FINAL PHASE 3 SUBDIVISION PLAN
FOR
WABASH LANDING

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

GENERAL NOTES

1. BENCHMARK: BRASS DISK ON THE TOP S.E. CORNER OF A CONCRETE WALL AT A CULVERT CROSSING STEVENS ROAD (S.R. 1030). BEING 14.3' (+/–) EAST OF THE CENTERLINE OF SAID STREET AND 39.9' (+/–) NORTHWEST OF MHS–820. DISK ELEVATION=383.88 (NAVD 88 DATUM)
2. BASIS OF BEARING IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD 83/92

NOTES CONTINUED ON SHEETS 2 & 3

APPLICANT

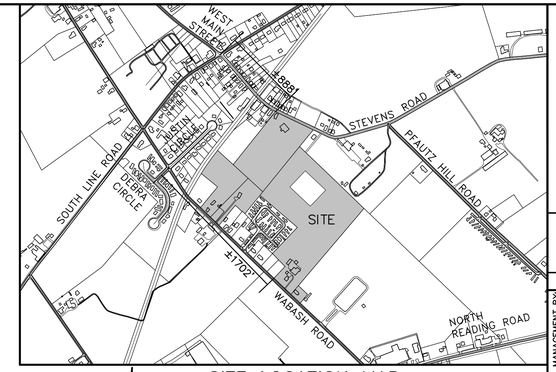
SUNVIEW PARTNERS, LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532–5700

DEED REF.

6647060 (SUNVIEW–9.457 AC.)

ACCOUNT

0804472800000 (SUNVIEW–9.35 AC.)
0804697000000 (SUNVIEW–0.10 AC.)



SITE LOCATION MAP
SCALE 1"=800'
0' 400' 800' 1600' 2400' 3200'

OVERALL SITE DATA (OVERALL DEVELOPMENT)

ZONING	= SUBURBAN RESIDENTIAL (R–1)
TOTAL PROJECT AREA	= 34.799 ACRES TOTAL
(EXISTING TRACTS A PART OF THIS PLAN)	8.687 AC. (KREIDER–K–75 PAGE 267) 18.853 AC. (SUNVIEW–5932981) 0.418 AC. (BRUBACHER–D–640526) 2.199 AC. (SUNVIEW–6322396) 0.286 AC. (SUNVIEW–6322397) 4.356 AC. (SUNVIEW–5867871)
TOTAL VOZ DEVELOPMENT AREA	= 26.380 ACRES TOTAL AREA A PART OF WABASH LANDING COMMUNITY 7.545 AC. (KREIDER–K–75 PAGE 267)(EXCL. TRACT "F" & LOT 175) 18.830 AC. (SUNVIEW–5932981)(EXCL. PARCEL "J") 4.496 ACRES TOTAL AREA AS PUBLIC PARK LAND 1.080 AC. (SUNVIEW–6322396)(EXCL. TRACT "D" & TRACT "E") 3.416 AC. (SUNVIEW–5867871)(EXCL. TRACT "B")
NO. OF NON–VOZ LOTS	= 2 (LOT 175 & EXISTING TRACT "F" – SEE PLAN FOR AREAS)
NO. OF VOZ LOTS	= 174 PROPOSED
VOZ PERCENT OPEN SPACE	= 32.73% (10.107 AC. OF TOTAL DEVELOPMENT AREA–30.876 AC) (PUBLIC PARK LAND–4.496 AC. & ALL DEVELOPMENT OPEN SPACE LOTS/AREAS–5.611 AC.)
NO. OF NON–VOZ DWELLING UNITS	= 2 TOTAL DWELLING UNITS 1 EXISTING DETACHED SINGLE FAMILY DWELLING UNIT 1 PROPOSED DETACHED SINGLE FAMILY DWELLING UNIT
NO. OF VOZ DWELLING UNITS	= 195 TOTAL PROPOSED DWELLING UNITS 69 DETACHED SINGLE FAMILY DWELLING UNITS 48 SEMI–DETACHED SINGLE FAMILY DWELLING UNITS 4 SEMI–DETACHED SINGLE FAMILY DWELLING UNITS WITH FIRST FLOOR COMMERCIAL 38 ATTACHED SINGLE FAMILY DWELLINGS UNITS 28 MULTI–FAMILY DWELLING UNITS 8 CONVERSION APARTMENTS
DENSITY OF VOZ DEVELOPMENT	= 7.39 UNITS PER ACRE – 195 UNITS / 26.380 ACRES (DEVELOPMENT AREA EXCL. PARK) 6.32 UNITS PER ACRE – 195 UNITS / 30.876 ACRES (DEVELOPMENT AREA INCL. PARK)

PHASE 3 SITE DATA

ZONING	= SUBURBAN RESIDENTIAL (R–1)
TOTAL PROJECT AREA	= 9.457 ACRES TOTAL
(EXISTING TRACTS A PART OF THIS PLAN)	5.069 AC. (SUNVIEW–2 PARTS OF K–75 PAGE 267) 4.388 AC. (SUNVIEW–1 PART OF 5932981)
VOZ DEVELOPMENT AREA (PHASE 3 ONLY)	= 9.457 ACRES TOTAL AREA A PART OF WABASH LANDING COMMUNITY 5.069 AC. (SUNVIEW–2 PARTS OF K–75 PAGE 267) 4.388 AC. (SUNVIEW–1 PART OF 5932981)
NO. OF VOZ LOTS	= 69 PROPOSED LOTS (INCLUDES 8 HOA/OPEN SPACE LOTS)
VOZ PERCENT OPEN SPACE	= 26.33% (2.479 AC. OF TOTAL PHASE 3 DEVELOPMENT AREA–9.413 AC)
TOTAL NO. OF VOZ DWELLING UNITS	= 68 TOTAL PROPOSED DWELLING UNITS 18 DETACHED SINGLE FAMILY DWELLING UNITS 7 DETACHED SINGLE FAMILY DWELLING UNIT W/ (1) CONVERSION APT. ABOVE GARAGE 22 SEMI–DETACHED SINGLE FAMILY DWELLING UNITS 14 ATTACHED SINGLE FAMILY DWELLINGS UNITS
DENSITY OF VOZ DEVELOPMENT	= 7.22 UNITS PER ACRE – 68 UNITS / 9.413 ACRES (DEVELOPMENT AREA)

SHEET INDEX (CURRENT)

* SHEET 1	COVER SHEET
* SHEETS 2–3	NOTES AND CHARTS
* SHEET 4	WAIVERS & CONDITIONS
* SHEET 5	EXISTING FEATURES PLAN – (PRE–DEVELOPMENT)
* SHEET 6	EXISTING CONDITIONS AFTER PHASE 2
* SHEET 7	OVERALL PHASING PLAN
* SHEET 8	OPEN SPACE PLAN
* SHEETS 9–11	LAYOUT PLAN
* SHEETS 12–14	LANDSCAPING PLAN
* SHEETS 15–18	EASEMENT ABANDONMENT PLAN
* SHEETS 19–21	EASEMENT PLAN
* SHEET 22	EASEMENT LINE & CURVE CHARTS
* SHEETS 23–25	PAVEMENT MARKINGS, SIGNING, & LIGHTING PLAN
* SHEETS 26–28	GRADING PLAN
* SHEETS 29	GRADING PLAN – INTERSECTION & MISC. BLOW–UPS
* SHEETS 30–32	UTILITY PLAN
* SHEETS 33–35	POST–CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS 36–38	EROSION & SEDIMENTATION CONTROL PLAN
SHEET 39	ATLANTIC BOULEVARD PLAN & PROFILE
SHEET 40	YACHT AVENUE PLAN & PROFILE
SHEET 41	HARBOR AVENUE PLAN & PROFILE
SHEET 42	LIGHTHOUSE BOULEVARD PLAN & PROFILE
SHEET 43	REEF ALLEY PLAN & PROFILE
SHEET 44	SANDPIPER ALLEY PLAN & PROFILE
SHEET 45	WABASH PARK DRIVE PLAN & PROFILE
SHEET 46	MISCELLANEOUS OVERLAND PROFILES
SHEET 47	WATERLINE DETAILS
SHEET 48	SANITARY SEWER DETAILS
* SHEETS 49–50	SITE CONSTRUCTION DETAILS
* SHEETS 51–52	STORMWATER DETAILS
SHEET 53	GEO–TECHNICAL ENGINEER'S LETTERS SOIL SUITABILITY & SITE DETAILS
SHEET 54	EROSION & SEDIMENTATION CONTROL DETAILS
SHEET 55	EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

*SHEETS INTENDED TO BE RECORDED AFTER FINAL PLAN APPROVAL

SURVEY DATA:

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

_____, 20____ _____

*SIGNATURE AND SEAL OF THE REGISTERED LAND SURVEYOR RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – LAND SURVEYOR – No. 054427 E – RONALD L. HERSHEY, JR. – PENNSYLVANIA

GENERAL PLAN/REPORT DATA:

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

_____, 20____ _____

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – ENGINEER – No. 043728 E – KIM W. GRAYBILL – PENNSYLVANIA

STORMWATER MANAGEMENT CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE EAST COCALICO TOWNSHIP STORMWATER MANAGEMENT AND EARTH DISTURBANCE ORDINANCE OF 2003.

_____, 20____ _____

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – ENGINEER – No. 043728 E – KIM W. GRAYBILL – PENNSYLVANIA

LANCASTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE:

THIS PLAN, BEARING LCPC FILE NO. 06–151–1C, 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 DESIGNEE

CERTIFICATE FOR REVIEW BY THE PLANNING COMMISSION:

REVIEWED BY THE EAST COCALICO TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

_____ _____
CHAIRMAN OR DESIGNEE

CERTIFICATE FOR FINAL APPROVAL BY THE BOARD OF SUPERVISORS:

AT A MEETING HELD ON _____, 20_____, THE BOARD OF SUPERVISORS OF EAST COCALICO TOWNSHIP GRANTED CONDITIONAL APPROVAL OF THIS FINAL PLAN, INCLUDING THE COMPLETE SET OF PLANS AND DOCUMENTS CONTAINED IN TOWNSHIP

FILE NO. _____.
THE APPLICANT COMPLETED ALL CONDITIONS OF APPROVAL ON

_____, 20_____. THE APPLICANT WAS

INFORMED BY THE TOWNSHIP ON _____, 20_____, THE (PLAN DELIVERY NOTIFICATION DATE) THAT THE PLAN HAD BEEN SIGNED ON BEHALF OF THE TOWNSHIP AND WAS AVAILABLE FOR DELIVERY TO THE APPLICANT ON THAT DATE. THIS PLAN MUST BE RECORDED WITHIN 90 DAYS OF THE PLAN DELIVERY NOTIFICATION DATE.

_____
CHAIRMAN

_____
VICE–CHAIRMAN

_____
SECRETARY

(OWNER/DEVELOPER)

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

COPARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MAHLON ZIMMERMAN, BEING ONE OF THE FIRM OF SUNVIEW PARTNERS LP, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT THE COPARTNERSHIP IS THE OWNER/MANAGER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN, THAT IT DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____
(OWNER)

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____, 20_____

PERMITS REQUIRED/ISSUED

PERMIT TYPE	CASE#/APP.#	DATE ISSUED	EXPIRATION DATE
NPDES PERMIT	PAC 360573 A–1	3–15–22	12–7–24
PLANNING MODULE EXEMPTION (TO DEP)	A3–36924–249–3E	7–19–22	N/A
HOP PERMIT (ROADWAY)	08106972	10–19–21	10–19–22
HOP UTILITY PERMIT (STORMWATER)	08106722	9–13–21	9–13–22
PENNDOT UTILITY PERMIT (SANITARY SEWER)	08106209	6–29–21	6–29–22
PENNDOT UTILITY PERMIT (WATER)	08106210	6–29–21	6–29–22

ASSOCIATED REPORTS/DOCUMENTS

PERMIT TYPE	PREPARED BY	LAST REVISED	
WETLANDS INVESTIGATION REPORT	VORTEX ENVIRONMENTAL, INC.	JUL. 25, 2008	
FINAL PHASE 3 STORMWATER REPORT	PIONEER MANAGEMENT, LLC	MAR. 14, 2021	
PRELIMINARY SUBDIVISION & LOT ADD–ON PLAN	PIONEER MANAGEMENT, LLC	DEC. 29, 2014	
FINAL PHASE 1 SUBDIVISION & LOT ADD–ON PLAN (INSTR. # 2018–0079–J)	PIONEER MANAGEMENT, LLC	AUG. 8, 2017	RECORDED MAR. 8, 2018
FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021–0411–J)	PIONEER MANAGEMENT, LLC	OCT. 15, 2021	RECORDED NOV. 10, 2021
ARCHITECTURAL FEATURES & CONSTRUCTION SPECIFICATIONS MANUAL	PIONEER MANAGEMENT, LLC	AUG. 2, 2017	
ARCHITECTURAL FEATURES & CONSTRUCTION SPEC. MANUAL – AMENDMENT	PIONEER MANAGEMENT, LLC	OCT. 14, 2021	
TRAFFIC IMPACT ASSESSMENT (2020)	ELA GROUP	JUNE 16, 2020	

NO	DATE	REVISION
4	7–3–23	REV. PER OFF–SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6–2–23	REV. PER TWP. COMMENTS
2	12–12–22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9–23–22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.
DATA COLLECTOR

SURV. CHIEF:
DRAWN BY: JDB
CHKD BY: GK

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final\Cover.dwg

XREFS:
TBLine
TBLine-COCALTOWN.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532–5700

SCALE
AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481–4500 Fax: (717) 481–4955
Email: JP@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

COVER SHEET
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 1 OF 55
DWG. NO. 08–0500–02–E

LCPC FILE #06–151–1C

GENERAL NOTES CONTINUED

3. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, PA ONE CALL RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (PA ONE CALL) NOTIFICATION AND ASSOCIATED SERIAL NUMBER CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE.
4. ALL PROPOSED STREETS LABELED AS RIGHT-OF-WAY ARE INTENDED TO BE DEDICATED TO EAST COCALICO TOWNSHIP. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO MAINTAIN THE ROADS INTENDED FOR DEDICATION UNTIL THE TIME THEY ARE DEDICATED. ALL FUTURE STREET AREAS LABELED AS ULTIMATE RIGHT-OF-WAY ARE AVAILABLE FOR FUTURE STREET IMPROVEMENTS BUT ARE OWNED AND MAINTAINED BY THE LOT THEY RESIDE ON. ALL PRIVATE ALLEYS LABELED AS ACCESS/UTILITY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL ACCESS DRIVES AND OFF-STREET PARKING LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. SOIL BOUNDARIES ACQUIRED FROM LANCASTER COUNTY GIS DATA.
6. CLEAR SIGHT TRIANGLES (C.S.T.) SHALL BE ESTABLISHED BY MEASURING 30' ALONG THE CENTERLINE OF EACH STREET FROM THE POINT OF INTERSECTION OF THE CENTERLINES OF THE STREETS. ALSO SHOWN ON THIS PLAN ARE CLEAR SIGHT LINES (C.S.L.). THESE LINES ARE BASED ON SAFE STOPPING DISTANCE. THE PLANTING OF TREES OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENTS OR RIGHT-OF-WAY SHALL BE PROHIBITED; AND A PUBLIC RIGHT-OF-ENTRY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS THE CLEAR SIGHT. IT SHALL BE THE AFFECTED PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN THIS AREA WITHIN THE CLEAR SIGHT TRIANGLES AND CLEAR SIGHT LINES.
7. ALL STREET SIGNS SHALL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236M AND MUTCD STANDARDS.
8. ALL PROPOSED STREETS HAVE A DESIGN SPEED OF 15 MPH AND SHALL BE POSTED 15 MPH AS SHOWN ON THE PAVEMENT MARKINGS, SIGNING & LIGHTING PLANS. ALL PRIVATE ALLEYS HAVE A POSTED DESIGN SPEED OF 5 MPH AS SHOWN ON THE PAVEMENT MARKINGS, SIGNING & LIGHTING PLAN.
9. PRIOR TO THE USE AND OCCUPANCY OF A LOT, THE STREET NUMBER FOR THE LOT SHALL BE REQUIRED TO BE DISPLAYED IN A LOCATION CLEARLY VISIBLE AND READABLE FROM ALL STREETS ABUTTING THE LOT.
10. ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE MUNICIPALITY.
11. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAILS AND SHALL BE MAINTAINED AND/OR REPAIRED BY THE PROPERTY OWNER THAT FRONTS THE SIDEWALK IN QUESTION.
12. AT THE TIME A DEED IS PREPARED FOR EACH LOT, A NOTE SHALL BE INCLUDED WHICH STATES THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE SIDEWALK. LANGUAGE REGARDING PROPERTY OWNER RESPONSIBILITY FOR STORMWATER MANAGEMENT FACILITIES THAT MAY BE LOCATED UPON THEIR LOT SHALL ALSO BE INCLUDED IN THE DEED (SEE STORMWATER NOTE #1 BELOW). ADDITIONALLY, DEEDS SHALL ALSO INCLUDE LANGUAGE REGARDING ANY RESTRICTIONS THAT ARE ASSOCIATED WITHIN THEIR LOT.
13. EAST COCALICO TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE. NO ALTERATION TO STORMWATER FACILITIES, OR PLACEMENT OF STRUCTURES SHALL BE PERMITTED WITHIN EASEMENTS WITHOUT PRIOR TOWNSHIP APPROVAL.
14. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. THIS REQUIREMENT SHALL BE INCLUDED IN ALL DEEDS FOR LOTS WHICH CONTAIN AN EASEMENT.
15. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH AN APPROVED PPL LIGHTING PLAN OR SECTION 194-25.N OF THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE. ALL RESIDENTIAL LOTS WILL BE SUBJECT TO A STREET LIGHT TAX ACCORDING TO EAST COCALICO TOWNSHIP RULES AND REGULATIONS. ALL STREET LIGHTS WILL BE THE RESPONSIBILITY OF PPL IN ACCORDANCE WITH AN AGREEMENT BETWEEN PPL AND EAST COCALICO TOWNSHIP. STREET LIGHT DETAILS FROM PPL NEED TO BE PROVIDED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO AUTHORIZATION BEING GIVEN TO PPL TO START THEIR WORK. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INCIDENTAL INVESTMENT FEES FOR THE PROPOSED STREET LIGHTS.
16. ALL PARKING LOTS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 194-30 OF THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE. ALL REQUIRED COMMERCIAL OFF-STREET LOADING SPACES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 194-31 OF THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
17. ALL OFF-STREET PARKING LOT LIGHT FIXTURES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ANY OF THESE LIGHT FIXTURES WHICH ARE LOCATED ON A PRIVATE LOT MUST BE AVAILABLE FOR THE HOMEOWNER'S ASSOCIATION TO REPAIR, MAINTAIN AND/OR REPLACE.
18. ALL RESIDENTIAL OR COMMERCIAL LOTS ARE PERMITTED ONE FRONT YARD POST LAMP PER SIDE THAT FRONTS A PUBLIC STREET. ALL RESIDENTIAL LOTS WITH MULTIPLE APARTMENTS ARE PERMITTED ONE FRONT YARD POST LAMP PER BUILDING. ALTHOUGH, A CORNER BUILDING WILL BE PERMITTED TO HAVE 2 LAMP POSTS. ALL FRONT YARD POST LAMPS SHALL BE LOCATED BETWEEN THE PUBLIC SIDEWALK AND THE FACE OF BUILDING/FRONT PORCH.
19. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR THE CONTINUED MAINTENANCE AND UPKEEP OF THE PROPOSED OPEN SPACE AREAS AND HOMEOWNER'S ASSOCIATION EASEMENT. ALL OPEN SPACE LOTS (PH3: LOTS 164-170 AND 173 & PRIOR PHASES: 163, 171-172 AND 174) & HOMEOWNER'S ASSOCIATION EASEMENTS ARE INTENDED TO BE OFFERED FOR DEDICATION TO THE TOWNSHIP FOR PUBLIC USE. THE HOMEOWNER'S ASSOCIATION WILL ALSO BE RESPONSIBLE FOR THE ENFORCEMENT OF THE ARCHITECTURAL STANDARDS THAT SHALL BECOME A PERPETUAL COVENANT TO THIS PROJECT. THE EXACT WORDING AND FORMAT SHALL BE PRESENTED TO THE TOWNSHIP PRIOR TO FINAL PLAN APPROVAL. TRACT 'F' AND LOT 175 ARE NOT SUBJECT TO THE HOA REQUIREMENTS AND ARE DESIGNED IN COMPLIANCE WITH THE THE SUBURBAN RESIDENTIAL ZONING DISTRICT REQUIREMENTS WITHOUT THE INTENDED USE OF THE VILLAGE OVERLAY ZONING DISTRICT REQUIREMENTS.
20. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 194-25.O OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SECTION 220-40.I OF THE VILLAGE OVERLAY DISTRICT. ADDITIONALLY, SPECIAL CARE SHALL BE PROVIDED TO ASSURE THE LONGEVITY OF THE STREET TREE AND HARDSCAPE BY UTILIZING ENGINEERED SOILS OR A SIMILAR TOOL OR METHOD. STREET TREE MAINTENANCE AND REPLACEMENT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
21. SITE FEATURES SUCH AS BUS STOP LOCATIONS, CLUSTER MAILBOX LOCATIONS AND PARKING LOT LIGHTING SHALL BE REQUIRED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL FROM THE APPLICABLE SECTION'S FROM THE VILLAGE OVERLAY DISTRICT.
22. CONVERSION APARTMENTS SHALL COMPLY WITH THE REQUIREMENTS LISTED IN THE "ARCHITECTURAL FEATURES AND CONSTRUCTION SPECIFICATIONS MANUAL" AND ALL APPLICABLE CODES OF THE EAST COCALICO TOWNSHIP ZONING ORDINANCE. CONVERSION APARTMENTS AS A PART OF PHASE 3 SHALL BE PERMITTED ONLY ON LOTS 97, 105, 106, 108, 109, 110 & 121 (PH2: LOT 92), AND EITHER THE MAIN RESIDENCE OR THE APARTMENT SHALL BE "OWNER OCCUPIED." SEE LAYOUT PLAN (SHEETS 9-11) FOR LOCATION OF LOT.
23. LOTS 164-170 & 173 ARE TO BE CONSIDERED "NON-BUILDABLE." NO DWELLING UNIT OF ANY KIND SHALL BE CONSTRUCTED ON THESE LOTS. SEE LAYOUT PLAN (SHEETS 9-11) FOR LOCATION OF LOTS.
24. DETAILED DEVELOPMENT DESIGN ELEMENTS, ARCHITECTURAL SPECIFICATIONS AND LANDSCAPING STANDARDS FOR WABASH LANDING ARE PROVIDED IN A SEPARATE DOCUMENT IDENTIFIED AS THE "ARCHITECTURAL FEATURES & CONSTRUCTION SPECIFICATIONS MANUAL" AND ARE TO BE ATTACHED AS DEED RESTRICTIONS FOR ALL PROPERTY OWNERS. THE WABASH LANDING HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE STANDARDS, INCLUDING ALL REQUIREMENTS ASSOCIATED WITH THE HOMEOWNER'S ASSOCIATION DOCUMENTS AND DEED RESTRICTIONS.
25. ALL AREAS LABELED AS PEDESTRIAN / UTILITY EASEMENTS ARE AREAS ADJACENT TO THE PROPOSED RIGHT-OF-WAY. THESE AREAS ARE FOR PEDESTRIAN TRAFFIC AND THEY ARE AREAS THAT ARE OFFERED TO EAST COCALICO TOWNSHIP FOR ROADWAY / UTILITY REPAIR AND MAINTENANCE.
26. PERMANENT CONCRETE MONUMENTS SHALL BE ACCURATELY PLACED TO MONUMENT THE RIGHT-OF-WAY LINE ALONG AT LEAST ONE (1) SIDE OF EACH STREET AT LOCATIONS DIRECTED BY THE TOWNSHIP ENGINEER. WHEN CONCRETE MONUMENTS CONFLICT WITH THE CONCRETE SIDEWALK, THOSE SPECIFIC CONCRETE MONUMENTS HAVE BEEN REMOVED FROM THE DESIGN. SEE LAYOUT PLANS, SHEETS 9-11. MONUMENTS SHALL BE OF CONCRETE, WITH A FLAT TOP HAVING A MINIMUM WIDTH OR DIAMETER OF FOUR (4) INCHES AND A MINIMUM LENGTH OF THIRTY (30) INCHES. CONCRETE MONUMENTS SHALL BE MARKED WITH CENTER PUNCH MARK IN A THREE-QUARTER (3/4) INCH COPPER OR BRASS DOWEL. STONE OR PRECAST MONUMENTS SHALL BE MARKED ON THE TOP WITH A PROPER INSCRIPTION AND A DRILL HOLE. ALL MONUMENTS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR SO THAT THE SCORED OR MARKED POINT SHALL COINCIDE EXACTLY WITH THE POINT OF INTERSECTION OF THE LINES BEING MARKED. ALL MONUMENTS SHALL BE INSCRIBED WITH A PROPER INSCRIPTION AND SET LEVEL WITH FINISHED GRADE. ALL CONCRETE MONUMENTS ARE SHOWN ON THE LAYOUT PLANS (SHEETS 9-11).
27. LOT MARKERS SHALL CONSIST OF IRON PIPES OR STEEL BARS AT LEAST 30 INCHES LONG AND NOT LESS THAN (3/4) INCH DIAMETER. LOT MARKERS SHALL BE SET AT ALL POINTS WHERE EXISTING OR PROPOSED LOT LINES INTERSECT OTHER PROPERTY LINES OR CHANGES IN THE ANGLE OF A PROPERTY LINE. ALTERNATIVE LOT MARKER METHODS WILL BE AT THE DISCRETION OF THE EAST COCALICO TOWNSHIP ENGINEER. ALL LOT MARKERS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR SO THAT THE SCORED OR MARKED POINT SHALL COINCIDE EXACTLY WITH THE POINT OF INTERSECTION OF THE LINES BEING MARKED. ALL REAR YARD LOT CORNERS WHICH ARE LOCATED WITHIN THE PRIVATE ALLEY PAVEMENT ARE NOT REQUIRED TO BE MARKED. ALL SIDE LOT LINES SHALL HAVE AT LEAST ONE (1) MARKER.
28. ALL MONUMENTATION AND LOT MARKERS SHALL BE SET UPON COMPLETION OF FINAL GRADING.
29. ALL ON-STREET PARKING SPACES MAY NOT BE RESERVED AND MAY BE USED BY THE PUBLIC. ALL RESIDENTIAL APARTMENTS LOCATED ON LOTS 155 & 156 WILL BE PROVIDED WITH ONE OFF-STREET PARKING SPACE WHICH WILL BE MARKED/LABELED WITH THE APARTMENT NUMBER THAT THE SPECIFIC SPACE IS ALLOCATED FOR. ALL OTHER PARKING SPACES WITHIN THE OFF-STREET PARKING LOTS SHALL OPERATE ON A FIRST COME/FIRST SERVE BASIS. ALL SPACES MARKED WITH HANDICAP ACCESS MUST BE UTILIZED FOR THEIR INTENDED PURPOSE. ENFORCEMENT OF THE PARKING RESTRICTIONS AND/OR REQUIREMENTS OUTSIDE OF THE PUBLIC STREETS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. PARKING IS PROHIBITED WITHIN THE ALLEY EASEMENTS.
30. THE BOULEVARDS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PLANTINGS WITHIN THE CURB BUMP-OUT AREAS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. INDIVIDUAL LOT OWNERS MAY NOT REMOVE AND/OR CHANGE THE PLANTINGS WITHIN THESE AREAS WITHOUT APPROVAL FROM THE HOMEOWNER'S ASSOCIATION.
31. ALL UTILITIES WILL BE UNDER-GROUND UTILITIES. ALL ABOVE-GROUND TRANSFORMERS, PEDESTALS & METERS SHALL BE SCREENED FROM ADJOINING PROPERTIES AND ROADS.
32. ALL HANDICAP ACCESSIBLE CURB RAMPS AND SIDEWALK SHALL BE INSTALLED IN COMPLETE ACCORDANCE WITH CURRENT AMERICANS' WITH DISABILITIES ACT REQUIREMENTS AND PENNDOT RC-67M AT THE TIME OF CONSTRUCTION.
33. ALL HOMEOWNER'S ASSOCIATION LOTS (PH3: LOTS 164-170 AND 173 & PRIOR PHASES: 163, 171-172 & 174) ARE CONSIDERED AVAILABLE FOR TOWNSHIP USE AS SNOW DROP-OFF AREAS.
34. NO IMPROVEMENTS OR GRADING ON ADJACENT PROPERTIES, WHICH COULD ADVERSELY IMPACT TREES AND VEGETATION ON ADJACENT PROPERTIES, ARE PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION.
35. ALL TRAILS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INCLUDING THE SMALL PORTIONS OF TRAILS WHICH MAY ENCROACH WITHIN THE STREET RIGHT-OF-WAYS.
36. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO CLEAR THE LEAVES FROM THE STORMWATER INLETS LOCATED AT LOW POINTS IN THE STREET, WHEN NECESSARY.
37. FUTURE DEEDS FOR PROPERTIES THAT REQUIRE MAINTENANCE OF PRIVATE STORMWATER MANAGEMENT FACILITIES SHALL INCLUDE A SPECIFIC DEED REFERENCE TO SUCH GRANTEE'S RESPONSIBILITY.
38. ALL REMOVAL OF BOULDERS AND CLEANUP OF DEBRIS ON PARK & RECREATION LOT MUST BE PROPERLY DISPOSED OF PRIOR TO EAST COCALICO TOWNSHIP ACCEPTING LAND FOR DEDICATED RECREATION AREA.
39. EAST COCALICO TOWNSHIP WILL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL LAND THAT IS DEDICATED TO THE TOWNSHIP.
40. THIS SITE, LIKE MUCH OF LANCASTER COUNTY, IS AN AREA OF CARBONATE GEOLOGY AND IS SUSCEPTIBLE TO DEVELOPMENT OF SINKHOLES.
41. ALTERATIONS OF LAND AND NATURAL DRAINAGE IN AREAS OF CARBONATE GEOLOGY THROUGH LAND DEVELOPMENT MAY RESULT IN THE DEVELOPMENT OF SINKHOLES OR OTHER SUBSURFACE ANOMALIES WHICH CAN UNDERMINE STRUCTURAL FOUNDATIONS POTENTIALLY CREATING HAZARDOUS CONDITIONS.
42. UNDER NO CIRCUMSTANCES SHALL EAST COCALICO TOWNSHIP, THE EAST COCALICO TOWNSHIP AUTHORITY OR ANY OFFICER OR EMPLOYEE OF EAST COCALICO TOWNSHIP OR THE EAST COCALICO TOWNSHIP AUTHORITY OR ANY CONSULTANT TO THE TOWNSHIP OR THE EAST COCALICO TOWNSHIP AUTHORITY ASSUME ANY LIABILITY FOR ANY DAMAGES THAT MAY RESULT FROM DEVELOPMENT IN AN AREA OF CARBONATE GEOLOGY.
43. ALL PREVIOUSLY PROPOSED STREET RIGHT-OF-WAYS AS SHOWN ON SUBDIVISION PLAN BOOK J-154, PAGE 26 ARE HEREBY REOFFERED FOR DEDICATION TO EAST COCALICO TOWNSHIP.
44. REFER TO STORMWATER NOTE 1.f FOR MAINTENANCE RESPONSIBILITIES ALONG THE EASTERN SIDE OF COASTAL AVENUE "SECTION B."
45. THE WABASH LANDING - PRELIMINARY SUBDIVISION AND LOT ADD-ON PLAN (LAST REVISED 12-29-14) WAS GRANTED UNCONDITIONAL PRELIMINARY PLAN APPROVAL ON MAY 7, 2015.
46. WHERE THE FENCE LOCATED ALONG THE DEVELOPMENT PROPERTY BOUNDARY CROSSES THE INDIVIDUAL LOTS (PH3 LOTS 95-105 AND 170 & PRIOR PHASE LOTS: 92-94 AND 171), EACH INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE INSTALLED PHASE 1 FENCE (EXISTING) ALONG THE EXISTING MOBILE HOME PROPERTY (ADJOINER #15 - SEE SHEET 5).
47. THE DEVELOPER WILL BE RESPONSIBLE TO PLOW ALL AREAS OF STREETS INTENDED FOR DEDICATION UNTIL SUCH TIME THAT THEY ARE DEDICATED AND THEY WILL BE PLOWED IN ACCORDANCE WITH THE STANDARDS THAT PUBLICLY DEDICATED STREETS ARE HELD TO.
48. DEEDS FOR PROPERTIES THAT REQUIRE MAINTENANCE OF PRIVATE STORMWATER MANAGEMENT FACILITIES SHALL INCLUDE A SPECIFIC DEED REFERENCE TO OWNER'S RESPONSIBILITY.

STORMWATER NOTES:

1. ALL DRAINAGE EASEMENTS AND THE STORMWATER FACILITIES THEY CONTAIN SHALL BE MAINTAINED AS FOLLOWS:
   a. THE HOMEOWNER'S ASSOCIATION (HOA) SHALL MAINTAIN ALL DRAINAGE EASEMENTS AND STORMWATER FACILITIES CONTAINED WITHIN LOTS 163-172 (LOTS 164-170 ARE PHASE 3 LOTS, LOT 163 IS THE ONLY PHASE 2 LOT & LOTS 171 & 172 ARE EXISTING PHASE 1 LOTS).
   b. THE INDIVIDUAL LOT OWNERS SHALL MAINTAIN ALL DRAINAGE EASEMENTS AND STORMWATER FACILITIES CONTAINED WITHIN THEIR RESPECTIVE LOTS WITH THE EXCEPTION OF:
      - BIO-RETENTION AREAS #1 & #2 WHERE THE HOA WILL ASSUME RESPONSIBILITY.
      - THE STORMSEWER SYSTEM AT THE CORNERS OF LOTS 122, 173 AND 159 (LOTS 122 & 173 ARE PHASE 3 LOTS & LOT 159 IS A PHASE 2 LOT) WHERE EAST COCALICO TOWNSHIP WILL ASSUME MAINTENANCE RESPONSIBILITY.
      - THE STORMSEWER SYSTEM BETWEEN THE BASIN OUTLET STRUCTURE ON LOT 174 (PHASE 2 LOT) AND ITS DISCHARGE POINT ON LOT 163 (PHASE 2 LOT) WHERE THE HOA WILL ASSUME RESPONSIBILITY.
      - THE STORMSEWER SYSTEMS WITHIN THE ACCESS/UTILITY EASEMENTS WHERE THE HOA WILL ASSUME RESPONSIBILITY.
      - WHERE DRAINAGE FACILITIES ARE CENTERED ON A PROPERTY LINE, THE AFFECTED LOT OWNERS SHALL SHARE MAINTENANCE RESPONSIBILITY.
      - ALL RAIN GARDENS WHICH WILL BE MAINTAINED BY THE HOA.
      - I-20A TO EW-17, EXCLUDING ANY STRUCTURE/FACILITY WITHIN THE ROW INTENDED FOR DEDICATION TO THE TWP., WILL BE MAINTAINED BY THE HOA.
      - THE STORMWATER PIPE FROM I-12 TO EW-11 SHALL BE MAINTAINED BY THE HOA.
   c. THE HOA SHALL BE RESPONSIBLE FOR SWEEPING ALL STREETS, ALLEYS AND PARKING LOTS LOCATED WITHIN THE SUBDIVISION AT LEAST 4 TIMES PER YEAR USING A COMMERCIALLY AVAILABLE VACUUM STREET SWEEPER.
   d. THE HOA SHALL MAINTAIN THE STREET TREES IN FRONT OF THEIR LOT. THE HOA SHALL MAINTAIN ALL OTHER LANDSCAPING SHOWN ON THE PCSM PLAN WITH THE EXCEPTION OF THE PUBLIC PARK LAND WHICH WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
   e. ALL BEAUTY STRIPS AND ASSOCIATED BMPS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH THE EXCEPTION OF MOWING RESPONSIBILITIES. MOWING SHALL BE THE RESPONSIBILITY OF THE LOT OWNER WHICH FRONTS THE SPECIFIC BEAUTY STRIP IN QUESTION.
   f. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE BOTH TO MAINTAIN AND TO MOW THE SOUTH-EASTERN SIDE OF COASTAL AVENUE "SECTION B."
   g. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, STRUCTURAL INTEGRITY & LONG-TERM REPLACEMENT OF THE PEDESTRIAN BRIDGE LOCATED ON LOT 175 & TRACT 'F'. STANDARD MAINTENANCE SUCH AS SNOW SHOVELING WILL BE THE RESPONSIBILITY OF THE LOT OWNER THAT IT RESIDES ON.
   h. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TEMPORARY STONE TURN-AROUND LOCATED AT THE END OF HARBOR AVENUE UNTIL PHASE 3 IS CONSTRUCTED AND THE TURN-AROUND IS NO LONGER REQUIRED.
   i. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE TEMPORARY STONE PEDESTRIAN/EMERGENCY VEHICULAR ACCESS/EASEMENT FROM ATLANTIC BOULEVARD EXTENDING TO THE "MAIN" EMERGENCY ACCESS EASEMENT UNTIL PHASE 3 IS CONSTRUCTED AND THE ACCESS IS NO LONGER REQUIRED.
   j. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE PEDESTRIAN/EMERGENCY ACCESS/EASEMENT FROM LIGHTHOUSE BOULEVARD TO WABASH PARK DRIVE UNTIL PHASE 3 IS CONSTRUCTED AND THE ACCESS IS NO LONGER REQUIRED. REFER TO THE DEVELOPER'S AGREEMENT FOR POSSIBLE DEVELOPER'S RESPONSIBILITIES.
   k. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TEMPORARY STONE AND/OR PAVED PARKING LOCATED ON LOT 157 UNTIL PHASE 3 IS CONSTRUCTED AND THE PARKING IS NO LONGER REQUIRED. REFER TO CONDITIONS OF MODIFICATION APPROVAL FOR POSSIBLE DEVELOPER'S RESPONSIBILITIES.
   l. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP/MAINTENANCE OF I-12 TO EW-11.
   m. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP/MAINTENANCE OF I-20A TO EW-17, EXCLUDING ANY STRUCTURE/FACILITY WITHIN THE RIGHT-OF-WAY INTENDED FOR DEDICATION TO THE TOWNSHIP.
   n. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL CLUSTER MAILBOX AREAS AND THEIR ASSOCIATED FEATURES, INCLUDING IMPERVIOUS SURFACES. THIS INCLUDES ANY CLUSTER MAILBOX AREA WHICH MAY TEMPORARILY RESIDE ON A REMAINING LANDS TRACT.
   o. THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNER WILL BE RESPONSIBLE FOR THE ANY UNDERGROUND ROOF LEADER WHICH RESIDES ON ITS RESPECTIVE LOT. THEREFORE AT THE POINT A ROOF LEADER CROSSES A LOT LINE THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SWITCH BETWEEN THE OWNERS OF THE TWO DIFFERENT LOTS.

IN ADDITION TO THE EXCEPTIONS NOTED ABOVE, EAST COCALICO TOWNSHIP WILL OWN AND MAINTAIN ALL STORMWATER FACILITIES WITHIN THE DEDICATED STREET RIGHTS-OF-WAY INTENDED FOR DEDICATION TO THE TOWNSHIP, EXCLUDING THE FACILITIES LOCATED ALONG STEVENS ROAD WHEN LOCATED WITHIN A STATE ROAD RIGHT-OF-WAY PREVIOUSLY DEDICATED TO PENNDOT. STORMWATER FACILITIES LOCATED ALONG STEVENS ROAD WITHIN THE EXISTING PENNDOT RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

MAINTENANCE BY THE HOA AND INDIVIDUAL LOT OWNERS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   a. ALL EASEMENTS SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION, IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE DEVELOPMENT PLANS FOR THIS PROJECT.
   b. ALL EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS, (OTHER THAN GRASS).
   c. ALL EASEMENTS SHALL ALLOW PASSAGE OF STORMWATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES, AND/OR ALLOW PASSAGE OF STORMWATER OVER THE SURFACE OF THE GROUND.
   d. ALL EASEMENTS SHALL ALLOW ACCESS FOR MAINTENANCE PURPOSES.
   e. HOA AND ALL INDIVIDUAL LOT OWNERS SHALL COMPLY WITH THE OPERATION AND MAINTENANCE PROCEDURES LISTED ON SHEET 3, AS APPLICABLE.
2. EAST COCALICO SHALL HAVE THE RIGHT TO:
   A. ACCESS THE SITE TO INSPECT STORMWATER FACILITIES AT ANY TIME.
   B. REQUIRE THAT THE LAND OWNER TAKE CORRECTIVE MEASURES AND ASSIGN THE LAND OWNER A REASONABLE PERIOD TO TAKE CORRECTIVE ACTION.
   C. AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF ALL WORK AGAINST THE PRIVATE ENTITY RESPONSIBLE FOR THE MAINTENANCE.
3. ALL STORMWATER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH PENNDOT PUBLICATIONS 72 AND 408, LATEST EDITION, AND AS SHOWN ON THESE DRAWINGS, UNLESS A MODIFICATION TO CHANGE IS APPROVED BY THE TOWNSHIP.
4. PER THE REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODES OF TITLE 25 (PA DEP RULES AND REGULATIONS) A COPY OF THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND NPDES PERMIT MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
5. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES.
6. MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL BUILDINGS THAT ARE AFFECTED BY A BASIN, OTHER TEMPORARY IMPOUNDMENTS OR OPEN CONVEYANCE SYSTEMS WHERE PONDING MAY OCCUR SHALL BE TWO (2) FEET ABOVE THE 100-YEAR WATER SURFACE.
7. PAVEMENT BASE DRAIN SHALL BE INSTALLED ON ALL NEW, RECONSTRUCTED AND WIDENED STREETS TO DRAIN SUBSURFACE WATER BENEATH THE PAVEMENT STRUCTURE. COMBINATION STORM SEWER/UNDERDRAIN MAY BE USED IN LIEU OF BASE DRAIN WHEREVER A CONFLICT EXISTS BETWEEN THE PROPOSED BASE DRAIN AND PROPOSED STORM SEWER. WABASH PARK DRIVE (NON-CURBED SECTION) AND THE ALLEYS ARE EXEMPT FROM THIS REQUIREMENT.
8. ALL INLETS SHALL BE TYPE C, UNLESS OTHERWISE NOTED ON THE STORM PROFILES.
9. INLETS WILL NOT BE SUMPED EXCEPT AS NOTED ON STORM PROFILES.
10. STORMWATER ROOF DRAINS AND PIPES, WHENEVER POSSIBLE SHALL DISCHARGE INTO A RUNOFF DISPERSION AND INFILTRATION CONTROL DEVICE AND NOT THROUGH CURBS, INTO STORM SEWERS OR STREET GUTTERS. ROOF DRAINS SHALL DISCHARGE TO INFILTRATION AREAS (I.E. BEAUTY STRIPS OR RAIN GARDENS) TO THE MAXIMUM EXTENT POSSIBLE.
11. STORMWATER MANAGEMENT IS PROVIDED FOR FUTURE DECKS OR PATIOS (126 S.F./EA.) ON THE 69 DETACHED SINGLE FAMILY LOTS.
12. IF A SINKHOLE OR OTHER CARBONATE GEOLOGY FORMATION IS DISCOVERED DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, THE TOWNSHIP AND A PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE CONTACTED.

FLOODPLAINS/WETLANDS NOTES:

1. NO 100-YEAR FLOODPLAIN IS SHOWN ON THE LANCASTER COUNTY FLOOD INSURANCE STUDY, MAP NO. 42071C0184F DATED APRIL 5, 2016. FLOODPLAIN BOUNDARY SHOWN ON THESE PLANS PER FLOODPLAIN STUDY PREPARED BY PIONEER MANAGEMENT, LLC. DATED JULY 17, 2009.
2. NO WETLANDS OR "WATERS OF THE COMMONWEALTH" EXIST ON THE SUBJECT TRACT BASED ON A STUDY COMPLETED BY VORTEX ENVIRONMENTAL, INC., DATED JULY 25, 2008.

UTILITY NOTES:

1. THE DEVELOPER/ OWNER INTENDS TO DEDICATE THE PROPOSED SANITARY SEWER EASEMENTS TO THE EAST COCALICO TOWNSHIP AUTHORITY, AND SAID SANITARY SEWER EASEMENTS MUST BE EXCEPTED FROM ANY DEED CONVEYING THE LOTS ON WHICH THE SANITARY SEWER EASEMENTS ARE LOCATED TO A THIRD PARTY ESPECIALLY WHEN THE LOTS ARE CONVEYED BEFORE THE EASEMENT IS FORMALLY DEDICATED AND ACCEPTED BY THE EAST COCALICO TOWNSHIP AUTHORITY.
2. ALL PROPOSED LOTS SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
3. ALL EXISTING UTILITIES HAVE BEEN SHOWN IN

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REFERENCES TO ADJOINER AGREEMENTS

PHASE 1 – AGREEMENT WITH MEMORY GARDENS – INSTRUMENT #5933043, RECORDED 6/1/2011

PHASE 1 – AGREEMENT WITH MEMORY GARDENS (UGI) – INSTRUMENT #6213932, RECORDED 7/10/15

PHASE 1 – AGREEMENT WITH ZELENEVSKIY & ZELENEVSKAYA – INSTRUMENT #5933040, RECORDED 6/1/2011

PHASE 1 – AGREEMENT WITH BRUBACHER – INSTRUMENT #6139273, RECORDED ON 4/16/2014

PHASE 2 – AGREEMENT WITH TRYNOSKY – INSTRUMENT #6647269, RECORDED ON 11/23/2021

REFERENCES TO MISCELLANEOUS AGREEMENTS

PHASE 2 – TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH ECTA – INSTRUMENT #6647064, RECORDED ON 11/22/2021
(FOR TEMPORARY GRADING EASEMENT ON ECTA PROPERTY)

PHASE 2 – ACCESS EASEMENT AGREEMENT WITH ECTA – INSTRUMENT #6647063, RECORDED ON 11/22/2021
(FOR ACCESS DRIVE/EASEMENT ON ZIMMERMAN PROPERTY)

PHASE 2 – TEMPORARY ACCESS EASEMENT AGREEMENT WITH ECTA – INSTRUMENT #6647058, RECORDED ON 11/22/2021
(FOR TEMPORARY ACCESS EASEMENT ON ATLANTIC BLVD. & YACHT AVE. RIGHT-OF-WAYS)

PHASE 2 – WATERLINE EASEMENT AGREEMENT WITH ECTA – INSTRUMENT #6647062, RECORDED ON 11/22/2021
(FOR WATERLINE EASEMENT ON LOT 155)

PHASE 2 – EMERGENCY ACCESS EASEMENT AGREEMENT WITH ECT – INSTRUMENT #6647057, RECORDED ON 11/22/2021
(FOR EMERGENCY ACCESS DRIVE/EASEMENT ON ZIMMERMAN PROPERTY)

PHASE 2 – TEMPORARY PARKING EASEMENT AGREEMENT WITH HOA – INSTRUMENT #6647059, RECORDED ON 11/22/2021
(FOR PROPOSED ACCESS EASEMENT ON LOT 157)

PHASE 2 – DECLARATION OF STORMWATER MAINTENANCE RESPONSIBILITIES WITH THE KREIDERS – INSTRUMENT #6647066, RECORDED ON 11/22/2021
(FOR PROPOSED LOT 175 STORMWATER)

CLEAN AND GREEN NOTICE: (IF APPLICABLE)

ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY IS SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973; P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES, AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE FOLLOWING PROVISIONS: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY. (B) IF A TRANSFER, SPLIT-OFF, OR SEPARATION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER IS RESPONSIBLE FOR SUBMITTING 30 DAYS NOTICE TO THE COUNTY ASSESSOR OF A PROPOSED CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF ANY PORTION OF THE LAND, OR ANY TYPE OF DIVISION OR CONVEYANCE OF THE LAND. (C) THE PAYMENT OF ROLL-BACK TAX, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED 7 YEARS, WHICHEVER IS LESS, MAY BE REQUIRED. (D) IF THE PROPERTY OWNER FAILS TO PROVIDE 30 DAYS NOTICE TO THE COUNTY, THE PROPERTY OWNER MAY BE SUBJECT TO A $100.00 CIVIL PENALTY (E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT TAX LAW.

RESIDENTIAL BUILDING DESIGN STANDARDS

1. BUILDING HEIGHT. ALL PRINCIPAL RESIDENCES SHALL BE BETWEEN 1 1/2 AND THREE STORIES IN HEIGHT. IN NO CASE SHALL ANY PRINCIPAL BUILDING EXCEED 40 FEET IN HEIGHT. ACCESSORY BUILDINGS SHALL BE NO MORE THAN 25 FEET HIGH.
2. BUILDING ORIENTATION AND PORCHES. ALL RESIDENTIAL BUILDINGS' MAIN ENTRANCES SHALL FACE THE LOT'S FRONT YARD (EXCEPT WHERE APPROVED WAIVER APPLIES). AT LEAST 50% OF ALL DETACHED DWELLINGS LOCATED ALONG A PUBLIC STREET WITHIN THE SAME BLOCK SHALL INCLUDE PORCHES WITHIN THE FRONT YARD. WHEN A DWELLING WITH A PORCH IS LOCATED ON CORNER LOT, THE PORCH SHALL EXTEND PARALLEL ALONG BOTH FRONT LOT LINES.
3. RESIDENTIAL BUILDING WIDTH. NO RESIDENTIAL DWELLING SHALL BE GREATER THAN 75 FEET WIDE, AS MEASURED PARALLEL, OR APPROXIMATELY PARALLEL, WITH ANY STREET LINE.

VEHICULAR PARKING STANDARDS

SPACES REQUIRED	SEE "PARKING REQUIREMENTS" ON THIS SHEET
PARKING SPACE SIZE*	22' X 8' (PARALLEL) 18' X 9' (NON-PARALLEL)
PARKING SETBACK	10' FROM ALL PROPERTY LINES
PARKING AISLE WIDTH	24'

*DESIGN OF HANDICAP PARKING SPACES SHALL CONFORM WITH THE LATEST ADDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

LANDSCAPING STANDARDS FOR PARKING

LANDSCAPE STRIP – A LANDSCAPE STRIP SHALL BE PROVIDED ON THE PROPERTY ALONG THE ENTIRE STREET LINE WHERE A PARKING LOT ABUTS A STREET. THE WIDTH OF THE STRIP SHALL BE AS FOLLOWS:

NUMBER OF PARKING SPACES	WIDTH OF LANDSCAPE STRIP MEASURED FROM STREET R.O.W.
LESS THAN 100	15 FEET
100 TO 250	20 FEET
OVER 250	25 FEET

INTERIOR LANDSCAPING – 5% OF THE TOTAL AREA OF THE LOT SHALL BE DEVOTED TO INTERIOR LANDSCAPING, 1 SHADE TREE PER 300 S.F. OF PARKING

ZONING DATA – R-1

SUBURBAN RESIDENTIAL ZONE (R-1)
CONTAINING A VILLAGE OVERLAY ZONE DEVELOPMENT
VILLAGE OVERLAY ZONE DESIGN REQUIREMENTS

PERMITTED DWELLING TYPE	MAXIMUM PERMITTED DENSITY (UNITS/GROSS ACRE)	MAXIMUM LOT COVERAGE[2]	FRONT BUILT-TO-LINE[1]	REQUIRED SETBACKS ONE SIDED	BOTH SIDES	REAR
SINGLE FAMILY DETACHED	8[3]	70%	10-15 FT.	6 FT.	12 FT.	20 FT.
DUPLEX	8	70%	10-15 FT.	6 FT. PER UNIT	N/A	20 FT.
TOWNHOUSE[4,5]	8	70%	10-15 FT.	10 FT. END UNITS	N/A	20 FT.
ACCESSORY STRUCTURES	N/A	70%	NOT PERMITTED IN FRONT YARD	5 FT.	10 FT.	5 FT.
MULTIPLE-FAMILY	8[5]	70%	10-15 FT.	10 FT. END UNITS	20 FT.	20 FT.

NOTES:
1. NO LESS THAN 70% OF A BUILDING'S FRONT FACADE (INCLUDING THE FRONT FACADE OF ANY COVERED OR UNCOVERED PORCHES) MUST BE LOCATED ON THE FRONT BUILD-TO LINE; EXCEPT, HOWEVER, NO LESS THAN 50% OF ANY TOWNHOUSE OR MULTIPLE-FAMILY DWELLING BUILDING MUST BE LOCATED ON THE FRONT BUILD-TO LINE. FRONT BUILD-TO LINES SHALL BE MEASURED BETWEEN THE EDGES OF THE STREET RIGHT-OF-WAY AND THE CLOSEST FACADE OF THE BUILDING INCLUDING PORCHES. NO PART OF ANY BUILDING SHALL EXTEND CLOSER TO A STREET THAN THE MINIMUM FRONT BUILD-TO LINE.
2. MAXIMUM LOT COVERAGE REQUIREMENTS SHALL NOT APPLY TO PORCHES LOCATED WITHIN THE FRONT YARD.
3. IN ADDITION TO THE PRINCIPAL DWELLING, ONE CONVERSION APARTMENT IS PERMITTED. SUCH ACCESSORY BUILDING APARTMENTS SHALL BE CALCULATED AS PART OF THE MAXIMUM PERMITTED DENSITY DEPICTED FOR SINGLE-FAMILY DETACHED DWELLINGS IN THIS TABLE.
4. NO TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SIX UNITS. FOR EACH TOWNHOUSE BUILDING CONTAINING MORE THAN FOUR UNITS, NO MORE THAN 2/3 OF SUCH UNITS SHALL HAVE THE SAME FRONT YARD SETBACK; THE MINIMUM VARIATION OF SETBACK SHALL BE TWO FEET. IN ADDITION, NO MORE THAN TWO CONTIGUOUS UNITS SHALL HAVE IDENTICAL ROOF LINES THAT GENERALLY PARALLEL THE GROUND ALONG THE SAME HORIZONTAL PLANE.
5. ALL TOWNHOUSES AND MULTIPLE-FAMILY DWELLING BUILDINGS SHALL BE SET BACK A MINIMUM OF 10 FEET FROM ANY INTERIOR ACCESS DRIVES, OR PARKING FACILITIES CONTAINED ON COMMONLY HELD LANDS.

SUBURBAN RESIDENTIAL ZONE (R-1)

UTILIZED PUBLIC UTILITIES	MINIMUM LOT WIDTH AT BUILDING SETBACK LINE & (FRONTAGE)	MINIMUM LOT AREA	MAXIMUM LOT COVERAGE	MINIMUM YARD SETBACKS FRONT	ONE SIDE	BOTH SIDES	REAR	MAXIMUM PERMITTED HEIGHT
NONE	400 FT. (360 FT.)	43,560 S.F.[1]	20%	35 FT.	315 FT.	(330 FT.)	35 FT.	35 FT.
PUBLIC WATER	300 FT. (270 FT.)	32,000 S.F.[1]	25%		215 FT.	(230 FT.)		
PUBLIC SEWER	200 FT. (180 FT.)	20,000 S.F.	30%		115 FT.	(130 FT.)		
BOTH PUBLIC WATER & PUBLIC SEWER	100 FT. (90 FT.)	10,000 S.F.	40%		15 FT.	(30 FT.)		

NOTES:
1. ALL USES RELYING UPON ON-LOT SEWERS MUST COMPLY WITH SECTION 220-47 OF THE EAST COCALICO TOWNSHIP ZONING ORDINANCE.
2. REFER TO ARTICLE III AND THE SUBURBAN RESIDENTIAL ZONE AREA AND DESIGN REQUIREMENTS INCLUDED IN THE EAST COCALICO TOWNSHIP ZONING ORDINANCE.

OPERATION AND MAINTENANCE SCHEDULE

THIS OPERATION AND MAINTENANCE SCHEDULE PERTAINS TO ALL STORMWATER FACILITIES SHOWN ON THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN. THE STORMWATER FACILITIES INCLUDE THE EXTENDED DETENTION/WETLAND BASINS, THE BIO-RETENTION/STILLING BASINS, RAIN GARDENS, BEAUTY STRIPS, STREET TREES, ALL VEGETATED SWALES AND ALL STORM SEWER SYSTEMS.

THE NPDES PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE DURING CONSTRUCTION. UPON NPDES TERMINATION AND DEED TRANSFER, THE HOMEOWNERS ASSOCIATION OR THE INDIVIDUAL PROPERTY OWNER, WHICHEVER THE CASE MAY BE, SHALL OWN AND BE RESPONSIBLE FOR LONG TERM MAINTENANCE.

ACCESS

ACCESS TO EACH BMP SHALL BE VIA THE STREETS AND DRAINAGE EASEMENTS.

INSPECTIONS

CONDUCT REGULAR INSPECTIONS OF ALL STORMWATER FACILITIES AT LEAST TWICE PER YEAR AND IMMEDIATELY AFTER STORM EVENTS EXCEEDING 3" OF RAINFALL. SUCH INSPECTIONS SHALL AT LEAST INVOLVE A VISUAL EXAMINATION FOR DEBRIS DEPOSITION (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, SEDIMENT AND TRASH), AND AN EXAMINATION FOR DEPRESSIONS, SINKHOLES, SEEPS, ANIMAL BURROWS, EXCESSIVE VEGETATION, CLOGGING AND EROSION.

MAINTENANCE

1. WETLAND BASIN, BIO-RETENTION AREAS, RAIN GARDENS AND BEAUTY STRIPS:
   A. INSPECT ALL AREAS FOR EROSION AND VEGETATION HEALTH AND COVERAGE, INCLUDING CHECKING FOR INVASIVE PLANTS AND/OR WEEDS. ANY EROSION THAT HAS OCCURRED SHALL BE PROMPTLY REPAIRED. ANY INVASIVE PLANTS/WEEDS SHALL BE IMMEDIATELY REMOVED. IF VEGETATION IS DISEASED OR DEAD, IT SHALL BE REPLACED. VEGETATION IN THE BOTTOMS OF THE BASINS AND BIO-RETENTION AREAS SHOULD BE LEFT IN A NATURAL STATE AND CUT DOWN AT THE END OF THE GROWING SEASON TO A HEIGHT OF APPROXIMATELY 6". ALL OTHER AREAS SHALL BE REGULARLY MOWED. IT IS THE INTENT FOR THESE BMPS TO DEWATER WITHIN 72 HOURS. SHOULD THIS DRAIN DOWN TIME BE EXCEEDED, THE PERSON/ENTITY RESPONSIBLE FOR MAINTENANCE SHALL REPLACE OR REPAIR THE BMP USING MATERIAL THAT MEETS OR EXCEEDS THE SPECIFICATIONS ON THESE PLANS. BIO-RETENTION AREA 1 WILL MOST LIKELY HOLD WATER FOR A LONGER PERIOD OF TIME AND IS THEREFORE NOT EXPECTED TO CONFORM TO THIS GUIDELINE.
   B. THE SEDIMENT FOREBAY UNDERDRAIN LOCATED IN BASIN 1 SHALL BE REGULARLY INSPECTED AND MAINTAINED IN DESIGN CONDITION. REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS FROM THE PIPING SYSTEM AND STONE.
   C. SEDIMENT SHALL BE REMOVED ONCE IT EXCEEDS A DEPTH OF 3" IN ANY SEDIMENT FOREBAY OR IN ANY OTHER AREA OF A STORMWATER FACILITY. ANY VEGETATION DISTURBED DURING SEDIMENT REMOVAL SHALL BE REPLACED. ANY DAMAGED OR CLOGGED ROCK FILTERS OR RIP-RAP APRONS SHALL BE REPLACED. USE MATERIAL THAT MEETS OR EXCEEDS THE SPECIFICATIONS ON THE PCSM PLANS.
2. STREET TREES AND LANDSCAPING WITHIN BASINS, BIO-RETENTION AREAS AND RAIN GARDENS:
   A. MAINTAIN ALL STREET TREES AND LANDSCAPING IN PERPETUITY. MAINTENANCE OF THE STREET TREES AND LANDSCAPING IS CRITICAL DURING THE FIRST 3 TO 5 YEARS AFTER INITIAL ESTABLISHMENT. MAINTENANCE ACTIVITIES INCLUDING WATERING, MULCHING AND WEED CONTROL SHALL BE PERFORMED REGULARLY. HERBICIDES MAY BE USED TO CONTROL WEEDS. MOWING OF VEGETATION WILL BE NECESSARY BENEATH TREES AND SHRUBS UNTIL CANOPY CLOSURE SHADES OUT THE LOWER VEGETATION. THE FOLLOWING SHOULD BE AVOIDED WITHIN THE BASINS, BIO-RETENTION AREAS AND RAIN GARDENS: EXCESS USE OF FERTILIZERS, PESTICIDES, OR OTHER CHEMICALS; AND REMOVAL OR DISTURBANCE OF VEGETATION AND LITTER INCONSISTENT WITH WATER QUALITY OBJECTIVES. LANDSCAPING WITHIN THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT FOR PERIODIC MAINTENANCE.
   B. THE LANDSCAPING MUST BE INSPECTED AT LEAST TWICE PER YEAR AND IMMEDIATELY FOLLOWING SEVERE STORMS FOR EVIDENCE OF DAMAGE, INCLUDING SEDIMENT DEPOSIT AND EROSION. PROMPT CORRECTIVE ACTION MUST BE TAKEN. CHECK LANDSCAPING FOR INVASIVE PLANTS AND/OR WEEDS. ANY INVASIVE PLANTS AND/OR WEEDS SHALL BE IMMEDIATELY REMOVED MECHANICALLY AND/OR WITH HERBICIDE. SHRUBS AND TREES MAY BE PRUNED, IF NECESSARY. DEAD OR DISEASED VEGETATION SHALL BE REPLACED WITH THE SAME OR SIMILAR STOCK. ALL REMEDIAL MEASURES SHALL BE TAKEN AS NECESSARY TO MAINTAIN VEGETATION DENSITY AND DIVERSITY.
   C. MULCH AROUND TREES AND SHRUBS SHALL BE INSPECTED AND REPLENISHED EVERY TWO YEARS OR WHENEVER BARE AREAS ARE VISIBLE.
3. STORM SEWER SYSTEMS:
   A. REMOVE ANY ACCUMULATED SILT AND DEBRIS IN THE INLETS AND PIPING SYSTEMS TO ENSURE PROPER DRAINAGE. INSPECT FOR DETERIORATION AND DAMAGE. REPAIRS SHALL BE MADE USING MATERIAL THAT MEETS OR EXCEEDS THE SPECIFICATIONS PROVIDED ON THE PCSM PLANS.
4. VEGETATED SWALES:
   A. REGULARLY MOW SWALES TO A HEIGHT OF 3"- 6". KEEP SWALES FREE OF SEDIMENT AND ANY FOREIGN DEBRIS (GARBAGE, TRASH, LAWN WASTE, ETC.).
   B. RESEED OR SOD BARE AREAS. PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT. INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING. RE-ESTABLISH VEGETATION IF DEAD OR DISEASED.
   C. WATER VEGETATION DURING DRY PERIODS. FERTILIZE AND APPLY PESTICIDE ONLY WHEN ABSOLUTELY NECESSARY.
5. SOIL AMENDMENT:
   A. THE PCSM PLAN CALLS FOR AMENDED SOIL WITHIN THE BASINS, RAIN GARDENS AND BIO-RETENTION AREAS. THIS SOIL RESTORATION PROCESS MAY NEED TO BE REPEATED OVER TIME DUE TO COMPOST DEGENERATION, COMPACTION AND/OR SETTLING. THESE AREAS SHALL BE RESTORED WITH NEW SOIL AMENDMENT WHENEVER VEGETATION NO LONGER THRIVES OR WHENEVER THE SOIL HAS BEEN COMPACTED OR REMOVED DUE TO MAINTENANCE ACTIVITIES. SOIL AMENDMENT SHOULD BE PERFORMED ACCORDING TO THE SPECIFICATIONS PROVIDED ON THESE PLANS.
6. STREET SWEEPING:
   A. THE HOA SHALL BE RESPONSIBLE FOR SWEEPING ALL STREETS, ALLEYS AND PARKING LOTS LOCATED WITHIN THE SUBDIVISION AT LEAST 4 TIMES PER YEAR USING A COMMERCIALLY AVAILABLE VACUUM STREET SWEEPER.

MISC.

1. PROPERLY DISPOSE OF WASTES FROM MAINTENANCE ACTIVITIES. SEDIMENT, DEBRIS, GRASS CLIPPINGS, LEAVES, TRASH, ETC. SHALL BE DISPOSED OF IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL RULES FOR WASTE MANAGEMENT. RECYCLING IS PREFERRED RATHER THAN DISPOSAL. DO NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY WASTES.
2. LIME, FERTILIZE, SEED AND MULCH SWALES AND ALL OTHER UNSTABLIZED SOILS OR AREAS ACCORDING TO THE SPECIFICATIONS IN THE "EROSION AND SEDIMENT POLLUTION CONTROL MANUAL" PUBLISHED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE PENN STATE AGRONOMY GUIDE, OR SIMILAR STANDARD ACCEPTABLE TO EAST COCALICO TOWNSHIP.
3. REESTABLISH VEGETATION BY SEEDING AND MULCHING OR SODDING OF SCOURED AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED.
4. MOW AS NECESSARY TO MAINTAIN ADEQUATE STANDS OF GRASS AND TO CONTROL WEEDS. CHEMICAL WEED CONTROL MAY BE USED IF FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS ARE MET. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL BY EAST COCALICO TOWNSHIP.
5. REGULARLY INSPECT AREAS IN QUESTION TO ASSURE PROPER MAINTENANCE AND CARE.
6. PERFORM REGULAR MAINTENANCE TO INSURE THAT ALL PIPES, SWALES, BIO-RETENTION AREAS, RAIN GARDENS AND BASINS SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION AND IN ORIGINAL DESIGN CONDITION.
7. MAINTAIN A RECORD OF ALL INSPECTIONS, REPAIRS AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE BMPS. THE OWNER SHALL IMMEDIATELY NOTIFY EAST COCALICO PRIOR TO INITIATING ANY MAJOR REPAIR ACTIVITIES (SUCH AS REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES OR SEEPS).
8. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER ANY EXISTING STORMWATER FACILITY, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT WRITTEN APPROVAL OF EAST COCALICO.
9. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORMWATER FACILITY OR DRAINAGE EASEMENT, WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE STORMWATER FACILITY, WITHOUT WRITTEN APPROVAL OF EAST COCALICO TOWNSHIP.
10. ALL INSPECTION REPORTS SHALL BE SUBMITTED TO EAST COCALICO WITHIN 30 DAYS OF THE INSPECTION.

PERCENTAGE OF DWELLING UNITS PERMITTED BY STRUCTURAL TYPE (TOTAL DEVELOPMENT-ALL PHASES) (THIS CHART DOES NOT INCLUDE THE 8 CONVERSION APARTMENTS)

	PROPOSED COMMON OPEN SPACE, PUBLIC AND/OR CIVIC USES AS LISTED IN §220-19D (1) BY EXCLUDING PUBLIC UTILITIES (% OF GROSS AREA OF THE SITE)	SINGLE FAMILY DETACHED	DUPLEX	TOWNHOUSE OR MULTIFAMILY	PROPOSED LOCAL COMMERCIAL USES FOR SITES THAT SERVE AT LEAST 100 HOMES WITHIN A 3-MILE RADIUS
REQUIRED	MINIMUM 20%	AT LEAST 35%; NO MORE THAN 50%	NO MORE THAN 35%	NO MORE THAN 35%	MAXIMUM 5% OF GROSS SITE AREA[1]
NUMBER OF DWELLINGS	----------	69 PROPOSED	48 REGULAR 4 WITH COMMERCIAL	38 TOWNHOMES 28 APARTMENTS	4 COMMERCIAL LOTS (54-57) TOTALING .323 ACRES
PERCENTAGE	10.083 ACRES (TOTAL OPEN SPACE)/ 30.893 (DEVELOPMENT AREA)= 32.64%	69 SINGLE FAMILY DWELLINGS/ 187 TOTAL = 37%	52 DUPLEX DWELLINGS/ 187 TOTAL = 28%	66 TOWNHOMES AND APARTMENTS DWELLINGS/ 187 TOTAL = 35%	.323 ACRES (COMMERCIAL)/ 30.893 (DEVELOPMENT AREA) = 1.05%

NOTES:
1. LOCAL COMMERCIAL LAND USES CAN BE INCREASED IN SIZE IF THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSED LOCATION AND CONFIGURATION PROVIDES FOR CONVENIENT AND SAFE PEDESTRIAN ACCESS FOR MULTIPLE NEIGHBORHOODS THAT ARE NOT BEING SERVED BY OTHER NEARBY COMMERCIAL USES.

PARKING REQUIREMENTS

1. RESIDENTIAL FORM: VEHICULAR ACCESS AND PARKING REQUIREMENTS FOR RESIDENCES – EACH PROPOSED DWELLING UNIT SHALL BE REQUIRED TO PROVIDE SPACE FOR THREE PARKING SPACES. AT LEAST ONE OF SUCH SPACES MUST BE PROVIDED AS AN OFF-STREET PARKING SPACE, EITHER ON THE PROPOSED SITE OF THE RESIDENCE, OR AS PART OF AN OFF-STREET PARKING LOT/GARAGE. NO MORE THAN THREE OFF-STREET PARKING SPACES SHALL BE PERMITTED ON AN INDIVIDUAL DWELLING LOT. WHERE PRACTICABLE, DRIVEWAYS AND OFF-STREET PARKING SHALL ONLY BE PROVIDED IN THE REAR YARD AND WILL RELY UPON ALLEYS FOR VEHICULAR ACCESS. ALL ON-STREET PARKING MUST BE PROVIDED WITHIN 100 FEET OF THE DWELLING UNIT SERVED TO BE CALCULATED AS PART OF THE REQUIRED NUMBER OF PARKING SPACES.

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-2-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE | SURV. CHIEF: | FIELDBOOK NO. DATA COLLECTOR

DESIGN BY: JDB | CHKD BY: JCH/KG | DRAWN BY: JDB | CHKD BY: CK

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Plot\Cover.dwg

XREFS: TBLBASE, TBLLOCATION.dwg

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NOTES AND CHARTS
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 3 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

MODIFICATIONS GRANTED AS A PART OF PRELIMINARY OR FINAL PHASE 1 (FROM EAST COCALICO TOWNSHIP ZONING ORDINANCE AND SALDO)

ORDINANCE LOCATION	DESCRIPTION	DATE OF DECISION	CONDITIONS
194-14.A(1)	PLAN SCALE REQ. AT 1"=20' OR 1"=50'	JANUARY 1, 2009	ADDITIONAL ENLARGED VIEWS WILL BE PROVIDED IF DEEMED APPROPRIATE TO CLARIFY SPECIFIC DESIGN ISSUES.
194-25.I(1)	PERIMETER STREET: RIGHT-OF-WAY FROM ADJOINER LOT	JANUARY 1, 2009	ROADWAY ALIGNMENT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN.
194-25.I(3)	RIGHT ANGLE INTERSECTION FOR 50' MINIMUM	JANUARY 1, 2009	ROADWAY ALIGNMENT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND ADEQUATE SIGHT LINES AND SIGHT LINE EASEMENTS BEING PROVIDED.
194-26.B REFERS TO 194-25.I(3)(ALLEYS)	RIGHT ANGLE INTERSECTION FOR 50' MINIMUM	JANUARY 1, 2009	ALLEY ALIGNMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AN ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND ADEQUATE SIGH LINES AND SIGHT LINE EASEMENTS BEING PROVIDED.
194-26.B REFERS TO 194-25.L(3)(ALLEYS)	INTERSECTION SEPARATION MINIMUM OF 150'	JANUARY 1, 2009	ROADWAY ALIGNMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND ADEQUATE SIGHT LINES AND SIGHT LINE EASEMENTS BEING PROVIDED.
194-26.B REFERS TO 194-25.L(5)(ALLEYS)	100' CLEAR SIGHT TRIANGLES	JANUARY 1, 2009	ALLEY ALIGNMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND ADEQUATE SIGHT LINES AND SIGHT LINE EASEMENTS BEING PROVIDED.
194-28.D(2)	ACCESS DRIVE INTERSECTION SEPARATION (RESIDENTIAL ACCESS DRIVE 18' FROM ACCESS EASEMENT FOR ALLEY 2)	JANUARY 1, 2009	ALLEY AND ACCESS DRIVE ALIGNMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND ADEQUATE SIGHT LINES AND SIGHT LINE EASEMENTS BEING PROVIDED.
194-32.B(1)	SIDEWALK SHALL BE LOCATED 2' INSIDE R.O.W.	JANUARY 1, 2009	ALLEY AND ACCESS DRIVE ALIGNMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST. FINAL LOCATION OF THE SIDEWALKS WITHIN THE PEDESTRIAN EASEMENT MUST BE SATISFACTORY TO THE TOWNSHIP.
194-36.F	MINIMUM 20' WIDE STORMWATER EASEMENTS	JANUARY 1, 2009	THE EASEMENT AND SWALE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AN ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND ALL OTHER APPLICABLE STORMWATER REGULATIONS.
		JANUARY 1, 2009	THE TOWNSHIP MUST CONFIRM THAT THE EASEMENT IS NOT ADVERSELY IMPACTED BY ANY VERTICAL ENCROACHMENTS (STAIRS, LANDINGS, ETC.) WITH A MINIMUM VERTICAL CLEARANCE OF 6' MUST BE MAINTAINED.
220-19.F(9)	25' COMMERCIAL PARKING SETBACK FROM ADJOINING RESIDENTIAL PROPERTIES (REQUESTED 15')	JANUARY 1, 2009	THE PARKING AREA MUST BE SCREENED TO THE SATISFACTION OF THE TOWNSHIP. THE FINAL SCREENING WILL BE REVIEWED IN CONJUNCTION WITH THE PRELIMINARY PLAN.
220-19.J(2)	R.O.W. COMPUTED BY ADDING TRAVEL LANES, PARKING LANES AND SIDEWALK/PLANTING STRIPS	JANUARY 1, 2009	THE WORDING ASSOCIATED WITH THE EASEMENT MUST BE SATISFACTORY TO THE TOWNSHIP AND THE ROAD RIGHT-OF-WAY WIDTHS MUST BE A MINIMUM OF 33' AND AS DEPICTED ON THE EXHIBITS ATTACHED TO THE WRITTEN REQUEST AND ADDITIONAL EASEMENTS MUST BE PROVIDED AS DEEMED APPROPRIATE BY THE TOWNSHIP TO FACILITATE REPLACEMENT OR MAINTENANCE OF ROADWAY INFRASTRUCTURE.
220-19.L(3)	ALL UTILITY LINES SHALL BE LOCATED WITHIN PUBLIC STREETS	JANUARY 1, 2009	ALL EASEMENTS MUST BE ESTABLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CORRESPONDING UTILITY AND/OR AUTHORITY.
220-40.B	DRIVEWAYS WITHIN 5' OF SIDE LOT LINE (REQUESTED 18")	JANUARY 1, 2009	THE REDUCED SETBACK MUST BE APPLICABLE TO THE SPECIFIC LOTS REFERENCED IN THE EXHIBITS ATTACHED TO THE WRITTEN WAIVER REQUEST.
220-40.F	24' WIDE MAXIMUM CURB CUT (REQUESTED 28')	JANUARY 1, 2009	THE EXPANDED WIDTH MUST BE APPLICABLE TO THE SPECIFIC LOTS REFERENCED IN THE EXHIBITS ATTACHED TO THE WRITTEN WAIVER REQUEST.
220-40.J (TOWNHOUSES)	REQUIRES JOINT USE DRIVEWAYS DRIVEWAYS SETBACK 30' FROM RIGHT-OF-WAYS WHICH THEY DO NOT CONNECT WITH DRIVEWAYS ON END UNITS 20' FROM SIDE LOT LINES NO INDIVIDUAL DRIVEWAY LESS THAN 20' GARAGE SETBACK 20' FROM ALLEY R.O.W. GARAGES ON END UNITS SETBACK 18' FROM SIDE LOT LINES	JANUARY 1, 2009	THE DRIVEWAY CONFIGURATION MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST.
220-19.E(3) REFERS TO 220-ATTACHMENT 5	5' REQUIRED SETBACK FOR ACCESSORY STRUCTURES	JANUARY 1, 2009	THE ACCESSORY STRUCTURES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND THE TOWNSHIP'S REVIEW AND APPROVAL OF HOMEOWNERS ASSOCIATION DOCUMENTATION TO ADDRESS MAINTENANCE AND OTHER ISSUES.
220-19.E(3) REFERS TO 220-ATTACHMENT 5	MAXIMUM LOT COVERAGE = 70% (TOWNHOUSES) (REQUESTED 75% FOR TOWNHOUSE STRUCTURES)	JANUARY 1, 2009	THE RELIEVE MUST BE APPLICABLE TO THE SPECIFIC LOTS AS DEPICTED ON THE SKETCH PLAN AND ATTACHED EXHIBIT SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST.
220-19.J(1) REFERS TO 220-ATTACHMENT 6	MINIMUM REQUIRED WIDTH OF SIDEWALK/PLANTING STRIP ON LOCAL STREET = 10 FEET	JANUARY 1, 2009	THE SIDEWALK MUST BE PLACED WITHIN THE 7'-4" WIDTH AS DETERMINED APPROPRIATE BY THE TOWNSHIP AND ENGINEERED SOILS AND/OR APPROPRIATE BARRIERS BEING PROVIDED IN CONJUNCTION WITH THE PROPOSED STREET TREES TO THE SATISFACTION OF THE TOWNSHIP. THE SPECIFIC STREET TREE SPECIES SHALL ALSO BE APPROVED BY THE TOWNSHIP AND MAY DEVIATE FROM THOSE LISTED IN THE CURRENT ORDINANCE.
220-19.J(1) REFERS TO 220-ATTACHMENT 6	MINIMUM REQUIRED WIDTH OF RIGHT-OF-WAY IS 26' FOR PRIVATELY OWNED 2-WAY ALLEYS (20' WIDE PRIVATE ACCESS/UTILITY EASEMENT)	JANUARY 1, 2009	ADDITIONAL SETBACKS OR DEVELOPMENT RESTRICTIONS MAY BE IMPOSED TO INSURE ADEQUATE FREE MANEUVERING AREAS FOR VEHICLES EXITING ALL PARKING SPACES AND GARAGES TO THE SATISFACTION OF THE TOWNSHIP.
220-19.E(3) REFERS TO 220-ATTACHMENT 5	MINIMUM 20' REAR YARD SETBACK FOR A S.F. DETACHED PRINCIPAL DWELLING UNIT (SPECIFICALLY THE ATTACHED GARAGES)	APRIL 15, 2009	MAY ENCROACH BY 2' & MAY ONLY BE APPLICABLE TO THE GARAGE (NO PORTION OF THE OCCUPIED LIVING SPACE)
220-19.E(3) REFERS TO 220-ATTACHMENT 5	MINIMUM 6' SIDE YARD SETBACK FOR A S.F. DETACHED PRINCIPAL DWELLING UNIT (SPECIFICALLY THE ATTACHED GARAGES)	APRIL 15, 2009	MAY ENCROACH BY 4.5' & MAY ONLY BE APPLICABLE TO THE GARAGE (NO PORTION OF THE OCCUPIED LIVING SPACE) COMPLIANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES RELIANT ON THE TOWNSHIP'S REVIEW AND APPROVAL OF FUTURE NOTATION AND DOCUMENTATION TO ADDRESS MAINTENANCE AND OTHER ISSUES.
185-23.C	STORM SEWER INLETS SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION, PUB. NO. 72, IN EFFECT AT THE TIME THE DESIGN IS SUBMITTED, AS MODIFIED BY THE ADOPTED TOWNSHIP CONSTRUCTION STANDARDS.	OCTOBER 7, 2009	DOES NOT APPLY TO INLETS UNDER THE JURISDICTION AND APPROVAL OF PENNDOT.
185-23.G	ALL STORM SEWER PIPES SHALL BE LAID TO A MINIMUM DEPTH OF ONE FOOT FROM SUBGRADE OF STREETS.	OCTOBER 7, 2009	APPLIES ONLY TO SECTION OF PIPING BETWEEN INLET I-15 AND I-13.
185-23.I	INLETS SHALL BE DEPRESSED ONE INCH BELOW THE GRADE OF THE GUTTER OR GROUND SURFACE.	OCTOBER 7, 2009	INLET LOCATIONS AND DESIGN CAPACITY INFORMATION SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
	INLETS SHALL BE PLACED WHERE FLOW DEPTHS EXCEED 3"	MARCH 7, 2012	SPECIFICALLY AUTHORIZE THE DESIGN TO SPACE INLETS SO THAT DESIGN FLOW DEPTHS IN THE GRASS SWALE ADJACENT TO THE PARK ACCESS DRIVE DO NOT EXCEED 5" IF DEEMED ACCEPTABLE TO THE TOWNSHIP ENGINEER
185-23.K	CURVES AND ELBOWS IN STORMWATER PIPES ARE PROHIBITED.	OCTOBER 7, 2009	ALL JOINTS SHALL BE WATERTIGHT AND ALL FITTINGS AND CURVED OR DEFLECTED SECTIONS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL MANUFACTURES GUIDELINES AND RECOMMENDATIONS.
185-24.A.(1)	NEW STREETS WITHOUT CURBS SHALL BE DESIGNED TO MAINTAIN A MAXIMUM DEPTH OF FLOW IN STREET GUTTERS OR SWALES OF THREE INCHES, AND A MAXIMUM DEPTH OF FLOW OF TWO INCHES ALONG VERTICAL CURBS.	OCTOBER 7, 2009	INLET AND SWALE DESIGN AND CAPACITY INFORMATION SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
	FLOW DEPTHS IN ROADSIDE SWALES	MARCH 7, 2012	SPECIFICALLY AUTHORIZE THE DESIGN TO SPACE INLETS SO THAT DESIGN FLOW DEPTHS IN THE GRASS SWALE ADJACENT TO THE PARK ACCESS DRIVE DO NOT EXCEED 5" WHEN ACCEPTABLE TO THE TOWNSHIP ENGINEER
185-24.A.(2)	DEPTH OF FLOW ACROSS STREET INTERSECTIONS SHALL BE A MAXIMUM OF ONE INCH.	OCTOBER 7, 2009	APPLIES TO LIMITED LOCATION IDENTIFIED WITHIN THE WRITTEN WAIVER REQUEST AND AS AUTHORIZED BY THE TOWNSHIP ENGINEER.
185-24.A.(3)	WHEN POSSIBLE, STORM SEWER CROSSINGS OF STREETS SHALL BE PERPENDICULAR TO THE STREET CENTERLINE.	OCTOBER 7, 2009	APPLIES TO LIMITED LOCATIONS IDENTIFIED WITHIN THE WRITTEN WAIVER REQUEST OR AT ADDITIONAL LOCATIONS AS AUTHORIZED BY THE TOWNSHIP ENGINEER.
185-27.C.(1)	EMERGENCY SPILLWAY SHALL BE ESTABLISHED AT A MINIMUM OF 0.1 FOOT ABOVE THE 100-YEAR WATER SURFACE ELEVATION.	OCTOBER 7, 2009	CONDITIONED UPON DESCRIPTION AS OUTLINED IN THE WRITTEN WAIVER REQUEST.
185-27.I.(6)	ALL PIPES THROUGH DAMS SHALL BE REINFORCED CONCRETE.	OCTOBER 7, 2009	
185-27.I.(8)	ONE FOOT OF FREEBOARD SHALL BE PROVIDED ABOVE THE MAXIMUM DESIGN WATER SURFACE ELEVATION AT THE EMERGENCY SPILLWAY.	OCTOBER 7, 2009	A PORTION OF THE ADDITIONAL VOLUME BEING UTILIZED TO FURTHER ATTENUATE PEAK DISCHARGES AND/OR ADDRESS FUTURE RUNOFF FROM DEVELOPMENT OF THE DEDICATED PARK AREA TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
		MARCH 7, 2012	SPECIFICALLY AUTHORIZE AN ELIMINATION OF THE REQ. FREEBOARD FOR BASIN #4 LOCATED WITHIN THE PROPOSED DEDICATED PARK
194-14.A(1)	PROFILE PLAN SHALL MAINTAIN A RATIO OF 1:10 VERTICAL TO HORIZONTAL.	OCTOBER 7, 2009	PROFILE PLAN SHALL MAINTAIN A RATIO OF 1:5 (1"=10' VERT. AND 1"=50' HORIZ.)
194-26.G REFERS TO 194-25.N	ALLEYS SHALL BE ILLUMINATED ACCORDING TO THE STREET LIGHT STANDARDS.	OCTOBER 7, 2009	TYPE, LOCATION, ILLUMINATION LEVEL AND MAINTENANCE RESPONSIBILITIES SHALL BE EVALUATED AND APPROVED BY THE BOARD OF SUPERVISORS PRIOR TO PLAN APPROVAL.
		MARCH 3, 2010	ALLEYS SHALL BE ILLUMINATED THROUGH THE INSTALLATION OF UNIFORM STYLE FIXTURES ON ALL GARAGES AND THAT THE FIXTURES BE INDIVIDUALLY CONTROLLED BY THE RESIDENTS, WITHOUT THE USE OF DUSK-TO-DAWN LIGHTS.
194-36.F	DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 20'.	OCTOBER 7, 2009	APPLIES TO EASEMENTS FOR RAIN GARDENS AND THEIR ASSOCIATED UNDERDRAINS. ALL EASEMENT WIDTHS SHALL BE REVIEWED AND DEEMED SATISFACTORY BY THE TOWNSHIP ENGINEER.
220-19.E(3) REFERS TO 220-ATTACHMENT 5	MINIMUM 10' SIDE YARD SETBACK FOR ATTACHED DWELLINGS AT THE END UNIT.	OCTOBER 7, 2009	SECOND FLOOR OVERHANG MAY ENCROACH 2' WITHIN THE REQUIRED SETBACK FOR THE LIMITED LOCATIONS IDENTIFIED IN THE WRITTEN WAIVER REQUEST.
220-19.E(3) REFERS TO 220-ATTACHMENT 5, NOTE 1	NO LESS THAN 70% OF A BUILDING'S FRONT FACADE (WHICH INCLUDES PORCHES) MUST BE LOCATED WITHIN THE SETBACK AREA OR ON THE THE FRONT BUILD-TO LINE.	OCTOBER 7, 2009	LIMITED LOTS IDENTIFIED IN THE WRITTEN WAIVER REQUEST MAY NOT COMPLY WITH THE REQUIREMENT.
220-19.E(3) REFERS TO 220-ATTACHMENT 5, NOTE 5	MULTIPLE-FAMILY DWELLING BUILDINGS SHALL BE SETBACK A MINIMUM OF 10' FROM PARKING FACILITIES.	OCTOBER 7, 2009	PARKING FACILITIES FOR THE MULTI-FAMILY BUILDINGS MAY BE LOCATED WITHIN 9.5' OF THE BUILDING AT LIMITED LOCATIONS IDENTIFIED IN THE WRITTEN WAIVER REQUEST.

MODIFICATIONS GRANTED AS A PART OF PRELIMINARY OR FINAL PHASE 1 (FROM EAST COCALICO TOWNSHIP ZONING ORDINANCE AND SALDO)

ORDINANCE LOCATION	DESCRIPTION	DATE OF DECISION	CONDITIONS
220-19.E.(4).(a)	ACCESSORY BUILDINGS SHALL BE NO MORE THAN 25' HIGH.	OCTOBER 7, 2009	ACCESSORY STRUCTURES WITH SECOND STORY APARTMENTS ON LOTS 97, 98, 106 & 110 TO BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 28' CONDITIONED UPON THE ARCHITECTURAL ASPECTS OF THE PROPOSED STRUCTURES BEING SATISFACTORY TO THE TOWNSHIP. (LOT 98 IS NOT LONGER NECESSARY OR APPLICABLE.)
220-19.E.(4).(b)	ALL RESIDENTIAL BUILDINGS MAIN ENTRANCES SHALL FACE THE LOT'S FRONT YARD.	OCTOBER 7, 2009	6 OF THE 7 APARTMENT BUILDINGS TO BE DESIGNED WITH A CENTRAL COURTYARD MAIN ENTRANCE FACING THE FRONT YARD CONDITIONED UPON THE ARCHITECTURAL ASPECTS OF THE PROPOSED STRUCTURES BEING SATISFACTORY TO THE TOWNSHIP.
194-14.C.(4)	EXISTING INFORMATION WITHIN 200' OF THE SUBJECT PROPERTY	MARCH 3, 2010	APPLICANT MUST PROVIDE ANY ADDITIONAL LIMITED SURVEY WORK DEEMED NECESSARY BY THE TOWNSHIP TO EVALUATE THE IMPACT OF THE DEVELOPMENT.
194-25.H.(4).(a)	STREET SIDE SLOPES: MAXIMUM OF 3:1 SIDE SLOPES IN A FILL CONDITION	MARCH 3, 2010	ROADWAY ALIGNMENTS AND GRADING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PRELIMINARY PLAN AND INFORMATION SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST.
194-25.K.(1)	PAVEMENT BASE DRAIN OR COMBINATION DRAIN IS REQUIRED ON ALL NEW STREETS.	MARCH 3, 2010	THE TOWNSHIP ENGINEER MAKES THE FINAL DETERMINATION AS TO WHERE THE APPROPRIATE AREA FOR INSTALLATION AND RELIEF ARE LOCATED.
194-25.K.(12).(c)	BACKFILL FOR UTILITY EXCAVATIONS WITHIN THE LEGAL RIGHT-OF-WAY OF THE STREETS SHALL CONSIST OF 2-RC OR 2A.	MARCH 3, 2010	ALL CRITERIA RELATIVE TO BACKFILL MATERIALS, COMPACTION, TESTING AND OBSERVATION SHALL BE COMPLETED IN STRICT ACCORDANCE WITH STANDARDS OUTLINED BY THE TOWNSHIP ENGINEER.
194-25.N	REQUIRED STREET LIGHT FIXTURE: PP&L TRADITIONAL FIXTURE	MARCH 3, 2010	TOWNSHIP MUST APPROVE THE SPECIFICS REGARDING THE LOCATION, HEIGHT, COLOR AND STYLE OF THE ALTERNATE FIXTURE.
194-26.A	NO PART OF ANY DWELLING, GARAGE OR OTHER STRUCTURE SHALL BE LOCATED WITHIN 18 FEET OF THE CARTWAY OF AN ALLEY.	MARCH 3, 2010	THE ALLEY AND DRIVEWAY ALIGNMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PRELIMINARY PLAN AND INFORMATION SUBMITTED IN CONJUNCTION WITH THE WRITTEN WAIVER REQUEST AND ANY ADDITIONAL SETBACKS OR DEVELOPMENT RESTRICTIONS BEING IMPOSED TO ENSURE ADEQUATE FREE MANEUVERING AREAS FOR VEHICLES EXITING ALL GARAGES TO THE SATISFACTION OF THE TOWNSHIP.
194-32.C.(1)	REQUIRED CONCRETE SLAB SIDEWALK.	MARCH 3, 2010	
194-41.C	LOCATE STREET TREES WITHIN FRONT YARD SETBACK & REQUIRED 50' SPACING OF STREET TREES	MARCH 3, 2010	THE TOWNSHIP ENGINEER SHALL MAKE THE FINAL DETERMINATION AS TO WHICH TREES SHALL BE OMITTED TO ENSURE THAT SAFE SIGHT DISTANCE IS MAINTAINED AT INTERSECTIONS, TRAFFIC SIGNS ARE VISIBLE AND STREET LIGHTING IS NOT ADVERSELY AFFECTED.
185-27.I.(10)	BASINS SHALL NOT BE CLOSER THAN 50 FEET FROM FRACTURE TRACES, NOR CLOSER THAN 25 FEET FROM IDENTIFIED SUBSURFACE PINNACLES.	SEPTEMBER 15, 2010	APPLICANT MUST CONSTRUCT THE BASINS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND ALL GUIDELINES AND RECOMMENDATIONS OUTLINED WITHIN REPORTS PREPARED BY THE APPLICANT'S PROFESSIONAL GEOLOGIST AND TECHNICAL ENGINEER.
		SEPTEMBER 15, 2010	THE STORMWATER BASIN CONSTRUCTION AND CLAY LINER INSTALLATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE TOWNSHIP AND ANY SINKHOLES OR QUESTIONABLE GEOLOGIC CONDITIONS UNCOVERED SHALL BE INVESTIGATED AND REMEDIED BY THE APPLICANT TO THE SATISFACTION OF THE TOWNSHIP.
		SEPTEMBER 15, 2010	APPLICANT MUST PERFORM ALL SOILS EVALUATION AND TESTING, INCLUDING COMPACTION TESTING, AS DEEMED NECESSARY BY THE TOWNSHIP TO INSURE THE PROPER INSTALLATION OF THE BASIN CLAY LINER.
	BASINS SHALL NOT BE CLOSER THAN 50 FEET FROM FRACTURE TRACES, NOR CLOSER THAN 25 FEET FROM IDENTIFIED SUBSURFACE PINNACLES. (RELATING TO BASIN #4 IN THE PROPOSED DEDICATED PARK LAND)	MARCH 7, 2012	BASIN #4 MUST CONFORM TO ALL THREE (3) OF THE CONDITIONS LISTED ABOVE FOR THE MODIFICATION FROM THE SAME SECTION OF THE ORDINANCE
194-34.G.(2)	ALL LANDS SUBDIVIDED INTO MORE THAN 20 LOTS AND/OR ALL LANDS DEVELOPED INTO MORE THAN 20 RESIDENTIAL DWELLING UNITS SHALL PROVIDE FOR AT LEAST TWO VEHICULAR ACCESS POINTS TO AN EXISTING PUBLIC STREET.	SEPTEMBER 15, 2010	ALL DESIGN ASPECTS (I.E. VERTICAL AND HORIZONTAL ALIGNMENT, WIDTH, CONSTRUCTION STANDARDS, SIGNAGE, GRATING, ETC.) AND MAINTENANCE OBLIGATIONS RELATED TO THE SECONDARY TEMPORARY EMERGENCY ACCESS LANE BETWEEN PHASE 1 AREAS SHALL BE ACCEPTABLE TO THE TOWNSHIP, TOWNSHIP FIRE MARSHALL AND EMERGENCY SERVICES, AND TOWNSHIP TRANSPORTATION AND LAND PLANNING ENGINEERS.
220-19.E	EXTERIOR PEDESTRIAN ACCESS SHOULD CONNECT THE FRONT AND REAR YARDS FOR EACH ATTACHED HOUSING UNIT (I.E. ROWHOUSE, TOWNHOUSE AND DUPLEX).	SEPTEMBER 15, 2010	APPLIES TO 3 OF THE TOWNHOUSE BUILDING UNITS (SPECIFICALLY LOTS 7-12, 22-27 AND 84-89).
194-28	DESIGN REQUIREMENTS FOR ACCESS DRIVES (SPECIFICALLY RELATED TO THE PARK LAND ACCESS DRIVE)	MARCH 7, 2012	APPLICANT MUST SATISFY ALL COMMENTS AS OUTLINED BY SCOTT RUSSELL IN THE RELATED E-MAIL DATED FEBRUARY 24, 2012
		MARCH 7, 2012	VERIFY THAT ADEQUATE SIGHT DISTANCE IS PROVIDED THROUGH A PENNDOT M-950S SEALED BY A PROFESSIONAL ENGINEER
		MARCH 7, 2012	AMENDED MARCH 19, 2015: PERFORM CLEARING OPERATIONS ALONG WABASH ROAD WITHIN THE LEGAL RIGHT-OF-WAY AS DETERMINED NECESSARY BY THE TOWNSHIP ENGINEER AT THE TIME OF CONSTRUCTION
		MARCH 7, 2012	AGREEING THAT PRIOR TO PLACEMENT OF THE 6" OF 2A STONE SUBBASE FOR THE ACCESS DRIVE, THE SUBGRADE SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH 194-25-K.(6)
		MARCH 7, 2012	AGREEING THAT PRIOR TO PLACEMENT OF THE 3" OF 19MM BINDER COURSE FOR THE ACCESS DRIVE, THE SUBBASE SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH 194-25-K.(7)
		MARCH 7, 2012	AGREEING THAT PRIOR TO PLACEMENT OF THE 1-1/2" OF 9.5MM WEARING COURSE FOR THE ACCESS DRIVE, THE BINDER COURSE SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH 194-25-K.(10),
194-33.E.(1)	CURB TYPES: VERTICAL CURB SHALL BE 22 INCHES DEEP	NOVEMBER 19, 2015	IN ACCORDANCE WITH PENNDOT STANDARDS
194-33.E.(2)	CURB TYPES: SLANT CURB SHALL BE 16 INCHES DEEP AT THE BACK	NOVEMBER 19, 2015	MEETING OTHER APPLICABLE TOWNSHIP STANDARDS AND WHERE APPROVED BY THE TOWNSHIP AND TOWNSHIP ENGINEERS FOR USE AS MOUNTABLE CURBING.

MODIFICATIONS GRANTED AS A PART OF FINAL PHASE 2 (FROM EAST COCALICO TOWNSHIP ZONING ORDINANCE AND SALDO)

ORDINANCE LOCATION	DESCRIPTION	DATE OF DECISION	CONDITIONS
194-34.G.(2)	ALL LANDS SUBDIVIDED INTO MORE THAN 20 LOTS AND/OR ALL LANDS DEVELOPED INTO MORE THAN 20 RESIDENTIAL DWELLING UNITS SHALL PROVIDE FOR AT LEAST TWO VEHICULAR ACCESS POINTS TO AN EXISTING PUBLIC STREET. RELATED TO PROVIDING A SECONDARY ACCESS TO PHASE 1 AND THE NORTHEAST PORTION OF PHASE 2, AND AUTHORIZE THE PROPOSED USE OF A STONE TEMPORARY EMERGENCY/SECONDARY ACCESS DRIVE LINKING THE PROPOSED ROADWAY NETWORK WITHIN PHASE 1 AND THE NORTHEAST PORTION OF PHASE 2 (LIGHTHOUSE BOULEVARD) WITH THE IMPROVED ACCESS DRIVE/ROADWAY WITHIN THE PROPOSED DEDICATED RECREATION AREA.	MAY 21, 2020	1. THE TEMPORARY EMERGENCY/SECONDARY ACCESS BEING ESTABLISHED WITHIN A 24' WIDE EASEMENT AND CONSTRUCTED AND MAINTAINED AT A MINIMUM WIDTH OF 20' AND CAPABLE OF FULLY SUPPORTING INTENDED VEHICLES, INCLUDING TRUCKS AND EMERGENCY VEHICLES. 2. THE TOWNSHIP HAVING THE RIGHT TO REQUIRE THE APPLICANT TO PAVE THE 20' WIDE TEMPORARY EMERGENCY/SECONDARY ACCESS IF THE CONSTRUCTION OF PHASE 3 OF THE PROJECT IS DELAYED, AND THE NEED FOR THE TEMPORARY EMERGENCY/SECONDARY ACCESS EXTENDS FOR A PERIOD OF MORE THAN 5 YEARS BEYOND THE DATE OF UNCONDITIONAL APPROVAL OF THE PHASE 2 FINAL PLAN. 3. THE APPLICANT ESTABLISHING FINANCIAL SECURITY WITH THE TOWNSHIP IN AN AMOUNT ACCEPTABLE TO THE TOWNSHIP/TOWNSHIP ENGINEER FOR THE FUTURE PAVING OF THE TEMPORARY EMERGENCY ACCESS TO THE PAVEMENT STANDARDS OF THE DEDICATED PARK ACCESS IN ACCORDANCE WITH OTHER ASSOCIATED CONDITIONS OF THIS WAIVER/MODIFICATION APPROVAL. 4. THE APPLICANT BEING REQUIRED TO PAVE THE EMERGENCY ACCESS IN ACCORDANCE WITH THE TERMS OF THE APPLICABLE RECORDED AGREEMENT WITH THE TOWNSHIP AND UPON THE EXPIRATION OF THE 5 YEAR TIME PERIOD NOTED IN THE PRIOR CONDITION, OR RESULT IN LIENS AND/OR PENALTIES AS OUTLINED IN THE NEW EASEMENT AGREEMENT. 5. THE FINANCIAL SECURITY BEING HELD BY THE TOWNSHIP FOR THE FUTURE PAVING OF THE TEMPORARY EMERGENCY/SECONDARY ACCESS DRIVE SHALL REMAIN IN PLACE AND HELD BY THE TOWNSHIP UNTIL SUCH TIME THAT THE PHASE 3 FINAL PLAN PROVIDES A PERMANENT PAVED VEHICULAR ACCESS CONNECTING THE PHASE 1 PORTION OF THE PROJECT TO STEVENS ROAD, OR SUCH TIME THAT THE TEMPORARY EMERGENCY/SECONDARY ACCESS DRIVE IS PAVED AND DEEMED ACCEPTABLE TO THE TOWNSHIP/TOWNSHIP ENGINEER, WHICHEVER IS SOONER. 6. A NEW EASEMENT AGREEMENT BEING DEVELOPED, SIGNED AND RECORDED BETWEEN THE APPLICANT AND THE TOWNSHIP DOCUMENTING ALL ASPECTS OF THE PROPOSED TEMPORARY ACCESS (LOCATION, ALIGNMENT, CROSS-SECTIONS, ETC.) AND PRIVATE MAINTENANCE FOR BOTH THE TEMPORARY STONE CONDITION AND POTENTIAL LONGER TERM PAVED CONDITION TO THE SATISFACTION OF THE TOWNSHIP AND TOWNSHIP SOLICITOR. 7. NO ADDITIONAL DWELLING UNITS SHALL BE PERMITTED TO UTILIZE THE TEMPORARY STONE EMERGENCY/SECONDARY ACCESS DRIVE BEYOND THOSE DEPICTED AND APPROVED ON THE PHASE 2 FINAL PLANS.
194-34.G.(2)	ALL LANDS SUBDIVIDED INTO MORE THAN 20 LOTS AND/OR ALL LANDS DEVELOPED INTO MORE THAN 20 RESIDENTIAL DWELLING UNITS SHALL PROVIDE FOR AT LEAST TWO VEHICULAR ACCESS POINTS TO AN EXISTING PUBLIC STREET. RELATED TO PROVIDING A SECONDARY ACCESS TO THE NORTHWESTERN PORTION OF PHASE 2, AND AUTHORIZE THE PROPOSED USE OF A STONE TEMPORARY EMERGENCY/SECONDARY ACCESS DRIVE LINKING THE PROPOSED ROADWAY NETWORK WITHIN THE NORTHWESTERN PORTION OF PHASE 2 (ATLANTIC BOULEVARD) WITH THE IMPROVED ACCESS DRIVE/ROADWAY WITHIN THE PROPOSED DEDICATED RECREATION AREA CONDITIONED UPON THE FOLLOWING:	MAY 21, 2020	1. THE STONE TEMPORARY EMERGENCY/SECONDARY ACCESS BEING ESTABLISHED WITHIN A 24' WIDE TEMPORARY EASEMENT AND CONSTRUCTED AND MAINTAINED AT A MINIMUM WIDTH OF 15' AND CAPABLE OF FULLY SUPPORTING INTENDED VEHICLES, INCLUDING TRUCKS AND EMERGENCY VEHICLES. 2. AN EASEMENT AGREEMENT BEING DEVELOPED, SIGNED AND RECORDED BETWEEN THE APPLICANT AND THE TOWNSHIP, OR IF DEEMED AS A SATISFACTORY ALTERNATE APPROACH BY THE TOWNSHIP SOLICITOR, PHASE 2 FINAL PLAN NOTATION BEING DEVELOPED AND RECORDED TO THE SATISFACTION OF THE TOWNSHIP/TOWNSHIP SOLICITOR, DOCUMENTING ALL ASPECTS OF THE PROPOSED TEMPORARY ACCESS (LOCATION, ALIGNMENT, CROSS-SECTIONS, ETC.) AND PRIVATE MAINTENANCE FOR THE TEMPORARY STONE CONDITION TO THE SATISFACTION OF THE TOWNSHIP AND TOWNSHIP SOLICITOR. 3. NO ADDITIONAL DWELLING UNITS SHALL BE PERMITTED TO UTILIZE THE TEMPORARY STONE EMERGENCY/SECONDARY ACCESS DRIVE BEYOND THOSE DEPICTED AND APPROVED ON THE PHASE 2 FINAL PLANS. 4. ECTA CONFIRMING

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
EXISTING EDGE OF CARTWAY
EXISTING RIGHT-OF-WAY LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
EXISTING TREELINE
EXISTING FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE — OT
EXISTING OVERHEAD CABLE LINE — OC
EXISTING OVERHEAD ELECTRIC LINE — OE
EXISTING SANITARY SEWER LINE — S
EXISTING WATER LINE — W
EXISTING WATER VALVE — WV
EXISTING FIRE HYDRANT — W
EXISTING SANITARY SEWER CLEAN OUT — CO
EXISTING WELL — W
EXISTING SANITARY SEWER MANHOLE — S
EXISTING STORM PIPE — 18" SLOPE
EXISTING STORM INLET
EXISTING STORM HEADWALL/ENDWALL
EXISTING STORM MANHOLE

UTILITY LIST

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EMAIL: PDSEITZER@PPLWEB.COM

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EMAIL: KZIELASKOWSKI@UGI.COM

DENVER BOROUGH
501 MAIN STREET
DENVER, PA 17517
EMAIL: DBORO@FTD.NET

VERIZON PENNSYLVANIA LLC
15 EAST MONTGOMERY AVE.
PITTSBURGH, PA 15212

WINDSTREAM
929 MATHAS WAY
HIAWATHA, IA 52233

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DENVER, PA 17517
NAME: SHARYN YOUNG, DIRECTOR OF COMMUNITY DEVELOPMENT
EMAIL: TOWNSHIP@EASTCOCALICOTOWNSHIP.COM

EAST COCALICO TOWNSHIP AUTHORITY
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DENVER, PA 17517
NAME: KENNETH SPITLER
EMAIL: KSPITLER@ECOCALICOTWPAUTH.COM

WEST COCALICO TOWNSHIP AUTHORITY
P.O. BOX 95
REINHOLDS, PA 17569
NAME: CAROLYN HILDEBRAND
EMAIL: WESTCOCALICOTWPAUTH@DEJAZZD.COM

EPHRATA BOROUGH/ EPHRATA AREA JOINT AUTHORITY
124 S STATE ST
EPHRATA, PA 17522
NAME: RYAN COULSON
EMAIL: RCOULSON@EPHRATABORO.ORG

FIRSTENERGY CORPORATION
76 SOUTH MAIN STREET
AKRON, OH 44308-1890

PENCOR SERVICES/BLUE RIDGE COMMUNICATIONS
804 ACADEMY HEIGHTS AVE
P.O. BOX 150
EPHRATA, PA 17522
NAME: MATT KISSINGER
EMAIL: MKISSINGER@BRCTV.COM

SOILS CLASSIFICATIONS

DbB — DUFFIELD SILT LOAM, 3%-8% SLOPES
HaB — HAGERSTOWN SILT LOAM, 3%-8% SLOPES
HbC — HAGERSTOWN SILTY CLAY LOAM, 8%-15% SLOPES
SOIL BOUNDARY
SOIL DESCRIPTION LABEL — HbC

NATURAL AND CULTURAL FEATURES INVENTORY

PER SECTION 220-19.G(1) OF THE EAST COCALICO TOWNSHIP ZONING ORDINANCE

ONE-HUNDRED YEAR FLOODPLAIN BOUNDARY	
STEEP SLOPES (SLOPES GREATER THAN 15%)	
WETLANDS, STREAMS, PONDS & OTHER WATER BODIES	NONE LOCATED ON SITE
SINKHOLES, CAVES, VISTAS & OTHER SIGNIFICANT GEOLOGIC FEATURES	NONE LOCATED ON SITE
THREATENED OR ENDANGERED SPECIES HABITATS	NONE LOCATED ON SITE
ARCHAEOLOGICAL RESOURCES	NONE LOCATED ON SITE
SIGNIFICANT STANDS OF MATURE TREES TO BE REMOVED	
BEDROCK OUTCROP	
BEDROCK FRACTURE TRACE	

PRESERVATION OF NATURAL AND CULTURAL FEATURES

PER SECTION 194-24.C OF THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE

WETLANDS	NO SYMBOL/LINETYPE	---- 0 S.F. OF WETLANDS DISTURBED
ONE-HUNDRED YEAR FLOODPLAIN BOUNDARY		---- 19,938 S.F. OF FLOODPLAIN DISTURBED
STEEP SLOPES (SLOPES GREATER THAN 20%)		---- 18,500 S.F. OF STEEP SLOPE DISTURBED

ADJOINER LIST (PRE-DEVELOPMENT)

ADJOINER #1
N/F
EHM PROPERTIES LLC.
ACCT# 080-44320-0-0000
DEED REF. 6338958

ADJOINER #2
N/F
BRIAN S. TOTHERO
ACCT. # 080-57504-0-0000
DEED REF. 3430319

ADJOINER #3
N/F
DEREK K. & HANNAH J. LONG
ACCT. # 080-60685-0-0000
DEED REF. 6400127

ADJOINER #4
N/F
HEATHER D. KOHL
ACCT. # 080-63865-0-0000
DEED REF. 6426492
SUBDIVISION PLAN BOOK J-156 PG. 33

ADJOINER #5
N/F
WAYNE M. & MARIE N. RUTT
ACCT. # 080-70039-0-0000
DEED REF. 05536344
SUBDIVISION PLAN BOOK J-156 PG. 33

ADJOINER #6
N/F
ARTHUR H., DOUGLASS S., & KRISTINE M. GRAYBILL
ACCT. # 080-70548-0-0000
DEED REF. 6242959
SUBDIVISION PLAN BOOK J-170 PG. 37

ADJOINER #7
N/F
JOSEPH M. & KELLY J. TRYNOSKY
ACCT. # 080-87473-0-0000
DEED REF. 05435408

ADJOINER #8
N/F
JOSEPH M. & KELLY J. TRYNOSKY
ACCT. # 080-87473-0-0000
DEED REF. 05435408

ADJOINER #9
N/F
STEVENS FIRE COMPANY
ACCT. # 080-50512-0-0000
DEED REF. S-360070

ADJOINER #10
N/F
MEMORY GARDENS INC.
ACCT. # 080-64481-0-0000
DEED REF. D-470075
SUBDIVISION PLAN BOOK J-151 PG. 57

ADJOINER #11
N/F
HARVEY S. & ALICE W. BRUBACHER
ACCT# 080-75753-0-0000
DEED REF. D-640526

ADJOINER #12
N/F
CHERRY PLACE PROPERTIES LP.
ACCT. # 080-81412-0-0000
DEED REF. 5178301
SUBDIVISION PLAN BOOK J-134 PG. 43

ADJOINER #13
N/F
OLEG & ELLA ZELENEVSKAYA
ACCT. # 080-49837-0-0000
DEED REF. 05554261
SUBDIVISION PLAN BOOK J-178 PG. 118

ADJOINER #14
N/F
DAVID YANG & SEE HANG
ACCT# 080-42908-0-0000
DEED REF. 6212184
SUBDIVISION PLAN BOOK J-178 PAGE 118

ADJOINER #14A
N/F
JOHN H. & LUCY M. ZIMMERMAN
ACCT# 080-35085-0-0000
DEED REF. 704401314
SUBDIVISION PLAN BOOK J-178 PAGE 118

ADJOINER #15
N/F
JOHN E HALDEMAN
ACCT. # 080-39612-0-0000
DEED REF. 6483534

ADJOINER #16
N/F
SUNVIEW PARTNERS, LP
ACCT. # 080-10514-0-0000
DEED REF. 6322396
SUBDIVISION PLAN BOOK J-154 PG. 26

ADJOINER #17
N/F
SUNVIEW PARTNERS, LP
ACCT. # 080-88810-0-0000
DEED REF. 5867871
SUBDIVISION PLAN BOOK J-154 PG. 26

ADJOINER #18
N/F
DUANE A. SENSENIG
ACCT. # 080-06236-0-0000
DEED REF. 05801322

ADJOINER #19
N/F
GLEN G. & KATHLEEN F. MARTIN
ACCT. # 080-99001-0-0000
DEED REF. U-560217

ADJOINER #20
N/F
SUNVIEW PARTNERS, LP.
ACCT. # 080-84144-0-0000
DEED REF. 6322397
SUBDIVISION PLAN BOOK J-154 PG. 26

ADJOINER #21
N/F
THOMAS H. & TERRI L. KILRAIN
ACCT. # 080-67314-0-0000
DEED REF. D-85 PG. 526

ACT 181 UNDERGROUND UTILITY PROTECTION ACT

HERSHEY SURVEYING, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 181 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, HERSHEY SURVEYING, INC., REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, HERSHEY SURVEYING, INC., HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, HERSHEY SURVEYING, INC., HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

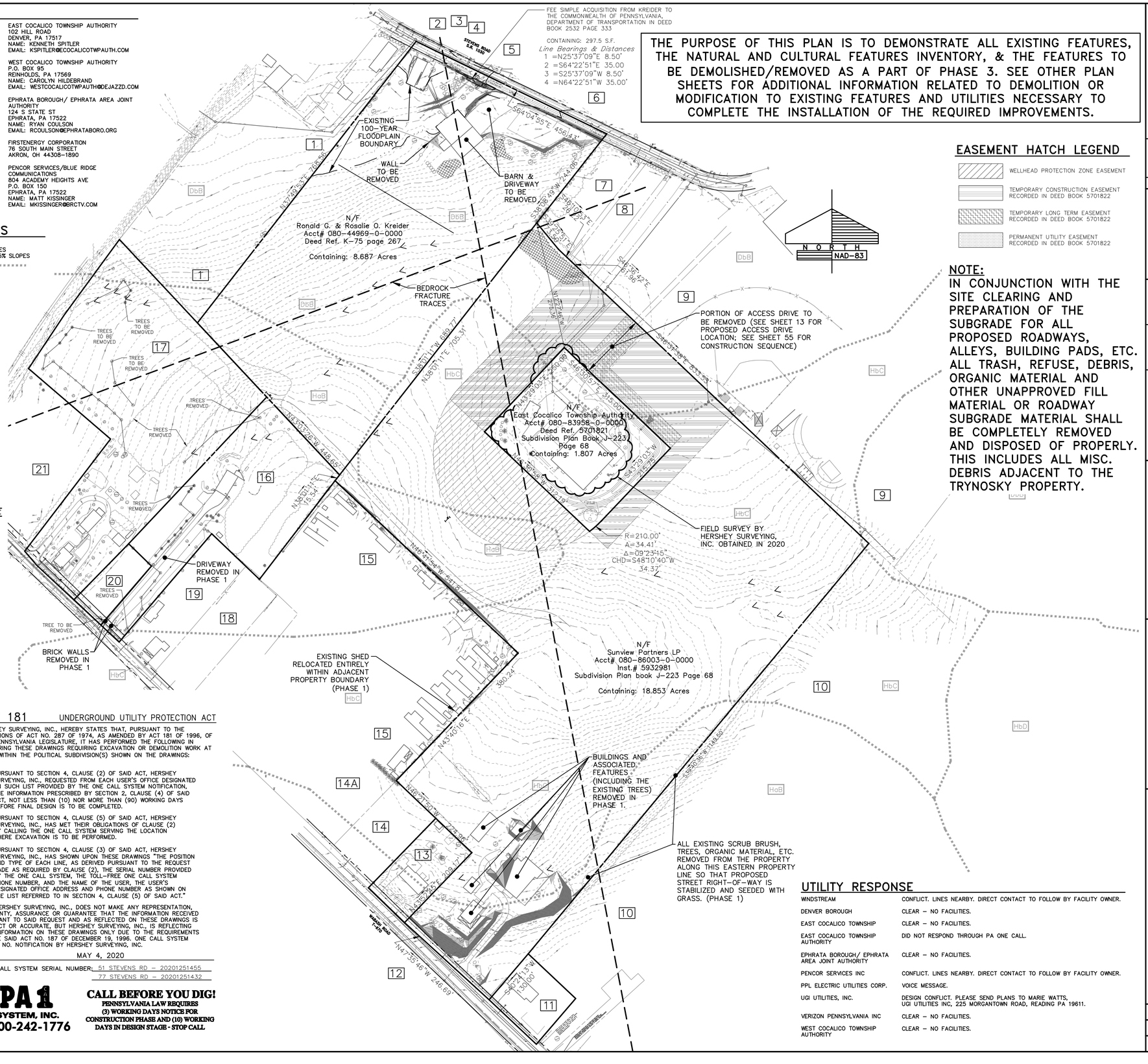
AND HERSHEY SURVEYING, INC., DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT HERSHEY SURVEYING, INC., IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 19, 1996. ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY HERSHEY SURVEYING, INC.

DATE: MAY 4, 2020

ONE CALL SYSTEM SERIAL NUMBER: 51 STEVENS RD - 20201251455
77 STEVENS RD - 20201251432

PA 1 SYSTEM, INC.
1-800-242-1776

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL



UTILITY RESPONSE

WINDSTREAM	CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
DENVER BOROUGH	CLEAR - NO FACILITIES.
EAST COCALICO TOWNSHIP	CLEAR - NO FACILITIES.
EAST COCALICO TOWNSHIP AUTHORITY	DID NOT RESPOND THROUGH PA ONE CALL.
EPHRATA BOROUGH/ EPHRATA AREA JOINT AUTHORITY	CLEAR - NO FACILITIES.
PENCOR SERVICES INC	CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
PPL ELECTRIC UTILITIES CORP.	VOICE MESSAGE.
UGI UTILITIES, INC.	DESIGN CONFLICT. PLEASE SEND PLANS TO MARIE WATTS, UGI UTILITIES INC, 225 MORGANTOWN ROAD, READING PA 19611.
VERIZON PENNSYLVANIA INC	CLEAR - NO FACILITIES.
WEST COCALICO TOWNSHIP AUTHORITY	CLEAR - NO FACILITIES.

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-14-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:
FIELDBOOK NO. / DATA COLLECTOR
CHKD BY: GK
SURV. CHIEF:
DRAWN BY: JDB
MANAGER: JAMES C. HENKE
CHKD BY: JCH/KG
DESIGN BY: JDB
DRAWING REFERENCE: F:\GIS\08-0500-02\CAD\Final-Ph3\Existing Features.dwg
XREFS: ITB.dwg; Base-engBase.dwg; x-base-topos-only.dwg; x-base.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE 1" = 100'
0 50' 100' 200' 300'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4955 Fax: (717) 481-4955
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EXISTING FEATURES PLAN - (PRE-DEVELOPMENT)
FOR THE FINAL PHASE 3 SUBDIVISION PLAN OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 5 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

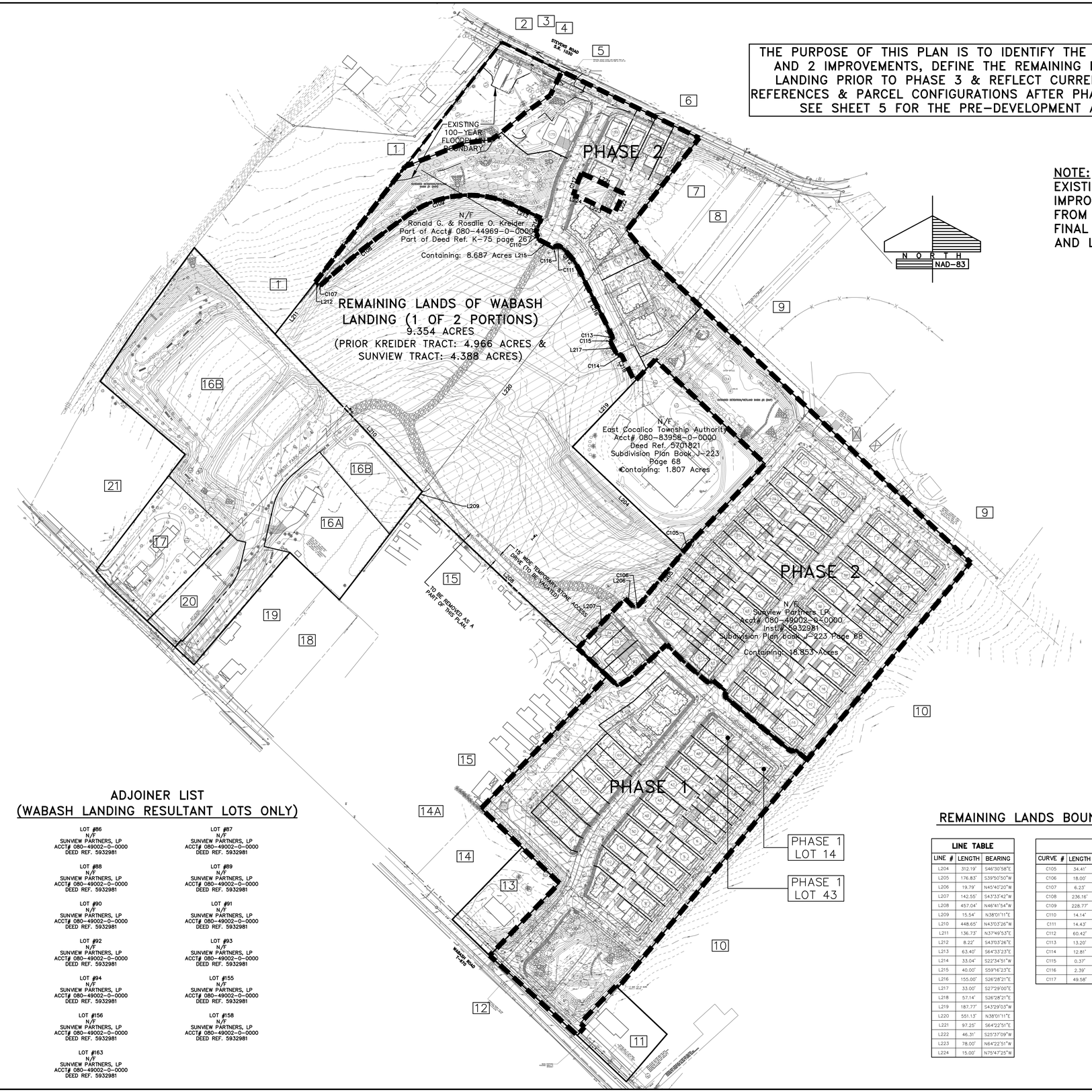
F:\08\08-0500-02\CAD\Final Plot\Existing Condition After Phase 2.dwg, 6 EXISTING CONDITIONS AFTER PHASE 2, 6/1/2023 4:36:23 PM, 1:1

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- EXISTING EDGE OF CARTWAY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING OVERHEAD CABLE LINE — OC
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING SANITARY SEWER LINE — S
- EXISTING WATER LINE — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT — CO
- EXISTING WELL — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING STORM PIPE — 18" SLOPE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM MANHOLE

THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE EXTENT OF PHASE 1 AND 2 IMPROVEMENTS, DEFINE THE REMAINING LANDS OF WABASH LANDING PRIOR TO PHASE 3 & REFLECT CURRENT OWNERS, DEED REFERENCES & PARCEL CONFIGURATIONS AFTER PHASE 2 IMPROVEMENTS. SEE SHEET 5 FOR THE PRE-DEVELOPMENT ADJOINER LIST.

NOTE:
EXISTING PHASE 1 AND 2 IMPROVEMENTS WERE TAKEN FROM FINAL PHASE 1 AND FINAL PHASE 2 SUBDIVISION AND LOT ADD-ON PLAN.



ADJOINER LIST

ADJOINER #1
N/F
EHM PROPERTIES LLC.
ACCT# 080-44320-0-0000
DEED REF. 6338958

ADJOINER #2
N/F
BRIAN S. TOTHERO
ACCT. # 080-57504-0-0000
DEED REF. 3430319

ADJOINER #3
N/F
DEREK K. & HANNAH J. LONG
ACCT. # 080-60685-0-0000
DEED REF. 6400127

ADJOINER #4
N/F
HEATHER D. KOHL
ACCT. # 080-63865-0-0000
DEED REF. 6426492
SUBDIVISION PLAN BOOK J-156 PG. 33

ADJOINER #5
N/F
WAYNE M. & MARIE N. RUTT
ACCT. # 080-70039-0-0000
DEED REF. 05536344
SUBDIVISION PLAN BOOK J-156 PG. 33

ADJOINER #6
N/F
ARTHUR H., DOUGLASS S., & KRISTINE M. GRAYBILL
ACCT. # 080-70548-0-0000
DEED REF. 6242959
SUBDIVISION PLAN BOOK J-170 PG. 37

ADJOINER #7
N/F
JOSEPH M. & KELLY J. TRYNOSKY
ACCT. # 080-87473-0-0000
DEED REF. 05435408

ADJOINER #8
N/F
JOSEPH M. & KELLY J. TRYNOSKY
ACCT. # 080-87473-0-0000
DEED REF. 05435408

ADJOINER #9
N/F
STEVENS FIRE COMPANY
ACCT. # 080-50512-0-0000
DEED REF. S-360070

ADJOINER #10
N/F
MEMORY GARDENS INC.
ACCT. # 080-64481-0-0000
DEED REF. D-470075
SUBDIVISION PLAN BOOK J-151 PG. 57

ADJOINER #11
N/F
HARVEY S. & ALICE W. BRUBACHER
ACCT# 080-75753-0-0000
INSTRUMENT# 6518393
SUBDIVISION PLAN INSTRUMENT# 2018-0079-J

ADJOINER #12
N/F
CHERRY PLACE PROPERTIES LP.
ACCT. # 080-81412-0-0000
DEED REF. 5178301
SUBDIVISION PLAN BOOK J-134 PG. 43

ADJOINER #13
N/F
OLEG & ELLA ZELENEVSKAYA
ACCT. # 080-49837-0-0000
DEED REF. 05554261
SUBDIVISION PLAN BOOK J-178 PG. 118

ADJOINER #14
N/F
DAVID YANG & SEE HANG
ACCT# 080-42908-0-0000
DEED REF. 6212184
SUBDIVISION PLAN BOOK J-178 PAGE 118

ADJOINER #14A
N/F
JOHN H. & LUCY M. ZIMMERMAN
ACCT# 080-35085-0-0000
DEED REF. 70440134
SUBDIVISION PLAN BOOK J-178 PAGE 118

ADJOINER #15
N/F
MOBILE REALTY 5A LLC
ACCT. # 080-39612-0-0000
DEED REF. 6483534

ADJOINER #16A
N/F
SUNVIEW PARTNERS, LP
ACCT. # 080-41300-0-0000
DEED REF. 6394979
SUBDIVISION PLAN BOOK 2018-0079-J

ADJOINER #16B
N/F
SUNVIEW PARTNERS, LP
ACCT. # 080-39522-0-0000
DEED REF. 6394980
SUBDIVISION PLAN BOOK 2018-0079-J

ADJOINER #17
N/F
SUNVIEW PARTNERS, LP
ACCT. # 080-88810-0-0000
DEED REF. 6394981
SUBDIVISION PLAN BOOK 2018-0079-J

ADJOINER #18
N/F
DUANE A. SENSENIG
ACCT. # 080-06236-0-0000
DEED REF. 05801322

ADJOINER #19
N/F
GLEN G. & KATHLEEN F. MARTIN
ACCT. # 080-99001-0-0000
DEED REF. U-560217

ADJOINER #20
N/F
SUNVIEW PARTNERS, LP.
ACCT. # 080-84144-0-0000
DEED REF. 6394982
SUBDIVISION PLAN BOOK 2018-0079-J

ADJOINER #21
N/F
THOMAS H. & TERRI L. KILRAIN
ACCT. # 080-67314-0-0000
DEED REF. D-85 PG. 526

ADJOINER LIST (WABASH LANDING RESULTANT LOTS ONLY)

LOT #86
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #87
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #88
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #89
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #90
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #91
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #92
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #93
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #94
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #155
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #156
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #158
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

LOT #163
N/F
SUNVIEW PARTNERS, LP
ACCT# 080-49002-0-0000
DEED REF. 5932981

REMAINING LANDS BOUNDARY INFORMATION

LINE TABLE

LINE #	LENGTH	BEARING
L204	312.19'	S46°30'58"E
L205	176.83'	S39°50'50"W
L206	19.79'	N45°40'20"W
L207	142.55'	S43°33'42"W
L208	457.04'	N46°41'54"W
L209	15.54'	N38°01'11"E
L210	448.65'	N43°03'26"W
L211	136.73'	N37°49'53"E
L212	8.22'	S43°03'26"E
L213	63.40'	S64°33'23"E
L214	33.04'	S22°34'51"W
L215	40.00'	S59°16'23"E
L216	155.00'	S26°28'21"E
L217	33.00'	S27°29'00"E
L218	57.14'	S26°28'21"E
L219	187.77'	S43°29'03"W
L220	551.13'	N38°01'11"E
L221	97.25'	S64°22'51"E
L222	46.31'	S25°37'09"W
L223	78.00'	N64°22'51"W
L224	15.00'	N75°47'25"W

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
C105	34.41'	9°17'46"	212.06'	17.24'	N48°10'40"E	34.37'
C106	18.00'	101°55'44"	10.12'	12.48'	S83°50'01"W	15.72'
C107	6.23'	89°15'10"	4.00'	3.95'	S87°41'01"E	5.62'
C108	236.16'	7°13'33"	1872.56'	118.23'	N51°17'19"E	236.00'
C109	228.77'	60°32'32"	216.50'	126.37'	N85°10'21"E	218.27'
C110	14.14'	95°17'00"	8.50'	9.32'	S16°54'53"E	12.56'
C111	14.43'	97°17'57"	8.50'	9.66'	N78°56'53"E	12.76'
C112	60.42'	25°55'47"	133.50'	30.73'	S39°26'15"E	59.90'
C113	13.20'	89°00'14"	8.50'	8.35'	S18°01'46"W	11.92'
C114	12.81'	94°11'25"	7.79'	8.38'	S71°58'41"E	11.41'
C115	0.37'	0°00'54"	1429.56'	0.19'	S62°31'26"W	0.37'
C116	2.39'	0°25'42"	320.00'	1.20'	S30°30'46"W	2.39'
C117	49.58'	12°13'04"	232.51'	24.89'	N20°20'59"E	49.49'

NO.	DATE:	REVISION
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2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-26-22	REV. PER TWP. & ENG COMMENTS

FOR PIONEER MANAGEMENT BY:

SURV. CHIEF:
FIELDBOOK NO.
DATA COLLECTOR

DRAWN BY: JDB
CHKD BY: GK

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KC

DRAWING REFERENCE:
F:\08\08-0500-02\CAD\Final Plot\Existing Condition After Phase 2.dwg

XREFS:
TB.dwg
Phase 1 Final Plan.dwg
Phase 1 - Water & Sewer Block.dwg
Fill Area.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 100'
0 50' 100' 200' 300'

PIONEER Management, LLC
111 Millerville Road, Lancaster, PA 17603
Phone: 717-715-1396 Fax: 717-481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EXISTING CONDITIONS AFTER PHASE 2
FOR THE FINAL PHASE 3 SUBDIVISION PLAN OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 6 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

F:\08\08-0500-02\CAD\final PLOTS\overall Phasing Plan.dwg, T (OVERALL PHASING PLAN), 6/1/2023 4:36:39 PM, 1:1

THE SOLE PURPOSE OF THIS PLAN IS TO IDENTIFY THE ANTICIPATED PHASING SCHEDULE FOR THIS PROJECT. THIS PLAN DEFINES WHICH WABASH LANDING COMMUNITY LOTS, STREETS, ALLEYS & ACCESS DRIVES WILL BE A PART OF EACH PHASE OF THE DEVELOPMENT.

PHASING SCHEDULE

PHASE 1 ---------- BEGAN FALL 2017

PHASE 2 ---------- BEGINNING SPRING 2021

PHASE 3 ---------- BEGINNING SUMMER/FALL 2022

DWELLING SCHEDULE

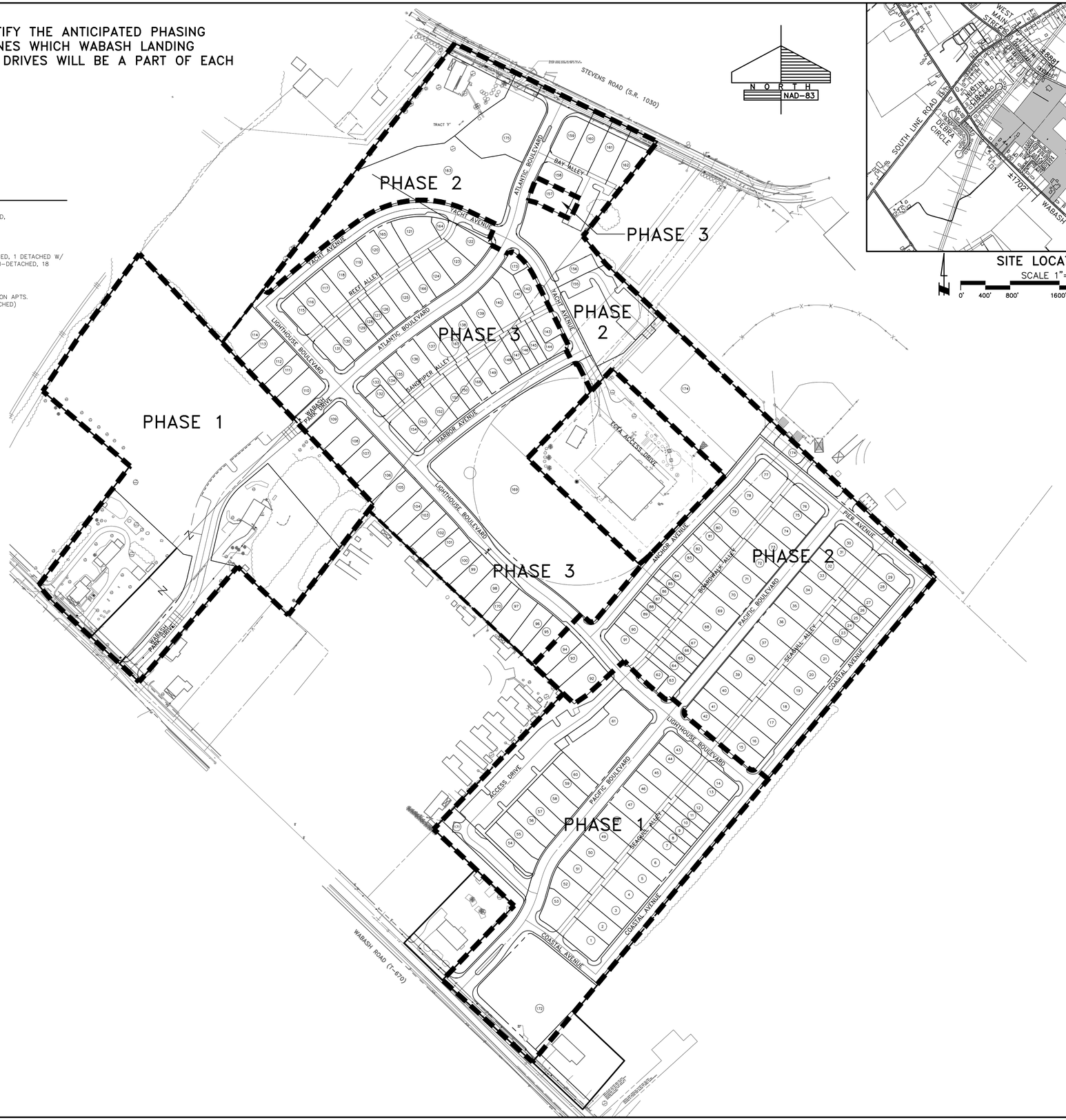
PHASE 1 ----- 44 PROPOSED DWELLING UNITS TOTAL
(16 DETACHED, 6 SEMI-DETACHED, 6 ATTACHED,
4 COMMERIAL W/ APT. SECOND FLOOR,
12 MULTI-FAMILY APARTMENTS)

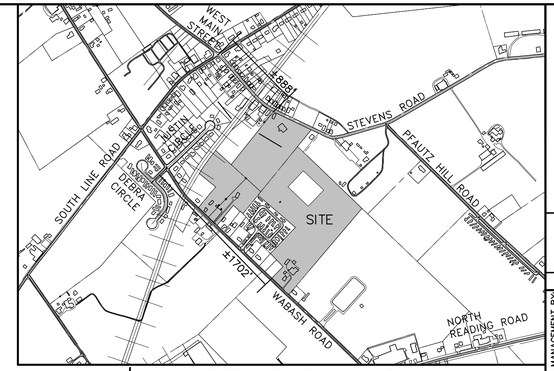
PHASE 2 ----- 84 PROPOSED DWELLING UNITS TOTAL
(1 DETACHED NON-VOZ (LOT 175), 27 DETACHED, 1 DETACHED W/
(1) CONVERSION APT. ABOVE GARAGE, 20 SEMI-DETACHED, 18
ATTACHED, 16 MULTI-FAMILY APARTMENTS)

PHASE 3 ----- 68 PROPOSED DWELLING UNITS TOTAL
(18 DETACHED, 7 DETACHED W/ (7) CONVERSION APTS.
ABOVE GARAGE, 22 SEMI-DETACHED, 14 ATTACHED)

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
EXISTING VEGETATION — DECIDUOUS TREE — EVERGREEN TREE
EXISTING TREELINE
EXISTING FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM PIPE
EXISTING STORM INLET
EXISTING STORM HEADWALL/ENDWALL
EXISTING STORM MANHOLE
PROPOSED LOT NUMBER





SITE LOCATION MAP
SCALE 1"=800'
0' 400' 800' 1600' 2400' 3200'

NO.	DATE	REVISION
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FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JGB | CHKD BY: JCH/KG
SURV. CHIEF:
DRAWN BY: JGB
FIELDBOOK NO.
DATA COLLECTOR
CHKD BY: CK

DRAWING REFERENCE:
F:\08\08-0500-02\CAD\Final PLOTS\overall Phasing Plan.dwg

XREFS:
ITB.dwg
PROPERTY-BNDS.dwg
SITE-LOCATION.dwg
ITB-Plan.dwg

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OVERALL PHASING PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 7 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

F:\08\08-0500-02\CAD\Final PLT\Open Space.dwg, 8.5X11 SPACE PLAN, 8/1/2023 4:27:06 PM, 1:1

THE SOLE PURPOSE OF THIS PLAN IS TO IDENTIFY
THE OPEN SPACE AREAS FOR THIS PROJECT.

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING OVERHEAD CABLE LINE (OC)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING WATER LINE (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT (CO)
- EXISTING WELL (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING STORM PIPE — 18" SLOPP
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM MANHOLE (D)
- PROPOSED LOT NUMBER (2)
- OPEN SPACE LAND

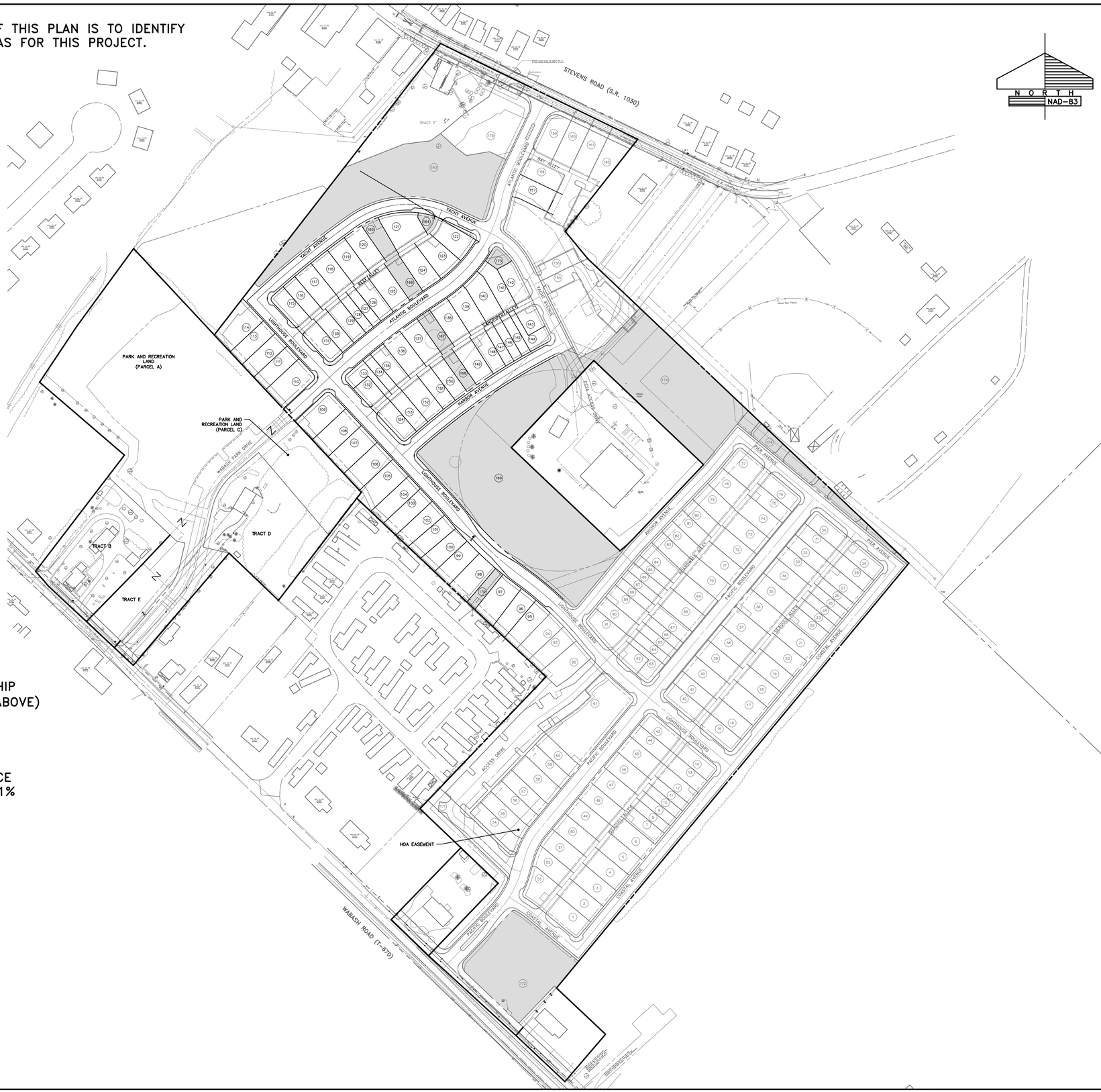
TOTAL DEVELOPMENT AREA
(VOZ & PUBLIC PARK AREA COMBINED)=
30.874 ACRES
OPEN SPACE REQUIRED=
6.175 ACRES

OPEN SPACE PROPOSED WITHIN
THE WABASH LANDING COMMUNITY

	LOT #	AREA OF OPEN SPACE	
PHASE 2 –	163	1.082 ACRES	
PHASE 3 –	164	1,153 S.F.	
PHASE 3 –	165	3,054 S.F.	
PHASE 3 –	166	3,180 S.F.	
PHASE 3 –	167	2,901 S.F.	
PHASE 3 –	168	2,310 S.F.	
PHASE 3 –	169	2.110 ACRES	
PHASE 3 –	170	1,979 S.F.	
PHASE 1 – COMMERCIAL AREA		3,457 S.F.	(LABELED AS "HOA EASEMENT" ON THIS SHEET)
PHASE 1 –	172	29,991 S.F.	
PHASE 3 –	173	1,468 S.F.	
PHASE 2 –	174	1.284 ACRES	
	TOTAL	5.612 ACRES	

PARK & RECREATION LAND (OPEN SPACE)
INTENDED TO BE DEDICATED TO THE TOWNSHIP
(NOT INCLUDED IN THE CALCULATIONS SHOWN ABOVE)
= 4.496 ACRES
(GROSS AREA: PARCEL A & C COMBINED)

TOTAL LAND CONSIDERED TO BE OPEN SPACE
= 10.108 ACRES OF 26.380 ACRES = 38.31%



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MANAGER: JAMES C. HENKE

DESIGN BY: JDB

CHKD BY: JCH/KG

DRAWING REFERENCE:
F:\08\08-0500-02\CAD\Final PLT\Open Space.dwg

XREFS:
ITB.dwg
Plan Effec.dwg
Final Effec Plan.dwg
Add-on.dwg
P-Base.dwg

CLIENT
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Email: jh@pioneermanagementllc.com
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OPEN SPACE PLAN

FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF

WABASH LANDING

EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022

SHEET NO. 8 OF 55

DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

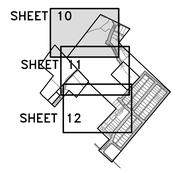
LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED MINIMUM BUILDING SETBACK LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- PROPOSED 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM MANHOLE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE (C.S.L.)
- PROPOSED LOT NUMBER
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- PROPOSED TRAFFIC SIGN
- PROPOSED STREET LIGHT
- PROPOSED PARKING LOT LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVER SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED RIGHT-OF-WAY INTENDED FOR DEDICATION TO E. COCALICO TWP.
- PROPOSED IRON PIN TO BE SET
- CONCRETE MONUMENT
- PROPOSED DWELLING UNIT ROOF LINE
- PROPOSED DRIVEWAY
- ADA ACCESSIBLE CURB/RAMP (SEE DETAILS FOR EACH TYPE)
- PROPOSED ARCHITECTURAL WALL

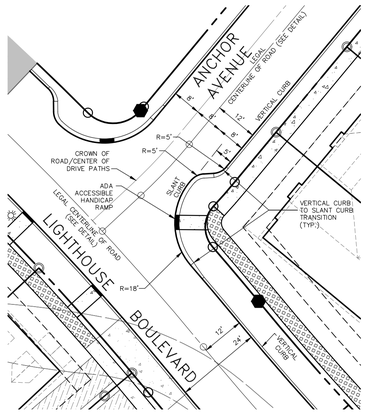
PARKING LEGEND

NOTE:
THESE LABELS AND THE ASSOCIATED PAINT LINES DELINEATING INDIVIDUAL PARKING SPACES ARE FOR REFERENCE ONLY. PAINT LINES ARE NOT BEING PROPOSED AS A PART OF THIS PLAN.

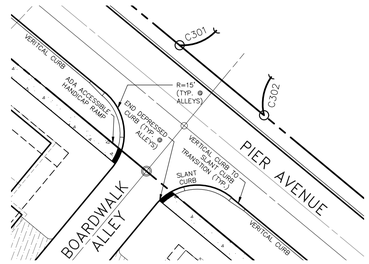
- (H) REFERENCES THE LOT THAT THIS PARTICULAR SPACE IS ALLOCATED FOR
- (C) THIS SPACE IS ALLOCATED FOR COMMERCIAL PARKING
- (-) THIS SPOT IS AN ADDITIONAL SPACE NOT ALLOCATED TO A SPECIFIC LOT



KEY MAP
SCALE: 1"=1000'



TYPICAL PUBLIC STREET INTERSECTION BUMP-OUT DETAIL (FYI: REFERENCES PAST PHASE INTERSECTION)
SCALE: 1" = 20'



TYPICAL ALLEY INTERSECTION CURB TRANSITION DETAIL (FYI: REFERENCES PAST PHASE INTERSECTION)
SCALE: 1" = 20'

SEE SHEET 11 FOR ALL ASSOCIATED LINE & CURVE TABLES.

NOTE:
STEVENS ROAD (S.R. 1030)
STREET IMPROVEMENTS ARE
DEPENDENT ON PENNDOT APPROVAL

NORTH
NAD-83

Fee Simple Acquisition ... Commonwealth of Pen... Transportation in Deed ...

Containing:

Line Bearin...
① =N25...
② =S6...
③ =S2...
④ =N6...

STEVENS ROAD
S.R. 1030

SIGHT DIST... 385' MIN. REQ.

Waterline Easement between Ronald G. & Rosalie Kreider (21 Stevens Rd.) and ECTA (Authority) Recorded as Instrument #5423009

Waterline ground-survey was plotted from as-built drawing provided by COM on 3-12-19

Culvert (9' Wide Conc.) Top Opening=381.79
IE=379.24
IE=379.81
15" CMP
IE=379.37
IE=379.78 (15"CMP)

Building
Paved Drive
Stone Drive
Edge Pool
Ledge Rock Outcrop
Limit of Woods
Hedge Row
Edge Path
Stone Drive
Building
Building
Building
Stone Drive
Limit of Woods
Hedge Row
Limit of Woods
Hedge Row
Limit of Woods
Hedge Row

SHEET 10
SHEET 11
SHEET 12

KEY MAP
SCALE: 1"=1000'

SEE SHEET 9
MATCHLINE

SEE SHEET 11 FOR
ALL ASSOCIATED LINE
& CURVE TABLES.

SEE SHEET 9 FOR THE
LEGEND.

MATCHLINE
SEE SHEET 11

MATCHLINE A

MATCHLINE A

PARKING LEGEND

NOTE:
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- (##) REFERENCES THE LOT THAT THIS PARTICULAR SPACE IS ALLOCATED FOR
- Ⓒ THIS SPACE IS ALLOCATED FOR COMMERCIAL PARKING
- Ⓐ THIS SPOT IS AN ADDITIONAL SPACE NOT ALLOCATED TO A SPECIFIC LOT

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
SURV. CHIEF:
FIELDBOOK NO.
DATA COLLECTOR
DESIGN BY: JCH/KG
DRAWN BY: JDB
CHKD BY: CK
DRAWING REFERENCE:
F:\08\08-0500-02\CAD\Final Plat\Layout.dwg
XREFS:
ITB.dwg
Signature Blocks.dwg
Key Map.dwg
Easements.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millerstille Road, Lancaster, PA 17603
Phone: (717) 435-8300 Fax: (717) 481-4955
Email: JP@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LAYOUT PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 10 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	ARC	BEARING	CHORD
C3	300.00'	31°37'33"	84.96'	165.59'	S41°15'23"W	163.50'
C3B	300.00'	26°20'33"	70.21'	137.93'	N43°53'53"E	136.72'
C4	1634.56'	10°07'35"	144.82'	288.89'	S52°00'22"W	288.52'
C5	1856.06'	7°57'31"	129.11'	257.81'	N50°55'20"E	257.61'
C6	200.00'	60°32'32"	116.74'	211.33'	N85°10'21"E	201.64'
C7	200.00'	55°12'32"	105.32'	193.88'	N82°40'21"E	186.38'
C8	200.00'	5°00'00"	8.73'	17.45'	S67°03'23"E	17.45'
C10	1413.06'	16°35'05"	205.95'	409.02'	N55°14'07"E	407.59'
C10B	1413.06'	15°34'25"	193.23'	384.09'	S54°43'47"W	382.91'
C18	720.00'	3°56'24"	24.76'	49.51'	S41°05'14"E	49.50'
C19	720.00'	14°46'25"	93.34'	185.65'	S46°30'14"E	185.14'
C20	720.00'	14°29'54"	91.58'	182.19'	S46°38'30"E	181.71'
C21	720.00'	11°04'41"	69.82'	139.21'	S48°21'06"E	138.99'
C26	1747.56'	11°33'10"	176.78'	352.36'	N52°43'09"E	351.77'
C27	50.00'	38°03'07"	17.24'	33.21'	N39°28'10"E	32.60'
C28	1521.56'	16°35'05"	221.76'	440.43'	N55°14'07"E	438.89'
C28B	1521.56'	15°57'48"	213.35'	440.43'	N54°52'28"E	422.56'
C107	8.50'	97°17'57"	9.66'	14.43'	N78°56'53"E	12.76'
C108	320.00'	5°21'54"	14.99'	29.96'	N32°58'51"E	29.95'
C108A	320.00'	4°56'11"	13.79'	27.57'	N33°11'43"E	27.56'
C109	320.00'	4°57'03"	13.83'	27.65'	N38°08'20"E	27.64'
C110	8.50'	95°17'00"	9.32'	14.14'	S16°54'53"E	12.56'
C111	280.00'	10°58'17"	26.89'	53.62'	S36°12'45"W	53.53'
C112	280.00'	11°25'58"	28.03'	55.87'	S47°24'53"W	55.78'
C113	280.00'	3°56'17"	9.63'	19.25'	S55°06'01"W	19.24'
C114	1654.56'	0°55'20"	13.31'	26.63'	S56°36'30"W	26.63'
C115	320.00'	7°29'34"	20.95'	41.85'	N44°21'39"E	41.82'
C116	320.00'	7°37'02"	21.30'	42.54'	N51°54'57"E	42.51'
C117	320.00'	1°20'41"	3.76'	7.51'	N56°23'49"E	7.51'
C118	1614.56'	1°16'55"	18.06'	36.13'	N56°25'42"E	36.13'
C119	1654.56'	1°09'06"	16.63'	33.26'	S55°34'17"W	33.26'
C120	1654.56'	1°26'46"	20.88'	41.76'	S54°16'21"W	41.76'
C121	1654.56'	1°06'51"	16.09'	32.17'	S52°50'13"W	32.17'
C122	1614.56'	1°08'24"	16.06'	32.12'	N55°13'02"E	32.12'
C123	1614.56'	1°33'34"	21.98'	43.95'	N53°52'03"E	43.95'
C124	1614.56'	1°33'25"	21.94'	43.88'	N52°18'34"E	43.88'
C125	1654.56'	0°41'33"	10.00'	20.00'	S52°05'20"W	20.00'
C126	1654.56'	0°41'33"	10.00'	20.00'	S51°23'47"W	20.00'
C127	1654.56'	1°06'51"	16.09'	32.17'	S50°29'34"W	32.17'
C128	1614.56'	1°13'05"	17.16'	34.32'	N50°55'18"E	34.32'
C129	1614.56'	0°42'35"	10.00'	20.00'	N49°57'28"E	20.00'
C130	1614.56'	1°35'20"	22.39'	44.77'	N48°48'31"E	44.77'
C131	10.00'	91°04'17"	10.19'	15.89'	N02°28'43"E	14.27'
C132	1654.56'	1°03'59"	15.40'	30.79'	S49°24'09"W	30.79'
C133	1654.56'	0°53'38"	12.91'	25.81'	S48°25'21"W	25.81'
C134	10.00'	88°58'02"	9.82'	15.53'	S87°32'27"E	14.01'
C135	4.00'	89°16'02"	3.95'	6.23'	N87°41'27"W	5.62'
C136	1872.56'	7°13'33"	118.23'	236.15'	S51°17'19"W	236.00'
C137	8.50'	90°53'31"	8.63'	13.48'	N02°23'10"E	12.11'
C138	1839.56'	0°55'15"	14.78'	29.57'	N48°17'42"E	29.57'
C139	1839.56'	1°00'13"	16.11'	32.22'	N49°15'26"E	32.22'
C140	1839.56'	1°21'37"	21.84'	43.67'	N50°26'21"E	43.67'
C141	1839.56'	1°21'37"	21.84'	43.67'	N51°47'58"E	43.67'
C142	1839.56'	1°21'37"	21.84'	43.67'	N53°09'36"E	43.67'
C143	1839.56'	1°03'41"	17.04'	34.08'	N54°22'15"E	34.08'
C144	183.50'	3°09'14"	5.05'	10.10'	N56°28'42"E	10.10'
C145	216.50'	60°32'32"	126.37'	228.77'	S85°10'21"W	218.27'
C146	183.50'	12°11'36"	19.60'	39.05'	N64°09'07"E	38.98'
C147	183.50'	26°22'19"	42.99'	84.46'	N83°26'04"E	83.72'
C148	183.50'	13°49'23"	22.24'	44.27'	S76°28'09"E	44.16'
C149	183.50'	5°00'00"	8.01'	16.01'	S67°03'23"E	16.01'
C151	133.50'	16°22'59"	19.22'	38.17'	N44°12'39"W	38.04'
C151A	133.50'	9°32'49"	11.15'	22.24'	N31°14'45"W	22.22'
C152	8.50'	89°00'14"	8.35'	13.20'	S18°01'46"W	11.92'
C153	10.00'	91°14'23"	10.22'	15.92'	N02°33'46"E	14.29'
C154	1396.56'	14°20'02"	175.61'	349.38'	N55°20'58"E	348.47'
C155	8.50'	88°51'52"	8.33'	13.18'	N87°29'22"W	11.90'
C156	1429.56'	1°05'36"	13.64'	27.28'	S48°37'50"W	27.28'
C157	1429.56'	1°14'01"	15.39'	30.78'	S49°47'19"W	30.78'
C158	1429.56'	1°40'18"	20.86'	41.71'	S51°14'28"W	41.71'
C159	1429.56'	1°14'01"	15.39'	30.78'	S52°41'38"W	30.78'
C160	1429.56'	1°14'01"	15.39'	30.78'	S53°55'39"W	30.78'
C161	1429.56'	0°58.30"	12.16'	24.33'	S55°01'55"W	24.33'
C162	1429.56'	1°40'18"	20.86'	41.71'	S56°21'18"W	41.71'
C163	1429.56'	1°13'27"	15.27'	30.54'	S57°48'11"W	30.54'
C164	1429.56'	0°48'06"	10.00'	20.00'	S58°48'57"W	20.00'
C165	1429.56'	0°48'06"	10.00'	20.00'	S59°37'03"W	20.00'
C166	1429.56'	0°48'06"	10.00'	20.00'	S60°25'09"W	20.00'
C167	1429.56'	1°42'41"	21.35'	42.70'	S61°40'33"W	42.70'
C167A	1429.56'	14°26'17"	181.08'	360.24'	S55°17'51"W	359.29'
C168	10.00'	94°48'13"	10.88'	16.55'	S87°41'32"W	14.72'
C169	133.50'	0°36'50"	0.72'	1.43'	S39°59'01"W	1.43'
C173	96.50'	3°48'27"	3.21'	6.41'	S41°34'49"W	6.41'
C201	700.00'	2°22'23"	14.50'	28.99'	S41°52'14"E	28.99'
C202	700.00'	1°34'00"	9.57'	19.14'	S39°54'02"E	19.14'
C203	740.00'	1°18'39"	8.47'	16.93'	S39°46'22"E	16.93'
C204	740.00'	3°56'24"	25.45'	50.89'	N41°05'14"W	50.88'
C205	700.00'	14°46'25"	90.75'	180.49'	N46°30'14"W	179.99'
C206	740.00'	2°43'51"	17.64'	35.27'	S41°47'37"E	35.27'
C207	740.00'	2°48'25"	18.13'	36.25'	S44°33'45"E	36.25'
C208	740.00'	3°34'37"	23.11'	46.20'	S47°45'16"E	46.19'
C209	740.00'	1°33'06"	10.02'	20.04'	S50°19'07"E	20.04'
C210	740.00'	2°47'46"	18.06'	36.11'	S52°29'34"E	36.11'
C211	740.00'	8°59'05"	58.14'	116.04'	N49°23'54"W	115.92'
C211A	740.00'	7°27'09"	58.19'	96.25'	N50°09'52"W	96.18'
C212	700.00'	0°58'41"	5.98'	11.95'	S53°24'06"E	11.95'
C213	700.00'	3°12'15"	19.58'	39.15'	S51°18'38"E	39.14'

LINE TABLE		
LINE	LENGTH	BEARING
L4	94.70'	S64°33'23"E
L4B	63.40'	S64°33'23"E
L26	344.39'	S43°03'26"E
L29	108.50'	S43°03'26"E
L29A	221.50'	S43°03'26"E
L29B	25.36'	S43°03'26"E
L30	113.00'	S43°03'26"E
L31	113.00'	S43°03'26"E
L32	108.50'	S43°03'26"E
L33	122.89'	S43°03'26"E
L41	29.03'	N20°26'37"E
L84	115.00'	N46°56'34"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	ARC	BEARING	CHORD
C214	700.00'	3°16'12"	19.98'	39.95'	S48°04'24"E	39.95'
C226	10.00'	90°00'00"	10.00'	15.71'	S01°56'34"W	14.14'
C227	10.00'	90°00'00"	10.00'	15.71'	S88°03'26"E	14.14'
C229	1747.56'	1°09'25"	17.65'	35.29'	S48°10'38"W	35.29'
C230	1747.56'	1°00'13"	15.30'	30.61'	S49°15'26"W	30.61'
C231	1747.56'	1°21'37"	20.75'	41.49'	S50°26'21"W	41.49'
C232	1747.56'	1°21'37"	20.75'	41.49'	S51°47'58"W	41.49'
C233	1747.56'	1°21'37"	20.75'	41.49'	S53°09'36"W	41.49'
C234	1747.56'	1°21'37"	20.75'	41.49'	S54°31'13"W	41.49'
C235	1747.56'	0°59'51"	15.21'	30.43'	S55°41'57"W	30.43'
C236	1747.56'	2°17'51"	35.04'	70.08'	S57°20'48"W	70.07'
C237	50.00'	2°47'38"	1.22'	2.44'	S57°05'55"W	2.44'
C238	50.00'	35°15'29"	15.89'	30.77'	S38°04'21"W	30.29'
C239	1747.56'	1°16'15"	19.38'	38.76'	N48°14'02"E	38.76'
C240	1747.56'	1°03'59"	16.26'	32.52'	N49°24'09"E	32.52'
C241	1747.56'	1°09'04"	17.55'	35.11'	N50°30'41"E	35.11'
C242	1747.56'	0°39'21"	10.00'	20.00'	N51°24'53"E	20.00'
C243	1747.56'	0°39'21"	10.00'	20.00'	N52°04'14"E	20.00'
C244	1747.56'	1°09'04"	17.55'	35.11'	N52°58'26"E	35.11'
C245	1747.56'	1°26'46"	22.06'	44.11'	N54°16'21"E	44.11'
C246	1747.56'	1°09'06"	17.56'	35.13'	N55°34'17"E	35.13'
C247	1747.56'	1°20'39"	20.50'	41.00'	N56°49'10"E	41.00'
C248	1747.56'	1°00'16"	15.31'	30.62'	N57°59'33"E	30.62'
C249	50.00'	8°11'56"	3.58'	7.15'	N54°23'46"E	7.15'
C250	50.00'	29°51'11"	13.33'	26.05'	N35°22'12"E	25.76'
C251	1521.56'	1°25'59"	19.03'	38.06'	S48°24'45"W	38.06'
C252	1521.56'	0°28'26"	6.29'	12.58'	S49°21'58"W	12.58'
C253	1521.56'	0°45'11"	10.00'	20.00'	S49°58'46"W	20.00'
C254	1521.56'	1°10'29"	15.60'	31.19'	S50°56'36"W	31.19'
C255	1521.56'	1°33'25"	20.68'	41.35'	S52°18'34"W	41.35'
C256	1521.56'	1°33'34"	20.71'	41.42'	S53°52'03"W	41.41'
C257	1521.56'	1°08'24"	15.14'	30.27'	S55°13'02"W	30.27'
C258	1521.56'	1°33'34"	20.71'	41.42'	S56°34'01"W	41.41'
C259	1521.56'	1°33'34"	20.71'	41.42'	S58°07'36"W	41.41'
C260	1521.56'	1°33'34"	20.71'	41.42'	S59°41'10"W	41.41'
C261	1521.56'	1°09'01"	15.28'	30.55'	S61°02'28"W	30.55'
C262	1521.56'	1°17'23"	17.13'	34.25'	S62°15'41"W	34.25'
C263	1521.56'	1°28'33"	19.60'	39.19'	N48°26'02"E	39.19'
C264	1521.56'	1°14'01"	16.38'	32.76'	N49°47'19"E	32.76'
C265	1521.56'	1°40'18"	22.20'	44.39'	N51°14'28"E	44.39'
C266	1521.56'	1°14'01"	16.38'	32.76'	N52°41'38"E	32.76'
C267	1521.56'	1°14'01"	16.38'	32.76'	N53°55'39"E	32.76'
C268	1521.56'	0°58'30"	12.95'	25.89'	N55°01'55"E	25.89'
C269	1521.56'	1°40'18"	22.20'	44.39'	N56°21'18"E	44.39'
C270	1521.56'	1°19'16"	17.54'	35.08'	N57°51'05"E	35.08'
C271	1521.56'	0°45'12"	10.00'	20.00'	N58°53'19"E	20.00'
C272	1521.56'	0°45'11"	10.00'	20.00'	N59°38'31"E	20.00'
C273	1521.56'	0°45'11"	10.00'	20.00'	N60°23'42"E	20.00'
C274	1521.56'	0°28'26"	6.29'	12.59'	N61°00'31"E	12.59'
C275	1521.56'	1°39'39"	22.05'	44.10'	N62°04'33"E	44.10'
C310	1396.56'	01°10'30"	14.32'	28.64'	S63°06'15"W	28.64'
C310A	1396.56'	15°30'33"	190.18'	378.03'	N55°56'14"E	376.87'

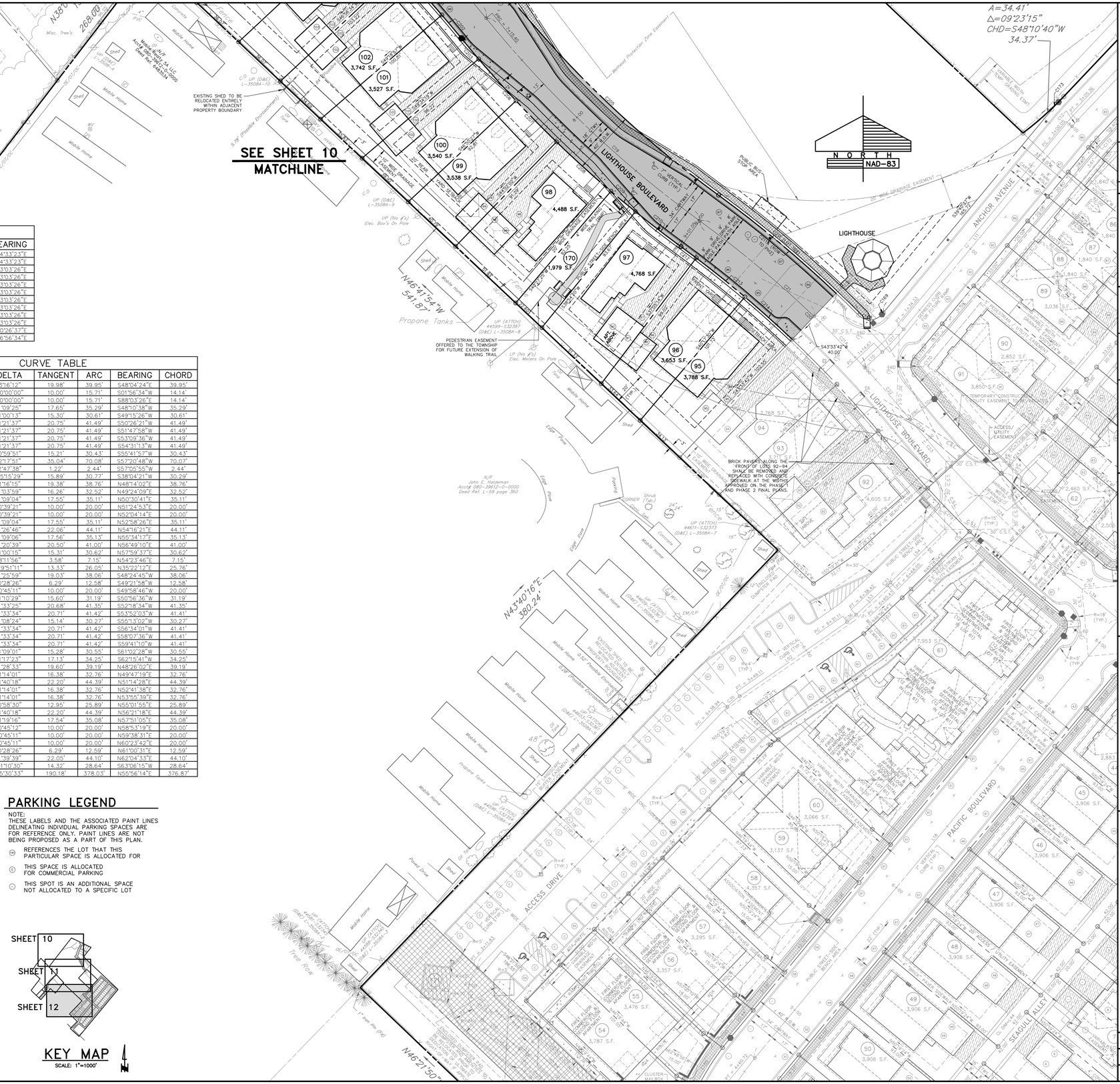
LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED MINIMUM BUILDING SETBACK LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- PROPOSED 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM MANHOLE
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE
- PROPOSED LOT NUMBER
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- PROPOSED TRAFFIC SIGN
- PROPOSED STREET LIGHT
- PROPOSED PARKING LOT LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVER SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED RIGHT-OF WAY INTENDED FOR DEDICATION TO E. COCALICO TWP.
- PROPOSED IRON PIN TO BE SET
- CONCRETE MONUMENT
- PROPOSED DWELLING UNIT ROOF LINE
- PROPOSED DRIVEWAY
- ADA ACCESSIBLE CURB/RAMP — SEE DETAILS FOR EACH TYPE
- PROPOSED ARCHITECTURAL WALL

PARKING LEGEND

NOTE:
THESE LABELS AND THE ASSOCIATED PAINT LINES DELINEATING INDIVIDUAL PARKING SPACES ARE FOR REFERENCE ONLY. PAINT LINES ARE NOT BEING PROPOSED AS A PART OF THIS PLAN.

- (98) REFERENCES THE LOT THAT THIS PARTICULAR SPACE IS ALLOCATED FOR
- (C) THIS SPACE IS ALLOCATED FOR COMMERCIAL PARKING
- (-) THIS SPOT IS AN ADDITIONAL SPACE NOT ALLOCATED TO A SPECIFIC LOT



	NO.	DATE:	REVISION
	4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
	3	6-2-23	REV. PER TWP. COMMENTS
	2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
	1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: DATA COLLECTOR
SURV. CHIEF:
DRAWN BY: JDB
CHKD BY: CK

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KC
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\Layout-Ph3Layout.dwg
XREFS: ITB.dwg Existing Conditions.dwg Key Map.dwg Ph 3 Plotting.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE: 1" = 30' (0, 15', 30', 60')

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: 717-481-4955 Fax: 717-481-4955
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LAYOUT PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 11 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

LEGEND

EXISTING PROPERTY BOUNDARY	EXISTING SANITARY SEWER CLEAN OUT
EXISTING ADJOINER LINE	EXISTING WELL
EXISTING CENTERLINE	EXISTING SANITARY SEWER MANHOLE
PROPOSED CENTERLINE	PROPOSED SANITARY SEWER MANHOLE
EXISTING EDGE OF CARTWAY	
PROPOSED EDGE OF PAVEMENT / CURB LINE	PROPOSED SAN. SEWER MANHOLE LABEL
EXISTING RIGHT-OF-WAY LINE	
PROPOSED RIGHT-OF-WAY LINE	EXISTING STORM PIPE
PROPOSED LOT LINE	PROPOSED STORM PIPE
PROPOSED EASEMENT LINE	EXISTING STORM INLET
PROPOSED MINIMUM BUILDING SETBACK LINE	PROPOSED STORM INLET
EXISTING 100-YR. WATER SURFACE BOUNDARY	EXISTING STORM HEADWALL/ENDWALL
PROPOSED 100-YR. WATER SURFACE BOUNDARY	PROPOSED STORM HEADWALL/ENDWALL
EXISTING VEGETATION — DECIDUOUS TREE	EXISTING STORM MANHOLE
EVERGREEN TREE	PROPOSED STORM MANHOLE
PROPOSED VEGETATION — STREET TREE (W/ 10' RADIUS FOR LATERAL SETBACK)	PROPOSED STORM STRUCTURE LABEL (I-9 INLET, EW-3 ENDWALL/HEADWALL, SMH-6 STORM MANHOLE)
EXISTING TREELINE	PROPOSED CLEAR SIGHT TRIANGLE
PROPOSED TREELINE	PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE
EXISTING FENCE	PROPOSED LOT NUMBER
PROPOSED FENCE	PROPOSED STREET LIGHT
EXISTING MAILBOX	PROPOSED PARKING LOT LIGHT
EXISTING UTILITY POLE	PROPOSED CONCRETE SIDEWALK
EXISTING OVERHEAD TELEPHONE LINE	PROPOSED BRICK PAVER SIDEWALK
EXISTING OVERHEAD CABLE LINE	PROPOSED BITUMINOUS PAVEMENT
EXISTING OVERHEAD ELECTRIC LINE	PROPOSED IRON PIN TO BE SET
EXISTING SANITARY SEWER LINE	PROPOSED DWELLING UNIT ROOF LINE
PROPOSED SANITARY SEWER LINE	PROPOSED DRIVEWAY
EXISTING WATER LINE	PROPOSED BOULDER GRADING WALL
PROPOSED WATERLINE	EXISTING CONTOUR LINE
EXISTING WATER VALVE	PROPOSED CONTOUR LINE
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	

LANDSCAPING REQUIREMENTS

1. A FIFTEEN-FOOT-WIDE LANDSCAPE SCREEN SHALL SURROUND ALL OFF-STREET LOADING FACILITIES. THE LANDSCAPE SCREEN SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 194-41E OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
2. SCREENING SHALL BE ARRANGED TO BLOCK THE GROUND LEVEL VIEWS BETWEEN GRADE, AND A HEIGHT OF SIX FEET. LANDSCAPE SCREENS MUST ACHIEVE THIS VISUAL BLOCKAGE WITHIN TWO YEARS OF INSTALLATION.
3. NO LESS THAN 80% OF THE REQUIRED AREA FOR LANDSCAPE AREA SHALL BE VEGETATIVE IN COMPOSITION.
4. FOR EACH 750 SQUARE FEET OF REQUIRED AREA FOR LANDSCAPE STRIPS, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED. ALL REQUIRED LANDSCAPE STRIPS SHALL HAVE LANDSCAPING MATERIALS DISTRIBUTED ALONG THE ENTIRE LENGTH OF THE LOT LINE ABUTTING THE YARD.
5. SHADE TREES SHALL BE A MINIMUM TRUNK CALIPER OF TWO INCHES AT A HEIGHT OF SIX INCHES ABOVE FINISHED GRADE. ORNAMENTAL TREES SHALL BE A MINIMUM TRUNK CALIPER OF 1.5 INCHES AT A HEIGHT OF SIX INCHES ABOVE FINISHED GRADE. EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF SIX FEET. SHRUBS SHALL BE A MINIMUM DIAMETER OF 24 INCHES.
6. A ROOT BARRIER SHALL BE USED AT EVERY STREET TREE WHETHER IT IS LOCATED NEXT TO SIDEWALK OR NOT (SEE BEAUTY STRIP DETAIL ON SHEET 52).
7. INDIVIDUAL LOTS MUST MEET THE MINIMUM LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ARCHITECTURAL FEATURES & CONSTRUCTION SPECIFICATIONS MANUAL.

PLANTING SCHEDULE (FOR STREET TREES ONLY)

QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
21	ACER RUBRUM 'OCTOBER GLORY'	Red Maple 'October Glory'	2" Cal. B&B
26	PYRUS CALLERYANA 'BRADFORD'	Bradford Callery Pear	2" Cal. B&B
17	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	Thornless Honeylocust 'Shademaster'	2" Cal. B&B
21	ACER RUBRUM 'RED SUNSET'	Red Maple 'Red Sunset'	2" Cal. B&B
3	TILIA TOMENTOSA	Silver Linden	2" Cal. B&B

PLANTING SCHEDULE (FOR BASIN #1-PH. 3 ONLY)

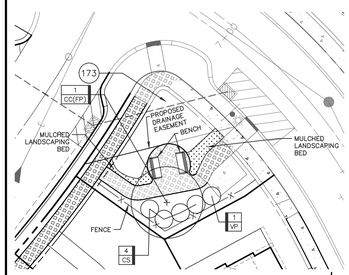
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS	
CS	50	CORNUS sericea	Redosier Dogwood	No. 5 Cont.	(5) - PHASE 3
HC	24	HYPERICUM calycinum	Aaronsbeard St. Johnswort	No. 3 Cont.	(7) - PHASE 3

NOTES:
1. DECIDUOUS SHADE TREES SHALL HAVE A MINIMUM 2" TRUNK CALIPER MEASURED 6" ABOVE GRADE, AT TIME OF PLANTING.
2. SHRUBS SHALL BE PLANTED 5' O.C. MAXIMUM.

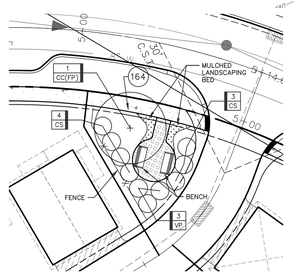
PLANTING SCHEDULE (FOR LOTS 164-168 & 173)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
CC	5	CERSIS canadensis	Eastern Redbud	1.5" Cal. B&B (Tree)
CC(FP)	4	CERSIS canadensis 'forest pansy'	'Forest Pansy' Eastern Redbud	1.5" Cal. B&B (Tree)
CS	11	CORNUS sericea	Redosier Dogwood	No. 5 Cont.
HC	10	HYPERICUM calycinum	Aaronsbeard St. Johnswort	No. 3 Cont.
IV	9	ILEX verticillata	Winterberry Holly	No. 5 Cont. (1 MALE PER 3 FEMALE)
VP	4	VIBURNUM plicatum var. tomentosum	Doublefile Viburnum	B&B - 3' Ht.

NOTE: SHRUBS SHALL BE PLANTED 5' O.C. MAXIMUM.

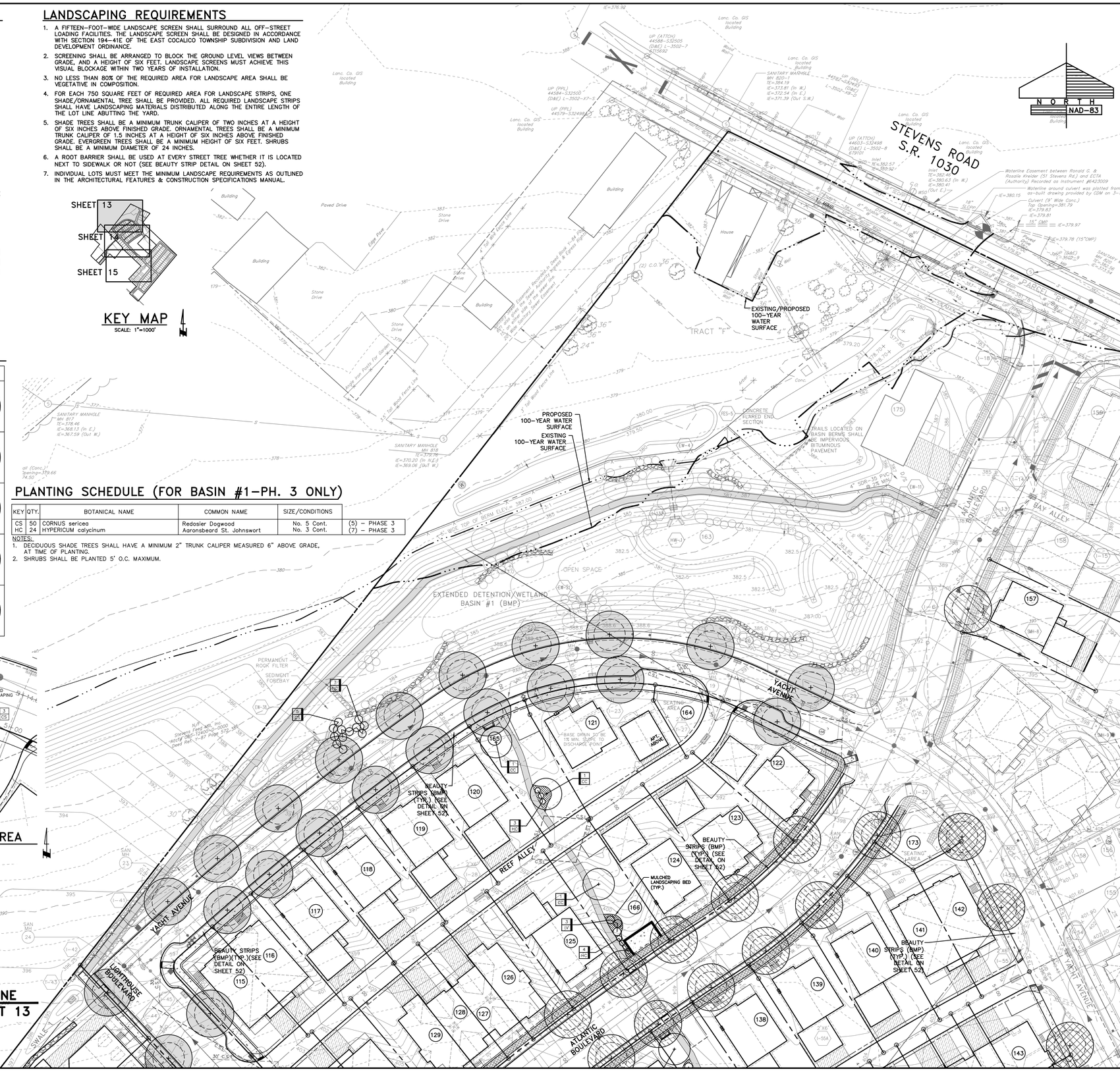


LOT 173 SEATING AREA
SCALE: 1" = 20'



LOT 164 SEATING AREA
SCALE: 1" = 20'

KEY MAP
SCALE: 1"=1000'



4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT		
3	6-2-23	REV. PER TWP. COMMENTS		
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1	9-23-22	REV. PER TWP. & ENG. COMMENTS		
NO.	DATE:	REVISION		

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.
DATA COLLECTOR

CHKD BY: GK

SURV. CHIEF:

DRAWN BY: JDB

MANAGER: JAMES C. HENKE

DESIGN BY: JDB

CHKD BY: JCH/KG

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\Landscaping.dwg

XREFS:
ITB.dwg
Proposed Buildings.dwg
Pro-Basin-grading.dwg
Pro-Basin-Profiles & Sheet Block.dwg
Key Map.dwg
Notes.dwg
Landscaping.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
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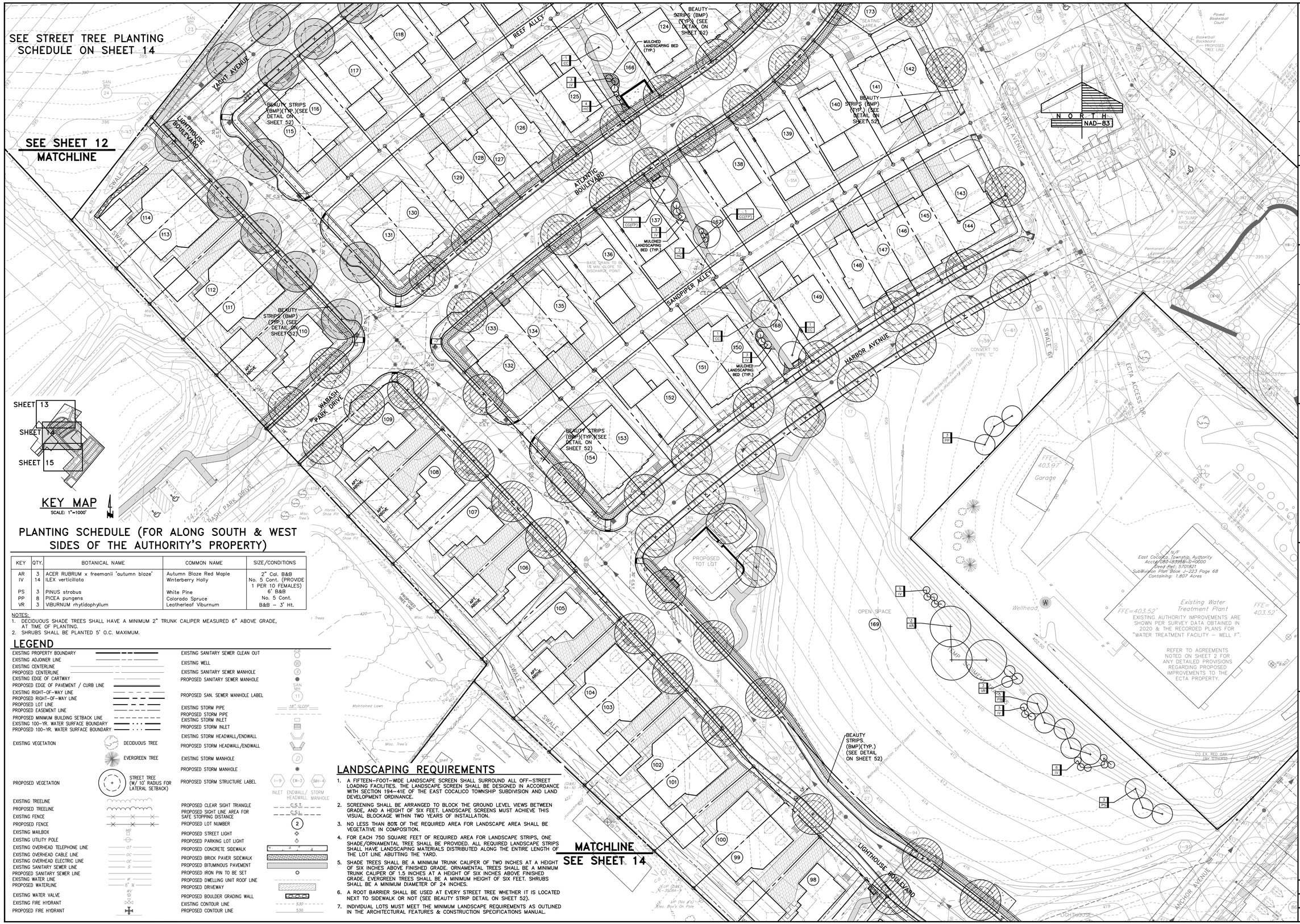
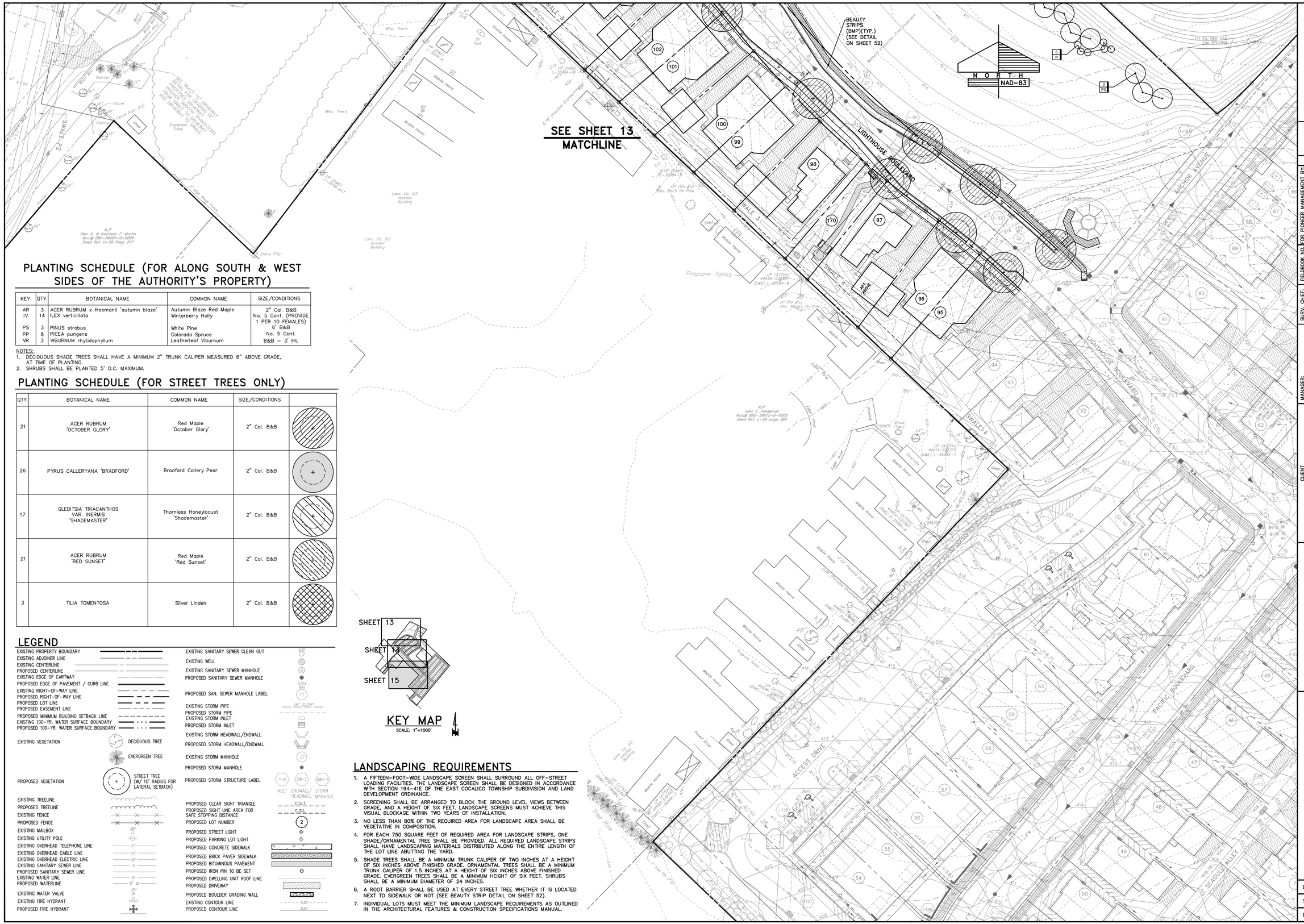
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LANDSCAPING PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 12 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C


SEE STREET TREE PLANTING SCHEDULE ON SHEET 14
SEE SHEET 12 MATCHLINE
YACHT AVENUE
LIGHTHOUSE BOULEVARD
REEF ALLEY
ATLANTIC BOULEVARD
SANDPIPER ALLEY
HARBOR AVENUE
PATH AVENUE
WABASH PARK DRIVE
ANCHOR AVENUE
ECCTA ACCESS DR.
SWALE 1
SWALE 2
SWALE 3
SWALE 4
SWALE 5
SWALE 6
BEAUTY STRIPS (BMP)(TYP.)(SEE DETAIL ON SHEET 52)
MULCHED LANDSCAPING BED (TYP.)
BASE DRAIN TO BE 1% MIN. SLOPE TO DISCHARGE POINT
PROVIDE 3" SUMP AROUND INLET
Paved Basketball Court
PROPOSED TREE LINE
Basketball Backboard
Wellhead
Existing Water Treatment Plant
EXISTING AUTHORITY IMPROVEMENTS ARE SHOWN PER SURVEY DATA OBTAINED IN 2020 & THE RECORDED PLANS FOR "WATER TREATMENT FACILITY – WELL F".
REFER TO AGREEMENTS NOTED ON SHEET 2 FOR ANY DETAILED PROVISIONS REGARDING PROPOSED IMPROVEMENTS TO THE ECTA PROPERTY.
FFE=403.52'
N/F East Cocalico Township Authority Acct#080-18998-0-0000 Deed Ref: 5701821 Subdivision Plan Book J-223 Page 68 Containing: 1.807 Acres
OPEN SPACE
PROPOSED TOT LOT
Garage
FFE=403.97'
Pond
Maintained Lawn
Concrete
Middle Island
Misc. Tree's
Horse Shoe Pit
Overhead Utility Line
Underground Electric Line
Underground Telephone Line
Underground Cable Line
Sanitary Sewer Line
Water Line
Gas Line
Storm Sewer Line
Existing Treeline
Existing Fence
Existing Edge of Cartway
Existing Right-of-Way Line
Existing Lot Line
Existing Easement Line
Existing Building Setback Line
Existing Vegetation
Existing Contour Line
Existing Inlet
Existing Manhole
Existing Sanitary Sewer Manhole
Existing Storm Pipe
Existing Storm Inlet
Existing Storm Manhole
Existing Storm Structure Label
Existing Sanitary Sewer Clean Out
Existing Well
Existing Sanitary Sewer Manhole
Existing Water Valve
Existing Fire Hydrant
Existing Utility Pole
Existing Mailbox
Existing Sanitary Sewer Line
Existing Water Line
Existing Inlet
Existing Manhole
Existing Storm Manhole
Existing Storm Structure Label



PLANTING SCHEDULE (FOR ALONG SOUTH & WEST SIDES OF THE AUTHORITY'S PROPERTY)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
AR	3	ACER RUBRUM x freemanii 'autumn blaze'	Autumn Blaze Red Maple	2" Cal. B&B
IV	14	ILEX verticillata	Winterberry Holly	No. 5 Cont. (PROVIDE 1 PER 10 FEMALES)
PS	3	PINUS strobus	White Pine	6' B&B
PP	8	PICEA pungens	Colorado Spruce	No. 5 Cont.
VR	3	VIBURNUM rhytidophyllum	Leatherleaf Viburnum	B&B – 3' Ht.

NOTES:
1. DECIDUOUS SHADE TREES SHALL HAVE A MINIMUM 2" TRUNK CALIPER MEASURED 6" ABOVE GRADE, AT TIME OF PLANTING.
2. SHRUBS SHALL BE PLANTED 5' O.C. MAXIMUM.

PLANTING SCHEDULE (FOR STREET TREES ONLY)

QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
21	ACER RUBRUM 'OCTOBER GLORY'	Red Maple 'October Glory'	2" Cal. B&B
26	PYRUS CALLERYANA 'BRADFORD'	Bradford Callery Pear	2" Cal. B&B
17	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	Thornless Honeylocust 'Shademaster'	2" Cal. B&B
21	ACER RUBRUM 'RED SUNSET'	Red Maple 'Red Sunset'	2" Cal. B&B
3	TILIA TOMENTOSA	Silver Linden	2" Cal. B&B

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
PROPOSED MINIMUM BUILDING SETBACK LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE
EVERGREEN TREE
PROPOSED VEGETATION — STREET TREE (W/ 10' RADIUS FOR LATERAL SETBACK)
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATERLINE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT

EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL
EXISTING STORM PIPE
PROPOSED STORM PIPE
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — I-9 INLET, EW-3 ENDWALL/HEADWALL, SMH-6 STORM MANHOLE
PROPOSED CLEAR SIGHT TRIANGLE
PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE
PROPOSED LOT NUMBER
PROPOSED STREET LIGHT
PROPOSED PARKING LOT LIGHT
PROPOSED CONCRETE SIDEWALK
PROPOSED BRICK PAVER SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED IRON PIN TO BE SET
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED DRIVEWAY
PROPOSED BOULDER GRADING WALL
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE

SHEET 13
SHEET 14
SHEET 15

KEY MAP
SCALE: 1"=1000'

LANDSCAPING REQUIREMENTS

1. A FIFTEEN-FOOT-WIDE LANDSCAPE SCREEN SHALL SURROUND ALL OFF-STREET LOADING FACILITIES. THE LANDSCAPE SCREEN SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 194-41E OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
2. SCREENING SHALL BE ARRANGED TO BLOCK THE GROUND LEVEL VIEWS BETWEEN GRADE, AND A HEIGHT OF SIX FEET. LANDSCAPE SCREENS MUST ACHIEVE THIS VISUAL BLOCKAGE WITHIN TWO YEARS OF INSTALLATION.
3. NO LESS THAN 80% OF THE REQUIRED AREA FOR LANDSCAPE AREA SHALL BE VEGETATIVE IN COMPOSITION.
4. FOR EACH 750 SQUARE FEET OF REQUIRED AREA FOR LANDSCAPE STRIPS, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED. ALL REQUIRED LANDSCAPE STRIPS SHALL HAVE LANDSCAPING MATERIALS DISTRIBUTED ALONG THE ENTIRE LENGTH OF THE LOT LINE ABUTTING THE YARD.
5. SHADE TREES SHALL BE A MINIMUM TRUNK CALIPER OF TWO INCHES AT A HEIGHT OF SIX INCHES ABOVE FINISHED GRADE. ORNAMENTAL TREES SHALL BE A MINIMUM TRUNK CALIPER OF 1.5 INCHES AT A HEIGHT OF SIX INCHES ABOVE FINISHED GRADE. EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF SIX FEET. SHRUBS SHALL BE A MINIMUM DIAMETER OF 24 INCHES.
6. A ROOT BARRIER SHALL BE USED AT EVERY STREET TREE WHETHER IT IS LOCATED NEXT TO SIDEWALK OR NOT (SEE BEAUTY STRIP DETAIL ON SHEET 52).
7. INDIVIDUAL LOTS MUST MEET THE MINIMUM LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ARCHITECTURAL FEATURES & CONSTRUCTION SPECIFICATIONS MANUAL.

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG COMMENTS

FOR PIONEER MANAGEMENT BY:
SURV. CHIEF:
FIELDBOOK NO.
DATA COLLECTOR
DRAWN BY: JDB
CHKD BY: GK
MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Plan\Landscaping.dwg
XREFS: TB.dwg, Proffpbase.dwg, Pc-base-grading.dwg, Pc-base-utilities.dwg, Key Map.dwg, Notes, Legend & Sheet Block.dwg, Easements.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millerville Road, Lancaster, PA 17603
Phone: (717) 481-4955 Fax: (717) 481-4955
Email: jr@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LANDSCAPING PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 14 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY

EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX — MB
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE — OT
EXISTING OVERHEAD CABLE LINE — OC
EXISTING OVERHEAD ELECTRIC LINE — OE
EXISTING SANITARY SEWER LINE — S
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE — W
PROPOSED WATERLINE — 8" W
EXISTING WATER VALVE — WV

EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT — CO
EXISTING WELL — W
EXISTING SANITARY SEWER MANHOLE — S
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL — SAN MH 11
EXISTING STORM PIPE — 18" SLOPE
PROPOSED STORM PIPE
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE
PROPOSED LOT NUMBER — 2
PROPOSED CONCRETE SIDEWALK
PROPOSED BRICK PAVER SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED IRON PIN TO BE SET

EASEMENT DESCRIPTION LEGEND

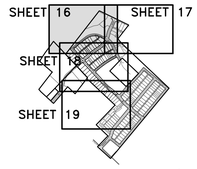
EXISTING 40' WIDE EMERGENCY ACCESS EASEMENT TO BE VACATED
PHASE 2 – EMERGENCY ACCESS EASEMENT AGREEMENT WITH ECT – INSTRUMENT #6647057, RECORDED ON 11/22/2021

EXISTING TEMPORARY CONSTRUCTION EASEMENT TO BE VACATED
FINAL PHASE 2 SUBDIVISION PLAN
(INSTR. # 2021-0411-J)

EXISTING DRAINAGE EASEMENT TO BE VACATED
FINAL PHASE 2 SUBDIVISION PLAN
(INSTR. # 2021-0411-J)

EXISTING TEMPORARY CONSTRUCTION/UTILITY EASEMENT TO BE VACATED
FINAL PHASE 2 SUBDIVISION PLAN
(INSTR. # 2021-0411-J)

EXISTING ACCESS EASEMENT OFFERED TO THE HOMEOWNER'S ASSOCIATION TO BE VACATED
FINAL PHASE 2 SUBDIVISION PLAN
(INSTR. # 2021-0411-J)



KEY MAP
SCALE: 1"=1000'

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:
FIELDBOOK NO.
DATA COLLECTOR
SURV. CHIEF:
DRAWN BY: JDB
CHKD BY: CK
MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Plot\Easement Abandonment.dwg
XREFS: ITB.dwg, Boundary.dwg, Base.dwg, Proposed Lots.dwg, Key Map.dwg, Easement Block.dwg, Labels.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
0 15' 30' 60' 90'
1" = 30'

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EASEMENT ABANDONMENT PLAN
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OF
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EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
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LCPC FILE #06-151-1C

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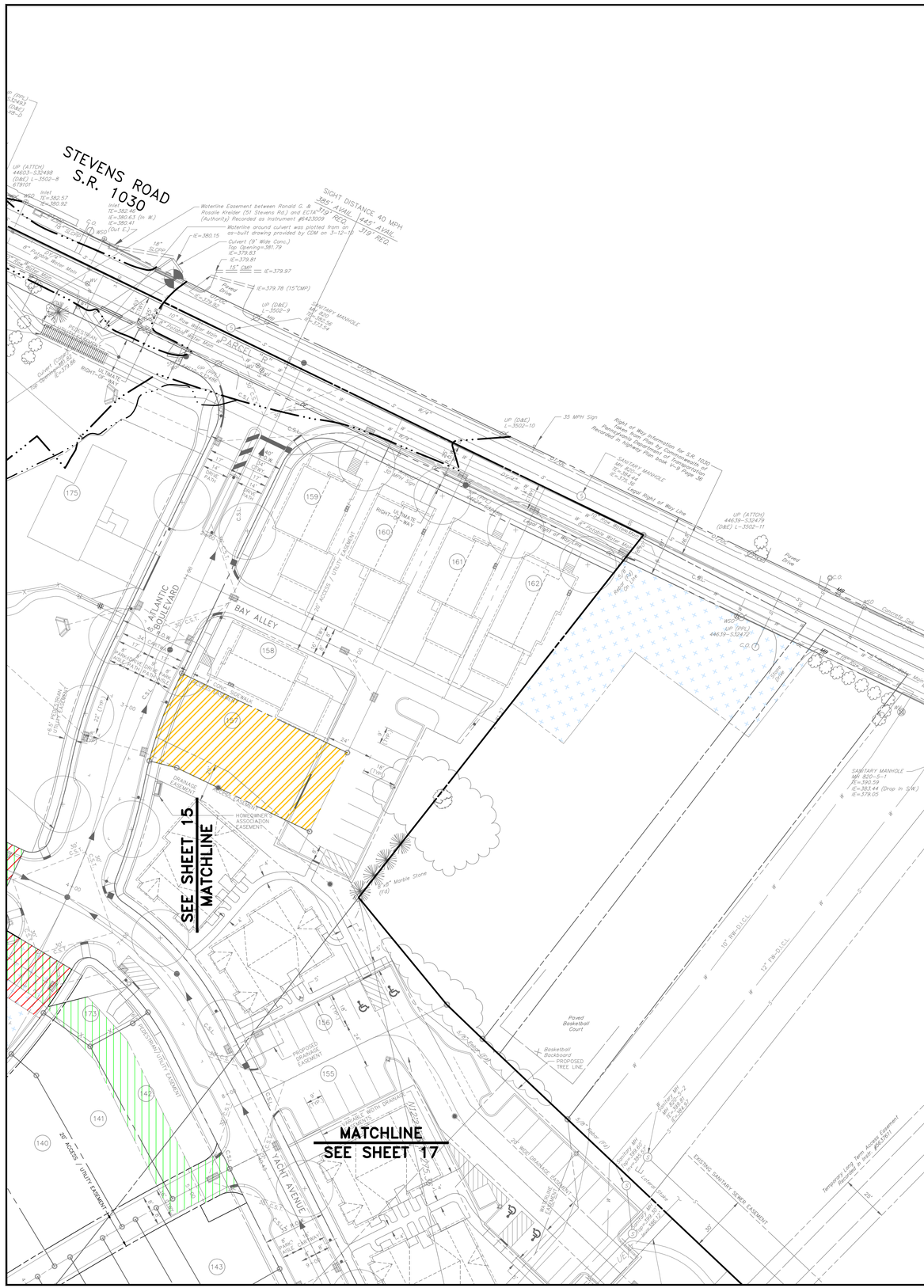
STEVENS ROAD
S.R. 1030
SIGHT DISTANCE 40 MPH
385' AVAIL.
445' AVAIL.
315' REQ.
Waterline Easement between Ronald G. & Rosalie Kreider (51 Stevens Rd.) and ECTA (Authority) Recorded as Instrument #6403509
Waterline around culvert was plotted from an as-built drawing provided by CDM on 3-12-18
Culvert (9' Wide Conc.) Top Openings=381.79 IE=379.83
IE=379.81
IE=379.78 (15"CMP)
IE=379.97
IE=380.15
18" SLOPE
15" CMP
Paved Drive
Paved Drive
Sanitary Manhole Rim=382.56 IE=372.24
UP (D&E) L-3502-9
UP (D&E) L-3502-10
35 MPH Sign
Right of Way Information for S.R. 1030 Taken from Plans prepared by Commonwealth of Pennsylvania, Department of Transportation, Pertaining to Right of Way Section V-9 Page 36, Recorded in Right of Way Book
Legal Right of Way Line
SANITARY MANHOLE MH 820-4 RIM=382.44 IE=375.16
UP (ATTCH) 44619-S32479 (D&E) L-3502-11
Paved Drive
C.O.
60' Concrete Sidewalk
UP (PPL) 44619-S32472
UP (D&E) L-3502-12
SANITARY MANHOLE MH 820-5 RIM=389.54 IE=378.64
UP (PPL) 44675-S32470
SANITARY MANHOLE MH 820-6 RIM=390.21 IE=379.51
SANITARY MANHOLE MH 820-5-1 RIM=390.59 IE=383.44 (Drop In S.W.) IE=379.05
UP (PPL) 44661-S32469 (D&E) L-3502-12 (w/conduit)
UP (PPL) 44661-S32459 (D&E) L-3502-12-D-2 (w/Conduit)
Paved Drive
Concrete
Stevens Fire Company Building
Home Run Fence
Paved Basketball Court
Basketball Backboard
PROPOSED TREE LINE
Temporary 20'Wide Perm. Access Easement Recorded in Instr. #6647057
EXISTING SANITARY SEWER EASEMENT
Sanitary MH Rim=389.60 IE=380.20
Sanitary MH Rim=389.62 IE=379.92
Sanitary MH Rim=389.62 IE=379.82
Sanitary MH Rim=389.62 IE=379.72
Sanitary MH Rim=389.62 IE=379.62
Sanitary MH Rim=389.62 IE=379.52
Sanitary MH Rim=389.62 IE=379.42
Sanitary MH Rim=389.62 IE=379.32
Sanitary MH Rim=389.62 IE=379.22
Sanitary MH Rim=389.62 IE=379.12
Sanitary MH Rim=389.62 IE=379.02
Sanitary MH Rim=389.62

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EASEMENT DESCRIPTION LEGEND

- EXISTING 40' WIDE EMERGENCY ACCESS EASEMENT TO BE VACATED PHASE 2 – EMERGENCY ACCESS EASEMENT AGREEMENT WITH ECT – INSTRUMENT #6647057, RECORDED ON 11/22/2021
- EXISTING TEMPORARY CONSTRUCTION EASEMENT TO BE VACATED FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021–0411–J)
- EXISTING DRAINAGE EASEMENT TO BE VACATED FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021–0411–J)
- EXISTING TEMPORARY CONSTRUCTION/UTILITY EASEMENT TO BE VACATED FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021–0411–J)
- EXISTING ACCESS EASEMENT OFFERED TO THE HOMEOWNER'S ASSOCIATION TO BE VACATED FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021–0411–J)

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- PROPOSED 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE / EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE LABEL
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET, EW-3 ENDWALL/ HEADWALL, SMH-4 STORM MANHOLE)
- PROPOSED LOT NUMBER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVER SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED IRON PIN TO BE SET

SHEET 16 | SHEET 17
SHEET 18
SHEET 19

KEY MAP
SCALE: 1"=1000'

NO	DATE	REVISION
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2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG COMMENTS

MANAGER: JAMES C. HENKE
SURV. CHIEF:
FIELDBOOK NO. / DATA COLLECTOR
FOR PIONEER MANAGEMENT BY:
DESIGN BY: JCH/JGB
CHKD BY: JCH/KG
DRAWN BY: JDB
CHKD BY: GK
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Plot\Easement Abandonment.dwg
XREFS: ITB.dwg, Signature Block.dwg, Key Note.dwg, Legend Table.dwg, Match Block.dwg

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SCALE
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0 15' 30' 60' 90'

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EASEMENT ABANDONMENT PLAN
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OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 17 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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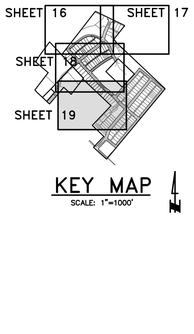
LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- PROPOSED 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE / EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING OVERHEAD CABLE LINE (OC)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING SANITARY SEWER LINE (S)
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE (W)
- PROPOSED WATERLINE (8" W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT (CO)
- EXISTING WELL (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE LABEL (SAN MH 11)
- EXISTING STORM PIPE (18" SLCPP)
- PROPOSED STORM PIPE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING STORM MANHOLE (D)
- PROPOSED STORM MANHOLE
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-6 STORM MANHOLE)
- PROPOSED LOT NUMBER (2)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVER SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED IRON PIN TO BE SET

EASEMENT DESCRIPTION LEGEND

- EXISTING 40' WIDE EMERGENCY ACCESS EASEMENT TO BE VACATED
  PHASE 2 – EMERGENCY ACCESS EASEMENT AGREEMENT WITH ECT – INSTRUMENT #6647057, RECORDED ON 11/22/2021
- EXISTING TEMPORARY CONSTRUCTION EASEMENT TO BE VACATED
  FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021-0411-J)
- EXISTING DRAINAGE EASEMENT TO BE VACATED
  FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021-0411-J)
- EXISTING TEMPORARY CONSTRUCTION/UTILITY EASEMENT TO BE VACATED
  FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021-0411-J)
- EXISTING ACCESS EASEMENT OFFERED TO THE HOMEOWNER'S ASSOCIATION TO BE VACATED
  FINAL PHASE 2 SUBDIVISION PLAN (INSTR. # 2021-0411-J)



KEY MAP
SCALE: 1"=1000'

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

MANAGER: JAMES C. HENKE
DESIGN BY: JDB — CHKD BY: JCH/KC
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Plot\Easement Abandonment.dwg
SURV. CHIEF: — FIELDBOOK NO. / DATA COLLECTOR
DRAWN BY: JDB — CHKD BY: CK
FOR PIONEER MANAGEMENT BY:

XREFS:
TB.dwg
Boundary and Block.dwg
Proposed Lot Layout & Water Block.dwg
Key Map.dwg
Lighting Plan.dwg
Labels.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
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SCALE
0 15' 30' 1" = 30' 60' 90'

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EASEMENT ABANDONMENT PLAN

FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF

WABASH LANDING

EAST COCALICO TOWNSHIP — LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 18 OF 55
DWG. NO. 08-0500-02-E

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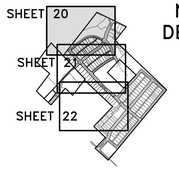


KEY MAP
SCALE: 1"=1000'

NOTE: SEE SHEET 21 FOR EASEMENT DESCRIPTION LEGEND AND CLEAR SIGHT EASEMENT CHART.

EASEMENT DESC. CHART REFERENCE

REFER TO SHEET 22 FOR ALL CHARTS TO DESCRIBE ALL THE EASEMENTS ASSOCIATED WITH PHASE 3.

LEGEND

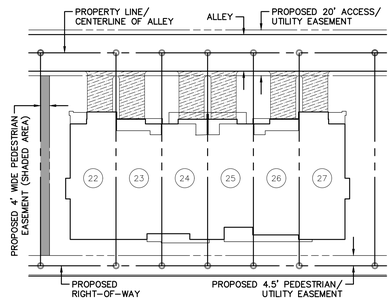
EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE

EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY

EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
PROPOSED VEGETATION — STREET TREE

EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATERLINE

EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL
EXISTING STORM PIPE
PROPOSED STORM PIPE
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — INLET, ENDWALL/ HEADWALL, STORM MANHOLE
PROPOSED CLEAR SIGHT TRIANGLE
PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE
PROPOSED LOT NUMBER
PROPOSED SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED DRIVEWAY



NOTES:
TOWNHOUSE UNITS 22-27 WILL PROVIDE AN EASEMENT ON LOT 22.
TOWNHOUSE UNITS 62-67 WILL PROVIDE AN EASEMENT ON LOT 62, 63 & 67.
TOWNHOUSE UNITS 84-89 WILL PROVIDE AN EASEMENT ON LOT 84.
TOWNHOUSE UNITS 126-129 WILL PROVIDE AN EASEMENT ON LOT 126 & 129.
TOWNHOUSE UNITS 132-135 WILL PROVIDE AN EASEMENT ON LOT 132, 133 & 135.
TOWNHOUSE UNITS 143-148 WILL PROVIDE AN EASEMENT ON LOT 143, 144 & 148.

TYPICAL TOWNHOME PEDESTRIAN ACCESS DETAIL

NOT TO SCALE

NOTE:
STEVENS ROAD (S.R. 1030) STREET IMPROVEMENTS ARE DEPENDENT ON PENNDOT APPROVAL

NORTH
NAD-83

STEVENS ROAD S.R. 1030

EXISTING/PROPOSED 100-YEAR WATER SURFACE

PROPOSED 100-YEAR WATER SURFACE

EXISTING 100-YEAR WATER SURFACE

TRACT "F"

PARCEL "E"

PHASE 2 - TEMPORARY ACCESS EASEMENT AGREEMENT WITH ECTA - INSTRUMENT #6647058, RECORDED ON 11/22/2021 TO BE VACATED AS A PART OF PHASE 3 BUT NOT UNTIL PUBLIC STREET R.O.W. IS DEDICATED.

MATCHLINE SEE SHEET 20

YACHT AVENUE
REEF ALLEY
LIGHTHOUSE BOULEVARD
ATLANTIC BOULEVARD
BAY ALLEY
HAUL AVENUE

OPEN SPACE

NO.	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
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1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.
DATA COLLECTOR

SURV. CHIEF:

DRAWN BY: JDB
CHKD BY: CK

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\Easement.dwg

XREFS:
ITB.dwg
Property Lines.dwg
Contours.dwg
Proposed Water & Sewer Block.dwg
Xclear.dwg

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EASEMENT PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 19 OF 55
DWG. NO. 08-0500-02-E

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SEE SHEET 19
MATCHLINE

PHASE 2 – WATERLINE EASEMENT AGREEMENT WITH ECTA – INSTRUMENT #6647062, RECORDED ON 11/22/2021

PHASE 2 – TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH ECTA – INSTRUMENT #6647064, RECORDED ON 11/22/2021 (FOR TEMPORARY GRADING EASEMENT ON ECTA PROPERTY)

PHASE 2 – TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH ECTA – INSTRUMENT #6647064, RECORDED ON 11/22/2021

PHASE 2 – EMERGENCY ACCESS EASEMENT AGREEMENT WITH ECT – INSTRUMENT #6647057, RECORDED ON 11/22/2021 TO BE VACATED AS A PART OF PHASE 3.

NOTE: SEE SHEET 19 FOR TYPICAL TOWNHOUSE PEDESTRIAN ACCESS DETAIL, AND SEE SHEET 21 FOR EASEMENT DESCRIPTION LEGEND AND CLEAR SIGHT EASEMENT CHART.

EASEMENT DESC. CHART REFERENCE

REFER TO SHEET 22 FOR ALL CHARTS TO DESCRIBE ALL THE EASEMENTS ASSOCIATED WITH PHASE 3.

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
PROPOSED VEGETATION — STREET TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATERLINE

EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL
EXISTING STORM PIPE
PROPOSED STORM PIPE
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — INLET, ENDWALL/ HEADWALL, STORM MANHOLE
PROPOSED CLEAR SIGHT TRIANGLE
PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE
PROPOSED LOT NUMBER
PROPOSED SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED DRIVEWAY

KEY MAP
SCALE: 1"=1000'
SHEET 20
SHEET 21
SHEET 22

MATCHLINE
SEE SHEET 21

NORTH
NAD-83

NO.	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

MANAGER: JAMES C. HENKE
DESIGN BY: JEB
CHKD BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final\PhII\Easement.dwg
SURV. CHIEF:
FIELDBOOK NO. / DATA COLLECTOR
DRAWN BY: JDB
CHKD BY: CK
FOR PIONEER MANAGEMENT BY:

XREFS:
TB.dwg
Phase 1 - Grading.dwg
x-base-plan-onsite-on.dwg
x-base-plan-onsite-off.dwg
Phase 1 - Water & Sewer Block.dwg
x-base-plan

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE: 1" = 30'
0 15' 30' 60' 90'

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EASEMENT PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 20 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE

EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY

EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
PROPOSED VEGETATION — STREET TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX (MB)
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE (OT)
EXISTING OVERHEAD CABLE LINE (OC)
EXISTING OVERHEAD ELECTRIC LINE (OE)
EXISTING SANITARY SEWER LINE (S)
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE (W)
PROPOSED WATERLINE (8" W)

EXISTING WATER VALVE (WV)
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT (CO)
EXISTING WELL (W)
EXISTING SANITARY SEWER MANHOLE (S)
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL (SAN MH 11)
EXISTING STORM PIPE (18" SLOPP)
PROPOSED STORM PIPE
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
EXISTING STORM MANHOLE (D)
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL (I-9 INLET, EW-3 ENDWALL/HEADWALL, SMH-4 STORM MANHOLE)
PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE (C.S.L.)
PROPOSED LOT NUMBER (2)
PROPOSED SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED DRIVEWAY

EASEMENT DESCRIPTION LEGEND

PROPOSED ACCESS/UTILITY EASEMENT TO BE OFFERED TO THE WABASH LANDING HOMEOWNER'S ASSOCIATION. THE INTENT OF THESE EASEMENTS ARE TO ALLOW THE "HOA" TO OWN AND MAINTAIN THE ALLEYS, ACCESS DRIVES, PARKING LOTS AND ASSOCIATED LIGHTING FEATURES. ALL MAINTENANCE OF UTILITIES LOCATED WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE "HOA". SIDEWALKS AND/OR TRAILS THAT ENCROACH WITHIN THESE EASEMENTS ARE THE RESPONSIBILITY OF THE LOT OWNER WHICH THEY RESIDE ON.

PROPOSED ACCESS EASEMENT TO BE OFFERED TO THE WABASH LANDING HOMEOWNER'S ASSOCIATION. THE INTENT OF THESE EASEMENTS ARE TO ALLOW THE "HOA" TO OWN AND MAINTAIN THE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVED AREAS, STREET-SIDE BENCH AREAS, BUS STOPS, CLUSTER MAILBOX AREAS, OPEN SPACE AND ASSOCIATED SALIENT FEATURES. THIS EASEMENT TYPE IS ALSO USED TO ALLOW THE "HOA" TO OWN AND MAINTAIN THE STORMWATER FACILITIES LOCATED ON LOTS 163-174.

PROPOSED DRAINAGE EASEMENT TO BE OFFERED TO EAST COCALICO TOWNSHIP. THE INTENT OF THESE EASEMENTS ARE TO ALLOW EAST COCALICO TOWNSHIP THE ABILITY TO INSPECT AND/OR REPAIR STORMWATER FACILITIES IN THE EVENT OF NEGLECT. THE RESPONSIBILITY TO OWN AND MAINTAIN THESE FACILITIES SHALL FALL ON THE LOT OWNER THAT THEY ENCUMBER, EXCEPT IN SPECIFIC CASES WHERE THE "HOA" AND/OR "EAST COCALICO TOWNSHIP" OWNS AND MAINTAINS SPECIFIC FACILITIES. REFER TO SHEET 2, STORMWATER NOTE 1 WHICH EXPLAINS SPECIFIC UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE "HOA" AND/OR "EAST COCALICO TOWNSHIP."

PROPOSED PEDESTRIAN/UTILITY EASEMENT TO BE OFFERED TO EAST COCALICO TOWNSHIP. THIS EASEMENT IS TO ALLOW PUBLIC PEDESTRIAN ACCESS OUTSIDE THE PUBLIC RIGHT-OF-WAY. THIS EASEMENT ALSO OFFERS EAST COCALICO TOWNSHIP THE RIGHT TO ENFORCE MAINTENANCE AND REPAIR RESPONSIBILITIES OF THESE PUBLIC PEDESTRIAN WALKWAYS BY THE PROPERTY OWNER WHICH FRONTS ON THEM. THIS EASEMENTS IS ALSO OFFERED TO EAST COCALICO TOWNSHIP FOR ADDITIONAL UTILITY EASEMENT FOR THE MAINTENANCE AND REPAIR OF UNDERGROUND UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

PROPOSED TEMPORARY GRADING EASEMENT TO BE OFFERED TO THE DEVELOPER OF WABASH LANDING. THIS EASEMENT IS TO ALLOW THE DEVELOPER TO ADJUST GRADING ON ADJACENT PROPERTIES.

PROPOSED TEMPORARY CONSTRUCTION EASEMENT TO BE OFFERED TO THE DEVELOPER OF WABASH LANDING. THIS EASEMENT IS TO ALLOW THE DEVELOPER THE RIGHT TO USE DURING CONSTRUCTION OF IMPROVEMENTS SHOWN ADJACENT TO THE EASEMENT.

EASEMENT DESC. CHART REFERENCE

REFER TO SHEET 22 FOR ALL CHARTS TO DESCRIBE ALL THE EASEMENTS ASSOCIATED WITH PHASE 3.

CLEAR SIGHT EASEMENT CHART (SAFE STOPPING)
REQUIREMENTS BASED ON A DESIGN SPEED OF 15 MPH

	ROAD STOPPED ON	DIRECTION LOOKING	WORST CASE SLOPE	DISTANCE REQUIRED	DISTANCE PROVIDED
PHASE 2	PACIFIC BLVD. @ INT. OF PIER AVE.	NORTHWEST	1.00%	80'	80'+
		SOUTHEAST	−6.00%	87'	87'+
PHASE 2	BAY ALLEY @ INT. OF ATLANTIC BLVD.	NORTHEAST	5.00%	77'	77'+
		SOUTHWEST	−5.00%	86'	86'+
PHASE 3	REEF ALLEY @ INT. OF YACHT AVE.	NORTHWEST	2.00%	79'	79'+
		SOUTHEAST	−5.00%	86'	86'+
PHASE 3	REEF ALLEY @ INT. OF LIGHTHOUSE BLVD.	NORTHWEST	7.00%	76'	76'+
		SOUTHEAST	−7.00%	88'	88'+
PHASE 2	PARKING LOT @ INT. OF YACHT AVE.	NORTHWEST	2.00%	79'	79'+
		SOUTHEAST	−3.00%	83'	83'+
PHASE 2/ PHASE 3	SANDPIPER ALLEY @ INT. OF YACHT AVE.	NORTHWEST	1.00%	80'	80'+
		SOUTHEAST	−1.00%	81'	81'+
PHASE 3	SANDPIPER ALLEY @ INT. OF LIGHTHOUSE BLVD.	NORTHWEST	5.00%	77'	77'+
		SOUTHEAST	−4.00%	84'	84'+
PHASE 2	BOARDWALK ALLEY @ INT. OF PIER AVE.	NORTHWEST	1.00%	80'	80'+
		SOUTHEAST	−3.00%	83'	83'+
PHASE 1/ PHASE 2	BOARDWALK ALLEY @ INT. OF LIGHTHOUSE BLVD.	NORTHWEST	−4.00%	84'	84'+
		SOUTHEAST	3.00%	78'	78'+
PHASE 1	ACCESS DRIVE @ INT. OF LIGHTHOUSE BLVD.	NORTHWEST	−1.00%	81'	81'+
		SOUTHEAST	2.00%	79'	79'+
PHASE 1	ACCESS DRIVE @ INT. OF PACIFIC BLVD.	NORTHEAST	−7.00%	88'	88'+
		SOUTHWEST	4.00%	78'	78'+
PHASE 1	COASTAL AVE. @ INT. OF PACIFIC BLVD.	NORTHEAST	−5.00%	86'	86'+
		SOUTHWEST	4.00%	78'	78'+

CLEAR SIGHT EASEMENT CHART (SAFE STOPPING)
REQUIREMENTS BASED ON A DESIGN SPEED OF 15 MPH

	ROAD STOPPED ON	DIRECTION LOOKING	WORST CASE SLOPE	DISTANCE REQUIRED	DISTANCE PROVIDED
PHASE 2	SEAGULL ALLEY @ INT. OF PIER AVE.	NORTHWEST	3.00%	78'	78'+
		SOUTHEAST	−6.00%	87'	87'+
PHASE 1/ PHASE 2	SEAGULL ALLEY @ INT. OF LIGHTHOUSE BLVD. (NORTH SIDE)	NORTHWEST	−4.00%	84'	84'+
		SOUTHEAST	3.00%	78'	78'+
PHASE 1	SEAGULL ALLEY @ INT. OF LIGHTHOUSE BLVD. (SOUTH SIDE)	NORTHWEST	−4.00%	84'	84'+
		SOUTHEAST	3.00%	78'	78'+
PHASE 1	SEAGULL ALLEY @ INT. OF COASTAL AVE.	NORTHWEST	−7.00%	88'	88'+
		SOUTHEAST	6.00%	76'	76'+
PHASE 1	LIGHTHOUSE BLVD. @ INT. OF COASTAL AVE.	NORTHEAST	−5.00%	86'	86'+
		SOUTHWEST	4.00%	78'	78'+
PHASE 2	ANCHOR AVE. @ INT. OF LIGHTHOUSE BLVD.	NORTHWEST	5.00%	77'	77'+
		SOUTHEAST	−5.00%	86'	86'+
PHASE 2/ PHASE 3	YACHT AVE. @ INT. OF ATLANTIC BLVD. (WEST SIDE)	NORTHEAST	4.00%	78'	78'+
		SOUTHWEST	−5.00%	86'	86'+
PHASE 2/ PHASE 3	YACHT AVE. @ INT. OF ATLANTIC BLVD. (EAST SIDE)	NORTHWEST	4.00%	78'	78'+
		SOUTHWEST	−5.00%	86'	86'+
PHASE 3	LIGHTHOUSE BLVD. @ INT. OF ATLANTIC BLVD. (NORTH SIDE)	NORTHEAST	4.00%	78'	78'+
		SOUTHWEST	−4.00%	84'	84'+
PHASE 3	LIGHTHOUSE BLVD. @ INT. OF ATLANTIC BLVD. (SOUTH SIDE)	NORTHEAST	4.00%	78'	78'+
		SOUTHWEST	−4.00%	84'	84'+
PHASE 3	HARBOR AVE. @ INT. OF LIGHTHOUSE BLVD. (H.P.)	NORTHWEST	1.00%	80'	80'+
		SOUTHEAST	1.00%	80'	80'+

SEE SHEET 20 MATCHLINE

NOTE: SEE SHEET 19 FOR TYPICAL TOWNHOUSE PEDESTRIAN ACCESS DETAIL.

KEY MAP
SCALE: 1"=1000'
SHEET 20
SHEET 21
SHEET 22

NORTH NAD-83

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:
FIELDBOOK NO.: DATA COLLECTOR
CHKD BY: CK
SURV. CHIEF:
DRAWN BY: JDB
MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CIVIL\Final\Phase 3\Easement.dwg
XREFS: ITB.dwg, Phase 3 - Water & Sewer Block.dwg, Phase 3 - Water & Sewer Block-Xing.dwg, Lighting.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE 1" = 30' (0, 15', 30', 60', 90')

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EASEMENT PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 21 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

DRAINAGE EASEMENT CHARTS

LINE TABLE		
LINE #	LENGTH	BEARING
D:L441	39.22'	S39°40'36"W
D:L481	4.25'	N58°25'31"E
D:L519	1.39'	N56°55'21"W
D:L521	33.03'	N02°25'01"E
D:L624	18.25'	S48°49'55"E
D:L625	14.00'	S41°10'05"W
D:L626	21.71'	N48°49'55"W
D:L627	10.20'	S33°51'10"E
D:L628	13.00'	S56°08'50"W
D:L629	10.15'	N33°51'10"W
D:L630	10.00'	S19°45'05"E
D:L631	12.06'	S30°19'06"E
D:L632	14.08'	S64°53'02"W
D:L633	22.74'	N25°06'58"W
D:L634	18.07'	S36°27'02"E
D:L635	13.11'	S54°10'56"W
D:L636	17.88'	N35°49'04"W
D:L637	23.93'	S34°49'04"E
D:L638	11.94'	S55°10'56"W
D:L639	23.98'	N34°33'45"W
D:L640	24.47'	S38°28'09"E
D:L641	10.87'	S51°10'56"W
D:L642	24.50'	N38°49'04"W
D:L643	4.65'	S26°28'21"E
D:L644	22.56'	S63°07'17"W
D:L645	9.88'	N26°52'43"W
D:L646	18.09'	S32°48'33"E
D:L647	13.00'	S57°11'27"W
D:L648	18.15'	N32°48'33"W
D:L649	18.19'	S34°28'50"E
D:L650	15.00'	S55°31'10"W
D:L651	18.12'	N34°28'50"W
D:L652	15.88'	S26°28'21"E
D:L653	21.42'	N68°36'47"W
D:L654	12.50'	N63°31'39"E
D:L655	22.54'	S43°03'26"E
D:L656	28.91'	S46°56'34"W
D:L657	5.36'	N43°03'26"W
D:L658	53.77'	S37°49'53"W
D:L659	199.96'	S43°03'26"E
D:L660	10.00'	S46°56'34"W
D:L661	210.90'	N43°03'26"W
D:L662	93.18'	N37°49'53"E
D:L663	20.00'	N46°56'34"E
D:L664	24.45'	S43°03'26"E
D:L665	7.00'	S46°56'34"W
D:L666	179.80'	S43°03'26"E
D:L667	42.08'	S25°21'13"E

LINE TABLE		
LINE #	LENGTH	BEARING
D:L668	269.08'	S46°41'54"E
D:L669	79.00'	N40°27'25"E
D:L670	80.13'	S40°27'25"W
D:L671	127.39'	S46°41'54"E
D:L672	10.00'	S43°33'42"W
D:L673	418.33'	N46°41'54"W
D:L674	42.41'	N25°21'13"W
D:L675	178.25'	N43°03'26"W
D:L676	3.00'	S46°56'34"W
D:L677	24.45'	N43°03'26"W
D:L753	42.56'	S75°58'05"W
D:L754	0.39'	N56°55'21"W
D:L755	8.63'	S64°33'23"E
D:L756	162.19'	N70°20'15"E
D:L757	116.95'	S70°20'15"W

CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
D:C236	14.43'	97°17'57"	8.50'	9.66'	S78°56'53"W	12.76'
D:C237	20.69'	8°52'46"	133.50'	10.37'	N47°57'45"W	20.67'
D:C238	25.52'	4°34'11"	320.00'	12.77'	N32°35'00"E	25.52'
D:C239	14.14'	95°17'00"	8.50'	9.32'	N16°54'53"W	12.56'
D:C240	21.49'	4°23'50"	280.00'	10.75'	N32°55'32"E	21.48'
D:C288	13.00'	0°25'43"	1737.56'	6.50'	N55°55'58"E	13.00'
D:C289	13.95'	4°21'18"	183.50'	6.98'	N68°04'16"E	13.94'
D:C290	12.91'	0°25'33"	1737.56'	6.46'	N53°20'11"E	12.91'
D:C291	11.83'	0°25'11"	1614.56'	5.92'	N55°25'44"E	11.83'
D:C292	11.02'	0°23'28"	1614.56'	5.51'	N51°20'07"E	11.02'
D:C293	11.89'	0°27'03"	1511.56'	5.95'	N62°16'11"E	11.89'
D:C294	12.46'	54°54'12"	13.00'	6.75'	N89°56'49"E	11.99'
D:C295	13.00'	0°29'34"	1511.56'	6.50'	N57°26'14"E	13.00'
D:C296	15.00'	0°34'07"	1511.56'	7.50'	N55°14'06"E	15.00'
D:C297	1.87'	0°04'36"	1396.56'	0.93'	N63°39'12"E	1.87'
D:C298	20.00'	1°32'55"	740.00'	10.00'	S49°55'48"E	20.00'
D:C393	10.19'	9°43'49"	60.00'	5.11'	N53°37'50"E	10.18'
D:C395	23.08'	1°47'12"	740.00'	11.54'	N49°34'36"W	23.07'

PUBLIC PEDESTRIAN ACCESS/UTILITY EASEMENT CHARTS

LINE TABLE		
LINE #	LENGTH	BEARING
AU:L681	5.00'	S27°29'00"E
AU:L682	166.50'	N43°03'26"W
AU:L683	6.50'	S59°16'23"E
AU:L684	76.50'	S38°28'09"E
AU:L685	76.50'	N38°28'09"W
AU:L686	169.53'	S43°03'26"E
AU:L687	77.00'	N32°48'33"W
AU:L688	77.00'	S32°48'33"E
AU:L689	5.00'	S25°26'37"W
AU:L690	63.40'	N64°33'23"W
AU:L691	168.05'	S43°03'26"E
AU:L692	76.51'	N40°03'51"W
AU:L693	76.51'	S40°03'51"E
AU:L694	76.51'	N36°27'02"W
AU:L695	76.51'	S36°27'02"E
AU:L696	6.50'	S59°16'23"E
AU:L697	63.40'	S64°33'23"E
AU:L698	7.50'	N43°03'26"W
AU:L699	86.50'	N46°56'34"E
AU:L700	215.11'	N43°03'26"W
AU:L701	6.58'	N37°49'53"E
AU:L702	215.65'	S43°03'26"E
AU:L703	85.00'	S46°56'34"W
AU:L704	85.00'	N46°56'34"E
AU:L705	316.39'	S43°03'26"E
AU:L706	37.37'	N50°24'55"W
AU:L707	316.89'	N43°03'26"W
AU:L708	86.50'	S46°56'34"W

LINE TABLE		
LINE #	LENGTH	BEARING
AU:L709	7.50'	N43°03'26"W
AU:L710	12.04'	N46°41'54"W
AU:L711	22.00'	N38°54'20"E
AU:L712	12.00'	S51°05'40"E
AU:L713	22.92'	S38°54'20"W
AU:L714	37.37'	N41°22'00"W
AU:L715	6.50'	S43°33'42"W
AU:L716	6.50'	S43°33'42"W
AU:L717	40.40'	S59°02'41"E
AU:L718	105.43'	S43°03'26"E
AU:L719	40.40'	S32°44'14"E
AU:L720	96.06'	N43°03'26"W
AU:L751	166.55'	N43°03'26"W

CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
AU:C314	360.24'	14°26'17"	1429.56'	181.08'	S55°17'51"W	359.29'
AU:C315	13.18'	88°51'52"	8.50'	8.33'	N87°29'22"W	11.90'
AU:C316	15.89'	91°04'17"	10.00'	10.19'	N2°28'43"E	14.27'
AU:C317	255.17'	9°13'19"	1614.56'	127.85'	N52°32'30"E	254.90'
AU:C318	147.12'	26°20'33"	320.00'	74.89'	N43°53'53"E	145.83'
AU:C319	150.11'	26°20'33"	326.50'	76.41'	S43°53'53"W	148.79'
AU:C320	155.44'	5°32'19"	1608.06'	77.78'	S54°18'00"W	155.38'
AU:C321	4.00'	0°08'59"	1531.56'	2.00'	S51°27'21"W	4.00'
AU:C322	96.23'	3°25'43"	1608.06'	48.13'	S49°40'26"W	96.21'
AU:C323	3.18'	91°01'00"	2.00'	2.04'	S2°27'04"W	2.85'
AU:C324	3.10'	88°51'48"	2.00'	1.96'	S87°29'20"E	2.80'
AU:C325	228.13'	9°06'41"	1434.56'	114.30'	N52°38'07"E	227.89'
AU:C326	4.00'	0°09'06"	1511.56'	2.00'	N57°16'00"E	4.00'
AU:C327	129.34'	5°09'57"	1434.56'	64.71'	N59°56'01"E	129.30'
AU:C328	188.61'	60°32'32"	178.50'	104.19'	S85°10'21"W	179.96'
AU:C329	226.29'	7°04'03"	1834.56'	113.29'	S51°22'04"W	226.15'
AU:C330	3.17'	90°53'28"	2.00'	2.03'	S2°23'18"W	2.85'
AU:C331	5.43'	88°57'19"	3.50'	3.44'	S87°32'05"E	4.90'
AU:C332	56.83'	1°57'18"	1665.43'	28.42'	N48°57'54"E	56.83'
AU:C333	4.00'	0°07'55"	1737.56'	2.00'	N50°00'06"E	4.00'
AU:C334	96.76'	3°19'44"	1665.43'	48.39'	N51°44'41"E	96.75'
AU:C335	4.00'	0°07'55"	1737.56'	2.00'	N53°29'00"E	4.00'
AU:C336	102.05'	3°30'38"	1665.43'	51.04'	N55°18'07"E	102.03'
AU:C337	125.74'	26°19'06"	273.75'	64.00'	N43°53'53"E	124.64'
AU:C338	128.73'	26°20'33"	280.00'	65.52'	S43°53'53"W	127.60'
AU:C339	262.61'	9°05'38"	1654.56'	131.58'	S52°31'21"W	262.33'
AU:C340	15.53'	88°58'02"	10.00'	9.82'	N87°32'27"W	14.01'
AU:C341	13.48'	90°53'31"	8.50'	8.63'	N2°23'19"E	12.11'

CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
AU:C342	226.89'	7°04'00"	1839.56'	113.59'	N51°22'05"E	226.74'
AU:C343	193.90'	60°32'32"	183.50'	107.10'	N85°10'22"E	185.00'
AU:C344	3.14'	90°00'00"	2.00'	2.00'	N1°56'34"E	2.83'
AU:C345	15.71'	90°00'00"	10.00'	10.00'	S1°56'34"W	14.14'
AU:C346	15.71'	90°00'00"	10.00'	10.00'	S88°03'26"E	14.14'
AU:C347	48.13'	3°56'24"	700.00'	24.08'	S41°05'14"E	48.13'
AU:C348	48.66'	3°46'02"	740.00'	24.34'	S41°00'03"E	48.65'
AU:C349	7.55'	10°57'17"	39.50'	3.79'	N44°56'17"W	7.54'
AU:C350	4.47'	0°20'36"	746.50'	2.24'	N39°17'20"W	4.47'
AU:C351	47.69'	3°56'24"	693.50'	23.85'	N41°05'14"W	47.68'
AU:C352	3.14'	90°00'00"	2.00'	2.00'	N88°03'26"W	2.83'
AU:C353	90.20'	7°27'09"	693.50'	45.17'	N50°09'52"W	90.14'
AU:C354	20.45'	1°34'10"	746.50'	10.23'	N53°06'22"W	20.45'
AU:C355	7.55'	10°57'17"	39.50'	3.79'	N46°50'38"W	7.54'
AU:C356	64.49'	4°59'36"	740.00'	32.27'	S51°23'39"E	64.47'
AU:C357	91.05'	7°27'09"	700.00'	45.59'	S50°09'52"E	90.98'
AU:C358	96.25'	7°27'09"	740.00'	48.19'	N50°09'52"W	96.18'
AU:C359	65.00'	5°19'14"	700.00'	32.52'	N51°13'50"W	64.98'
AU:C360	4.69'	6°48'20"	39.50'	2.35'	S55°38'31"E	4.69'
AU:C361	19.99'	1°39'06"	693.50'	10.00'	S53°03'54"E	19.99'
AU:C362	97.10'	7°27'09"	746.50'	48.62'	S50°09'52"E	97.03'
AU:C363	12.13'	69°30'46"	10.00'	6.94'	N81°18'03"W	11.40'
AU:C364	51.33'	3°56'23"	746.50'	25.68'	S41°05'14"E	51.32'
AU:C365	5.15'	0°25'32"	693.50'	2.58'	S39°19'48"E	5.15'
AU:C366	4.69'	6°48'20"	39.50'	2.35'	S36°08'24"E	4.69'
AU:C367	50.02'	4°05'40"	700.00'	25.02'	N41°09'52"W	50.01'
AU:C368	50.88'	3°56'23"	740.00'	25.45'	N41°05'14"W	50.87'

HOA EASEMENT CHARTS

LINE TABLE		
LINE #	LENGTH	BEARING
H:L721	53.31'	S26°28'21"E
H:L722	222.89'	S43°29'03"W
H:L723	312.18'	S46°30'54"E
H:L724	4.72'	S43°28'39"W
H:L725	165.72'	S39°40'37"W
H:L726	96.06'	N43°03'26"W
H:L727	12.50'	N63°31'39"E
H:L728	92.00'	N35°27'20"W
H:L729	93.00'	N35°21'09"W
H:L730	93.00'	S34°12'46"E
H:L731	92.00'	S34°28'50"E
H:L732	93.00'	N35°00'16"W
H:L733	81.76'	N34°47'59"W
H:L735	10.00'	N31°56'41"W
H:L736	10.00'	S19°45'05"E
H:L737	76.53'	S30°19'06"E
H:L738	93.00'	S33°51'10"E
H:L739	12.53'	S20°26'37"W

LINE TABLE		
LINE #	LENGTH	BEARING
H:L740	41.68'	N30°19'06"W
H:L741	10.00'	N06°37'14"E
H:L742	10.00'	S53°58'50"W
H:L743	25.61'	S61°36'59"W
H:L744	30.45'	N54°20'12"W
H:L748	93.67'	S38°54'20"W
H:L749	22.60'	N46°41'54"W
H:L750	92.25'	N40°27'25"E

CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
H:C369	34.41'	9°23'16"	210.00'	17.24'	N48°10'46"E	34.37'
H:C370	18.00'	101°55'44"	10.12'	12.48'	S83°50'01"W	15.72'
H:C371	116.04'	8°59'05"	740.00'	58.14'	N49°23'54"W	115.92'
H:C372	180.49'	14°46'25"	700.00'	90.75'	N46°30'14"W	179.99'
H:C373	50.88'	3°56'23"	740.00'	25.45'	N41°05'14"W	50.87'
H:C374	15.92'	91°14'23"	10.00'	10.22'	N2°33'46"E	14.29'
H:C375	378.03'	15°30'33"	1396.56'	190.18'	N55°56'14"E	376.87'
H:C376	24.33'	0°58'30"	1429.56'	12.16'	S55°01'55"W	24.33'
H:C377	2.74'	0°06'11"	1521.51'	1.37'	N54°35'45"E	2.74'
H:C378	32.12'	1°08'24"	1614.56'	16.06'	N55°13'02"E	32.12'
H:C379	7.12'	0°16'05"	1521.56'	3.56'	S55°39'12"W	7.12'
H:C380	33.26'	1°09'06"	1654.56'	16.63'	S55°34'17"W	33.26'
H:C381	6.25'	0°12'17"	1747.58'	3.12'	N55°05'53"E	6.25'
H:C384	39.05'	12°11'36"	183.50'	19.60'	N64°09'07"E	38.98'
H:C385	1.55'	0°03'03"	1747.56'	0.77'	S56°10'21"W	1.55'
H:C386	30.77'	35°15'29"	50.00'	15.89'	S38°04'21"W	30.29'
H:C387	44.27'	13°49'23"	183.50'	22.24'	S76°28'05"E	44.16'
H:C388	14.43'	97°17'57"	8.50'	9.66'	N78°56'53"E	12.76'

CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
H:C389	38.17'	16°22'59"	133.50'	19.22'	S44°12'39"E	38.04'
H:C390	29.96'	5°21'54"	320.00'	14.99'	N32°58'51"E	29.95'
H:C392	20.04'	1°33'06"	740.00'	10.02'	S50°19'07"E	20.04'
H:C394	6.41'	3°48'27"	96.50'	3.21'	S41°34'49"W	6.41'

HOA & UTILITY EASEMENT CHARTS

LINE TABLE		
LINE #	LENGTH	BEARING
HAU:L678	36.01'	N43°03'26"W
HAU:L679	36.01'	N43°03'26"W
HAU:L680	30.68'	S26°28'21"E
HAU:L752	0.29'	S64°33'23"E

CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
HAU:C299	13.36'	58°52'14"	13.00'	7.34'	S49°52'46"W	12.78'
HAU:C300	39.85'	38°03'07"	60.00'	20.69'	S39°28'10"W	39.12'
HAU:C301	318.11'	10°29'22"	1737.56'	159.50'	S53°15'03"W	317.66'
HAU:C302	15.53'	68°26'19"	13.00'	8.84'	S13°46'55"W	14.62'
HAU:C303	15.05'	66°20'13"	13.00'	8.50'	N81°09'16"E	14.22'
HAU:C304	322.62'	10°31'02"	1757.56'	161.76'	N53°14'13"E	322.16'
HAU:C305	26.57'	38°03'07"	40.00'	13.79'	N39°28'10"E	26.08'
HAU:C306	13.67'	60°15'37"	13.00'	7.54'	N9°41'12"W	13.05'
HAU:C307	32.59'	10°10'30"	183.50'	16.34'	S69°38'38"E	32.54'
HAU:C308	12.46'	54°54'12"	13.00'	6.75'	S89°56'49"W	11.99'
HAU:C309	378.02'	14°19'44"	1511.56'	190.00'	S55°19'51"W	377.03'
HAU:C310	15.57'	68°36'13"	13.00'	8.87'	S13°51'52"W	14.65'
HAU:C311	15.02'	66°11'35"	13.00'	8.47'	N81°13'35"E	14.20'
HAU:C312	384.81'	14°23'45"	1531.56'	193.43'	N55°19'41"E	383.80'
HAU:C313	12.00'	52°52'10"	13.00'	6.46'	N36°05'28"E	11.57'

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S. COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: DATA COLLECTOR
CHKD BY: GK

SURV. CHIEF:
DRAWN BY: JDB

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Ph 3\Easement Dwg_22 EASEMENT LINE & CURVE CHARTS_5\1.dgn

XREFS:
ITB.dwg
c-base-plan-ffbase.dwg
c-base-pln-prel-on.dwg
Phase 3 - Water & Sewer Block.dwg
ITB-Line.dwg
c-base.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
0 15' 30' 60' 90'
1" = 30'

PIONEER Management, LLC
111 Millerville Road, Lancaster, PA 17603
Phone: (717) 481-4500 Fax: (717) 481-4955
Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EASEMENT LINE & CURVE CHARTS
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 22 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

F:\JOBS\08-0500-02\CAD\Final Plat\Signage & Lighting.dwg, 23 PAVEMENT MARKINGS, SIGNING, & LIGHTING PLAN, 3/1/2023 4:51:34 PM, 1:1

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- PROPOSED 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE
- EVERGREEN TREE
- PROPOSED VEGETATION — STREET TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- EXISTING FENCE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING OVERHEAD CABLE LINE (OC)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING SANITARY SEWER LINE (S)
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE (W)
- PROPOSED WATERLINE (6" W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT (C.O.)

- EXISTING WELL (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE LABEL (SAN MH 11)
- EXISTING STORM PIPE (18" SLOPP)
- PROPOSED STORM PIPE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING STORM MANHOLE (D)
- PROPOSED STORM MANHOLE
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET, EW-3 ENDWALL/ HEADWALL, SMH-4 STORM MANHOLE)
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE (C.S.L.)
- PROPOSED LOT NUMBER (2)
- PROPOSED STREET LIGHT
- PROPOSED PARKING LOT LIGHT
- LIGHT FIXTURE PHOTOMETRIC
- PROPOSED SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED DWELLING UNIT ROOF LINE
- PROPOSED DRIVEWAY

NOTE:

1. ALL SIGNS AND STREET LIGHTS SHALL BE A MINIMUM OF 2' FROM THE BACK OF CURB AND THE EDGE OF THE SIGN AT INTERSECTIONS THIS INCLUDES AT THE INTERSECTION RADII AT THE PRIVATE ALLEYS. IT IS RECOMMENDED TO PLACE THE CENTER OF THE SIGN POSTS, CENTER OF THE FIRE HYDRANTS AND/OR CENTER OF THE LIGHT POSTS AT AN OFFSET OF 16'-19' FROM THE CENTERLINE OF A PUBLIC STREET. ATTENTION SHALL BE PLACED ON ENSURING THE CONNECTION OF A HOSE INTO THE SIDE OF A FIRE HYDRANT IS NOT INHIBITED BY A SIGN OR LIGHT LOCATED ADJACENT TO THE FIRE HYDRANT. ALL TRAFFIC CONTROL SIGNAGE MUST FOLLOW THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) STANDARDS.

SHEET 24
SHEET 25
SHEET 26

KEY MAP
SCALE: 1"=1000'

NOTE:
STEVENS ROAD (S.R. 1030) STREET IMPROVEMENTS ARE DEPENDENT ON PENNDOT APPROVAL

NORTH
NAD-83

STEVENS ROAD S.R. 1030

TRACT "F"

EXISTING/PROPOSED 100-YEAR WATER SURFACE

PROPOSED 100-YEAR WATER SURFACE

EXISTING 100-YEAR WATER SURFACE

OPEN SPACE

HOMEOWNER'S ASSOCIATION LOT (ENTIRELY WITHIN DRAINAGE EASEMENT)

DEVELOPMENT SIGNAGE AND MINIATURE LIGHTHOUSE LIGHT

ATLANTIC BOULEVARD

BAY ALLEY

YACHT AVENUE

REEF ALLEY

LIGHTHOUSE BOULEVARD

SWALE LINE

TEMPORARY CONSTRUCTION/GRADING EASEMENT RELOCATED IN PHASE 3

N/F Stevens Feed Mill, Inc. Acct# 080-12400-0-0000 Deed Ref. Y-87 Page 572

MATCHLINE SEE SHEET 24

NO.	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

SURV. CHIEF: FIELDBOOK NO.: DATA COLLECTOR
DRAWN BY: JDB
CHKD BY: CK

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Plat\Signage & Lighting.dwg

XREFS:
ITB.dwg
Proposed Buildings.dwg
Pro-base-grading-roads-3a.dwg
Pro-base-utilities-3a.dwg
Key Map.dwg
Signage & Lighting.dwg
Patterns.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

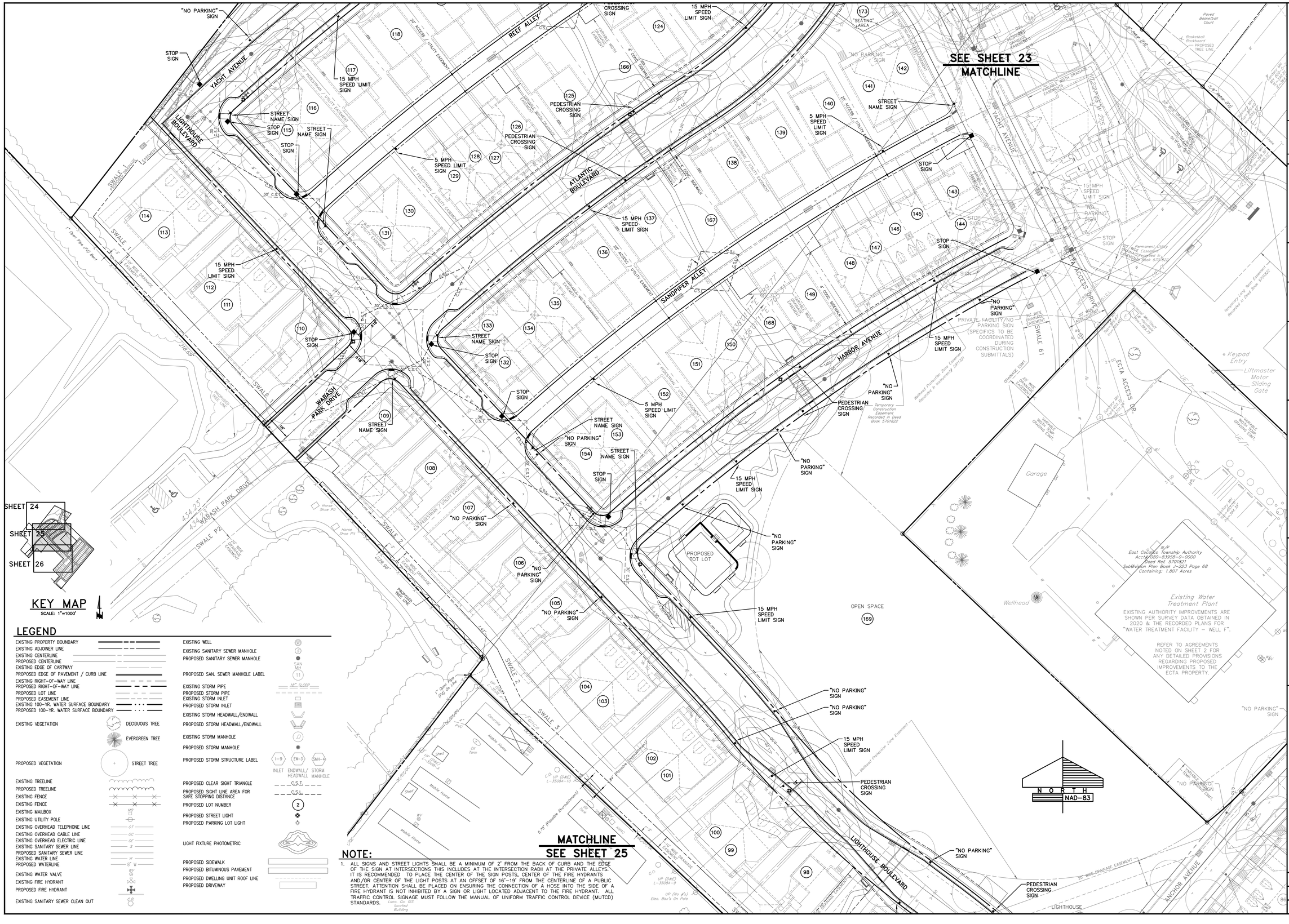
PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 431-4955 Fax: (717) 431-4955
Email: Pat@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

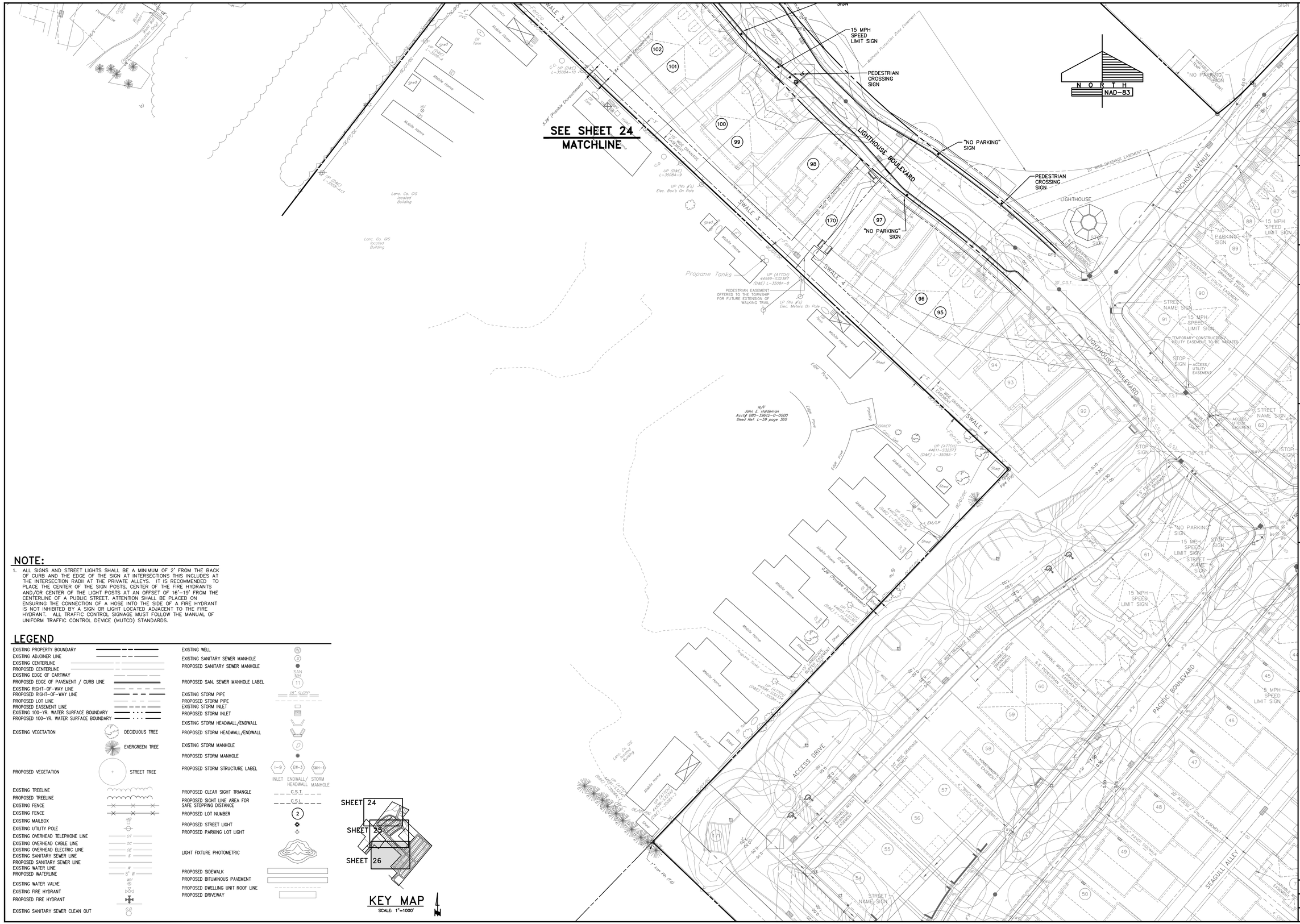
PAVEMENT MARKINGS, SIGNING, & LIGHTING PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 23 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

F:\08\08-0500-02\CAD\Final Plot\Signage & Lighting.dwg, 24 PAVEMENT MARKINGS, SIGNING, & LIGHTING PLAN, 3/1/2022 8:10:42 PM, 1:1


SEE SHEET 23
MATCHLINE
MATCHLINE
SEE SHEET 25
SHEET 24
SHEET 25
SHEET 26
KEY MAP
SCALE: 1"=1000'
YACHT AVENUE
REEF ALLEY
LIGHTHOUSE BOULEVARD
ATLANTIC BOULEVARD
SANDPIPER ALLEY
HARBOR AVENUE
WABASH PARK DRIVE
ACCESS DRIVE
ECCTA ACCESS DR.
ANCHOR AVENUE
LIGHTHOUSE
SWALE 1
SWALE 2
SWALE 3
SWALE 61
SWALE P2
"NO PARKING" SIGN
STOP SIGN
15 MPH SPEED LIMIT SIGN
5 MPH SPEED LIMIT SIGN
STREET NAME SIGN
PEDESTRIAN CROSSING SIGN
PROPOSED TOT LOT
OPEN SPACE
Existing Water Treatment Plant
EXISTING AUTHORITY IMPROVEMENTS ARE SHOWN PER SURVEY DATA OBTAINED IN 2020 & THE RECORDED PLANS FOR "WATER TREATMENT FACILITY – WELL F".
REFER TO AGREEMENTS NOTED ON SHEET 2 FOR ANY DETAILED PROVISIONS REGARDING PROPOSED IMPROVEMENTS TO THE ECTA PROPERTY.
N/F East Cocalico Township Authority Acct#080-8358-0-0000 Deed Ref. 5701821 Subdivision Plan Book J-223 Page 68 Containing: 1,807 Acres
PRIVATE FACILITY/NO PARKING SIGN (SPECIFICS TO BE COORDINATED DURING CONSTRUCTION SUBMITTALS)
Wellhead Protection Zone Easement Recorded in Instrument# 5701501
Temporary Construction Easement Recorded in Deed Book 5701822
Temporary Long Term Easement Recorded in Deed Book 5701822
Permanent Utility Right-of-Way Easement Recorded in Deed Book 5701822
Wellhead Protection Zone Easement
Keypad Entry
Liftmaster Motor Sliding Gate
Garage
Basketball Backboard
PROPOSED TREE LINE
Horse Shoe Pit
Concrete
Mobile Home
Shed
Oil Tank
Pool
Gazebo
Deck
Wood Fence
Chain Link Fence
Stone Wall
Utility Pole
Guy Wire
Fire Hydrant
Water Valve
Sanitary MH
Storm MH
Inlet
Curb Inlet
Gas Valve
Gas Meter
Electric Box
Electric Meter
Cable Box
Telephone Box
Mailbox
Sign
Light
Flag Pole
Bollard
Tree
Shrub
Bush
Hedge
Fence
Wall
Building
Asphalt
Concrete
Gravel
Grass
Woods
Water
Wetlands
Flood Plain
Drainage Easement
Access Easement
Utility Easement
Right-of-Way
Property Line
Centerline
Curb
Sidewalk
Crosswalk
Parking Space
Handicap Parking
Loading Space
Dumpster
Trash Can
Recycling
Bench
Picnic Table
Grill
Playground
Swing
Slide
Sandbox
Basketball Court
Tennis Court
Baseball Field
Soccer Field
Football Field
Golf Course
Golf Cart Path
Golf Tee
Golf Green
Golf Bunker
Golf Hole
Golf Flag
Golf Ball
Golf Club
Golf Bag
Golf Cart
Golf Shop
Golf Clubhouse
Golf Pro Shop
Golf Practice Area
Golf Driving Range
Golf Practice Green
Golf Practice Bunker
Golf Practice Hole
Golf Practice Flag
Golf Practice Ball
Golf Practice Club
Golf Practice Bag
Golf Practice Cart
Golf Practice Shop
Golf Practice Clubhouse
Golf Practice Pro Shop
Golf Practice Area
Golf Practice



NOTE:

1. ALL SIGNS AND STREET LIGHTS SHALL BE A MINIMUM OF 2' FROM THE BACK OF CURB AND THE EDGE OF THE SIGN AT INTERSECTIONS THIS INCLUDES AT THE INTERSECTION RADII AT THE PRIVATE ALLEYS. IT IS RECOMMENDED TO PLACE THE CENTER OF THE SIGN POSTS, CENTER OF THE FIRE HYDRANTS AND/OR CENTER OF THE LIGHT POSTS AT AN OFFSET OF 16'-19' FROM THE CENTERLINE OF A PUBLIC STREET. ATTENTION SHALL BE PLACED ON ENSURING THE CONNECTION OF A HOSE INTO THE SIDE OF A FIRE HYDRANT IS NOT INHIBITED BY A SIGN OR LIGHT LOCATED ADJACENT TO THE FIRE HYDRANT. ALL TRAFFIC CONTROL SIGNAGE MUST FOLLOW THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) STANDARDS.

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
PROPOSED VEGETATION — STREET TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
EXISTING FENCE
EXISTING MAILBOX (MB)
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE (OT)
EXISTING OVERHEAD CABLE LINE (OC)
EXISTING OVERHEAD ELECTRIC LINE (OE)
EXISTING SANITARY SEWER LINE (S)
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE (W)
PROPOSED WATERLINE (8" W)
EXISTING WATER VALVE (WV)
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT (CO)

EXISTING WELL (W)
EXISTING SANITARY SEWER MANHOLE (S)
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL (SAN MH 11)
EXISTING STORM PIPE (18" SLOPE)
PROPOSED STORM PIPE
EXISTING STORM INLET
PROPOSED STORM INLET (I-9)
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL (EW-3)
EXISTING STORM MANHOLE (D)
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL (I-9 INLET, EW-3 ENDWALL/ HEADWALL, SMH-A STORM MANHOLE)
PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
PROPOSED SIGHT LINE AREA FOR SAFE STOPPING DISTANCE (C.S.L.)
PROPOSED LOT NUMBER (2)
PROPOSED STREET LIGHT
PROPOSED PARKING LOT LIGHT
LIGHT FIXTURE PHOTOMETRIC
PROPOSED SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED DRIVEWAY

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: DATA COLLECTOR
DRAWN BY: JDB
CHKD BY: GK
SURV. CHIEF:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KC

DRAWING REFERENCE:
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XREFS:
ITB.dwg
Lighthouse_amplibase.dwg
Pacific_amplibase.dwg
Key Map.dwg
Signage & Lighting Block.dwg
Easements.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
0 15' 30' 60' 90'
1" = 30'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
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Email: jr@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

PAVEMENT MARKING, SIGNING, & LIGHTING PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 25 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE
EVERGREEN TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATERLINE — 8" W
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE — SAN MH
PROPOSED SAN. SEWER MANHOLE LABEL — 11

EXISTING STORM PIPE — 18" SLOPE
PROPOSED STORM PIPE
PROPOSED BASE DRAIN — BD
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED FLARED END SECTION
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE; FES-5 FLARED END SECTION
PROPOSED PIPE OUTLET PROTECTION
PROPOSED LOT NUMBER — 2
PROPOSED CONCRETE SIDEWALK
PROPOSED BRICK PAVER SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED DRIVEWAY
PROPOSED BOULDER GRADING WALL
EXISTING CONTOUR LINE — 530
PROPOSED CONTOUR LINE — 530
PROPOSED SPOT ELEVATION — + 383.50
PROPOSED FINISHED FLOOR ELEVATION — FFE=405.19
PROPOSED GARAGE FINISHED FLOOR ELEVATION — GFE=403.52
PROPOSED BASEMENT FINISHED FLOOR ELEVATION — BFE=396.52
PROPOSED RAIN GARDEN (BMP) WITH UNDERDRAIN
DOWNSPOUT DISCHARGE LOCATION/DIRECTION

WELLHEAD PROTECTION NOTES

1. ALL FILL WITHIN THE WELLHEAD PROTECTION AREA MUST BE CLEAN FILL.
2. NO WORK SHALL OCCUR WITHIN THE WELLHEAD PROTECTION AREA UNLESS AN EAST COCALICO TOWNSHIP AUTHORITY REPRESENTATIVE IS ON-SITE.

GENERAL NOTES

1. A 4" MINIMUM VERTICAL ELEVATION DIFFERENCE BETWEEN THE ALLEY CENTERLINE GRADE AND ANY ADJACENT GARAGE FINISH FLOOR IS REQUIRED.
2. WHEN EVALUATING THE NUMBER OF RISERS SHOWN FROM THE PROPOSED PUBLIC SIDEWALK, A 6" STEP WAS ASSUMED. ALSO, A 6" RISER WAS ASSUMED FROM THE PORCH TO THE FINISHED FLOOR.
3. UTILIZATION OF SPECIALIZED CONSTRUCTION TECHNIQUES IS REQUIRED IN ORDER TO PROTECT STRUCTURES IN INSTANCES THAT THE FINISHED FLOOR ELEVATIONS OR PROPOSED GARAGE FLOOR ELEVATIONS ARE LOWER THAN ADJACENT EXTERIOR FINISHED GRADE AND IN ORDER TO MEET APPLICABLE BUILDING CODE STANDARDS.
4. WHEN HIGH POINTS IN SIDE YARDS REQUIRE FINISHED GRADE ADJACENT TO THE STRUCTURE TO BE HIGHER THAN THE FINISHED FLOOR ELEVATION, SPECIAL PROTECTION SHALL BE UTILIZED TO MAINTAIN THE GRADE A MINIMUM OF 3" HIGHER THAN THE BOTTOM OF THE SIDE YARD SWALE.

SHEET 27
SHEET 28
SHEET 29

KEY MAP
SCALE: 1"=1000'

NORTH
NAD-83

STEVENS ROAD
S.R. 1030

EXISTING/PROPOSED 100-YEAR WATER SURFACE

PROPOSED 100-YEAR WATER SURFACE
EXISTING 100-YEAR WATER SURFACE

EXTENDED DETENTION/WETLAND BASIN #1 (BMP)
BOTTOM ELEV. = 381.00

TRACT "F"

YACHT AVENUE
REEF ALLEY
ATLANTIC BOULEVARD
BAY ALLEY

MATCHLINE
SEE SHEET 27

NO.	DATE	REVISION
4	7-3-23	REV., PER OFF-SITE FILL AREA, & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
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FOR PIONEER MANAGEMENT BY:
FIELDBOOK NO.
DATA COLLECTOR
SURV. CHIEF:
DRAWN BY: JJB
CHKD BY: CK
MANAGER: JAMES C. HENKE
DESIGN BY: JJB
CHKD BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Plan\PlDrawing.dwg
XREFS: TB.dwg, Property.dwg, Proposed Conditions.dwg, Proposed Utilities & Grades.dwg, Key Map.dwg, Grading Plan & Notes.dwg, Lighting.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
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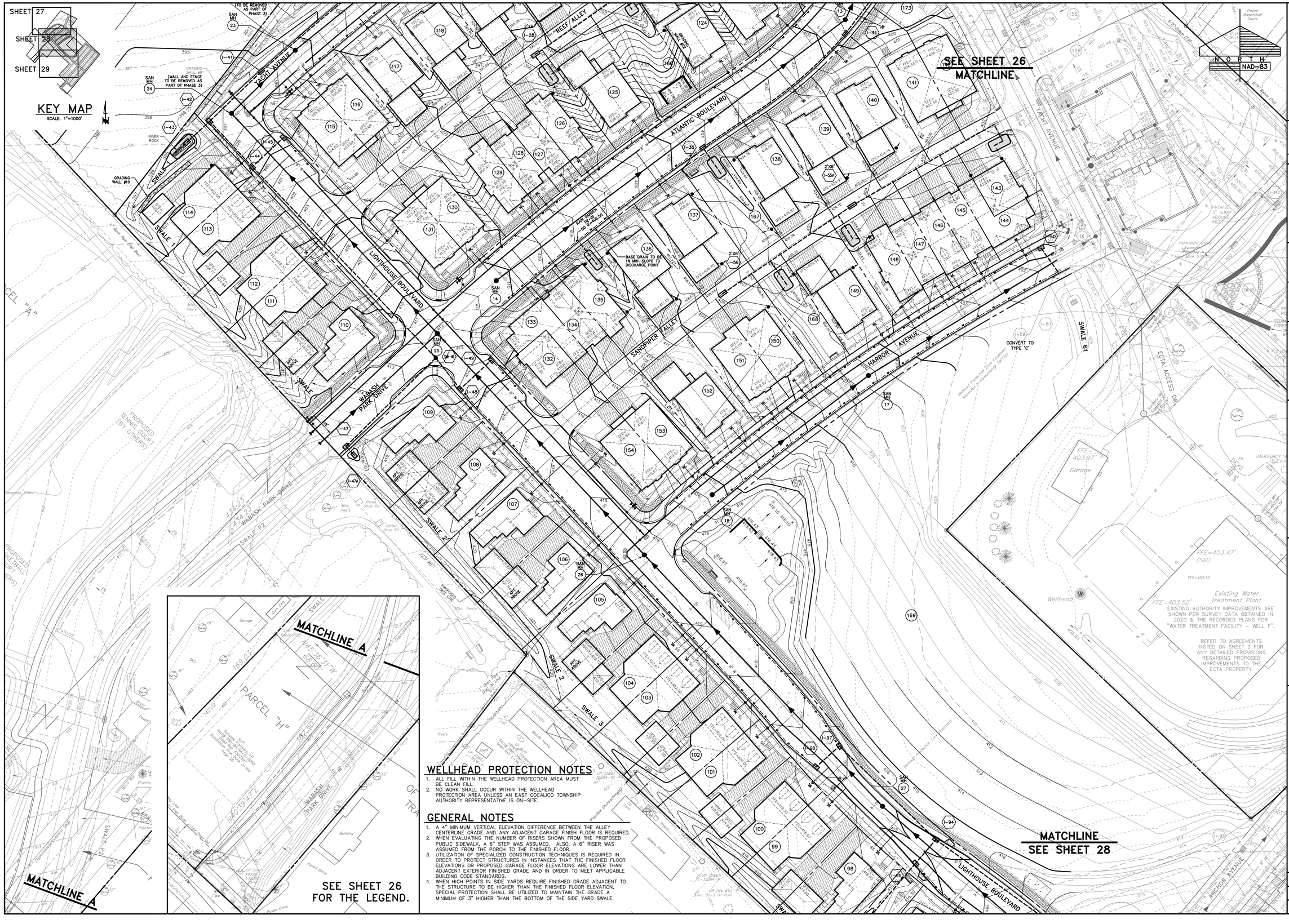
GRADING PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 26 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C



WELLHEAD PROTECTION NOTES

1. ALL FILL WITHIN THE WELLHEAD PROTECTION AREA MUST BE CLEAN FILL.
2. NO WORK SHALL OCCUR WITHIN THE WELLHEAD PROTECTION AREA UNLESS AN EAST COCALICO TOWNSHIP AUTHORITY REPRESENTATIVE IS ON-SITE.

GENERAL NOTES

1. A 4" MINIMUM VERTICAL ELEVATION DIFFERENCE BETWEEN THE ALLEY CENTERLINE GRADE AND ANY ADJACENT GARAGE FINISH FLOOR IS REQUIRED.
2. WHEN EVALUATING THE NUMBER OF RISERS SHOWN FROM THE PROPOSED PUBLIC SIDEWALK, A 6" STEP WAS ASSUMED. ALSO, A 6" RISER WAS ASSUMED FROM THE PORCH TO THE FINISHED FLOOR.
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4. WHEN HIGH POINTS IN SIDE YARDS REQUIRE FINISHED GRADE ADJACENT TO THE STRUCTURE TO BE HIGHER THAN THE FINISHED FLOOR ELEVATION, SPECIAL PROTECTION SHALL BE UTILIZED TO MAINTAIN THE GRADE A MINIMUM OF 3" HIGHER THAN THE BOTTOM OF THE SIDE YARD SWALE.

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
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MANAGER: JAMES C. HENKE
SURV. CHIEF:
FIELDBOOK NO.
DATA COLLECTOR
FOR PIONEER MANAGEMENT BY:

DESIGN BY: JCH/KG
DRAWN BY: JDB
CHKD BY: CK

DRAWING REFERENCE:
F:\08\08-0500-02\CAD\Final Ph3\Grading.dwg

XREFS:
ITB.dwg
Proposed Buildings.dwg
Pc-base-grading.dwg
Pc-base-grading & Water Block.dwg
Key Map.dwg
Notes & Legend.dwg
Fencing.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

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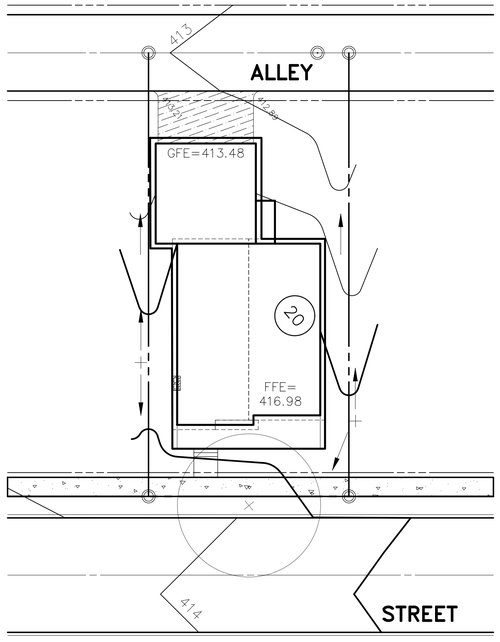
GRADING PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 27 OF 55
DWG. NO. 08-0500-02-F

LCPC FILE #06-151-1C



TYPICAL ON-LOT GRADING

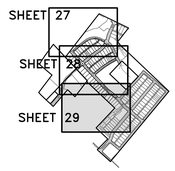
SCALE = 1"=15'

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED MINIMUM BUILDING SETBACK LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- PROPOSED 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE / EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE LABEL (SAN MH 11)

- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED FLARED END SECTION
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM STRUCTURE LABEL — I-9 INLET, EW-2 ENDWALL/ HEADWALL, SMH-7 STORM MANHOLE, FES-5 FLARED END SECTION
- PROPOSED PIPE OUTLET PROTECTION
- PROPOSED LOT NUMBER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVER SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED DWELLING UNIT ROOF LINE
- PROPOSED DRIVEWAY
- PROPOSED BOULDER GRADING WALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED GARAGE FINISHED FLOOR ELEVATION
- PROPOSED BASEMENT FINISHED FLOOR ELEVATION
- PROPOSED RAIN GARDEN (BMP) WITH UNDERDRAIN
- PROPOSED SHALLOW MARSH SEEDING
- PROPOSED DOWNSPOUT DISCHARGE LOCATION/DIRECTION

18" SLOPE	530
+ 383.50	FFE=405.19
GFE=403.52	BFE=396.52



KEY MAP

SCALE: 1"=1000'

WELLHEAD PROTECTION NOTES

1. ALL FILL WITHIN THE WELLHEAD PROTECTION AREA MUST BE CLEAN FILL.
2. NO WORK SHALL OCCUR WITHIN THE WELLHEAD PROTECTION AREA UNLESS AN EAST COCALICO TOWNSHIP AUTHORITY REPRESENTATIVE IS ON-SITE.

GENERAL NOTES

1. A 4" MINIMUM VERTICAL ELEVATION DIFFERENCE BETWEEN THE ALLEY CENTERLINE GRADE AND ANY ADJACENT GARAGE FINISH FLOOR IS REQUIRED.
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4. WHEN HIGH POINTS IN SIDE YARDS REQUIRE FINISHED GRADE ADJACENT TO THE STRUCTURE TO BE HIGHER THAN THE FINISHED FLOOR ELEVATION, SPECIAL PROTECTION SHALL BE UTILIZED TO MAINTAIN THE GRADE A MINIMUM OF 3" HIGHER THAN THE BOTTOM OF THE SIDE YARD SWALE.

SEE SHEET 27
MATCHLINE

N O R T H
NAD-83

NO.	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
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FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB | CHKD BY: JCH/KG
SURV. CHIEF: | FIELDBOOK NO. | DATA COLLECTOR
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DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final\Plot\Grading.dwg

XREFS:
ITB.dwg
Proposed_Amplifoss.dwg
Pro-base_grinnold-to.dwg
Pro-base_grinnold-to-Sheet Block.dwg
Key Map.dwg
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Perimeter.dwg

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1" = 30'
0 15' 30' 60' 90'

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GRADING PLAN
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DATE: MARCH 14, 2022
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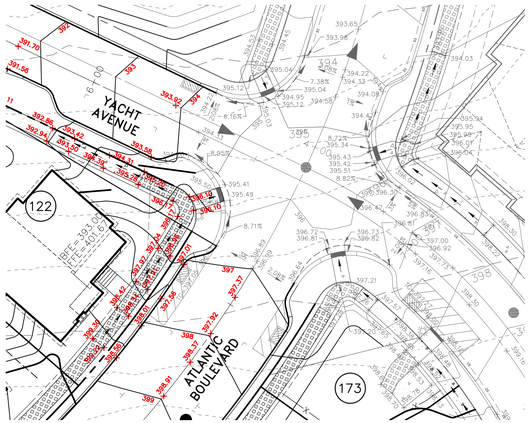
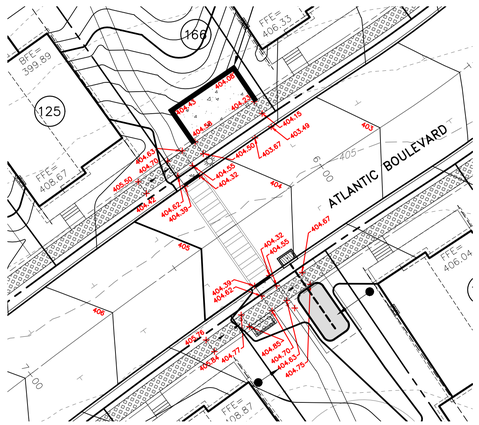


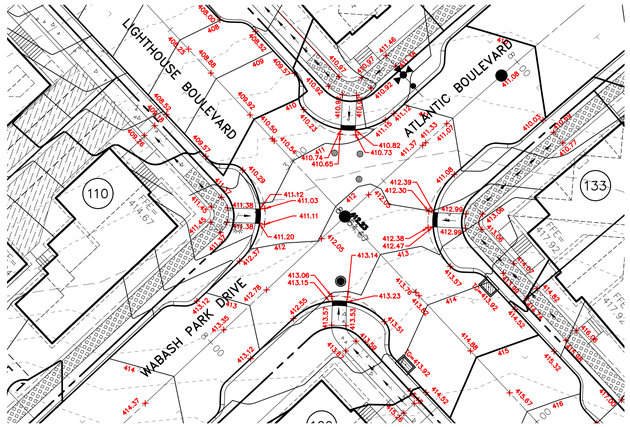
INTERSECTION – ATLANTIC BOULEVARD & YACHT AVENUE

SCALE: 1"=20'



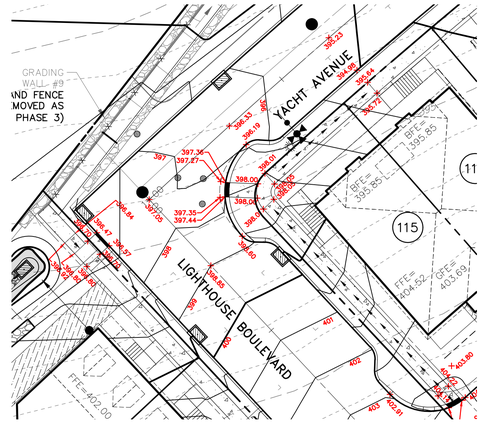
MID–BLOCK CROSSING – ATLANTIC BOULEVARD

SCALE: 1"=20'



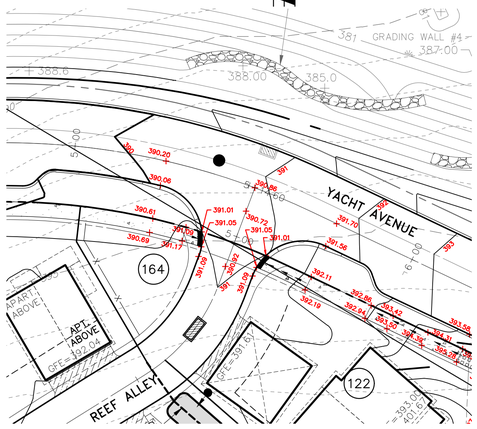
INTERSECTION – ATLANTIC BOULEVARD & LIGHTHOUSE BOULEVARD

SCALE: 1"=20'



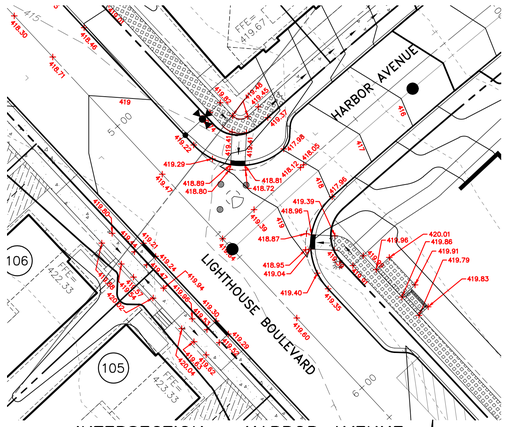
INTERSECTION – YACHT AVENUE & LIGHTHOUSE BOULEVARD

SCALE: 1"=20'



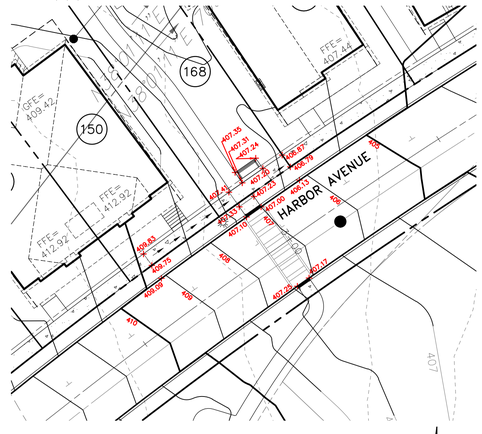
INTERSECTION – YACHT AVENUE & REEF ALLEY

SCALE: 1"=20'



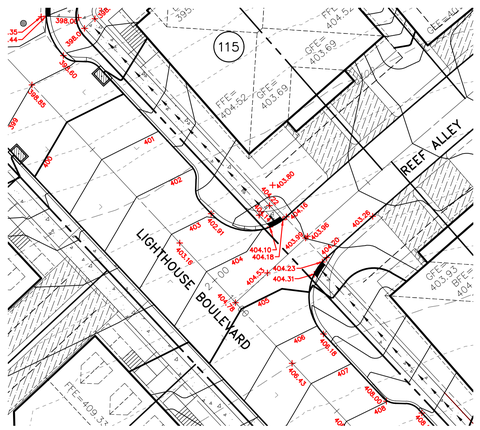
INTERSECTION – HARBOR AVENUE & LIGHTHOUSE BOULEVARD

SCALE: 1"=20'



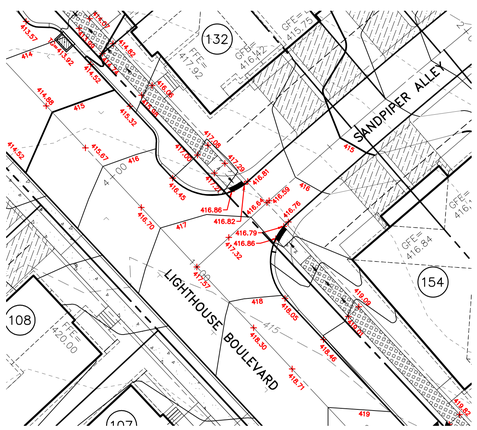
MID–BLOCK CROSSING – HARBOR AVENUE

SCALE: 1"=20'



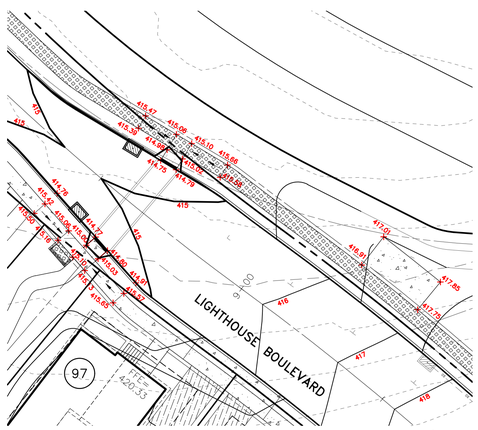
INTERSECTION – LIGHTHOUSE BOULEVARD & REEF ALLEY

SCALE: 1"=20'



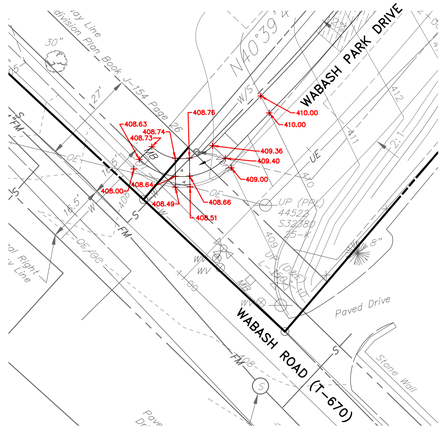
INTERSECTION – LIGHTHOUSE BOULEVARD & SANDPIPER ALLEY

SCALE: 1"=20'



MID–BLOCK CROSSING – LIGHTHOUSE BOULEVARD

SCALE: 1"=20'



ADA ACCESS – PARK ACCESS DRIVE & WABASH ROAD (T–670)

SCALE: 1"=20'

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE | SURV. CHIEF: | FIELDBOOK NO. / MTA COLLECTOR

DESIGN BY: JCH/KG | CHKD BY: JCH/KG | DRAWN BY: JDB | CHKD BY: CK

DRAWING REFERENCE: F:\GIS\08-0500-02\CAD\Final Ph3\Grading--Intersection Blow-ups.dwg

XREFS: ITB.dwg, Key Map.dwg, Phase 1 – Water & Sewer Add-on.dwg, Phase 1 – Water & Sewer Block.dwg, Planting.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 435-8305 Fax: (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

GRADING PLAN - INTERSECTION & MISC. BLOW-UPS
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 29 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING 100-YR. WATER SURFACE BOUNDARY
- PROPOSED 100-YR. WATER SURFACE BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- PROPOSED VEGETATION — STREET TREE (W/ 10' RADIUS FOR LATERAL SETBACK)
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- EXISTING FENCE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING OVERHEAD CABLE LINE (OC)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING SANITARY SEWER LINE (S)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL
- EXISTING WATER LINE (W)
- PROPOSED WATERLINE (8" W)
- PROPOSED WATERLINE LATERAL W/ VALVE
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

- EXISTING SANITARY SEWER CLEAN OUT (CO)
- EXISTING WELL (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE (SAN MH)
- PROPOSED SAN. SEWER MANHOLE LABEL (11)
- EXISTING STORM PIPE (18" SLOPE)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED FLARED END SECTION
- EXISTING STORM MANHOLE (D)
- PROPOSED STORM MANHOLE
- PROPOSED STORM STRUCTURE LABEL — I-9 INLET; EW-3 ENDWALL/ HEADWALL; SMH-4 STORM MANHOLE; FES-5 FLARED END SECTION
- PROPOSED PIPE OUTLET PROTECTION
- PROPOSED LOT NUMBER (2)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVER SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED DWELLING UNIT ROOF LINE
- PROPOSED DRIVEWAY
- PROPOSED BOULDER GRADING WALL
- PROPOSED RAIN GARDEN (BMP) WITH UNDERDRAIN

NOTES:

1. BENCHMARK: BRASS DISK ON THE TOP S.E. CORNER OF A CONCRETE WALL AT A CULVERT CROSSING STEVENS ROAD (S.R. 1030). BEING 14.3' (+/-) EAST OF THE CENTERLINE OF SAID STREET AND 39.9' (+/-) NORTHWEST OF MHS-820. DISK ELEVATION=383.88 (NAVD 88 DATUM)
2. BASIS OF BEARING IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD 83/92
3. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER LINES AND OTHER UTILITY CROSSINGS WITH NO EXCEPTIONS.
4. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER LINES AND OTHER UTILITY CROSSINGS WITH NO EXCEPTIONS.
5. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES.
6. MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL BUILDINGS THAT ARE AFFECTED BY A BASIN, OTHER TEMPORARY IMPOUNDMENTS, OR OPEN CONVEYANCE SYSTEMS WHERE PONDING MAY OCCUR, SHALL BE TWO (2) FEET ABOVE THE 100-YEAR WATER SURFACE.
7. ALL INLETS SHALL BE TYPE C, UNLESS OTHERWISE NOTED ON THE STORM PROFILES.
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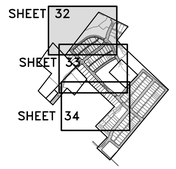
9. AVOID ALL UNNECESSARY HIGH POINTS IN THE WATER LINES AND MAINTAIN POSITIVE SLOPE.
10. THE STATION FOR THE STREETS IS BASED ON THE LEGAL STREET CENTERLINE.
11. CLAY DIKES SHALL BE INSTALLED ALONG WATER AND SEWER LINES EVERY 300 FEET (OR BETWEEN EVERY MANHOLE RUN, WHICHEVER IS LESS FOR SEWERS) TO MINIMIZE WATER MIGRATION.



KEY MAP
SCALE: 1"=1000'

N O R T H
NAD-83

STEVENS ROAD
S.R. 1030

TRACT "F"

EXISTING/PROPOSED 100-YEAR WATER SURFACE

PROPOSED 100-YEAR WATER SURFACE

EXISTING 100-YEAR WATER SURFACE

BAY ALLEY

REEF ALLEY

YACHT AVENUE

ATLANTIC BOULEVARD

PERMANENT ROCK FILTER

SEDIMENT FOREBAY

RAIN GARDEN

BASE DRAIN TO BE 1% MIN. SLOPE TO DISCHARGE POINT

CONNECT TO EXISTING 8" SANITARY SEWER STUB AS REQUIRED PER EAST COCALICO TOWNSHIP AUTHORITY SPECIFICATIONS

CONNECT TO EXISTING 8" WATERLINE AS REQUIRED PER EAST COCALICO TOWNSHIP AUTHORITY SPECIFICATIONS

REMOVE EX. BLOW-OFF VALVE. EX. 8" GATE VALVE TO REMAIN. CONNECT TO EXISTING 8" WATERLINE AS REQUIRED PER EAST COCALICO TOWNSHIP AUTHORITY SPECIFICATIONS

REMOVE EX. BLOW-OFF VALVE. EX. 8" GATE VALVE TO REMAIN. CONNECT TO EXISTING

8"X8"X8" TEE W/ CONC. THRUST BLOCK

8" END CAP & PERM. BLOW-OFF

(3) 8" GATE VALVE

F.H. W/ GATE VALVE & CONC. THRUST BLOCK

MATCHLINE
SEE SHEET 31

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.
DATA COLLECTOR

SURV. CHIEF:

DRAWN BY: JDB

CHKD BY: GK

MANAGER: JAMES C. HENKE

DESIGN BY: JDB

CHKD BY: JCH/KG

DRAWING REFERENCE: F:\JOBS\06-0500-02\CAD\Final-Ph3\UTIL.dwg

XREFS:
ITB.dwg
Proposed Buildings.dwg
Pr-base-grading-00.dwg
Pr-base-grading-01 & Water Block.dwg
Key Map.dwg
Pr-Lighting.dwg
Pr-Planting.dwg

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c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER
Management, LLC
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Email: Info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

UTILITY PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 30 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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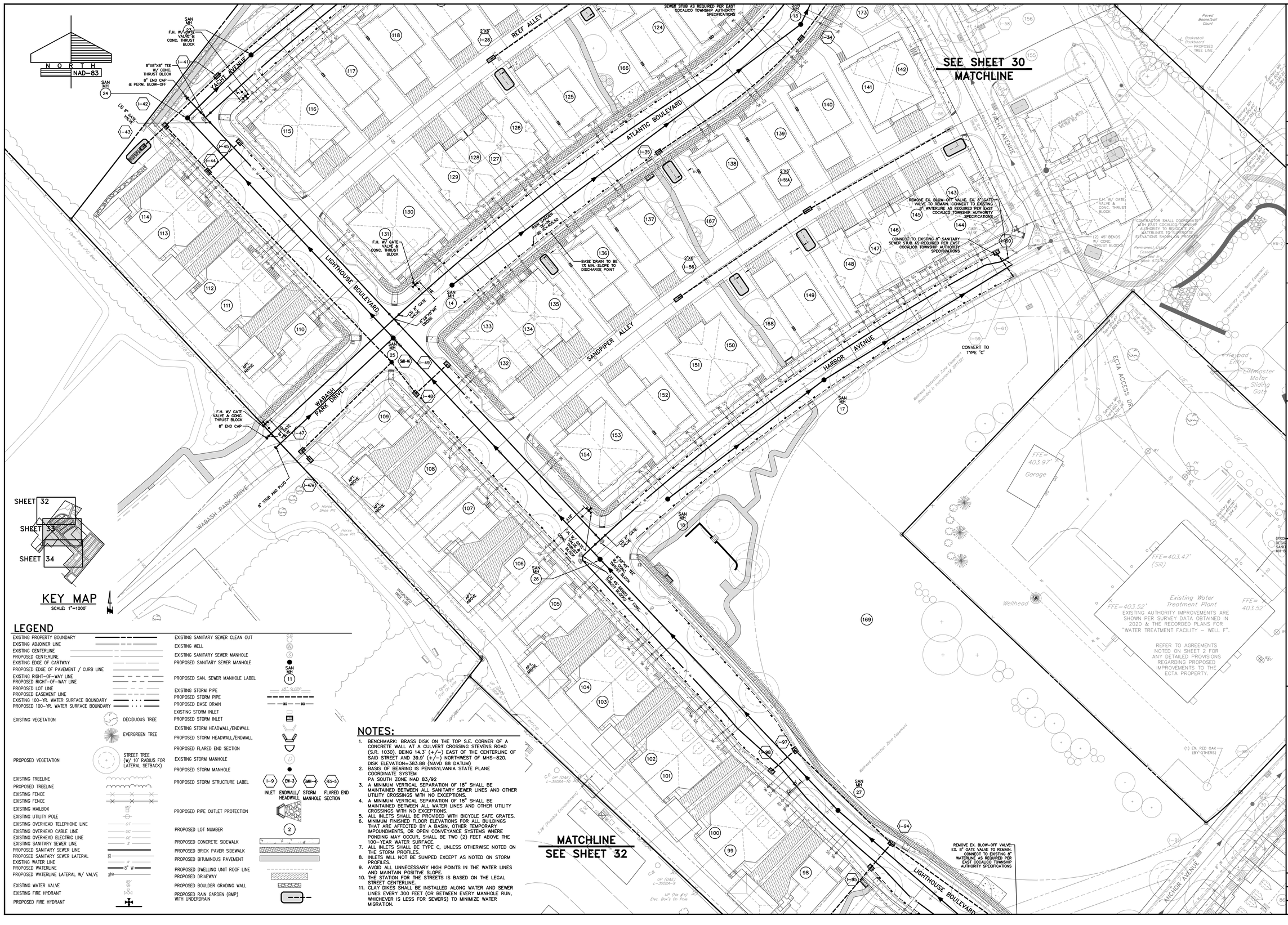
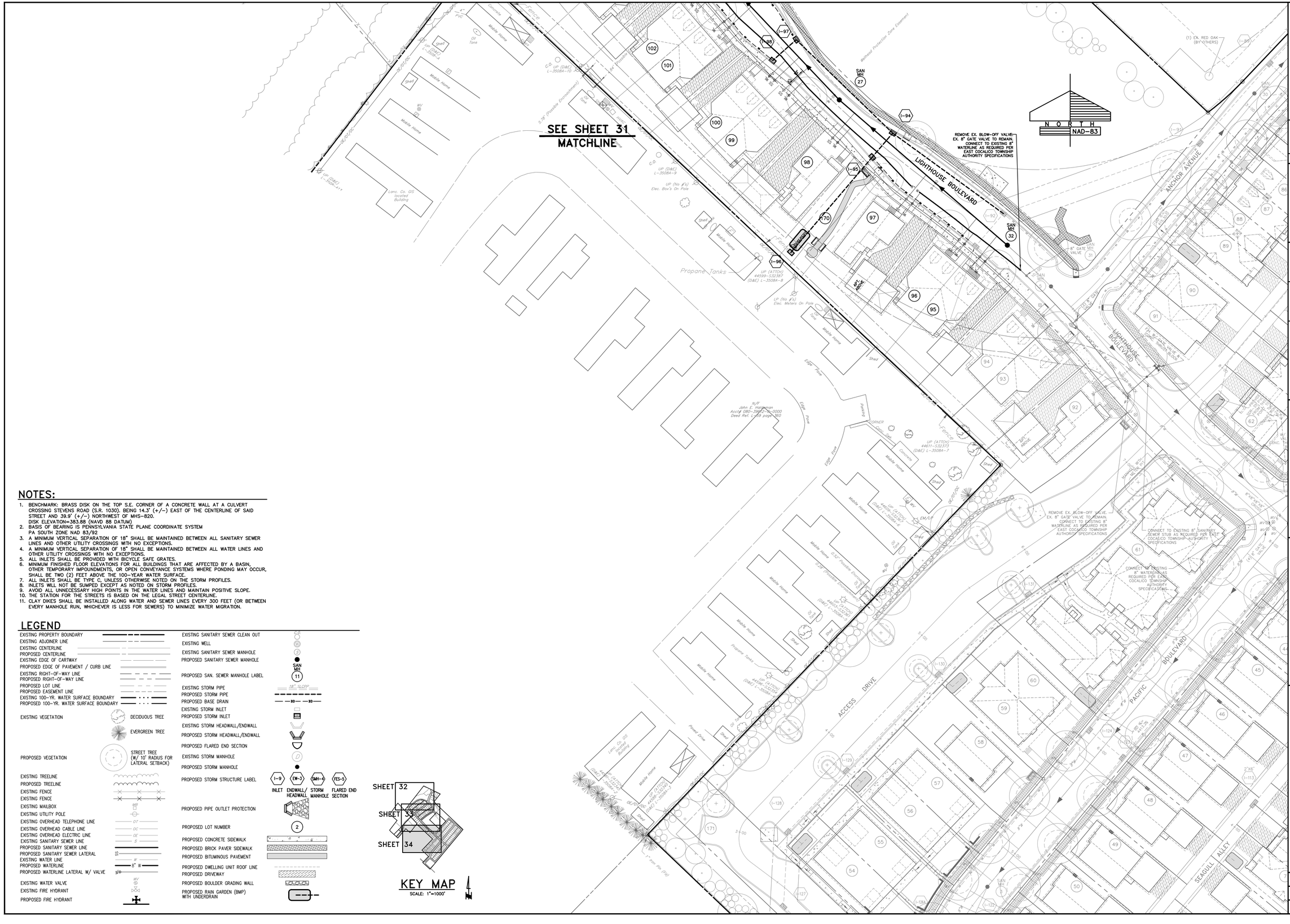

NORTH
NAD-83
SEE SHEET 30
MATCHLINE
MATCHLINE
SEE SHEET 32
YACHT AVENUE
ATLANTIC BOULEVARD
LIGHTHOUSE BOULEVARD
REEF ALLEY
SANDPIPER ALLEY
HARBOR AVENUE
WABASH PARK DRIVE
ANCHOR AVENUE
SAN MH 24
F.H. W/ GATE VALVE & CONC. THRUST BLOCK
8"X8"X8" TEE W/ CONC. THRUST BLOCK
8" END CAP & PERM. BLOW-OFF
(3) 8" GATE VALVE
SAN MH 25
SAN MH 14
SAN MH 13
SAN MH 17
SAN MH 18
SAN MH 26
SAN MH 27
RAIN GARDEN - BD INV.=255.50
BASE DRAIN TO BE 1% MIN. SLOPE TO DISCHARGE POINT
(2) 8" GATE VALVE
6"X6"X6"X8" CROSS
8" STUB AND PLUG
REMOVE EX. BLOW-OFF VALVE, EX. 8" GATE VALVE TO REMAIN. CONNECT TO EXISTING 8" WATERLINE AS REQUIRED PER EAST COCALICO TOWNSHIP AUTHORITY SPECIFICATIONS
CONNECT TO EXISTING 8" SANITARY SEWER STUB AS REQUIRED PER EAST COCALICO TOWNSHIP AUTHORITY SPECIFICATIONS
CONVERT TO TYPE 'C'
SEWER STUB AS REQUIRED PER EAST COCALICO TOWNSHIP AUTHORITY SPECIFICATIONS
CONTRACTOR SHALL COORDINATE WITH EAST COCALICO TOWNSHIP AUTHORITY TO RELOCATE EX. WATERLINES TO SUPPORTED ELEVATIONS SHOWN ON PROFILE
REMOVE EX. BLOW-OFF VALVE, EX. 8" GATE VALVE TO REMAIN. CONNECT TO EXISTING 8" WATERLINE AS REQUIRED PER EAST COCALICO TOWNSHIP AUTHORITY SPECIFICATIONS
(2) 45° BENDS W/ CONC. THRUST BLOCK
F.H. W/ GATE VALVE & CONC. THRUST BLOCK
(2) 45° BENDS W/ CONC. THRUST BLOCKS
8"X8"X8" TEE W/ CONC. THRUST BLOCK
(3) 8" GATE VALVE
F.H. W/ GATE VALVE & CONC. THRUST BLOCK
8" END CAP
8" STUB AND PLUG
Existing Water Treatment Plant
EXISTING AUTHORITY IMPROVEMENTS ARE SHOWN PER SURVEY DATA OBTAINED IN 2020 & THE RECORDED PLANS FOR "WATER TREATMENT FACILITY – WELL F".
REFER TO AGREEMENTS NOTED ON SHEET 2 FOR ANY DETAILED PROVISIONS REGARDING PROPOSED IMPROVEMENTS TO THE ECTA PROPERTY.
FFE=403.47' (SIII)
FFE=403.52'
FFE=403.52'
FFE=403.97'
Garage
ECTA ACCESS DR.
Wellhead
Wellhead Protection Zone Easement
Paved Basketball Court
Basketball Backboard
PROPOSED TREE LINE
Keypad Entry
Fillmaster Motor Sliding Gate
(1) EX. RED OAK (8"-OTHERS)
Permanent Conf. Easement Recorded in Deed Book 5707-622
Temporary Long Term Easement Recorded in Deed Book 5707-622
Existing Water Main Recorded in Deed Book 5707-622
Existing Sanitary Sewer Recorded in Deed Book 5707-622
Existing Sanitary Sewer Recorded in Deed Book 5707-622
Existing Water Main Recorded in Deed Book 5707-622
Existing Water Main Recorded in Deed Book 5707-622
Existing Sanitary Sewer



NOTES:

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LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT–OF–WAY LINE
PROPOSED RIGHT–OF–WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100–YR. WATER SURFACE BOUNDARY
PROPOSED 100–YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
PROPOSED VEGETATION — STREET TREE (W/ 10' RADIUS FOR LATERAL SETBACK)
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
EXISTING FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED SANITARY SEWER LATERAL
EXISTING WATER LINE
PROPOSED WATERLINE
PROPOSED WATERLINE LATERAL W/ VALVE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT

EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL
EXISTING STORM PIPE
PROPOSED STORM PIPE
PROPOSED BASE DRAIN
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED FLARED END SECTION
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — I–9 INLET; EW–3 ENDWALL/ HEADWALL; SMH–3 STORM MANHOLE; FES–5 FLARED END SECTION
PROPOSED PIPE OUTLET PROTECTION
PROPOSED LOT NUMBER
PROPOSED CONCRETE SIDEWALK
PROPOSED BRICK PAVER SIDEWALK
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED DRIVEWAY
PROPOSED BOULDER GRADING WALL
PROPOSED RAIN GARDEN (BMP) WITH UNDERDRAIN

KEY MAP
SCALE: 1"=1000'

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
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FOR PIONEER MANAGEMENT BY:

SURV. CHIEF: FIELDBOOK NO. / DATA COLLECTOR
DRAWN BY: JDB
CHKD BY: CK
MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KC
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\utility.dwg
XREFS: ttb.dwg; mpBase.dwg; h-base-gr-xsec-ss.dwg; Key Map.dwg; Plan Sheet & Match Block.dwg; ttb.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
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SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millerville Road, Lancaster, PA 17603
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UTILITY PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 32 OF 55
DWG. NO. 08–0500–02–E

LCPC FILE #06–151–1C

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT / CURB LINE
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- PROPOSED FENCE
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- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING OVERHEAD CABLE LINE (OC)
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- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE (W)
- PROPOSED WATERLINE (8" W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER CLEAN OUT (CO)
- EXISTING WELL (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE (SAN MH)
- PROPOSED SAN. SEWER MANHOLE LABEL (11)

- EXISTING STORM PIPE (18" SLOPE)
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- PROPOSED BASE DRAIN (BD)
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- PROPOSED PIPE OUTLET PROTECTION
- PROPOSED LOT NUMBER (2)
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED DWELLING UNIT ROOF LINE
- PROPOSED BOULDER GRADING WALL
- PROPOSED NORTH AMERICAN GREEN S75 LINING
- PROPOSED NORTH AMERICAN GREEN P300 LINING
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE TO BASIN
- DRAINAGE DIVIDE TO INLET/SWALE
- DRAINAGE AREA TO RAIN GARDEN
- TIME OF CONCENTRATION PATH
- PROPOSED RAIN GARDEN (BMP) WITH UNDERDRAIN
- DOWNSPOUT DISCHARGE LOCATION/DIRECTION
- NPDES PERMIT BOUNDARY

SOILS CLASSIFICATIONS

DbB – DUFFIELD SILT LOAM, 3%–8% SLOPES
HaB – HAGERSTOWN SILT LOAM, 3%–8% SLOPES
HbC – HAGERSTOWN SILTY CLAY LOAM, 8% – 15% SLOPES

SOIL BOUNDARY

SOIL DESCRIPTION LABEL (HaB)

SHEET 35
SHEET 36
SHEET 37

KEY MAP
SCALE: 1"=1000'

N O R T H
NAD-83

STEVENS ROAD
S.R. 1030

PARCEL "A"

TRACT "F"

ATLANTIC BOULEVARD

REEF ALLEY

YACHT AVENUE

POST-DEVELOPED UNDETAINED AREA A
EXISTING/PROPOSED 100-YEAR WATER SURFACE

PROPOSED 100-YEAR WATER SURFACE
EXISTING 100-YEAR WATER SURFACE

EXTEND RIP-RAP UP OPPOSITE SIDE OF STILLING BASIN AS SHOWN (TYP.)

BIORETENTION AREA #2/STILLING BASIN BOTTOM=379.50

BIORETENTION AREA #1/STILLING BASIN

EXISTING DRAINAGE WAY

CONCRETE FLARED END SECTION

PERMANENT ROCK FILTER

TRAILS LOCATED ON BASIN BERMS SHALL BE IMPERVIOUS BITUMINOUS PAVEMENT

SEDIMENT FOREBAY

ROOF TO BASIN #1

30' WIDE EMERGENCY SPILLWAY ELEV.= 386.25

2' WIDE TOP OF BERM ELEV.= 387.00

EXTENDED DETENTION/WETLAND BASIN #1 (BMP)
BOTTOM ELEV. = 381.00

PROVIDE NAG S75 OR EQUAL ON ALL 3:1 SLOPES

SEE STORMWATER MANAGEMENT REPORT FOR OFF-SITE DRAINAGE DIVIDES

POST-DEVELOPED UNDETAINED AREA D

POST-DEVELOPED AREA A TO BASIN 1

POST-DEVELOPED UNDETAINED AREA A

BEAUTY STRIPS (BMP) (TYP.) (SEE DETAIL ON SHEET 52)

BEAUTY STRIPS (BMP)(TYP.)(SEE DETAIL ON SHEET 52)

MATCHLINE
SEE SHEET 34

LINE BEND WITH NAG P300 TO LIMITS SHOWN

SWALE 1

EXTENDED DETENTION BASIN #* (BMP)

SANITARY MANHOLE MH #17
TE=378.46
IE=368.13 (In E.)
IE=367.59 (Out W.)

SANITARY MANHOLE MH #18
IE=379.79
IE=370.20 (In N.E.)
IE=369.06 (Out W.)

Endwall (Conc.) Top Opening=379.66
IE=374.50

SANITARY MANHOLE MH #20-1
IE=384.19
IE=372.81 (In W.)
IE=372.44 (In E.)
IE=371.39 (Out S.W.)

Waterline Easement between Ronald C. & Rosalie Kreider (51 Stevens Rd.) and ECTA (Authority) Recorded as Instrument #6423009

Waterline around culvert was plotted from as-built drawing provided by CGM on 3-12

Culvert (9" Wide Conc.) Top Opening=381.19
IE=379.83
IE=379.81

18" CMP IE=379.97

IE=379.78 (15"CMP)

SANITARY MANHOLE MH #19
TE=381.56
IE=373.24

Inlet TE=382.57
IE=380.92

Inlet TE=382.63 (In W.)
IE=380.41 (Out E.)

IE=380.15

UP (ATTCH) 44588-532505 (D&C) L-3502-7 #215692

UP (PPL) 44584-532 (D&C) L-3502-5

UP (PPL) 44579-532498

UP (PPL) 44603-532498 (D&C) L-3502-8 #178101

UP (PPL) 44602-532 (D&C) L-3502-9

Lanc. Co. GIS located Building

Building

House

Paved Drive

Stone Drive

Edge of Pavement

4' Tall Wood Fence Line

Edge of Pavement Recorded in Deed Bk. K-06 Pg. 0000 and the Sewer & Access Easement Recorded in Bk. W-06 Pg. 0000 as Well as the Sewer & Access Easement Recorded in Bk. W-06 Pg. 0000 Will Govern Said Easements

Edge of Pavement For Garage

Edge of Pavement Line

(2) C.O.'s

PUBLIC FOOT BRIDGE

Inlet TE=380.90

Inlet TE=380.63 (In W.)
IE=380.41 (Out E.)

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POST-DEVELOPED UNDETAINED AREA D

N O R T H
NAD-83

SEE SHEET 33
MATCHLINE
LINE BEND WITH NAG P300 TO LIMITS SHOWN

BEAUTY STRIPS (BMP)(TYP.)(SEE DETAIL ON SHEET 52)

POST-DEVELOPED AREA A TO BASIN 1

SWALE 1

SWALE 2

SWALE 3

SWALE 6

ATLANTIC BOULEVARD

REEF ALLEY

SANDPIPER ALLEY

WABASH PARK DRIVE

HARBOR AVENUE

LIGHTHOUSE BOULEVARD

3" SUMP AROUND INLET

PERMANENT ROCK FILTER

SEDIMENT FOREBAY

EMERGENCY SPILLWAY ELEV.= 401.70

AREA POST-DEVELOPED TO AUTHORITY BASIN

Existing Water Treatment Plant

EXISTING AUTHORITY IMPROVEMENTS ARE SHOWN PER SURVEY DATA OBTAINED IN 2020 & THE RECORDED PLANS FOR "WATER TREATMENT FACILITY – WELL F".

REFER TO AGREEMENTS NOTED ON SHEET 2 FOR ANY DETAILED PROVISIONS REGARDING PROPOSED IMPROVEMENTS TO THE ECTA PROPERTY.

POST-DEVELOPED AREA TO BASIN 2

BEAUTY STRIPS (BMP)(TYP.)(SEE DETAIL ON SHEET 52)

CONVERT TO TYPE 'C'

BASIN TO BE OK WITH BEFORE TIE DISCHARGE POINT

DbB
HaB
HbC

SOILS CLASSIFICATIONS

DbB – DUFFIELD SILT LOAM, 3%–8% SLOPES
HaB – HAGERSTOWN SILT LOAM, 3%–8% SLOPES
HbC – HAGERSTOWN SILTY CLAY LOAM, 8% – 15% SLOPES

SOIL BOUNDARY

SOIL DESCRIPTION LABEL HaB

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY

EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE

EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE

EXISTING WATER LINE
PROPOSED WATERLINE

EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL

EXISTING STORM PIPE
PROPOSED STORM PIPE
PROPOSED BASE DRAIN
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED FLARED END SECTION
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — I-9 INLET, EW-5 ENDWALL/HEADWALL, SMH-6 STORM MANHOLE, FES-5 FLARED END SECTION
PROPOSED PIPE OUTLET PROTECTION
PROPOSED LOT NUMBER
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED BOULDER GRADING WALL
PROPOSED NORTH AMERICAN GREEN S75 LINING
PROPOSED NORTH AMERICAN GREEN P300 LINING
PRE-DEVELOPED DRAINAGE DIVIDE
POST-DEVELOPED DRAINAGE DIVIDE TO BASIN
DRAINAGE DIVIDE TO INLET/SWALE
DRAINAGE AREA TO RAIN GARDEN
TIME OF CONCENTRATION PATH
PROPOSED RAIN GARDEN (BMP) WITH UNDERDRAIN
DOWNSPOUT DISCHARGE LOCATION/DIRECTION
NPDES PERMIT BOUNDARY

SHEET 35
SHEET 36
SHEET 37

MATCHLINE
SEE SHEET 35

KEY MAP
SCALE: 1"=1000'

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-26-22	REV. PER TWP. & ECTA COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB — CHKD BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final\PCSM\Stormwater.dwg
SURV. CHIEF: — FIELDBOOK NO. / DATA COLLECTOR
DRAWN BY: JDB — CHKD BY: GK

XREFS:
ITB.dwg
Proposed Conditions.dwg
Pre-Dev. Drainage Area.dwg
Post-Dev. Drainage Area.dwg
Key Map.dwg
Title Block.dwg
Lettering

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4855 Fax: (717) 481-4965
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 34 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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SOILS CLASSIFICATIONS

DbB – DUFFIELD SILT LOAM, 3%–8% SLOPES
HaB – HAGERSTOWN SILT LOAM, 3%–8% SLOPES
HbC – HAGERSTOWN SILTY CLAY LOAM, 8% – 15% SLOPES

SOIL BOUNDARY

SOIL DESCRIPTION LABEL — HaB

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE / EVERGREEN TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATERLINE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL

EXISTING STORM PIPE
PROPOSED STORM PIPE
PROPOSED BASE DRAIN
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED FLARED END SECTION
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE; FES-5 FLARED END SECTION
PROPOSED PIPE OUTLET PROTECTION
PROPOSED LOT NUMBER
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED BOULDER GRADING WALL
PROPOSED NORTH AMERICAN GREEN S75 LINING
PROPOSED NORTH AMERICAN GREEN P300 LINING
PRE-DEVELOPED DRAINAGE DIVIDE
POST-DEVELOPED DRAINAGE DIVIDE TO BASIN
DRAINAGE DIVIDE TO INLET/SWALE
DRAINAGE AREA TO RAIN GARDEN
TIME OF CONCENTRATION PATH
PROPOSED RAIN GARDEN (BMP) WITH UNDERDRAIN
DOWNSPOUT DISCHARGE LOCATION/DIRECTION
NPDES PERMIT BOUNDARY

SHEET 35
SHEET 36
SHEET 37

KEY MAP
SCALE: 1"=1000'

SEE SHEET 34
MATCHLINE

SWALE 3
SWALE 4
BEAUTY STRIPS (BMP)(TYP.) (SEE DETAIL ON SHEET 52)
PROVIDE OVERLAND DRAINAGE RELIEF AS SHOWN
LIGHTHOUSE BOULEVARD
ANCHOR VIEW
ACCESS DRIVE
PACIFIC BOULEVARD
SEAGULL
POST-DEVELOPED AREA B TO BASIN 3

NORTH
NAD-83

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S COMMENTS
1	9-21-22	REV. PER TWP. & AUTH. ENG'S COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
SURV. CHIEF:
FIELDBOOK NO.
DATA COLLECTOR
DESIGN BY: JCH/JDB
CHKD BY: JCH/KG
DRAWN BY: JDB
CHKD BY: GK

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final PCSM\Stormwater.dwg

XREFS:
ITB.dwg
Proposed Amplifoss.dwg
Pa-base-ph-xrefs-sp.dwg
Pa-base-ph-xrefs-sp-Sheet Block.dwg
Key Map.dwg
Lotlines.dwg

CLIENT
SUNVIEW PARTNERS LP
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490 MILLWAY ROAD
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SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4955 Fax: (717) 481-4956
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 35 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY

EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX (MB)
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE (OT)
EXISTING OVERHEAD CABLE LINE (OC)
EXISTING OVERHEAD ELECTRIC LINE (OE)
EXISTING SANITARY SEWER LINE (S)
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE (W)
PROPOSED WATERLINE (8" W)

EXISTING WATER VALVE (WV)
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT (CO)
EXISTING WELL (W)
EXISTING SANITARY SEWER MANHOLE (S)
PROPOSED SANITARY SEWER MANHOLE (SAN MH)
PROPOSED SAN. SEWER MANHOLE LABEL (11)

EXISTING STORM PIPE (18" "SLOPE")
PROPOSED STORM PIPE
PROPOSED BASE DRAIN (BD)
EXISTING STORM INLET
PROPOSED STORM INLET (DIA)
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED FLARED END SECTION
EXISTING STORM MANHOLE (D)
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL (I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE; FES-5 FLARED END SECTION)
PROPOSED PIPE OUTLET PROTECTION
PROPOSED LOT NUMBER (2)
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED BOULDER GRADING WALL
PROPOSED NORTH AMERICAN GREEN S75 LINING
PROPOSED NORTH AMERICAN GREEN P300 LINING
DRAINAGE DIVIDE TO SEDIMENT BASIN
FILTER SOCK (FS)
PHASE 3 LIMIT OF DISTURBANCE
PROPOSED RAIN GARDEN (BMP)
NPDES PERMIT BOUNDARY

FAILURE TO CORRECTLY INSTALL SEDIMENT CONTROL FACILITIES OR FAILURE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE CORRECTIVE ACTIONS TO IMMEDIATELY RESOLVE FAILURES OF SEDIMENT CONTROL FACILITIES MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE CLEAN STREAMS LAW OF PENNSYLVANIA. 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.

SOILS CLASSIFICATIONS

DbB — DUFFIELD SILT LOAM, 3%–8% SLOPES
HaB — HAGERSTOWN SILT LOAM, 3%–8% SLOPES
HbC — HAGERSTOWN SILTY CLAY LOAM, 8% – 15% SLOPES

SOIL BOUNDARY
SOIL DESCRIPTION LABEL (HaB)

SHEET 38
SHEET 39
SHEET 40

KEY MAP
SCALE: 1"=1000'

NORTH
NAD-83

STEVENS ROAD
S.R. 1030

PARCEL "A"

TRACT "F"
12" FILTER SOCK #2
(PHASE 2)

12" FILTER SOCK #2
(PHASE 2)

18" FILTER SOCK #12

SEDIMENT BASIN #1

EXTENDED DETENTION/WETLAND
BASIN #1 (BMP)
BOTTOM ELEV.
= 381.00

TEMP. SWALE 1

TEMP. SWALE 2

TEMP. SWALE 3

TEMPORARY TOPSOIL STOCKPILE (PHASE 1 AND PHASE 3)

TEMPORARY ROCK CONSTRUCTION ENTRANCE

PROPOSED FILL/PILE/
SITE RESTORATION AREA

MATCHLINE
SEE SHEET 37

YACHT AVENUE
ATLANTIC BOULEVARD
REEF ALLEY

BIORETENTION AREA #1/STILLING BASIN
BIORETENTION AREA #2/STILLING BASIN
BOTTOM=379.50
TEMPORARY SKIMMER
EXISTING/PROPOSED 100-YEAR WATER SURFACE
EXISTING 100-YEAR WATER SURFACE
EXTEND RIP-RAP UP OPPOSITE SIDE OF STILLING BASIN AS SHOWN (TYP.)
CONCRETE FLARED END SECTION
30' WIDE EMERGENCY SPILLWAY ELEV.= 386.25
75' WIDE TOP OF BERM ELEV.= 387.00
REAR YARD TO BE IMPERVIOUS BITUMINOUS PAVEMENT WHERE LOCATED ON BASIN BERM
4' WIDE PERVIOUS PAVED WALKING PERIMETER/INFLOW ROCK FILTER
SEDIMENT FOREBAY
RAIN GARDEN
BASE DRAIN TO BE 15 MIN. SLOPE TO DISCHARGE POINT
TEMP. ROCK FILTER
RIVER ROCK
LINE BEND WITH NAG P300 TO LIMITS SHOWN
PROVIDE NAG S75 OR EQUAL ON ALL 3:1 SLOPES
4' Tall Wood Fence Line
Edge of Paved Path For Garden
Paved Drive
Edge Road
Stone Drive
Building
House
(2) C.O.'s
Waterline Easement between Ronald C. & Rosalie Kreider (51 Stevens Rd.) and ECTA (Authority) Recorded as Instrument #6423009
Waterline around culvert was plotted from as-built drawing provided by CSM on 3-12-19
Culvert (9' Wide Conc.) Top Openings=381.10 IE=379.83 IE=379.81
18" CMP IE=379.97
IE=379.78 (15"CMP)
SANITARY MANHOLE MH 816 TE=379.76 IE=370.20 (In N.E.) E=369.06 (Out W.)
SANITARY MANHOLE MH 817 TE=378.46 E=368.13 (In E.) E=367.59 (Out W.)
SANITARY MANHOLE MH 820-1 IE=384.19 E=373.81 (In W.) IE=372.44 (In E.) IE=371.39 (Out S.W.)
SANITARY MANHOLE MH 821 TE=386.56 IE=374.24
IE=379.92
IE=380.15
UP (ATTCH) 44588-532505 (D&C) L-3502-7 #215692
UP (PPL) 44584-532506 (D&C) L-3502-5
UP (PPL) 44579-532498
UP (ATTCH) 44603-532496 (D&C) L-3502-8 617901
UP (PPL) 44582-532492 (D&C) L-3502-19E-D
Inlet TE=382.57 IE=380.92
Inlet TE=382.43 IE=380.63 (In W.) IE=380.41 (Out E.)

SURV. CHIEF: FIELDBOOK NO. / DATA COLLECTOR
DRAWN BY: JDB — CHKD BY: GK
DESIGN BY: JDB — CHKD BY: JCH/KG
MANAGER: JAMES C. HENKE
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Plot\Erosion Control.dwg
XREFS: ITB.dwg, Profiles.dwg, Sheet-01.dwg, Sheet-01-Model.dwg, Key Map.dwg, Sheet-01-Sheet Block.dwg, Sheet.dwg

NO.	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-23-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: 717-481-4955 Fax: 717-481-4956
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EROSION & SEDIMENTATION CONTROL PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 36 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

F:\08\08-0500-02\CAD\Final Plot\Erosion Control.dwg, 27 EROSION & SEDIMENTATION CONTROL PLAN, 6/1/2022 4:55:23 PM, 1:1

PROPOSED FILL PILE/
SITE RESTORATION AREA

N O R T H
NAD-83

SEE SHEET 36
MATCHLINE

LINE BEND WITH NAG P300 TO LIMITS SHOWN

RIVER ROCK

SWALE 1

SWALE 2

SWALE 3

SWALE 4

SWALE 61

TEMP. SWALE

TEMPORARY STOCKPILE (PHASE 2 AND PHASE 3)

TEMPORARY ROCK CONSTRUCTION ENTRANCE

TEMPORARY TOPSOIL STOCKPILE (PHASE 2 AND PHASE 3)

REEF ALLEY

YACHT AVENUE

ATLANTIC BOULEVARD

LIGHTHOUSE BOULEVARD

SANDPIPER ALLEY

HARBOR AVENUE

WABASH PARK DRIVE

ANCHOR AVENUE

BASE DRAIN TO BE 1% MIN. SLOPE TO DISCHARGE POINT

PROVIDE 3" SUMP AROUND INLET

CONVERT TO TYPE 'C'

THIS LOCATION SHALL NOT BE USED AS A CONSTRUCTION ENTRANCE.

18" FILTER SOCK #11 (PHASE 2)

18" FILTER SOCK (PHASE 3)

EXISTING ORANGE CONSTRUCTION FENCE (PHASE 2)

4' WIDE PERVIOUS PAVED WALKING TRAIL (BMP)

TEMPORARY OR CONSTRUCTION ELEVATION

FFE=403.97' Garage

FFE=403.47' (Sill)

FFE=403.50

FFE=403.52'

Existing Water Treatment Plant

EXISTING AUTHORITY IMPROVEMENTS ARE SHOWN PER SURVEY DATA OBTAINED IN 2020 & THE RECORDED PLANS FOR "WATER TREATMENT FACILITY – WELL F".

REFER TO AGREEMENTS NOTED ON SHEET 2 FOR ANY DETAILED PROVISIONS REGARDING PROPOSED IMPROVEMENTS TO THE ECTA PROPERTY.

ECTA ACCESS DR.

Basketball Backboard

Paved Basketball Court

PROPOSED TREE LINE

Permanent Control Point "F"

Wellhead

(1) EX. RED OAK (BY OTHERS)

Stream Protection Zone Easement

Recorded Protective Zone Easement Recorded As Instrument # 5981437

Existing Pipe Inlet

Existing Pipe Outlet

Existing Drain Inlet

Existing Manhole

Existing Utility Pole

Existing Mailbox

Existing Shed

Existing Gazebo

Existing Deck

Existing Dwelling

Existing Garage

Existing Concrete Pad

Existing Asphalt Pad

Existing Gravel Pad

Existing Fence

Existing Tree Line

Existing Tree

Existing Shrub

Existing Bush

Existing Hedge

Existing Wood Line

Existing Rock Outcrop

Existing Boulder

Existing Retaining Wall

Existing Concrete Curb

Existing Asphalt Curb

Existing Gravel Curb

Existing Concrete Sidewalk

Existing Asphalt Sidewalk

Existing Gravel Sidewalk

Existing Concrete Driveway

Existing Asphalt Driveway

Existing Gravel Driveway

Existing Concrete Parking Area

Existing Asphalt Parking Area

Existing Gravel Parking Area

Existing Concrete Patio

Existing Asphalt Patio

Existing Gravel Patio

Existing Concrete Walkway

Existing Asphalt Walkway

Existing Gravel Walkway

Existing Concrete Steps

Existing Asphalt Steps

Existing Gravel Steps

Existing Concrete Ramp

Existing Asphalt Ramp

Existing Gravel Ramp

Existing Concrete Slope

Existing Asphalt Slope

Existing Gravel Slope

Existing Concrete Wall

Existing Asphalt Wall

Existing Gravel Wall

Existing Concrete Footing

Existing Asphalt Footing

Existing Gravel Footing

Existing Concrete Pier

Existing Asphalt Pier

Existing Gravel Pier

Existing Concrete Column

Existing Asphalt Column

Existing Gravel Column

Existing Concrete Beam

Existing Asphalt Beam

Existing Gravel Beam

Existing Concrete Slab

Existing Asphalt Slab

Existing Gravel Slab

Existing Concrete Deck

Existing Asphalt Deck

Existing Gravel Deck

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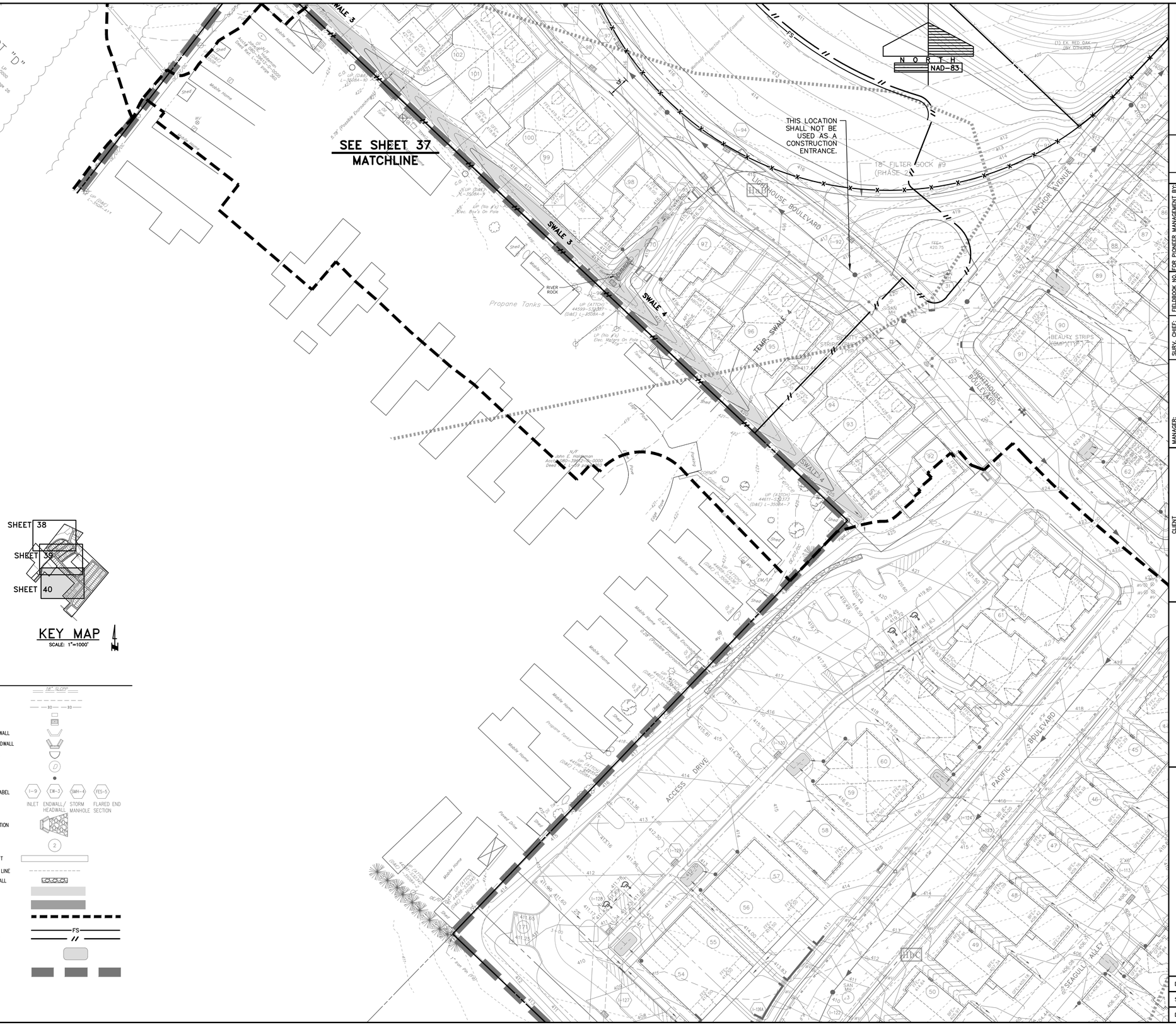

FAILURE TO CORRECTLY INSTALL SEDIMENT CONTROL FACILITIES OR FAILURE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE CORRECTIVE ACTIONS TO IMMEDIATELY RESOLVE FAILURES OF SEDIMENT CONTROL FACILITIES MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE CLEAN STREAMS LAW OF PENNSYLVANIA. 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.

NOTE:
1. THE NPDES PERMIT BOUNDARY IS EQUAL TO THE LIMIT OF DISTURBANCE

SOILS CLASSIFICATIONS

DsB – DUFFIELD SILT LOAM, 3%–8% SLOPES
HaB – HAGERSTOWN SILT LOAM, 3%–8% SLOPES
HbC – HAGERSTOWN SILTY CLAY LOAM, 8% – 15% SLOPES

SOIL BOUNDARY

SOIL DESCRIPTION LABEL — HaB

KEY MAP
SCALE: 1"=1000'

LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING ADJOINER LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT / CURB LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING 100-YR. WATER SURFACE BOUNDARY
PROPOSED 100-YR. WATER SURFACE BOUNDARY
EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
EXISTING TREELINE
PROPOSED TREELINE
EXISTING FENCE
PROPOSED FENCE
EXISTING MAILBOX
EXISTING UTILITY POLE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING OVERHEAD CABLE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATERLINE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SANITARY SEWER CLEAN OUT
EXISTING WELL
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SAN. SEWER MANHOLE LABEL

EXISTING STORM PIPE
PROPOSED STORM PIPE
PROPOSED BASE DRAIN
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED FLARED END SECTION
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM STRUCTURE LABEL — I-9 INLET, EW-3 ENDWALL/HEADWALL, SMH-4 STORM MANHOLE, FES-5 FLARED END SECTION
PROPOSED PIPE OUTLET PROTECTION
PROPOSED LOT NUMBER
PROPOSED BITUMINOUS PAVEMENT
PROPOSED DWELLING UNIT ROOF LINE
PROPOSED BOULDER GRADING WALL
PROPOSED NORTH AMERICAN GREEN P300 LINING
PROPOSED NORTH AMERICAN GREEN S75 LINING
DRAINAGE DIVIDE TO SEDIMENT BASIN
FILTER SOCK
PHASE 3 LIMIT OF DISTURBANCE
PROPOSED RAIN GARDEN (BMP)
NPDES PERMIT BOUNDARY

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FOR PIONEER MANAGEMENT BY:

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SURV. CHIEF:
FIELDBOOK NO. / DATA COLLECTOR
DESIGN BY: JDB — CHKD BY: JCH/KG
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XREFS: ITB.dwg, Proposed Basins.dwg, Pc-base-grading.dwg, Pc-base-utilities.dwg, Key Map.dwg, Soils & Water Block.dwg, Easements.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millerville Road, Lancaster, PA 17603
Phone: (717) 715-1396 Fax: (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EROSION & SEDIMENTATION CONTROL PLAN
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 38 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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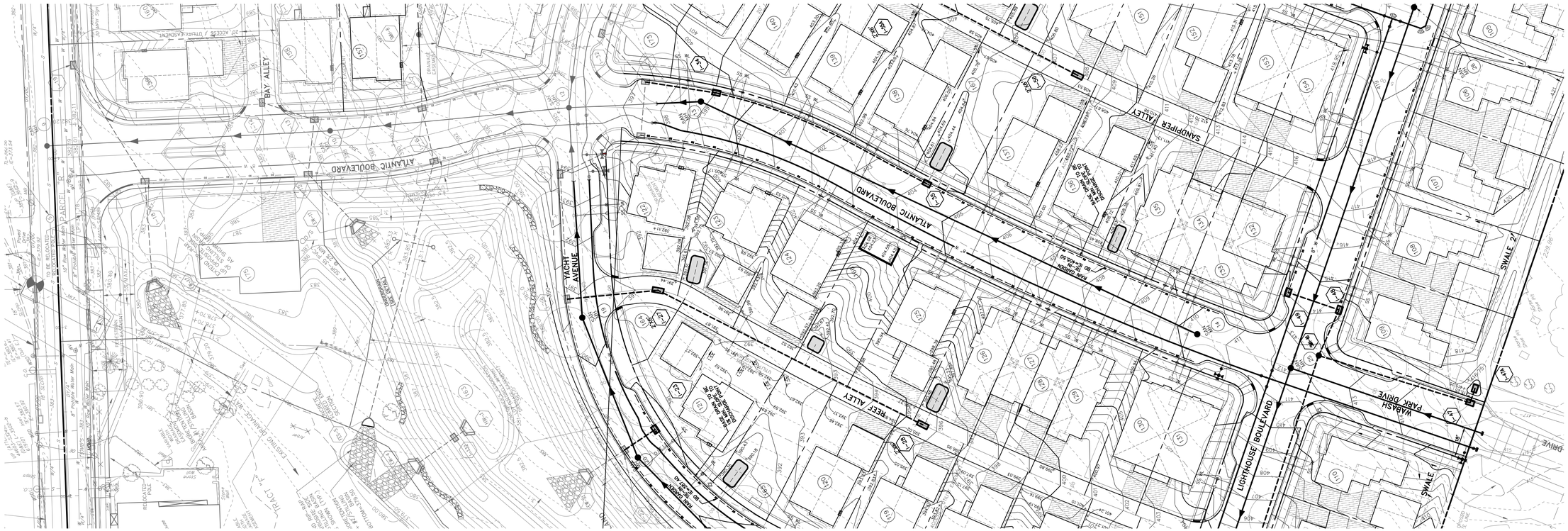

PLAN & PROFILE SHEET INDEX

SHEET 39	ATLANTIC BOULEVARD PLAN & PROFILE
SHEET 40	YACHT AVENUE PLAN & PROFILE
SHEET 41	HARBOR AVENUE PLAN & PROFILE
SHEET 42	LIGHTHOUSE BOULEVARD PLAN & PROFILE
SHEET 43	REEF ALLEY PLAN & PROFILE
SHEET 44	SANDPIPER ALLEY PLAN & PROFILE
SHEET 45	WABASH PARK DRIVE PLAN & PROFILE
SHEET 46	MISCELLANEOUS OVERLAND PROFILES

WATERLINE LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE OR CROSS

NOTES:

1. BENCHMARK: BRASS DISK ON THE TOP S.E. CORNER OF A CONCRETE WALL AT A CULVERT CROSSING STEVENS ROAD (S.R. 1030), BEING 14.3' (+/-) EAST OF THE CENTERLINE OF SAID STREET AND 39.9' (+/-) NORTHWEST OF MHS-820. DISK ELEVATION=383.88 (NAVD 88 DATUM)
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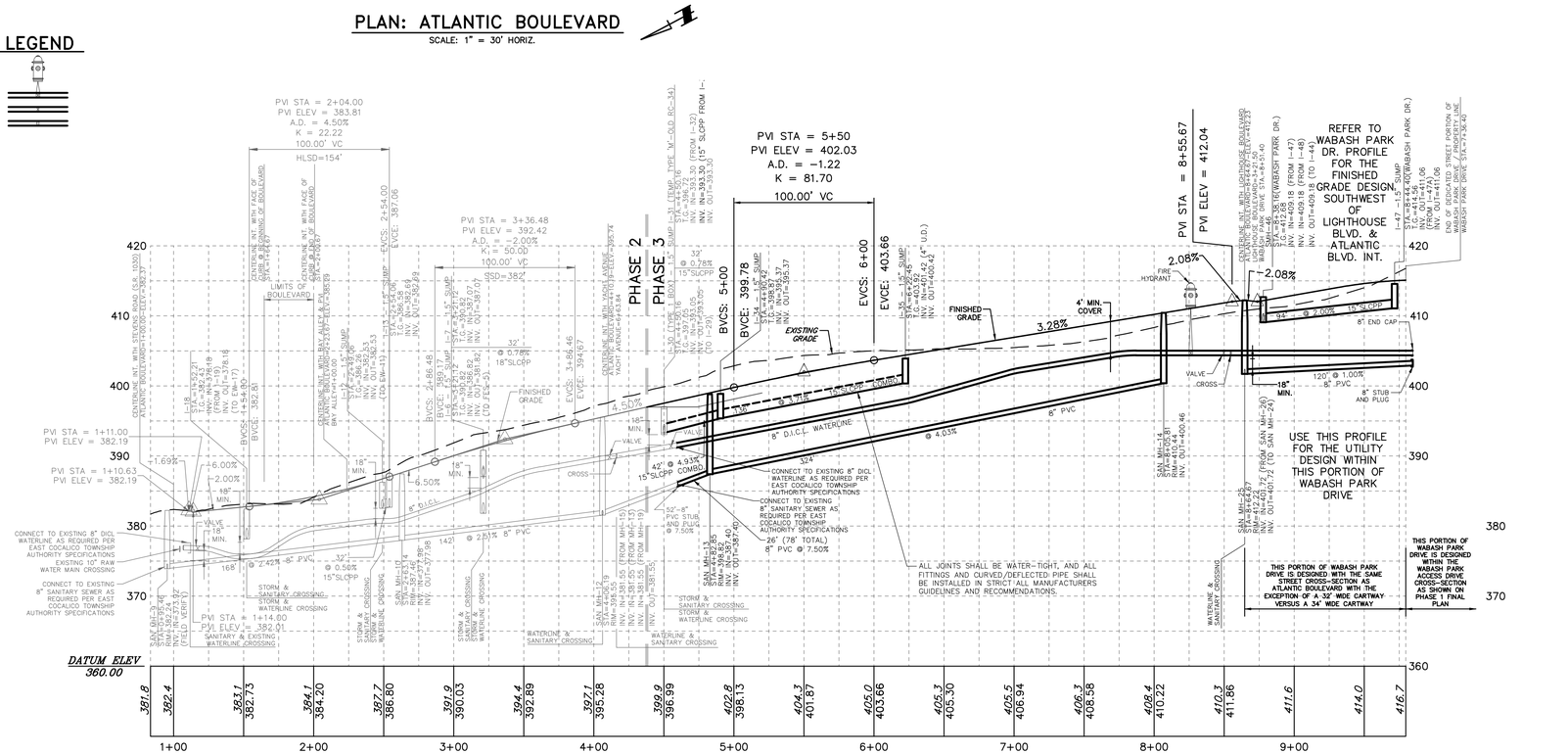

PROFILE: ATLANTIC BOULEVARD

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

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
AS NOTED

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SURV. CHIEF:
FIELDBOOK NO.
DATA COLLECTOR
FOR PIONEER MANAGEMENT BY:

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CHKD BY: JCH/KG
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PIONEER
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111 Millersville Road, Lancaster, PA 17603
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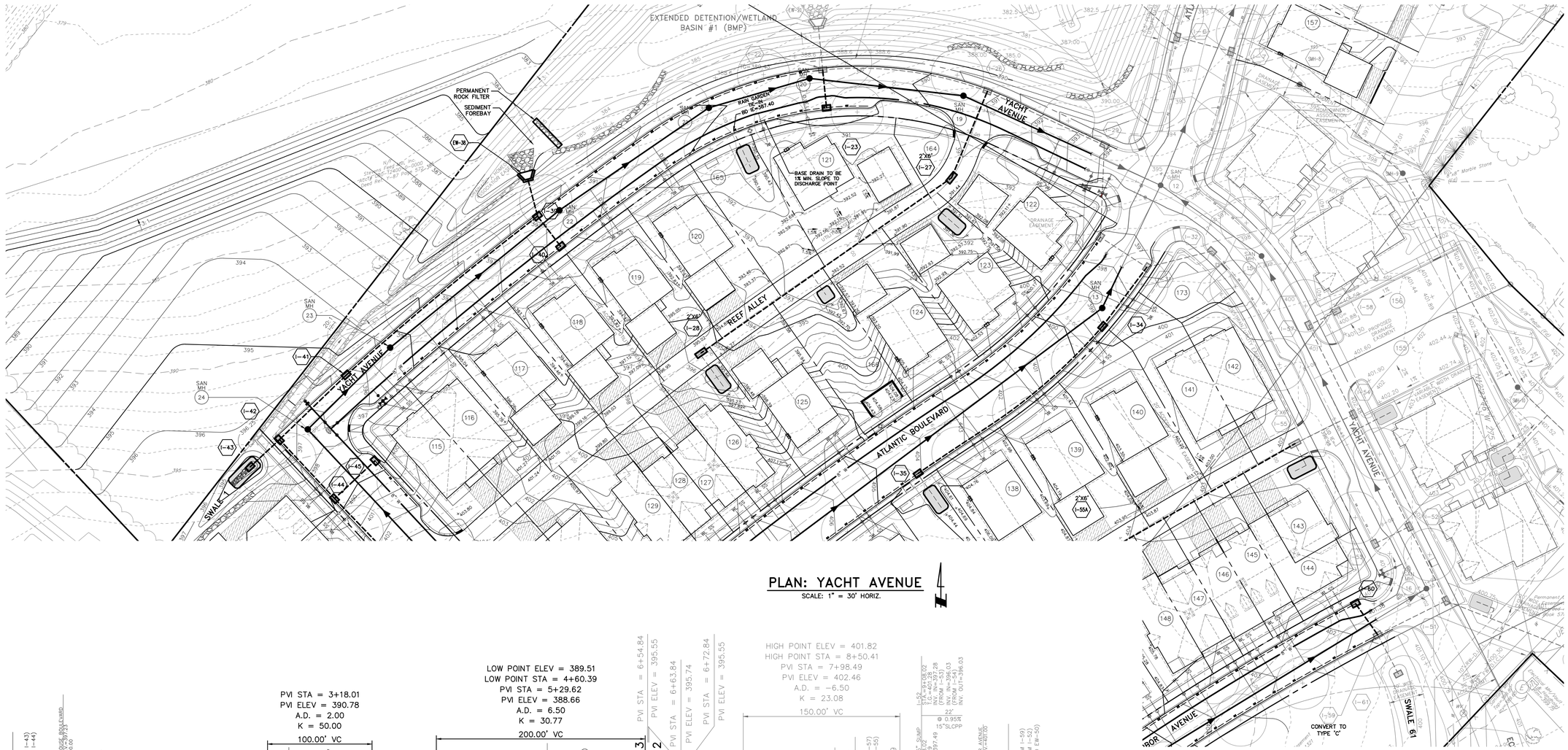
Email: jk@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

ATLANTIC BOULEVARD
PLAN & PROFILE
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

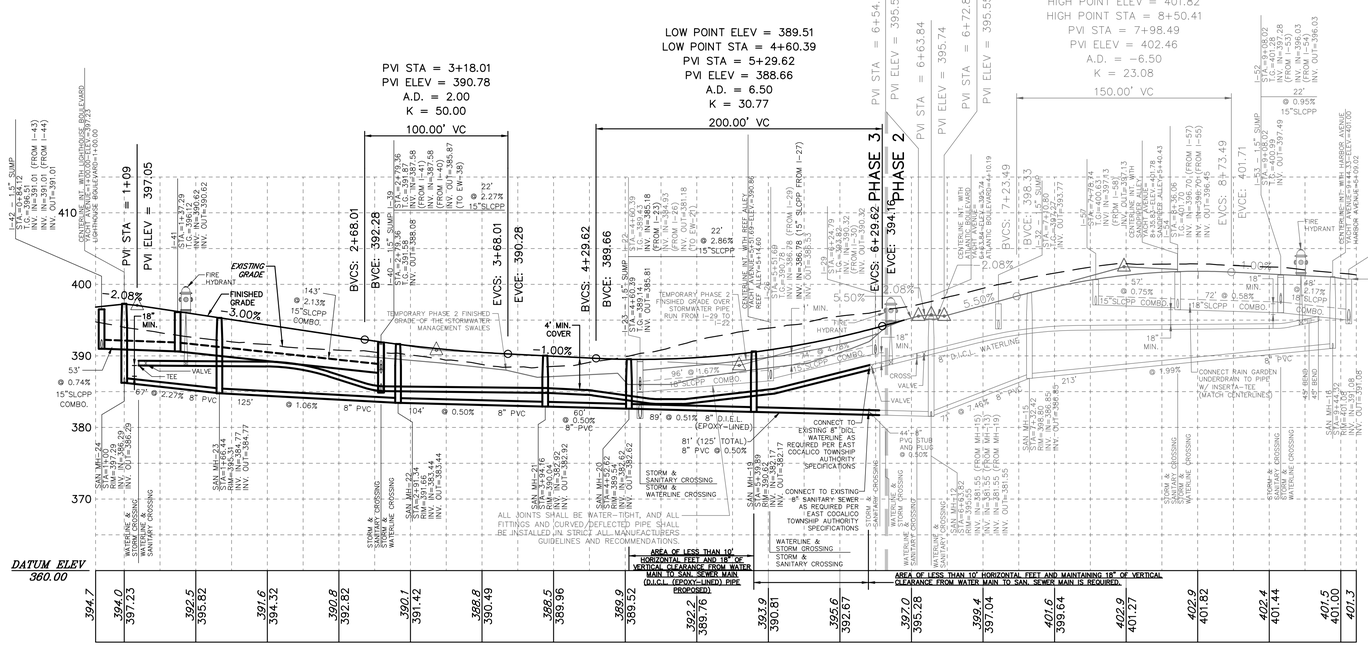
DATE: MARCH 14, 2022
SHEET NO. 39 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C



PLAN: YACHT AVENUE

SCALE: 1" = 30' HORIZ.



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WATERLINE LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE OR CROSS

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FIELDBOOK NO.: DATA COLLECTOR
FOR PIONEER MANAGEMENT BY:
SURV. CHIEF:
DRAWN BY: JDB
CHKD BY: CK

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KC

DRAWING REFERENCE:
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XREFS:
ITB.dwg
Phase 3 Subdivision Plan.dwg
Phase 1 - Water & Sewer Block.dwg
pro-boss.dwg

CLIENT
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c/o MR. MAHLON ZIMMERMAN
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SCALE
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YACHT AVENUE
PLAN & PROFILE
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

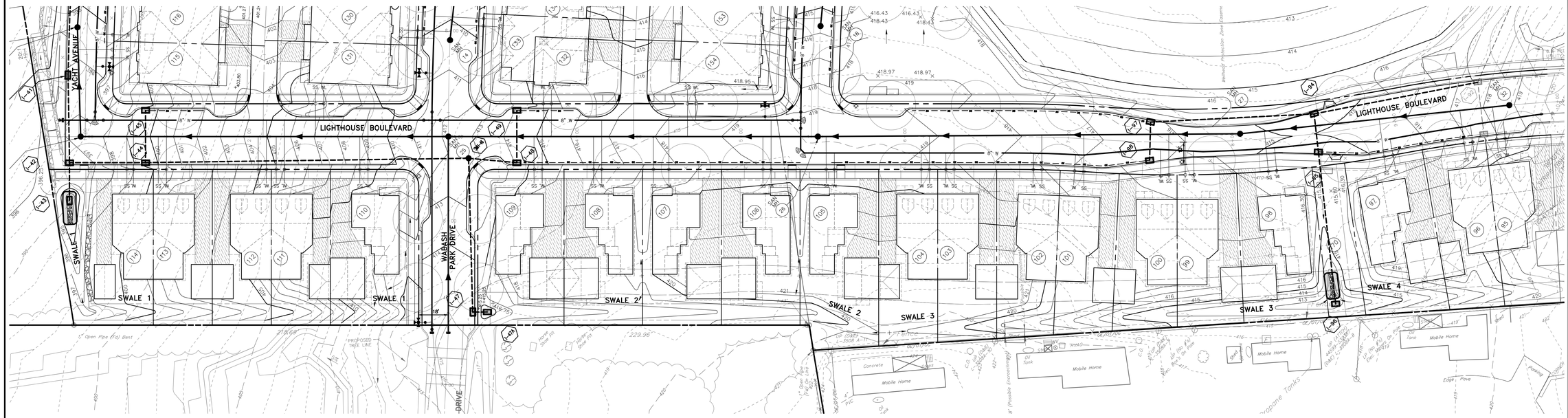
DATE: MARCH 14, 2022
SHEET NO. 40 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

F:\08\08-0500-02\CAD\Yacht-Ph3\Yachtfile.dwg, 40 YACHT AVENUE PLAN & PROFILE, 3/1/2023 4:36:32 PM, 1:1

SANDPIPER VALLEY
HARBOR AVENUE
SWALE 2
SWALE 3
SWALE 4
SWALE 5
SWALE 6
SWALE 7
SWALE 8
SWALE 9
SWALE 10
SWALE 11
SWALE 12
SWALE 13
SWALE 14
SWALE 15
SWALE 16
SWALE 17
SWALE 18
SWALE 19
SWALE 20
SWALE 21
SWALE

F:\08\08-0500-02\CAD\Final Pln\Profile.dwg, 42 LIGHTHOUSE BOULEVARD PLAN & PROFILE, 8/2/2023 4:27:01 PM, 1:1



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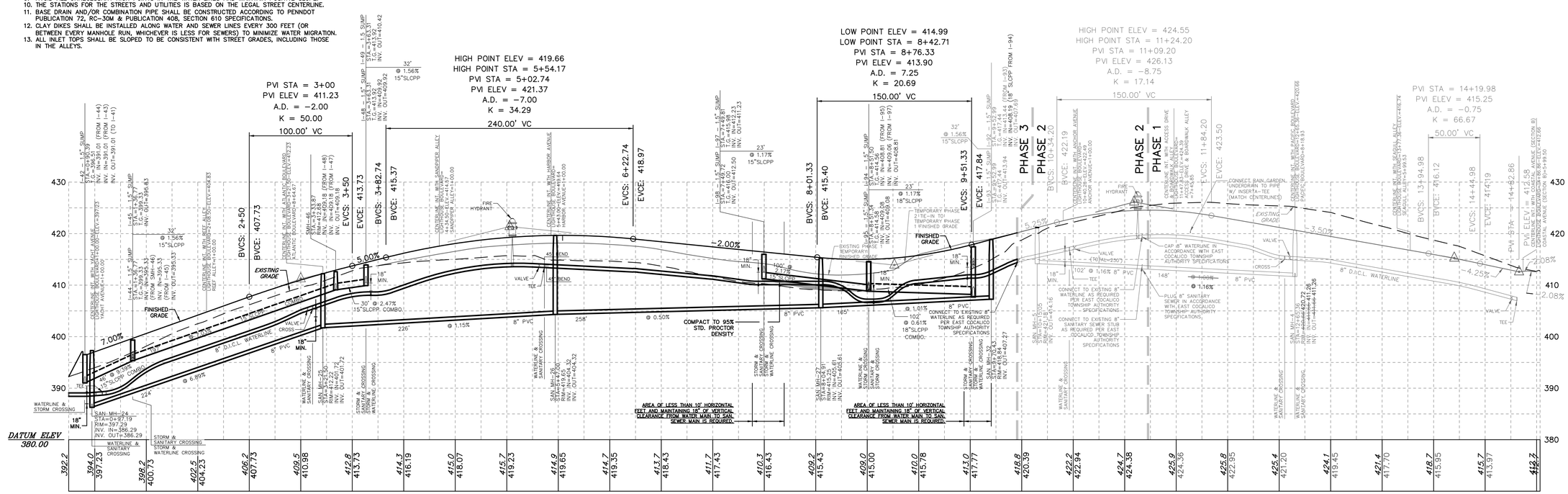
WATERLINE LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE OR CROSS

PLAN: LIGHTHOUSE BOULEVARD

SCALE: 1" = 30' HORIZ.



PROFILE: LIGHTHOUSE BOULEVARD

SCALE: 1" = 50' HORIZ.
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FIELDBOOK NO.
DATA COLLECTOR

SURV. CHIEF:

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CHKD BY: CK

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LIGHTHOUSE BOULEVARD
PLAN & PROFILE
FOR THE
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OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

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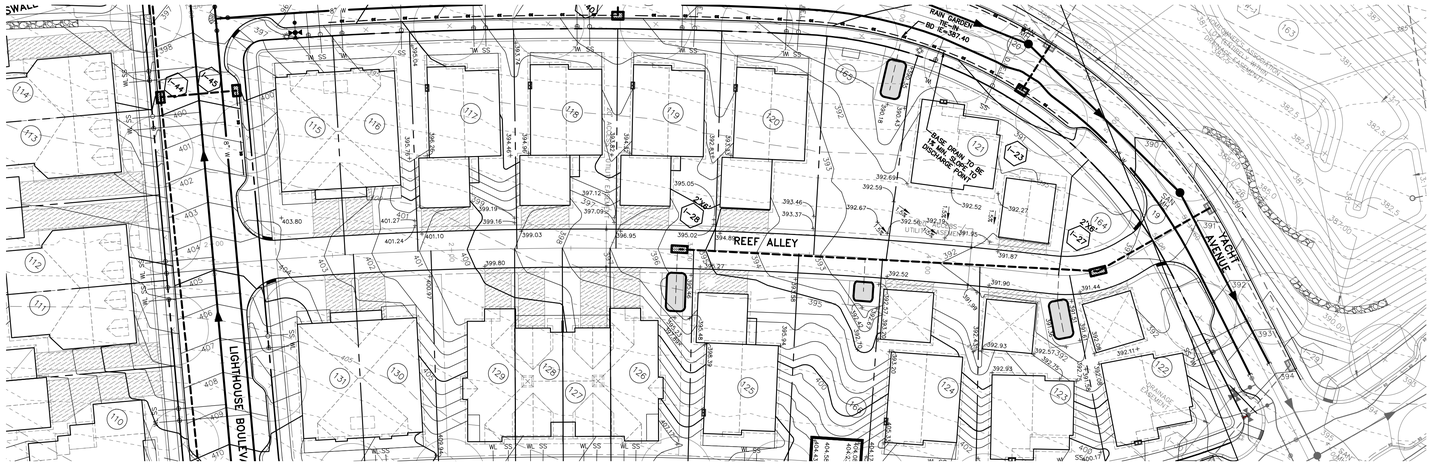

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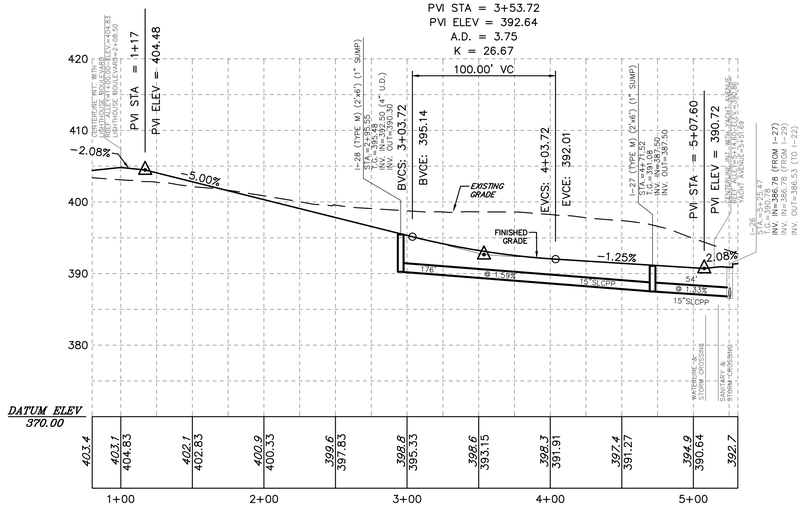
PLAN: REEF ALLEY

SCALE: 1" = 30' HORIZ.

WATERLINE LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE OR CROSS



PROFILE: REEF ALLEY

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

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AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4500 Fax: (717) 481-4955
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

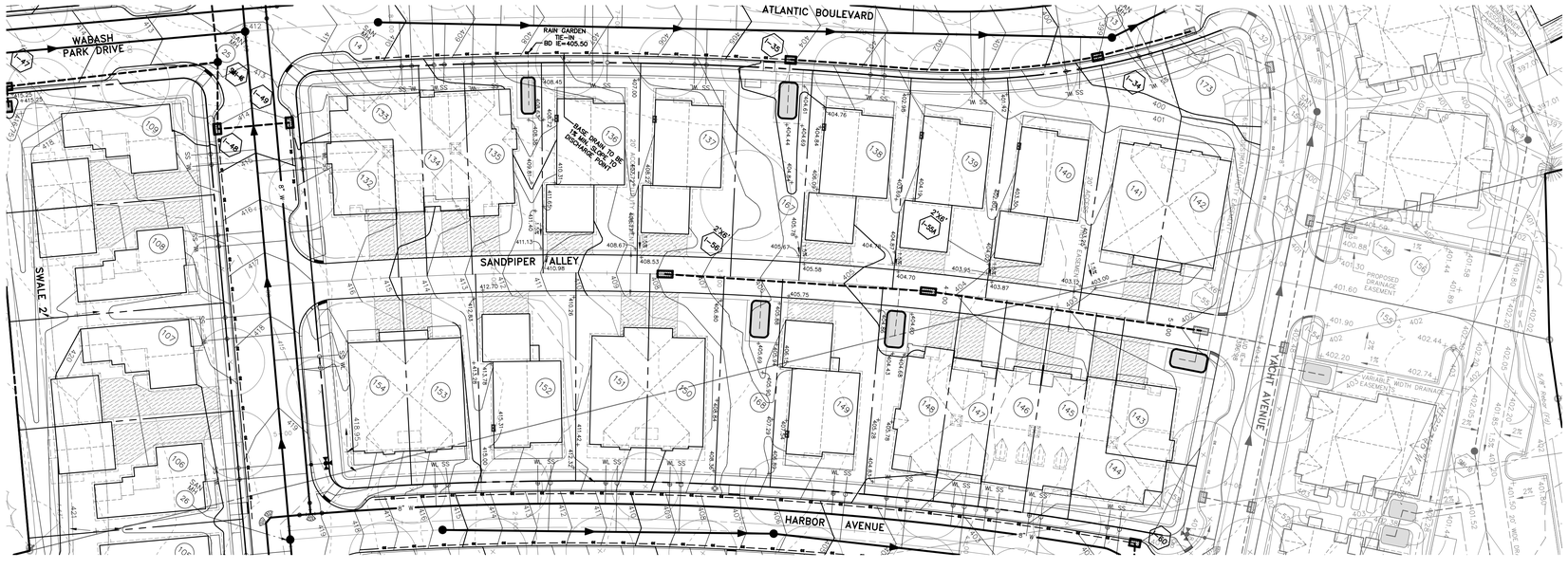
REEF ALLEY PLAN & PROFILE

FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 43 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

F:\08\08-0500-02\CAD\Final Plans\Profiles.dwg, 4/3 9857 AUST PLAN & PROFILE, 6/1/2023 4:37:18 PM, 1:1

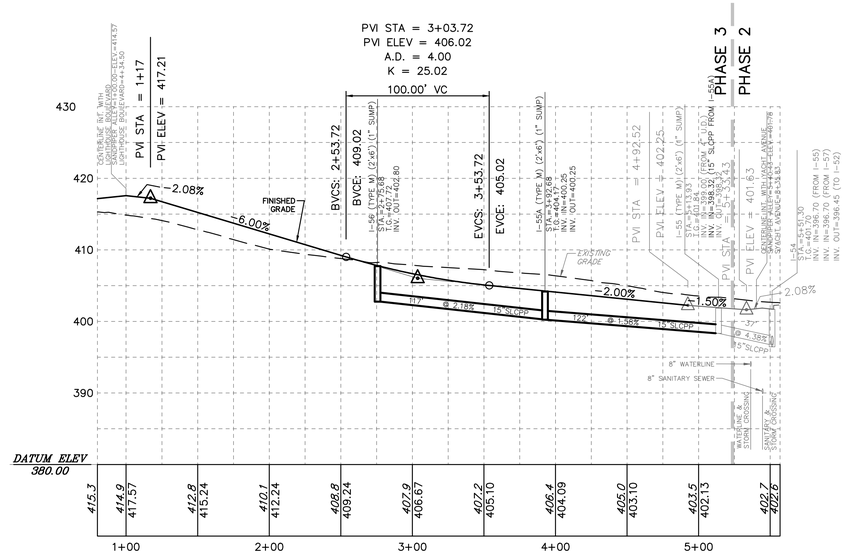


PLAN: SANDPIPER ALLEY

SCALE: 1" = 30' HORIZ.

WATERLINE LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE OR CROSS



PROFILE: SANDPIPER ALLEY

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

NOTES:

1. BENCHMARK: BRASS DISK ON THE TOP S.E. CORNER OF A CONCRETE WALL AT A CULVERT CROSSING STEVENS ROAD (S.R. 1030). BEING 14.3' (+/-) EAST OF THE CENTERLINE OF SAID STREET AND 39.9' (+/-) NORTHWEST OF MHS-820.
   DISK ELEVATION=383.88 (NAVD 88 DATUM)
2. BASIS OF BEARING IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD 83/92
3. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER LINES AND OTHER UTILITY CROSSINGS WITH NO EXCEPTIONS.
4. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER LINES AND OTHER UTILITY CROSSINGS WITH NO EXCEPTIONS.
5. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES.
6. MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL BUILDINGS THAT ARE AFFECTED BY A BASIN, OTHER TEMPORARY IMPOUNDMENTS, OR OPEN CONVEYANCE SYSTEMS WHERE PONDING MAY OCCUR, SHALL BE TWO (2) FEET ABOVE THE 100-YEAR WATER SURFACE.
7. ALL INLETS SHALL BE TYPE C, UNLESS OTHERWISE NOTED ON THE STORM PROFILES.
8. INLETS WILL NOT BE SUMPED EXCEPT AS NOTED ON STORM PROFILES.
9. AVOID ALL UNNECESSARY HIGH POINTS IN THE WATER LINES AND MAINTAIN POSITIVE SLOPE.
10. THE STATIONS FOR THE STREETS AND UTILITIES IS BASED ON THE LEGAL STREET CENTERLINE.
11. BASE DRAIN AND/OR COMBINATION PIPE SHALL BE CONSTRUCTED ACCORDING TO PENNDOT PUBLICATION 72, RC-30M & PUBLICATION 408, SECTION 610 SPECIFICATIONS.
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13. ALL INLET TOPS SHALL BE SLOPED TO BE CONSISTENT WITH STREET GRADES, INCLUDING THOSE IN THE ALLEYS.

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
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2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
AS NOTED

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SANDPIPER ALLEY
PLAN & PROFILE
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 44 OF 55
DWG. NO. 08-0500-02-E

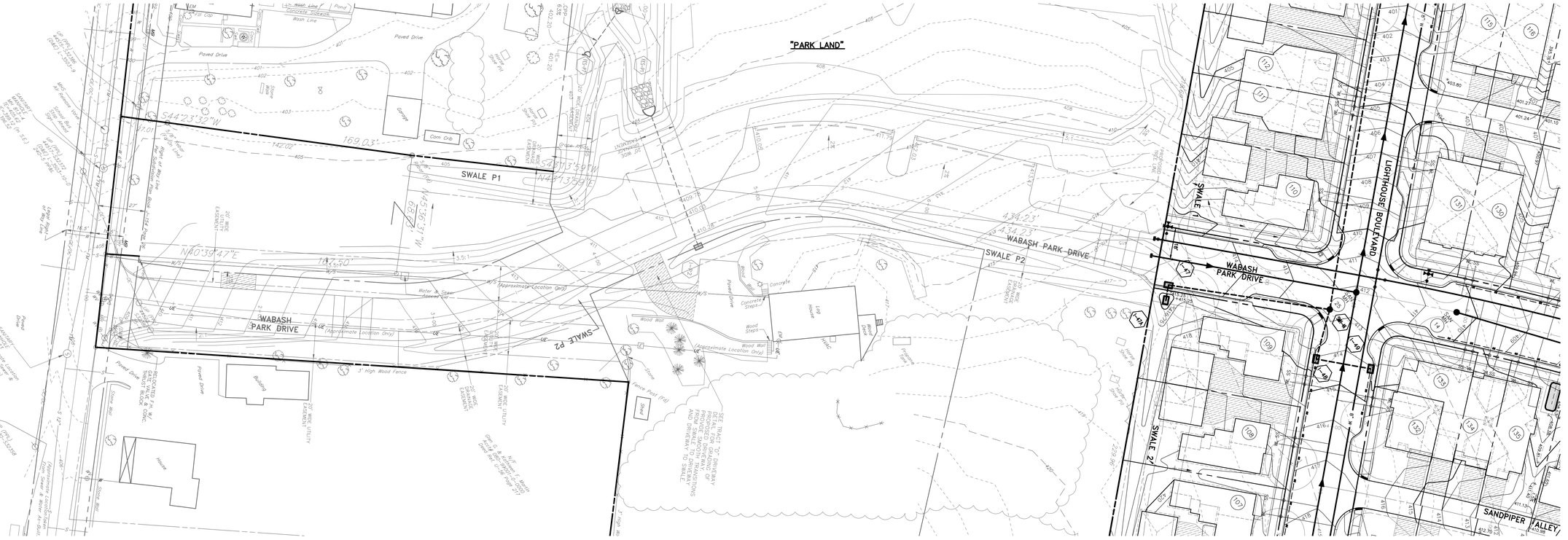
LCPC FILE #06-151-1C

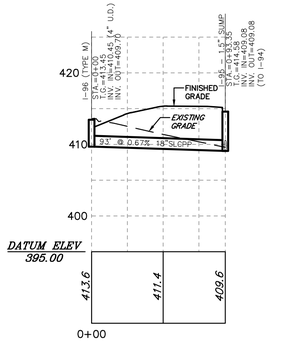
MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KC
SURV. CHIEF:
DRAWN BY: JDB
FIELDBOOK NO. / DATA COLLECTOR
CHKD BY: CK
FOR PIONEER MANAGEMENT BY:

DRAWING REFERENCE:
F:\08\08-0500-02\CAD\Final Ph3\Profiles.dwg

XREFS:
ITB.dwg
Phase 3 Subdivision.dwg
Phase 1 - Water & Sewer Block.dwg
pro-base.dwg

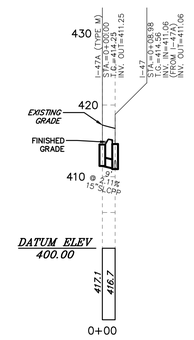
F:\08\08-0500-02\CAD\Final Ph3\Profiles.dwg, 44 SANDPIPER ALLEY PLAN & PROFILE, 6/1/2023 4:37:31 PM, 1:1


"PARK LAND"
SWALE P1
SWALE P2
WABASH PARK DRIVE
LIGHTHOUSE BOULEVARD
SANDPIPER ALLEY
SWALE 1
SWALE 2
S44°23'32"W
169.03'
N44°31'39"W
434.23'
N40°39'47"E
169.90'
Lot 139
M.L.S. 9,454 sq. ft.
Corn Crib
Paved Drive
Garage
Shed
House
Barn
Silo
Concrete Steps
Wood Steps
Wood Wall
Fence Post (Tpl)
Pool
Pool House
Pool Deck
Pool Equip.
Patio
Hvac
Spa
Gas Meter
Power Pole
Power Drive
Stone Wall
3 High Wood Fence
Water & Sewer Easement
Water Line Easement
Sanitary Sewer Easement
Utility Easement
Underground Electric Easement
Proposed Driveway Apron
Proposed Driveway Access From Swale P1 to Lot 139 and Driveway to Swale P2
See Tract 'D' Driveway Detail
Relocated Fh, W, Transformer & Pedestal
Relocate Existing Utility Pole
Existing Utility Pole
Existing Fire Hydrant
Existing Water Valve
Existing Sanitary Manhole
Existing Storm Inlet
Existing Storm Manhole
Existing Sanitary Lateral
Existing Storm Sewer
Existing Water Line
Existing Gas Line
Existing Overhead Utility Line
Existing Underground Electric Line
Existing Underground Telephone Line
Existing Underground Cable Line
Existing Contour
Existing Spot Elevation
Proposed Contour
Proposed Spot Elevation
Proposed Swale
Proposed Inlet
Proposed Storm Manhole
Proposed Storm Sewer
Proposed Water Line
Proposed Gas Line
Proposed Overhead Utility Line
Proposed Underground Electric Line
Proposed Underground Telephone Line
Proposed Underground Cable Line
Proposed Limit of Disturbance
Proposed Lot Line
Proposed Right-of-Way Line
Proposed Building Setback Line
Proposed Easement Line
Existing Lot Line
Existing Right-of-Way Line
Existing Building Setback Line
Existing Easement Line
Existing Fence
Existing Building
Existing Shed
Existing Garage
Existing Barn
Existing Silo
Existing Corn Crib
Existing Pool
Existing Pool House
Existing Pool Deck
Existing Pool Equip.
Existing Patio
Existing Hvac
Existing Spa
Existing Gas Meter
Existing Power Pole
Existing Power Drive
Existing Stone Wall
Existing Wood Fence
Existing Wood Wall
Existing Concrete Steps
Existing Wood Steps
Existing Fence Post (Tpl)



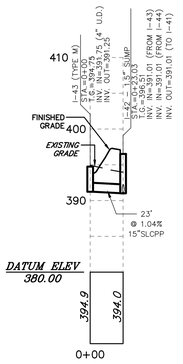
PROFILE: I-96 TO I-95

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



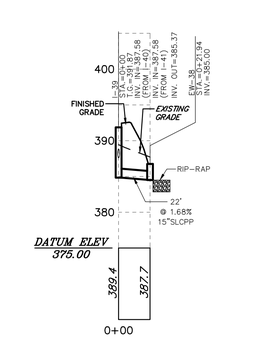
PROFILE: I-47A TO I-47

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



PROFILE: I-43 TO I-42

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



PROFILE: I-39 TO EW-38

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

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FOR PIONEER MANAGEMENT BY:

SURV. CHIEF:
FIELDBOOK NO.
DATA COLLECTOR

MANAGER: JAMES C. HENKE
DESIGN BY: JGB — CHKD BY: JCH/KG
DRAWN BY: JGB — CHKD BY: CK
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\Profiles.dwg
XREFS: ITB.dwg, Phase 1 - Roads & Storm Profiles.dwg, Phase 1 - Water & Sewer Block.dwg, pro-bases.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE AS NOTED

PIONEER Management, LLC
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Email: jeb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

MISCELLANEOUS OVERLAND PROFILES
FOR THE FINAL PHASE 3 SUBDIVISION PLAN OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 46 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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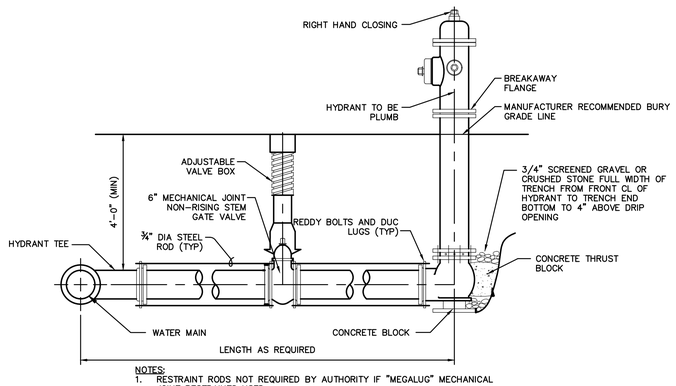
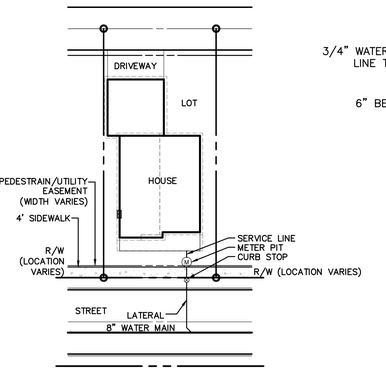


NOTES:
1. RESTRAINT RODS NOT REQUIRED BY AUTHORITY IF "MEGALUG" MECHANICAL JOINT RESTRAINTS USED.
2. MANUFACTURER'S RECOMMENDED BURY GRADE LINE SHALL BE WITHIN 4 INCHES OF FINAL GRADE.

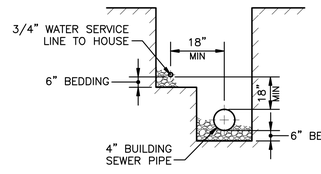
TYPICAL FIRE HYDRANT SETTING

NOT TO SCALE



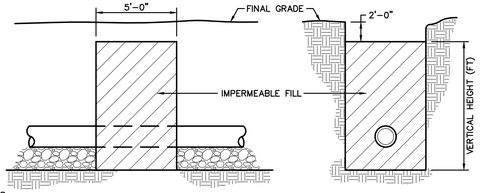
TYPICAL SERVICE LINE – PLAN

NOT TO SCALE



TYPICAL TRENCH FOR WATER AND SEWER PIPE

NOTES:
1. CURB STOP SHALL BE LOCATED AT OR WITHIN 2' MAX. OF THE RIGHT-OF-WAY LINE.
2. ALL METERS SHALL BE LOCATED IN BELOW GRADE PITS JUST BEYOND THE CURB STOP.
3. A SINGLE LATERAL SHALL BE PROVIDED PER TOWNHOUSE, AND THE LATERAL AND SERVICE LINE SHALL BE SIZED TO SUPPORT FIRE SPRINKLERS, IF REQUIRED. FIRE SPRINKLER LINES SHALL HAVE SEPARATE BACKFLOW PREVENTERS.
4. IF 18" VERTICAL SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND SEWER SERVICES, PROVIDE 5' HORIZONTAL SEPARATION WITH WATER ABOVE SEWER.



NOTES:
1. COMPACTED CLAY DIKES SHALL EXTEND VERTICALLY FROM UNDISTURBED GROUND AT BOTTOM OF TRENCH TO WITHIN TWO FEET OF FINAL GRADE, AND FROM UNDISTURBED GROUND ON TRENCH SIDES FOR FULL WIDTH OF TRENCH.
2. EACH CLAY DIKE SHALL CONSIST OF CLAY CONTAINING NO MORE THAN 15% (BY VOLUME) STONE NOT LARGER THAN TWO INCHES IN DIAMETER. CLAY SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED BY MECHANICAL TAMPER TO NOT LESS THAN 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. INSTALL AT LEAST ONE CLAY DIKE EVERY 300 FEET.

CLAY DIKE DETAIL

NOT TO SCALE

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR VERTICAL BENDS
(WITHOUT POLYETHYLENE ENCASEMENT)

DIAMETER (IN)	VERTICAL BEND ANGLE (DEGREES)			
	45	22½	11¼	
6	20	1	5	
8	26	12	6	
10	32	15	8	
12	37	18	9	
14	43	21	10	
16	48	23	12	
18	54	26	13	
20	59	28	14	
24	70	34	17	

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR HORIZONTAL BENDS
(WITHOUT POLYETHYLENE ENCASEMENT)

DIAMETER (IN)	HORIZONTAL BEND ANGLE (DEGREES)				
	90	45	22½	11¼	
6	15	6	3	1	
8	19	8	4	2	
10	23	10	5	2	
12	28	11	5	3	
14	32	13	6	3	
16	36	15	7	4	
18	40	16	8	4	
20	43	18	9	4	
24	51	21	10	5	

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR VERTICAL BENDS
(WITH POLYETHYLENE ENCASEMENT)

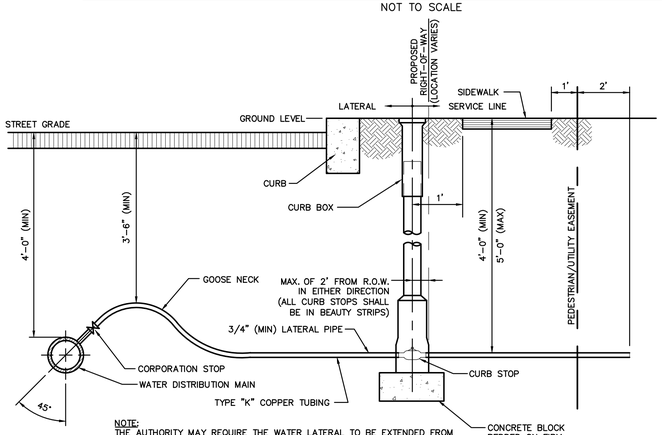
DIAMETER (IN)	VERTICAL BEND ANGLE (DEGREES)			
	45	22½	11¼	
6	29	14	7	
8	37	18	9	
10	45	22	11	
12	53	26	13	
14	61	29	15	
16	69	33	16	
18	77	37	18	
20	85	41	20	
24	100	48	24	

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR HORIZONTAL BENDS
(WITH POLYETHYLENE ENCASEMENT)

DIAMETER (IN)	HORIZONTAL BEND ANGLE (DEGREES)				
	90	45	22½	11¼	
6	16	7	3	2	
8	21	9	4	2	
10	26	11	5	3	
12	30	13	6	3	
14	35	14	7	3	
16	39	16	8	4	
18	44	18	9	4	
20	48	20	9	5	
24	56	23	11	6	

NOTES:

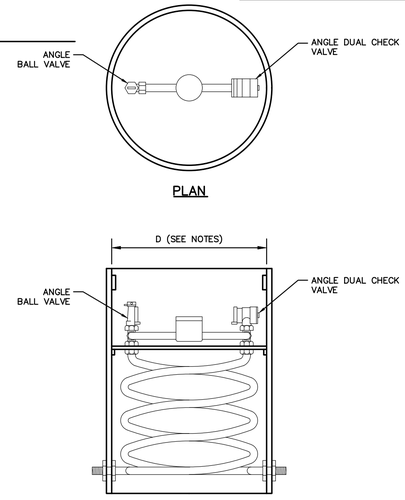
1	DESIGN PRESSURE	= 150 PSI
2	DEPTH OF COVER	= 4 FEET
3	SAFETY FACTOR	= 1.5
4	SOIL TYPE	= COHESIVE ANGULAR
5	SOIL INTERNAL FRICTION ANGLE	= 20 DEGREES
6	SOIL COHESION	= 200 PSF
7	SOIL DENSITY	= 90 PCF



NOTE:
THE AUTHORITY MAY REQUIRE THE WATER LATERAL TO BE EXTENDED FROM THE CURB STOP TOWARD THE PROPERTY OR RIGHT-OF-WAY LINE TO ACCOMMODATE FUTURE INSTALLATION OF THE BUILDING SERVICE LINE WITHOUT UNDERMINING THE SIDEWALK OR DISTURBING OTHER UTILITIES.

TYPICAL LATERAL (UP TO 2") USING CORPORATION STOP

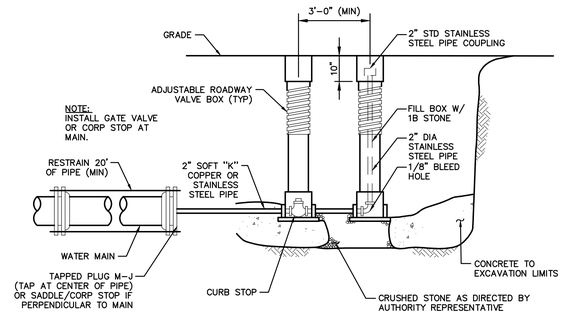
NOT TO SCALE



NOTES:
1. 1½" DIAMETER METER BOX FOR ⅝" OR ¾" WATER METER.
2. 18" DIAMETER METER BOX FOR 1" WATER METER

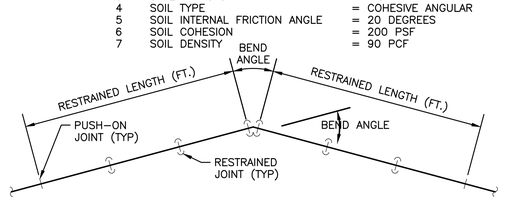
TYPICAL METER PIT FOR ⅝"–1" SERVICE (NOT IN TRAFFIC AREA)

NOT TO SCALE



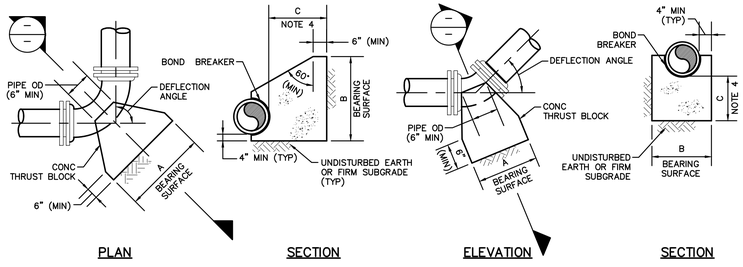
TYPICAL BLOWOFF INSTALLATION

NOT TO SCALE



RESTRAINED DI PIPE LENGTH

NOT TO SCALE



DETAIL FOR HORIZONTAL BENDS — DETAIL FOR LOWER VERTICAL BENDS

NOMINAL PIPE SIZE (INCHES)	MAXIMUM PIPE OD (INCHES)	REQUIRED BEARING AREA (SQ FT)					
		90 DEG	60 DEG	45 DEG	30 DEG	22.50 DEG	11.25 DEG
4	4.80	2.9	2.0	1.6	1.1	0.8	0.4
8	9.05	10	7	6	4	3	1.4
12	13.20	22	15	12	8	6	3
18	19.50	48	34	26	17	13	7
20	21.60	58	41	32	21	16	8
24	25.80	83	59	45	30	23	12

NOTES:
1. MAXIMUM TEST PRESSURE = 1.5 x 150 PSI
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
3. BEARING AREA = A x B
4. C SHALL BE GREATER THAN A/2 AND B/2.

THRUST BLOCKS FOR HORIZONTAL BENDS & LOWER VERTICAL BENDS

NOT TO SCALE

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FOR PIONEER MANAGEMENT BY:

SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR

DRAWN BY: JDB — CHKD BY: GK

MANAGER: JAMES C. HENKE — CHKD BY: JCH/KG

DESIGN BY: JDB

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\water details.dwg

XREFS: TB.dwg

SCALE: AS NOTED

CLIENT
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490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

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WATERLINE DETAILS

FOR THE FINAL PHASE 3 SUBDIVISION PLAN OF

WABASH LANDING

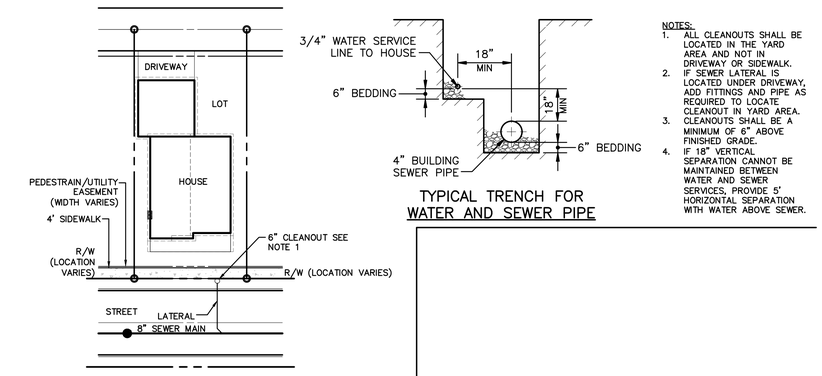
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022

SHEET NO. 47 OF 55

DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

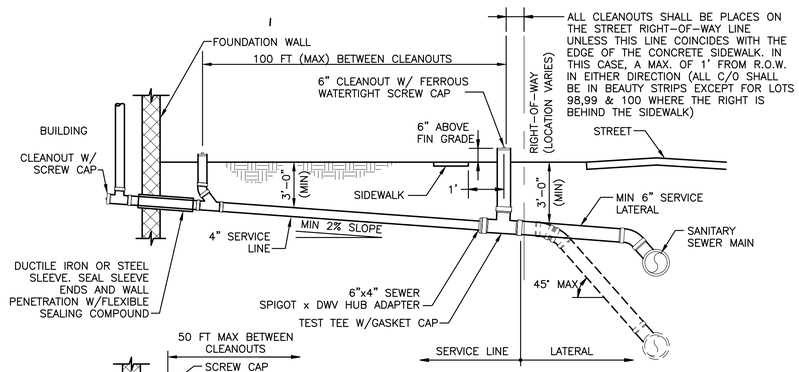


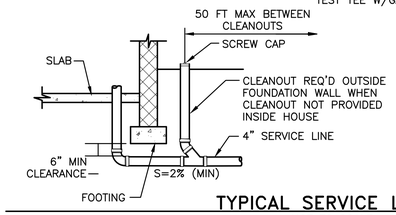
TYPICAL SERVICE LINE – PLAN

NOT TO SCALE

TYPICAL TRENCH FOR WATER AND SEWER PIPE

NOTES:
1. ALL CLEANOUTS SHALL BE LOCATED IN THE YARD AREA AND NOT IN DRIVEWAY OR SIDEWALK.
2. IF SEWER LATERAL IS LOCATED UNDER DRIVEWAY, ADD FITTINGS AND PIPE AS REQUIRED TO LOCATE CLEANOUT IN YARD AREA.
3. CLEANOUTS SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
4. IF 18" VERTICAL SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND SEWER SERVICES, PROVIDE 5' HORIZONTAL SEPARATION WITH WATER ABOVE SEWER.

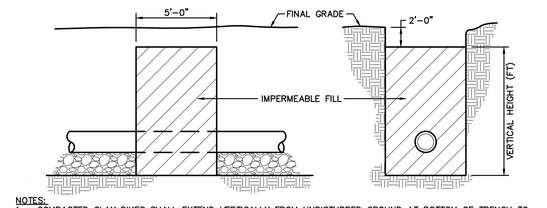




TYPICAL SERVICE LINE – PROFILE

NOT TO SCALE

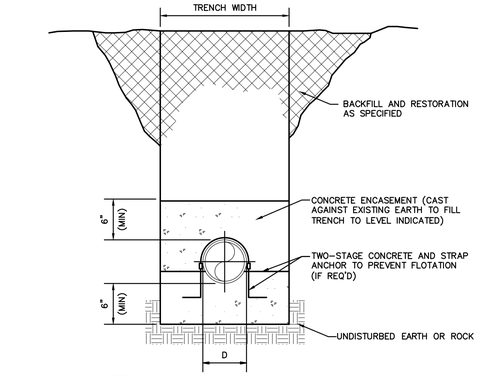
NOTE:
PROVIDE 6" OF AASHTO NO. 8 (PennDOT NO. 1B) OR AASHTO NO. 57 (PennDOT NO. 2B) STONE BELOW PIPE AND 12" ABOVE ENTIRE LENGTH OF PIPE



NOTES:
1. COMPACTED CLAY DIKES SHALL EXTEND VERTICALLY FROM UNDISTURBED GROUND AT BOTTOM OF TRENCH TO WITHIN TWO FEET OF FINAL GRADE, AND FROM UNDISTURBED GROUND ON TRENCH SIDES FOR FULL WIDTH OF TRENCH.
2. EACH CLAY DIKE SHALL CONSIST OF CLAY CONTAINING NO MORE THAN 15% (BY VOLUME) STONE NOT LARGER THAN TWO INCHES IN DIAMETER. CLAY SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED BY MECHANICAL TAMPER TO NOT LESS THAN 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. INSTALL AT LEAST ONE CLAY DIKE BETWEEN EACH PAIR OF MANHOLES OR EVERY 300 FEET, WHICHEVER IS LESS.

CLAY DIKE DETAIL

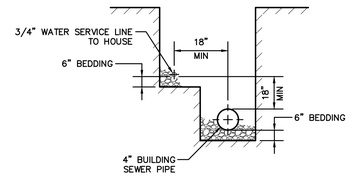
NOT TO SCALE



NOTE:
TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL ALL BEDDING TYPES).

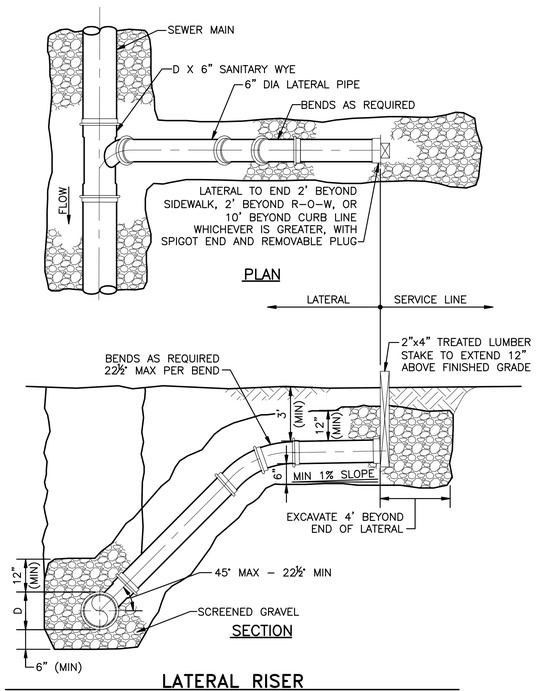
CONCRETE ENCASEMENT

NOT TO SCALE



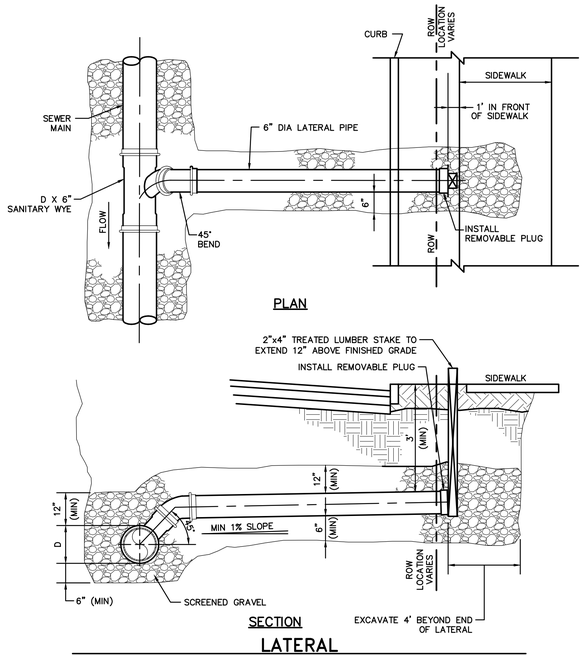
TYPICAL TRENCH FOR WATER AND SEWER PIPE

NOT TO SCALE



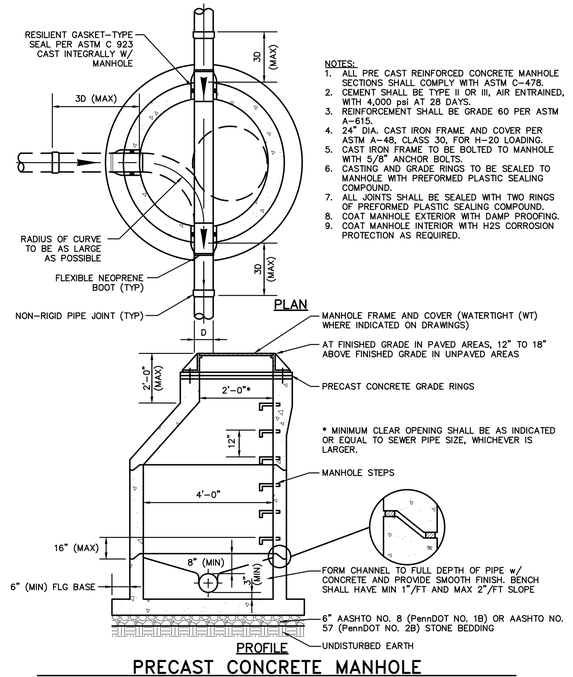
LATERAL RISER

NOT TO SCALE



LATERAL

NOT TO SCALE



NOTES:
1. ALL PRE CAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL COMPLY WITH ASTM C-478.
2. CEMENT SHALL BE TYPE II OR III, AIR ENTRAINED, WITH 4,000 psi AT 28 DAYS.
3. REINFORCEMENT SHALL BE GRADE 60 PER ASTM A-615.
4. 24" DIA. CAST IRON FRAME AND COVER PER ASTM A-48, CLASS 30, FOR H-20 LOADING.
5. CAST IRON FRAME TO BE BOLTED TO MANHOLE WITH 5/8" ANCHOR BOLTS.
6. CASTING AND GRADE RINGS TO BE SEALED TO MANHOLE WITH PREFORMED PLASTIC SEALING COMPOUND.
7. ALL JOINTS SHALL BE SEALED WITH TWO RINGS OF PREFORMED PLASTIC SEALING COMPOUND.
8. COAT MANHOLE EXTERIOR WITH DAMP PROOFING.
9. COAT MANHOLE INTERIOR WITH H2S CORROSION PROTECTION AS REQUIRED.

PRECAST CONCRETE MANHOLE

NOT TO SCALE

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-2-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\sanitary details.dwg
XREFS: TB.dwg
SURV. CHIEF:
DRAWN BY: JDB
CHKD BY: GK
FIELDBOOK NO. DATA COLLECTOR

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE: AS NOTED

SANITARY SEWER DETAILS

FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF

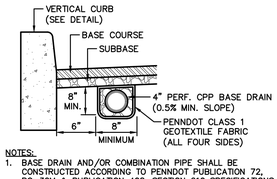
WABASH LANDING

EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

LCPC FILE #06-151-1C

DATE: MARCH 14, 2022
SHEET NO. 48 OF 55
DWG. NO. 08-0500-02-E

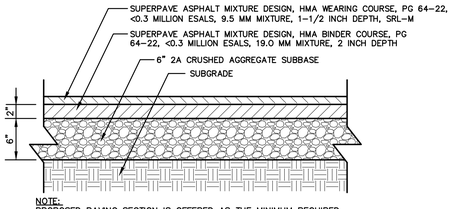
PIONEER
Management, LLC
111 Millerville Road, Lancaster, PA 17603
Phone: 717-481-4955 Fax: 717-481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com



NOTES:
1. BASE DRAIN AND/OR COMBINATION PIPE SHALL BE CONSTRUCTED ACCORDING TO PENNDOT PUBLICATION 72, RC-30M & PUBLICATION 408, SECTION 610 SPECIFICATIONS.
2. WHERE RAIN GARDEN UNDERDRAINS ARE TO BE CONNECTED TO BASE DRAIN, ENSURE BASE DRAIN IS CONSTRUCTED DEEP ENOUGH TO ENSURE CONNECTION CAN BE MADE (SEE INVERTS PROVIDED ON GRADING PLAN).

PAVEMENT BASE DRAIN DETAIL

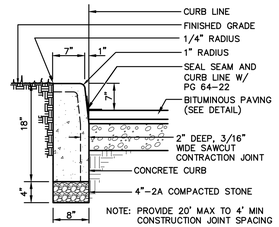
NOT TO SCALE



NOTE:
PROPOSED PAVING SECTION IS OFFERED AS THE MINIMUM REQUIRED. CONSULT WITH INDIVIDUAL LOT OWNER PRIOR TO CONSTRUCTION.

BITUMINOUS 'PRIVATE' DRIVEWAY PAVING SECTION

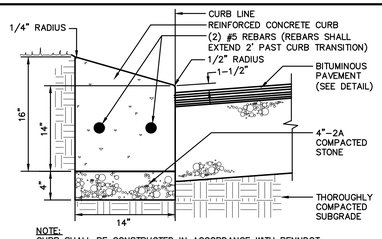
NOT TO SCALE



NOTE: PROVIDE 20' MAX TO 4' MIN CONSTRUCTION JOINT SPACING

VERTICAL CURB DETAIL (FOR TOWNSHIP ROADS & PRIVATE PARKING LOTS)

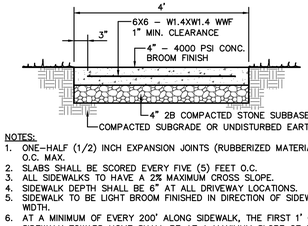
NOT TO SCALE



NOTE:
CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT MANUAL FORM 408, SECTION 641, "PLAIN CEMENT CONCRETE CURB GUTTER, TYPE A, C AND D," AS AMENDED.

TYPICAL SLANT CURB DETAIL

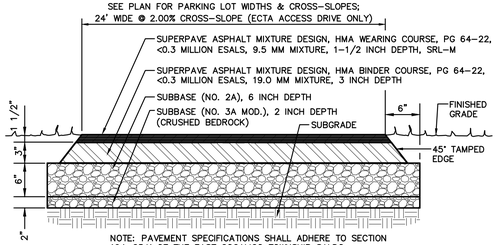
NOT TO SCALE (BUMP-OUT AREAS ONLY)



NOTES:
1. ONE-HALF (1/2) INCH EXPANSION JOINTS (RUBBERIZED MATERIAL) 20 FT. O.C. MAX.
2. SLABS SHALL BE SCORED EVERY FIVE (5) FEET O.C.
3. ALL SIDEWALKS TO HAVE A 2% MAXIMUM CROSS SLOPE.
4. SIDEWALK DEPTH SHALL BE 6" AT ALL DRIVEWAY LOCATIONS.
5. SIDEWALK TO BE LIGHT BROOM FINISHED IN DIRECTION OF SIDEWALK WIDTH.
6. AT A MINIMUM OF EVERY 200' ALONG SIDEWALK, THE FIRST 1' OF SIDEWALK TOWARD HOME SHALL BE AT A MAXIMUM SLOPE OF 2% (ADA PASS-BY AREA REQUIREMENT).

TYPICAL CONCRETE SIDEWALK DETAIL

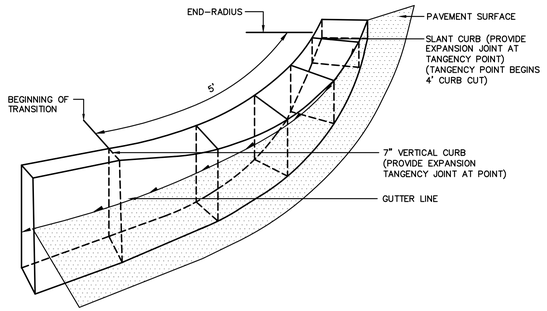
NOT TO SCALE



NOTE: PAVEMENT SPECIFICATIONS SHALL ADHERE TO SECTION 194-25.K OF THE EAST COCALICO TOWNSHIP SALDO.

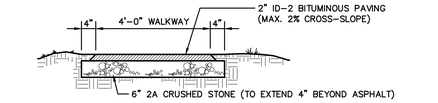
ACCESS DRIVE & PARKING LOT CROSS-SECTION

NOT TO SCALE



7" VERTICAL CURB TO SLANT CURB TRANSITION

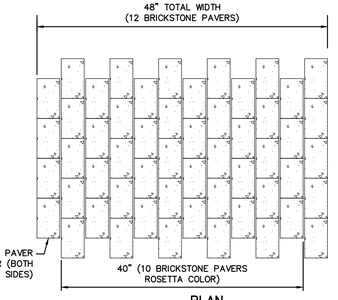
NOT TO SCALE



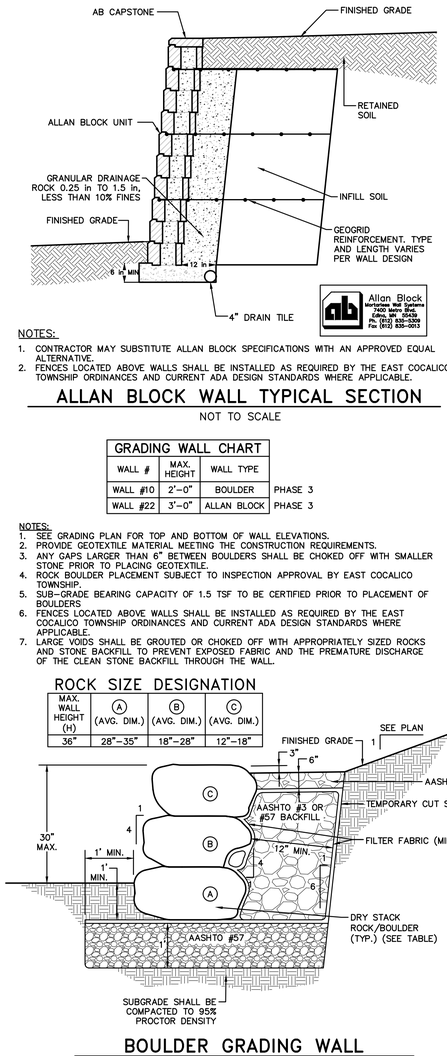
NOTE: THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 8.33% AT THE BASIN 1 SPILLWAY. ALL OTHER AREAS SHALL PROVIDE A 5% MAXIMUM LONGITUDINAL SLOPE IF POSSIBLE. WHEN 5% IS NOT POSSIBLE 8.33% SLOPE SHOULD BE ATTEMPTED. IF 8.33% IS NOT POSSIBLE (i.e. LOT 166), THE TRAIL WILL NOT BE CONSIDERED AN ADA ACCEIBLE TRAIL.

BITUMINOUS WALKING TRAIL

NOT TO SCALE



PLAN



NOTES:
1. CONTRACTOR MAY SUBSTITUTE ALLAN BLOCK SPECIFICATIONS WITH AN APPROVED EQUAL ALTERNATIVE.
2. FENCES LOCATED ABOVE WALLS SHALL BE INSTALLED AS REQUIRED BY THE EAST COCALICO TOWNSHIP ORDINANCES AND CURRENT ADA DESIGN STANDARDS WHERE APPLICABLE.

ALLAN BLOCK WALL TYPICAL SECTION

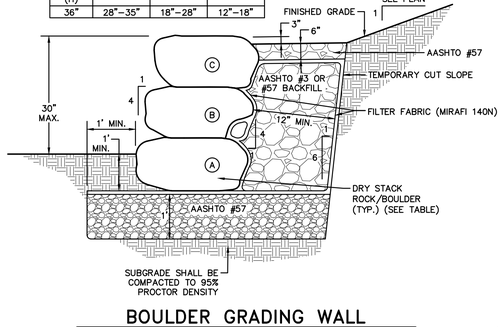
NOT TO SCALE

GRADING WALL CHART			
WALL #	MAX. HEIGHT	WALL TYPE	
WALL #10	2'-0"	BOULDER	PHASE 3
WALL #22	3'-0"	ALLAN BLOCK	PHASE 3

NOTES:
1. SEE GRADING PLAN FOR TOP AND BOTTOM OF WALL ELEVATIONS.
2. PROVIDE GEOTEXTILE MATERIAL MEETING THE CONSTRUCTION REQUIREMENTS.
3. ANY GAPS LARGER THAN 6" BETWEEN BOULDERS SHALL BE CHOKED OFF WITH SMALLER STONE PRIOR TO PLACING GEOTEXTILE.
4. ROCK BOULDER PLACEMENT SUBJECT TO INSPECTION APPROVAL BY EAST COCALICO TOWNSHIP.
5. SUB-GRADE BEARING CAPACITY OF 1.5 TSF TO BE CERTIFIED PRIOR TO PLACEMENT OF BOULDERS.
6. FENCES LOCATED ABOVE WALLS SHALL BE INSTALLED AS REQUIRED BY THE EAST COCALICO TOWNSHIP ORDINANCES AND CURRENT ADA DESIGN STANDARDS WHERE APPLICABLE.
7. LARGE VOIDS SHALL BE GROUTED OR CHOKED OFF WITH APPROPRIATELY SIZED ROCKS AND STONE BACKFILL TO PREVENT EXPOSED FABRIC AND THE PREMATURE DISCHARGE OF THE CLEAN STONE BACKFILL THROUGH THE WALL.

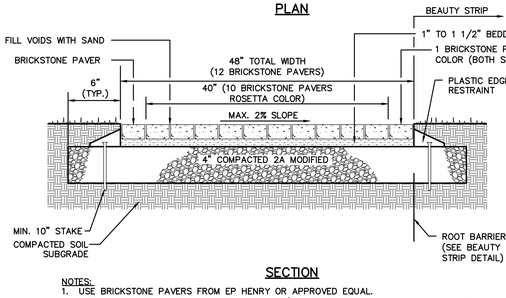
ROCK SIZE DESIGNATION

MAX. WALL HEIGHT (H)	(A) (AVG. DIM.)	(B) (AVG. DIM.)	(C) (AVG. DIM.)
36"	28"-35"	18"-28"	12"-18"



BOULDER GRADING WALL

NOT TO SCALE



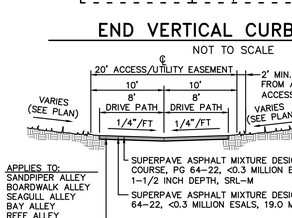
SECTION

NOTES:
1. USE BRICKSTONE PAVERS FROM EP HENRY OR APPROVED EQUAL.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INTERLOCKING PAVER INSTALLATION GUIDELINES.

INSIST ON THE BEST
EP HENRY
FOUNDED 1920
201 Park Ave.
P.O. Box 615
Woodbury, NJ 08096
(856)-845-6200
(856)-845-0023
www.ephenry-px.rtrk.com

BRICKSTONE PAVER SIDEWALK

NOT TO SCALE



END VERTICAL CURB DETAIL

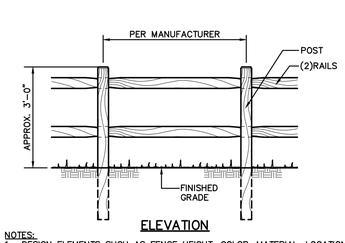
NOT TO SCALE

APPLIES TO:
SANDPIPER ALLEY
BOARDWALK ALLEY
SEAGULL ALLEY
BAY ALLEY
REEF ALLEY

NOTE: PAVEMENT SPECIFICATIONS SHALL ADHERE TO SECTION 194-25.K OF THE EAST COCALICO TOWNSHIP SALDO.

ALLEY CROSS SECTION (20' EASEMENT)

NOT TO SCALE



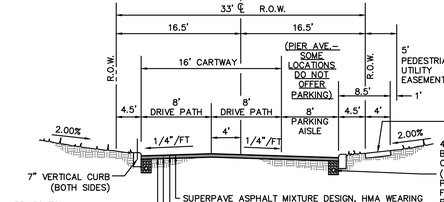
ELEVATION

NOTES:
1. DESIGN ELEMENTS SUCH AS FENCE HEIGHT, COLOR, MATERIAL, LOCATION, ETC. SHALL BE DETERMINED BY DEVELOPER.
2. PLACEMENT AND HEIGHT OF THE FENCE SHALL FOLLOW ANY CURRENT REGULATIONS REQUIRED BY EAST COCALICO TOWNSHIP.

WOODEN SPLIT RAIL FENCE

NOT TO SCALE

NOTES:
1. SECTION 194-25.K WILL BE STRICTLY ENFORCED AND NO PAVING AT ANY STAGE WILL BE ALLOWED UNTIL A SATISFACTORY PROOF ROLL OCCURS WITH NO DISCREPANCIES (I.E. A PASSING PROOF ROLL.)
2. NO PAVING SHALL BE PERMITTED TO BE PLACED DURING RAIN EVENTS (AS OCCURRED IN PHASE 1). ALSO, NO PAVING SHALL RESUME AFTER A RAIN EVENT UNTIL ANOTHER PROOF ROLL OCCURS WITHOUT DISCREPANCIES (I.E. A PASSING PROOF ROLL.
3. NO EXCEPTIONS WILL BE MADE TO THE REQUIREMENTS OF 194-25.K, EVEN WITH THE APPROACH OF WINTER.
4. SOIL STABILITY TESTING (INCL. CBR TESTING) WILL BE REQUIRED DURING CONSTRUCTION PER SECTION 194-25.K(5) THROUGH 194-25.K(10). IF SOIL STABILITY DOESN'T MEET THE TOWNSHIP'S REQUIREMENTS PER SECTION 194-25.K(5), REFER TO SHEET 80 FOR GEO-TECHNICAL ENGINEER'S LETTERS WHICH DIRECT THE CONTRACTOR ON ACCEPTABLE REMEDIES WHEN POOR SOIL STABILITY IS ENCOUNTERED.



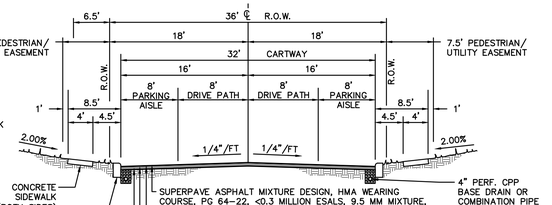
APPLIES TO:
YACHT AVENUE
HARBOR AVENUE
ANCHOR AVENUE
PIER AVENUE (PIER AVE. SHALL HAVE HAVE BUMP-OUTS IN SOME AREAS THAT EXTEND THE BLOCK DEPTH-SEE LAYOUT PLAN FOR LOCATIONS)
COASTAL AVENUE (SECTION B)

NOTE: PAVEMENT SPECIFICATIONS SHALL ADHERE TO SECTION 194-25.K OF THE EAST COCALICO TOWNSHIP SALDO.

STREET CROSS SECTION (33' R.O.W.)

NOT TO SCALE

NOTES:
1. SECTION 194-25.K WILL BE STRICTLY ENFORCED AND NO PAVING AT ANY STAGE WILL BE ALLOWED UNTIL A SATISFACTORY PROOF ROLL OCCURS WITH NO DISCREPANCIES (I.E. A PASSING PROOF ROLL.)
2. NO PAVING SHALL BE PERMITTED TO BE PLACED DURING RAIN EVENTS (AS OCCURRED IN PHASE 1). ALSO, NO PAVING SHALL RESUME AFTER A RAIN EVENT UNTIL ANOTHER PROOF ROLL OCCURS WITHOUT DISCREPANCIES (I.E. A PASSING PROOF ROLL.
3. NO EXCEPTIONS WILL BE MADE TO THE REQUIREMENTS OF 194-25.K, EVEN WITH THE APPROACH OF WINTER.
4. SOIL STABILITY TESTING (INCL. CBR TESTING) WILL BE REQUIRED DURING CONSTRUCTION PER SECTION 194-25.K(5) THROUGH 194-25.K(10). IF SOIL STABILITY DOESN'T MEET THE TOWNSHIP'S REQUIREMENTS PER SECTION 194-25.K(5), REFER TO SHEET 53 FOR GEO-TECHNICAL ENGINEER'S LETTERS WHICH DIRECT THE CONTRACTOR ON ACCEPTABLE REMEDIES WHEN POOR SOIL STABILITY IS ENCOUNTERED.



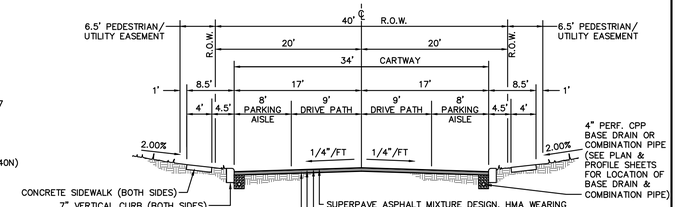
APPLIES TO:
PACIFIC BOULEVARD
STA. 8+18.93 TO STA. 13+58.63
WABASH PARK DRIVE
STA. 7+36.40 TO STA. 8+51.40

NOTE: PAVEMENT SPECIFICATIONS SHALL ADHERE TO SECTION 194-25.K OF THE EAST COCALICO TOWNSHIP SALDO.

STREET CROSS SECTION (36' R.O.W.)

NOT TO SCALE

NOTES:
1. SECTION 194-25.K WILL BE STRICTLY ENFORCED AND NO PAVING AT ANY STAGE WILL BE ALLOWED UNTIL A SATISFACTORY PROOF ROLL OCCURS WITH NO DISCREPANCIES (I.E. A PASSING PROOF ROLL.)
2. NO PAVING SHALL BE PERMITTED TO BE PLACED DURING RAIN EVENTS (AS OCCURRED IN PHASE 1). ALSO, NO PAVING SHALL RESUME AFTER A RAIN EVENT UNTIL ANOTHER PROOF ROLL OCCURS WITHOUT DISCREPANCIES (I.E. A PASSING PROOF ROLL.
3. NO EXCEPTIONS WILL BE MADE TO THE REQUIREMENTS OF 194-25.K, EVEN WITH THE APPROACH OF WINTER.
4. SOIL STABILITY TESTING (INCL. CBR TESTING) WILL BE REQUIRED DURING CONSTRUCTION PER SECTION 194-25.K(5) THROUGH 194-25.K(10). IF SOIL STABILITY DOESN'T MEET THE TOWNSHIP'S REQUIREMENTS PER SECTION 194-25.K(5), REFER TO SHEET 53 FOR GEO-TECHNICAL ENGINEER'S LETTERS WHICH DIRECT THE CONTRACTOR ON ACCEPTABLE REMEDIES WHEN POOR SOIL STABILITY IS ENCOUNTERED.



APPLIES TO:
ATLANTIC
BOULEVARD
STA. 1+00.00 TO
STA. 1+44.82
STA. 2+00.67 TO
STA. 8+64.67
LIGHTHOUSE BOULEVARD
(ENTIRE STREET)

NOTE: PAVEMENT SPECIFICATIONS SHALL ADHERE TO SECTION 194-25.K OF THE EAST COCALICO TOWNSHIP SALDO.

STREET CROSS SECTION (40' R.O.W.)

NOT TO SCALE

NO	DATE	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-23-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Plans\site details-1-2.dwg
SURV. CHIEF:
DRAWN BY: JDB
FIELDBOOK NO. / DATA COLLECTOR
CHKD BY: GK
XREFS: Title-Index.dwg Tb.dwg

CLIENT
SUNMEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

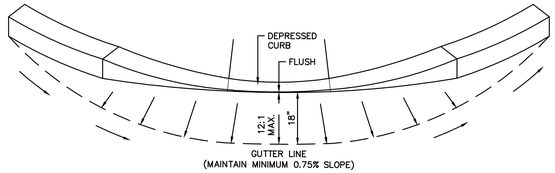
SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
(717) 481-4955 Fax: (717) 481-4955
Email: JH@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

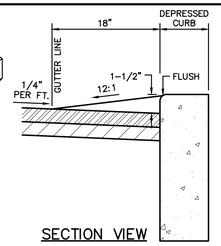
SITE CONSTRUCTION DETAILS
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 49 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C



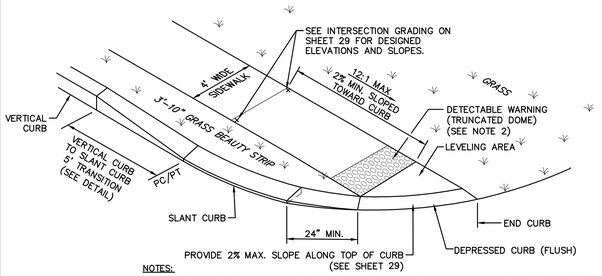
PLAN VIEW



SECTION VIEW

HANDICAP DEPRESSED CURB DETAIL

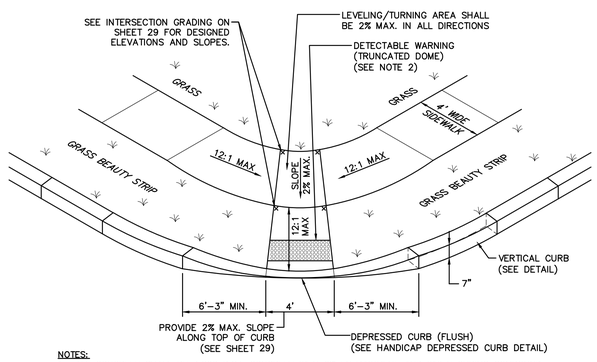
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS, SUCH AS TRUNCATED DOMES, SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.
3. ALL DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED ON A CONCREATE PAD WHICH IS 3' X 4' MINIMUM.
4. ALL RAMPS MUST BE INSTALLED IN ACCORDANCE WITH PENNDOT'S RC-67M.

HANDICAP RAMP DETAIL AT ALLEYS (TYPE 4)

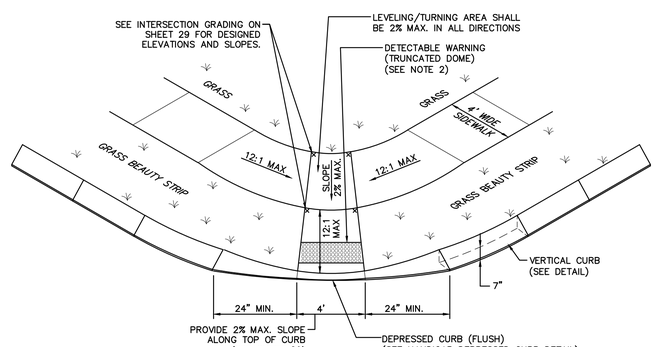
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS, SUCH AS TRUNCATED DOMES, SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.
3. ALL DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED ON A CONCREATE PAD WHICH IS 3' X 4' MINIMUM.
4. ALL RAMPS MUST BE INSTALLED IN ACCORDANCE WITH PENNDOT'S RC-67M.

HANDICAP RAMP DETAIL (TYPE 6D-VERTICAL CURB)

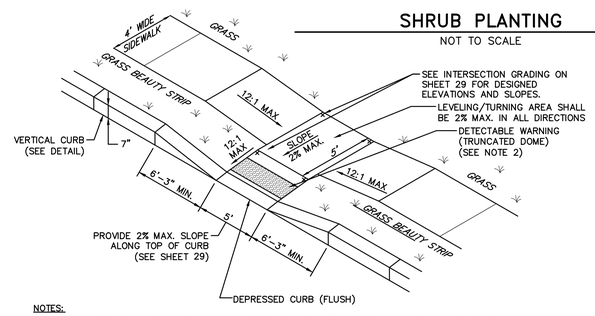
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS, SUCH AS TRUNCATED DOMES, SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.
3. ALL DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED ON A CONCREATE PAD WHICH IS 3' X 4' MINIMUM.
4. ALL RAMPS MUST BE INSTALLED IN ACCORDANCE WITH PENNDOT'S RC-67M.

HANDICAP RAMP DETAIL (TYPE 6D-SLANT CURB)

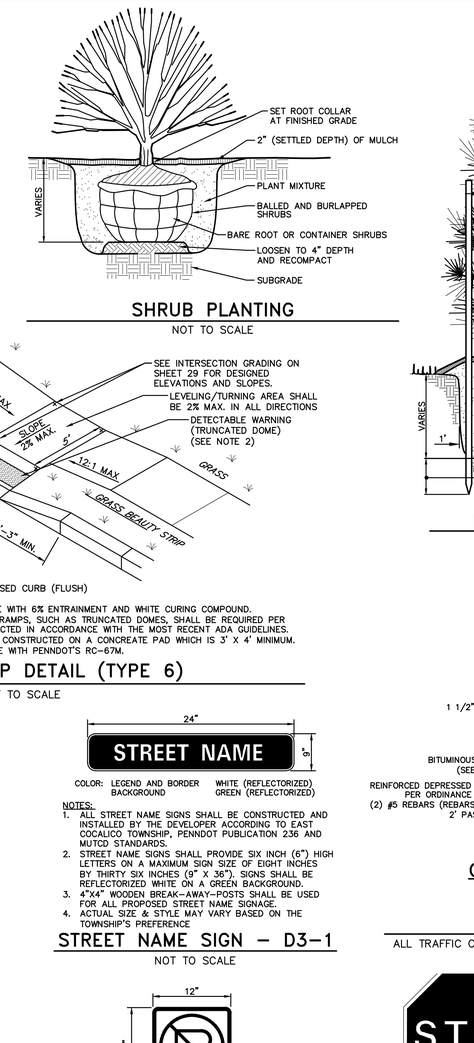
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS, SUCH AS TRUNCATED DOMES, SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.
3. ALL DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED ON A CONCREATE PAD WHICH IS 3' X 4' MINIMUM.
4. ALL RAMPS MUST BE INSTALLED IN ACCORDANCE WITH PENNDOT'S RC-67M.

HANDICAP RAMP DETAIL (TYPE 6)

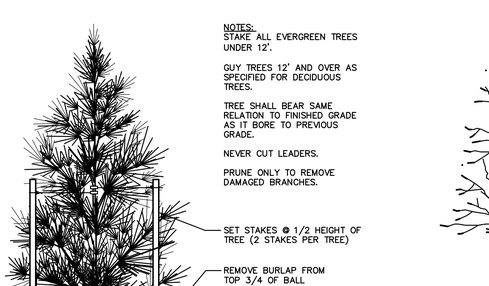
NOT TO SCALE



NOTES:
1. CROSSWALK MARKINGS TO BE HOT THERMOPLASTIC OR EPOXY-TYPE MARKINGS, NOT PAINTED, AND INSTALLED PER PENNDOT PUBLICATION 111.

PENNDOT TYPE C PAINTED CROSSWALK DETAIL

NOT TO SCALE

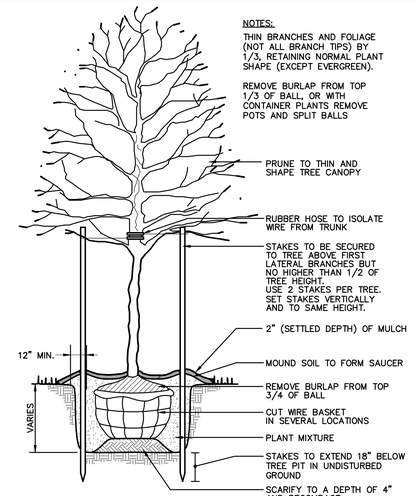


SHRUB PLANTING

NOT TO SCALE

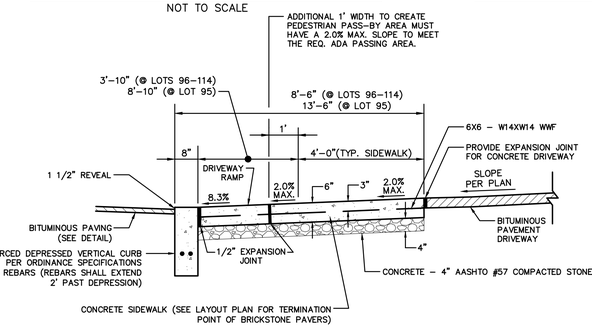
EVERGREEN TREE PLANTING

NOT TO SCALE



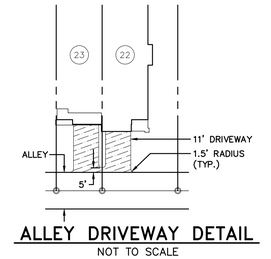
DECIDUOUS TREE PLANTING

NOT TO SCALE



CONCRETE DRIVEWAY APRON DETAIL - SECTION

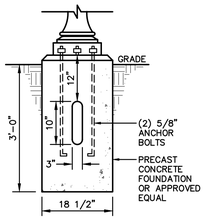
NOT TO SCALE



ALLEY DRIVEWAY DETAIL

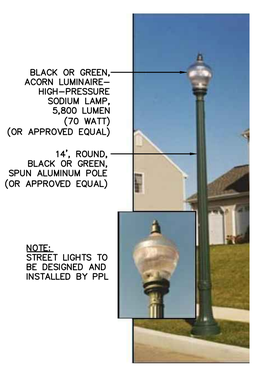
NOT TO SCALE

NOTE:
1. ALL STREET LIGHTS AND PARKING LOT LIGHTS MUST BE INSTALLED WITH A BREAK-AWAY BOLT SYSTEM.



STREET LIGHT FOUNDATION

NOT TO SCALE



STREET LIGHT

NOT TO SCALE

TRAFFIC CONTROL SIGNAGE NOTE:

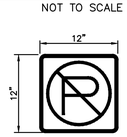
ALL TRAFFIC CONTROL AND STREET NAME SIGN SHEETING SHALL BE HIGH INTENSITY - PRISMATIC SHEETING.

COLOR: LEGEND AND BORDER — WHITE (REFLECTORIZED)
BACKGROUND — GREEN (REFLECTORIZED)

NOTES:
1. ALL STREET NAME SIGNS SHALL BE CONSTRUCTED AND INSTALLED BY THE DEVELOPER ACCORDING TO EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236 AND MUTCD STANDARDS.
2. STREET NAME SIGNS SHALL PROVIDE SIX INCH (6") HIGH LETTERS ON A MAXIMUM SIGN SIZE OF EIGHT INCHES BY THIRTY SIX INCHES (9" X 36"). SIGNS SHALL BE REFLECTORIZED WHITE ON A GREEN BACKGROUND.
3. 4"X4" WOODEN BREAK-AWAY-POSTS SHALL BE USED FOR ALL PROPOSED STREET NAME SIGNAGE.
4. ACTUAL SIZE & STYLE MAY VARY BASED ON THE TOWNSHIP'S PREFERENCE

STREET NAME SIGN - D3-1

NOT TO SCALE



COLOR: LEGEND AND BORDER — BLACK
BACKGROUND — WHITE (REFLECTORIZED)

NOTES:
1. ALL SIGNAGE TO MEET EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236 AND MUTCD STANDARDS.
2. 4"X4" WOODEN BREAK-AWAY-POSTS SHALL BE USED FOR ALL PROPOSED NO PARKING SIGNAGE.
3. ACTUAL SIZE & STYLE MAY VARY BASED ON THE TOWNSHIP'S PREFERENCE

NO PARKING SIGN - R7-1

NOT TO SCALE

COLOR: LEGEND AND BORDER — BLACK
BACKGROUND — WHITE (REFLECTORIZED)

NOTES:
1. ALL SIGNAGE TO MEET EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236 AND MUTCD STANDARDS.
2. 4"X4" WOODEN BREAK-AWAY-POSTS SHALL BE USED FOR ALL PROPOSED SPEED LIMIT SIGNS.
3. ACTUAL SIZE & STYLE MAY VARY BASED ON THE TOWNSHIP'S PREFERENCE

SPEED LIMIT SIGN FOR PRIVATE ALLEYS & ACCESS DRIVES- R2-1

NOT TO SCALE

COLOR: LEGEND AND BORDER — BLACK
BACKGROUND — WHITE (REFLECTORIZED)

NOTES:
1. ALL SIGNAGE TO MEET EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236 AND MUTCD STANDARDS.
2. 4"X4" WOODEN BREAK-AWAY-POSTS SHALL BE USED FOR ALL PROPOSED SPEED LIMIT SIGNS.
3. ACTUAL SIZE & STYLE MAY VARY BASED ON THE TOWNSHIP'S PREFERENCE

SPEED LIMIT SIGN FOR PUBLIC ROADS- R2-1

NOT TO SCALE

R1-1
WHITE ON RED
30"X30" @ PUBLIC STREETS
24"X24" MIN. @ PRIVATE ALLEYS

COLOR: LEGEND AND BORDER — WHITE (REFLECTORIZED)
BACKGROUND — RED (REFLECTORIZED)

NOTES:
1. ALL SIGNAGE TO MEET EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236 AND MUTCD STANDARDS.
2. 4"X4" WOODEN BREAK-AWAY-POSTS SHALL BE USED FOR ALL PROPOSED STOP SIGNS.

STOP SIGN - R1-1

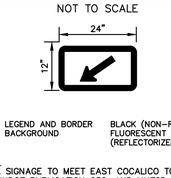
NOT TO SCALE

COLOR: LEGEND AND BORDER — BLACK (NON-REFLECTORIZED)
BACKGROUND — FLUORESCENT YELLOW GREEN (REFLECTORIZED)

NOTES:
1. ALL SIGNAGE TO MEET EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236, AND MUTCD STANDARDS.
2. 4"X4" WOODEN BREAK-AWAY-POSTS SHALL BE USED FOR ALL PROPOSED PEDESTRIAN CROSSING SIGNS.
3. ACTUAL SIZE & STYLE MAY VARY BASED ON THE TOWNSHIP'S PREFERENCE.
4. SIGNAGE SHOULD UTILIZE HIGH INTENSITY - PRISMATIC SHEETING.

PEDESTRIAN CROSSING SIGN - W11-2

NOT TO SCALE

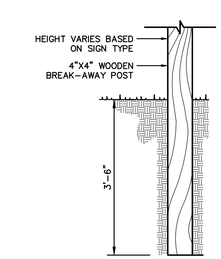


COLOR: LEGEND AND BORDER — BLACK (NON-REFLECTORIZED)
BACKGROUND — FLUORESCENT YELLOW GREEN (REFLECTORIZED)

NOTES:
1. ALL SIGNAGE TO MEET EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236, AND MUTCD STANDARDS.
2. 4"X4" WOODEN BREAK-AWAY-POSTS SHALL BE USED FOR ALL PROPOSED PEDESTRIAN CROSSING SIGNS.
3. ACTUAL SIZE & STYLE MAY VARY BASED ON THE TOWNSHIP'S PREFERENCE
4. SIGNAGE SHOULD UTILIZE HIGH INTENSITY - PRISMATIC SHEETING.
5. TO BE INSTALLED BENEATH W11-2 PEDESTRIAN CROSSING SIGNS.

DIAGONAL DOWNWARD POINTING ARROW SIGN - W16-7P

NOT TO SCALE



NOTE:
1. ALL SIGNAGE TO MEET EAST COCALICO TOWNSHIP, PENNDOT PUBLICATION 236 AND MUTCD STANDARDS.
2. ALL SIGN POSTS MUST MEET THE BREAK-AWAY SPECIFICATIONS IN THE TASK FORCE 13 GUIDE. (I.E. SOUTHERN PINE OR DOUGLAS FIR)

WOODEN POST DETAIL

NOT TO SCALE

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-2-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.
DATA COLLECTOR

SURV. CHIEF:

CHKD BY: GK

DRAWN BY: JDB

MANAGER: JAMES C. HENKE

CHKD BY: JCH/KG

DESIGN BY: JDB

DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Plt\Late details-1-2.dwg

XREFS: Title-Index.dwg Tb.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE: AS NOTED

PIONEER Management, LLC
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SITE CONSTRUCTION DETAILS

FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 50 OF 55
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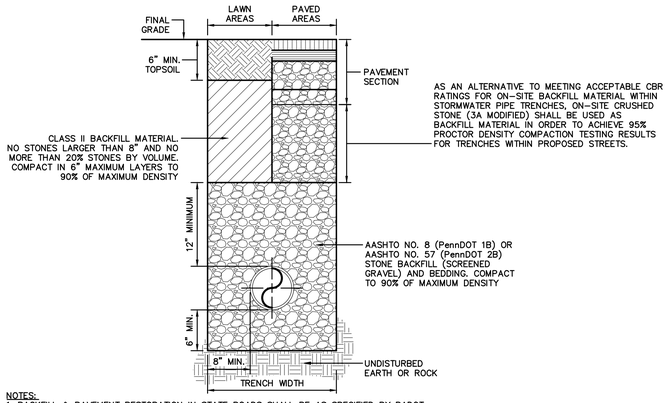
LCPC FILE #06-151-1C

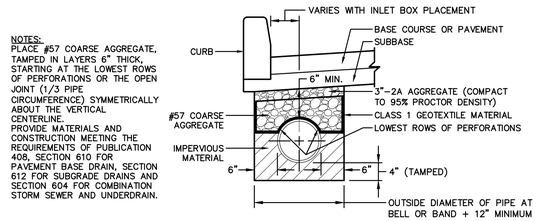


AS AN ALTERNATIVE TO MEETING ACCEPTABLE CBR RATINGS FOR ON-SITE BACKFILL MATERIAL WITHIN STORMWATER PIPE TRENCHES, ON-SITE CRUSHED STONE (3A MODIFIED) SHALL BE USED AS BACKFILL MATERIAL IN ORDER TO ACHIEVE 95% PROCTOR DENSITY COMPACTION TESTING RESULTS FOR TRENCHES WITHIN PROPOSED STREETS.

NOTES:
1. BACKFILL & PAVEMENT RESTORATION IN STATE ROADS SHALL BE AS SPECIFIED BY PADOT.
2. BACKFILL & PAVEMENT RESTORATION IN TOWNSHIP ROADS, ACCESS DRIVES, PARKING AREAS AND LOADING AREAS SHALL BE AS SPECIFIED ABOVE EXCEPT WHERE COMBINATION PIPE IS PROPOSED.
3. TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL FOR ALL BEDDING TYPES).
4. THE TOWNSHIP WILL CONDUCT FULL TIME COMPACTION TESTING OF THE 3A MODIFIED MATERIAL TO ENSURE COMPLIANCE WITH THE 95% PROCTOR DENSITY REQUIREMENTS.
5. THE TOWNSHIP WILL REQUIRE 2A AND/OR 2-RC BACKFILL WHENEVER 3A STONE BACKFILL IS NOT AVAILABLE OR IF MINIMUM COMPACTION REQUIREMENTS CANNOT BE MET UTILIZING THE ONSITE MATERIAL.
6. THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE GRADATION TESTING OF THE 3A STONE PRIOR TO PLACEMENT.
7. SOIL STABILITY TESTING (INCL. CBR TESTING) WILL BE REQUIRED DURING CONSTRUCTION PER SECTION 194-25K(5) THROUGH 194-25K(10). IF SOIL STABILITY DOESN'T MEET THE TOWNSHIP'S REQUIREMENTS PER SECTION 194-25K(5), REFER TO SHEET 53 FOR GEO-TECHNICAL ENGINEER'S LETTERS WHICH DIRECT THE CONTRACTOR ON ACCEPTABLE REMEDIES WHEN POOR SOIL STABILITY IS ENCOUNTERED AND TO BE USED FOR TRENCH BACKFILL WITHIN THE PUBLIC STREETS.

TRENCH AND BACKFILL DETAIL FOR STORM PIPES

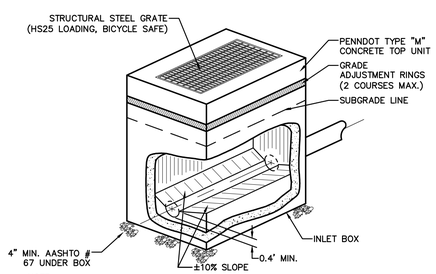
NOT TO SCALE



NOTES:
PLACE #57 COARSE AGGREGATE, TAMPED IN LAYERS 6" THICK, STARTING AT THE LOWEST ROWS OF PERFORATIONS OR THE OPEN JOINT (1/3 PIPE CIRCUMFERENCE) SYMMETRICALLY ABOUT THE VERTICAL CENTERLINE.
PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 610 FOR PAVEMENT BASE DRAIN, SECTION 612 FOR SUBGRADE DRAINS AND SECTION 604 FOR COMBINATION STORM SEWER AND UNDERDRAIN.

COMBINATION STORM SEWER AND UNDERDRAIN

NOT TO SCALE



NOTE:
1. PROVIDE A MINIMUM 2% CROSS SLOPE FROM AT LEAST 4 FEET BEYOND THE CURB TO THE FACE OF CURB AND POSITIVE SLOPE FROM THE ROAD CENTERLINE TOWARD THE INLET.
2. STEPS SHALL BE PROVIDED IN ALL STRUCTURES EXCEEDING 4' IN DEPTH.

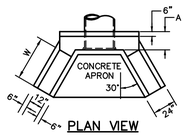
PENNDOT TYPE M INLET

NOT TO SCALE

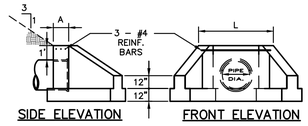
NOTE:
PROVIDE ARCHITECTURAL ACCENTS ON FACE OF HEADWALL/ENDWALL (CONCEPT MUST BE APPROVED BY DEVELOPER) WITH THE EXCEPTION THAT FOR HW-1 AND HW-2 THE AREA OF THE HEADWALL NECESSARY TO ACCOMMODATE THE ORIFICE PLATE SHALL NOT CONTAIN ARCHITECTURAL ACCENTS IN ORDER TO ACHIEVE A FLUSH MOUNTING.

BY TERRE HILL – CONCRETE PRODUCTS
P.O. BOX 10
TERRE HILL, PA 17581
PH: 1-800-242-1509
FAX: 1-717-445-3108
WWW.TERREHILL.COM

PIPE DIAMETER	L	W	A
15"/18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
30"/36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"



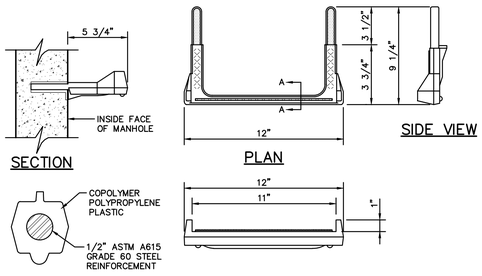
PLAN VIEW



SIDE ELEVATION FRONT ELEVATION

MODIFIED TYPE D-W HEADWALL/ENDWALL

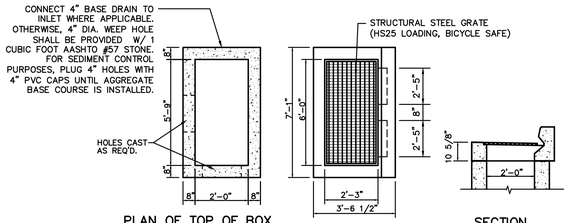
NOT TO SCALE



NOTE:
1. ATTACH INSERTS USING MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
2. DRIVE STEP INTO INSERTS UNTIL BOTH LEGS ARE COMPLETELY SEATED.
3. STEP MEETS OR EXCEEDS ASTM C-478 AND OSHA STANDARDS WHEN PROPERLY INSTALLED.

POLYPROPYLENE MANHOLE STEP DETAIL

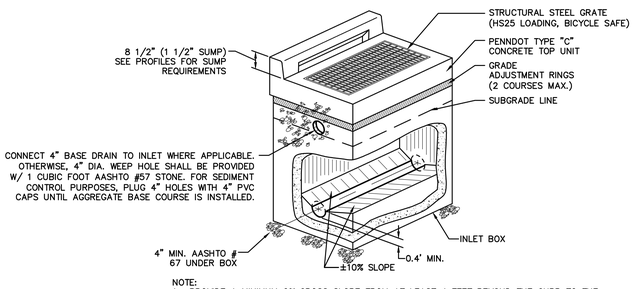
NOT TO SCALE



NOTE:
1. PROVIDE A MINIMUM 2% CROSS SLOPE FROM AT LEAST 4 FEET BEYOND THE CURB TO THE FACE OF CURB AND POSITIVE SLOPE FROM THE ROAD CENTERLINE TOWARD THE INLET.
2. STEPS SHALL BE PROVIDED IN ALL STRUCTURES EXCEEDING 4' IN DEPTH.
3. NO MASONRY OR BRICK SHALL BE USED IN THE CONSTRUCTION OF THE INLET.

2' X 6' TYPE C INLET

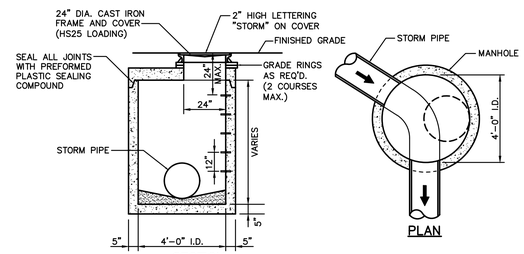
NOT TO SCALE



NOTE:
1. PROVIDE A MINIMUM 2% CROSS SLOPE FROM AT LEAST 4 FEET BEYOND THE CURB TO THE FACE OF CURB AND POSITIVE SLOPE FROM THE ROAD CENTERLINE TOWARD THE INLET.
2. STEPS SHALL BE PROVIDED IN ALL STRUCTURES EXCEEDING 4' IN DEPTH.
3. NO MASONRY OR BRICK SHALL BE USED IN THE CONSTRUCTION OF THE INLET.

PENNDOT TYPE C INLET

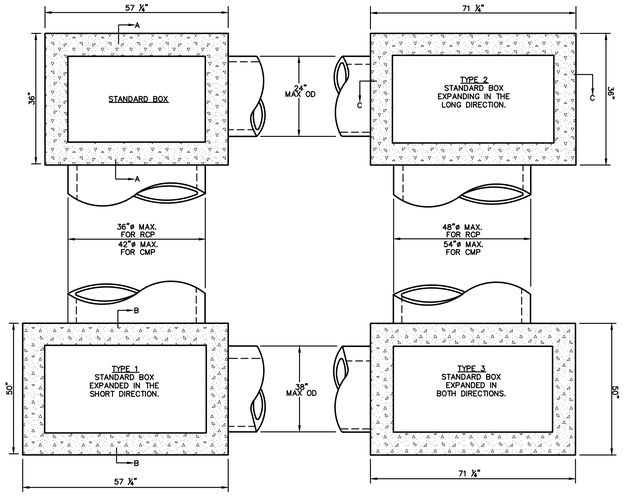
NOT TO SCALE

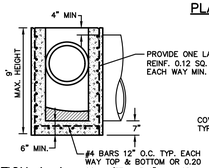


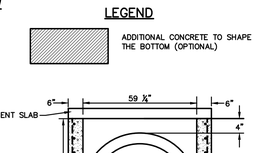
NOTES:
1. ADJUST TO GRADE WITH CONCRETE GRADE RINGS. BOLT FRAME TO MANHOLE USING (4) 3/4" STN. STL. BOLTS EQUALLY SPACED AND EMBEDDED 3" MIN. (4" MAX. HEIGHT)
2. MECHANICALLY VIBRATED PRECAST CONCRETE, RISER AND TOP SHALL CONFORM TO A.S.T.M. SPEC. C-478.
3. STEPS SHALL BE PROVIDED IN ALL STRUCTURES EXCEEDING 4' IN DEPTH.

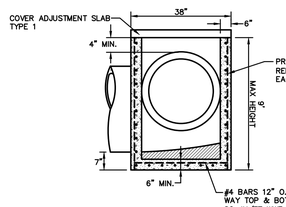
STORM MANHOLE

NOT TO SCALE









INLET BOX DETAILS (PRECAST)

NOT TO SCALE

NO.	DATE:	REVISION
4	7-3-23	REV. PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG.'S COMMENTS
1	9-23-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO. / DATA COLLECTOR
CHKD BY: GK
SURV. CHIEF:
DRAWN BY: JDB
MANAGER: JAMES C. HENKE
CHKD BY: JCH/KG
DESIGN BY: JDB
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final-Ph3\storm details-1.dwg
XREFS: TB.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 435-8300 Fax: (717) 481-4955
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

STORMWATER DETAILS

FOR THE FINAL PHASE 3 SUBDIVISION PLAN OF

WABASH LANDING

EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

LCPC FILE #06-151-1C

DATE: MARCH 14, 2022
SHEET NO. 51 OF 55
DWG. NO. 08-0500-02-E

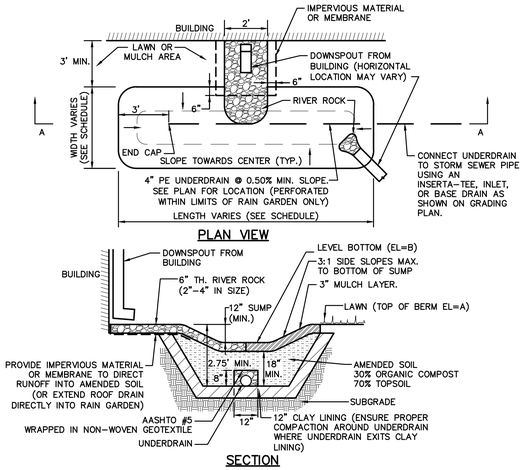
F:\08\08-0500-02\CAD\Final-Ph3\storm details-1.dwg, 51 STORMWATER DETAILS, 3/2/2023 4:38:43 PM, 1:1

RAIN GARDEN SIZING SCHEDULE						
	LOT #	SIZE (WIDTH X LENGTH)	A TOP OF BERM ELEV.	B BOTTOM ELEV.	U.D. INV. @ RAIN GARDEN	U.D. INV. @ TIE-IN
PHASE 3	114	8' X 20'	394.75	393.75	392.00	391.75
PHASE 3	123	8' X 16'	391.51	390.51	388.76	388.20
PHASE 3	126	8' X 16'	395.46	394.46	392.71	392.50
PHASE 3	135	6' X 16'	408.45	407.45	405.70	405.50
PHASE 3	143	8' X 16'	402.00	401.00	399.25	399.00
PHASE 3	148	8' X 16'	404.60	403.60	401.85	400.98
PHASE 3	165	8' X 16'	390.35	389.35	387.60	387.40
PHASE 3	166	8' X 8'	392.57	391.57	389.82	389.52
PHASE 3	167	8' X 16'	404.61	403.61	401.86	401.42
PHASE 3	168	8' X 16'	405.88	404.88	403.13	402.30
PHASE 3	170	8' X 16'	413.45	412.45	410.70	410.45

* UNDERDRAIN AND CLAY LINER HAVE BEEN ADJUSTED FROM THE STANDARD DIMENSIONS SHOWN WITHIN THE DETAIL.

RAIN GARDEN PLANT LIST

1. RAIN GARDENS SHALL BE PLANTED WITH A MIX OF PLANT MATERIAL TAKEN FROM THE FOLLOWING LIST.
   - A. PERENNIALS (1 GALLON CONTAINER)
     - IRIS (IRIS VERSICOLOR)
     - CARDINAL FLOWER (LOBELIA CARDINALIS)
     - CINNAMON FERN (OSMUNDA CINNAMOMEA)
     - ROYAL FERN (OSMUNDA REGALIS)
     - BLACK-EYED SUSAN (RUDBECKIA HIRTA)
   - B. GRASSES (1 GALLON CONTAINER)
     - MEADOW FOXTAIL (ALOPECURUS PRATENSIS)
     - TUSSOCK SEDGE (CAREX STRICTA)
     - TUFTED HAIR GRASS (DESCHAMPSIA CAESPITOSA)
     - SWITCH GRASS (PANICUM VIRGATUM)
     - RIBBON GRASS (PHALARIS ARUNDINACEA)
   - C. SHRUBS (2 GALLON CONTAINER)
     - RED OSIER DOGWOOD (CORNUS SERICEA)
     - INKBERRY (ILEX GLABRA)
     - WINTERBERRY (ILEX VERTICILLATA)
     - SPICEBUSH (LINDERA AESTIVALE BENZOIN)
     - HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)
     - ARROWWOOD (VIBURNUM DENTATUM)
     - BLACK HAW (VIBURNUM PRUNIFOLIUM)
2. THE PLANT SELECTION USED SHALL PROVIDE A UNIFORM COVER OF 75% OF THE RAIN GARDEN AFTER 3 YEARS FROM THE TIME OF PLANTING.
3. THE PERCENTAGE OF A SINGLE PLANT CATEGORY USED (PERENNIALS, GRASSES, SHRUBS,) SHALL BE NO GREATER THAN 50% AND THE SMALLEST PERCENTAGE OF CATEGORY USED SHALL BE NO LESS THAN 25% (EXAMPLE PERENNIALS = 25%, GRASSES = 25%, SHRUBS = 50%).
4. THERE SHALL BE NO LESS THAN 2 DIFFERENT PLANT SPECIES USED FROM EACH CATEGORY.

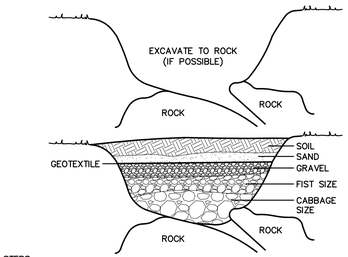


PLAN VIEW

SECTION

RAIN GARDEN (BMP)

NOT TO SCALE



STEPS:
1. EXCAVATE THE SOIL FROM THE COLLAPSED FEATURES TO DETERMINE IF ADDITIONAL SINKHOLES ARE CONNECTED.
2. REMOVE EXCESS SOIL AND LOOSE BEDROCK, IF POSSIBLE, UNTIL COMPETENT, RELATIVELY SOLID BEDROCK IS ENCOUNTERED. EXPOSE AS MUCH OF THE CLEAN ROCK FACE, ALONG THE BOTTOM AND SIDES OF THE EXCAVATION AS POSSIBLE.
3. BACKFILL THE EXCAVATION WITH AN INVERTED ROCK FILTER. THE INVERTED ROCK FILTER SHOULD GENERALLY CONSIST OF THE FOLLOWING:
   - A. A SIX-INCH TO TWO-FOOT LAYER OF PENNDOT R-5 OR R-6 RIP-RAP (CABBAGED-SIZED) PLACED AT THE BOTTOM OF THE EXCAVATION OVER THE SINKHOLE THROAT.
   - B. A SIX-INCH TO TWO-FOOT LAYER OF PENNDOT #4 STONE (FIST-SIZED) PLACED ATOP THE ABOVE LAYER.
   - C. A SIX-INCH TO TWO-FOOT LAYER OF PENNDOT 2B STONE (GRAVEL) PLACED ATOP THE ABOVE LAYER.
   - D. A LAYER OF NON-WOVEN GEOTEXTILE FABRIC PLACED ATOP THE 2B STONE.
   - E. A SIX-INCH TO TWO-FOOT LAYER OF COURSE SAND.
4. IF BEDROCK IS SHALLOW, THE INVERTED ROCK LAYERS CAN BE REDUCED IN THICKNESS AND THE R-5/R-6 RIP-RAP MAY BE REMOVED. THE SIZE OF THE STONE IN THE BOTTOM LAYER SHOULD BE LARGER THAN THE SINKHOLE THROAT, IF ENCOUNTERED.
5. AFTER COMPLETION OF THE INVERTED ROCK FILTER, BRING THE EXCAVATION TO GRADE WITH SUBSOIL AND NOT MORE THAN 6 INCHES OF TOPSOIL.

SINKHOLE REPAIR

NOT TO SCALE

PERVIOUS PAVING SPECIFICATIONS

SUBSURFACE INFILTRATION BED WITH PERVIOUS ASPHALT

I. SUBMITTAL
   - A. SUBMIT SAMPLES OF COARSE AGGREGATES WITH GRADATION, AS WELL AS GEOTEXTILE FABRIC FOR REVIEW AND APPROVAL OF THE ENGINEER. THE MIXING PLANT SHALL CERTIFY THE AGGREGATE MIX, ABRASION LOSS FACTOR, AND ASPHALT CONTENT IN THE MIX.

II. QUALITY ASSURANCE
   - A. ALL MATERIALS, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF PENNDOT STANDARD SPECIFICATIONS AND AASHTO STANDARDS, UNLESS OTHERWISE STATED.

III. WEATHER LIMITATIONS
   - A. DO NOT PLACE BITUMINOUS PAVING MIXTURES BETWEEN OCTOBER 31 AND APRIL 1, UNLESS OTHERWISE PERMITTED IN WRITING BY THE ENGINEER. DO NOT PLACE BITUMINOUS PAVING MIXTURES WHEN SURFACES ARE WET OR WHEN THE AMBIENT TEMPERATURE IS 40 DEGREES FAHRENHEIT (4.5 DEGREES CENTIGRADE) OR LOWER.

IV. MATERIALS
   - A. COARSE AGGREGATE FOR THE INFILTRATION BED SHALL BE 2½ TO 1½ INCH UNIFORMLY GRADED COARSE AGGREGATE, WITH A WASH LOSS OF NO MORE THAN 0.5% AASHTO SIZE NUMBER 2 PER AASHTO SPECIFICATIONS, PART I, 1998 EDITION OR LATER.
   - B. CHOKER BASE COURSE AGGREGATE OF GROUNDWATER RECHARGE BED SHALL BE ⅜ INCH TO ¾ INCH UNIFORMLY GRADED COARSE AGGREGATE AASHTO SIZE NUMBER 57 AASHTO SPECIFICATIONS, PART I, 1998 EDITION OR LATER.
   - C. FILTER FABRIC SHALL BE MIRAFI 140N, AMOCO 4547, OR APPROVED EQUAL.
   - D. BITUMINOUS SURFACE COURSE FOR PERVIOUS PAVING SHALL BE THREE INCHES (3") THICK WITH A BITUMINOUS MIX OF 5.75% TO 6% BY WEIGHT OF DRY AGGREGATE.
   - E. ASPHALT GRADE SHALL MEET AASHTO DESIGNATION M 20-70 (1996) FOR 65-80 PENETRATION GRADED ASPHALT CEMENT AS BINDER. A PERFORMANCE OF PG 64-22 PG 70-22 IS ACCEPTABLE.
   - F. AGGREGATE GRADING SHALL BE:

U.S. STANDARD SIEVE SIZE	PERCENT PASSING
1/2	100
3/8	92-98
4	34-40
8	14-20
16	7-13
30	0-4
200	0-2

   - G. THE ASPHALT MIX SHALL BE TESTED FOR IT'S RESISTANCE TO STRIPPING BY WATER IN ACCORDANCE WITH ASTM D-1664. IF THE ESTIMATED COATING AREA IS NOT ABOVE 95 PERCENT, ANTI-STRIPPING AGENTS SHALL BE ADDED TO THE ASPHALT.

V. EXECUTION
   - A. OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ALL INFILTRATION BED AND PERVIOUS PAVING WORK.
   - B. SUBGRADE PREPARATION
     1. EXISTING SUB-GRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECTED TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO FILTER FABRIC AND STONE BED PLACEMENT.
     2. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING IN THE GRADED BED BOTTOM, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT BY LIGHT TRACTOR.
     3. BRING SUBGRADE OF STONE INFILTRATION BED TO LINE, GRADE, AND ELEVATIONS INDICATED. FILL AND LIGHTLY RE-GRADE ANY AREAS DAMAGED BY EROSION, PONDING, OR TRAFFIC COMPACTION BEFORE THE PLACEMENT OF STONE. ALL BED BOTTOMS SHALL BE LEVEL GRADE.
     4. HALT EXCAVATION AND NOTIFY ENGINEER IMMEDIATELY IF EVIDENCE OF SINKHOLE ACTIVITY OR PINNACLES OF CARBONATE BEDROCK ARE ENCOUNTERED. CARBONATE PINNACLES SHALL BE EXCAVATED TO BED BOTTOM ELEVATION AND COVERED WITH AN IMPERVIOUS LINER TO A DISTANCE 15 FEET BEYOND THE BEDROCK EXPOSURE OR TO THE EDGE OF THE BED.
     5. SCARIFY TOP 12" OF SUBGRADE WITH YORK RAKE.
   - C. INFILTRATION BED INSTALLATION
     1. UPON COMPLETION OF SUB-GRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT HIS/HER DISCRETION BEFORE PROCEEDING WITH RECHARGE BED INSTALLATION.
     2. FILTER FABRIC AND INFILTRATION BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB-GRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT THAT TAKES PLACE AFTER APPROVAL OF SUB-GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF FILTER FABRIC AT NO EXTRA COST TO THE OWNER.
     3. INSTALL THE GEOTEXTILE FABRIC IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF SIXTEEN INCHES (16"). SECURE FABRIC AT LEAST FIVE FEET (5') OUTSIDE THE BED EDGE AND TAKE STEPS NECESSARY TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED.
     4. INSTALL COARSE AGGREGATE IN ONE 10-INCH LIFT. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE AT GRADES INDICATED ON DRAWINGS.
     5. INSTALL 1"-THICK CHOKER BASE COURSE SIZE NO. 57 (AASHTO) AGGREGATE EVENLY OVER SURFACE OF STONE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT BY STABLE PAVING MACHINE, AND NOTIFY ENGINEER FOR APPROVAL.
     6. FOLLOWING PLACEMENT OF BED AGGREGATE, THE FILTER FABRIC SHALL BE FOLDED BACK ALONG ALL BED EDGES TO PROTECT BED FROM SEDIMENT WASHOUT ALONG BED EDGES. AT LEAST A FIVE-FOOT WDE EDGE STRIP SHALL BE USED TO PROTECT BEDS FROM ADJACENT BARE SOIL. THIS EDGE STRIP SHALL REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. IN ADDITION, HAY BALES OR SILT FENCE SHALL BE PLACED AT THE TOE OF SLOPES THAT ARE ADJACENT TO BEDS TO FURTHER PREVENT SEDIMENT FROM WASHING INTO BEDS DURING SITE DEVELOPMENT. AFTER THE SITE IS FULLY VEGETATED AND THE SOIL MANTLE IS STABILIZED, EXCESS FILTER FABRIC ALONG BED EDGES CAN BE CUT BACK TO THE GRAVEL EDGE.
   - D. PERVIOUS PAVING
     1. THE PERVIOUS BITUMINOUS SURFACE COURSE SHALL BE LAID IN A SINGLE LIFT, THREE INCHES (3") IN THICKNESS, DIRECTLY OVER THE STORAGE BED AND STONE BASE COURSE.
     2. THE LAYING TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 240 AND 250 DEGREES FAHRENHEIT. INSTALLATION SHALL NOT TAKE PLACE WHEN AMBIENT TEMPERATURES ARE BELOW 40 DEGREES FAHRENHEIT.
     3. COMPACTION OF THE SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO RESIST A 10-TON ROLLER. ONE OR TWO PASSES IS ALL THAT IS REQUIRED FOR PROPER COMPACTION. MORE ROLLING WILL CAUSE A REDUCTION IN THE SURFACE COURSE POROSITY, AND THAT IS NOT ALLOWED.
     4. TRANSPORTING THE MIX TO THE SITE SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT. THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
     5. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE, AND IN NO CASE WITHIN THE FIRST SIX HOURS. PROVIDE BARRIERS AS NECESSARY AT NO EXTRA COST TO THE OWNER TO PREVENT VEHICULAR USE. REMOVE THEM WHEN NO LONGER REQUIRED.
     6. POROUS PAVEMENT BEDS SHALL NOT BE USED FOR EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION, AND UNDER NO CIRCUMSTANCES SHALL BE ALLOWED TO DEPOSIT SOIL ON PAVED SURFACES. IN THE EVENT THAT ANY SOIL IS WASHED OR DROPPED ON THE NEW PAVEMENT, THE SOIL MUST BE REMOVED WITH VACUUM UNITS AND HAND CLEAN UP. UNDER NO CIRCUMSTANCES SHALL WASHING OF SEDIMENT FROM THE PAVEMENT SURFACE BE ALLOWED.
     7. THE FULL PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY THE APPLICATION OF WATER AT THE RATE OF AT LEAST 5 GALLONS PER MINUTE OVER THE SURFACE, USING A HOSE OR OTHER DISTRIBUTION DEVICE. ALL APPLIED WATER SHALL INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF, AND SHALL BE OBSERVED BY THE ENGINEER AND OWNER. WATER USED FOR THE INFILTRATION TEST SHALL BE CLEAN, FREE OF SUSPENDED SOLIDS AND DELETERIOUS LIQUIDS AND WILL BE PROVIDED AT NO EXTRA COST TO THE OWNER. ANY AREAS RETAINING WATER SHALL BE REMOVED AND REPLACED IN AN APPROVED MANNER WITHOUT ADDITIONAL COST TO THE OWNER.

SINKHOLE MITIGATION

THE FOLLOWING MEASURES ARE TYPICAL TO REPAIR A SINKHOLE, IF A SINKHOLE OR COLLAPSE FEATURE IS FOUND:
1. EXCAVATE SOIL FROM THE COLLAPSE FEATURES TO DETERMINE IF ADDITIONAL SINKHOLES ARE CONNECTED.
2. REMOVE EXCESS SOIL AND LOOSE BEDROCK, IF POSSIBLE, UNTIL COMPETENT, RELATIVELY SOLID BEDROCK IS ENCOUNTERED. EXPOSE AS MUCH OF A CLEAN ROCK FACE, ALONG THE BOTTOM AND SIDES OF EXCAVATION AS POSSIBLE.
3. PLACE A SAND-CEMENT GROUT AT THE BOTTOM TO SEAL THE SINKHOLE THROAT. THE GROUT DOES NOT HAVE TO BE PRESSURE-PLACED.
4. PLACE A NON-WOVEN FILTER FABRIC ON THE BOTTOM OF THE EXCAVATION AND UP THE SIDES OF THE EXCAVATION.
5. BACKFILL THE EXCAVATION WITH AN INVERTED ROCK FILTER (I.E. #4 STONE FOLLOWED BY 2A MODIFIED STONE).
6. FOLD THE FABRIC OVER THE BACKFILL MATERIAL.
7. BRING THE EXCAVATION TO GRADE WITH SUBSOIL AND NOT MORE THAN 6 INCHES OF TOPSOIL.

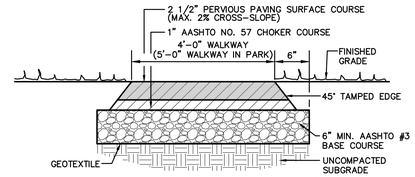
EVERY SINKHOLE IS SLIGHTLY DIFFERENT AND THE REMEDIATION PROCEDURE SHOULD BE ADJUSTED ACCORDINGLY BY AN EXPERIENCED GEOLOGIST. OTHER APPROACHES CAN BE TAKEN, DEPENDING ON THE CHARACTER OF THE SINKHOLE, LOCATION AND INTENDED USE OF THE SITE.

REMEDIATION OF KARST FEATURES

IF SHALLOW ROCK PINNACLES ARE ENCOUNTERED, THE ROCK WILL BE REMOVED. PRIOR TO INSTALLING THE CLAY LINER THE ROCK SURFACE SHOULD BE PREPARED BY COVERING NOT LESS THAN 6 INCHES OF 1/2 INCH CLEAN STONE AND OVERLAIN WITH A NON-WOVEN GEOTEXTILE. THE IMPERMEABLE CLAY LINER SHOULD BE INSTALLED IMMEDIATELY ABOVE THE NON-WOVEN GEOTEXTILE DESCRIBED ABOVE. THERE SHOULD BE A MINIMUM OF 12" OF CLAY, WHICH MEETS THE LINER SPECIFICATION.

WEATHERED ROCK STRATA, IF ENCOUNTERED, SHOULD BE FILLED WITH A SUITABLE SIZE AGGREGATE TO FILL AND BRIDGE THE VOID. ONE (1) FOOT OF 1 INCH CLEAN STONE AND A CONCRETE CAP (3500 PSI) OF NOT LESS THAN 1 FOOT THICK SHOULD BE PLACED OVER THE AGGREGATE.

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



PERVIOUS WALKING TRAIL (BMP)

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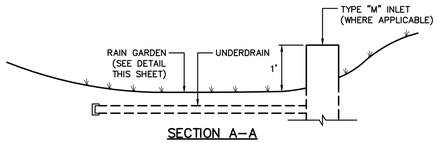


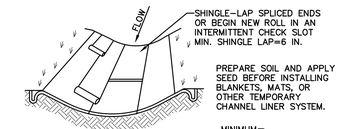
SECTION A-A

RAIN GARDEN CROSS-SECTION A-A

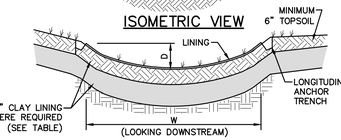
NOT TO SCALE

CHANNEL NO.	DEPTH D (FT)	WIDTH W (FT)	MIN. SLOPE	MAX. SLOPE	EROSION CONTROL MATTING	STAPLE PATTERN
1	1.0	10	5.0%	15.0%	NAG S75, 8' WIDE	D
2	1.0	10	1.5%	1.5%	NAG S75, 8' WIDE	D
3	1.0	10	1.5%	7.0%	NAG S75, 8' WIDE	D
4	1.0	10	5.0%	7.5%	NAG S75, 8' WIDE	D

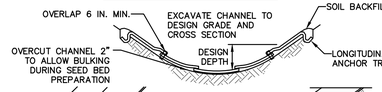
NOTE:
ALL SWALES SHALL BE LINED WITH CLAY IN ACCORDANCE WITH THE SAME SPECIFICATIONS PROVIDED FOR THE BASIN CLAY LINING (SEE DETAIL THIS SHEET).



ISOMETRIC VIEW



CHANNEL CROSS-SECTION



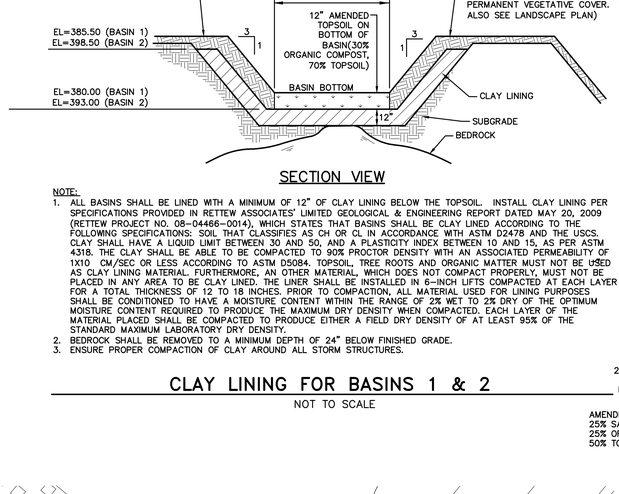
INTERMITTENT CHECK SLOT | LONGITUDINAL ANCHOR TRENCH

SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

NOTES:
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
4. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.
5. CLAY LINING SHALL HAVE A MAX. PERMEABILITY OF 1 X 10^{-6} CM/SEC & A MIN. 20% CLAY CONTENT. CONTRACTOR SHALL VERIFY SUITABILITY OF CLAY PRIOR TO INSTALLATION.

PARABOLIC VEGETATED CHANNEL

NOT TO SCALE

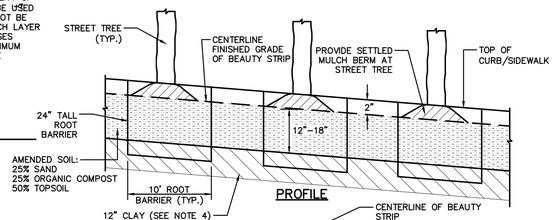


SECTION VIEW

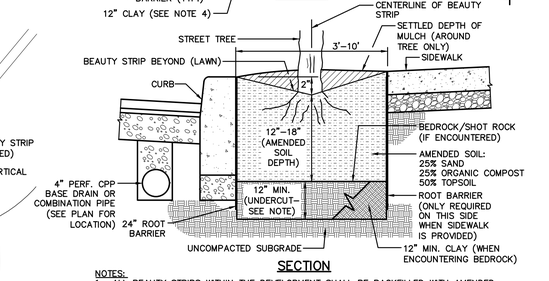
NOTE:
1. ALL BASINS SHALL BE LINED WITH A MINIMUM OF 12" OF CLAY LINING BELOW THE TOPSOIL. INSTALL CLAY LINING PER SPECIFICATIONS PROVIDED IN RETTEW ASSOCIATES' LIMITED GEOLOGICAL & ENGINEERING REPORT DATED MAY 20, 2009 (RETTEW PROJECT NO. 08-04466-0014), WHICH STATES THAT BASINS SHALL BE CLAY LINED ACCORDING TO THE FOLLOWING SPECIFICATIONS: SOIL THAT CLASSIFIES AS CH OR CL IN ACCORDANCE WITH ASTM D2478 AND THE USCS. CLAY SHALL HAVE A LIQUID LIMIT BETWEEN 30 AND 50, AND A PLASTICITY INDEX BETWEEN 10 AND 15, AS PER ASTM 4318. THE CLAY SHALL BE ABLE TO BE COMPACTED TO 90% PROCTOR DENSITY WITH AN ASSOCIATED PERMEABILITY OF 1X10 CM/SEC OR LESS ACCORDING TO ASTM D5084. TOPSOIL, TREE ROOTS AND ORGANIC MATTER MUST NOT BE USED AS CLAY LINING MATERIAL. FURTHERMORE, AN OTHER MATERIAL, WHICH DOES NOT COMPACT PROPERLY, MUST NOT BE PLACED IN ANY AREA TO BE CLAY LINED. THE LINER SHALL BE INSTALLED IN 6-INCH LIFTS COMPACTED AT EACH LAYER FOR A TOTAL THICKNESS OF 12 TO 18 INCHES. PRIOR TO COMPACTION, ALL MATERIAL USED FOR LINING PURPOSES SHALL BE CONDITIONED TO HAVE A MOISTURE CONTENT WITHIN THE RANGE OF 2% WET TO 2% DRY OF THE OPTIMUM MOISTURE CONTENT REQUIRED TO PRODUCE THE MAXIMUM DRY DENSITY WHEN COMPACTED. EACH LAYER OF THE MATERIAL PLACED SHALL BE COMPACTED TO PRODUCE EITHER A FIELD DRY DENSITY OF AT LEAST 95% OF THE STANDARD MAXIMUM LABORATORY DRY DENSITY.
2. BEDROCK SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW FINISHED GRADE.
3. ENSURE PROPER COMPACTION OF CLAY AROUND ALL STORM STRUCTURES.

CLAY LINING FOR BASINS 1 & 2

NOT TO SCALE

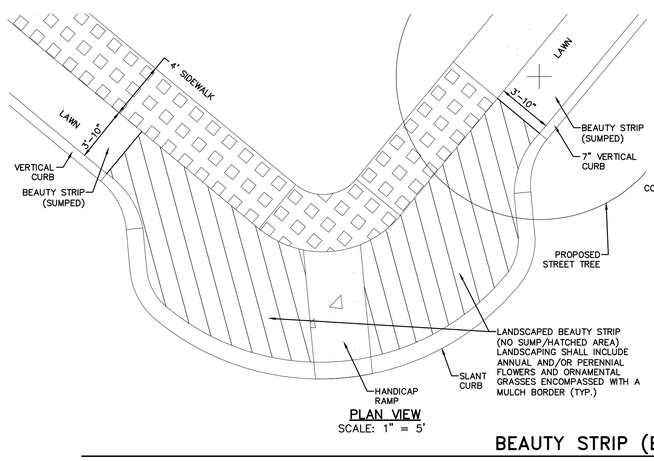


PROFILE



SECTION

NOTES:
1. ALL BEAUTY STRIPS WITHIN THE DEVELOPMENT SHALL BE BACKFILLED WITH AMENDED SOIL AND SUMPED 2" IN ORDER TO INTERCEPT RUNOFF FROM THE SIDEWALK.
2. MULCH SHALL BE PROVIDED AROUND EACH STREET TREE AND SHALL PREVENT RUNOFF FROM FLOWING LONGITUDINALLY WITHIN THE BEAUTY STRIP.
3. UTILIZE 24" TALL, 0.04" TH., CR-PE ROOT BARRIER MANUFACTURED BY CENTURY ROOT BARRIER, OR EQUAL. INSTALL 10' LONG SECTIONS IN A LINEAR FASHION AT EVERY TREE PER MANUFACTURER'S DIRECTIONS.
4. DEPENDING ON LOCATION AND GRADING, SHOT ROCK OR PINNACLED LIMESTONE BEDROCK MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THE BEAUTY STRIPS. IF SHOT ROCK OR BEDROCK IS ENCOUNTERED, IT SHOULD BE UNDERCUT A MINIMUM OF 12 INCHES BELOW THE BOTTOM OF THE PROPOSED AMENDED SOIL. A LAYER OF CLAY A MINIMUM OF 12 INCHES IN THICKNESS SHOULD BE PLACED BETWEEN EXPOSED BEDROCK AND THE BOTTOM OF THE AMENDED SOIL LAYER.



PLAN VIEW
SCALE: 1" = 5'

BEAUTY STRIP (BMP)

NOT TO SCALE

century root barrier

Century Products
1144 N. Grove Street
Anaheim, CA 92806
T: 714-632-7083
F: 714-632-5470
www.centuryrootbarrier.com

NO.	DATE	REVISION
4	7-3-23	REV., PER OFF-SITE FILL AREA & MINOR AMENDMENT TO THE NPDES PERMIT
3	6-2-23	REV., PER TWP. COMMENTS
2	12-12-22	REV., PER TWP. & AUTH. ENG.'S COMMENTS
1	3-28-22	REV., PER TWP. & ENGR. COMMENTS

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: DATA COLLECTOR
SURV. CHIEF:
CHKD BY: GK
DRAWN BY: JDB
MANAGER: JAMES C. HENKE
DESIGN BY: JDB
CHKD BY: JCH/KG
DRAWING REFERENCE: F:\JOBS\08-0500-02\CAD\Final-Ph3\storm details-3.dwg
XREFS: TB.dwg ltr2-Survey Base.dwg storm details.dwg

CLIENT
SUNVIEW PARTNERS LP
D. MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

SCALE
AS NOTED

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: 717-481-4655 Fax: 717-481-4655
Email: jhk@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

STORMWATER DETAILS
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COU

F:\08\08-0500-02\CAD\Final Plt\08-0500-02-1.dwg, 51 GEO-TECHNICAL ENGINEER'S LETTERS SOIL SUITABILITY, 6/1/2023 4:39:36 PM, 1:1

F. T. KITLINSKI & ASSOCIATES, INC.
CONSULTING GEOTECHNICAL ENGINEERS

BLAIR C. KITLINSKI, P.E.

TELEPHONE: 717-652-8620
FAX: 717-651-0725

3608 NORTH PROGRESS AVENUE
HARRISBURG, PENNSYLVANIA 17110
(1.2 MILES NORTH OF PROGRESS AVENUE INTERCHANGE NO. 69 OF I-81)

February 25, 2015

Mr. Josh Boultbee
Pioneer Management, LLC
111 Millersville Road
Lancaster, Pennsylvania 17603

Re: Bituminous Pavement Section
Proposed Wabash Landing Residential Development
East Cocalico Township
Lancaster County, Pennsylvania
FTK & A Project No. 10-04-9740

Mr. Boultbee:

In response to your request, we have developed the following bituminous pavement sections for consideration at the referenced project site. These pavement sections take into account the results of the field and laboratory testing performed on the site overburden, certain information outlined in the Township of East Cocalico SALDO, the anticipated vehicular loading, and AASHTO pavement design recommendations. In descending order beneath the pavement surface, the bituminous section should consist of one of the following:

Section No. 1	1.5" HMA Wearing Course - 9.5mm 2.0" HMA Base Course - 19mm 4.0" HMA Base Course - 25mm 6.0" PennDOT No. 2A Aggregate Subbase supported on a single layer of Tensar TriAx TX160 geogrid using a 12 inch overlap.
Section No. 2	1.5" HMA Wearing Course - 9.5mm 2.0" HMA Base Course - 19mm 4.0" HMA Base Course - 25mm 6.0" PennDOT No. 2A Aggregate Subbase 4.0" PennDOT No. 3A Aggregate Subbase

These pavement sections are basically that which are required by the Township for roads having a traffic volume of less than 300,000

Mr. Josh Boultbee
Pioneer Management, LLC

February 25, 2014

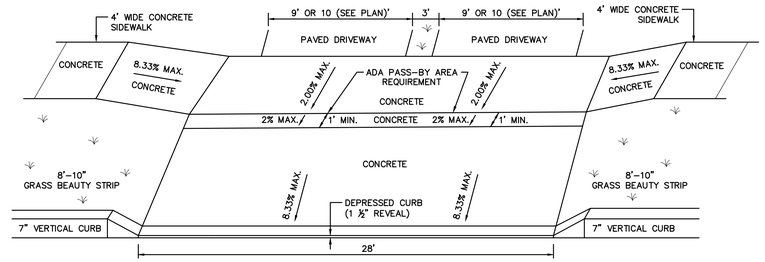
ESALs. To stabilize the soil subgrade, Pavement Section No. 1 employs a single layer Tensar TriAx TX160 geogrid added to the base of the pavement section. Pavement Section No. 2 employs the addition of four(4) inches of PA No. 3A aggregate subbase material. The soil subgrade should be densified prior to the construction of either pavement section. As might be expected, the geogrid and additional aggregate base course will not be required in the areas where bedrock has been removed to reach pavement subgrade elevation.

If you have any questions regarding the information discussed in this letter, please feel free to contact our office.

Very truly yours,

F. T. KITLINSKI & ASSOCIATES, INC.

Blair C. Kitlinski, P.E.



CONCRETE DRIVEWAY APRON DETAIL (LOTS 95-114)

NOT TO SCALE

F. T. KITLINSKI & ASSOCIATES, INC.
CONSULTING GEOTECHNICAL ENGINEERS

BLAIR C. KITLINSKI, P.E.

TELEPHONE: 717-652-8620
FAX: 717-651-0725

3608 NORTH PROGRESS AVENUE
HARRISBURG, PENNSYLVANIA 17110
(1.2 MILES NORTH OF PROGRESS AVENUE INTERCHANGE NO. 69 OF I-81)

February 26, 2015

Mr. Josh Boultbee
Pioneer Management, LLC
111 Millersville Road
Lancaster, Pennsylvania 17603

Re: Utility Trench Backfill
Wabash Landing Residential Development
East Cocalico Township
Lancaster County, Pennsylvania
FTK & A Project No. 10-04-9740

Mr. Boultbee:

As requested in your February 3, 2015 email, I have completed an analysis of the on-site overburden with regard to its suitability for use as utility trench backfill for utilities which are positioned beneath the streets of the referenced project.

Laboratory testing (April 2010) performed by our office on representative samples of the overburden indicate that the soil falls into a USCS classification of "ML". The USCS describes "ML" soil types as very fine sands, silty or clayey fine sands, and/or clayey silts with slight plasticity. The mechanical analysis testing suggests that 70 to 90 percent of the soil consists of silt and clay size particles with silt being the predominate soil particle size. The remainder of the soil matrix, more or less, consists of fine sand. In terms of plasticity, the Atterberg limits determinations performed on the same samples produced plastic indices of 7.5 and 8.0 which are indicative of soil which has low levels of plasticity.

Due to the nature of the soil, it would be difficult to contest that it is of marginal suitability for use as structural backfill. Nevertheless, if properly placed and compacted, a level of strength can be achieved which equals or exceeds its undisturbed strength. In order to be properly densified, however, the moisture content of the soil must be at or near the optimum for compaction. This being the case, the soil could be considered for utility trench backfill. If the soil is not properly placed and compacted, it could be anticipated that issues will arise with regard to the performance of the pavement subgrade and the pavement itself.

As part of the April 2010 testing program, two(2) compaction tests

Mr. Josh Boultbee
Pioneer Management, LLC

February 25, 2015

(ASTM D698) were performed on representative samples of the overburden. In addition, natural moisture content determinations were completed on the samples used for the compaction tests. The results of the compaction tests indicate optimum moisture contents of 17.2 and 18.6 percent. Our office is not aware of the Township requirements for the placement and compaction of structural fill beneath roadways. It would be recommended that the soil be compacted to not less than 95 percent of the maximum dry density and that the moisture content of soil be within +/- two(2) percent of the optimum moisture content at the time of compaction. Although the compaction test curves indicate that 95 percent compaction can be achieved at moisture contents outside this moisture content range, it is anticipated that the soil will be unstable at moisture contents greater than two(2) percent over the optimum and difficult to compact at moisture contents that are less than two(2) percent below the optimum moisture content. This being the case, the in situ moisture content of the soil will determine if it can be sufficiently densified and therefore used for utility trench backfill.

No recent testing has been performed to determine the in situ moisture content of the soil at the project site. However, the testing completed in 2010 indicated that the natural moisture of the soil was between 26.6% and 27.4%. A comparision of these values with the optimum moisture required for compaction indicate that the soil is +/- nine(9) percent over the optimum moisture content. If conditions have not changed substantially, the moisture content of the soil will have to be reduced at least seven(7) percent in order to bring it to a level for proper compaction. Under the best weather conditions, and assuming the soil is turned occasionally, it is projected that it would take at least two(2) days. to reduce its moisture content. This would likely burden utility work since one of the objectives of this work is to backfill on a daily basis. This being the case, it may be prudent to establish the existing moisture content of the soil before a commitment to its use as structural backfill.

If you have any questions regarding the information discussed in this letter, please feel free to contact our office.

Very truly yours,

F. T. KITLINSKI & ASSOCIATES, INC.

Blair C. Kitlinski, P.E.

NO.	DATE	REVISION
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3	6-2-23	REV. PER TWP. COMMENTS
2	12-12-22	REV. PER TWP. & AUTH. ENG'S. COMMENTS
1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JGB
CHKD BY: JCH/KG
SURV. CHIEF:
DRAWN BY: JGB
FIELDBOOK NO. DATA COLLECTOR
CHKD BY: GK
DRAWING REFERENCE: F:\08\08-0500-02\CAD\Final Plt\site details-1-2.dwg
XREFS: Title-Base.dwg Title.dwg

CLIENT
SUNVIEW PARTNERS LP
c/o MR. MAHLON ZIMMERMAN
490 MILLWAY ROAD
EPHRATA, PA 17522
(717) 532-5700

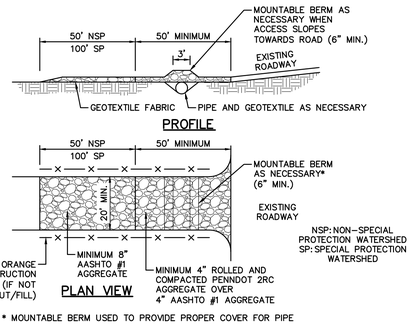
SCALE AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4900 Fax: (717) 481-4955
Email: jhb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

GEO-TECHNICAL ENGINEER'S LETTERS
SOIL SUITABILITY & SITE DETAILS
FOR THE
FINAL PHASE 3 SUBDIVISION PLAN
OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

DATE: MARCH 14, 2022
SHEET NO. 53 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

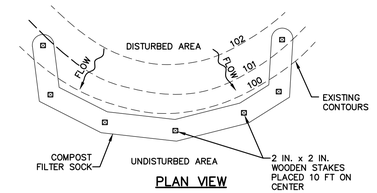


* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. 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.
4. 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.

ROCK CONSTRUCTION ENTRANCE

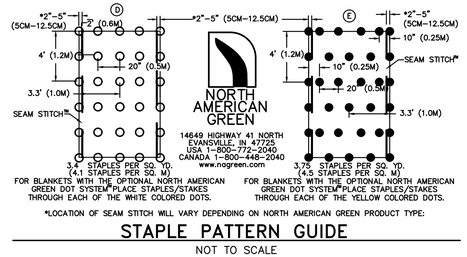
NOT TO SCALE



NOTES:
1. 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.
2. 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.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
4. 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.
5. 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.
6. 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.
7. 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.
8. FILTER SOCK SIZE USED FOR TEMPORARY TOPSOIL STOCKPILES MAY BE 12".

COMPOST FILTER SOCK

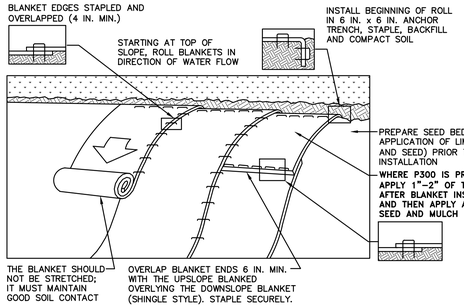
NOT TO SCALE



*LOCATION OF SEAM STITCH WILL VARY DEPENDING ON NORTH AMERICAN GREEN PRODUCT TYPE:

STAPLE PATTERN GUIDE

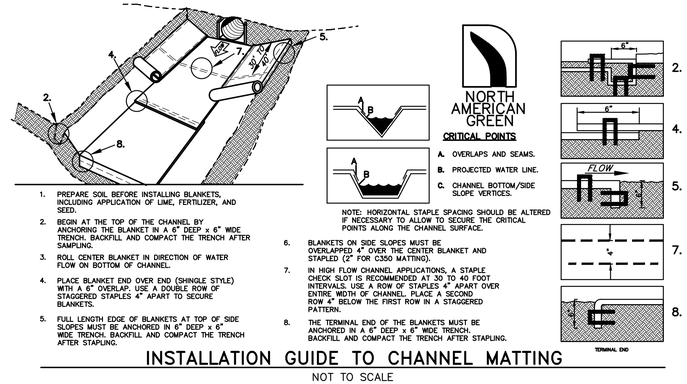
NOT TO SCALE



NOTES:
1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. 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.
5. THE BLANKET SHALL BE STAPLED USING 6" STAPLES AND STAPLE PATTERN "B".
6. 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.
7. DO NOT TRACK EQUIPMENT OVER BLANKET.

EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER SAMPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKET END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

INSTALLATION GUIDE TO CHANNEL MATTING

NOT TO SCALE

NO.	DATE	REVISION
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1	9-28-22	REV. PER TWP. & ENG. COMMENTS

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
SURV. CHIEF:
FIELDBOOK NO.
DESIGN BY: JGB
CHKD BY: JCH/KC
DRAWN BY: JGB
CHKD BY: CK
DATA COLLECTOR
DRAWING REFERENCE: F:\pdf\08-0500-02\CAD\Final-Plans\Addl. details-2.dwg
XREFS: TB.dwg

CLIENT
SUNVIEW PARTNERS LP
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490 MILLWAY ROAD
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SCALE: AS NOTED

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Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EROSION & SEDIMENTATION CONTROL DETAILS
FOR THE
FINAL PHASE 3 OF
WABASH LANDING
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.

DATE: MARCH 14, 2022
SHEET NO. 54 OF 55
DWG. NO. 08-0500-02-E

LCPC FILE #06-151-1C

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F:\pdf\08-0500-02\CAD\Final-Plans\EROSION & SEDIMENTATION CONTROL DETAILS, 9/1/2023 4:38:44 PM, 1:1

EROSION & SEDIMENT POLLUTION CONTROL NOTES:

A. GENERAL EROSION AND SEDIMENT CONTROL GUIDELINES

1. 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.
2. A COPY OF THIS PLAN SHALL BE KEPT AVAILABLE FOR INSPECTION ON THE CONSTRUCTION SITE AT ALL TIMES THROUGH THE TERMS OF THE PROJECT.
3. THE INTENT OF THIS PLAN/NARRATIVE IS TO INDICATE GENERAL MEANS OF COMPLIANCE WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF CHAPTER 102 OF THE PENNSYLVANIA CLEAN STREAMS LAW. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT THESE METHODS PLUS ADDITIONAL METHODS AS MAY BE NECESSARY BECAUSE OF THE CONDITIONS CREATED BY LOCALIZED SITE CONDITIONS AND/OR CONSTRUCTION PROCEDURES IN ORDER TO ASSURE COMPLIANCE WITH APPLICABLE LAW. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES SO THAT THEY PERFORM AS REQUIRED BY LAW.
4. CONTRACTOR SHALL MAINTAIN A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR OR REPLACEMENT AND MAINTENANCE ACTIVITIES.

B. GENERAL SEDIMENT AND EROSION CONTROL METHODS/PROCEDURES

1. IN ALL CASES, THE SMALLEST PRACTICAL AREA OF STABLE LAND SURFACE SHALL BE DISTURBED.
2. ALL RELATED SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE IN PLACE AND CAPABLE OF FUNCTIONING AS INTENDED PRIOR TO EARTHMOVING ACTIVITY WITHIN THEIR CONTRIBUTING WATERSHED AREAS.
3. UTILITY EXCAVATIONS SHALL BE OPEN ONLY LONG ENOUGH TO PROPERLY INSTALL AND INSPECT ALL UNDERGROUND FACILITIES IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS.
4. EXCAVATED MATERIAL (SPOIL) SHALL BE PLACED UP SLOPE FROM THE EXCAVATION WHENEVER POSSIBLE. RUNOFF FROM SPOIL PILES SHALL BE DIRECTED THROUGH A SEDIMENT FILTER STRUCTURE AND DISCHARGED IN A NON-EROSIVE MANNER.
5. DEWATERING EQUIPMENT DISCHARGE SHALL BE DIRECTED ONTO A STABILIZED SURFACE SO THAT EROSION DOES NOT OCCUR. DISCHARGES SHALL BE DIRECTED THROUGH A SEDIMENT FILTER STRUCTURE AND DISCHARGED IN A NON-EROSIVE MANNER.
6. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A DIRT BAG FILTRATION DEVICE, OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER NON-DISTURBED VEGETATED AREAS. DISCHARGE POINTS SHOULD BE ESTABLISHED TO PROVIDE FOR MAXIMUM DISTANCE TO ACTIVE WATERWAYS.
7. BACKFILLED EXCAVATIONS SHALL BE RESTORED TO ORIGINAL TYPE OF COVER AND GRADE AS PER SPECIFICATIONS. SEEDING SHALL BE DONE ACCORDING TO SCHEDULE FOR PERMANENT SEEDING. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AND ALL ERODIBLE/SOLUBLE AREAS AND MATERIALS TO BE EXPOSED.
8. LAWN AREAS SHALL BE FINISHED GRADED WITH 6-INCHES OF TOPSOIL UNLESS OTHERWISE NOTED. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL STRUCTURES. NO ISOLATED LOW SPOTS SHALL BE CREATED.
9. CONSTRUCTION ACCESS INTO UNPAVED AREAS FROM PAVED AREAS OR STREETS (PUBLIC OR PRIVATE) SHALL BE VIA A STABILIZED CONSTRUCTION ENTRANCE.
10. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
11. DIVERSION CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.
12. ALL CHANNELS MUST BE KEPT FREE OF OBSTRUCTIONS SUCH AS FILL GROUND, FALLEN LEAVES & WOODY DEBRIS, ACCUMULATED SEDIMENT, AND CONSTRUCTION MATERIALS/WASTES. CHANNELS SHOULD BE KEPT MOWED AND/OR FREE OF ALL WEEDY, BRUSHY OR WOODY GROWTH. ANY UNDERGROUND UTILITIES RUNNING ACROSS/THROUGH THE CHANNEL(S) SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL(S) REPAIRED AND STABILIZED PER THE CHANNEL CROSS-SECTION DETAIL.
13. VEGETATED CHANNELS SHALL BE CONSTRUCTED FREE OF ROCKS, TREE ROOTS, STUMPS OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT. THE CHANNEL SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.

C. MAINTENANCE OF SEDIMENT AND EROSION CONTROL FACILITIES

1. MAINTENANCE OF ALL STORMWATER, EROSION AND SEDIMENTATION CONTROL AND DETENTION FACILITIES SHALL COMMENCE IMMEDIATELY AFTER CONSTRUCTION BEGINS. ACCUMULATED SEDIMENT DEPOSITS SHALL BE REGULARLY REMOVED IN ORDER TO MAINTAIN PROPER PERFORMANCE.
2. IF SPOIL MATERIAL OR SOIL IS PLACED ON-SITE, IT SHALL NOT BE PLACED IN OR AROUND ANY EXISTING EROSION AND SEDIMENTATION CONTROL STRUCTURE (I.E. SEDIMENT BASIN, SILT FENCE) AND OR WATERWAY. IT SHOULD BE PLACED AND STABILIZED IMMEDIATELY.
3. ALL SEDIMENT AND EROSION FACILITIES MUST BE MAINTAINED IN OPERATING CONDITION UNTIL UPSTREAM AREAS ARE STABILIZED.
4. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE CONTRIBUTORY AREAS ARE STABILIZED.
5. SEDIMENT MUST BE REMOVED FROM THE INLET PROTECTION AFTER EACH STORM EVENT, OR WHEN THE DISTANCE BETWEEN THE GRATE AND THE SEDIMENT LEVEL IS REDUCED TO 18" IN A SILTSACK.
6. MAINTENANCE MUST INCLUDE INSPECTION OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT OF AT LEAST 0.25" AND ON A WEEKLY BASIS.
7. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. ANY AREAS DISTURBED BY REMOVAL OF CONTROLS SHALL BE STABILIZED IMMEDIATELY.
8. SEDIMENT SPILLED, DROPPED OR TRACKED ONTO PAVED SURFACES SHALL BE REMOVED IMMEDIATELY.
9. AT THE END OF EACH WORKING DAY, ANY SEDIMENT TRACKED OR CONVEYED ONTO A PUBLIC ROADWAY WILL BE REMOVED AND REDEPOSITED ONTO THE CONSTRUCTION SITE. REMOVAL CAN BE COMPLETED THROUGH USE OF MECHANICAL OR HAND TOOLS, BUT MUST NEVER BE WASHED OFF THE ROAD BY USE OF WATER.
10. SEDIMENT REMOVED FROM THE E&SPC CONTROLS & FACILITIES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES. AN E&S PLAN SHALL BE SUBMITTED TO THE CONSERVATION DISTRICT FOR ALL OFF-SITE SPOIL AREAS.
11. SEDIMENT BASINS/TRAPS SHALL BE KEPT FREE OF ALL TRASH, CONCRETE WASH WATER AND OTHER DEBRIS THAT POSE THE POTENTIAL FOR CLOGGING THE BASIN/TRAP OUTLET STRUCTURES AND/OR POSE THE POTENTIAL FOR POLLUTION TO WATERS OF THE COMMONWEALTH.
12. WHEN SEDIMENT HAS ACCUMULATED TO THE CLEAN OUT ELEVATION ON ANY STAKE, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE ENTIRE TRAP/BASIN.
13. CONTRACTOR SHALL PREPARE AND KEEP AVAILABLE FOR INSPECTION A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIRS, OR REPLACEMENT AND MAINTENANCE ACTIVITIES.

D. RECYCLING AND/OR DISPOSAL OF CONSTRUCTION WASTE:

1. THE CONTRACTOR MUST ENSURE THAT MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT NOT ARE 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. RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. ALL RECYCLING AND DISPOSAL MUST BE IN ACCORDANCE WITH LOCAL AND STATE RULES FOR WASTE MANAGEMENT. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 et seq., 271.1 et seq., AND 287.1 et seq. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDINGS MATERIALS OR WASTES.

E. RESTORATION OF PLANTING AREAS

1. FINAL RESTORATION SHALL BE PERFORMED NO LATER THAN THE START OF THE NEXT PLANTING SEASON FOLLOWING CONSTRUCTION. THE PLANTING SEASON SHALL BE AS ESTABLISHED BY THE U.S. AGRICULTURAL SERVICE FOR THE AREA OF CONSTRUCTION.
2. TOPSOIL SHALL BE FREE FROM SUBSOIL, BRUSH, WEEDS, OR OTHER LITTER, CLAY LUMPS AND STONES, BUT MAY CONTAIN DECAYING VEGETABLE MATTER AS IS PRESENT IN GOOD TOPSOIL.
3. PRECAUTIONS SHALL BE EXERCISED AS NECESSARY TO CONFORM WITH LAWS RELATING TO EROSION AND SEDIMENT CONTROL.
4. SEED SHALL BE NOT MORE THAN TWO (2) YEARS OLD. GERMINATION TESTS OF SEEDS SHALL BE MADE NOT MORE THAN SIX (6) MONTHS PRIOR TO SEEDING. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED SHALL NOT BE USED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PRODUCE A STAND OF GRASS IN ALL SEEDED OR SODDED AREAS. EROSION, DROUGHT, OR ANY OTHER CONDITION ENCOUNTERED SHALL NOT RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.

F. CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE REQUIREMENTS

1. 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.)
2. ANY PLACEMENT OF 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.
3. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED 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 A 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 CLEAN FILL."

G. STABILIZATION PROCEDURES

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
2. 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. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.
3. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3-5 INCHES PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL 3:1 OR GREATER SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
4. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
5. MULCH OF LONG STEM STRAW SHALL BE APPLIED AT EVEN APPLICATION OF 3 TONS PER ACRE, WITH A SURFACE COVERAGE OF 80-90% STRAW MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
6. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
7. EROSION CONTROL BLANKETING (SPAY-ON TYPE RECOMMENDED) 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.
8. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
9. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER OVER THE ENTIRE DISTURBED AREA 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.
10. SURFACE ROUGHENING SHALL BE APPLIED TO ALL CUT AND FILL SLOPES 3:1 OR STEEPER UNLESS A STABLE ROCK FACE EXISTS OR IT CAN BE SHOWN THAT THERE IS NOT A POTENTIAL FOR SEDIMENT POLLUTION TO SURFACE WATERS. FOR ROUGHENED SURFACES WHERE BLANKETING OF SEEDED AREAS IS PROPOSED, SPAY-ON TYPE BLANKETS (SUCH AS COMPOSTING OR A FLEXIBLE GROWTH MEDIUM) ARE RECOMMENDED. SURFACE ROUGHENING MAY BE DONE BY RUNNING TRACKED MACHINERY UP AND DOWN THE SLOPE, LEAVING TREAD MARKS PARALLEL TO CONTOUR.
11. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE.

SEEDING NOTES: TEMPORARY

MULCH – CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED– BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE 3 TONS PER ACRE. PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE VARIETIES FOLLOWING AND MIXED IN THE OF PROPORTIONS SPECIFIED.

TEMPORARY SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
Kentucky 31 Tall Fescue	75%	95%	80%
Ryegrass or Red Fescue	25%	95%	80%

THREE PERCENT REDTOP MAY BE ADDED TO THE LAWN MIXTURE ON SLOPE AREAS OR FOR LATE SPRING OR LATE FALL SEEDING.

TEMPORARY SEEDING SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER THOUSAND (1,000) SQUARE FEET.

ALL AREAS TO BE SEEDED SHALL BE LOOSENED TO A DEPTH OF AT LEAST TWO INCHES BY MECHANICAL MEANS.

MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.

LIMESTONE AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO AREAS TO BE SEEDED, AND WORKED INTO THE SOIL TO A DEPTH OF 2".
Limestone – pulv. Ag.
Limestone – 50 lbs./1000 s.f.
Fertilizer – 10-20-20
Fertilizer – 10 lbs./1000 s.f.

SEEDING – SEED ALL DISTURBED AREAS WITH THE TEMPORARY SEED MIXTURE. SEEDING SHALL OCCUR BETWEEN MARCH 15 – JUNE 15 OR AUGUST 15 – OCTOBER 15, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

SEEDING NOTES: PERMANENT

ALL TOPSOIL SHALL BE LOOSENED TO A DEPTH OF AT LEAST 4". ALL OBJECTIONABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED.

LIMESTONE AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO AREAS TO BE SEEDED, AND WORKED INTO THE SOIL TO A DEPTH OF 2".

LIMESTONE – PULV. AG.
LIMESTONE – 50 LBS./1000 S.F.
FERTILIZER – 10-20-20 ANALYSIS COMM.
FERTILIZER – 10 LBS./1000 S.F.

SEED MIXTURE
OVERTIME TALL FESCUE MIX
FORMULATION:
34% COCHISE III TURF TYPE TALL FESCUE
33% CORTEZ II TURF TYPE TALL FESCUE
33% EXPEDITION TURF TYPE TALL FESCUE

SEEDING RATES:
NEW LAWNS: 7-10 LBS. PER 1,000 S.F.
OVERSEEDING: 3½-5 LBS. PER 1,000 S.F.

METHOD OF SEEDING:
BROADCAST SEED FOLLOWED BY LIGHTLY ROLLING OR PACKING SEED. SEED TO SOIL CONTACT IS VITAL TO HAVING A SUCCESSFUL STAND. SEED SHOULD BE PLANTED NO MORE THAN ½ INCH DEEP. OVERSEEDING CAN BE DONE WITH A SLIT SEEDER.

SOILS RESOLUTIONS:

PRIOR TO COMMENCEMENT OF EARTHWORK, RANDOM SOIL TESTING SHOULD BE COMPLETED THROUGHOUT THE SITE. FROM THESE TESTS, IT SHOULD BE DETERMINED WHETHER OR NOT THE SOIL WARRANTS AMENDMENTS OR OTHER RESOLUTIONS AS DESCRIBED BELOW.

CUTBANKS CAVE – IT IS IMPERATIVE THAT PRECAUTIONS BE TAKEN TO SAFEGUARD WORKERS DURING ALL TRENCHING AND EXCAVATION OPERATIONS WITHIN THESE SOILS. ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES.

CORROSIVE TO STEEL –DUFFIELD AND HAGERSTOWN SOILS ARE CORROSIVE TO STEEL AND CONCRETE. PLASTIC PIPE WILL BE USED FOR THE STORM SEWER SYSTEMS.

EASILY ERODIBLE –THE USE OF EROSION CONTROL BLANKETS OR MULCHES ON SLOPES 3:1 OR GREATER ARE REQUIRED ON THIS PROJECT. THE ESTABLISHMENT PERIOD FOR A DENSE VEGETATIVE COVER IS CRITICAL. IDEALLY, FLOW SHOULD BE DIVERTED AWAY FROM PROPOSED SLOPES AND SWALES UNTIL GRASS CAN BE ESTABLISHED BUT WHEN THIS IS NOT PRACTICAL, PROPER PLACEMENT AND ANCHORING OF THE RECOMMENDED MULCH OR EROSION CONTROL BLANKET BECOMES EVEN MORE CRITICAL.

LOW STRENGTH/LANDSIDE PRONE – IT IS RECOMMENDED THAT SOIL TESTS BE PERFORMED TO DETERMINE ITS SUITABILITY FOR USE IN BASIN EMBANKMENTS, AROUND STRUCTURES AND AS A ROADWAY SUBBASE AND ADJUSTMENTS TO CONSTRUCTION METHODS/MATERIALS MADE IF DEEMED NECESSARY. PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. ALL PROPOSED 3:1 SLOPES SHALL BE IMMEDIATELY STABILIZED WITH AN EROSION CONTROL BLANKET.

PIPING/SEEPAGE – THE PROPOSED ANTI-SEEP COLLARS AND CLAY LININGS USED IN THE BASIN, AND THE WATERTIGHT PIPE JOINTS REQUIRED IN THE STORMSEWER SYSTEMS WILL RESOLVE THIS LIMITATION.

POOR SOURCE OF TOPSOIL –DUFFIELD SOILS ARE A POOR SOURCE OF TOPSOIL. WHEREVER GOOD TO FAIR SOURCES OF TOPSOIL EXIST ON THE SITE, THEY SHOULD BE PRESERVED AND STORED FOR LATER USE IN RESTORATION. SOIL TESTS ARE RECOMMENDED TO DETERMINE LIME AND FERTILIZER NEEDS. WHEREVER GOOD TO FAIR SOURCES OF TOPSOIL EXIST ON THE SITE, THEY SHOULD BE PRESERVED AND STORED FOR LATER USE IN RESTORATION. SOIL TESTS ARE RECOMMENDED TO DETERMINE LIME AND FERTILIZER NEEDS.

FROST ACTION –HAGERSTOWN SOILS HAVE MODERATE TO SEVERE LIMITATIONS WITH RESPECT TO FROST ACTION. DO NOT PLACE FOUNDATIONS, FOOTINGS, OR FILL MATERIAL ON FROZEN GROUND. WHEN FREEZING TEMPERATURES MAY BE EXPECTED, DO NOT EXCAVATE TO FULL DEPTH INDICATED. UNLESS FOUNDATIONS, FOOTINGS OR FILL MATERIAL CAN BE PLACED IMMEDIATELY AFTER EXCAVATION HAS BEEN COMPLETED AND APPROVED. PROTECT EXCAVATION FROM FROST IF PLACING OF CONCRETE IS DELAYED.

SHRINK/SWELL –DUFFIELD AND HAGERSTOWN SOILS HAVE A POTENTIAL TO SHRINK/SWELL. CARE SHALL BE TAKEN WHEN PERFORMING EARTHWORK IN WET CONDITIONS. SOILS SHALL BE MAINTAINED WITHIN 20% OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER MAY BE NECESSARY.

POTENTIAL SINKHOLE –DUFFIELD AND HAGERSTOWN SOILS ARE UNDERLAIN WITH CARBONATE GEOLOGY AND HAVE THE POTENTIAL TO FORM SINKHOLES. THE CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE RECOMMENDATIONS PROVIDED ON THE PLANS REGARDING SINKHOLES AND WITHIN THE CARBONATE HAZARD STUDY PREPARED BY RETTEW ASSOCIATES, INC.

WETNESS – DUFFIELD SOILS HAVE LIMITATIONS WITH REGARDS TO DRAINAGE. SEEDING MIXTURES TOLERANT OF WET CONDITIONS SHOULD BE USED.

PCSM REQUIREMENTS

1. 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 ON THIS PROJECT INCLUDE THE CONSTRUCTION OF BASIN #1, BASIN #2, BIO-RETENTION AREAS #1 & #2, ALL RAIN GARDENS AND THE CONSTRUCTION OF ALL BMP BEAUTY STRIPS.
2. THE PCSM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS:

1. 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.
2. 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.

PERMIT TERMINATION:

1. UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN, THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE:

a. THE FACILITY NAME, ADDRESS AND LOCATION.
b. THE OPERATOR NAME AND ADDRESS.
c. THE NPDES PERMIT NUMBER.
d. THE REASON FOR PERMIT TERMINATION.
e. IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM.
f. COPY OF LEGAL INSTRUMENT: 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.
g. 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."

2. THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
3. THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS PART OF THE APPROVED PCSM PLAN TO THE PERSONS BEING RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS.

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING STAGING OF EARTH MOVING ACTIVATES. EACH STAGE SHALL BE COMPLETED BEFORE A SUBSEQUENT STAGE IS INITIATED. ANY OTHER WORK NOT SHOWN ON THIS PLAN REQUIRES A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN.

THE LANCASTER COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED AT 717-299-5361 AT LEAST 7 DAYS PRIOR TO ANY EARTH MOVING TO SCHEDULE A PRE-CONSTRUCTION MEETING.

BEFORE STARTING ANY EARTH DISTURBANCE ACTIVATES, THE GENERAL CONTRACTOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVATES, THE LANDOWNER, THE TOWNSHIP, THE TOWNSHIP ENGINEER, THE DESIGN PROFESSIONAL, AND A REPRESENTATIVE OF THE LANCASTER COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING.

AT LEAST THREE DAYS BEFORE STARTING ANY EART