 30'

30' 0' 30' 60'

VERTICAL SCALE: 1"= 5'

6' 0' 6' 12'

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION PHASE AND STARTING EXCAVATION OR DEMOLITION WORK

POCS SERIAL NUMBER: 20221151213

DERCK & EDSON EST. 1940

CAMPUSES DOWNTOWNS ATHLETICS

33 SOUTH BROAD STREET LITITZ PA 17543

301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823

WWW.DERCKANDEDSON.COM (717) 626-2054

PROFILE SHEET

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/16/2022

PROJECT #: 210580

DRAWN BY: MAL

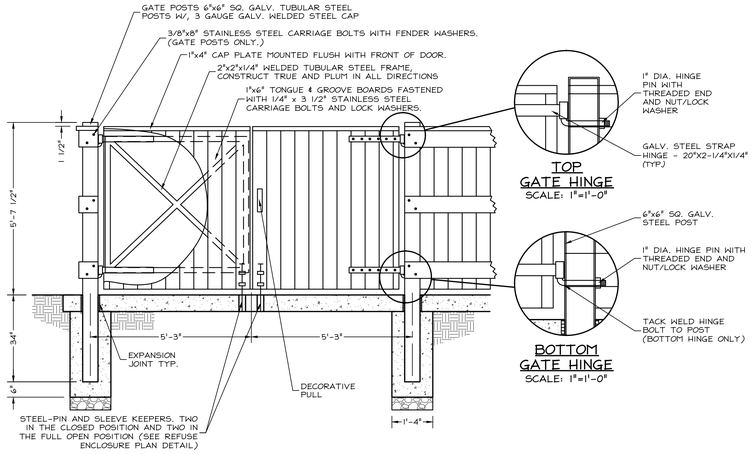
PM: DAM

PIC: SBS

DRAWING NO.

C-302

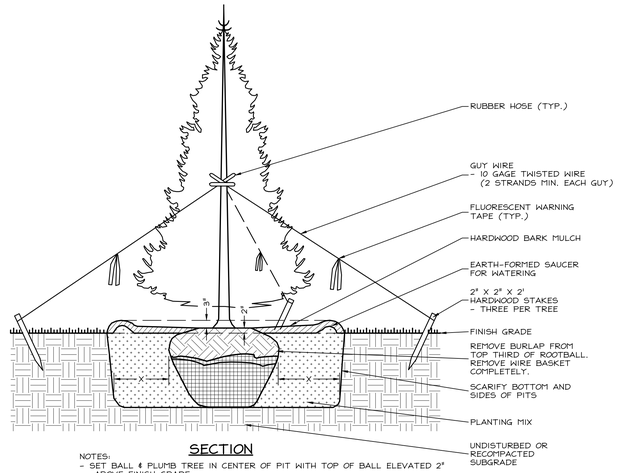
FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\LD\PLAN-UTILITY.DWG PLOTTED: 8/25/2023 8:18 AM



SECTION/ELEVATION
SCALE: 1/2"=1'-0"

NOTES:
1. SIDE GATES TO HAVE SELF-CLOSING HINGES.
2. ALL MEMBERS EXCEPT POSTS TO BE 100% RECYCLED PLASTIC LUMBER.
3. ALL MEMBERS TO BE ATTACHED WITH STAINLESS STEEL BOLTS.

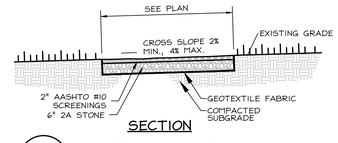
15 / C-501 REFUSE ENCLOSURE GATE ELEVATION
323100-006-003 SCALE: SEE VIEW



SECTION

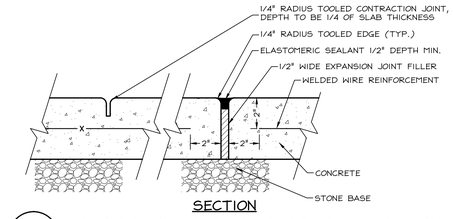
NOTES:
- SET BALL & PLUMB TREE IN CENTER OF PIT WITH TOP OF BALL ELEVATED 2" ABOVE FINISH GRADE.
- DO NOT PLACE MULCH OR BACKFILL MIX ABOVE OR AGAINST THE ROOT CROWN.
- "X"= HALF THE WIDTH OF THE ROOT BALL.

11 / C-501 CONIFEROUS TREE PLANTING
329300-003-003 SCALE: 1/2"=1'-0"



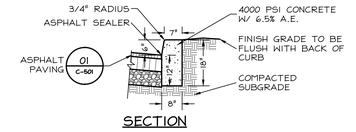
SECTION

07 / C-501 STONE PATH
NOT TO SCALE



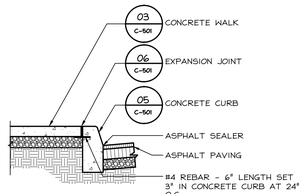
SECTION

06 / C-501 CONTRACTION AND EXPANSION JOINTS
321313-005-004 SCALE: 3"=1'-0"



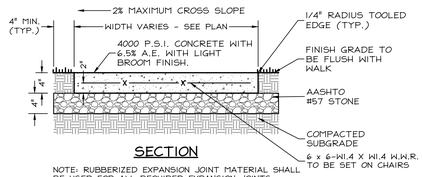
SECTION

05 / C-501 CONCRETE CURB - 6" STRAIGHT
321313-009-002 SCALE: 1/2"=1'-0"



SECTION

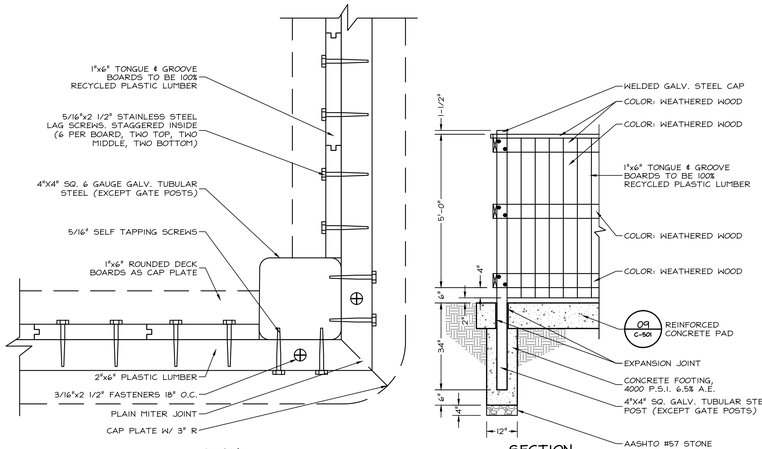
04 / C-501 CONCRETE CURB AND WALK
321313-007-005 SCALE: 1/2"=1'-0"



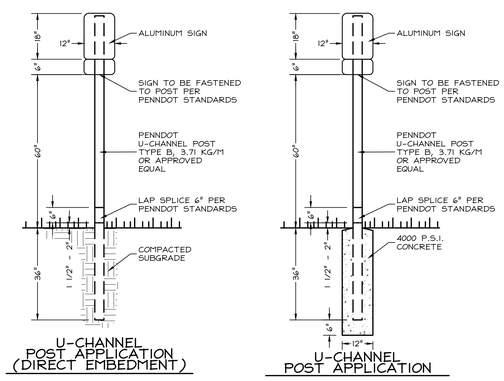
SECTION

NOTE: RUBBERIZED EXPANSION JOINT MATERIAL SHALL BE USED FOR ALL REQUIRED EXPANSION JOINTS

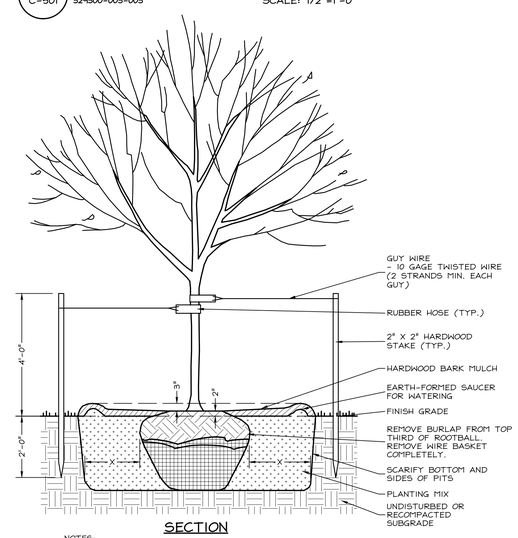
03 / C-501 CONCRETE WALK
321313-001-005 SCALE: 1"=1'-0"



14 / C-501 REFUSE ENCLOSURE CORNER DETAIL AND SECTION
323100-005-004 SCALE: SEE VIEW



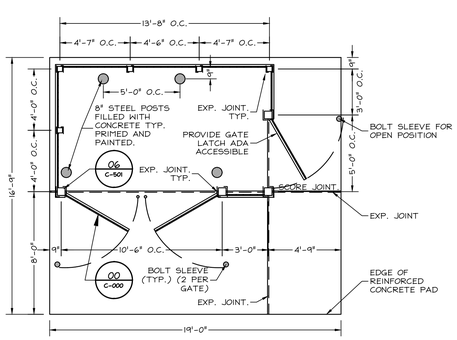
12 / C-501 ACCESSIBLE PARKING SIGN
323343-006-003 (U-CHANNEL POST) SCALE: 1/2"=1'-0"



SECTION

NOTES:
- SET BALL & PLUMB TREE IN CENTER OF PIT WITH TOP OF BALL ELEVATED 2" ABOVE FINISH GRADE.
- DO NOT PLACE MULCH OR BACKFILL MIX ABOVE OR AGAINST THE ROOT CROWN.
- "X"= HALF THE WIDTH OF THE ROOT BALL.

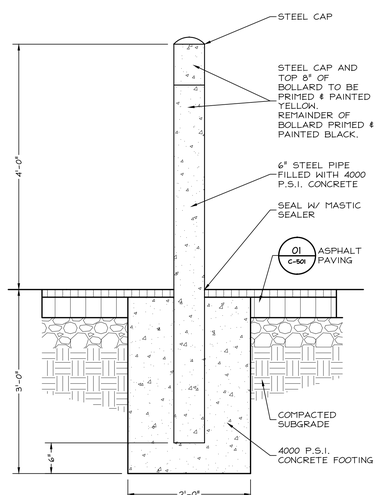
10 / C-501 DECIDUOUS TREE PLANTING
329300-002-004 SCALE: 1/2"=1'-0"



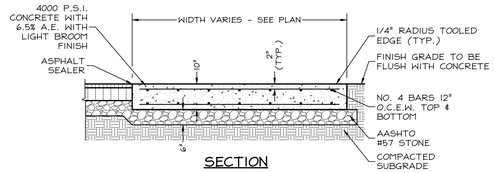
PLAN

NOTES:
1. SIDE GATES TO HAVE SELF-CLOSING HINGES.
2. ALL MEMBERS EXCEPT POSTS TO BE 100% RECYCLED PLASTIC LUMBER.
3. ALL MEMBERS TO BE ATTACHED WITH STAINLESS STEEL BOLTS.
4. CORNER AND LINE POSTS SHALL BE 4"X4" SQ. 6 GAUGE GALV. TUBULAR STEEL.
5. GATE POSTS SHALL BE 6"X6" SQ. 3 GAUGE GALV. TUBULAR STEEL.

13 / C-501 REFUSE ENCLOSURE PLAN
323100-003-004 (SINGLE) SCALE: 1/4"=1'-0"

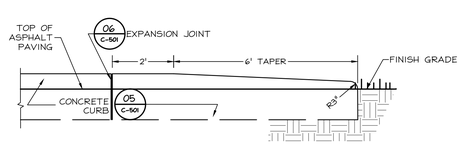


12 / C-501 PERMANENT STEEL BOLLARD
323333-001-003 SCALE: 1"=1'-0"



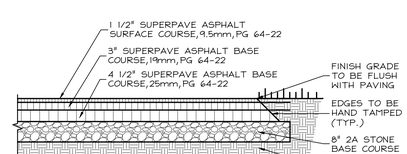
SECTION

09 / C-501 REINFORCED CONCRETE PAD
321313-003-005 SCALE: 1/2"=1'-0"



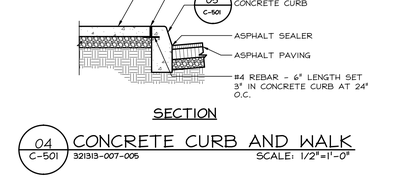
SECTION/ELEVATION

08 / C-501 END OF CURB TAPER
321313-014-003 SCALE: 1/2"=1'-0"



SECTION

01 / C-501 ASPHALT PAVING-CLASS 3
321216-003-003 (SUPERPAVE MIX) SCALE: 1/2"=1'-0"



SECTION

02 / C-501 ASPHALT PAVING JOINT
321216-004-004 SCALE: 1/2"=1'-0"

Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES ONE WORKING DAY NOTICE BEFORE CONSTRUCTION PHASE AND STAKING OF PROPOSED UNDERGROUND UTILITIES.
POCS SERIAL NUMBER: 20231152113

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2054

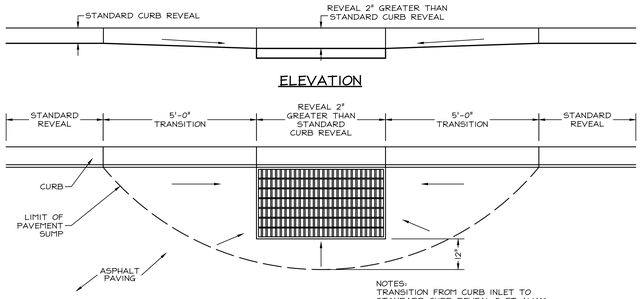
SITE DETAILS
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
ROECHLING MEDICAL LANCASTER - EXPANSION
44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT # 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.
C-501



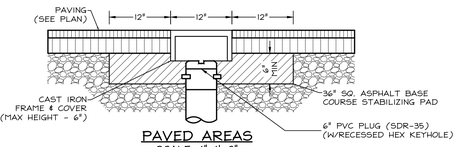
NOTES:
TRANSITION FROM CURB INLET TO STANDARD CURB REVEAL 5 FT AWAY FROM INLET SHALL BE ACCOMPLISHED BY SUMPING PAVING AS SHOWN TO PROVIDE POSITIVE DRAINAGE TO INLET.

PLAN

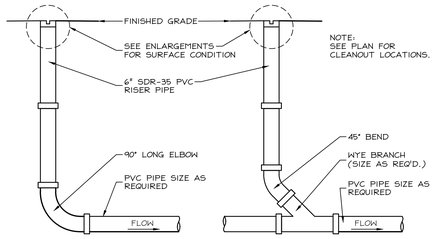
13 / C-502 CURB INLET TRANSITION

334100-010-003 SCALE: 1/2"=1'-0"

LAWN AREAS
SCALE: 1"=1'-0"



PAVED AREAS
SCALE: 1"=1'-0"



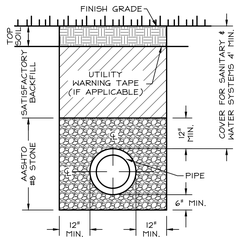
NOTE:
SEE PLAN FOR CLEANOUT LOCATIONS.

TERMINAL CLEANOUT
SCALE: 1/2"=1'-0"

INTERMEDIATE CLEANOUT
SCALE: 1/2"=1'-0"

12 / C-502 CLEANOUT (CO)

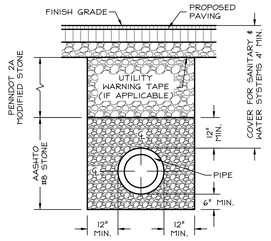
334100-046-003 SCALE: SEE VIEW



SECTION

11 / C-502 TRENCH IN UNPAVED AREA

334100-049-004 SCALE: 1/2"=1'-0"



SECTION

10 / C-502 TRENCH IN PAVED AREA -STONE BACKFILL

334100-047-004 SCALE: 1/2"=1'-0"

NOTES:

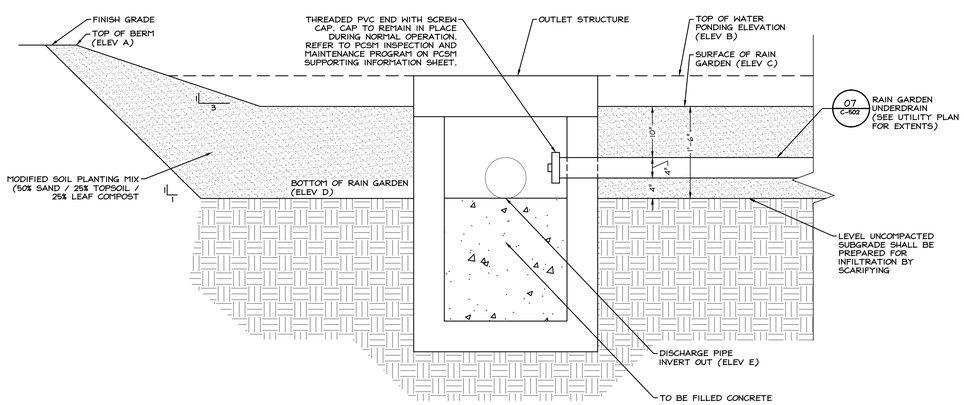
1. PLANT VEGETATION ACCORDING TO THE LANDSCAPE PLAN:

   A. IF SEED MIX IS SPECIFIED; PLANT SEED MIX PER MANUFACTURER SPECIFICATION AND INSTALL EROSION CONTROL MATTING, AS SPECIFIED ON THE PLANS, IMMEDIATELY AFTER SEED IS PLACED TO PREVENT EROSION.

   B. IF PLANTINGS / PLUGS ARE SPECIFIED; INSTALL PLANTINGS / PLUGS AND UNIFORMLY SPREAD 2"-3" OF TRIPLE SHREDDED HARDWOOD MULCH, IMMEDIATELY AFTER VEGETATION IS PLANTED TO PREVENT EROSION.

2. IF A CONCRETE STRUCTURE IS USED, INSTALL MASTIC BETWEEN THE INLET BOX AND TOP UNIT SO THE STRUCTURE IS WATERTIGHT.

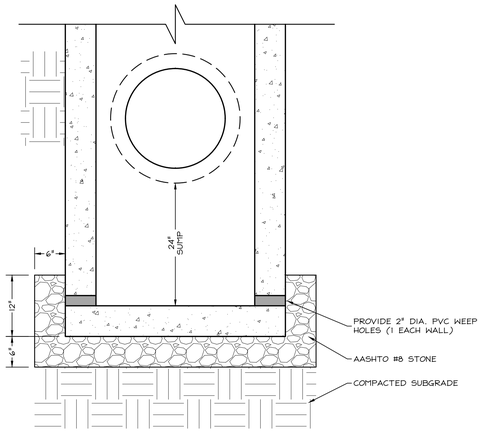
BMP:	ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	OUTLET STRUCTURE TYPE	DISCHARGE PIPE SIZE
RAIN GARDEN	440.00	438.25	438.00	436.50	436.50	M-510	8"



SECTION

09 / C-502 RAIN GARDEN

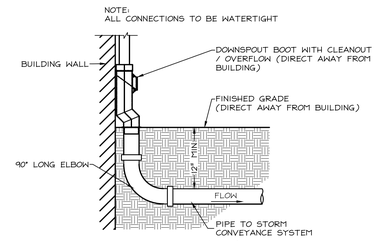
334100-063-000 SCALE: 1"=1'-0"



SECTION

08 / C-502 SUMPED INLET BASE (M-20, C-110)

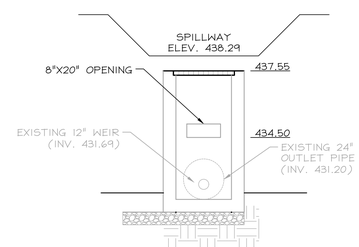
334100-056-001 SCALE: 1"=1'-0"



SECTION

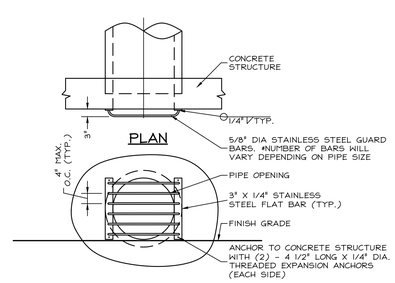
07 / C-502 RWC CONNECTION TO DOWNSPOUT

334100-060-001 SCALE: 1"=1'-0"



06 / C-502 ORIFICE PLATE

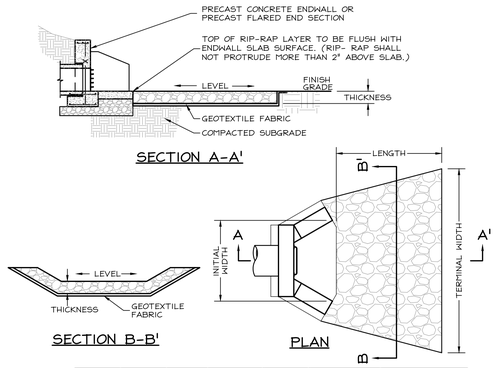
NOT TO SCALE



ELEVATION

05 / C-502 GUARD BAR

334100-024-001 SCALE: 1/2"=1'-0"



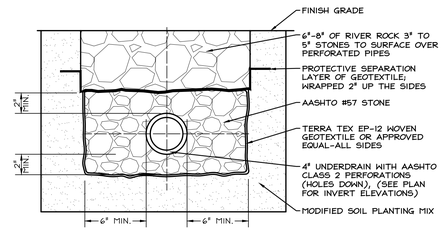
ENDWALL NUMBER	PIPE DIAMETER	SIZE R-__	THICKNESS (IN.)	LENGTH (FT)	INITIAL WIDTH (FT)	TERMINAL WIDTH (FT)
EW-10	24	5	27	16	6	22
EW-100	24	5	27	14	6	20
EW-9	30	6	36	18	7.5	25.5

NOTES:

1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY

04 / C-502 RIP RAP OUTLET PROTECTION

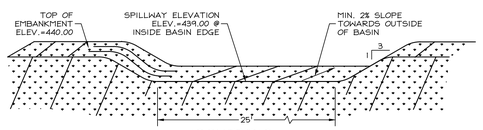
334100-023-004 NOT TO SCALE



SECTION

03 / C-502 RAIN GARDEN UNDERDRAIN

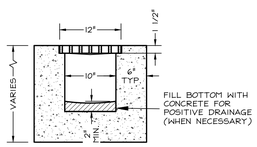
334100-061-000 SCALE: 2"=1'-0"



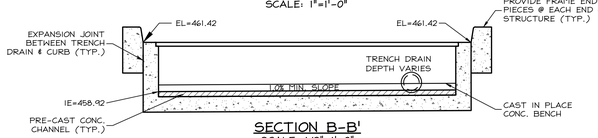
ISOMETRIC

02 / C-502 RAIN GARDEN SPILLWAY

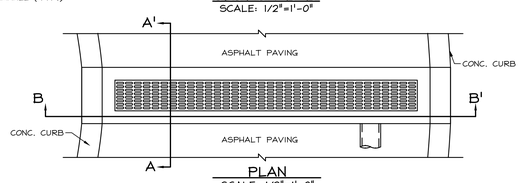
334100-032-001 SCALE: 1/2"=1'-0"



SECTION A-A'
SCALE: 1"=1'-0"



SECTION B-B'
SCALE: 1/2"=1'-0"



PLAN
SCALE: 1/2"=1'-0"

01 / C-502 HEAVY DUTY PRE-CAST TRENCH DRAIN

334100-030-003 SCALE: SEE VIEW

Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES ONE WORKING DAY NOTICE BEFORE CONSTRUCTION PHASE AND STAKING WILL BE ACCEPTED AT THIS TIME.
PDES SERIAL NUMBER: 20221152123

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-1924

STORM DETAILS
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
ROECHLING MEDICAL LANCASTER - EXPANSION
44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

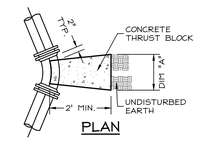
DATE: 12/5/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.
C-502

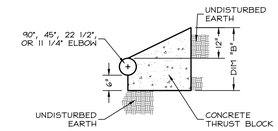
FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-DETAILS.DWG PLOTTED: 8/25/2023 8:19 AM

ELBOW DIMENSION SCHEDULE													
DIM.	6"-90°	12"-90°	6"-45°	12"-45°	6"-22-1/2°	12"-22-1/2°	6"-11-1/4°	12"-11-1/4°	4"-30°	8"-30°	8"-45°	8"-22-1/2°	8"-11-1/4°
A	52	160	28	86	14	44	8	22	26	86	46	24	12
B	24	30	24	30	24	30	24	30	22	26	26	26	26

A & B DIMENSIONS ARE IN INCHES



PLAN

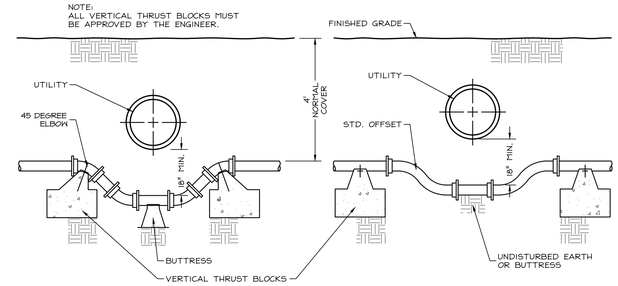


SECTION

03 C-503 HORIZ. RESTRAINT THRUST BLOCKING - ELBOWS

331116-008-001 SCALE: 1/2"=1'-0"

NOTE:
ALL VERTICAL THRUST BLOCKS MUST BE APPROVED BY THE ENGINEER.



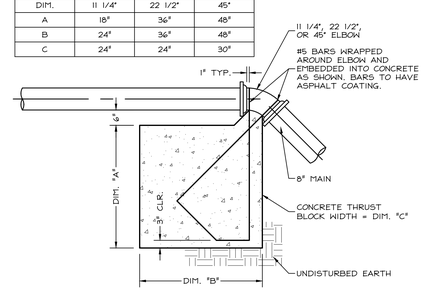
SECTION (USING ELBOWS)

SECTION (USING STD. OFFSETS)

02 C-503 WATER MAIN - UTILITY CROSSING

331116-004-002 SCALE: 1/2"=1'-0"

THRUST BLOCK DIMENSION SCHEDULE			
DIM.	11 1/4°	22 1/2°	45°
A	18"	36"	48"
B	24"	36"	48"
C	24"	24"	30"

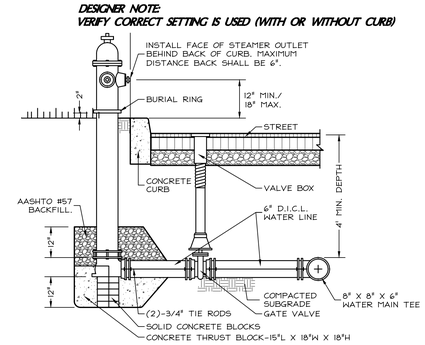


SECTION/ELEVATION

04 C-503 VERTICAL RESTRAINT THRUST BLOCKING FOR 11-1/4°, 22-1/2°, AND 45° ELBOWS

331116-011-001 SCALE: 1/2"=1'-0"

DESIGNER NOTE:
VERIFY CORRECT SETTING IS USED (WITH OR WITHOUT CURB)



SECTION

01 C-503 FIRE HYDRANT SETTING

331116-002-004 (WITH CURB) SCALE: 1/2"=1'-0"

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE BEFORE CONSTRUCTION PHASE AND 3 WORKING DAYS NOTICE BEFORE EXCAVATION

POCS SERIAL NUMBER: 20221151213

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2054

WATER AND SEWER DETAILS

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

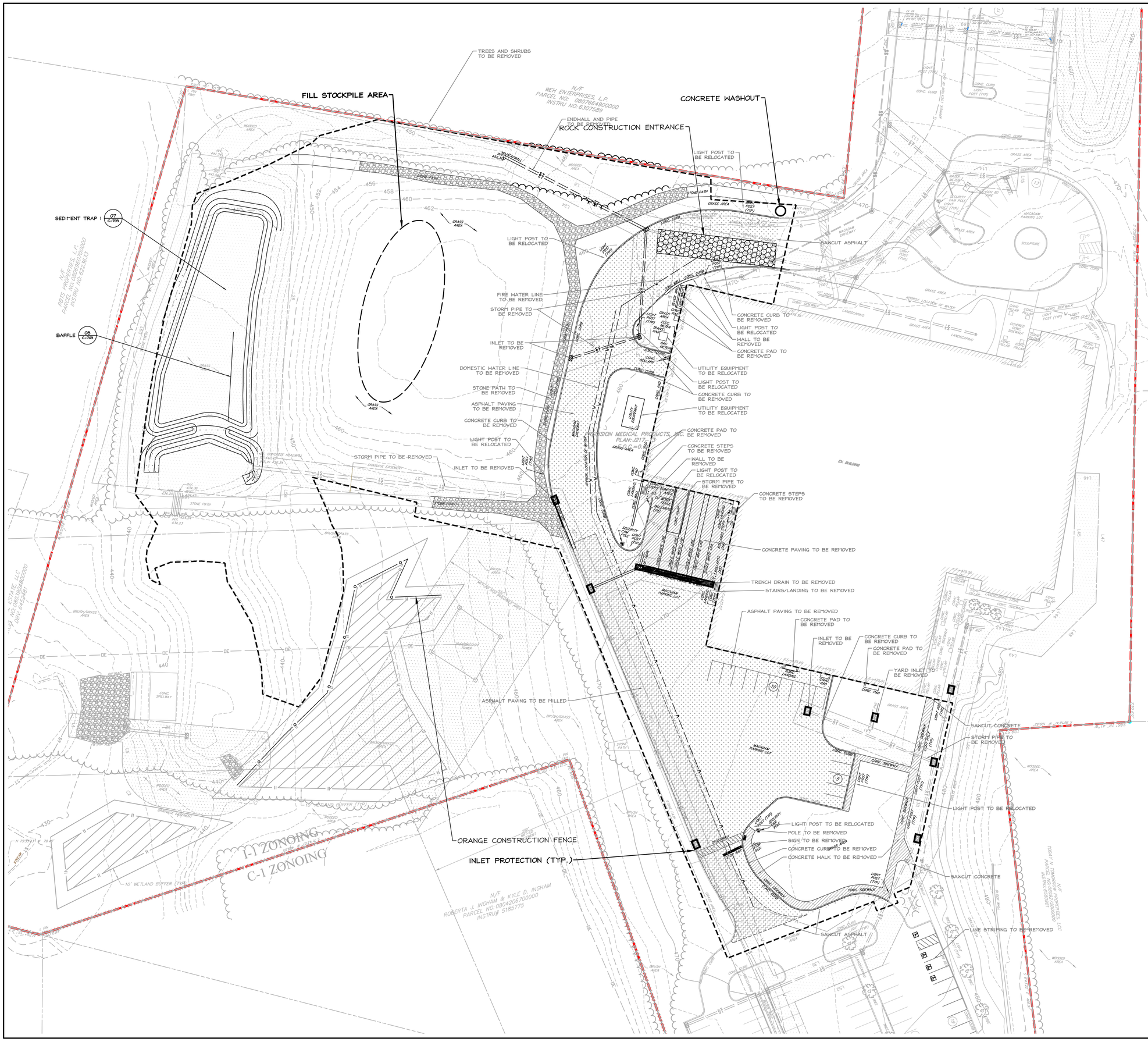
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 12/15/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-503

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-DETAILS.DWG PLOTTED: 8/25/2023 8:19 AM



DEMOLITION EROSION CONTROL PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
RIGHT-OF-WAY LINE	
SOIL LINE	SOIL
SOIL TYPE LABEL	HaB
EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+285.35
EXISTING TREE LINE	
EXISTING TREE/SHRUB	
EXISTING LIGHT STRUCTURE	
EXISTING INLET	
EXISTING FENCE	X
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING COMMUNICATIONS LINE	T
EXISTING ELECTRIC LINE	E
ORANGE CONSTRUCTION FENCE	O
INLET PROTECTION	
CONCRETE WASHOUT	
STABILIZED ROCK CONSTRUCTION ENTRANCE	
STEEP SLOPE MATTING	
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	
NPDES PERMIT BOUNDARY LINE	

811 Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION PLUS ANY STANDING OVER 10 BUSINESS DAYS. POCS SERIAL NUMBER: 20221152313

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

DEMOLITION EROSION CONTROL PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

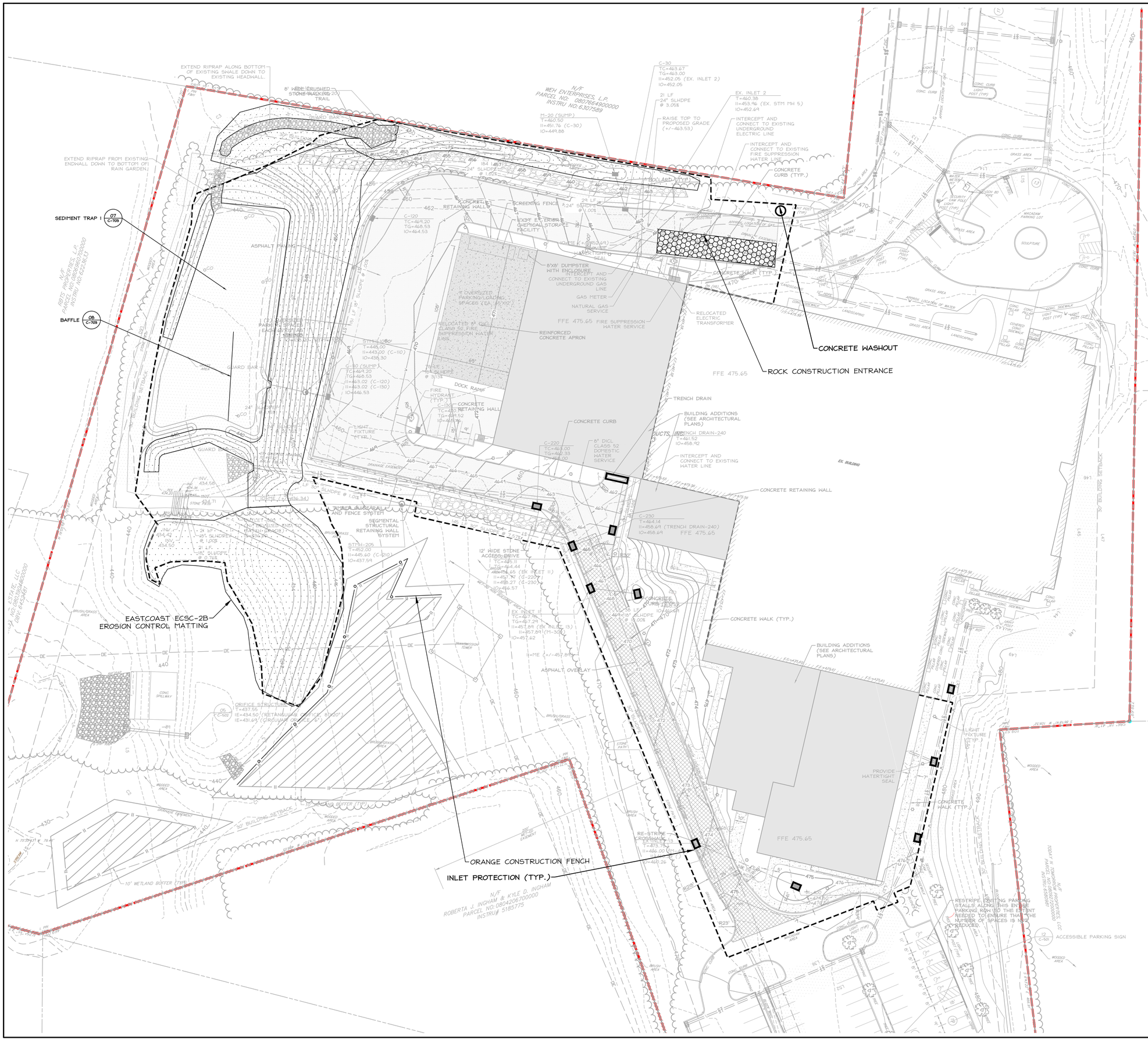
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE:	01/5/2022
PROJECT #:	210580
DRAWN BY:	MAL
PM:	DAM
PIC:	SBS

DRAWING NO.

C-701

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-ESC-EXIST.DWG PLOTTED: 8/25/2023 8:19 AM



CONSTRUCTION EROSION CONTROL PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SOIL LINE — SOIL
- SOIL TYPE LABEL — HaB
- EXISTING CONTOUR — 294
- EXISTING INDEX CONTOUR — 295
- EXISTING SPOT ELEVATION — + 285.35
- PROPOSED CONTOUR — 294
- PROPOSED INDEX CONTOUR — 295
- PROPOSED SPOT ELEVATION — + 295.38
- EXISTING TREE LINE
- EXISTING TREE/SHRUB
- EXISTING LIGHT STRUCTURE
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED MANHOLE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED RIP RAP APRON
- EXISTING FENCE — X
- PROPOSED FENCE
- EXISTING STORM WATER LINE — ST
- EXISTING SANITARY SEWER LINE — SS
- EXISTING WATER LINE — W
- EXISTING GAS LINE — G
- EXISTING COMMUNICATIONS LINE — T
- EXISTING ELECTRIC LINE — E
- PROPOSED STORM WATER LINE — ST
- PROPOSED SANITARY SEWER LINE — SS
- PROPOSED WATER LINE — W
- PROPOSED GAS LINE — G
- PROPOSED COMMUNICATIONS LINE — T
- PROPOSED ELECTRIC LINE — E
- ORANGE CONSTRUCTION FENCE — O
- INLET PROTECTION
- CONCRETE WASHOUT
- STABILIZED ROCK CONSTRUCTION ENTRANCE
- STEEP SLOPE MATTING
- PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE
- NPDES PERMIT BOUNDARY LINE

Know what's Below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION PHASE AND STIMULATES COORDINATION WITH UTILITY COMPANIES
POCS SERIAL NUMBER: 20231152313

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

CONSTRUCTION EROSION CONTROL PLAN A

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENWER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

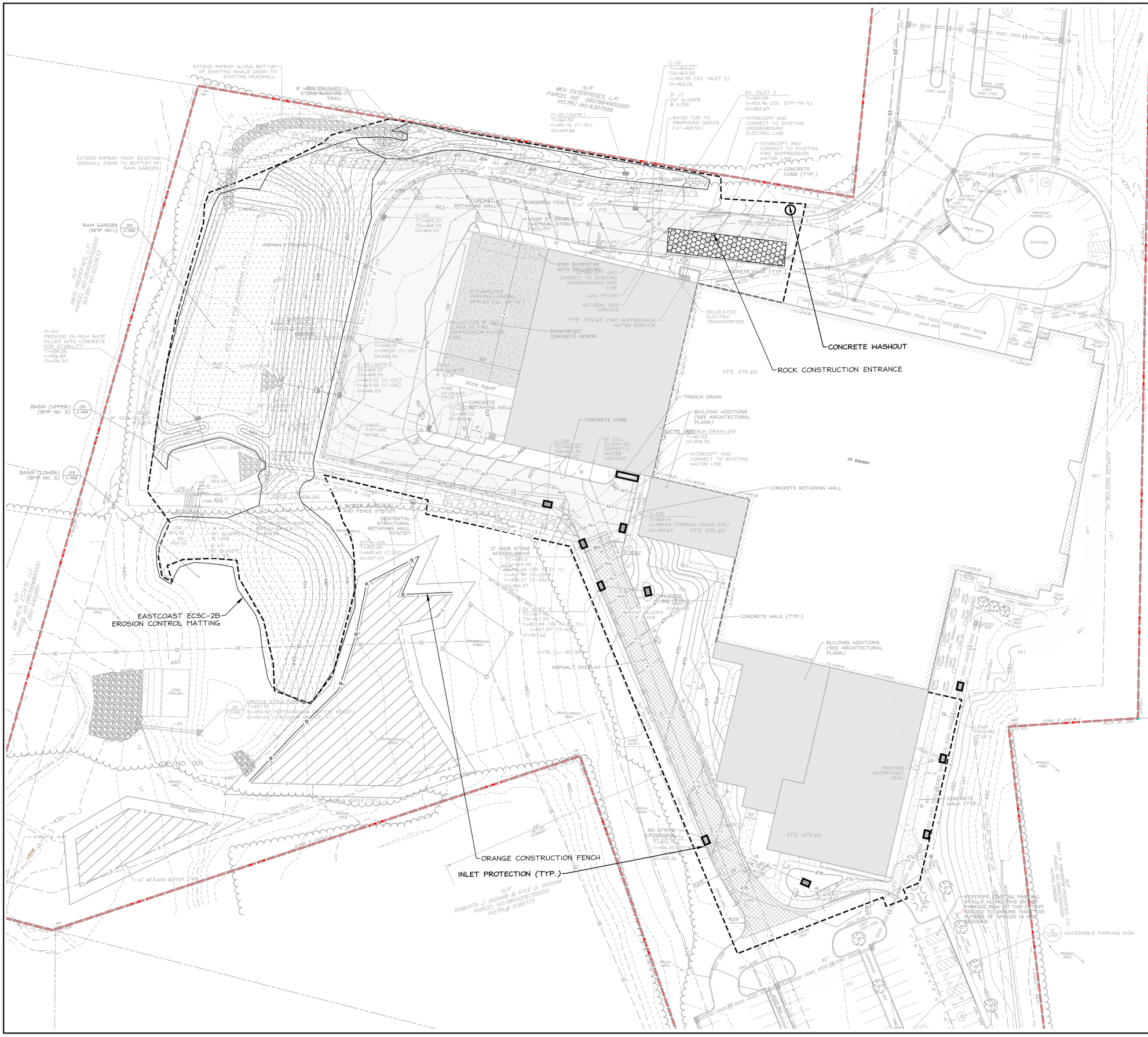
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 01/13/2022
PROJECT #: 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-702 A

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-ESC-PRO.DWG PLOTTED: 8/25/2023 8:19 AM



CONSTRUCTION EROSION CONTROL PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
RIGHT-OF-WAY LINE	
SOIL LINE	SOIL
SOIL TYPE LABEL	HaB
EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+ 285.35
PROPOSED CONTOUR	294
PROPOSED INDEX CONTOUR	295
PROPOSED SPOT ELEVATION	+ 295.38
EXISTING TREE LINE	
EXISTING TREE/SHRUB	
EXISTING LIGHT STRUCTURE	
EXISTING INLET	
PROPOSED INLETS	
PROPOSED MANHOLE	
PROPOSED HEADWALL/ENDWALL	
PROPOSED RIP RAP APRON	
EXISTING FENCE	X X
PROPOSED FENCE	
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING COMMUNICATIONS LINE	T
EXISTING ELECTRIC LINE	E
PROPOSED STORM WATER LINE	ST
PROPOSED SANITARY SEWER LINE	SS
PROPOSED WATER LINE	W
PROPOSED GAS LINE	G
PROPOSED COMMUNICATIONS LINE	T
PROPOSED ELECTRIC LINE	E
ORANGE CONSTRUCTION FENCE	O
INLET PROTECTION	
CONCRETE WASHOUT	
STABILIZED ROCK CONSTRUCTION ENTRANCE	
STEEP SLOPE MATTING	
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	
NPDES PERMIT BOUNDARY LINE	

811 Know what's Below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES 3 BUSINESS DAYS NOTICE BEFORE CONSTRUCTION PHASE AND STAKING FOR MARKOUT OF UNDERGROUND UTILITIES
POCS SERIAL NUMBER: 20231152113

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

CONSTRUCTION EROSION CONTROL PLAN B

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

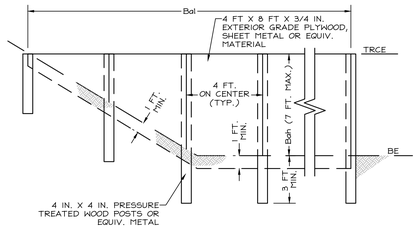
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE:	02/15/2022
PROJECT #:	210580
DRAWN BY:	MAL
PM:	DAM
PIC:	SBS

DRAWING NO.

C-702 B

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-ESC-PRO.DWG PLOTTED: 8/25/2023 8:20 AM



BASIN OR TRAP NO.	BAFFLE LENGTH (FT)	BAFFLE HEIGHT (FT)	TEMPORARY RISER CREST ELEV. TRCE (FT)	BOTTOM ELEV BE (FT)
	Bal	Bah		
1	75	1	439.00	437.00

NOTES:

SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.

AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION

IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.

BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.

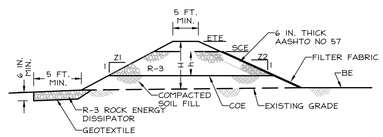
SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.

DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.

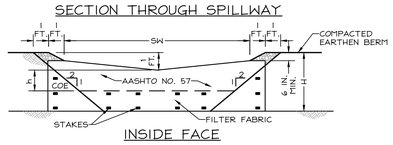
BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

08 / C-703 STANDARD CONSTRUCTION DETAIL #7-14 BAFFLE

NOT TO SCALE



SECTION THROUGH SPILLWAY



INSIDE FACE

TRAP NO.	ZI (FT)	Z2 (FT)	H (FT)	h (FT)	EMBANK. TOP ELEV. ETE (FT)	SPILLWAY CREST ELEV. SCE (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)	SPILLWAY WIDTH SW (FT)
1	3	3	3	0	440.00	438.00	438.00	437.00	19

NOTES:

EMBANKMENT OUTLET SHALL BE COMPOSED ENTIRELY OF ROCK ABOVE CLEAN OUT ELEVATION (COE); MAIN BODY R-3 OR LARGER -- R-4 TO BE USED FOR DRAINAGE AREAS GREATER THAN 3.0 ACRES, INSIDE FACE AASHTO # 57 STONE OR SMALLER. A 6 IN. THICK LAYER OF COMPOST, COMPOST SOCK, OR CLEAN SAND SHALL BE INSTALLED ON TOP OF THE AASHTO #57 STONE AND SECURELY ANCHORED IN HQ WATERSHEDS. 24 IN. DIAMETER COMPOST SOCK(S) SHALL BE USED IN PLACE OF FILTER FABRIC AND AASHTO #57 STONE IN EV WATERSHEDS.

FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 6 IN. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.

ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.

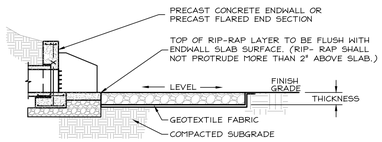
CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.

DISPLACED RIPRAP WITHIN THE SPILLWAY OR OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

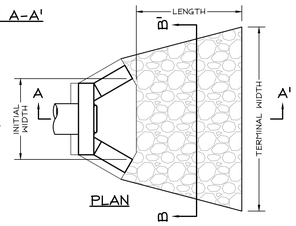
07 / C-703 STANDARD CONSTRUCTION DETAIL #8-1 EMBANKMENT SEDIMENT TRAP

NOT TO SCALE



SECTION A-A'

SECTION B-B'



PLAN

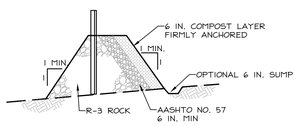
ENDWALL NUMBER	PIPE DIAMETER	SIZE R-___	THICKNESS (IN)	LENGTH (FT)	INITIAL WIDTH (FT)	TERMINAL WIDTH (FT)
EW-10	24	5	27	16	6	22
EW-100	24	5	27	14	6	20
EW-9	30	6	36	18	7.5	25.5

NOTES:

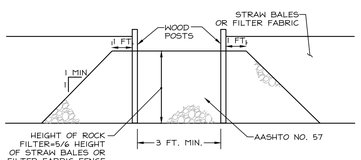
1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY

06 / C-703 RIP RAP OUTLET PROTECTION

334100-023-004 NOT TO SCALE



OUTLET CROSS-SECTION



UP-SLOPE FACE

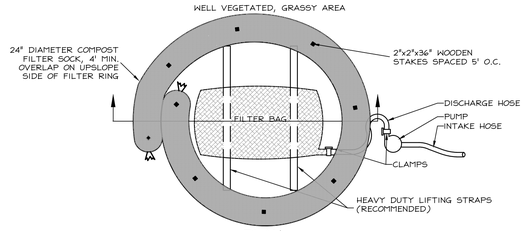
NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A COMPOST FILTER SOCK BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE.

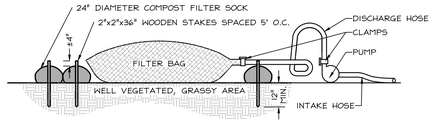
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

05 / C-703 ABACT ROCK FILTER OUTLET

NOT TO SCALE



PLAN



SECTION

NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT WAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

04 / C-703 ABACT PUMPED WATER FILTER BAG

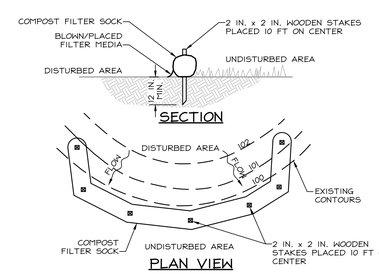
NOT TO SCALE

Table 4.1 Compost Sock Fabric Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12"	12"	12"	12"	12"
	18"	18"	18"	18"	18"
	18"	24"	24"	24"	24"
		32"	32"	32"	32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength	-	26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hrs.	23% at 1000 hrs.	-	100% at 1000 hrs.	100% at 1000 hrs.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-Ply Systems					
Inner Containment Netting		HDPE biaxial net			
		Continuously wound			
		Fusion-welded junctions			
		3/4" x 3/4" Max. aperture size			
Outer Filtration Mesh		Composite Polypropylene Fabric			
		(Woven layer and non-woven fleece			
		mechanically fused via needle punch)			
		3/16" Max. aperture size			
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

Table 4.2 Compost Standards

Organic Matter Content	25-100% (dry weight basis)
Organic Portion	Fibrous and Elongated
pH	5.5% - 8.5%
Moisture Content	30% - 60%
Particle Size	3% - 50% pass through 3/8" sieve
Soluble Salt Concentration	50 dS/m (mmho/cm) Maximum



PLAN VIEW

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

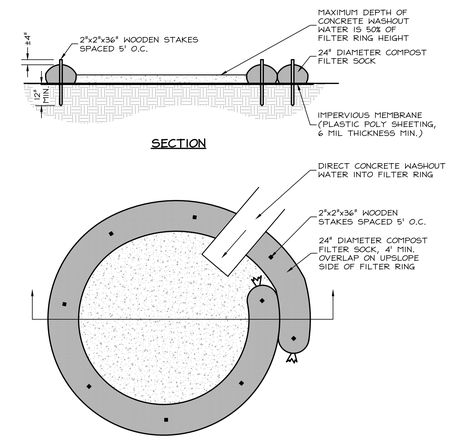
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

03 / C-703 STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE

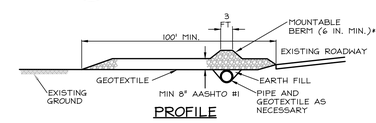


NOTES:

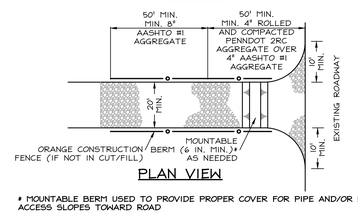
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS MEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

02 / C-703 COMPOST FILTER SOCK WASHOUT INSTALLATION

312500-001-002 SCALE: 1/4"=1'-0"



PROFILE



PLAN VIEW

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE AND/OR WHEN ACCESS SLOPES TOWARD ROAD

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

01 / C-703 ALTERNATIVE ABACT ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE BEFORE CONSTRUCTION BEGINS AND TWO WORKING DAYS NOTICE BEFORE YOU DIG.

POCS SERIAL NUMBER 20221152313

DERCK & EDSON EST. 1040
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2154

EROSION CONTROL DETAILS

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

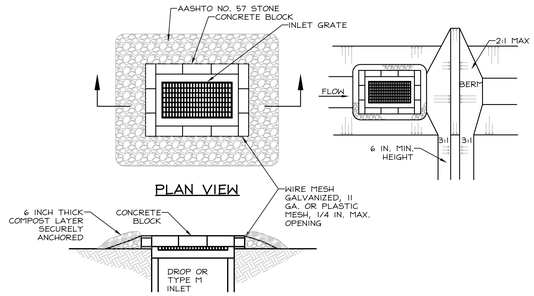
No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE: 11/5/2022
PROJECT NO. 210580
DRAWN BY: MAL
PM: DAM
PIC: SBS

DRAWING NO.

C-703

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\FLD\PLAN-DETAILS.DWG PLOTTED: 8/25/2023 8:20 AM



SECTION A-A

NOTES:

MAXIMUM DRAINAGE AREA =1 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

TOP OF BLOCK SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

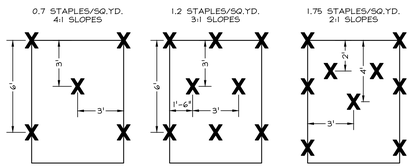
SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

02 C-704 ABACT STONE AND CONCRETE BLOCK INLET PROTECTION - TYPE M INLET

NOT TO SCALE

DESIGNER NOTE:
THIS STAPLE PATTERN IS FOR ECSC-2 MATTING BY EASTCOAST EROSION CONTROL

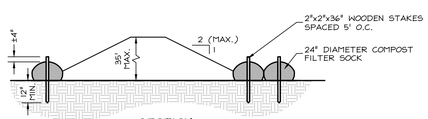


NOTES:

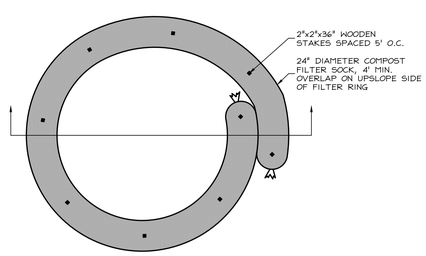
THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

04 C-704 EROSION CONTROL BLANKET STAPLE PATTERN

NOT TO SCALE



SECTION



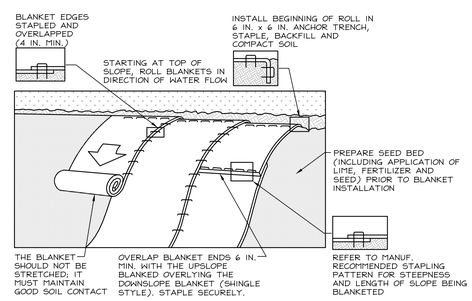
PLAN

NOTES:

1. STOCKPILE SHALL BE PROTECTED IN ACCORDANCE WITH THIS DETAIL. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
2. LIMIT OF DISTURBANCE SHALL BE LESS THAN 1 ACRE. THE COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IF STOCKPILE LOCATION DISTURBS MORE THAN 1 ACRE.
3. SEED AND MULCH THE STOCKPILE, AS WELL AS ANY IDLE DISTURBED AREA, THAT IS IDLE FOR 4 DAYS OR LONGER.

05 C-704 OFFSITE STOCKPILE INSTALLATION

312500-006-001 SCALE: 1/4"=1'-0"



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

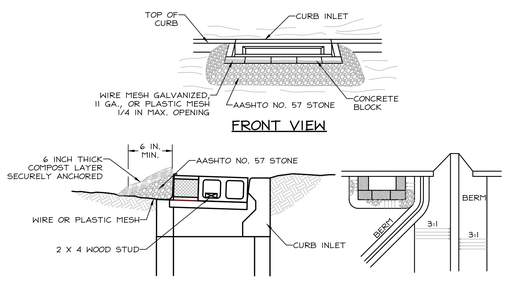
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

03 C-704 STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

01 C-704 ABACT STONE AND CONCRETE BLOCK INLET PROTECTION - TYPE C INLET

NOT TO SCALE

811 Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES COMPLETION OF THE NOTIFICATION CONSTRUCTION PHASE AND 3 WORKING DAYS BEFORE YOU START WORK

POCS SERIAL NUMBER: 20221151213

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 200 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2404

EROSION CONTROL DETAILS

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

ROECHLING MEDICAL
LANCASTER - EXPANSION

44 DENVER ROAD, DENVER, PA 17517
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES
1	01/05/2023	NPDES SUBMISSION
2	02/16/2023	TOWNSHIP COMMENTS

DATE:	01/15/2022
PROJECT #:	210580
DRAWN BY:	MAL
PM:	DAM
PIC:	SBS

DRAWING NO.

C-704

FILE: P:\2021\210580 ROECHLING LABS EXPANSION\CADD\PROJECT CIVIL\LD\PLAN-DETAILS.DWG PLOTTED: 8/25/2023 8:20 AM