

PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE, CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 09, 2008.

DESIGN SERIAL NUMBER 20203531256 (CITY OF LANCASTER

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LANCASTER, PA 17608

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ADAMSBURY ASSOCIATES, L.P.

213 AND 217 COLLEGE AVE., 224 AND 226 ELM ST. CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA

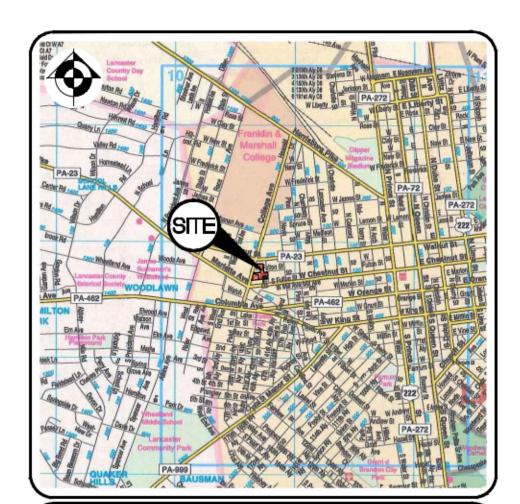
FINAL LOT CONSOLIDATION AND LAND

DEVELOPMENT PLAN

PROPOSED RE-DEVELOPMENT

PREPARED FOR: ADAMSBURY ASSOCIATES, L.P. 4-6 WEST KING STREET, SUITE 4 LANCASTER, PA 17603-3824

WAIVER/MODIFICATION REQUEST				
AT A MEETING HELD ON, 2022, THE CITY OF LANCASTER PLANNING COMMISION APPROVED THE FOLLOWING WAIVERS/MODIFICATIONS FROM THE CITY OF LANCASTER	UNIFORM PARCEL IDENTIFIER			
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:	LOT NO.	STREET ADDRESS	PARCEL ID	
A.) SECTION 265-26.D(4)(b)[6]: WHICH REQUIRES SUBMISSION OF A ENVIRONMENTAL IMPACT REPORT.		213 COLLEGE AVENUE	335769800000	
·· · -···		217 COLLEGE AVENUE	3348920400000	
WAIVER/MODIFICATION IS REQUESTED TO NOT SUBMIT AN ENVIRONMENTAL IMPACT REPORT AS THERE ARE NO FEATURES ON THE PROJECT SITE PERTAINING TO THE REQUIREMENTS LISTED IN THE ORDINANCE.		224 ELM STREET	3359909300000	
		226 ELM STREET	3359871300000	



LOCATION MAP SCALE: 1" - 2,000" COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BJE080722)

	FINAL LOT CONSOLIDATION AND			
	LAND DEVELOPMENT PLAN			
	SHEET INDEX			
	DRAWING			
	SHEET NO.	DRAWING TITLE		
	C-1 TITLE SHEET C-2 PROJECT NOTES AND PLAN LEGEND			
	C-3	LOT CONSOLIDATION PLAN		
	C-4	EXISTING SITE CONDITIONS AND DEMOLITION PLAN		
	C-5	SITE LAYOUT PLAN		
	C-6	SITE EASEMENT PLAN		
	C-7	SITE GRADING, UTILITY AND LANDSCAPING PLAN		
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	DETAILS AND PROFILE(S)			
	C-9 SITE DETAILS			

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID - 3359871300000) (OWNER - PARCEL ID - 3359909300000)

COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER _______. THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE THE CORPORATION'S ACT AND PLAN, THAT THE CORPORATION 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.

GVIEW STRUCTURES, LLC FAIRVIEW ROAD	CORPORATE OFFICER
NHEIM, PA 17545	
	TITLE
	NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT

NOTARY STAMP SEAL

(OWNER - PARCEL ID - 3357698900000) FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER ____ , THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

OF PLAN AND OFFER OF DEDICATION

PINNACLE HEALTH LANCASTER HEALTH REGIONAL HEALTH CENTER TO ME KNOWN OR PROVEN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE THE CORPORATION'S ACT AND PLAN, THAT THE CORPORATION 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.

PINNACLE HEALTH LANCASTER HEALTH CORPORATE OFFICER REGIONAL HEALTH CENTER 250 COLLEGE AVENUE LANCASTER, PA 17603 NOTARY PUBLIC

NOTARY STAMP SEAL

LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION . AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON OFFICE OF THE PLANNING COMMISSION IN LCPC FILE NO. ______,THIS CERTIFICATE DOES PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RUSES, REGULATIONS, OR LAWS OF

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORD	DING OF	DEEDS,	IN AND	FOR LANCASTER	COUNTY
PENNSYLVANIA, IN SUBDIVISION PLAN BOO	K			, VOLUME _	
PAGE WITNESS MY HAND AND	D SEAL	OF OFFIC	CE THIS		DA`
OF	_ , 20 _		(RECO	RD 8HEET8 1+9)	

STORMWATER ACKNOWLEDGEMENT BY OWNER

I (WE) THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE TO BE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE CITY OF LANCASTER.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID - 3358920400000)

COUNTY OF LANCASTER

DEDICATED TO THE PUBLIC USE.

, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THE CORPORATION IS THE THE CORPORATION'S ACT AND PLAN, THAT THE CORPORATION 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

217 COLLEGE AVENUE GARAGE, LLC 701 CATHEDRAL STREET, SUITE 10 BALTIMORE, MD 21201	CORPORATE OFFICER SIGNATURE
	CORPORATE OFFICER PRINTED NA
	TITLE

NOTARY STAMP SEAL

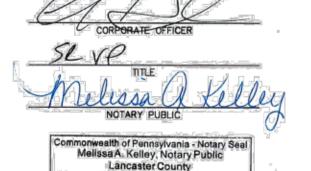
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID - 3359871300000) (OWNER - PARCEL ID - 3359909300000) OWNER - PARCEL ID - 3358920400000) (OWNER - PARCEL ID - 3357698900000)

FORM	OF AFFIDAVIT
COMMONWEALTH OF PENNSYLVANIA	
ON THIS, THE 5 DAY OF DAY	7 /
APPEARED	BEING SR V OF
LAW DEPOSES AND SAYS THAT THE CORPOR	OR PROVEN, BEING DULY SWORN ACCORDING TO RATION IS THE ROPERTY SHOWN ON THIS PLAN, THAT THE PLAN
THEREOF WAS MADE AT HIS/HER DIRECTION,	THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HE CORPORATION DESIRES THE SAME TO BE
	IER PROPERTY IDENTIFIED AS PROPOSED PUBLIC
DEDICATED TO THE PUBLIC USE.	12/11/

ADAMSBURY ASSOCIATES, L.P. 4-6 WEST KING STREET, SUITE 4 LANCASTER, PA 17603-3824



My commission expires January 6, 2025 Commission number 1212765

NOTARY STAMP SEAL

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763.15A-LD-1

APPROVED BY THE CITY ENGINEER, THIS ______ DAY OF______, 20____.

RESOLUTION 22-007 FOR 213 COLLEGE AVENUE:

RESOLUTION 22-008 FOR 217 COLLEGE AVENUE:

DUE TO THE INCREASE FROM 87% TO 90%.

RESOLUTION 22-009 FOR 224 & 226 ELM STREET:

REQUIRED DUE TO THE INCREASE FROM 0% TO 96%.

IMPROVEMENTS) PLAN

SPECIAL EXCEPTION / VARIANCE REQUESTS

A.) SECTION 300-15: A SPECIAL EXCEPTION IS REQUIRED FOR MULTI-FAMILY DWELLING (NEW)

PARCEL TO HAVE PARKING LOCATED "OFF-SITE" ON THE 217 COLLEGE AVE. AND 224 &

C.) SECTION 300-20: A SIDE SETBACK VARIANCE FOR 213 COLLEGE AVE. PARCEL IS REQUIRED

FOR THE USE OF THE EXISTING SOUTHERN WALL LOCATION DUE TO INCREASING THE

D.) SECTION 300-20: A REAR YARD VARIANCE FOR 213 COLLEGE AVE. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 217

A.) SECTION 300-15: A USE VARIANCE IS REQUIRED FOR PORTION OF PROJECT LOCATED IN

B.) SECTION 300-20: A SIDE YARD VARIANCE FOR 217 COLLEGE AVE. PARCEL IS REQUIRED

C.) SECTION 300-20: A REAR YARD VARIANCE FOR 217 COLLEGE AVE. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 213

E.) SECTION 300-20: A BUILDING COVERAGE VARIANCE FOR 217 COLLEGE AVE, PARCEL IS REQUIRED DUE TO THE INCREASE FROM 76% TO 77%.

F.) SECTION 300-42: A PARKING STALL SIZE VARIANCE IS REQUIRED FOR THE 217 COLLEGE

A.) SECTION 300-15: A USE VARIANCE IS REQUIRED FOR PORTION OF PROJECT LOCATED IN

B.) SECTION 300-20: A SIDE YARD VARIANCE FOR 224 & 226 ELM ST. PARCEL IS REQUIRED

C.) SECTION 300-20: A REAR YARD VARIANCE FOR 224 & 226 ELM ST. PARCEL IS REQUIRED DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 217

D.) SECTION 300-20: A FRONT SETBACK VARIANCE IS REQUIRED FOR 224 & 226 ELM ST. AND 217 COLLEGE AVE. TO SET THE PROPOSED BUILDING BACK FROM THE FRONTS OF THE EXISTING BUILDINGS ALONG ELM ST.

F.) SECTION 300-42: A PARKING STALL SIZE VARIANCE IS REQUIRED FOR THE 224 & 226 ELM

G.) SECTION 300-44.D: A VARIANCE FOR PARKING IN THE FRONT YARD FOR THE 224 & 226

CERTIFICATE OF ACCURACY FOR (STORMWATER

HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE (STORMWATER MANAGEMENT,

IRAFFIC CONTROL FACILÍTIES OR OTHER PLAN DETAILS NOT COVERED BY THE CERTIFICATE OF

PLAN ACCURACY) SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMITY WITH THE

MANAGEMENT, TRAFFIC IMPACT OR OTHER

LANCASTER CITY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

E.) SECTION 300-20: A LOT COVERAGE VARIANCE FOR 224 & 226 ELM ST. PARCEL IS

DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE 217

D.) SECTION 300-20: A LOT COVERAGE VARIANCE FOR 217 COLLEGE AVE. PARCEL IS REQUIRED

DUE TO THE PROPOSED BUILDING CROSSING THE PROPERTY LINE IN COMMON WITH THE ELM

B.) SECTION 300-44(G): A SPECIAL EXCEPTION WILL BE REQUIRED FOR 213 COLLEGE AVE.

CERTIFICATE FOR LANCASTER CITY

PLANNING COMMISSION APPROVAL

CERTIFICATE OF CITY ENGINEER APPROVAL

APPROVED BY THE LANCASTER CITY PLANNING COMMISSION ON THIS _____

CHAIRMAN OR VICE-CHAIRMAN

CITY OF LANCASTER STORMWATER MANAGEMENT SITE PLAN APPROVAL

THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION THAT ARE FILED WITH THE CITY OF LANCASTE IN FILE NO. ______, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE CITY OF LANCASTER STORMWATER MANAGEMENT ORDINANCE.

CARBONATE GEOLOGY STATEMENT

STORMWATER MANAGEMENT FACILITIES (CIRCLE ONE) (IS)/ IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

> SCOTT T. DEBELL, P.E. REGISTRATION NO. PE 060631-E (AGENT FOR SITE DESIGN CONCEPTS, INC.)

CERTIFICATE OF SURVEY ACCURACY

HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE,

SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LANCASTER CITY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, COPYRIGHT BY AND FOR:

> REGISTRATION NO. SU 075471 (AGENT FOR SITE DESIGN CONCEPTS, INC.)

CERTIFICATE OF PLAN ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LANCASTER CITY

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

REGISTRATION NO. PE 060631-E (AGENT FOR SITE DESIGN CONCEPTS, INC.)

REGISTRATION NO. PE 060631-E (AGENT FOR SITE DESIGN CONCEPTS, INC.)

2022, SITE DESIGN CONCEPTS, INC. - ALL RIGHTS RESERVED. THESE PLANS ARE THE PROPERTY OF SITE DESIGN CONCEPTS, INC. ANY USE OR REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN CONCEPTS, INC. IS FORBIDDEN.

TANDARDS AND SPECIFICATIONS.

STANDARD DETAILS, UNLESS OTHERWISE NOTED.

GRADES AND/OR PROVIDE THE REQUIRED MINIMUM COVER

TYPES OF STRUCTURES REFER TO THE LATE $\underline{\mathsf{ST}}$ PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

ALL UTILITY STRUCTURES (I.E. SEWER MANHOLES, INLETS, VALVE BOXES, ETC.) LOCATED WITHIN THE

EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE

CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT

THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES AS NECESSARY TO MATCH PROPOSED

RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO

PROPOSED STREETS OR PÄVED AREAS SHALL BE ADJUSTED TO MEET PROPOSED FINISHED GRADES.

AND A MINIMUM TWO (2) FEET OF CLEARANCE BETWEEN UTILITIES AND UTILITY POLES UNLESS

INCHES SHALL BE MAINTAINED BETWEEN ALL WATER AND SANITARY SEWER CROSSINGS. IF THIS

CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED, UPON

APPROVAL BY MUNICIPALITY AND SITE DESIGN CONCEPTS, INC.

RECORDS AND/OR PREPARATION OF RECORD DRAWINGS.

OR THE SEWER AUTHORITY.

OTHERWISE NOTED HEREON. CONTRACTOR SHALL CONTACT SITE DESIGN CONCEPTS, INC. IF THESE

ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY

THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL UTILITY

LOCATIONS AND SHALL PROVIDE THIS INFORMATION TO SITE DESIGN CONCEPTS, INC. FOR OWNER'S

MINIMUM CLEARANCES CANNOT BE ACHIEVED. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18)

CONSTRUCTION NOTES

STORMWATER MANAGEMENT FACILITIES

 SITE PREPARATION AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED. GRUBBED AND STRIPPED OF TOPSOIL. WHERE POSSIBLE, ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. UNLESS RESTRICTED FROM SUCH, ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 15 FEET OF THE TOE OF THE EMBANKMENT. AREAS TO BE COVERED BY THE STORMWATER FACILITIES SHALL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. TREES, BRUSH, AND STUMPS SHALL BE CUT APPROXIMATELY LEVEL WITH THE GROUND SURFACE. FOR DRY STORMWATER MANAGEMENT PONDS, A MINIMUM OF A 25-FOOT RADIUS AROUND THE OUTLET STRUCTURE SHALL BE CLEARED. ALL CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND THE STORMWATER FACILITIES AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE, WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.

EARTH FILL A. MATERIAI THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6". FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT, AND CUTOFF TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL AND MUST HAVE AT LEAST 30% PASSING THE 200 SIEVE. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER. MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT,

B. PLACEMENT AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL, FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8 INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

C. COMPACTION THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR COMPACTION SHALL BE ACHIEVED BY A MINIMUM OF FOUR COMPLETE PASSES OF A SHEEPSFOOT OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE. YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT. WHEN REQUIRED BY THE REVIEWING AGENCY THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD

CUTOFF TRENCH THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE BOTTOM WIDTH OF THE TRENCH SHALL BE GOVERNED BY THE EQUIPMENT USED FOR EXCAVATION, WITH THE MINIMUM WIDTH BEING FOUR FEET. SHALL BE AT LEAST TWO FEET BELOW EXISTING GRADE OR AS SHOWN ON THE PLANS, THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER SURFACE ELEVATION OR AS SHOWN ON THE PLANS, THE SIDE SLOPES SHALL BE 1 TO 1 OF LATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. IN ADDITION, THE CORE SHALL BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF EMBANKMENT.

5. STRUCTURE BACKFILL WITH FLOWABLE FILL BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL SHALL COMPLETELY FILL ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE, UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE, THE MIXTURE SHALL HAVE 100-200 PSI, 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM PH OF 4.0 AND A MINIMUM RESISTIVITY OF 2.000 OHM-CM, MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER, AND ON THE SIDES OF THE PIPE. IT ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS, AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE CORE OF THE EMBANKMENT OR OTHER EMBANKMENT MATERIALS.

ALL PIPES SHALL BE CIRCULAR IN CROSS-SECTION UNLESS OTHERWISE SPECIFIED.

REINFORCED CONCRETE PIPE

A. MATERIALS - REINFORCED CONCRETE PIPE SHALL HAVE BELL AND SPIGOT JOINTS WITH RUBBER GASKETS AND SHALL EQUAL OR EXCEED ASTM C-361.

B. BEDDING - REINFORCED CONCRETE PIPE CONDUITS SHALL BE LAID IN A CONCRETE BEDDING/CRADLE FOR THEIR ENTIRE LENGTH. THIS BEDDING/CRADLE SHALL CONSIST OF HIGH SLUMP CONCRETE PLACED UNDER THE PIPE AND UP THE SIDES OF THE PIPE AT LEAST 50% OF ITS OUTSIDE DIAMETER WITH A MINIMUM THICKNESS OF 6 INCHES, WHERE A CONCRETE CRADLE IS NOT SPECIFIED, FLOWABLE FILL MAY BE USED AS DESCRIBED IN THE "STRUCTURE BACKFILL" SECTION OF THIS STANDARD, GRAVEL BEDDING IS NOT PERMITTED.

C. LAYING PIPE - BELL AND SPIGOT PIPE SHALL BE PLACED WITH THE BELL END UPSTREAM, JOINTS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL. AFTER THE JOINTS ARE SEALED FOR THE ENTIRE LINE, THE BEDDING SHALL BE PLACED SO THAT ALL SPACES UNDER THE PIPE ARE FILLED. CARE SHALL BE EXERCISED TO PREVENT ANY DEVIATION FROM THE ORIGINAL LINE AND

D. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL", ABOVE.

PLASTIC PIPE

A. MATERIALS - PVC PIPE SHALL BE A MINIMUM OF SDR-35 CONFORMING TO ASTM D-1785 OR ASTM D-2241. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE, COUPLINGS AND FITTINGS SHALL CONFORM TO THE FOLLOWING: 4" THROUGH 10" PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M252 TYPE S. AND 12" THROUGH 60" SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S OR ASTM F2306.

B. JOINTS AND CONNECTIONS TO ANTI-SEEP COLLARS SHALL BE COMPLETELY WATERTIGHT

C. BEDDING —THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHERE ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.

D. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL", ABOVE.

OF TRANSPORTATION PUBLICATION 408, SECTION 709.

TRANSPORTATION PUBLICATION 408.

BY MUNICIPAL CONSTRUCTION STANDARDS AND SPECIFICATIONS.

A, CONCRETE SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 608 AND 714; AND AS MODIFIED HEREON. B. REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT

9. OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS, OR AS REQUIRED

ROCK RIP-RAP SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF

STORM DRAINAGE PIPE INSTALLATION NOTES

STORM DRAIN PIPES SHALL BE ADS N-12 HDPE PIPE WITH ADS PRO-LINK ULTRA (IN-LINE BELL) PIPE JOINTS (FOR WATER TIGHT CONNECTIONS), ADS PRO-LINK WT (FOR WATER TIGHT CONNECTIONS), AND/OR ASTM C-76 RCP WITH BELL AND SPIGOT JOINTS OR APPROVED EQUAL. REFER TO PLAN AND PROFILES FOR MATERIALS

2. CURVILINEAR INSTALLATION OF ADS (N-12) PIPE SHALL USE PRO-LINK WT JOINTS FOR WATER TIGHT CONNECTIONS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS, CURVILINEAR PIPE WITH PRO-LINK WT BELL/BELL COUPLER OR MITERED BELL COUPLER SHALL BE INSTALLED WITH A MAXIMUM THREE INCH (3") DEFLECTION AT EACH JOINT, TO ACHIEVE A RADIUS OF LESS THAN 200 FEET, INSTALL TEN FOOT (10') PIPE LENGTHS WITH A GASKETED BELL/BELL COUPLER. ALL INSTALLATION MUST BE COORDINATED WITH A MANUFACTURER'S REPRESENTATIVE

3. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

GEOTECHNICAL INVESTIGATION NOTE

BASED UPON A REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY ECS MID-ATLANTIC, LLC, DATED APRIL 1. 2022, THE SITE IS GENERALLY SUITABLE FOR CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. ALL CONSTRUCTION AND INSPECTION PROCEDURES AND PROTOCOLS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY ECS MID-ATLANTIC, LLC, DATED APRIL 1, 2022, SHALL BE FOLLOWED DURING SITE DEVELOPMENT. CONTRACTOR SHALL THOROUGHLY REVIEW THE GEOTECHNICAL ENGINEERING REPORT AND ANY QUESTIONS OR CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF SITE DESIGN CONCEPTS, INC. AND ECS MID-ATLANTIC, LLC PRIOR TO THE START OF CONSTRUCTION.

SINKHOLE PRONE SOILS

ANY PORTION OF THE SITE THAT IS UNDERLAIN BY LIMESTONE MAY GENERALLY BE PRONE TO SOLUTION ACTIVITY AND FORMATION OF SINKHOLES, IF SINKHOLES ARE DISCOVERED DURING CONSTRUCTION OPERATIONS:

1. THE CONTRACTOR SHOULD CEASE OPERATIONS WITHIN THE AFFECTED AREA AND CONTACT THE GEOTECHNICAL

3. THE APPROPRIATE REMEDIAL TREATMENT - WHICH MAY CONSIST OF GROUT OR CONCRETE PLACEMENT, REVERSE

FILTER CONSTRUCTION UTILIZING ROCK AND AGGREGATE, AND/OR STABILIZATION VIA PLACEMENT OF GEOTEXTILES

2. ALL SOFT SOILS SHOULD BE EXCAVATED TO REVEAL THE THROAT OF THE SINKHOLE. PINNACLES AND OVERHANGS SHOULD BE REMOVED AND CREVICES CLEANED-OUT AND FILLED WITH LEAN CONCRETE AS

4. DURING EARTHMOVING OPERATIONS, EXCAVATIONS SHOULD BE BACKFILLED AS SOON AS PRACTICAL AND ANY DEPRESSIONS SHOULD BE RE-GRADED TO AVOID PONDED WATER.

GENERAL CONSTRUCTION NOTES

PRIOR TO COMMENCEMENT OF PROJECT, CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE OF PROPOSED IMPROVEMENTS WITH THE OWNER, PROJECT ENGINEER, MUNICIPALITY, AND ALL ADJOINING PROPERTY OWNERS THAT WILL BE AFFECTED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF CONSTRUCTION OUTLINED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN, UNLESS APPROVED OTHERWISE BY THE LOCAL CONSERVATION DISTRICT, THE MUNICIPALITY, AND SITE DESIGN CONCEPTS,

ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO SITE DESIGN CONCEPTS, INC. PRIOR TO CONSTRUCTION

EXTREME CARE SHOULD BE TAKEN DURING SITE DEMOLITION AND CONSTRUCTION ACTIVITIES SO AS NOT TO DISTURB EXISTING PROPERTY CORNER MONUMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH REPLACEMENT OF ANY PROPERTY CORNERS DAMAGED DURING SITEWORK OPERATIONS.

UNLESS NOTED OTHERWISE HEREIN, MISCELLANEOUS SIGNS, MAILBOXES, FENCES, ETC. LOCATED WITHIN CONSTRUCTION AREAS SHALL BE REMOVED AND RELOCATED BY THE CONTRACTOR, AS REQUIRED.

UNLESS NOTED OTHERWISE, IN CASE OF CONFLICTS BETWEEN THE PLANS AND DETAILS SHOWN HEREIN AND

5. IF DISCREPANCIES BETWEEN SCALED AND LABELED DIMENSIONS SHOWN ON THESE PLANS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT SITE DESIGN CONCEPTS, INC. FOR CLARIFICATION

MUNICIPAL ORDINANCES OR CONSTRUCTION SPECIFICATIONS, THE MUNICIPAL REQUIREMENTS SHALL TAKE 7. ANY EXISTING BITUMINOUS PAVING, CONCRETE CURB, CONCRETE PADS, SIDEWALK, UTILITY OR OTHER EXISTING IMPROVEMENT (SCHEDULED TO REMAIN) THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED, OR REPAIRED WITH MATERIAL EQUAL TO OR EXCEEDING THAT WHICH WAS DISTURBED, OR AS SPECIFIED BY THE OWNER, PROJECT OR MUNICIPAL ENGINEER, AS APPLICABLE, WHEN REMOVING AND

REPLACING CONCRETE CURB, CONCRETE PADS AND/OR SIDEWALK, REMOVAL SHALL BE TO THE NEAREST EXPANSION JOINT IF POSSIBLE, TO CREATE A CLEAN, TOOLED (NON-SAWCUT) JOINT. PROVIDE DOWELS AT JOINTS AND INSTALL NEW EXPANSION JOINT MATERIAL AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC AND TRAFFIC

MUNICIPALITY AND/OR PENNDOT. 9. TEMPORARY TRAFFIC CONTROLS AND TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC

CONTROL, AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY ROAD CLOSING WITH THE

10. CONTRACTOR SHALL MONITOR CONSTRUCTION VEHICLES AS REQUIRED TO AVOID TRACKING MUD AND DEBRIS ONTO ANY PAVED STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE STREET(S) AND/OR ACCESS DRIVE(S) CLEARED AND THE SITE IN AN APPROPRIATE WORKMAN-LIKE MANNER.

ALL EXISTING LAWN AREAS DISTURBED BY PROPOSED CONSTRUCTION SHALL BE RESTORED TO PROVIDE A MINIMUM SIX INCHES (6") TOPSOIL, GRADED TO SMOOTH, TRUE LINES AND SEEDED AND MULCHED PER

12. ANY LAND AREA THAT CANNOT BE ADEQUATELY STABILIZED WITH SEEDING AND MULCHING SHALL BE STABILIZED WITH AN EROSION CONTROL OR TURF REINFORCEMENT MATTING.

13. HANDICAP CURB RAMPS SHALL BE PROVIDED TO PROPOSED SIDEWALKS AT ALL PROPOSED STREET INTERSECTIONS AND AT LOCATIONS INDICATED ON THE SITE PLAN(S). RAMPS SHALL BE CONSTRUCTED PER

14. PROPOSED STORMWATER MANAGEMENT FACILITIES:

CONTROL DEVICES (MUTCD).

PROPOSED STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO MANAGE POST DEVELOPMENT STORM RUNOFF FROM PROPOSED IMPERVIOUS AREAS SHOWN ON THIS PLAN. NO PROVISIONS HAVE BEEN MADE TO MANAGE STORMWATER RUNOFF FROM ADDITIONAL FUTURE IMPERVIOUS AREAS NOT SHOWN ON THIS PLAN.

ALL PROPOSED STORM INLETS LOCATED WITHIN EXISTING/PROPOSED PUBLIC RIGHTS-OF-WAY SHALL BE PENNDOT 2'x4' TYPE M OR C AS SPECIFIED ON THE PROFILES, UNLESS OTHERWISE NOTED OR REQUIRED DUE TO PIPE SIZES, CONFIGURATIONS OR GEOMETRY. THE REAR EDGE OF THE TOP OF GRATE OF ALL TYPE-C INLETS LOCATED IN PROPOSED STREETS SHALL BE DEPRESSED ONE AND ONE-HALF (1-1/2) INCHES BELOW THE FLOWLINE. VANE GRATES SHALL BE PROVIDED ON INLETS AS SPECIFIED ON THE PROFILES. ALL INLETS SHALL INCLUDE A BICYCLE—SAFE INLET GRATE. ALL PROPOSED STORM PIPES SHALL BE WATERTIGHT SMOOTH LINED CORRUGATED POLYETHYLENE (SLCP) UNLESS NOTED OTHERWISE.

THE DESIGN OF THE PERMANENT STORMWATER INFILTRATION AND/OR STORMWATER QUALITY BMPS IS BASED ON REPRESENTATIVE SOIL TESTING PROCEDURES ACCEPTED BY PA DÉP. DUE TO POSSIBLE VARIANCES IN THE SOIL PROPERTIES ENCOUNTERED WITHIN THE AREA OF THE ACTUAL BMP FACILITY, AND THE POTENTIAL ALTERATION OF PERCOLATION PROPERTIES OF THE SOIL DURING CONSTRUCTION, SITE DESIGN CONCEPTS, INC. DOES NOT GUARANTEE OR WARRANTY THAT THE BMPS WILL FUNCTION IN ACCORDANCE WITH THE PARAMETERS USED TO

15. PROPOSED SITE GRADING HAS BEEN SHOWN TO PROVIDE A GENERAL REPRESENTATION OF THE FINISHED GROUND CONTOUR AND DRAINAGE PATTERNS FOR STORMWATER DESIGN PURPOSES.

16. ALL DIMENSIONS IN AREAS OF PROPOSED CURBING ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE

17. ALL ELEVATIONS ARE AT THE CENTER OF STRUCTURE AT THE FLOWLINE OF THE FACE OF CURB OR AT THE CENTER OF STRUCTURE IN GRASSED AREAS, UNLESS OTHERWISE NOTED.

18. FAILURE TO SPECIFICALLY MENTION ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE

PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK. THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL APPLY AS IF

SHOWN ON THIS PLAN AND SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF ANY SITE 20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES,

PROCEDURES, AND SAFETY PRECAUTIONS AND PROCRAMS.

21. CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. 22. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH HORIZONTALLY

AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS AND CURBS.

WHERE IT IS NECESSARY TO CONNECT TO OR EXTEND AN EXISTING ROAD OR PAVEMENT, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.

24. SITE CONTRACTOR SHALL PROVIDE DETAILED AS-BUILT INFORMATION TO PROJECT ENGINEER FOR ALL PROPOSED SANITARY SEWER AND STORMWATER MANAGEMENT, CONVEYANCE AND B.M.P. STRUCTURES / FACILITIES (PUBLIC AND PRIVATE) FOR PROJECT ENGINEER'S USE IN PREPARATION OF RECORD DRAWINGS.

GEOTECHNICAL NOTES

THE SITE IS GENERALLY SUITABLE FOR CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE FOLLOWING

CLEARING, GRUBBING, DEMOLITION OF EXISTING STRUCTURES, AND THE STRIPPING OF ORGANIC SURFACE SOILS SHOULD BE PERFORMED IN ADVANCE OF ANY GRADING OPERATIONS IN STRUCTURAL AREAS.

AFTER CLEARING, GRUBBING, AND STRIPPING HAVE BEEN COMPLETED, THE RESULTING STRUCTURAL FIL SUBGRADE SHOULD BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO LOCATE ANY UNSUITABLE OR UNSTABLE AREAS PRIOR TO STRUCTURAL FILL PLACEMENT, ANY SUBGRADE SOILS IDENTIFIED AS BEING UNSUITABLE OR UNSTABLE SHOULD BE UNDERCUT TO A STABLE SOIL STRATUM AND BACKFILLED WITH CONTROLLED, COMPACTED STRUCTURAL FILL

3. SOILS SHALL BE DRIED BY PLACING IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND DISCING AND ARRATING THE SOIL OR TREATING WITH LIME OR CEMENT UNTIL MOISTURE FALLS WITHIN THE

4. SPRINGS AND AREAS OF HIGH GROUNDWATER TABLE ENCOUNTERED DURING CONSTRUCTION SHALL BE DEWATERED USING A PUMPED WATER FILTER BAG. IN AREAS OF PERMANENT EXCAVATION, CEASE WORK AND

STRUCTURAL FILLS SUPPORTING FOUNDATIONS, SLABS, AND ROADWAYS AND WITHIN EMBANKMENT SLOPES STEEPER THAN 3(H):1(V) SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95% OF ASTM D-698 (AASHTO T-99) AT +/- 3% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4) INCHES.

3. STRUCTURAL FILLS WITHIN THE TOP ONE (1) FOOT OF PAVEMENT SUBGRADE SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 98% OF ASTM D-698 (AASHTO T-99) AT +/- 2% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4)

STRUCTURAL FILLS IN STORMWATER MANAGEMENT FACILITIES SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95% OF ASTM D-698 (AASHTO T-99) AT 2 TO 5% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4)

8. UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER, THE MAXIMUM PARTICLE SIZE FOR STRUCTURAL FILLS WITHIN THE UPPERMOST ONE (1) FOOT OF FLOOR SLAB SUBGRADE AND PAVEMENT AND FILLS IN THE VICINITY OR UTILITIES SHOULD BE LIMITED TO FOUR (4) INCHES. FOR FILLS BELOW THE UPPERMOST ONE (1) FOOT AND FILLS WITHIN NON—STRUCTURAL AND LANDSCAPED AREAS, THE MAXIMUM PARTICLE SIZE SHOULD BE

9. ALL BLASTING REQUIRED FOR ROCK REMOVAL FOR SITE GRADING, INSTALLATION OF PROPOSED SANITARY SEWER AND OTHER UTILITIES OR FACILITIES SHALL BE COMPLETED AT THE SAME TIME IN ACCORDANCE WITH ALL GOVERNING REGULATORY REQUIREMENTS.

10. PAVEMENT SUBGRADE SHOULD BE GRADED AND SEALED AT THE END OF EACH WORKDAY. PLACEMENT OF SUBBASE AND ASPHALT PAVING SHOULD BE PERFORMED AS QUICKLY AS POSSIBLE TO MINIMIZE THE IMPACT OF REPEATED SATURATION OF THE SUBGRADE SOILS.

11. ALL NEW FILL SLOPES STEEPER THAN 5(H):1(V) SHOULD BE KEYED INTO THE EXISTING SLOPES TO PROTECT THE

12. FILL CONTAINING A MAJORITY OF ROCKY MATERIAL MAY BE DIFFICULT TO EXCAVATE IF LOCATED IN AREAS OF JTILITY TRENCH AND FOOTING EXCAVATIONS. THEREFORE, THE CONTRACTOR MAY WANT TO CONSIDER LIMITING THE USE OF ROCK FILL IN AREAS OF PROPOSED EXCAVATION. OR TO STAGE THE EARTHWORK OPERATIONS TO ALLOW THE PLACEMENT OF ROCK FILL AT THE BOTTOM OF THE DEEPER FILL AREAS, BELOW ANY ANTICIPATED

13. ALL UNSUITABLE MATERIAL MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEER.

14. A CEOTECHNICAL ENGINEER OR OTHER TECHNICAL PROFESSIONAL SHALL BE PRESENT DURING THE CONSTRUCTION OF SLOPES EXCEEDING 3:1 FILL OR 2:1 CUT.

AVOID RUNNING UTILITIES ALONG FOUNDATIONS LINES. 16. MINIMIZE IRRIGATED LANDSCAPED AREAS ADJACENT TO BUILDINGS.

17. COMPACTION TESTING TO ENSURE, ADEQUATE COMPACTION IS ACHIEVED PER REQUIREMENTS NOTED HEREIN OF THOSE OF ANY AGENCY WITH JURISDICTION, IS REQUIRED AT THE BASE OF ALL STORM, SANITARY SEWER AND WATER SYSTEM STRUCTURES AND PIPES THAT ARE LOCATED IN FILL AREAS, PRIOR TO INSTALLATION OF SAID

GENERAL NOTES

1. THE PURPOSE OF THIS LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN IS TO DEPICT THE EXISTING AND PROPOSED SITE CONDITIONS ON TAX ACCT. NO. 3357698900000-213 COLLEGE AVENUE, 3348920400000-217 COLLEGE AVENUE, 3359909300000-224 ELM STREET, AND 3359871300000-226 ELM STREET, LANCASTER CITY,

PARCEL INFORMATION TAX ACCT. NO. 3357698900000, 2259909300000, 3359971300000 DEED REFERENCE: DEED INSTRUMENT 6464849

> TAX ACCT, NO. 2259909300000, 3359971300000 DEED REFERENCE: DEED INSTRUMENT 611352

TAX ACCT. NO. 3358920400000 DEED REFERENCE: DEED INSTRUMENT 6661019

3. EXISTING LAND TRACT(S) ARE ZONED: RO, HIGH DENSITY RESIDENTIAL / OFFICE / INSTITUTIONAL R-4. RESIDENTIAL HIGH DENSIT

 ADJACENT LAND TRACTS ARE ZONED: NORTH: R-3, RESIDENTIAL MEDIUM DENSITY SOUTH: R-4, RESIDENTIAL HIGH DENSITY EAST: R-3. RESIDENTIAL MEDIUM DENSITY WEST: MU. RESIDENTIAL MIXED-USE

5. EXISTING LAND TRACT(S) USE: VACANT BUILDING, PARKING GARAGE, VACANT LAND PROPOSED LAND TRACT USE: MULTI-FAMILY BUILDING AND PARKING GARAGE

EXISTING LOT AND PROPOSED PROJECT IS/WILL BE SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED B LANCASTER CITY WATER AUTHORITY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED B

7. MINIMUM REQUIRED LOT AREA - MULTIFAMILY DWELLING (OVER 3 STORIES): 6,300 S.F. (R-4 AND RO DISTRICT) EXISTING 3357698900000 LOT AREA: 14,848 S.F. (0.341 AC.) GROSS/NET EXISTING 3348920400000 LOT AREA: 45,661 S.F. (1.048 AC.) GROSS/NET EXISTING 3359909300000 LOT AREA: 1,768 S.F. (0.041 AC.) GROSS/NET EXISTING 3359871300000 LOT AREA: 1,663 S.F. (0.038 AC.) CROSS/NET

8, MINIMUM REQUIRED LOT WIDTH: MULTIFAMILY DWELLING (OVER 3 STORIES): 70 FT. (R-4 AND RO DISTRICT) EXISTING 3357698900000 LOT WIDTH: 147 F EXISTING 3348920400000 LOT WIDTH: 71 FT

EXISTING 3359871300000 LOT WIDTH: 17 FT. PROPOSED CONSOLIDATED LOT WIDTH 3359909300000 AND 3359871300000: 35 FT.

MINIMUM REQUIRED SETBACKS: MULTIFAMILY DWELLING (OVER 3 STORIES) PRINCIPAL BUILDINGS & STRUCTURES: NOTE: 5 FT. NOTE: 12 FT

PROPOSED BUILDING HEIGHT: ≤60 FT

REAR: 25 FT.

EXISTING 3359909300000 LOT WIDTH: 18 F

10. MAXIMUM ALLOWABLE BUILDING HEIGHT: MULTIFAMILY DWELLING (OVER 3 STORIES): 60 FT. (5 STORIES)

11. MAXIMUM ALLOWABLE LOT COVERAGE: MULTIFAMILY DWELLING (OVER 3 STORIES): 85% EXISTING 3357698900000 LOT COVERAGE: 55% (8,197 S.F.±/14,848 S.F.) EXISTING 3348920400000 LOT COVERAGE: 86% (39,213 S.F.±/45,661 S.F.) EXISTING 3359909300000 LOT AREA: 0% (0 S.F.±/1.768 S.F. EXISTING 3359871300000 LOT AREA: 0% (0 S.F.±/1,663 S.F.)

PROPOSED 3357698900000 LOT COVERAGE: 69% (10,210 S.F.±/14,848 S.F.) PROPOSED 3348920400000 LOT COVERAGE: 90% (41,202 S.F.±/45,661 S.F.) PROPOSED CONSOLIDATED LOTS 3359909300000 AND 3359871300000 LOT AREA: 96% (3,308 S.F.±/3,431 S.F.

12. MAXIMUM BUILDING COVERAGE: MULTIFAMILY DWELLING (OVER 3 STORIES): 70% EXISTING 3357698900000 BUILDING COVERAGE: 30% (4,464 S.F.±/14,848 S.F.) EXISTING 3348920400000 BUILDING COVERAGE: 76% (34,861 S.F.±/45,661 S.F.) EXISTING 3359909300000 BUILDING COVERAGE: 0% (0 S.F.±/1,768 S.F.) EXISTING 3359871300000 BUILDING COVERAGE: 0% (0 S.F.±/1,663 S.F.)

PROPOSED 3357698900000 BUILDING COVERAGE: 57% (8,522 S.F.±/14,848 S.F.) PROPOSED 3348920400000 BUILDING COVERAGE: 80% (36,724 S.F.±/45,661 S.F.) PROPOSED CONSOLIDATED LOTS 3359909300000 AND 3359871300000 BUILDING COVERAGE: 44% (1,514

S.F.±/3,431 S.F.) 13. PARKING REQUIREMENTS

BASIS: ONE (1) SPACE PER DWELLING UNIT, REQUIRED NO. OF SPACES = 64 SPACES + 10% REDUCTION FOR BIKE PARKING = 58 SPACES

EXISTING NO. OF SPACES (TO REMAIN) = 144 SPACES (72 LOWER/UPPER LEVEL)

PROPOSED NO. OF SPACES (UPPER LEVEL) = 19 SPACES (EX. EXPANDED PARKING GARAGE UNDER PR. BLDG.) PROPOSED NO. OF SPACES (LOWER LEVEL) = 18 SPACES (EX. EXPANDED PARKING GARAGE UNDER PR. BLDG.) TOTAL NO. OF PARKING SPACES = 181 SPACES

REQUIRED NO. OF ADA HANDICAP PARKING SPACES = 3 SPACES

EXISTING NO. OF ADA PARKING SPACES (TO REMAIN) = 9 SPACES

PROPOSED NO. OF ADA HANDICAP PARKING SPACES (UPPER LEVEL) = 4 SPACES (EX. EXPANDED PARKING PROPOSED NO. OF ADA HANDICAP PARKING SPACES (LOWER LEVEL) = 3 SPACES (EX. EXPANDED PARKING GARAGE UNDER PR. BLDG.)

TOTAL NO. OF ADA HANDICAP PARKING SPACES = 16 SPACES

18. CLEAR SIGHT TRIANGLE REQUIREMENTS

14. PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF LANCASTER, COMMUNITY NUMBER 420553, PANEL 0362, SUFFIX MAP NUMBER 42071C0362F, EFFECTIVE DATE: APRIL 5, 2016.

15. SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN JANUARY 2021.

16. THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED

SPIKE NAIL IN LANDSCAPING ON WEST SIDE OF COLLEGE AVENUE. ELEV.= 397.68. VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY

A 10-FOOT SIGHT TRIANGLE MEASURED 10 FEET ALONG THE PROPERTY LINE AND INTERSECTING DRIVEWAY EDG WITH A THIRD LINE FORMING THE TRIANGLE, SHALL BE ESTABLISHED, WITHIN WHICH NOTHING SHALL BE ERECTE PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO BLOCK VISION BETWEEN A HEIGHT OF 3 FEET AND 10 FEET ABOVE THE GROUND; HOWEVER, DECIDUOUS TREES MAY BE PLANTED, PROVIDED ONLY THE TRUNK (NO LIMBS/LEAVES EXCEPT DURING THE EARLY GROWING YEARS) IS WITHIN THE SIGHT TRIANGLE AND TH TRUNK DOES NOT OBSTRUCT VEHICULAR VISIBILITY, PLANTING AT INTERSECTIONS SHALL COMPLY WITH § 300-24,

19. THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE. 20. ALL PROPERTY CORNERS NOT CURRENTLY SET SHALL BE SET IN ACCORDANCE WITH CITY OF LANCASTER SPECIFICATIONS.

21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LANCASTER CONSTRUCTION SPECIFICATIONS. 22. ALL EXTERIOR LIGHTING SHALL CONFORM TO REQUIREMENTS CONTAINED IN THE CITY OF LANCASTER ZONING

ORDINANCE AND BE ARRANGED SO AS NOT TO REFLECT OR GLARE ON ADJOINING LOTS OR STREETS.

23. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS PROHIBITED BY THE UTILITY COMPANY. 24. PROPOSED SANITARY SEWER SYSTEM LOCATED WITHIN EXISTING AND PROPOSED PUBLIC SEWER EASEMENT OR STREET RIGHTS-OF-WAY SHALL BE DEDICATED TO CITY OF LANCASTER.

25. THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ET WITHIN THE SANITARY SEWER, STORM WATER OR UTILITY RIGHTS-OF-WAY/EASEMENTS, TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORM WATER, OR UTILITIES, OR CHANGE IN GROUND CONTOURS WITHIN THE RIGHTS-OF-WAY/EASEMENTS MAY BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE CITY OF LANCASTER.

LANCASTER, PA 17603

LANCASTER, PA 17603

26. THE OWNER HEREBY GRANTS CITY OF LANCASTER OR ITS REPRESENTATIVE A GENERAL ACCESS EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITIES.

ALL SOIL TYPES LOCATED WITHIN THE PROJECT SITE ARE TYPE UC, URBAN LAND.

28. LAND OWNER(S) PROPERTY ADDRESS: PINNACLE HEALTH LANCASTER REGIONAL 213 COLLEGE AVENUE

250 COLLEGE AVENUE LANCASTER, PA 17603 217 COLLEGE AVENUE GARAGE, LLC

217 COLLEGE AVENUE 701 CATHEDRAL STREET, SUITE 10 LANCASTER, PA 17603 BALTIMORE, MD 21201 LONGVIEW STRUCTURES, LLC 224 AND 226 ELM STREET

EQUITABLE OWNER: ADAMSBURY ASSOCIATES, L.P. 4-6 WEST KING STREET SUITE 4 LANCASTER, PA 17603-3824

859 FAIRVIEW ROAD

MANHEIM, PA 17545

HEALTH CENTER

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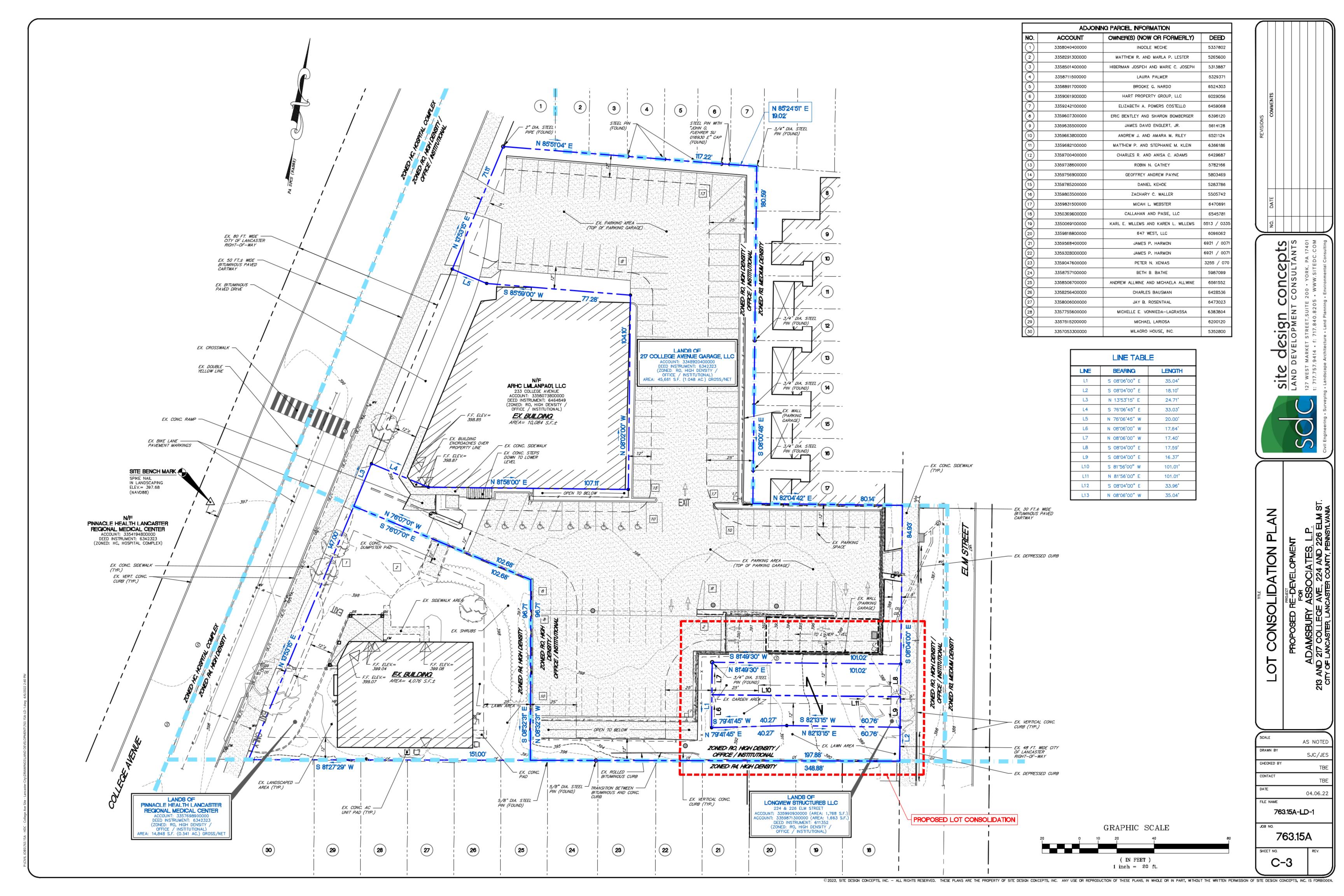
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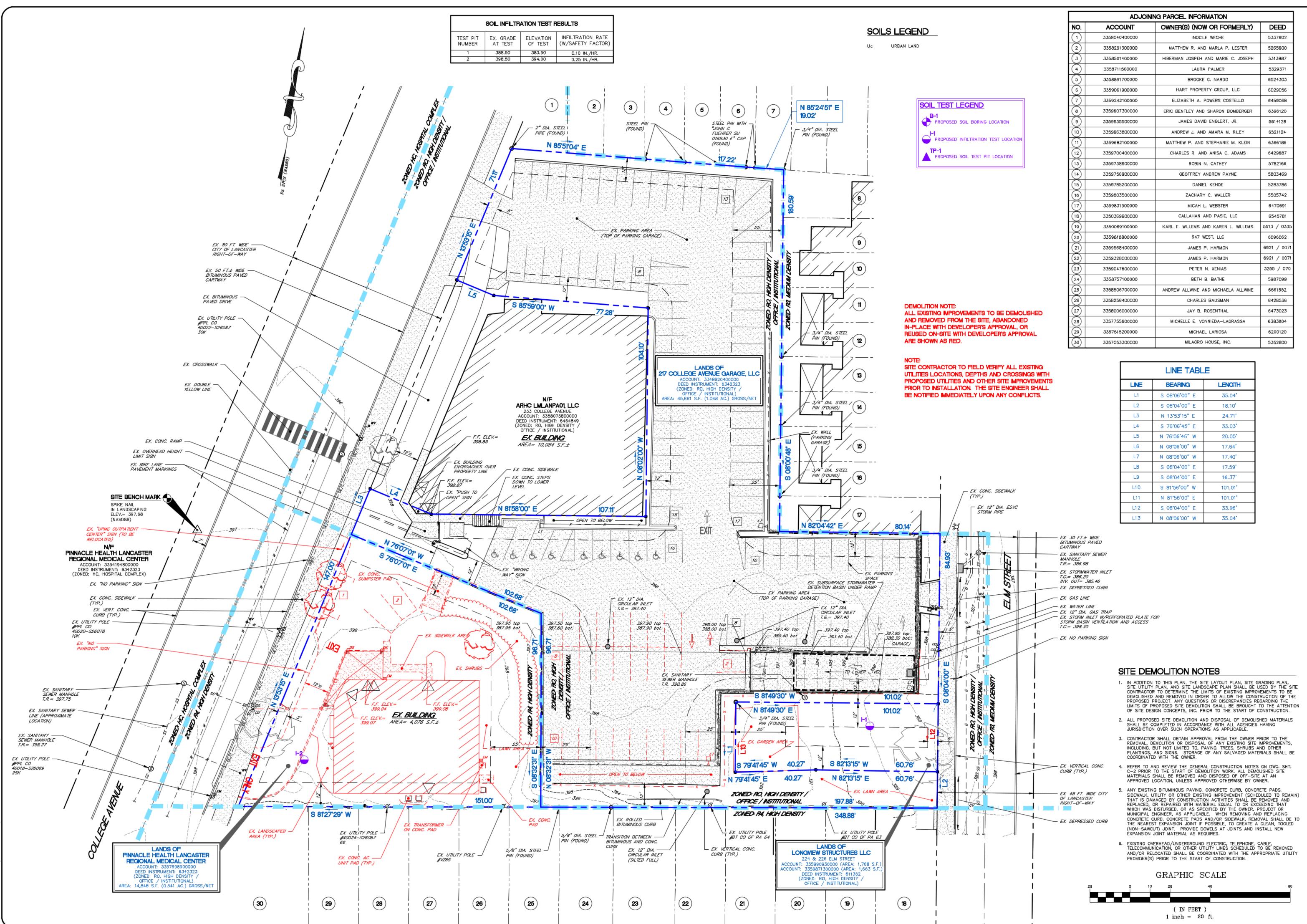
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FACILITIES. RESULTS OF ALL COMPACTION TESTS SHALL BE PROVIDED TO THE OWNER, PROJECT ENGINEER AND AGENCY WITH JURISDICTION.





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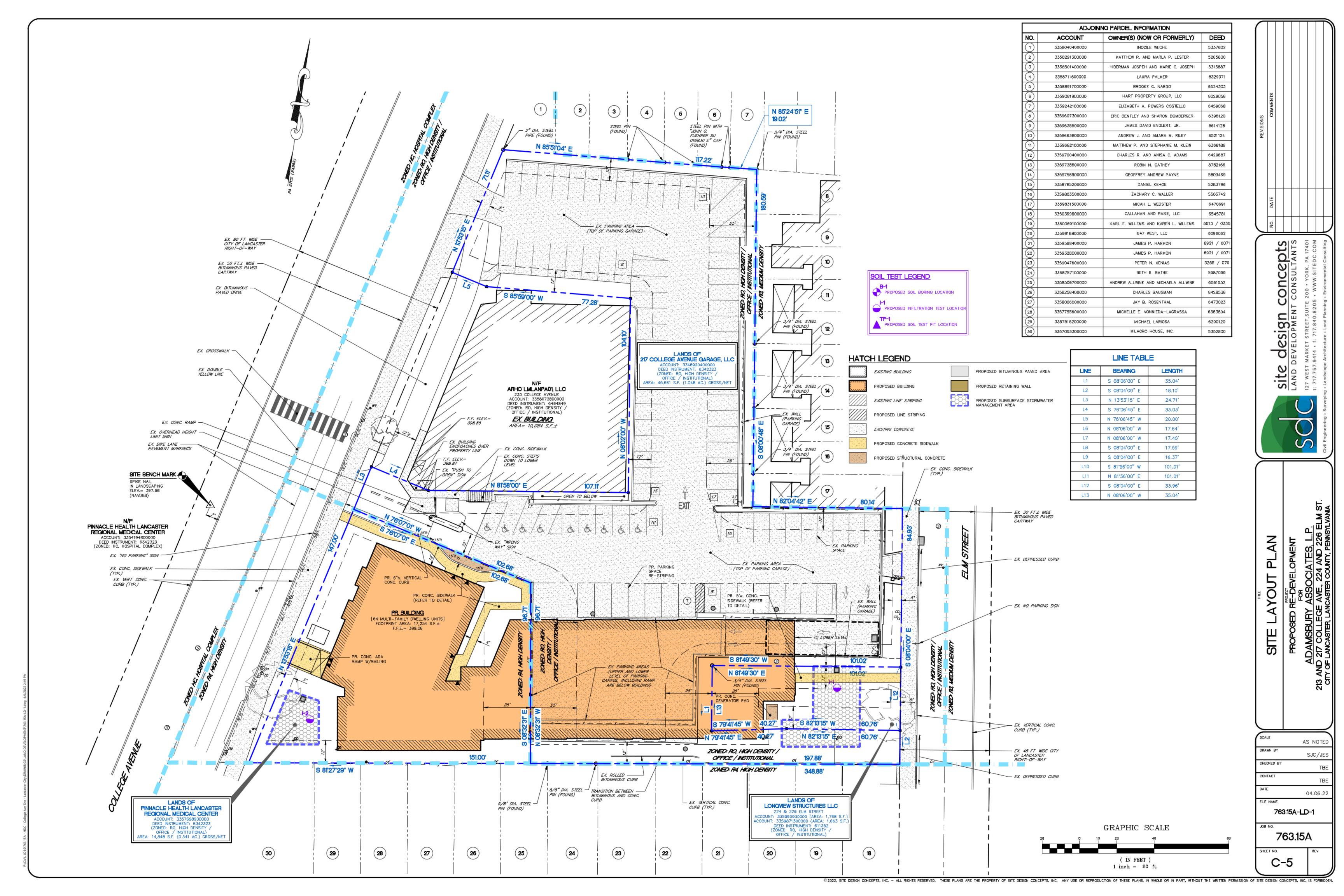
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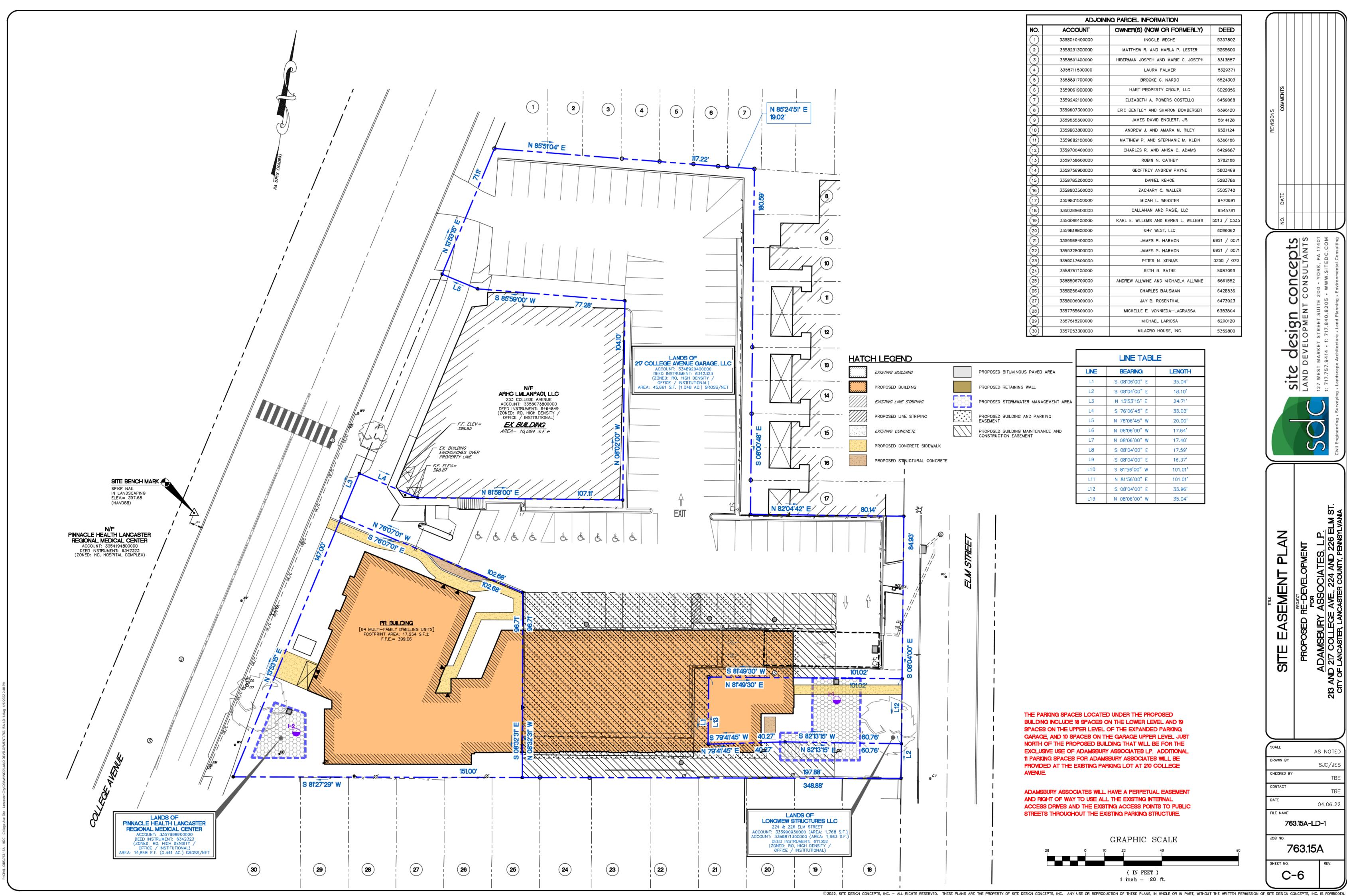
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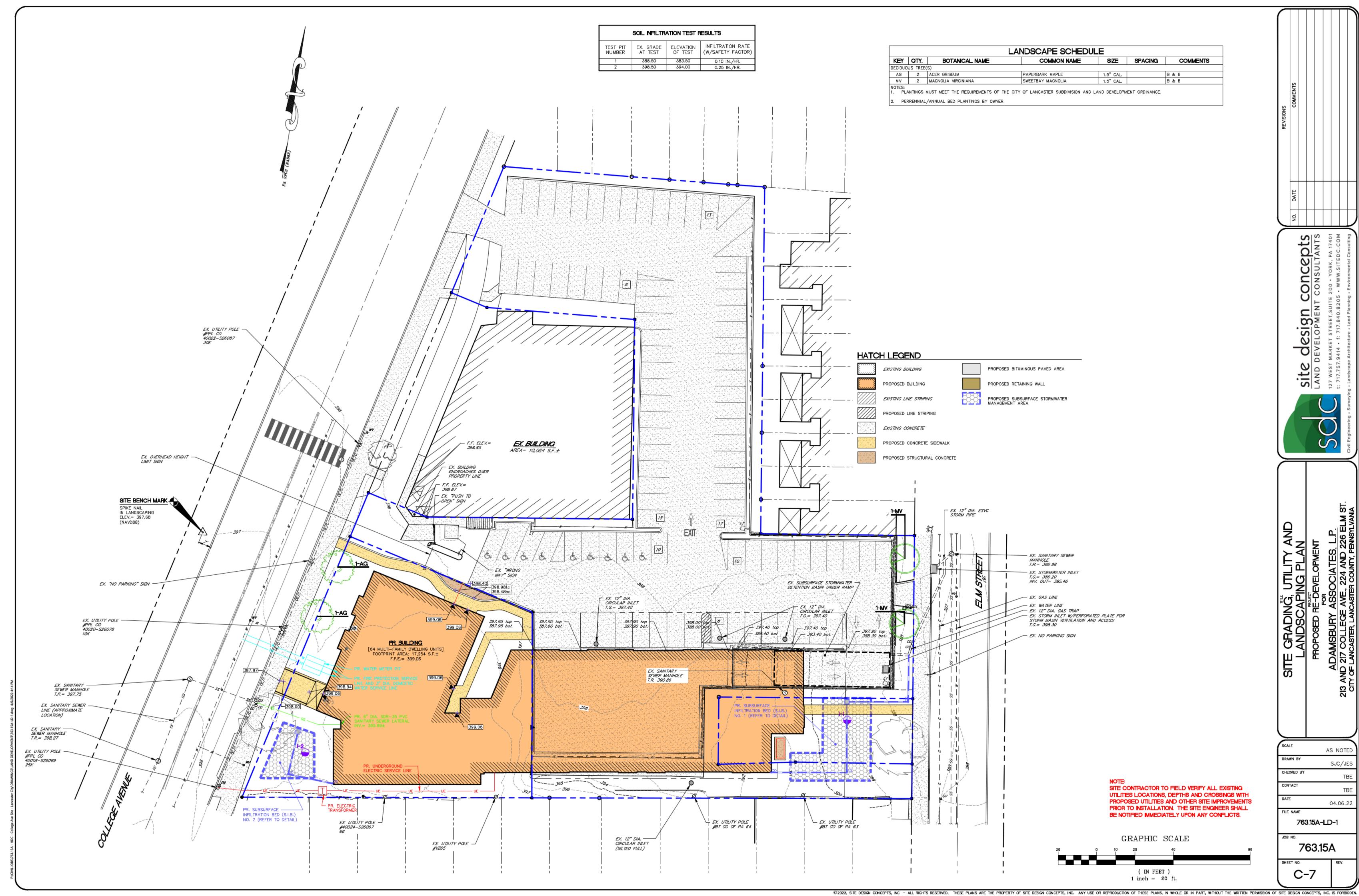




AS NOTED SJC/JES

04.06.22 763.15A-LD-1

763.15A



INSPECTION / MAINTENANCE / REPAIRS FOR BMP FACILITIES

STORMWATER MANAGEMENT BMP'S SHALL BE INSPECTED BY THE LANDOWNER OR THE OWNER'S DESIGNEE ACCORDING TO THE

AT LEAST FOUR TIMES EACH YEAR. DURING OR IMMEDIATELY AFTER THE CESSATION OF A STORM EVENT EXCEEDING 1 INCH OF RAINFALL. ALL WASTE AND MATERIALS DEPOSITED IN AND REMOVED FROM POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BMP FACILITIES AND FROM IMPERVIOUS AREAS (EX. SWEEPING OF STREETS AND PARKING LOTS) DURING

SUBSURFACE INFILTRATION BEDS

MAINTENANCE & INSPECTION

. INSPECTION SHALL INCLUDE SUBSURFACE INFILTRATION BED MEADOW OR GRASS AREAS, OUTLET CONTROL STRUCTURE, INLET STRUCTURES, AND AREAS DRAINING TO BEDS.

WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND

287.1 ET, SEQ, NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

- . IF FOUND DURING INSPECTIONS, REMOVE SEDIMENT, TRASH AND OTHER DEBRIS FROM SUBSURFACE INFILTRATION BED MEADOW AND GRASS AREAS, INLET STRUCTURES AND AREAS DRAINING TO BEDS. IMMEDIATELY IMPLEMENT NEEDED
- . DURING INSPECTIONS AFTER RAIN EVENTS, INSPECT SUBSURFACE INFILTRATION BED MEADOW OR GRASS AREAS AND INLETS TO DETERMINE IF THE FACILITIES DRAIN BETWEEN 24 AND 72 HOURS. . MAINTAIN SUBSURFACE INFILTRATION BED MEADOW AREAS IN GOOD CONDITION (I.E. UNIFORM PERENNIAL VEGETATIVE
- COVERAGE). IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS. RESTRICT MOWING OF BED MEADOW AREAS TO DNCE EACH SPRING AND ONCE EACH FALL, DURING DRY PERIODS CREATER THAN 72 HOURS AFTER STORM/RAINFALL EVENTS. MAINTAIN SUBSURFACE INFILTRATION BED GRASS AREAS IN GOOD CONDITION, GRASS STABILIZATION (I.E. >75% UNIFORM PERENNIAL 3"-6" GRASS COVERAGE). IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS. RESTRICT
- MOWING TO DRY PERIODS GREATER THAN 72 HOURS AFTER STORM/RAINFALL EVENTS. . RESTRICT VEHICULAR OR OTHER EQUIPMENT TRAFFIC ON INFILTRATION AREAS TO ONLY THAT NECESSARY FOR MOWING
- . PROHIBIT STORAGE OF HAZARDOUS MATERIALS ON ANY AREA THAT DRAINS TO SUBSURFACE INFILTRATION BEDS.

REPAIR OR REPLACEMENT - SUBSURFACE INFILTRATION BEDS

Excavate to Rock

Step 6. Cover geotextile with permeable soil, compatible with on site soils. Compact to 95% of the maximum

deally each layer is six inches to two feet thick. When solid rock is encountered near the surface, drop off the bottom yers (i.e. start with a smaller stone size) or use thinner layers. It is important that the bottom layer be larger than the

lution channel opening in the bedrock. The objective is to provide a limited path for percolating water but prevent or

TYPICAL GROUTED TYPE

SINKHOLE REPAIR DETAIL

imize expansion of the sinkhole. The repair, as described, also provides good filtration of infiltrating water,

Step 7. Fill the remainder of the hole with soil. This can be layered to match the existing soil profile.

Permeable Soil

Compacted CL/ML Soil

(if possible)

Step 1. Excavate the sinkhole down to rock if possible.

tep 5. Cover the soil with geotextile fabric.

tep 2. Clean out all loose soil and expose throat, if possible

Step 3. Place 2 to 3 feet (or as needed) of flowable fill/lean concrete Step 4. Compact CL/ML soil over flowable fill/concrete - 2.0 feet min.

. IF STANDING WATER CONSISTENTLY REMAINS WITHIN 72 HOURS OF A STORM EVENT EXCEEDING 1" OF RAINFALL, CONTACT THE ENGINEER FOR RECOMMENDATIONS INCLUDING INCLUDING FLUSHING/VACUUMING SERVICES OR POSSIBLY ADDITIONAL STORMWATER DESIGN THAT WOULD ALLOW BEDS TO BE USED FOR RATE CONTROL ONLY.

STORMWATER MANAGEMENT FACILITIES OPERATION AND MAINTENANCE NOTES

- THE OWNER OF THE PROPERTY ON WHICH THE STORMWATER MANAGEMENT FACILITIES (SUBSURFACE INFILTRATION) BEDS 1 AND 2) ARE CONSTRUCTED SHALL MAINTAIN THE BMPS IN GOOD CONDITION AND PROMPTLY REPAIR AND RESTORE ALL GRADE SURFACES, DRAINS, INLET STRUCTURES, VEGETATION AND OTHER PROTECTIVE DEVICES. SUCH REPAIRS OR RESTORATIONS, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH APPROVED PLANS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE BMPS UNTIL RELEASED FROM THIS PROJECT, THE LAND OWNERS/RESPONSIBLE PARTY (AS DEFINED BELOW) SHALL MAINTAIN THE BMPS THEREAFTER.
- 3. UPON RELEASE OF THE CONTRACTOR FROM REPAIR AND MAINTENANCE OF THE BMPS, THE OWNER, HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR REPAIRING ANY STRUCTURAL DAMAGES OR FAILURES TO THE BMPS WHICH MAY DCCUR AS A RESULT OF NEGLIGENCE, ACCIDENT OR MISUSE. IN THE EVENT OF STRUCTURAL DAMAGE, OWNER

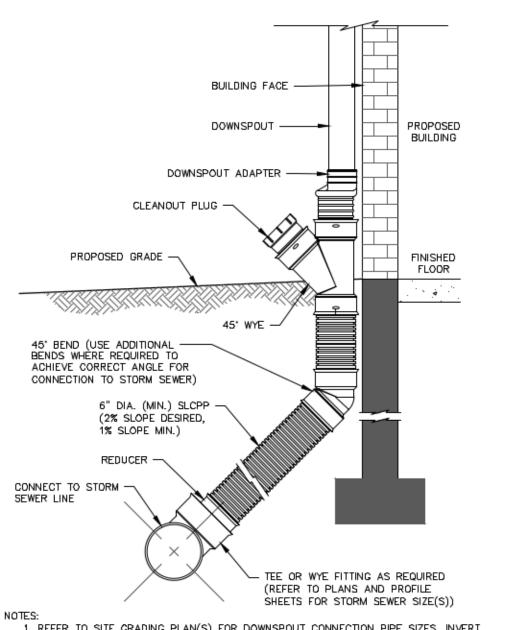
SHALL BE RESPONSIBLE TO MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE, BUT, IN ANY CASE, WITHIN A

- 4. MAINTAIN AREAS DRAINING TO THE BMPS TO PREVENT SOIL WASHOUT INTO THE FACILITIES, IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS. IMMEDIATELY REMOVE ALL TRASH OR OTHER LITTER.
- 5. RESTRICT VEHICULAR OR OTHER EQUIPMENT TRAFFIC WITHIN THE INFILTRATION BASINS TO ONLY THAT IS NECESSARY FOR MOWING OR BMP REPAIRS.
- 3. PROHIBIT STORAGE OF SOIL, MULCH OR HAZARDOUS MATERIALS ON THE BMPS OR WITHIN AREAS THAT DRAIN TO THE BMPS.
- 7. THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORM WATER OR UTILITY RIGHTS-OF-WAY/EASEMENTS, TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORM WATER, OR UTILITIES, OR CHANGE IN GROUND CONTOURS WITHIN THE RICHTS-OF-WAY/EASEMENTS MAY BE PERMITTED ONLY
- 8. ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE LAND OWNER FOR NOT LESS THAN FIVE (5) YEARS AND SHALL BE MADE AVAILABLE TO THE MUNICIPALITY WITHIN FIVE (5) CALENDAR DAYS, OF RECEIPT OF WRITTEN REQUEST BY THE MUNICIPALITY
- 9. RESPONSIBLE PARTY: ADAMSBURY ASSOCIATES, L.P., HEIRS OR ASSIGNS.

TRENCH THROUGH TRENCH THROUGH EXISTING PAVED AREAS EXISTING LAWN AREAS IN OPEN AREAS, TRENCH EX, PAVEMENT BACKFILL SHALL BE MOUNDED SECTION PR. PAVEMENT (REFER TO DETAIL) EXISTING FINISH GRADE TRENCH SIDES MAY BE SLOPED PROVIDING MAX. WIDTH OF PIPE O.D.+12" IS MAINTAINED AT A POINT 12" ABOVE TOP OF PIPE — 6" MIN. TOPSOIL TYP, BOTH SIDES OF -TRENCHES THROUGH CLEAN EARTH PLACED IN 6" PAVED AREAS LAYERS & WELL COMPACTED FULL DEPTH COMPACTED -- EARTH CONTAINING NOT MORE CRUSHED AGGREGATE THAN 20% BY VOLUME STONES BASE COURSE (AASHTO NOR ANY LARGER THAN 6" IN #57 STONE) ANY DIMENSION; MATERIALS TO BE PLACED IN 6" OR 8" LAYERS & MECHANICALLY TAMPED - CLEAN EARTH PLACED IN 6" TRENCH WIDTH LAYERS AND WELL COMPACTED - FINE AGGREGATE OR GRANULAR C UTILITY PIPE

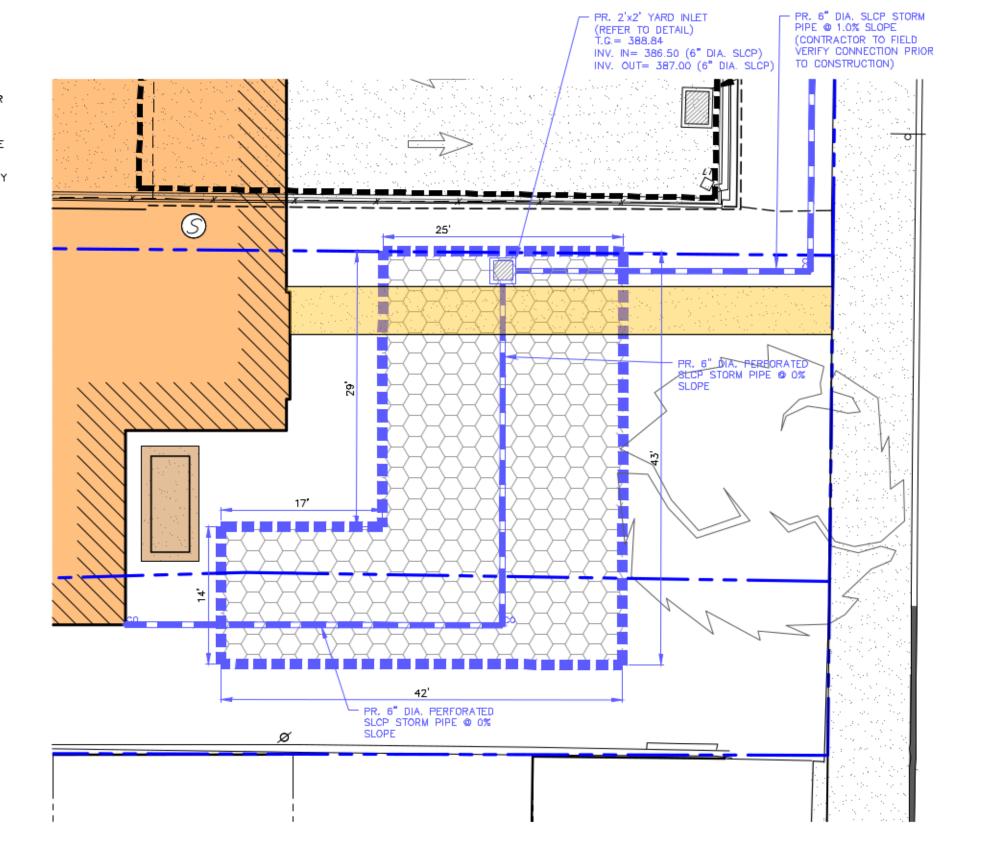
TYPICAL UTILITY TRENCH BACKFILLING AND

PERMANENT RESTORATION DETAIL



 REFER TO SITE GRADING PLAN(S) FOR DOWNSPOUT CONNECTION PIPE SIZES, INVERT ELEVATIONS AND TIE-IN LOCATIONS. 2. IF BUILDING DOWNSPOUT LOCATIONS ARE NOT SHOWN ON THE SITE PLANS,

TYPICAL DOWNSPOUT CONNECTION TO PROPOSED STORM SEWER



SUBSURFACE STONE INFILTRATION BED S.I.B. 1

- 8" DIA. SCH. 40 PVC CLEANOUT

PIPE OR 2'X4' PRECAST INLET

12-15" DIA. PERFORATED SLCP

SITE GRADING PLAN FOR PIPE CONFIGURATION AND PROFILES

- PROVIDE CLASS 1 NON-WOVEN

GEOTEXTILE MATERIAL ON FOUR (4) SIDES AND BOTTOM OF STONE BED

(FT.)

VARIES

PROFILE VIEW

** REFER TO SITE PLAN FOR LOCATION(S), SIZE(S) AND LENGTH(S) OF PIPE(S) AND CONFIGURATION(S) OF SYSTEM(S).

2. DISTRIBUTION PIPES FOR SUBSURFACE INFILTRATION BED SHALL BE CONTINUOUSLY PERFORATED SMOOTH INTERIOR, WITH A MINIMUM INSIDE

3. CAPPED CLEANOUTS MUST BE PROVIDED AT 100 FOOT INTERVALS FROM ROOF DOWNSPOUTS TO SUBSURFACE INFILTRATION BED AND MAY BE

SUBSURFACE STONE INFILTRATION BEDS (S.I.B. 1 AND S.I.B. 2)

SUBSURFACE STONE INFILTRATION BEDS. REFER TO ENLARGED GRADING PLAN AND PROFILES FOR TOP ELEVATIONS OF INLETS AND CLEANOUTS

12 VARIES

NOTES:

1. ALL CLEANOUTS SHALL CONTAIN THREADED CAPS. REFER TO SITE PLAN FOR LOCATION OF INLETS, CLEANOUTS, LOCATED WITHIN ALL

1. ALL CLEANOUTS SHALL CONTAIN THREADED CAPS. REFER TO SITE PLAN FOR LOCATION OF INLETS, CLEANOUTS, LOCATED WITHIN ALL

VARIES 12 VARIES

DIAMETER OF 17 INCHES, SLCP PIPE SHALL MEET AASHTO M252, TYPE 5 OR AASHTO M294, TYPE 5,

(FT.) BED (S.F.)

1,316

594

(REFER TO DETAIL)

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STORM SEWER INLET PIPE(S) -

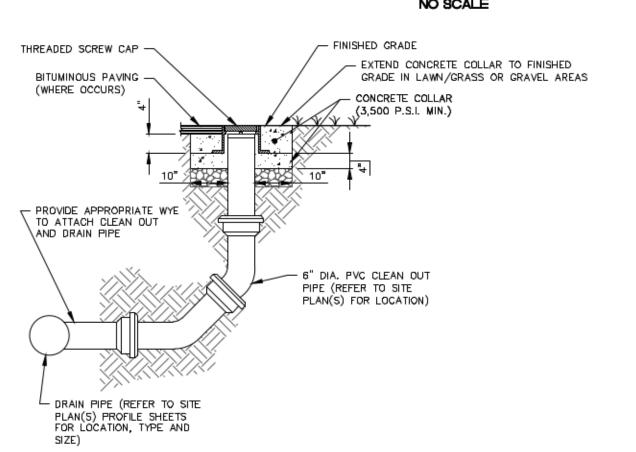
(REFER TO SITE GRADING PLAN

LOCATION, AND CONFIGURATION)

* DESIGN LIMITS C= 12" MIN. D= 24" MIN.

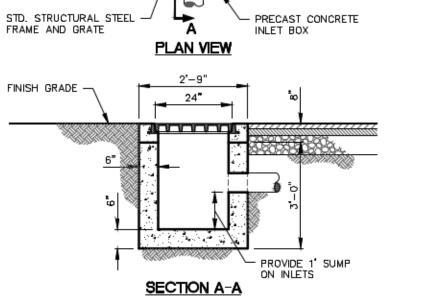
L= 48" MIN.

AND PROFILES FOR PIPE SIZE,



TYPICAL EXTERIOR STORM SEWER CLEANOUT

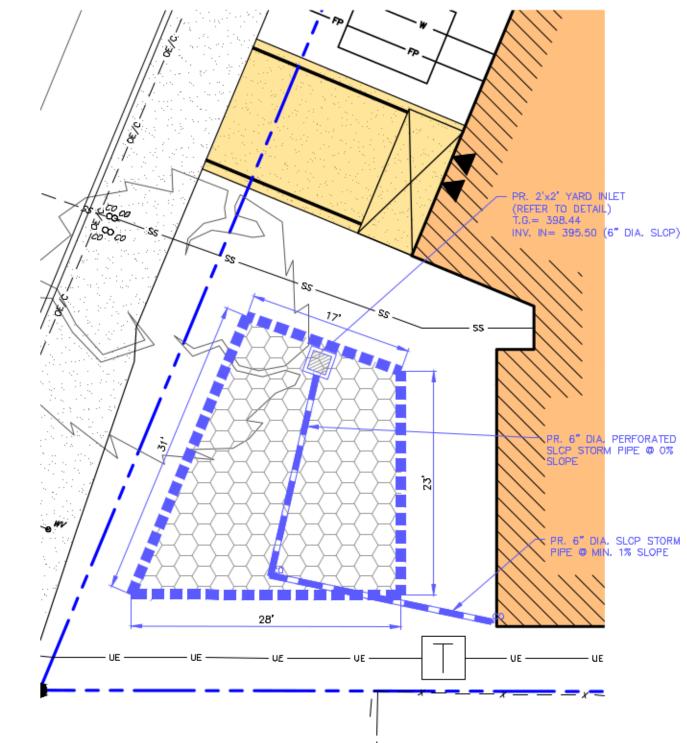
1. REFER TO SITE PLAN AND/OR STORM PROFILE(S) FOR CLEANOUT LOCATIONS.



NOTES:
1. SEE SITE PLAN FOR INLET LOCATIONS, PIPE SIZES AND INVERT ELEVATIONS.

- 2. CAST HOLES IN INLET BOXES AS REQUIRED TO MEET PLAN PIPING DESIGN 3. PLACE INLET BOXES ON THOROUGHLY COMPACTED EARTH SUBGRADE.
- 4. USE PRECAST CATCH BASIN BY MONARCH PRODUCTS, INC., OR APPROVED EQUAL.

STANDARD PRECAST CONCRETE 2'x2'
STORM INLET BOX WITH INLET TOP



SUBSURFACE STONE INFILTRATION BED S.I.B. 2

- 8" DIA. SCH. 40 PVC CLEANOUT

PIPE OR 2'X4' PRECAST INLET

CONNECTION PIPE TO BED

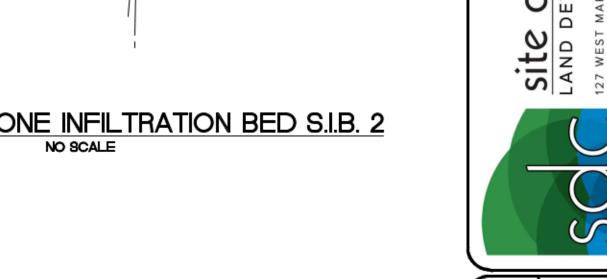
OUTLET STRUCTURE (REFER

OUTLET STRUCTURE DETAILS)

TO STORM PROFILES AND

(REFER TO DETAIL)

L LEVEL BED



DRAWN BY SJC/JES 04.06.22 763.15A-LD-1

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AASHTO NO. 3 STONE ---

(OR EQUAL WITH 40% VOIDS)

UNCOMPACTED

ELEV.

SUBGRADE (NO FILL)

387.50 385.50 386.50 N/A

Excavate to Rock (if possible) Surface Treatment 2 to 4 inch Stone Step 2. Put a layer of large stones in the hole (Rip-Rap Size 6 to 12 inch). Step 4. Put a layer of gravel on top of the small stones. (#2 Stone) tep 5. Cover the gravel with geotextile fabric. This prevents the next layer (2A) from being lost through the gravel Step 6. Cover the Geotextile fabric with a layer of coarse sand and gravel (2A). Compact to 95% of maximum tep 7. Fill the remainder of the hole with soil. This can be layered to match the existing soil profile. feally each layer is six inches to two feet thick; however thicker layers are sometimes warranted, depending on the depth of the feature. When solid rock is encountered near the surface drop off the bottom layers (i.e. start with a smaller stone size) or use thinner layers. It is important that the bottom layer be larger than the solution channel opening in the bedrock

> TYPICAL STONE TYPE SINKHOLE REPAIR DETAIL

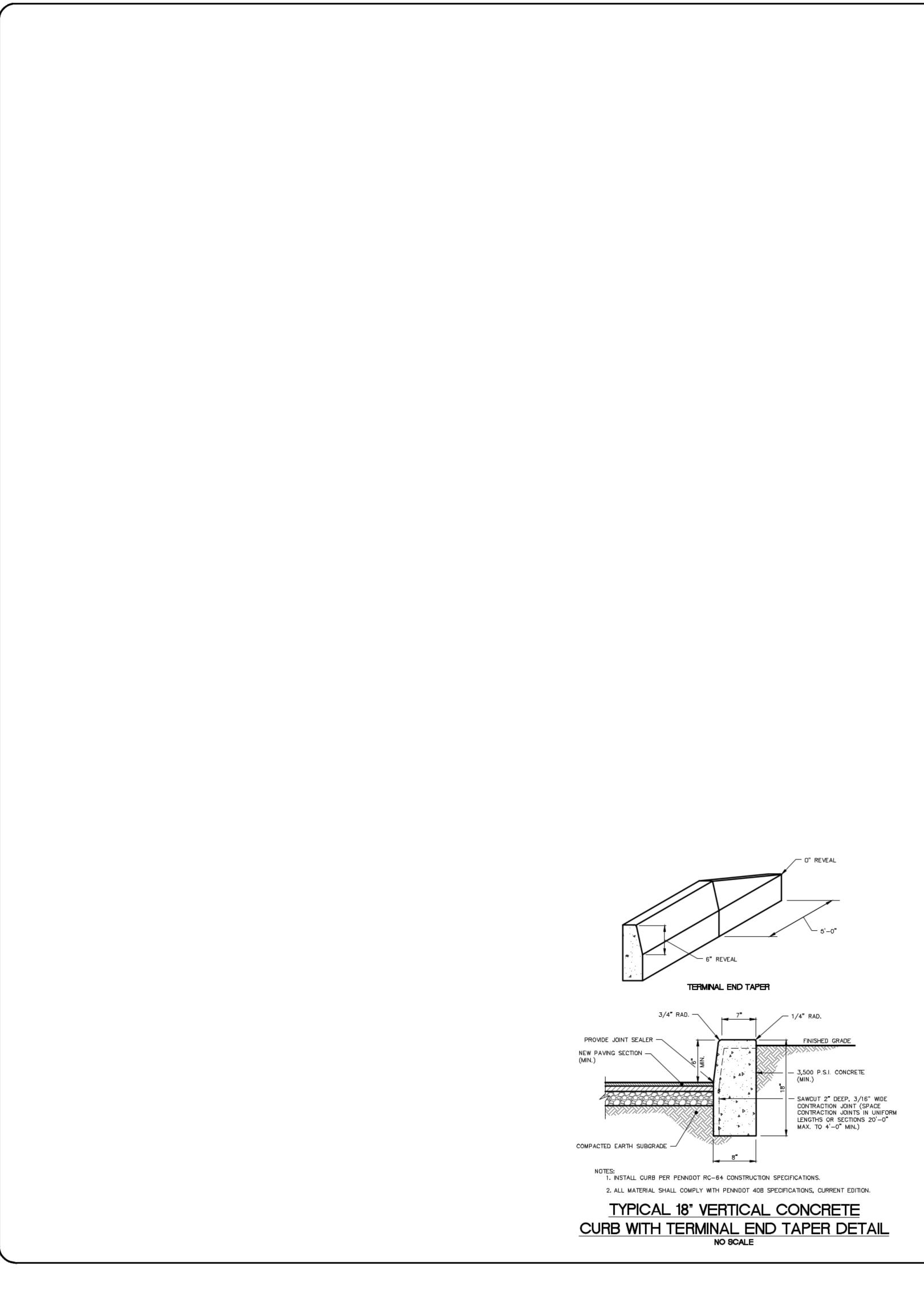
1. PIPE INSTALLATION SHALL BE PER MUNICIPAL AND/OR UTILITY PROVIDER CONSTRUCTION &

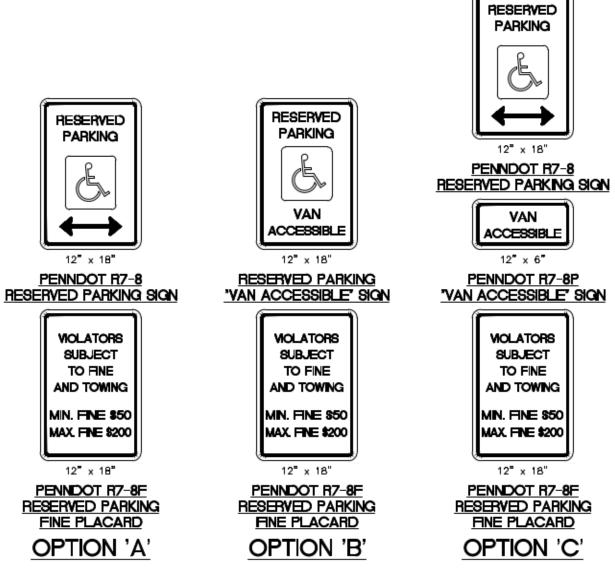
DETAIL FRAME AND COVER

CONTRACTOR SHALL DETERMINE THE LOCATIONS BASED UPON THE ARCHITECTURAL

NO SCALE

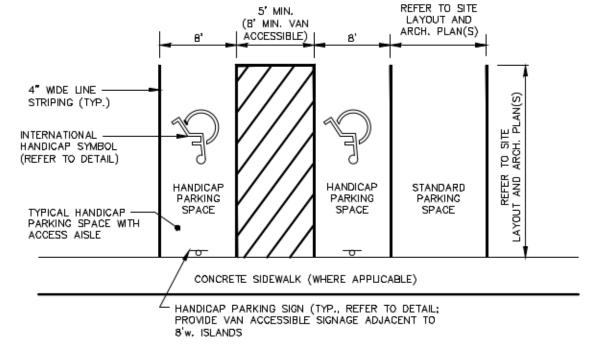
PLANS AND VERIFY THE FINAL PIPE SIZES AND CONNECTION POINTS WITH THE SITE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.





- 1. HANDICAP SIGNAGE SHALL BE PROVIDED AND INSTALLED PER PENNDDT (TITLE 67, CH. 212, OFFICIAL TRAFFIC-CONTROL DEVICES) AND/OR MUNICIPAL REQUIREMENTS, AS APPLICABLE.
- 2. A.D.A. STANDARDS FOR ACCESSIBLE DESIGN. LISTED IN APPENDIX A OF THE TITLE III REGULATIONS. SECTION 4.1.2(5)(B) STATES ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NO LESS THAN ONE SHALL BE SERVED BY AN ACCESS AISLE 96° MIN. WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.6.4. IN THIS CASE A "VAN ACCESSIBLE" SIGN MUST BE PROVIDED IN ADDITION TO A "RESERVED PARKING" SIGN.
- 3. WHERE HANDICAP PARKING IS FACING A BUILDING WALL AND/OR CONCRETE WALK, SIGN MAY BE MOUNTED ON BLDG.
- 4. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.
- 5. WHERE NON-"VAN ACCESSIBLE" HANDICAP PARKING SPACES ARE REQUIRED, USE SIGN OPTION 'A'. WHERE HANDICAP PARKING SPACES ARE RESERVED FOR "VAN ACCESSIBLE" USE, OPTION 'B' OR 'C'. IN PROJECTS UNDER PENNDOT JURISDICTION, USE OPTION "C" FOR SIGNING "VAN ACCESSIBLE" HANDICAP PARKING SPACES.

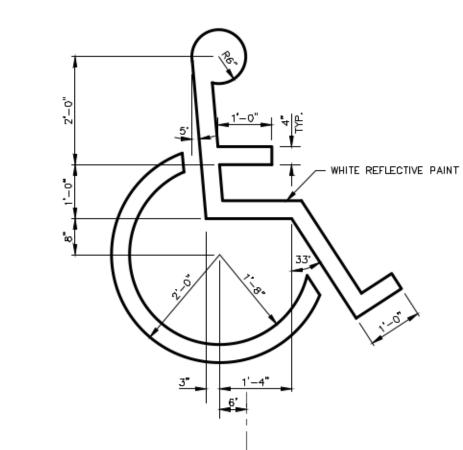
TYPICAL HANDICAP PARKING SIGNAGE OPTIONS NO SCALE



1. A.D.A. ACCESSIBLE VEHICLE STANDING (PARKING) SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

- 2, LINE WIDTH SHALL BE 4" UNLESS INDICATED OTHERWISE, COLOR SHALL BE WHITE, SURFACES SHALL BE DRY, CLEAN AND FREE OF TRAFFIC. ALL LINES SHALL BE STRAIGHT, TRUE AND NEAT. PAINT SHALL BE APPLIED IN TWO COATS HAVING A FINAL DRY THICKNESS OF 12 MILS, MINIMUM.
- 3. LINE PAINTING, AS INDICATED ON DRAWINGS, SHALL BE HIGHWAY APPROVED TYPE, IN ACCORDANCE WITH
- 4. STANDARD HANDICAP SYMBOL SHALL BE PAINTED WHITE ON BLUE PAINTED CIRCLE AS REQUIRED BY UNIFORM ACCESSIBILITY STANDARDS AND DETAIL PROVIDED BY THE ENGINEER.
- 5. A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, LISTED IN APPENDIX A OF THE TITLE III REGULATIONS, SECTION 4.1.2(5)(B) STATES ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NO LESS THAN ONE SHALL BE SERVED BY AN ACCESS AISLE 96" MIN. WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.6.4. IN THIS CASE A "VAN ACCESSIBLE" SIGN MUST BE PROVIDED IN ADDITION TO A "RESERVED PARKING" SIGN.
- 6. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION

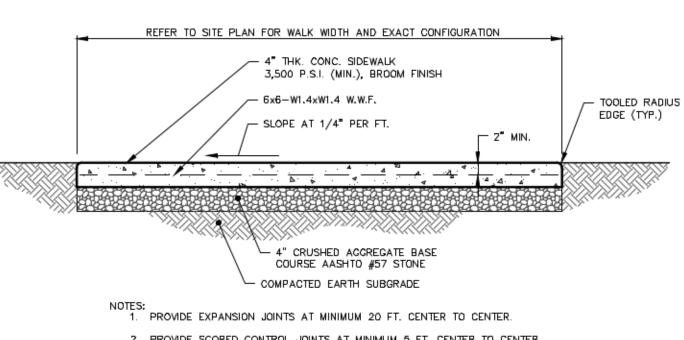
TYPICAL HANDICAP PARKING SPACE STRIPING NO SCALE



€ PARKING SPACE NOTES: 1. REFER TO SITE PLAN FOR SYMBOL LOCATIONS.

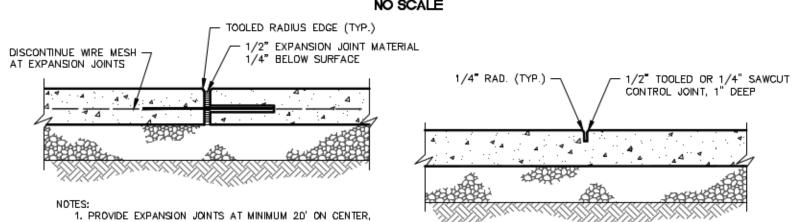
2. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.

INTERNATIONAL HANDICAP PAINTED PARKING SPACE SYMBOL NO SCALE



- 2. PROVIDE SCORED CONTROL JOINTS AT MINIMUM 5 FT, CENTER TO CENTER.
- 3. ALL CONCRETE IS TO MEET ACI-318 CONSTRUCTION STANDARDS.

4. PROVIDE TOOLED RADIUS EDGES ON ALL EXPOSED EDGES/CORNERS. TYPICAL CONCRETE SIDEWALK DETAIL

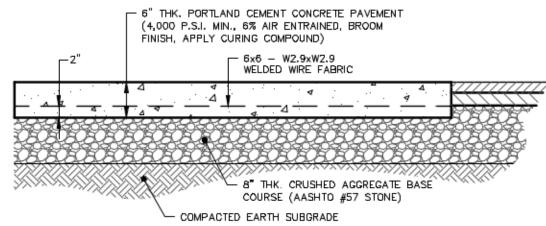


OR AS SPECIFIED OTHERWISE ON THE PLANS/DETAILS. 2. NO. 4 REBAR SPACED AT 24" ON CENTER (MAXIMUM) -ONE END TO BE RENDERED BONDLESS.

NOTE:

1. PROVIDE SCORED CONTROL JOINTS AT MINIMUM 5 FT.
ON CENTER.

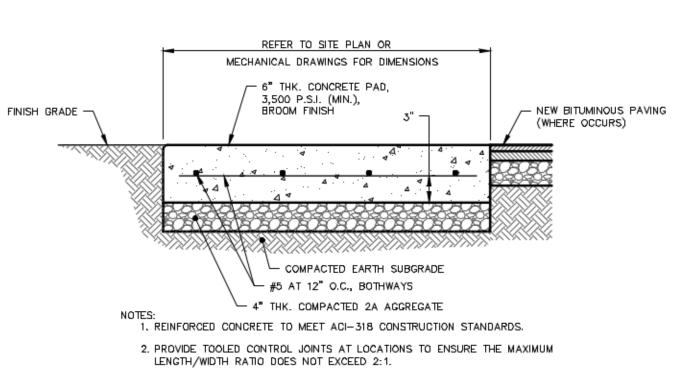
TYPICAL CONCRETE TYPICAL CONCRETE SIDEWALK **EXPANSION JOINT DETAIL** CONTROL JOINT DETAIL NO SCALE NO SCALE



1. IF SATURATED SUBGRADE CONDITIONS ARE ENCOUNTERED, CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY. 2. ALL REINFORCED CONCRETE TO MEET LATEST EDITION ACI-318 CONSTRUCTION STANDARDS, INCLUDING

RECOMMENDATIONS FOR INSTALLATION OF CONTROL JOINTS AND EXPANSION JOINTS. 3. PROVIDE 1/4" RADIUS ON ALL EXPOSED EDGES.

TYPICAL HEAVY DUTY CONCRETE PAVING SECTION



TYPICAL CONCRETE MECHANICAL EQUIPMENT PAD

AS NOTED DRAWN BY SJC/JES CONTACT 04.06.22 FILE NAME 763.15A-LD-1 763.15A

NEW.

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