PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR

SUNNY LANE FOODS
SCOUT COLD LOGISTICS, LLC

LOCATED IN

NORTH LEBANON TOWNSHIP
LEBANON COUNTY PENNSYLVANIA
FEBRUARY 26, 2024

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!

SERIAL NUMBER: 20232612353 (NORTH LEBANON TWP)
DATE: 09/18/23

STECKBECK ENGINEERING & SURVEYING, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, 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, STECKBECK ENGINEERING & SURVEYING, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

(2) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. SHOWN UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNERS LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 3.

(3) PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNERS FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNERS FACILITIES WHERE POSSIBLE.

(4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S). NORTH LEBANON TOWNSHIP, LEBANON COUNTY ID NO. 20232612353.

AND STECKBECK ENGINEERING & 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 STECKBECK ENGINEERING & SURVEYING, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT 187, DECEMBER 19, 1996.

WINDSTREAM
1450 CENTER POINT ROAD
HIAWATHA, IA 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: LOCATE.DESK@WINDSTREAM.COM
PHONE: 800-289-1901

VERIZON PENNSYLVANIA, LLC
1026 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
PHONE: 412-344-3901

NORTH LEBANON TOWNSHIP
725 KIMMERLINGS ROAD
LEBANON, PA 17046
CONTACT: OFFICE PERSONNEL
EMAIL:
PHONE:171-273-7132

FIRSTENERGY CORPORATION
21 S. MAIN STREET
AKRON, OH 44308
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 610-807-3174

COMCAST CABLE LEBANON
C/O USIC LOCATING SERVCIES, INC.
16085 HAMILTON CROSSING
CARMEL, IN 46032
CONTACT:USIC OFFICE PERSONNEL
PHONE: 800-811-7981

CITY OF LEBANON AUTHORITY
2311 RIDGEVIEW ROAD
LEBANON, PA 17042
CONTACT: BOB SENTZ
EMAIL: BSENTZ@LEBANONAUTHORITY.ORG
PHONE: 717-272-2841

LUMEN FORMERLY LEVEL 3
1025 ELDORADO BLVD
BROOMFIELD, CO 80021
CONTACT: LUMEN OPERATOR PERSONNEL
EMAIL: RELOCATIONS@LUMEN.COM
PHONE: 877-366-8344 EXT. 3

UGI UTILITIES INC.
1301 AIP DRIVE
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM
PHONE: 610-807-3174

REVISION	DATE	BY
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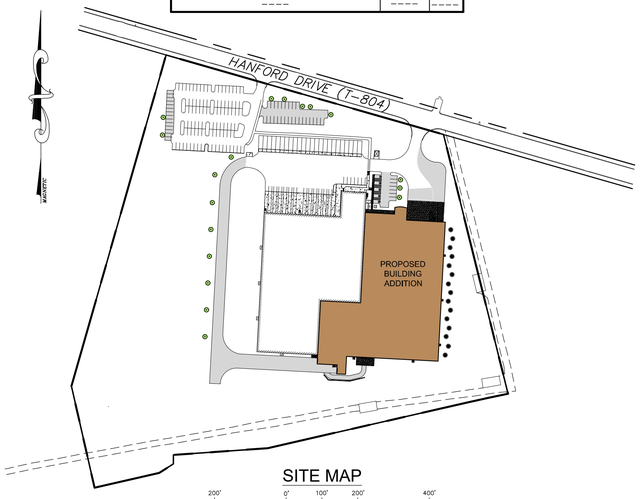

SITE MAP

200' 0' 100' 200' 400'
1 inch = 200 ft.

LOCATION MAP

1000' 0 500' 1000' 2000'
1 inch = 1000 ft.

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DRAWING LIST TABLE

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OWNER

SCOUT COLD STORAGE LEBANON HANFORD, LLC
4686 UNIVERSITY DRIVE
COLLEGEDALE TN, 37363
CONTACT: TOM DIPIRRO
EMAIL: TOMDIPIRRO@SCOUTCOLD.COM
PHONE: (201)-376-1769

OCCUPANT

SUNNY LANE FOODS & BAKERY, LLC
2750 HANFORD DRIVE
LEBANON PA. 17042
CONTACT: TODD LANGE
PHONE: (717)-202-0415

SOURCE OF TITLE

DEED BOOK: 2335 PAGE: 5926
PIN: 27-2327941-371036-0000
SITE AREA: 22.83 AC.

SITE ADDRESS

2750 HANFORD DRIVE
LEBANON, PA. 17042

ZONING COMPLIANCE CHART

NORTH LEBANON TOWNSHIP

ZONING DISTRICT: "I" INDUSTRIAL ZONING DISTRICT

	REQUIRED
LOT AREA	2 ACRES
LOT WIDTH	200'
LOT COVERAGE	50%
FRONT YARD SETBACK	100'
SIDE YARD SETBACK	20' (EACH SIDE)
REAR YARD SETBACK	30'
BUILDING HEIGHT	75'

SITE DATA

SITE AREA	22.83 Acres
SITE ZONING	INDUSTRIAL (I)
EXISTING USE	MANUFACTURING
PROPOSED USE	MANUFACTURING
SOURCE OF WATER	PUBLIC
SOURCE OF SEWER	PUBLIC
SITE ADDRESS	2750 HANFORD DRIVE
STORMWATER MANAGEMENT DISTRICT	LEBANON COUNTY RESIDUAL

PARKING DATA

- 1 SPACE FOR EVERY 1 EMPLOYEE ON THE LARGEST SHIFT.
- 1 SPACE PER 200 S.F. OF EXECUTIVE OFFICE FLOOR AREA.
- EMPLOYEES: 115
- OFFICE AREA: 5,000 S.F.=25 SPACES
- 140 REQUIRED PARKING SPACES
- 162 PROPOSED PARKING SPACES PROVIDED

BMP/OUTFALL LOCATIONS

BMP	LATITUDE	LONGITUDE
BASIN 1	40° 20' 34.49"	76° 27' 38.84"
BASIN 2	40° 20' 35.28"	76° 27' 27.74"

SESI
Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 2024, THE BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP LEBANON COUNTY, PENNSYLVANIA APPROVED THE LAND DEVELOPMENT PLAN OF THE PROPERTY AS SHOWN HEREON.

REVIEWED & APPROVED _____ DATE _____

REVIEWED & APPROVED _____ DATE _____

REVIEWED & APPROVED _____ DATE _____

NORTH LEBANON TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 2024, THE NORTH LEBANON TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

CHAIRMAN _____ SECRETARY _____

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____)

ON THIS, THE _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC , THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/THEIR DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/THEIR ACT AND PLAN AND 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 PUBLIC USE, AND THAT ALL STORM WATER MANAGEMENT FACILITIES ARE TO BE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY NORTH LEBANON TOWNSHIP.

_____ SCOUT COLD STORAGE LEBANON HANFORD, LLC DATE _____

_____ NOTARY PUBLIC

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THE STORM WATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE NORTH LEBANON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____ _____
STEPHEN A. SHERK, P.E. DATE

SURVEYOR'S CERTIFICATION

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

_____ _____
JASON E. CHERNICH, P.L.S. DATE

LEBANON COUNTY PLANNING DEPARTMENT

THIS PLAN REVIEWED BY THE LEBANON COUNTY PLANNING DEPARTMENT THIS _____ DAY OF _____.

_____
EXECUTIVE DIRECTOR

NORTH LEBANON TOWNSHIP ENGINEER

_____
REVIEWED

RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____, 20___, IN THE OFFICE FOR RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF LEBANON, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____.

STANDARD STORMWATER NOTES

1. ALL STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS AND SPECIFICATIONS IDENTIFIED ON THIS PLAN. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE HEREIN.
2. STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO THE COUNTY, AS REQUIRED BY THE NORTH LEBANON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORM WATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN AND IN ACCORDANCE WITH THE NORTH LEBANON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
3. ANY DRAINAGE AND UTILITY EASEMENTS SHOWN ON THE PLAN SHALL BE CONSTRUCTED, OWNED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN AND SHALL BE REFERENCED WITHIN THE PROPERTY DEED.
4. RUNOFF FROM THE LOT IMPROVEMENTS SHALL BE DIRECTED TO THE STORM WATER MANAGEMENT FACILITIES. STORM WATER RUNOFF FROM EXISTING NATURAL SWALES AND/OR OTHER EXISTING DRAINAGE CONVEYORS SHALL NOT BE DIRECTED TOWARDS OR INTERCEPTED BY THE STORM WATER MANAGEMENT FACILITIES.
5. TOWNSHIP OFFICIALS AND THEIR AGENTS OR EMPLOYEES HAVE THE RIGHT OF ACCESS FOR INSPECTION AND, IN CASES OF CONSTRUCTION DEFAULT, CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES.
6. CONTACT NORTH LEBANON TOWNSHIP AT (717) 273-7132 PRIOR TO CONSTRUCTION TO COORDINATE INSPECTIONS OF STORMWATER MANAGEMENT FACILITIES BY THE TOWNSHIP ENGINEER. NO OCCUPANCY IS PERMITTED UNTIL STORMWATER MANAGEMENT FACILITIES HAVE BEEN INSTALLED AND APPROVED THROUGH INSPECTION BY THE TOWNSHIP ENGINEER.
7. ROOF DRAINS SHALL NOT BE CONNECTED TO STREETS, SANITARY SEWERS OR ROADSIDE DITCHES.
8. INFILTRATION FACILITIES HAVE BEEN TESTED AND DESIGNED IN ACCORDANCE WITH ACCEPTABLE MEASURES AND ONCE CONSTRUCTED MUST WORK AS DESIGNED. FAILURE OF INFILTRATION FACILITIES TO WORK AS DESIGNED WILL LEAD TO TESTING. IF TESTING INDICATES FACILITIES WERE COMPACTED OR OTHERWISE NOT CONSTRUCTED AS PER PLAN, THE INSTALLER OF THE FACILITIES WILL BE RESPONSIBLE FOR CONSTRUCTING THE FACILITIES TO THEIR DESIGNED WORKING CONDITION.
9. A PDF COPY OF THE APPROVED PCSM PLAN SHALL BE SUBMITTED TO THE TOWNSHIP UPON RECORDING.
10. A PDF COPY OF THE APPROVED PCSM PLAN SHALL BE SUBMITTED TO THE TOWNSHIP UPON RECORDING.
11. THESE STRUCTURES ARE THE RESPONSIBILITY OF THE PROPERTY OWNER WHEN LOCATED ON PRIVATE PROPERTY. ACCESS TO BE PROVIDED TO THE TOWNSHIP FOR THE PURPOSE OF INSPECTION TO THE TOWNSHIP.
12. A PDF COPY OF THE APPROVED PCSM PLAN SHALL BE SUBMITTED TO THE TOWNSHIP UPON RECORDING.

SURVEY NOTES:

1. BENCHMARK
   BM1: MAG NAIL ON SOUTHERN SIDE OF HANFORD DRIVE, EAST OF EASTERN ENTRANCE, 58'± WEST OF A CATCH BASIN
   NORTHING: 371165.53
   EASTING: 2328727.61
   ELEVATION: 459.22
   BM2: MAG NAIL ON SOUTHERN SIDE OF HANFORD DRIVE, 11.5'± EAST OF A CATCH BASIN
   NORTHING: 371501.95
   EASTING: 2327546.90
   ELEVATION: 460.89
   VERTICAL DATUM: NAVD 88 (1.60 FEET LOWER THAN RECORD PLAN DATUM)
   HORIZONTAL DATUM: NAD83 – PA SOUTH ZONE
2. UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. STECKBECK ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

STANDARD WATER NOTES - CITY OF LEBANON AUTHORITY:

1. CONTACT INFORMATION FOR THE CITY OF LEBANON AUTHORITY

CITY OF LEBANON AUTHORITY
2311 RIDGEVIEW ROAD
LEBANON, PA 17042
CONTACT: BOB SENTZ, BSENTZ@LEBANONAUTHORITY.ORG, 717-272-2841

2. WATER SYSTEMS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CITY OF LEBANON AUTHORITY'S "GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION".
3. THE CONSTRUCTION OF WATER MAINS REQUIRES A WATER MAIN EXTENSION AGREEMENT BETWEEN THE DEVELOPER AND THE AUTHORITY.
4. EXISTING WATER MAINS ARE SHOWN AT AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL EXCAVATE TEST PITS TO DETERMINE ACTUAL LOCATIONS AND VERIFY WATER MAIN SIZES AT UTILITY CROSSINGS, EXCAVATED AREAS, AND TIE-IN LOCATIONS.
5. WATER LATERAL CONNECTION REQUIRES AN APPLICATION AND PAYMENT FOR A CAPACITY FEE WITH THE AUTHORITY PRIOR TO MAKING THE WATER TAPS
6. FIRE SERVICE CONNECTION REQUIRES AN APPLICATION AND PAYMENT FOR A CAPACITY FEE WITH THE AUTHORITY PRIOR TO MAKING THE FIRE LINE TAP.
7. ANY WORK WITHIN PENNDOT RIGHT-OF-WAY REQUIRES A PENNDOT HIGHWAY OCCUPANCY PERMIT (HOP). THE PERMIT TYPICALLY IS REQUIRED TO BE IN THE AUTHORITY'S NAME, AND THE AUTHORITY REQUIRES THE CONTRACTOR TO PROVIDE A REFUNDABLE DEPOSIT TO THE AUTHORITY UNTIL PENNDOT SIGNS OFF ON THE PERMIT AFTER CONSTRUCTION IS COMPLETE.
8. ANY WORK WITHIN MUNICIPAL RIGHT-OF-WAY'S MIGHT REQUIRE A MUNICIPAL PERMIT. THE PERMIT SHALL BE ACQUIRED IN THE CONTRACTOR'S NAME.
9. THE AUTHORITY SHALL APPROVE ALL MATERIALS PRIOR TO CONSTRUCTION.
10. A MANDATORY PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE AUTHORITY, BUREAU OF WATER, AND WATERLINE CONSTRUCTION CONTRACTOR.
11. THE BUREAU OF WATER WILL INSPECT THE WATER MAIN INSTALLATION AND TESTING. THERE ARE FEES CHARGED TO THE DEVELOPER / CONTRACTOR FOR INSPECTION SERVICES. WATER MAIN CONSTRUCTION AND FEES SHALL BE COORDINATED WITH THE AUTHORITY.
12. THE PROPERTY OWNER / DEVELOPER SHALL INSTALL THE WATER TAP AND SERVICE LINE TO THE CURB STOP UNDER THE INSPECTION OF THE BUREAU OF WATER. THE PROPERTY OWNER IS RESPONSIBLE FOR THE WATER SERVICE AFTER THE CURB STOP. THE BUREAU OF WATER WILL INSTALL THE WATER METER WITHIN THE BUILDING OR AN APPROVED METER PIT AS INSTRUCTED BY THE BUREAU OF WATER. CONTACT THE BUREAU OF WATER METER DEPARTMENT FOR METER INSTALLATION, 2200 WEST CHESTNUT STREET, 717-273-2506.
13. WATER SERVICE LATERALS OVER 100-FEET FROM THE CURB STOP TO THE ENTRANCE OF THE BUILDING REQUIRES THE INSTALLATION OF A METER PIT WITHIN 10-FEET OF THE CURB STOP. METER PITS SHALL BE APPROVED BY THE METER DEPARTMENT PRIOR TO INSTALLATION.
14. SEWER AND WATER MAINS SHALL HAVE A MINIMUM OF AN 18-INCH SEPARATION, OR THE SEWER MAIN SHALL BE CONCRETE ENCASED IN THE AREA WHERE THE 18-INCH SEPARATION CANNOT BE MAINTAINED.
15. WATER MAINS AND LATERALS THAT ARE LESS THAN 18-INCHES FROM A STORM SEWER OR CULVERT SHALL BE INSULATED WITH A FOAM WRAP.
16. AT THE CONCLUSION OF THE INSTALLATION OF THE WATER SYSTEM AND SERVICE LINES, AND SUCCESSFUL TESTING THEREOF, THE WATER SYSTEM WILL BE OFFERED FOR DEDICATION TO THE CITY OF LEBANON AUTHORITY.
17. ALL EXISTING WATER LATERALS SHALL BE TERMINATED AT THE WATER MAIN BY TURNING OFF THE CORPORATION STOP AT THE MAIN, AND THE SERVICE LINES CUT AND CRIMPED WITHIN ONE FOOT OF THE CORPORATION STOP. ALL WORK, INCLUDING SAW CUTTING, EXCAVATION, LATERAL TERMINATION, BACKFILL, AND PAVING, SHALL BE DONE BY THE CONTRACTOR AND INSPECTED BY THE BUREAU OF WATER.

GEOLOGICS HAZARDS MITIGATION PLAN

1. IF SINKHOLES DEVELOP ON SITE DURING CONSTRUCTION, THE DEVELOPER SHALL EMPLOY THE SERVICES OF A PA REGISTERED PROFESSIONAL GEOLOGIST OR PA REGISTERED PROFESSIONAL ENGINEER SPECIALIZING IN GEOTECHNICAL ENGINEERING. SAID PROFESSIONAL SHALL PROVIDE A PLAN AND PROCEDURE DESIGNED TO MITIGATE ANY POTENTIAL HAZARDS ASSOCIATED WITH SUBSURFACE CONDITIONS.
2. DURING CONSTRUCTION, THE GEOLOGIC PROFESSIONAL SHALL PERFORM AN ON-SITE INSPECTION OF THE AREAS DESIGNATED FOR STORMWATER MANAGEMENT FACILITIES TO DOCUMENT THE PRESENCE OF ANY HAZARDS ASSOCIATED WITH THE SUBSURFACE CONDITIONS. THE PROFESSIONAL SHALL PROVIDE A REPORT TO THE DEVELOPER AT THE CONCLUSION OF THE SITE INVESTIGATION THAT DOCUMENTS HIS/HER FINDINGS AND PROVIDES RECOMMENDATIONS FOR THE MITIGATION OF ANY POTENTIAL SUBSURFACE HAZARDS SHOULD THEY EXIST. A COPY OF THIS REPORT SHALL BE MADE AVAILABLE TO NORTH LEBANON TOWNSHIP FOR REVIEW.
3. ALL STORM WATER CONVEYANCE, SANITARY SEWER, AND WATER DISTRIBUTION FACILITIES SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS ACCORDING TO RECOMMENDED MANUFACTURER PROCEDURE AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT ALL REMEDIAL ACTIONS AS RECOMMENDED BY THE GEOLOGIC PROFESSIONAL.

GENERAL NOTES

1. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF STECKBECK ENGINEERING & SURVEYING, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF STECKBECK ENGINEERING & SURVEYING, INC.
2. NO ONE SHALL SCALE FROM THESE PLANS.
3. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER RESPONSIBLE FOR THE PLANS.
4. ALL DIMENSIONS SHOWN ON THE PLANS ARE TAKEN FROM THE FACE OF CURB AND EXTERIOR FACE OF THE BUILDINGS, UNLESS OTHERWISE NOTED ON THE PLAN.
5. NO WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERECTED, ALTERED OR MAINTAINED, AND NO HEDGE, TREE, SHRUB OR GROWTH SHALL BE PLANTED OR MAINTAINED WHICH EXCEEDS TWO AND ONE-HALF (2 1/2') FEET AS IT MAY RESULT IN A VISUAL OBSTRUCTION WITHIN THE CLEAR SIGHT TRIANGLES AT STREET INTERSECTIONS.
6. DRIVEWAY PERMIT SHALL BE SECURED FROM TOWNSHIP PRIOR TO ISSUANCE OF A BUILDING/ZONING PERMIT.
7. STREET LIGHTING SHALL BE PROVIDED BY THE INDIVIDUAL LOT BUYERS. NORTH LEBANON TOWNSHIP SHALL REVIEW AND APPROVE A STREET LIGHTING PLAN FOR EACH LOT AS A PART OF THE LAND DEVELOPMENT PLAN PROCESS. LIGHTS SHALL BE CONSTRUCTED, OWNED, MAINTAINED, AND POWERED AT LOT BUYERS EXPENSE, AS PART OF LAND DEVELOPMENT OF EACH LOT. SPECIFICATIONS AND DETAILS FOR STREET LIGHTS SHALL BE PER MET-ED STANDARDS.
8. DURING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, NO ALTERATION FROM THE PLAN MAY BE MADE WITHOUT TOWNSHIP APPROVAL. CHANGES TO THE APPROVED PLAN SHALL ONLY BE AUTHORIZED BY WRITTEN APPROVAL OF THE TOWNSHIP OR THE TOWNSHIP'S AGENT (E.G., COUNTY ENGINEER).
9. ALL PLAN SHEETS, INCLUDING STORMWATER MANAGEMENT REPORT, EROSION CONTROL REPORT ARE PART OF THIS PLAN AND ARE ENFORCEABLE AS IF THEY APPEARED IN TOTAL HEREIN.
10. A MAJOR REVISION TO THE BUILDING AND PARKING CONFIGURATION SHALL REQUIRE A REVISED LAND DEVELOPMENT PLAN APPROVAL FOR THE LOT BEING REVISED.
11. WHEREVER SIDEWALKS ARE INTERRUPTED BY ROADWAYS, INTERSECTIONS, DRIVEWAYS, OR OTHER BARRIERS, ADA COMPLIANT HANDICAPPED RAMPS, INCLUDING DETECTABLE WARNING SURFACES, MUST BE PROVIDED. ANY EXISTING HANDICAPPED RAMPS ALONG THE FRONTAGE OF THE SITE MUST BE REPLACED WITH COMPLIANT RAMPS. DEPRESSED CURBS MUST TRANSITION IN SUCH A WAY AS TO NOT INHIBIT ADA COMPLIANCE OF SURFACES.
12. TREES OR SHRUBS SHALL NOT BE PLANTED IN SWALES OR WITHIN 5 FEET OF BURIED UTILITY LINES.
13. ALL PROPOSED SIGN(S) SHALL COMPLY WITH ALL NORTH LEBANON TOWNSHIP ZONING ORDINANCE REGULATIONS AND SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
14. IT IS A REQUIREMENT THAT A NEW LAND DEVELOPMENT PLAN SHALL BE FILED WITH THE TOWNSHIP AND COUNTY FOR ANY FUTURE EXPANSION OF THE FACILITIES ON THIS SITE NOT SHOWN ON THESE PLANS. THE TOWNSHIP AND MUNICIPAL AUTHORITY SHALL HAVE THE RIGHT TO REVISE OR AMEND THE NOTES AND REQUIREMENTS SET FORTH ON THIS PLAN AND TO REVISE OR AMEND THE DEVELOPER AGREEMENTS WHENEVER A NEW LAND DEVELOPMENT PLAN IS FILED.
15. A STREET CUT PERMIT WILL BE REQUIRED BY NORTH LEBANON TOWNSHIP FOR ANY WORK WITHIN HANFORD DRIVE, AS WELL AS A $10,000; 24-MONTH BOND.
16. ALL JOINTS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT SHOULD BE SAW CUT AND SEALED WITH PG 64-22.
17. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND, INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, ELECTRIC, GAS, WATER AND SEWER. CONNECTION TO PUBLIC SEWER AND WATER IS REQUIRED.
18. THE DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE FOR ANY ATTORNEY FEES WHERE THE ATTORNEY IS ENGAGED ON BEHALF OF THE TOWNSHIP/AUTHORITY RELATING TO THE REVIEW OF THE SUBDIVISION PLANS OR LAND DEVELOPMENT PLANS THAT ARE SUBMITTED TO THE TOWNSHIP/AUTHORITY. THESE FEES ARE IN ADDITION TO SUBMISSION FEES CHARGED BY THE TOWNSHIP AND AUTHORITY. PAYMENT OF ALL INVOICES IS DUE AND PAYABLE WITHIN 30 DAYS OF RECEIPT BUT IN ALL CASES PRIOR TO PLAN APPROVAL BY THE BOARD OF SUPERVISORS. ANY QUESTIONS ON INVOICES MUST BE REPORTED TO THE TOWNSHIP/AUTHORITY IN WRITING WITHIN 10 DAYS OF RECEIPT OF THE BILL.
19. A STORM WATER PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP PRIOR TO CONSTRUCTION OF THE RAIL SPUR LINE AND ASSOCIATED IMPROVEMENTS.
20. PER NLT ORDINANCE 2-2010, ALL COMMERCIAL AND INDUSTRIAL BUILDINGS ARE REQUIRED TO PROVIDE A RAPID ENTRY SYSTEM OR A KNOX LOCK BOX PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.

FLOODPLAIN NOTE

ACCORDING FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 42075C0252E & 42075C0254E EFFECTIVE, 07/08/2020, FLOODPLAIN DOES NOT EXIST ON THE SUBJECT PROPERTY.

WETLAND NOTE

ACCORDING TO AN INVESTIGATION PERFORMED BY VORTEX ENVIRONMENTAL ON 12/21/23, NO WETLANDS EXIST ON THIS SITE.

BUILDING CODE NOTE

ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE MUNICIPALITY.

NPDES APPROVAL

THE NPDES PERMIT WAS APPROVED ON __________. THE PERMIT WILL EXPIRE ON ___ _____. NPDES PERMIT _______________.

SEWER AND WATER NOTES

1. THE PROPOSED BUILDING WILL CONNECT TO A NEW WELL LOCATED ONSITE.
2. THE PROPOSED BUILDING WILL WILL BE SERVICED BY A NEW ON-LOT SEWER DISPOSAL SYSTEM TO BE LOCATED JUST NORTHWEST OF THE PROPOSED BUILDING.
3. CONNECTION TO BOTH PUBLIC SEWER AND WATER IS NOT REQUIRED FOR THIS SITE.

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO ADD A NEW PROPOSED MANUFACTURING AND OFFICE SPACE ADDITION TO THE EXISTING BUILDING. THE PLAN ALSO PROPOSED ADDITIONAL OFF-STREET PARKING AND LOADING DOCK. STORMWATER MANAGEMENT UPGRADES ARE ALSO PROPOSED BY THIS PLAN. SANITARY SEWER WILL BE UPDATED AS PART OF THIS PLAN.

CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STECKBECK ENGINEERING & SURVEYING, INC. (SESI) DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. SESI ASSUMES NO LIABILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER, UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY, COUNTY, STATE OR AUTHORITY RELATIVE TO CONSTRUCTION SHOWN ON THIS PLAN.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND RECORD DRAWINGS AS MAY BE REQUIRED BY THE MUNICIPALITY AND/OR THE VARIOUS AUTHORITIES RELATIVE TO THE CONSTRUCTION SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, AS THE NEED ARISES.
6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, THAT A MINIMUM COVER IS MAINTAINED OVER ALL UTILITY PIPES, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
7. PROVIDE 95% MODIFIED PROCTOR DENSITY PER ASTMD-698 IN AREAS WHERE PROPOSED UTILITIES ARE LOCATED ON FILL.
8. WHERE APPLICABLE, ALL TOPS AND INVERTS PROVIDED FOR MANHOLES, INLETS, ETC., ARE FOR THE PURPOSE OF SHOWING GENERAL CONFORMANCE TO DESIGN STANDARDS ONLY. CUT SHEETS SHALL BE PREPARED BY A REGISTERED SURVEYOR PRIOR TO THE ORDERING OF ANY STRUCTURES. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO THE START OF WORK.
9. THESE PLANS, PREPARED BY SESI, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR, OF ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF STECKBECK ENGINEERING & SURVEYING, INC. (SESI) REGISTERED PROFESSIONAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY OSHA.
10. CONTRACTORS SHALL NOT STORE CONSTRUCTION MATERIALS OR LOCATE TRASH RECEPTACLES (DUMPSTERS) ON PAVED CARTWAYS OF DEDICATED AND UNDEDICATED STREETS.
11. ALL MUD FROM CONSTRUCTION ACTIVITIES THAT GETS TRACKED ONTO STREETS, EITHER DEDICATED OR UNDEDICATED, SHALL BE CLEANED BY THE BUILDER/CONTRACTOR AT THE END OF EACH WORKDAY.
12. DIGGING TEST PITS: IN LOCATIONS WHERE NEW UNDERGROUND UTILITIES ARE TO BE CONNECTED TO EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR WILL NOT BE PERMITTED TO PROCEED WITH THE NEW CONSTRUCTION UNTIL HE HAS DUG TEST PITS AND DETERMINED THE EXACT LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS ADVISED THAT NO EXCAVATION IS PERMITTED IN THE UNDERGROUND UTILITY LOCATION WITHOUT THE PRESENCE OR WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE SUBSURFACE UTILITY. DIG SUCH TEST PITS AT THE LOCATIONS AGREED TO BY THE OWNER OF THE SUBSURFACE UTILITY AND THE ENGINEER, AS SHOWN ON THE UTILITY PLAN SHEETS.

EROSION & SEDIMENT POLLUTION CONTROL GUIDELINES

1. A LOGICAL CONSTRUCTION SEQUENCE SHALL BE DEVELOPED THAT INCLUDES THE INSTALLATION OF E&SPC FACILITIES AND BEST MANAGEMENT PRACTICES (BMPS), BEFORE EARTH MOVING MAY COMMENCE.
2. E&SPC FACILITIES AND BMPS SHALL BE CORRECTLY INSTALLED AND MAINTAINED. MAINTENANCE INFORMATION AND CONSTRUCTION DETAILS MAY BE OBTAINED FROM THE COUNTY CONSERVATION DISTRICT.
3. EARTH DISTURBANCE SHALL TAKE PLACE WITHIN A DEFINED LIMIT OF DISTURBANCE AND IMMEDIATELY PRIOR TO CONSTRUCTION.
4. DEVELOPMENT PLANS SHALL PRESERVE SALIENT NATURAL FEATURES, MINIMIZE LAND CUTS AND FILLS, AND CONFORM TO THE GENERAL TOPOGRAPHY. PLANS SHALL BE DESIGNED AND IMPLEMENTED SO AS TO CREATE THE LEAST POTENTIAL FOR EROSION AND TO ADEQUATELY CONTAIN THE VOLUME AND REDUCE THE VELOCITY OF SURFACE WATER RUNOFF.
5. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED PRIOR TO AND DURING CONSTRUCTION.
6. TOPSOIL SHALL BE REMOVED FROM CONSTRUCTION AREAS AND STOCKPILED FOR FINAL GRADING AND SEEDBED PREPARATION. DOWNSLOPE AREAS OF ANY STOCKPILES, CONSTRUCTION, OR BORROW AREAS SHALL BE PROTECTED WITH CORRECTLY INSTALLED AND MAINTAINED SILT FENCE, STRAW BALES, OR SEDIMENT TRAPS PRIOR TO ANY EARTH DISTURBANCE IN ORDER TO MINIMIZE SEDIMENT LADEN RUNOFF.
7. ALL CUTS AND FILLS SHALL BE BROUGHT TO FINAL GRADE EARLY IN THE CONSTRUCTION SEQUENCE AND STABILIZED IMMEDIATELY WITH SEED AND MULCH.
8. ONLY DRIVEWAY EXCAVATIONS THAT CAN BE STABILIZED WITH A CRUSHED STONE BASE THE SAME DAY SHALL BE COMPLETED.
9. CURRENT REGULATIONS STATE:
   A. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.
   B. EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED.
   C. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:
      a. A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION;
      b. AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.
10. THE PENN STATE EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND GUIDE OR AGRONOMY GUIDE SHALL BE CONSULTED FOR PERMANENT AND TEMPORARY SEEDING AND MULCHING TYPES AND RATES. STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST 3 TONS PER ACRE OR 5 BALES PER 1000 SQUARE FEET. SLOPES STEEPER THAN 3:1 SHALL BE CORRECTLY LINED WITH APPROPRIATE TURF REINFORCEMENT MATTING. OTHER HELPFUL PUBLICATIONS INCLUDE TURFGRASS ESTABLISHMENT (SPECIAL CIRCULAR 163), TURF SEED AND SEED MIXTURES (EXTENSION CIRCULAR 391), AND PRINCIPALS OF TURFGRASS IRRIGATION (SPECIAL CIRCULAR 158). THE PUBLICATIONS REFERENCED ARE AVAILABLE FROM THE PENN STATE EXTENSION OFFICE.
11. ALL RECYCLING AND DISPOSAL OF CONSTRUCTION WASTE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE RULES AND REGULATIONS FOR WASTE MANAGEMENT. CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO: EXCESS SOIL AND ROCK, BUILDING MATERIALS, CONCRETE AND CONCRETE WASH WATER, SANITARY WASTE, AND ANY OTHER MATERIALS THAT COULD ADVERSELY IMPACT SURFACE OR GROUND WATER QUALITY.

NLTMA SANITARY SEWER NOTES:

1. EXISTING SEWER WILL NOT BE DISTURBED IN ANY WAY.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/NLTMA STANDARDS.
3. PROPOSED GRAVITY LATERALS SHALL BE SLOPED AT A MINIMUM 1/4" PER FOOT, UNLESS OTHERWISE NOTED ON THE PLAN.
4. STANDARD CLEANOUTS MUST BE "SCREWED ON" CAPS (PLUGS) AND THEY ARE TO BE WATER TIGHT.
5. SPACE BETWEEN TEST TEE & SEWER MAIN WILL BE AS REQUIRED BY NLTMA.
6. TRENCH MUST REMAIN OPEN FOR INSPECTION. ANY TRENCH THAT IS FILLED MUST BE UNCOVERED FOR INSPECTION. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT NLTMA FOR INSPECTION.
7. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
8. METAL MARKING TAPE WILL BE PLACED 12" ABOVE THE PIPE FOR THE ENTIRE HORIZONTAL RUN.
9. AIR TESTING FOR ALL SEWER MAINS AND LATERALS SHALL BE 5LBS/5 MIN. NO DROP.
10. VACUUM TEST OF MANHOLES SHALL BE 10 LBS. VACUUM WITH AN ALLOWABLE DROP OF 1LB/1 MIN.
11. VACUUM TEST UNIT SHALL BE PLACED IN THE FRAME AREA ONLY.
12. LINE WILL BE PLUGGED AT THE COMPLETION OF EACH WORKDAY TO PREVENT DEBRIS AND WATER FROM ENTERING THE LINE.
13. AN APPOINTED NLTMA INSPECTOR MUST BE PRESENT AT ALL TIMES WHEN ANY SEWER WORK IS PERFORMED.
14. INSPECTORS WILL BE AVAILABLE FROM 8 AM TO 3 PM. A 1/2 HOUR LUNCH BREAK WILL BE TAKEN DAILY DURING WHICH TIME NO SEWER WORK WILL BE ALLOWED.
15. ALL LINES SHALL BE FLUSHED WITH FRESH WATER TO CLEAR CONSTRUCTION DEBRIS UPON COMPLETION OF THE PROJECT.
16. MANDRELL TESTING WILL BE CONDUCTED FOR ALIGNMENT OF THE PIPE.
17. DAMAGED OR CRACKED MANHOLE SECTIONS WILL BE REJECTED.
18. DOUBLE MASTIC ON ALL JOINTS ON MANHOLES.
19. STEPS MUST BE ALIGNED.
20. NO CONCRETE PATCHING OF ANY KIND WILL BE ACCEPTED ON LEAKING JOINTS OR ON ANY CRACKED OR DAMAGED MANHOLES SECTIONS.
21. GROUTING OF THE INVERT IN ANY INVERT OUT PIPES SHALL BE DONE.
22. AFTER CONSTRUCTION IS COMPLETE THE CONSTRUCTED SEWER SHALL NOT BE TESTED UNTIL 30 DAYS HAS PASSED.
23. NO DROP MANHOLES OR INSIDE SPLASH MANHOLES WILL BE ALLOWED.
24. RE-BAR MUST BE INSTALLED AT THE END OF EACH LATERAL CONNECTED TO THE MAIN TO FACILITATE LATERAL LOCATION.
25. BUILDING OWNER SHALL BE REQUIRED TO PARTICIPATE IN THE NLTMA "STRONG WASTE MANAGEMENT PROGRAM" WHICH REQUIRES AN AGREEMENT BY THE OWNER TO MONITER, SAMPLE AND TEST SEWAGE DISCHARGE SEMI-ANNUALLY AT OWNER'S EXPENSE AND SUPPLY RESULTS TO NLTMA.
26. BUILDING OWNER GRANTS PERPETUAL RIGHT OF ACCESS TO THE SEWER LATERALS AND MANHOLES SHOWN HEREON FOR PURPOSE OF INSPECTION, MONITORING AND/OR SAMPLING.
27. NO PRODUCTION AREA OR STORAGE AREA FLOOR DRAINS ARE ALLOWED.
28. THE APPLICANT ACKNOWLEDGES THAT APPROVAL OF THIS LAND DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF THE WASTEWATER DISCHARGE FROM THE PROPOSED FACILITY. APPLICANT ACKNOWLEDGES THAT DISCHARGE MUST COMPLY WITH THE CRITERIA SET FORTH IN THE NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY (NLTMA) STRONG WASTE MANAGEMENT ORDINANCE. COMPLIANCE WITH THE ORDINANCE MIGHT NECESSITATE THAT APPLICANT CONSTRUCT PRETREATMENT FACILITIES TO TREAT WASTEWATER PRIOR TO DISCHARGE INTO THE NLTMA SEWER SYSTEM. APPLICANT ACKNOWLEDGES THEY ARE REQUIRED TO MAKE APPLICATION TO NLTMA FOR A STRONG WASTE MANAGEMENT PERMIT AND THAT NO DISCHARGE FROM THE SUBJECT FACILITY CAN COMMENCE UNTIL APPROVAL HAS BEEN GRANTED BY NLTMA AND/OR THE PERMIT HAS BEEN ISSUED IF PERMIT IS DEEMED NECESSARY BY NLTMA UNDER THE TERMS OF THE STRONG WASTE MANAGEMENT ORDINANCE.
29. IT IS A REQUIREMENT THAT A NEW LAND DEVELOPMENT PLAN SHALL BE FILED WITH THE TOWNSHIP AND COUNTY FOR ANY FUTURE EXPANSION OF THE FACIITIES ON THIS SITE. THE TOWNSHIP AND MUNICIPAL AUTHORITY SHALL HAVE THE RIGHT TO REVISE OR AMEND THE NOTES AND REQUIREMENTS SET FORTH ON THIS PLAN AND TO REVISE OR AMEND THE DEVELOPER AGREEMENTS WHENEVER A NEW LAND DEVELOPMENT PLAN IS FILED.
30. BUILDING OWNER GRANTS PERPETUAL RIGHT OF ACCESS TO NLTMA, IT'S EMPLOYEES, AGENTS OR ASSIGNS FOR THE SEWER LATERALS AND MANHOLES SHOWN HEREON FOR PURPOSES OF INSPECTION, MONITORING AND/OR SAMPLING.
31. NLTMA HAS GRANTED APPROVAL OF THE SEWER DESIGN DEPICTED ON THIS PLAN UNDER THE FOLLOWING CONDITIONS:
    1. ALL FEES SHALL BE PAID BEFORE A SEWER PERMIT WILL BE ISSUED.
    2. THE STRONG WASTE PERMIT APPLICATION SHALL BE APPROVED AND ANY PRETREATMENT REQUIRED BY NLTMA SHALL BE INSTALLED AND OPERABLE TO THE SATISFACTION OF NLTMA BEFORE CONNECTION OR USE OF THE NLTMA SEWER SYSTEM IS PERMITTED.
    3. THE STRONG WASTE PERMIT MAY BE AMENDED AT ANY TIME BY THE NLTMA BASED UPON LAB TESTING AND QUALITY OF THE APPLICANT'S SEWAGE DISCHARGE WHICH IS VARIABLE, WITH SUCH CHANGES TO PRETREATMENT DEEMED NECESSARY TO ASSURE THAT THE APPLICANT'S DISCHARGE MEETS ALL APPLICABLE NLTMA STANDARDS.

REVISION	DATE	BY
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NOTES

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
For
SCOUT COLD LOGISTICS, LLC
located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	N/A
PROJECT #	2368-23-001

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE, HEADWALL, MANHOLE, INLET, RIP-RAP)
- EXISTING STORMWATER
- EXISTING WATERLINE (GATE VALVE, GAS VALVE)
- EXISTING GASLINE
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS (100)
- EXISTING TREELINE
- EXISTING ZONING BOUNDARY (TWP. / TWP.)
- EX. BUILDING SETBACK LINES
- EXISTING SOILS (SOIL TYPE / SOIL TYPE)
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- 15+ SLOPES
- POTENTIAL SURFACE DEPRESSION (SD-02)

SOIL DATA

SYMBOL	NAME	SLOPE	HSG
DfB	DUFFIELD SILT LOAM	3-8%	B
HaB	HAGERSTOWN SILT LOAM	3-8%	B
HeB	HAGERSTOWN-ROCK OUTCROP COMPLEX	3-8%	B
No	NOLIN VARIANT SILT LOAM		B
US	URBAN LAND HAGERSTOWN COMPLEX		B

GRAPHIC SCALE
50' 0' 25' 50' 100'
1 inch = 50 ft.

REVISION	DATE	BY
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EXISTING CONDITIONS
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
for
SCOUT COLD LOGISTICS, LLC
located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
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DATE:	02/26/24
SCALE:	1" = 50'
PROJECT #	2368-23-001

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3 OF 21 SHEETS

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- CLEAN OUT / MANHOLE — EXISTING SEWER
- HEADWALL / MANHOLE / INLET / ENDWALL / RIP-RAP — EXISTING STORMWATER
- GATE VALVE / FIRE HYDRANT — EXISTING WATERLINE
- GAS VALVE — EXISTING GASLINE
- EXISTING SIDEWALK/CONCRETE
- 100 MAJOR / MINOR — EXISTING CONTOURS
- EXISTING TREELINE
- TWP. / TWP. — EXISTING TOWNSHIP BOUNDARY
- EXISTING LIGHT POLE
- 🟥 DEMO (TO BE REMOVED OR RELOCATED)

GRAPHIC SCALE

50' 0' 25' 50' 100'

1 inch = 50 ft.

REVISION	DATE	BY
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DEMOLITION PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

For

SCOUT COLD LOGISTICS, LLC

located in

NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

SESI
Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
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DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	1" = 50'
PROJECT	#2368-23-001

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LEGEND

EXISTING FEATURES

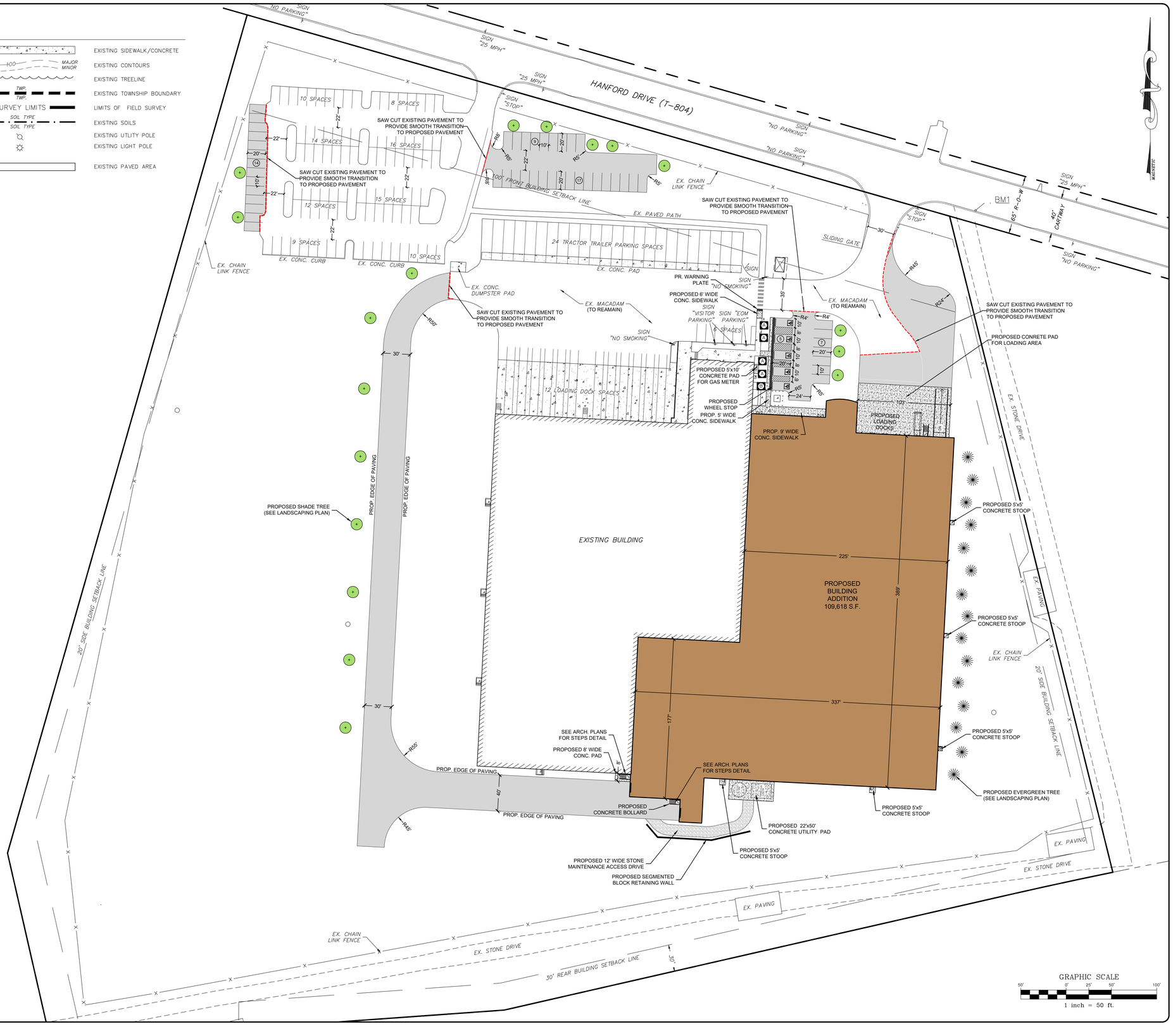
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (RIP-RAP, HEADWALL, MANHOLE, INLET, ENDWALL)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING GASLINE (GAS VALVE)
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS (100 MAJOR, MINOR)
- EXISTING TREELINE
- EXISTING TOWNSHIP BOUNDARY (TWP.)
- LIMITS OF FIELD SURVEY (SURVEY LIMITS)
- EXISTING SOILS (SOIL TYPE)
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING PAVED AREA

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS (IRON PIN, CONCRETE MONUMENT)
- PROPOSED EDGE OF PAVEMENT AND CURB LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED FENCE
- PROPOSED SEWER (CLEAN OUT, MANHOLE)
- PROPOSED STORMWATER (RIP-RAP, HEADWALL MANHOLE, INLET, ENDWALL)
- PR. ELECTRIC SERVICE LINE (UGE)
- PR. WATER SERVICE LINE (W)
- PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
- PROPOSED GASLINE (GAS VALVE)
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED CONTOURS (100 MAJOR, MINOR)
- PROPOSED TREELINE
- PROPOSED UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED NEW PAVING AREA

SIGNAGE LEGEND

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.
	HANDICAP SIGN WITH VAN ACCESIBLE SIGN	12X18 6X12	R7-8 R7-8B
	HANDICAP SIGN	12X18	R7-8



REVISION	DATE	BY
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LAYOUT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

SCOUT COLD LOGISTICS, LLC
Located at
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
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DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	1" = 50'
PROJECT #2368-23-001	

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER EASEMENT

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS (IRON PIN — CONCRETE MONUMENT)
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORMWATER EASEMENTS

HANFORD DRIVE (T-804)

65' R-O-W

40' CARTWAY

PR. STORMWATER EASEMENT

SLIDING GATE

EX. STORM WATER EASEMENT (TO BE EXTINGUISHED)

STORMWATER EASEMENT

PR. STORMWATER EASEMENT

RD

20'

40' WIDE SANITARY SEWER EASEMENT (DEED: 208-718)

STORMWATER EASEMENT

PR. STORMWATER EASEMENT

MET-ED RIGHT-OF-WAY

STORMWATER EASEMENT

30' WIDE SANITARY SEWER EASEMENT (DEED: 2125-1697)

GRAPHIC SCALE

50' 0' 25' 50' 100'

1 inch = 50 ft.

MAGNETIC

REVISION	DATE	BY
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EASEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

for

SCOUT COLD LOGISTICS, LLC

located in

NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
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Lebanon, Pennsylvania 17042
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DATE:	02/26/24
SCALE:	1" = 50'
PROJECT #2368-23-001	

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6 OF 21 SHEETS

EXISTING FEATURES

EXISTING ADJOINER LINE
EXISTING BOUNDARY LINE AND CORNERS
EXISTING EDGE OF PAVEMENT AND CURB LINE
EXISTING RIGHT–OF–WAY
EXISTING FENCE
EXISTING SEWER (CLEAN OUT, MANHOLE)
EXISTING STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP–RAP)
EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
EXISTING SIDEWALK/CONCRETE
EXISTING CONTOURS (100, MAJOR, MINOR)
EXISTING TREELINE
EXISTING GASLINE (GAS VALVE)
EXISTING SOILS (SOIL TYPE / SOIL TYPE)
EXISTING UTLITY POLE
EXISTING LIGHT POLE

PCSM FEATURES

🟩 AMENDED SOILS W/CONSERVE LOW MAINETANCE BASIN MIX

NPDES — NPDES BOUNDARY

L O D — DISTURBANCE LIMITS

● TP-01 — INFILTRATION TEST PIT

Map Symbol	Soil Name	Slope	Hydrologic Group
DfB	Duffield silt loam	3-8%	B
HaB	**Hagerstown silt loam**	**3-8%**	**B**
HeB	**Hagerstown-Rock outcrop complex**	**3-8%**	**B**
No	**Nolin variant silt loam**	-	**B**
US	Urban land-Hagerstown complex	-	B

SCHEDULE OF MUNICIPAL INSPECTIONS

A. THE TOWNSHIP ENGINEER SHALL INSPECT ALL PHASES OF CONSTRUCTION OF THE STORMWATER MANAGEMENT IMPROVEMENTS. INSPECTIONS SHALL INCLUDE THE FOLLOWING:

a. STORM SEWER PIPE TRENCHING AND INSTALLATION
b. SWALE EXCAVATION AND INSTALLATION
c. INFILTRATION BASINS 1–2 & DETENTION BASIN 1
- ROUGH GRADING
- EXCAVATION TO SUBGRADE
- UNDERDRAIN SYSTEM INSTALLATION
- AMENDED SOIL INSTALLATION
- OUTLET STRUCTURE AND OUTLET PIPE INSTALLATION (INCLUDING ANTI–SEEP COLLARS AND CLAY CORE)

d. FINAL SITE STABILIZATION

B. DURING ANY STAGE OF THE WORK, IF THE TOWNSHIP ENGINEER DETERMINES THAT THE SWM BMPS ARE NOT BEING INSTALLED IN ACCORDANCE WITH THE APPROVED SWM SITE PLAN, NORTH LEBANON TOWNSHIP SHALL PROVIDE WRITTEN NOTIFICATION TO THE LAND OWNER AND/OR DEVELOPER AND THE STIPULATING THE DEFICIENCIES AND REQUIRE THAT THE DEFICIENCIES BE CORRECTED WITHIN 30 DAYS (OR LONGER AS MAY BE REQUIRED). IF THE DEFICIENCIES ARE NOT CORRECTED WITHIN THE SPECIFIED PERIOD OF TIME, NORTH LEBANON TOWNSHIP MAY:

1. REVOKE ANY EXISTING PERMITS UNTIL SUCH DEFICIENCIES ARE CORRECTED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
2. UTILIZE FINANCIAL SECURITY POSTED BY THE OWNER AND/OR DEVELOPER AS PART OF THE DEVELOPER'S IMPROVEMENT GUARANTEE AGREEMENT TO INSTALL ANY UNFINISHED FACILITIES OR REMEDY ANY IMPROPERLY CONSTRUCTED FACILITIES.
3. PURSUE OTHER LEGAL REMEDIES PURSUANT TO ARTICLE XI OF THIS ORDINANCE.
4. AFTER RECEIPT OF THE CERTIFICATE OF COMPLETION LETTER AND AS–BUILT PLAN BY NORTH LEBANON TOWNSHIP, A FINAL INSPECTION SHALL BE CONDUCTED BY THE TOWNSHIP ENGINEER OR DESIGNATED REPRESENTATIVE TO CERTIFY COMPLIANCE WITH THIS ORDINANCE.

C. SWM BMPS SHOULD BE INSPECTED BY THE LANDOWNER, OR THE OWNER'S DESIGNEE (INCLUDING THE TOWNSHIP FOR DEDICATED AND OWNED FACILITIES), ACCORDING TO THE FOLLOWING LIST OF MINIMUM FREQUENCIES:

1. ANNUALLY FOR THE FIRST FIVE (5) YEARS FOLLOWING CONSTRUCTION.
2. ONCE EVERY THREE (3) YEARS THEREAFTER.
3. DURING OR IMMEDIATELY FOLLOWING A 10–YEAR OR GREATER STORM. THE 10–YEAR STORM IS 4.6 INCHES OF RAINFALL IN A 24–HOUR PERIOD.

BMP CAPACITY		
BMP	INFILTRATION VOLUME (C.F.)	STORAGE VOLUME (C.F.)
INFILTRATION BASIN 1	59,922	325,525
INFILTRATION BASIN 2	12,190	46,329

GRAPHIC SCALE

50' 0' 25' 50' 100'

1 inch = 50 ft.

PROPOSED FEATURES

PROPOSED BUILDING SETBACK
PROPOSED EDGE OF PAVEMENT AND CURB LINE
PROPOSED FENCE
PROPOSED SEWER (CLEAN OUT, MANHOLE)
PROPOSED STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP–RAP)
PR. ELECTRIC SERVICE LINE (UGE)
PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
PROPOSED GASLINE (GAS VALVE)
PROPOSED CONCRETE/SIDEWALK
PROPOSED CONTOURS (100, MAJOR, MINOR)
PR. WATER SERVICE LINE
PROPOSED UTLITY POLE
PROPOSED LIGHT POLE

REVISION	DATE	BY
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

For

SCOUT COLD LOGISTICS, LLC

located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272–7110
Fax: (717) 272–7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	1" = 50'
PROJECT	#2368–23–001

POST CONSTRUCTION STORMWATER MANAGEMENT NARRATIVE
SCOUT COLD LOGISTICS, LLC - SUNNY LANE FOODS BUILDING EXPANSION

THIS NARRATIVE IS INTENDED TO ACCOMPANY THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR THE PROPOSED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR SCOUT COLD LOGISTICS, LLC - SUNNY LANE FOODS BUILDING EXPANSION LOCATED AT 2750 HANFORD DRIVE IN NORTH LEBANON TOWNSHIP, LEBANON COUNTY. THIS NARRATIVE SHALL BE CONSIDERED A PART OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

PROJECT DETAILS

THE TOTAL TRACT OF PROPERTY IN QUESTION IS 22.83 ACRES. THE TOTAL SITE AND EARTH DISTURBANCE AS PART OF THIS PROJECT IS 8.90 ACRES. THE PROJECT SITE IS A DEVELOPED LOT WITHIN AN EXISTING BUSINESS PARK. THE PARCEL CONTAINS AN EXISTING 98,000 S.F. BUILDING WITH ASSOCIATED PARKING AREAS, LOADING DOCKS, AND EXISTING STORMWATER MANAGEMENT FACILITIES. BASED ON GOOGLE EARTH HISTORICAL IMAGERY, THE SITE WAS DEVELOPED IN 2016. PRIOR TO DEVELOPMENT, THE SITE WAS AN AGRICULTURAL FIELD DATING BACK TO THE EARLY 1990'S. THE SITE IS BORDERED TO THE NORTH BY HANFORD DRIVE, TO THE EAST AND WEST BY AGRICULTURAL FIELDS, AND TO THE SOUTH BY THE NORFOLK SOUTHERN RAILROAD. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A 110,00 +/- S.F. BUILDING EXPANSION WITH ASSOCIATED LOADING DOCKS, PARKING AREAS, AND INTERNAL ACCESS DRIVE. THE BUILDING EXPANSION WILL BE SERVED BY PUBLIC WATER AND SEWER. PROPOSED IMPROVEMENTS ALSO INCLUDE MODIFICATIONS TO THE EXISTING STORMWATER MANAGEMENT BASINS TO BRING ALL SITE DEVELOPMENT (INCLUDING PREVIOUS SITE IMPROVEMENTS AND THE PROPOSED EXPANSION) UP TO CURRENT NPDES STANDARDS FOR PCSM DESIGN. THE THREE EXISTING BASINS WILL BE MODIFIED INTO TWO (2) ABOVE GROUND INFILTRATION BASINS TO MANAGE THE SITE RUNOFF. THE NEAREST MAPPED DOWNSTREAM SURFACE WATER IS THE QUITTAPAHILLA CREEK WHICH IS DESIGNATED AS A TROUT STOCKED FISHERY (TSF). THE QUITTAPAHILLA CREEK IS IMPAIRED ACCORDING TO CATEGORY 4C OF THE PA INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT FOR AQUATIC LIFE: STREAMBANK MODIFICATIONS / DESTABILIZATION - HABITAT ALTERATIONS AND AQUATIC LIFE: URBAN RUNOFF / STORM SEWERS - FLOW REGIME MODIFICATION. THE QUITTAPAHILLA CREEK IS ALSO IMPAIRED ACCORDING TO CATEGORY 5 OF THE PA INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT FOR RECREATIONAL: SOURCE UNKNOWN - PATHOGENS.

CALCULATIONS

POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES WERE DESIGNED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE PENNSYLVANIA STORMWATER MANAGEMENT BMP MANUAL (PA DEP BUREAU OF WATERSHED MANAGEMENT, DECEMBER 2006), AND THE NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE (ORDINANCE NO. 6-2022, 7/18/2022).

HYDROLOGY

A STORMWATER MANAGEMENT CONTROL SYSTEM IS PROPOSED TO MINIMIZE THE ADDITIONAL RUNOFF VOLUME GENERATED BY THE PROPOSED IMPROVEMENTS AND TO CONTROL THE FLOW TO A RATE LESSER THAN OR EQUAL TO THE PRE-DEVELOPMENT RUNOFF, FOLLOWING THE REQUIREMENTS OF THE PA CODE CHAPTER 102.8 AND THE NORTH LEBANON TOWNSHIP SWM ORDINANCE.

THE PROPOSED SITE IMPROVEMENTS WILL SHARE STORMWATER MANAGEMENT FACILITIES WITH THE EXISTING SITE IMPROVEMENTS. IN ORDER TO SHOW COMPLIANCE WITH CURRENT REGULATIONS, THE ENTIRE SITE IS BEING RE-ANALYZED FROM AN OVERALL VOLUME, RATE, AND WATER QUALITY PERSPECTIVE. TO ACHIEVE THIS, EXISTING CONDITIONS ARE ASSUMED AS MEADOW, PRIOR TO ANY DEVELOPMENT ON THE SITE. FOR CALCULATION PURPOSES, POST-CONSTRUCTION CONDITIONS ASSUME THAT ALL SITE DEVELOPMENT (ALL IMPROVEMENTS CONSTRUCTED AND 2016 AND PROPOSED NOW IN 2024) IS “PROPOSED” AND TREATED AS NEW IMPERVIOUS IN THE STORMWATER MANAGEMENT CALCULATIONS.

IN ORDER TO PROVIDE WATER QUALITY, VOLUME CONTROL, AND RATE CONTROL, THE SITE WILL BE SERVED BY TWO (2) INFILTRATION BASIN FACILITIES. THESE TWO (2) FACILITIES WILL BE LOCATED WITHIN THE SAME AREAS AS THE EXISTING STORMWATER MANAGEMENT BASINS LOCATED ON SITE. THE EXISTING BASINS WILL BE EXPANDED AND MODIFIED TO MEET CURRENT DESIGN STANDARDS.

THE BASINS ARE DESIGNED TO MANAGE THE POST-DEVELOPMENT DISCHARGE RATE TO A RATE EQUAL OR LOWER THAN THE PRE-DEVELOPMENT RATE AND TO MANAGE THE 2-YR 24-HOUR VOLUME INCREASE THROUGH INFILTRATION. THE CURVE NUMBERS ARE TAKEN FROM TR-55. SUPPORTING CALCULATIONS CAN BE SEEN IN THE DEP PCSM SPREADSHEETS.

PER THE NORTH LEBANON TOWNSHIP SWM MANAGEMENT ORDINANCE, POST-DEVELOPMENT DISCHARGE FLOW RATES MUST MEET THE FOLLOWING CRITERIA.

Pre - Developed	Post Developed
2 - year	< or = to 1-yr Pre
5 - year	< or = to 2-yr Pre
10 - year	< or = to 5-yr Pre
25 - year	< or = to 25-yr Pre
100 - year	< or = to 100-yr Pre

THE SCS METHOD WAS USED TO DETERMINE PEAK FLOW RATES FOR BOTH PRE- AND POST-DEVELOPED CONDITIONS. THE RESULTING POST DEVELOPMENT RUNOFF FLOW RATES HAVE BEEN REDUCED TO REQUIRED PRE-DEVELOPMENT RELEASE RATES AS REQUIRED IN THE TABLE ABOVE AND SEEN IN THE FLOW SUMMARY TABLE LATER IN THIS REPORT. *HYDROCAD V10.0* SOFTWARE WAS USED TO PERFORM ALL BASIN ROUTING CALCULATIONS.

THIS PCSM PLAN IS DESIGNED TO MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME AND PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF. IN ORDER TO ANALYZE THE EFFECTIVENESS OF THE PROPOSED STORMWATER MANAGEMENT PLAN THE DRAINAGE PATTERN IS ANALYZED AS TWO (2) POINTS OF INTEREST.

DP 001 - DISCHARGE POINT 001 IS TAKEN NEAR THE SOUTHWESTERN PROPERTY CORNER WHERE ALL EXISTING AND PROPOSED BASIN OUTLET PIPES DISCHARGE. RUNOFF FROM DP 001 WILL FLOW THROUGH A SERIES OF EXISTING CULVERTS AND CHANNELS PRIOR TO REACHING THE QUITTAPAHILLA CREEK.

DP 002 - DISCHARGE POINT 002 IS TAKEN ALONG THE WESTERN PROPERTY LINE WHERE A SMALL PORTION OF PRE- AND POST-DEVELOPMENT RUNOFF WILL SHEET FLOW ONTO ADJACENT PROPERTY. RUNOFF FROM DP 002 WILL FLOW ACROSS ADJACENT PROPERTY PRIOR TO REACHING THE SAME LOCATION AS DP 001 AND DOWNSTREAM SERIES OF EXISTING CULVERTS AND CHANNELS PRIOR TO REACHING THE QUITTAPAHILLA CREEK.

THERMAL IMPACTS ANALYSIS

EXISTING RUNOFF FROM THE SITE IS CURRENTLY TREATED BY THREE (3) EXISTING STORMWATER BASINS. THE EXISTING BASINS WILL BE MODIFIED INTO TWO (2) INFILTRATION BASINS TO TREAT THE MAJORITY OF THE DISTURBED SITE AND PROPOSED IMPERVIOUS AREAS. RUNOFF REACHING THE INFILTRATION BASINS WILL BE COOLED BY THE NATIVE VEGETATION IN THE BASIN BOTTOMS BEFORE BEING INFILTRATED THROUGH THE ENGINEERED SOIL MIX AND INTO THE GROUND. ADDITIONALLY, OVERFLOW FROM FROM INFILTRATION BASIN 2 WILL DISCHARGE INTO INFILTRATION BASIN 1 IN A TREATMENT TRAIN WHICH WILL PROVIDE ADDITIONAL THERMAL RELIEF. SHADE TREES ARE ALSO PROPOSED IN AND AROUND THE NEW PARKING LOT EXPANSIONS TO SHADE THESE AREAS AND PROVIDE ADDITIONAL TEMPERATURE RELIEF FOR RUNOFF THAT FLOWS OVER THE IMPERVIOUS SURFACES.

WATER QUALITY AND NON-DISCHARGE ANALYSIS

THE SITE HAS BEEN DESIGNED TO MEET THE NPDES REQUIREMENTS AS CALCULATED IN THE DEP PCSM SPREADSHEET - *QUALITY*. THROUGH THE IMPLEMENTATION OF THE STRUCTURAL BMPS, THE WATER QUALITY REQUIREMENTS HAVE BEEN MET FOR THIS SITE. PLEASE SEE THE STANDARD DEP PCSM SPREADSHEETS FOR A MORE IN-DEPTH DESCRIPTION OF HOW THE REQUIREMENTS ARE MET FOR THIS SITE.

PROPOSED BEST MANAGEMENT PRACTICES

- INFILTRATION BASIN - TWO (2) INFILTRATION BASINS WILL BE UTILIZED TO PROMOTE INFILTRATION, EVAPORATION, AND EVAPOTRANSPIRATION AND CONTROL FLOW AND VOLUME LEAVING THE SITE.

OFFSITE DISCHARGE ANALYSIS

THE FOLLOWING IS AN EXCERPT FROM THE PA DEP FAQ SHEET LABELED *CHAPTER 102 OFF-SITE DISCHARGES OF STORMWATER TO NON-SURFACE WATERS* (JANUARY 2, 2019). FAQ #2 STATES, “PERSONS PROPOSING TO DISCHARGE MUST HAVE THE LEGAL AUTHORITY TO DISCHARGE THEIR STORMWATER EITHER THROUGH EITHER A COMMON LAW EASEMENT OR AN EXPRESS EASEMENT. FOR SITES THAT DISCHARGE TO EXISTING SWALES, DITCHES, STORM SEWERS OR SIMILAR STRUCTURES WHERE THE NEW ACTIVITIES WILL NOT RESULT IN A CHANGE IN VOLUME OR RATE OF STORMWATER RUNOFF (FOR ALL STORM EVENTS), THE EXISTING COMMON LAW EASEMENT COULD BE RELIED UPON.”

THE SITE DISCHARGES TO ALL DISCHARGE POINTS IN A SIMILAR MANNER AND AT A RATE THAT IS LESS THAN PRE-DEVELOPMENT FOR ALL STORM EVENTS.

CHAPTER 102.8 (B) ANALYSIS

THE DOWNSTREAM CHANNEL IS PROTECTED BY THE FLOW REDUCTION PROVIDED FROM THE PROPOSED STORMWATER MANAGEMENT FACILTIES. THE STRUCTURAL BMPS ALLOW FOR REDUCED FLOW TO THE DISCHARGE POINTS, AND THEREFORE THE DOWNSTREAM CHANNEL WILL NOT BE IMPACTED. THE SAME FLOW REDUCTION AND WATER QUALITY BENEFITS PROVIDED BY THE STRUCTURAL BMPS WILL ALSO SERVE TO PROTECT THE EXISTING DRAINAGE FEATURES AND DOWNSTREAM VEGETATION.

SOIL INFORMATION AND GEOLOGY

THE FOLLOWING SOILS ARE FOUND WITHIN OR ADJACENT TO THE AREA TO BE DISTURBED BY EARTH MOVING ACTIVITIES. THESE SOILS CAN ERODE WHEN DISTURBED. EROSION WILL BE CONTROLLED WITH STANDARD EROSION CONTROLS SUCH AS FILTER SOCK, SLOPE AND SWALE MATTING, RIPRAP OUTLET PROTECTION, INLET PROTECTION, ROCK FILTER, AND ROCK CONSTRUCTION ENTRANCE.

Map Symbol	Soil Name	Slope	Hydrologic Group
DfB	Duffield silt loam	3-8%	B
HaB	**Hagerstown silt loam**	**3-8%**	**B**
HeB	**Hagerstown-Rock outcrop complex**	**3-8%**	**B**
No	**Nolin variant silt loam**	-	**B**
US	Urban land-Hagerstown complex	-	B

***IF SOILS ARE BOLD, THEY ARE DISTURBED DURING CONSTRUCTION ON THIS PROJECT.**

KARST NOTES

THE SITE IS UNDERLAIN BY THE ONTELAUNEE FORMATION WHICH IS COMPRISED OF DOLOMITE, LIMESTONE, AND CHERT. DOLOMITE AND LIMESTONE ARE SUSCEPTIBLE TO KARST ACTIVITY. THE PA DEP'S EMAPPA IDENTIFIES FIVE (5) SURFACE DEPRESSIONS ON THE PROJECT PROPERTY BUT NO SINKHOLES.

THE GEOTECHNICAL ENGINEERING REPORT FOR STORMWATER MANAGEMENT PREPARED BY ECS MID-ATLANTIC, LLC DID IDENTIFY THREE POTENTIAL (3) SURFACE DEPRESSIONS ON SITE. THESE POTENTIAL SURFACE DEPRESSIONS WILL BE EXPLORED WITH A TEST PIT AT EACH LOCATION UNDER THE SUPERVISION OF ECS PRIOR TO CONSTRUCTION AT THE SITE IN ORDER TO DETERMINE IF POTENTIAL REPAIRS ARE NECESSARY. BASED ON THE AVAILABLE INFORMATION, THE RISK OF SINKHOLES AND RELATED KARST ACTIVITY ON THE SITE IS MODERATE. SHOULD A GEOTECHNICAL HAZARD BE ENCOUNTERED DURING CONSTRUCTION, THE LOCAL CONSERVATION DISTRICT WILL BE IMMEDIATELY CONTACTED AND A GEOTECHNICAL ENGINEER WILL BE REQUIRED TO OVERSEE ANY MITIGATION MEASURES.

IN ORDER TO REDUCE THE RATE OF SINKHOLE DEVELOPMENT AND IN KEEPING WITH THE GUIDELINES AND RECOMMENDATIONS OF THE PA BMP MANUAL, ECS RECOMMENDS THAT THE FOLLOWING DESIGN PRINCIPLES BE INCORPORATED:

- USE EXISTING DRAINAGE PATTERNS:
  - O THE PROPOSED INFILTRATION BASINS WILL BE LOCATED IN THE SAME LOCATION AS THE EXISTING STORMWATER MANAGEMENT BASINS.
- KEEP STORMWATER AWAY FROM KNOWN SINKHOLES OR PROBLEMATIC SUBSIDENCE AREAS:
  - O THERE ARE NO KNOWN SINKHOLES ON SITE.
- AVOID CONCENTRATING STORMWATER:
  - O RUNOFF WILL BE NATURALLY CONCENTRATED IN THE PROPOSED BASINS WHICH ARE DESIGNED IN ACCORDANCE WITH THE BELOW PRINCIPLES TO REDUCE THE RISK OF SINKHOLE FORMATIONS. ALL STORMWATER PIPE WILL UTILIZE WATER-TIGHT JOINTS.
- REDUCE RUNOFF VOLUME AND VELOCITY:
  - O ON-SITE RUNOFF VOLUME WILL BE REDUCED IN ACCORDANCE WITH TOWNSHIP AND CHAPTER 102 REQUIREMENTS.
- USE BROAD SHALLOW BASINS:
  - O INFILTRATION BASIN 1 HAS A MAXIMUM PONDING DEPTH OF LESS THAN 3.5' AND INFILTRATION BASIN 2 HAS A MAXIMUM PONDING DEPTH OF LESS THAN 3'.
- MAINTAIN THE FACILITIES POST CONSTRUCTION:
  - O POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES WILL BE MAINTAINED IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE AGREEMENT REQUIRED BY THE TOWNSHIP AND RECORDED WITH THE PLAN.
- PROVIDE UNDERDRAINS OR OTHER MEANS FOR DEWATERING IN STORMWATER MANAGEMENT FACILITIES IF NEEDED:
  - O UNDERDRAINS ARE PROVIDED FOR EACH BASIN.

DUFFIELD SOILS - THE DUFFIELD SERIES CONSISTS OF DEEP AND VERY DEEP, WELL DRAINED SOILS FORMED IN RESIDUUM FROM LIMESTONE BEDROCK. SLOPES RANGE FROM 0 TO 35 PERCENT. PERMEABILITY IS MODERATE. MEAN ANNUAL PRECIPITATION IS 40 INCHES. MEAN ANNUAL TEMPERATURE IS 53 DEGREES F. DUFFIELD SOILS ARE SUSCEPTIBLE TO CUTBANKS AND CAVE INS AND MAY BE CORROSIVE TO STEEL AND CONCRETE. THIS SOIL MAY ALSO BE EASILY ERODIBLE AND SUBJECT TO HYDRIC INCLUSIONS, LOW STRENGTH, SLOW PERCOLATION, PIPING, AND A POOR SOURCE OF TOPSOIL. THIS SOIL IS ALSO SUSCEPTIBLE TO SHRINK/SWELL AND HAS THE POTENTIAL FOR SINKHOLE FORMATION. THIS SOIL IS ALSO SUBJECT TO WETNESS BUT NOT PONDING.

HAGERSTOWN SOILS - THE HAGERSTOWN SERIES CONSISTS OF DEEP AND VERY DEEP, WELL DRAINED SOILS FORMED IN RESIDUUM OF HARD GRAY LIMESTONE. SLOPE RANGES FROM 0 TO 45 PERCENT. PERMEABILITY IS MODERATE. MEAN ANNUAL PRECIPITATION IS 30 TO 45 INCHES. MEAN ANNUAL AIR TEMPERATURE IS 45 TO 58 DEGREES. HAGERSTOWN SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS AND CORROSIVE TO STEEL BUT NOT CONCRETE. THIS SOIL MAY ALSO BE EASILY ERODIBLE AND SUBJECT TO A SEASONALLY HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH, SLOW PERCOLATION, PIPING, AND A POOR SOURCE OF TOPSOIL. HAGERSTOWN SOILS MAY ALSO BE SUSCEPTIBLE TO FROST ACTION, SHRINK-SWELL, AND SINKHOLES.

NOLIN SOILS - THE NOLIN SERIES CONSISTS OF VERY DEEP, WELL DRAINED SOILS FORMED IN ALLUVIUM DERIVED FROM LIMESTONES, SANDSTONES, SILTSTONES, SHALES, AND LOESS. THESE NEARLY LEVEL TO MODERATELY STEEP SOILS ARE ON FLOOD PLAINS, IN DEPRESSIONS WHICH RECEIVE RUNOFF FROM SURROUNDING SLOPES, OR ON NATURAL LEVEES OF MAJOR STREAMS AND RIVERS. SLOPE RANGES FROM 0 TO 25 PERCENT, BUT IS DOMINANTLY 0 TO 3 PERCENT. MEAN ANNUAL TEMPERATURE IS 56 DEGREES F. AND THE MEAN ANNUAL PRECIPITATION IS 43 INCHES. NOLIN SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS AND CORROSIVE TO CONCRETE BUT NOT STEEL. THIS SOIL MAY ALSO BE SUBJECT TO FLOODING, A SEASONALLY HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH, SLOW PERCOLATION, AND PIPING. NOLIN SOILS MAY ALSO BE SUSCEPTIBLE TO SINKHOLE FORMATION.

SOIL USE LIMITATIONS AND RESOLUTIONS

- CUT-BANK CAVING: ALL APPLICABLE OSHA STANDARDS AND REGULATIONS SHALL BE IMPLEMENTED AT ALL TIMES DURING TRENCHING AND EXCAVATION OPERATIONS.
- CORROSION OF STEEL AND CONCRETE: ALL UNDERGROUND FOUNDATIONS AND STRUCTURES SHALL BE PROPERLY PROTECTED AGAINST CORROSION, WHICH MAY INCLUDE COATING THESE STRUCTURES WITH CORROSION-RESISTANT MATERIAL.
- EASILY ERODIBLE: EROSION AND SEDIMENT POLLUTION CONTROLS WILL BE IMPLEMENTED TO AVOID THE TRANSPORTATION OF SEDIMENT-LADEN WATER OFF-SITE.
- DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE: THE SITE MAY REQUIRE DEWATERING OF PITS DURING CONSTRUCTION, I.E. WHEN POURING FOOTERS, EXCAVATING TRENCHES, DEWATERING BASINS, ETC. THE GEOTECHNICAL REPORT DID NOT IDENTIFY ANY AREAS OF HIGH GROUNDWATER. IF DEWATERING IS REQUIRED, A SUMP PIT AND FILTER BAG SHALL BE UTILIZED, AND WATER SHALL BE PUMPED TO AN UNDISTURBED AREA UPSTREAM OF A PERIMETER CONTROL BMP SUCH AS A FILTER SOCK.
- HYDRIC SOILS/HYDRIC INCLUSIONS: A WETLAND FIELD SURVEY WAS CONDUCTED AND NO WETLANDS ARE LOCATED ON SITE.
- LOW STRENGTH/LANDSLIDE PRONE: THE MAXIMUM PROPOSED SLOPE ON THE SITE IS 3:1. THIS WILL REDUCE THE POTENTIAL FOR EROSION AND LAND SLIDE ACTION. ALL PROPOSED BERMS SHALL BE COMPACTED FULLY IN ORDER TO PROTECT AGAINST LANDSLIDES, AND SHALL BE STABILIZED IMMEDIATELY.
- SLOW PERCOLATION: ADEQUATE PRECAUTIONS WILL BE TAKEN TO ENSURE THAT THE PCSM BMPS INFILTRATE WITHIN THE REQUIRED TIME PERIOD, INCLUDING INFILTRATION TESTING AND SOIL MODIFICATION/UNDERDRAIN INSTALLATION, IF NECESSARY. INFILTRATION TESTS PREVIOUSLY PERFORMED INDICATED THAT THE INFILTRATION RATE AT THE SITE IS ADEQUATE IN THE PROPOSED INFILTRATION AREAS.
- PIPING: ANTI-SEEP COLLARS WILL BE PROVIDED AS PART OF THE PCSM AND PIPELINE DESIGNS.
- POOR SOURCE OF TOPSOIL: THE ADEQUACY OF THE TOPSOIL WILL BE EVALUATED UPON THE COMMENCEMENT OF EXCAVATION. AS THE MAJORITY OF THE PROJECT CONSISTS OF CONSTRUCTION OF IMPERVIOUS AREAS, THE TOPSOIL REQUIRED WILL BE MINIMAL.
- FROST ACTION: ALL IMPERVIOUS SURFACES SHALL BE GRADED AT A MINIMUM OF 1% IN ONE DIRECTION, SO THAT WATER WILL NOT COLLECT ON THE SURFACE AND CAUSE DAMAGE DURING FREEZE/THAW CYCLES. CRACKS WHICH DEVELOP IN THE IMPERVIOUS SURFACES SHALL BE PROMPTLY SEALED.
- SHRINK/SWELL: ALL SITE GRADING SHALL DIRECT WATER AWAY FROM BUILDINGS AND OTHER IMPERVIOUS SURFACES TO REDUCE THE LIKELIHOOD OF WATER INFILTRATING NEAR OR UNDER THESE STRUCTURES.
- SINKHOLE FORMATION: SEE KARST NOTES ABOVE.
- WETNESS: THE SITE MAY REQUIRE DEWATERING OF PITS DURING CONSTRUCTION, I.E. WHEN POURING FOOTERS, DEWATERING BASINS, ETC. SHOULD DEWATERING BE REQUIRED, A SUMP PIT AND FILTER BAG SHALL BE UTILIZED, AND WATER SHALL BE PUMPED TO AN UNDISTURBED AREA UPSTREAM OF A PERIMETER CONTROL (FILTER SOCK).
- FLOODING: THE SITE IS NOT LOCATED WITHIN A MAPPED FLOODPLAIN.

GENERAL SOIL NOTES

1. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL NEED TO HAVE APPROPRIATE E&S CONTROLS.
2. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
3. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
4. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
5. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
6. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
7. THE LOCAL CONSERVATION DISTRICT SHALL BE CONTACTED IF SEEPS OR SPRINGS ARE ENCOUNTERED AND THE DESIGNS ARE ALTERED DURING CONSTRUCTION AND THEY SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

INFILTRATION TESTING REQUIREMENTS

INFILTRATION TESTING HAS BEEN CONDUCTED AND RESULTS ARE PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS MID-ATLANTIC INCLUDED AS AN APPENDIX TO THIS PCSM REPORT.

OWNERSHIP, OPERATIONS AND MAINTENANCE

SHORT-TERM OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PCSM BMPS IS THE RESPONSIBILITY OF THE CONTRACTOR (UNKNOWN AT THIS TIME), WHO SHALL BE LISTED AS THE CO-PERMITTEE ON THE NPDES PERMIT.

LONG-TERM OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PCSM BMPS IS THE RESPONSIBILITY OF THE PROPERTY OWNER HEREIN IDENTIFIED AS SCOUT COLD LOGISTICS, LLC.

INDIVIDUAL BMP DESCRIPTION, CONSTRUCTION SEQUENCE, AND MAINTENANCE

GENERAL OVERALL BMP DESCRIPTION

BMP 6.4.2: INFILTRATION BASIN

AN INFILTRATION BASIN IS A SHALLOW IMPOUNDMENT THAT STORES AND INFILTRATES RUNOFF OVER A LEVEL, UN-COMPACTED (PREFERABLY UNDISTURBED AREA) WITH RELATIVELY PERMEABLE SOILS.

TWO (2) INFILTRATION BASINS WILL BE LOCATED ON SITE. THE BOTTOMS WILL BE CONSTRUCTED WITH AN ENGINEERED SOIL MIXTURE TO ASSIST IN THE WATER QUALITY BENEFITS OF FILTRATION AS WELL AS TO PROMOTE VEGETATION GROWTH AND INFILTRATION. THE INFILTRATION BASIN FACILITIES WILL BE PLANTED WITH ERNST CONSERVATION SEEDS “RETENTION BASIN FLOOR MIX - LOW MAINTENANCE” MIX WHICH WILL PROMOTE POLLUTANT REMOVAL. THE PRIMARY FUNCTION OF THESE BMPS IS TO MANAGE STORMWATER RUNOFF VOLUME AND CONTROL THE PEAK RATE LEAVING THE SITE. PLEASE SEE THE PCSM PLAN AND REPORT FOR DETAILS, SPECIFICATIONS AND CALCULATIONS.

CONSTRUCTION SEQUENCE

1. PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION BASIN DURING THE LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. IF NECESSARY, EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROCK AND DEBRIS. DO **NOT** COMPACT SUBGRADE.
5. INSTALL OUTLET CONTROL STRUCTURES.
6. SEED AND STABILIZE TOPSOIL. (VEGETATE IF APPROPRIATE WITH NATIVE PLANTINGS)
7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

MAINTENANCE

1. WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
2. DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
3. AREAS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION VEGETATIVE CONDITIONS ETC.
4. DURING PERIODS OF EXTENDED DROUGHT, AREAS MAY REQUIRE WATERING.

MAINTENANCE AND INSPECTION

1. CATCH BASINS AND INLETS (UPGRADIENT OF INFILTRATION FACILITY) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER MAJOR RUNOFF EVENTS (> 1-INCH RAINFALL DEPTH).
2. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION FACILITY SHALL BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS SHALL BE RE-VEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN OVER AN INFILTRATION AREA, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
4. INSPECT THE FACILITY AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOES SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
5. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
6. THE SEED MIXTURE PLANTED IN THE BOTTOM OF THE BASINS SHALL BE MOWED DOWN TO A HEIGHT OF 8-INCHES WHEN IT REACHES A HEIGHT OF 24-INCHES DURING THE FIRST FULL GROWING SEASON ONLY. IN ALL SUBSEQUENT YEARS, ANY MATERIAL STILL STANDING FROM THE PREVIOUS GROWING SEASON SHALL BE MOWED IN EARLY SPRING TO A HEIGHT OF 2-INCHES PRIOR TO THE CURRENT YEAR'S GROWTH REACHING A HEIGHT OF 2-INCHES. THE SEED MIXTURE SHALL NOT BE MOWED AGAIN UNTIL THE FOLLOWING SPRING. IN ALL INSTANCES, CLIPPINGS SHALL BE COMPOSTED OR TAKEN TO AN APPROVED YARD WASTE RECYCLING FACILITY. MOWING SHALL AVOID ALL PLUG PLANTINGS IN THE BASIN BOTTOM (WHEN APPLICABLE).
7. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE.
8. SHOULD ANY INFILTRATION BASIN FAIL TO DEWATER WITHIN A 72-HOUR TIME PERIOD THE OWNER SHALL INVESTIGATE ALTERNATIVE SOLUTIONS.

   ALTERNATIVES INCLUDE:

- REPLACE THE ENGINEERED SOIL LAYER AND / OR THE UNDERDRAIN SYSTEM. THE ENGINEERED SOIL LAYER SHOULD BE REMOVED. THE SOIL LAYER AT THE BOTTOM OF THE ENGINEERED SOIL SHALL BE SCARIFIED. THE ENGINEERED SOIL LAYER SHALL BE REPLACED PER THE PCSM PLAN SPECIFICATIONS.
- CONDUCT AN INVESTIGATION BY A QUALIFIED INDIVIDUAL IN ORDER TO DETERMINE THE CAUSE OF FAILURE AND MAKE A DETERMINATION AS TO THE BEST COURSE OF ACTION AS TO RETURN THE SITE TO THE STANDARDS OF THE LOCAL MUNICIPAL AUTHORITY AND THE PA DEP.

SWALES

OPERATION & MAINTENANCE

1. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (>1-INCH RAINFALL DEPTH):
   a. INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION).
   b. INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
   c. INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
   d. MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING.
   e. INSPECT FOR LITTER; REMOVE PRIOR TO MOWING.
   f. INSPECT FOR UNIFORMITY IN A CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED.
   g. INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED.
   h. WRITTEN REPORTS DOCUMENTING ALL INSPECTIONS, REPAIRS, AND MAINTENANCE ACTIVITIES SHALL BE MAINTAINED ON SITE BY THE PROPERTY OWNER AT ALL TIMES.
2. MAINTENANCE ACTIVITIES TO BE DONE AS NEEDED:
   a. PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.
   b. RE-SEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
   c. ROTO-TILL AND REPLANT SWALE IF DRAW DOWN TIME IS MORE THAN 48 HOURS.
   d. INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.) ARE IDENTIFIED.
   e. WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE ONLY WHEN ABSOLUTELY NECESSARY.
3. WINTER CONDITIONS ALSO NECESSITATE ADDITIONAL MAINTENANCE CONCERNS, WHICH INCLUDE THE FOLLOWING:
   a. INSPECT SWALE IMMEDIATELY AFTER SPRING MELT, REMOVE RESIDUALS (E.G. SAND) AND REPLACE DAMAGED VEGETATION WITHOUT DISTURBING REMAINING VEGETATION.
   b. IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING AND/OR SOIL AERATION/MANIPULATION MAY BE REQUIRED IN THE SPRING TO RESTORE STRUCTURE AND MOISTURE CAPACITY AND TO REDUCE THE IMPACTS OF DEICING AGENTS.
   c. USE NONTOXIC, ORGANIC DEICING AGENTS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT.
   d. USE SALT-TOLERANT VEGETATION IN SWALES.

OVERALL PCSM CONSTRUCTION SEQUENCE

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. INSTALL PERIMETER E&S CONTROLS (SEE CONSTRUCTION SEQUENCE).
3. INSTALL INFILTRATION BASINS 1 & 2. **CARE SHOULD BE TAKEN TO MINIMIZE SOIL COMPACTION IN THESE AREAS BEFORE AND AFTER CONSTRUCTION**. SUCCESS HAS BEEN ACHIEVED WITH MINIMAL COMPACTION UTILIZING A “ROCK SLINGER”.
4. INSTALL SWALES AND STORM SEWER.
5. CONSTRUCT IMPROVEMENTS. AFTER THE IMPROVEMENTS ARE CONSTRUCTED ADD TOPSOIL TO THE POST-CONSTRUCTION PERVIOUS AREAS TO BE PERMANENTLY STABILIZED.
6. APPLY THE SPECIFIED PERMANENT STABILIZATION ACROSS THE SITE.

NPDES PERMIT NOTES

1. PERMITTEE'S REQUESTING A RENEWAL OF COVERAGE UNDER GENERAL PERMIT MUST SUBMIT TO THE COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 90 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
2. PERMITTEE'S REQUESTING A RENEWAL OF COVERAGE UNDER INDIVIDUAL PERMIT MUST SUBMIT TO THE COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 180 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
3. ALL EARTHMOVING CONTRACTORS MUST BE ADDED AS CO-PERMITTEES TO THE NPDES PERMIT.
4. SITE INSPECTIONS AND MONITORING REPORTS - THE PERMITTEE AND CO-PERMITTEE(S) SHALL COMPLY WITH ALL OF THE MONITORING AND REPORTING REQUIREMENTS, AS OUTLINED IN PART A.2 OF THE NPDES PERMIT. THE PERMITTEE AND CO-PERMITTEE(S) SHALL ENSURE THAT SITE INSPECTIONS ARE CONDUCTED AT LEAST WEEKLY AND AFTER EACH MEASURABLE PRECIPITATION EVENT BY QUALIFIED PERSONNEL. A WRITTEN REPORT SHALL BE KEPT FOR EACH INSPECTION IN ACCORDANCE WITH THE REQUIREMENTS OF PART A.2.A.
5. THE DEP “VISUAL INSPECTION CHECKLIST” SHOULD BE COMPLETED FOR EACH INSPECTION AND SHOULD BE AVAILABLE ON-SITE FOR INSPECTION BY DEP OR COUNTY CONSERVATION DISTRICT PERSONNEL.
6. AFTER ALL EARTHMOVING ACTIVITY HAS CEASED AND THE ENTIRE PERMITTED AREA IS PERMANENTLY STABILIZED, THE PERMITTEE MUST SUBMIT A NOTICE OF TERMINATION TO THE LOCAL COUNTY CONSERVATION DISTRICT TO CLOSE OUT THE PERMIT. ALLOWING THE NPDES PERMIT TO EXPIRE IS DETERMINED TO BE A VIOLATION OF THE NPDES PERMIT.

BMP CRITICAL STAGES

PER REQUIREMENTS OF THE PA DEP A LICENSED PROFESSIONAL OR DESIGNEE MUST BE PRESENT FOR THE INSTALLATION OF ALL BMP AND STORMWATER CONTROLS. PLEASE CONTACT THE DESIGN PROFESSIONAL OR ENSURE A LICENSED PROFESSIONAL IS PRESENT BEFORE BEGINNING THE FOLLOWING CONSTRUCTION ACTIVITIES:

- PERMANENT SITE STABILIZATION
- INFILTRATION BASINS 1 & 2
  - O EXCAVATION/ROUGH GRADING
  - O OUTLET PIPE, ANTI-SEEP COLLAR, CLAY CORE INSTALLATION
  - O UNDERDRAIN AND AMENDED SOILS INSTALLATION

PROJECT WASTES NOTES

THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES ON OR OFF THE SITE. THESE BUILDING WASTES INCLUDE, BUT ARE NOT LIMITED TO EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, EXISTING ON-SITE REFUSE, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

WASTE MATERIALS WITH OR FROM THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BEST MANAGEMENT PRACTICES (BMPS):

- SEDIMENT DEPOSITED AND ACCUMULATED IN PCSM BMPS SHALL BE REMOVED FROM THE BMP AND DISPOSED OF PROPERLY.
- CUTTINGS AND TRIMMINGS FROM PCSM BMPS SHALL BE DISPOSED OF IN A LOCAL COMPOSTING FACILITY.
- LITTER CLEANED FROM PCSM BMPS SHALL BE DISPOSED OF IN A TRASH RECEPTACLE FOR PICK UP BY THE LOCAL REFUSE HAULER.

STAGING OF EARTHMOVING

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING STAGING OF EARTHMOVING ACTIVITIES. EACH STAGE SHALL BE COMPLETED BEFORE A SUBSEQUENT STAGE IS INITIATED.

CONSTRUCTION OF THE SITE IMPROVEMENTS IS EXPECTED TO BEGIN IN THE SUMMER OF 2024. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. CONSTRUCTION WILL PROCEED IN A TIMELY MANNER IN ORDER TO LIMIT THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. SHOULD ANY SINKHOLES OR GROUNDWATER SOURCES BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT.

SEQUENCE OF CONSTRUCTION

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONTRACTOR SHALL INVITE ALL SUB-CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE CIVIL ENGINEER, AND A REPRESENTATIVE OF THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. PERIMETER E&S CONTROLS MAY BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING BY THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
4. INSTALL THE ALTERNATE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE ATTACHED PLAN.
5. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.)
6. LOCATE, STAKE, AND FLAG AREAS MARKED AS INFILTRATION PCSM BMP'S (I.E. INFILTRATION BASINS 1 & 2). REFER TO PCSM PLAN FOR ADDITIONAL INFORMATION AND LOCATION OF PCSM BMP'S. THESE AREAS SHOULD NOT BE COMPACTED DURING CONSTRUCTION. NO CONSTRUCTION TRAFFIC SHALL OCCUR IN THESE AREAS EXCEPT AS NECESSARY FOR EXCAVATION/GRADING.
7. INSTALL PERIMETER SILT SOCK ON THE SITE AT LOCATIONS 1-5 AS INDICATED ON THE ATTACHED PLAN. SILT SOCK IS TO BE INSTALLED ALONG THE CONTOUR WHERE POSSIBLE, AT A LEVEL GRADE. THE SILT SOCK SHOULD BE POSITIONED IN SUCH A WAY AS TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE. SEDIMENT ACCUMULATING TO HALF THE HEIGHT OF THE SILT SOCK SHALL BE REMOVED IN ORDER TO RESTORE THE SEDIMENT STORAGE CAPACITY OF THESE AREAS. IN THE CASE OF A FAILURE OF THE SILT SOCK DUE TO HIGH FLOWS, A NEW SECTION OF SILT SOCK SHALL BE INSTALLED ACROSS THE FAILED PORTION OF THE SILT SOCK. AT NO POINT SHALL UN-STABILIZED AREA DRAIN OFFSITE UNCONTROLLED.
8. INSTALL INLET PROTECTION FOR EXISTING INLETS AS INDICATED ON THE ATTACHED PLAN.
9. INSTALL ROCK FILTER OUTLETS #1 & #2.
10. PER NPDES REQUIREMENTS, “UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.”
11. EXCAVATE AS REQUIRED TO INSTALL INFILTRATION BASIN 1 AS SHOWN ON THE PCSM PLAN. INSTALL THE OUTLET PIPE ALONG WITH THE ASSOCIATED OUTLET STRUCTURE. CONSTRUCT IMPERVIOUS CLAY CORE, ANTI-SEEP COLLARS, AND BACKFILL EMBANKMENT, COMPACTING TO 95% MAX DRY DENSITY. INSTALL NORTH AMERICAN GREEN S200 SLOPE PROTECTION AT EMERGENCY SPILLWAY. INSTALL RIPRAP APRON AT THE BASIN OUTFALL. THE INFILTRATION BASIN SHALL BE OVER-EXCAVATED AND SCARIFIED IN ACCORDANCE WITH THE PLAN DETAIL. THE EXCAVATOR SHOULD AVOID EXCAVATING TO THE FINAL DESIGN INVERT UNTIL THE ENGINEERED SOIL MIX IS READY TO BE PLACED. THIS WILL MINIMIZE THE EXPOSURE OF SUBGRADE SOIL AND AID IN REDUCING COMPACTION. WHEN EXCAVATING TO FINAL INVERT SUBGRADES UTILIZE A SMOOTH (TOOTHLESS) BLADE BUCKET TO AVOID LOCALIZED COMPACTION. INSTALL THE UNDERDRAIN SYSTEM IN ACCORDANCE WITH THE PLAN DETAILS. PLACE THE ENGINEERED SOIL MIX TO THE REQUIRED ELEVATION WITHIN THE INFILTRATION BASIN. INSTALL THE SILT SOCK AT LOCATION 6 TO PREVENT ANY POTENTIAL SEDIMENTATION OF THE ENGINEERED SOILS. ANY SOIL COMPACTION SHOULD BE AVOIDED IN THE BASIN BOTTOM. **WHEN SEEDING THE BASIN MIXES BE SURE TO HAND RAKE THE SEED INTO THE SOIL. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ONSITE DURING EXCAVATION TO SUBGRADE, OUTLET PIPE INSTALLATION, ANTI-SEEP COLLAR AND CLAY CORE INSTALLATION, INSTALLATION OF THE UNDERDRAIN SYSTEM, ENGINEERED SOILS, AND FINAL GRADING/SEEDING OF INFILTRATION BASIN 1.**
12. INSTALL ROCK FILTERS #1 & #2.
13. EXCAVATE AS REQUIRED TO INSTALL INFILTRATION BASIN 2 AS SHOWN ON THE PCSM PLAN. INSTALL THE OUTLET PIPE ALONG WITH THE ASSOCIATED OUTLET STRUCTURE. CONSTRUCT IMPERVIOUS CLAY CORE, ANTI-SEEP COLLARS, AND BACKFILL EMBANKMENT, COMPACTING TO 95% MAX DRY DENSITY. INSTALL NORTH AMERICAN GREEN S200 SLOPE PROTECTION AT EMERGENCY SPILLWAY. INSTALL RIPRAP APRON AT THE BASIN OUTFALL. THE INFILTRATION BASIN SHALL BE OVER-EXCAVATED AND SCARIFIED IN ACCORDANCE WITH THE PLAN DETAIL. THE EXCAVATOR SHOULD AVOID EXCAVATING TO THE FINAL DESIGN INVERT UNTIL THE ENGINEERED SOIL MIX IS READY TO BE PLACED. THIS WILL MINIMIZE THE EXPOSURE OF SUBGRADE SOIL AND AID IN REDUCING COMPACTION. WHEN EXCAVATING TO FINAL INVERT SUBGRADES UTILIZE A SMOOTH (TOOTHLESS) BLADE BUCKET TO AVOID LOCALIZED COMPACTION. INSTALL THE UNDERDRAIN SYSTEM IN ACCORDANCE WITH THE PLAN DETAILS. PLACE THE ENGINEERED SOIL MIX TO THE REQUIRED ELEVATION WITHIN THE INFILTRATION BASIN. INSTALL THE SILT SOCK AT LOCATION 7 TO PREVENT ANY POTENTIAL SEDIMENTATION OF THE ENGINEERED SOILS. ANY SOIL COMPACTION SHOULD BE AVOIDED IN THE BASIN BOTTOM. **WHEN SEEDING THE BASIN MIXES BE SURE TO HAND RAKE THE SEED INTO THE SOIL. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ONSITE DURING EXCAVATION TO SUBGRADE, OUTLET PIPE INSTALLATION, ANTI-SEEP COLLAR AND CLAY CORE INSTALLATION, INSTALLATION OF THE UNDERDRAIN SYSTEM, ENGINEERED SOILS, AND FINAL GRADING/SEEDING OF INFILTRATION BASIN 2.**
14. INSTALL ROCK FILTER #3.
15. INSTALL SWALES A, B, C, AND E. ENSURE EROSION CONTROL LINING IS INSTALLED IN ACCORDANCE WITH THE PLAN DETAILS.
16. IF SOIL IS TAKEN TO OR BORROWED FROM ANOTHER CONSTRUCTION SITE, SAID SITE MUST HAVE AN APPROVED E&SPC PLAN. SEE THE “SOIL LIMITATIONS AND RESOLUTIONS” SECTION OF THIS E&S PLAN FOR FURTHER INFORMATION.
17. CLEAR AND STRIP ANY TOPSOIL ACROSS THE AREA OF THE BUILDING PAD AND PROPOSED PAVED AREAS AND PLACE ON THE TOPSOIL STOCKPILE AS SHOWN ON THE ATTACHED PLAN AND IN ACCORDANCE WITH PLAN DETAILS. ENSURE THE SILT SOCK AT LOCATION 8 BELOW THE TOPSOIL STOCKPILE IS INSTALLED AS SHOWN ON THE ATTACHED PLAN.
18. ROUGH GRADE THE DISTURBED AREA AS NECESSARY FOR CONSTRUCTION OF THE BUILDING, INTERNAL ACCESS DRIVE, AND PAVED AREAS.
19. INSTALL WATER, SANITARY SEWER, STORM SEWER, AND ALL OTHER UTILITIES AT THIS TIME. INSTALL INLET PROTECTION ON ALL INLETS IDENTIFIED ON THE PLAN. DURING AND FOLLOWING STORM EVENTS PROVIDE A MEANS TO DEWATER PITS AND UTILITY TRENCHES. SPOIL MATERIAL FROM EXCAVATION OF THE TRENCHES SHALL BE PLACED ON THE UP-SLOPE SIDE OF THE TRENCH, THE LENGTH OF OPEN TRENCH SHALL BE LIMITED TO THAT WHICH WILL BE BACKFILLED THE SAME DAY, AND ANY AFFECTED BMP'S SHALL BE IMMEDIATELY STABILIZED AND REPAIRED. THE TOPSOIL EXCAVATED FROM THE TRENCH SHALL BE CAREFULLY REMOVED AND STOCKPILED SEPARATELY FROM THE SUBSOIL. THE TOPSOIL SHALL BE RESTORED TO THE GRADED AREAS TO PRE-CONSTRUCTION CONDITIONS. WATER PUMPED FROM PITS AND TRENCHES SHALL BE FILTERED BY MEANS OF A FILTER BAG. IMMEDIATELY AFTER TRENCHES HAVE BEEN BACKFILLED, FINE-GRADE AREA.
20. INSTALL THE STONE SUB-BASE FOR THE PAVED AREAS AND CONCRETE SLABS PER PLAN REQUIREMENTS.
21. CONSTRUCT THE PROPOSED BUILDING AND ATTACHED UTILITIES (ROOF DRAINS, SANITARY CONNECTIONS, WATER CONNECTIONS, ETC.) IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE ACTIVITIES FINAL GRADE AND STABILIZE THE LOT.
22. FINE GRADE ANY REMAINING AREAS AS SHOWN ON THE GRADING PLAN. DURING THIS TIME, FRAME EARTH MOVING EQUIPMENT WILL BE EMPLOYED TO REMOVE TOPSOIL AND EXCESS “FILL” MATERIAL, IF ANY EXISTS. SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL ON FRESHLY GRADED AREAS; REFER TO THE TOPSOIL APPLICATION NOTES ON THE PLAN. FINAL PASSES DURING FINE GRADING SHALL BE MADE AT RIGHT ANGLES TO THE SLOPES. PREPARE THE REMAINDER OF THE DISTURBED AREA FOR PERMANENT STABILIZATION. SEEDBED SHALL BE PREPARED IN ACCORDANCE WITH ACCEPTED PRACTICES. EACH SEED MIXTURE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RATES AND INSTRUCTIONS.
23. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
24. PAVE THE REQUIRED AREAS. DO NOT INSTALL SURFACE (WEARING) COURSE UNTIL ALL DOWNSTREAM VEGETATED AREA IS STABILIZED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS). IF EARTHMOVING ACTIVITIES CEASE FOR FOUR (4) DAYS OR MORE TEMPORARY STABILIZATION SHALL BE APPLIED. SEE “STABILIZATION SPECIFICATIONS” IN THE E&S PLAN FOR FURTHER DETAILS.
25. ALL SEDIMENT DEPOSITED WITHIN STORM SEWER CONVEYANCE PIPES SHALL BE REMOVED PRIOR TO COMPLETION OF THE PROJECT. ANY WATER PUMPED FROM THE STORMWATER BASIN OR OTHER AREA OF THE SITE SHALL BE PUMPED THROUGH A FILTER BAG AND THE COLLECTED SEDIMENT SHALL BE DISPOSED OF PROPERLY. ALL AREAS DISTURBED DURING THIS PROCESS SHALL BE STABILIZED IMMEDIATELY THROUGH SEEDING AND MULCHING. THE COUNTY CONSERVATION DISTRICT SHOULD BE CONTACTED PRIOR TO CONVERSION OR REMOVAL OF ANY E&S BMPS AND MAY REQUIRE A SITE INSPECTION. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS) WITH APPROVAL OF THE LOCAL CONSERVATION DISTRICT.
26. 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 BUILDING MATERIAL OR WASTES ON OR OFF THE SITE. THESE BUILDING WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
27. PER NPDES REQUIREMENTS, “WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS.”

CONTRACTOR NOTES

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
2. PER NPDES REQUIREMENTS, “UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.”
3. IF SOIL IT IS TAKEN TO OR BORROWED FROM ANOTHER CONSTRUCTION SITE, SAID SITE MUST HAVE AN APPROVED E&SPC PLAN. SEE THE “SOIL LIMITATIONS AND RESOLUTIONS” SECTION OF THIS E&S PLAN FOR FURTHER INFORMATION.
4. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
5. ALL SEDIMENT DEPOSITED WITHIN STORM SEWER CONVEYANCE PIPES SHALL BE REMOVED PRIOR TO COMPLETION OF THE PROJECT. ANY WATER PUMPED FROM THE STORMWATER BASIN OR OTHER AREA OF THE SITE SHALL BE PUMPED THROUGH A FILTER BAG AND THE COLLECTED SEDIMENT SHALL BE DISPOSED OF PROPERLY. ALL AREAS DISTURBED DURING THIS PROCESS SHALL BE STABILIZED IMMEDIATELY THROUGH SEEDING AND MULCHING. THE COUNTY CONSERVATION DISTRICT SHOULD BE CONTACTED PRIOR TO CONVERSION OR REMOVAL OF PRIMARY E&S BMPS AND MAY REQUIRE A SITE INSPECTION. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS).
6. 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 BUILDING MATERIAL OR WASTES ON OR OFF THE SITE. THESE BUILDING WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
7. PER NPDES REQUIREMENTS, “WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS.”

REVISION	DATE	BY
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POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

For

SCOUT COLD LOGISTICS, LLC

located in

NORTH LEBANON TOWNSHIP

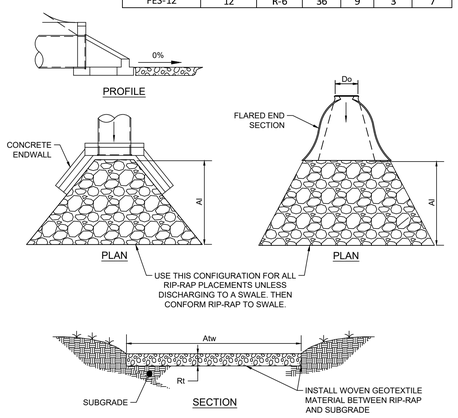
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	N/A
PROJECT #2368-23-001	

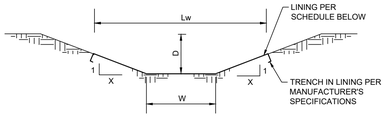
8

PIPE NO.	PIPE DIA. Do (in.)	RIPRAP SIZE	Rt (in)	Al (ft)	Alw (ft)	Atw (ft)
EX. EW-1	18	R-4	18	12	5	17
FES-11	12	R-6	36	9	3	7
EW-2	36	R-5	27	13	9	14
EW-1 (2b)	18	R-4	18	10	9	13
FES-12	12	R-6	36	9	3	7



FLARED END SECTION/ENDWALL RIP RAP DETAIL

NO SCALE

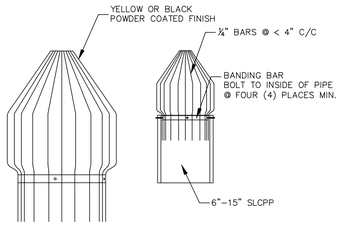


CROSS SECTION

SWALE NO.	WIDTH (W)	DEPTH (D)	SIDE SLOPE (X)	MAX. SLOPE	LINING WIDTH (Lw)	LINING	TEMPORARY LINING	STAPLE PATTERN
A	2'	1'	4	4%	10'	GRASS	N.A.G. S75	D
B	2'	1'	5	1%	12'	GRASS	N.A.G. S75	D
C	1.5'	1'	5	2%	11.5'	GRASS	N.A.G. S75	D
D	3'	1'	3	1.5%	N/A	GRASS	N/A	N/A
E	1.5'	1'	3	5%	7.5'	GRASS	N.A.G. S75	D

STORMWATER SWALE DETAIL

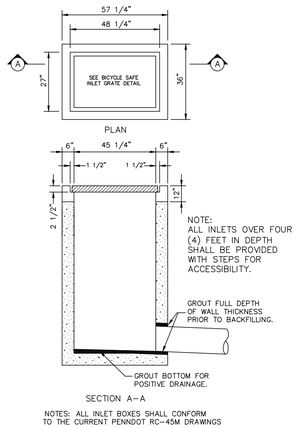
NO SCALE



AGRI DRAIN STANDARD BAR GUARD OR APPROVED EQUAL

BAR GUARD DETAIL

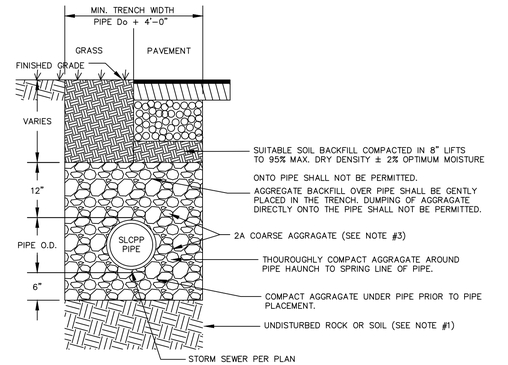
NO SCALE



NOTES: ALL INLET BOXES SHALL CONFORM TO THE CURRENT PENNDOT RC-45M DRAWINGS

TYPE M INLET DETAIL (RC-45M)

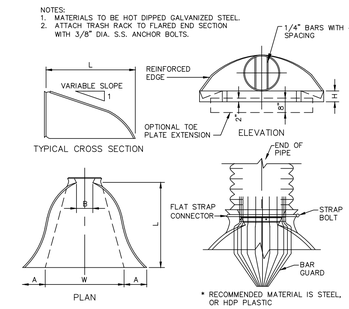
NO SCALE



NOTE:
1. USE #2A AGGREGATE COMPACTED IN 4 INCH LIFTS AS NECASSARY TO FILL ANY EXCAVATED UNSUITABLE MATERIALS.
2. ALL PIPE INSTALLATIONS SHALL HAVE STRAIGHT ALIGNMENTS BETWEEN DRAINAGE STRUCTURES.
3. NOT TO BE USED FOR OUTLET PIPES BASIN EMBANKMENTS.
4. ALL TRENCHING SHALL CONFORM TO THE CURRENT PENNDOT RC-30M DRAWINGS

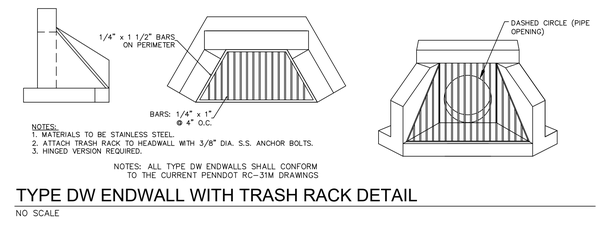
TYPICAL TRENCH DETAIL FOR SLCPP INSTALLATION

NO SCALE



FLARED END SECTION DETAIL

NO SCALE

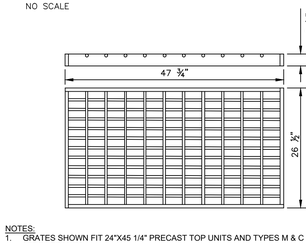


NOTES:
1. MATERIALS TO BE STAINLESS STEEL.
2. ATTACH TRASH RACK TO HEADWALL WITH 3/8" DIA. S.S. ANCHOR BOLTS.
3. HINGED VERSION REQUIRED.

NOTES: ALL TYPE DW ENDWALLS SHALL CONFORM TO THE CURRENT PENNDOT RC-31M DRAWINGS

TYPE DW ENDWALL WITH TRASH RACK DETAIL

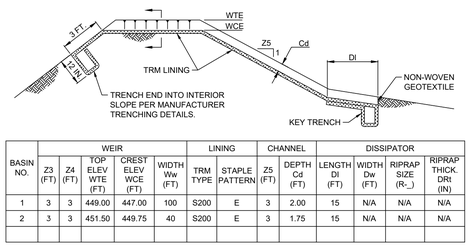
NO SCALE



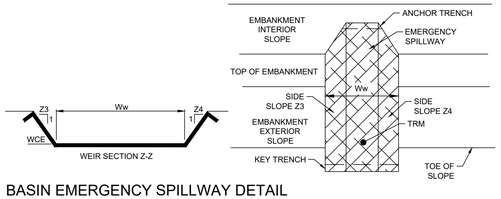
NOTES:
1. GRATES SHOWN FIT 24"X45 1/4" PRECAST TOP UNITS AND TYPES M & C STRUCTURAL STEEL FRAMES.
2. ALL GRATES SHALL CONFORM TO PENNDOT PUB. 72, RC-45M.
3. GRATES FOR 24"X72" PRECAST TOP UNITS AND STRUCTURAL STEEL FRAMES ARE ALSO AVAILABLE.
4. ALL GRATES SHALL SAFELY WITHSTAND HS-25 HIGHWAY LOADING.
5. STEEL SHALL BE COMESTIC AND SHALL CONFORM TO ASTM A36; WELDING SHALL BE DONE BY CERTIFIED WELDERS; GRATES SHALL RECEIVE (1) SHOP COAT OF BLACK ASPHALT PAINT

STRUCTURAL STEEL GRATE-BICYCLE SAFE

NO SCALE

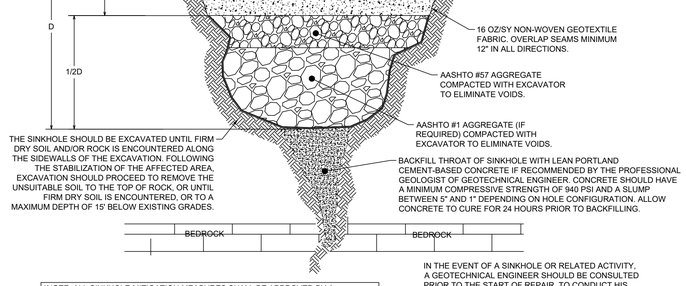


BASIN NO.	WEIR Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	LINING TRM TYPE	STAPLE PATTERN	CHANNEL Z5 (FT)	DEPTH Cd (FT)	DISSIPATOR LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-_)	RIPRAP THICK. DRI (IN)
1	3	3	449.00	447.00	100	S200	E	3	2.00	15	N/A	N/A	N/A
2	3	3	451.50	449.75	40	S200	E	3	1.75	15	N/A	N/A	N/A



BASIN EMERGENCY SPILLWAY DETAIL

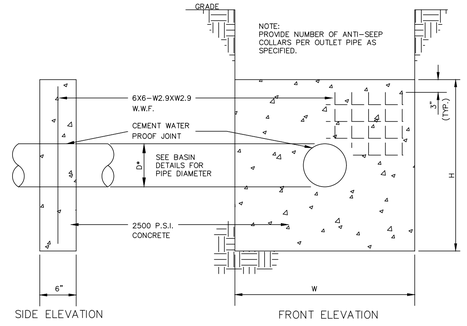
NO SCALE



*NOTE: ALL SINKHOLE MITIGATION MEASURES SHALL BE APPROVED BY A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER PRIOR TO IMPLEMENTATION.

SINKHOLE REPAIR DETAIL-BEDROCK THROAT NOT ENCOUNTERED

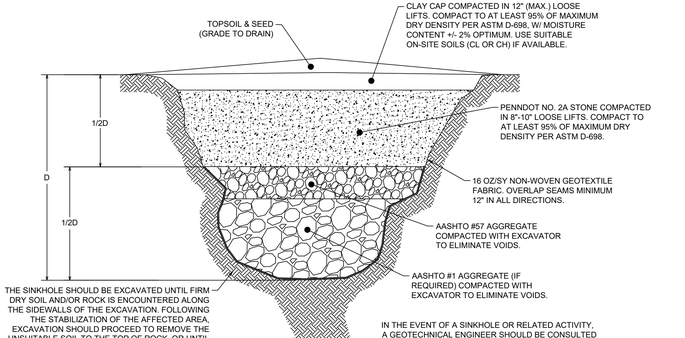
NO SCALE



BASIN	W	H	DIA.	# OF COLLARS
1	3.98'	3.98'	18"	2
2	3.35'	3.35'	18"	2

CONCRETE ANTI-SEEP COLLAR DETAIL

NO SCALE

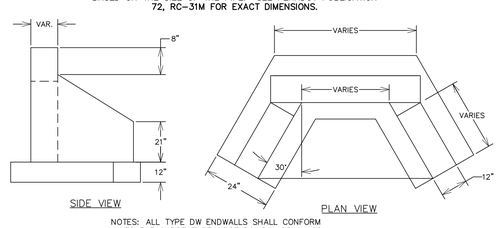


*NOTE: ALL SINKHOLE MITIGATION MEASURES SHALL BE APPROVED BY A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER PRIOR TO IMPLEMENTATION.

SINKHOLE REPAIR DETAIL-BEDROCK THROAT NOT ENCOUNTERED

NO SCALE

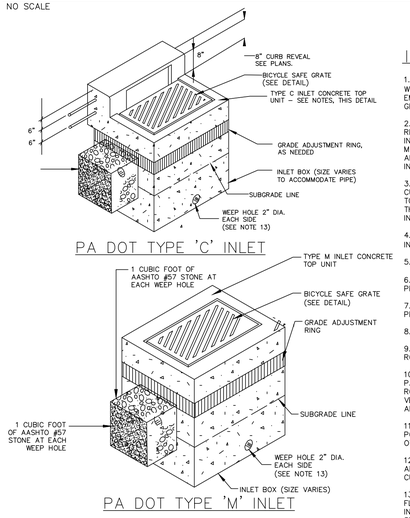
*ALL DIMENSIONS THAT ARE IDENTIFIED AS VARIES ARE CUSTOM BASED ON THE SIZE OF THE PIPE. SEE PENNDOT PUBLICATION 72, RC-31M FOR EXACT DIMENSIONS.



NOTES: ALL TYPE DW ENDWALLS SHALL CONFORM TO THE CURRENT PENNDOT RC-31M DRAWINGS

TYPE DW ENDWALL DETAIL

NO SCALE

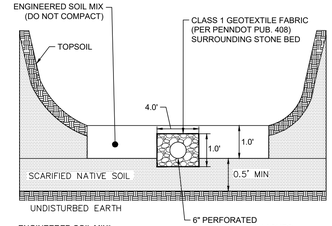


PADOT STORMWATER INLETS (TYPE C & M)

NO SCALE

INLET NOTES:

1. CONCRETE TOP UNITS WHICH SEAT THE GRATE DIRECTLY WITHIN THE UNIT SHALL UTILIZE 1-1/4" X 1-1/4" ANGLES EMBEDDED IN THE CONCRETE AS A BEARING AREA FOR THE GRATE.
2. THIS STANDARD DEPICTS THE SHAPE AND DIMENSIONS REQUIRED FOR UNIFORMITY AND COMPATIBILITY. IT IS NOT INTENDED TO SHOW THE DETAILS REQUIRED FOR MANUFACTURING AND HANDLING. ONLY THOSE ITEMS WHICH ARE SUPPLIED BY AN APPROVED MANUFACTURER AS LISTED IN PA BULLETIN NO. 15 WILL BE PERMITTED.
3. WHENEVER AN INLET IS REQUIRED WITHIN A MOUNTABLE CURB SECTION, A TYPE M INLET WILL BE LOCATED ADJACENT TO THE BACK EDGE OF THE CURB AND WILL BE FLUSH WITH THE PAVEMENT SURFACE. SEE PA DOT RC-65 FOR INSTALLATION DETAILS.
4. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET TYPE IS THE CONTRACTOR'S RESPONSIBILITY.
5. PIPES SHALL BE LOCATED AS REQUIRED.
6. ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.
7. GRADE ADJUSTMENT RINGS MAY BE OF MASONRY OR PRECAST CONCRETE CONSTRUCTION, AS APPROVED.
8. INLET BOX SHALL BE PRECAST CONCRETE.
9. REFER TO PA DOT BUREAU OF DESIGN STANDARDS RC-45M.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PADOT PUBLICATION 408, SECTION 605 & STANDARDS FOR ROADWAY CONSTRUCTION, RC-45M. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
11. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOM, UNLESS OTHERWISE NOTED.
12. ALL STORMWATER INLET BOXES, CONCRETE TOP UNITS, AND INLET GRATES AND FRAMES SHALL CONFORM TO CURRENT PENNDOT RC-45M STANDARDS.
13. ALL INLETS SHALL BE CONSTRUCTED WITH CONCRETE FLOW CHANNELS CAST IN-PLACE IN THE BOTTOM OF EACH INLET, EXCEPT THE LAS TWO INLETS BEFORE A STORM SEWER OUTFALL SHALL BE CONSTRUCTED WITH A MINIMUM 12" SUMP TO CATCH DEBRIS. INLET SUMPS SHALL HAVE WEEPHOLES.



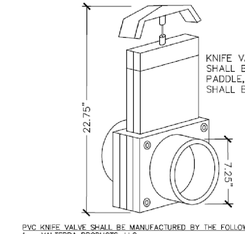
ENGINEERED SOIL MIX*
50% TOPSOIL
25% COMPOST
25% SAND**

*SHALL BE LESS THAN 20% CLAY BY VOLUME, TO BE VERIFIED BY GEOTECHNICAL ENGINEER.

**SAND USED IN ENGINEERED SOILS SHALL BE SILICA SAND MEETING THE SPECIFICATIONS IDENTIFIED IN AASHTO M-6 OR ASTM C-33 FOR SILICA CONCRETE SAND. CALCIUM CARBONATE, MAGNESIUM CARBONATE, AND/OR DIABASE SUBSTITUTIONS ARE NOT ACCEPTABLE. NEITHER STONE DUST NOR #10 SCREENINGS MAY BE SUBSTITUTED FOR SAND.

INFILTRATION BASIN BOTTOM TYPICAL CROSS SECTION DETAIL

NO SCALE



PVC KNIFE VALVE SHALL BE MANUFACTURED BY THE FOLLOWING:
1. VALTERRA PRODUCTS, LLC
MISSION HILLS, CALIFORNIA
PHONE: 818-838-1671
FAX: 818-361-5389
2. OR APPROVED EQUAL

6" PVC KNIFE VALVE DETAIL

NO SCALE

REVISION	DATE	BY

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

for

SCOUT COLD LOGISTICS, LLC

located in

NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Stackbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
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FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
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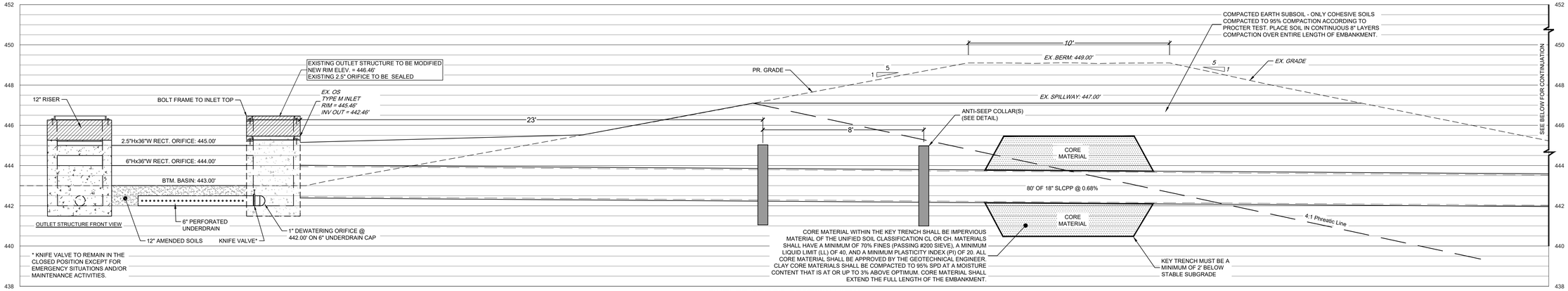
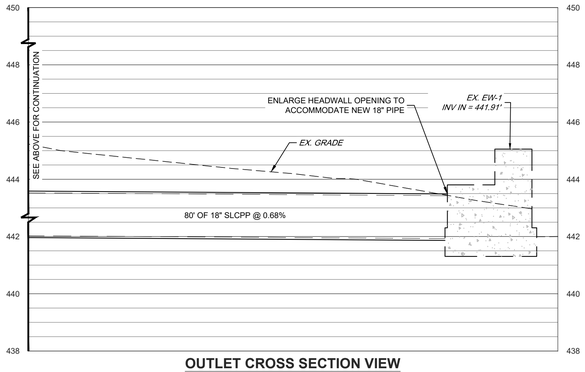
SCALE:	AS NOTED
PROJECT #2368-23-001	



INFILTRATION BASIN 1 OUTLET

SCALE: 1" = 2.5'

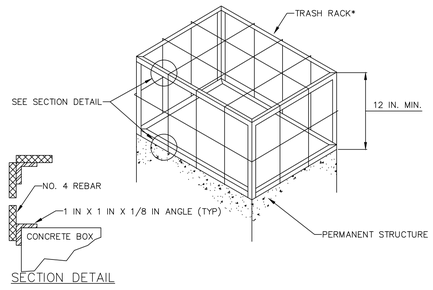
OUTLET CROSS SECTION VIEW



OUTLET CROSS SECTION VIEW

INFILTRATION BASIN 1 OUTLET CON'T

SCALE: 1" = 2.5'



SECTION DETAIL

* TRASH RACK COMPOSED OF 1 IN. X 1 IN. X 1/8 IN. L (TYP.) AND #4 BARS (TYP.) WELDED TO THE ANGLES AND AT EACH INTERSECTION OF THE BARS; #4 BARS SPACED AT HALF THE WIDTH OF THE OPENING MAX.

NOTES:

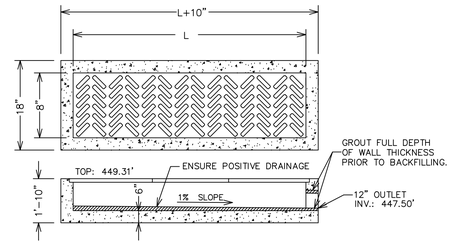
ALL JOINTS SHALL BE WATER TIGHT.

CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

TRASH RACK MAY BE REMOVED AFTER CONVERSION FROM SEDIMENT BASIN TO PERMANENT STORMWATER BASIN.

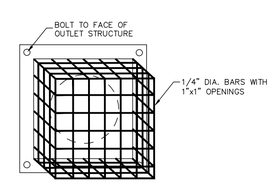
TRASH RACK FOR PERMANENT STRUCTURE DETAIL

NO SCALE



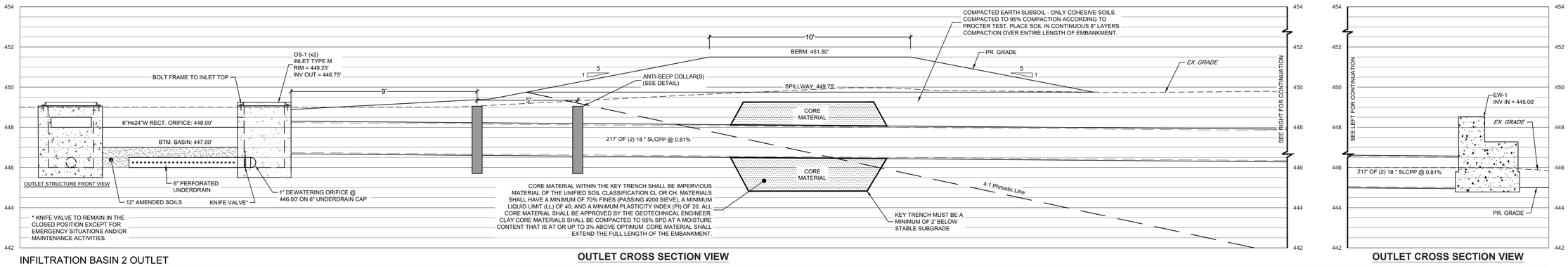
TRENCH DRAIN TYPICAL DETAIL

NO SCALE



ORIFICE TRASH RACK DETAIL

NO SCALE



INFILTRATION BASIN 2 OUTLET

SCALE: 1" = 2.5'

OUTLET CROSS SECTION VIEW

OUTLET CROSS SECTION VIEW

REVISION	DATE	BY
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POST CONSTRUCTION STORMWATER MANAGEMENT
BASIN OUTLET DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
For
SCOUT COLD LOGISTICS, LLC
located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
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Phone: (717) 272-7110
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FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	1"=2.5'
PROJECT #2368-23-001	

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (RIP-RAP, HEADWALL, MANHOLE, INLET, ENDWALL)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING GASLINE (GAS VALVE)
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS (MAJOR 100, MINOR)
- EXISTING TREELINE
- EXISTING TOWNSHIP BOUNDARY (TWP.)
- LIMITS OF FIELD SURVEY (SURVEY LIMITS)
- EXISTING SOILS (SOIL TYPE)
- EXISTING UTLITY POLE
- EXISTING LIGHT POLE
- EXISTING PAVED AREA

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS (RGN PIN, CONCRETE MONUMENT)
- PROPOSED EDGE OF PAVEMENT AND CURB LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED FENCE
- PROPOSED SEWER (CLEAN OUT, MANHOLE)
- PROPOSED STORMWATER (RIP-RAP, HEADWALL, MANHOLE, INLET, ENDWALL)
- PR. ELECTRIC SERVICE LINE (UGE)
- PR. WATER SERVICE LINE (W)
- PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
- PROPOSED GASLINE (GAS VALVE)
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED CONTOURS (MAJOR 1100, MINOR)
- PROPOSED TREELINE
- PROPOSED UTLITY POLE
- PROPOSED LIGHT POLE

RETAINING WALL #1 ENLARGEMENT DETAIL

NO SCALE

TW. 449.50' BW. 449.00'
TW. 449.50' BW. 445.00'
TW. 449.50' BW. 445.00'
TW. 449.50' BW. 446.00'

GRAPHIC SCALE
50' 0' 25' 50' 100'
1 inch = 50 ft.

REVISION	DATE	BY

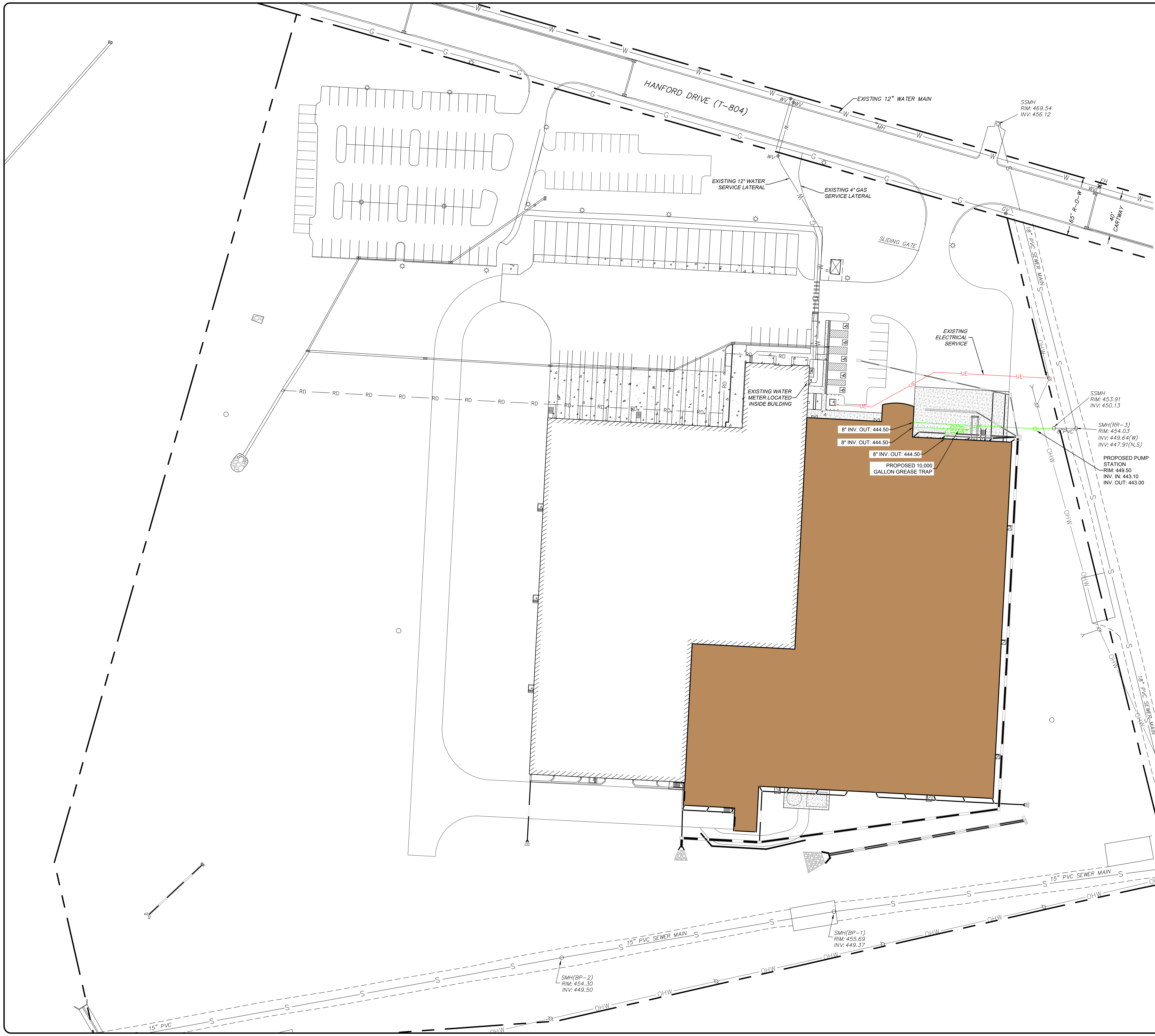
GRADING PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
for
SCOUT COLD LOGISTICS, LLC
located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	1" = 50'
PROJECT #	2368-23-001

11

11 OF 21 SHEETS



LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP-RAP)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING GASLINE (GAS VALVE)
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS (MAJOR, MINOR)
- EXISTING TREELINE
- EXISTING TOWNSHIP BOUNDARY
- LIMITS OF FIELD SURVEY
- EXISTING SOILS
- EXISTING UTLITY POLE
- EXISTING LIGHT POLE
- EXISTING PAVED AREA

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS (IRON PIN, CONCRETE MONUMENT)
- PROPOSED EDGE OF PAVEMENT AND CURB LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED FENCE
- PROPOSED SEWER (CLEAN OUT, MANHOLE)
- PROPOSED STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP-RAP)
- PR. ELECTRIC SERVICE LINE
- PR. WATER SERVICE LINE
- PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
- PROPOSED GASLINE (GAS VALVE)
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED CONTOURS (MAJOR, MINOR)
- PROPOSED TREELINE
- PROPOSED UTLITY POLE
- PROPOSED LIGHT POLE

GREASE TRAP NOTE

OWNER SHALL PROVIDE GREASE TRAP AT LOCATION INDICATED ON UTILITY PLAN. OWNER SHALL SUBMIT CATALOG CUTS, SHOP DRAWINGS AND ANY OTHER PRODUCT DATA AS REQUESTED BY NLTMA TO DESCRIBE PROPOSED UNIT PRIOR TO MAKING APPLICATION TO NLTMA FOR SEWER PERMIT. IN ADDITION, OWNER SHALL SUBMIT DETAILED SIZING CALCULATIONS PREPARED BY MANUFACTURER OF PROPOSED UNIT BASED ON PROJECTED FLOWS AND WASTE STREAM CHARACTERISTICS FOR NLTMA REVIEW.

UTILITY NOTES

1. SEWAGE DISPOSAL IS TO BE PROVIDED BY EXTENSION OF THE PUBLIC SEWER SYSTEM BY THE LAND DEVELOPER, AS SHOWN HEREON. CONNECTION TO THE NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY PUBLIC SEWER SYSTEM IS REQUIRED.
2. ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF THE NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY AND SHALL BE SUBJECT TO APPROVAL BY THE AUTHORITY'S ENGINEER.
3. WATER AND SEWER LINES MUST MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 5', OTHERWISE A VERTICAL SEPARATION OF 18" SHALL BE PROVIDED. IF NEITHER IS POSSIBLE, THEN A 6" CONCRETE ENCASEMENT SHALL BE PROVIDED FOR THE SEWER LINE.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, ELECTRIC, GAS, WATER AND SANITARY SEWER.
5. ACCESS TO ALL UTILITY FACILITIES SHALL BE GRANTED TO REPRESENTATIVES OF NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY AND THE CITY OF LEBANON AUTHORITY AT ALL TIMES FOR THE PURPOSES OF INSPECTION AND MAINTENANCE.
6. CONSTRUCTION OF SEWER LATERALS SHALL COMPLY WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF THE NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY. DO NOT BACKFILL SEWER LATERAL TRENCHES UNTIL INSPECTED BY A REPRESENTATIVE OF THE AUTHORITY.
7. CONSTRUCTION OF WATER LATERALS SHALL COMPLY WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF THE CITY OF LEBANON WATER AUTHORITY.

GRAPHIC SCALE

50' 0' 25' 50' 100'

1 inch = 50 ft.

REVISION	DATE	BY
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UTILITY PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

for

SCOUT COLD LOGISTICS, LLC

located in

NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
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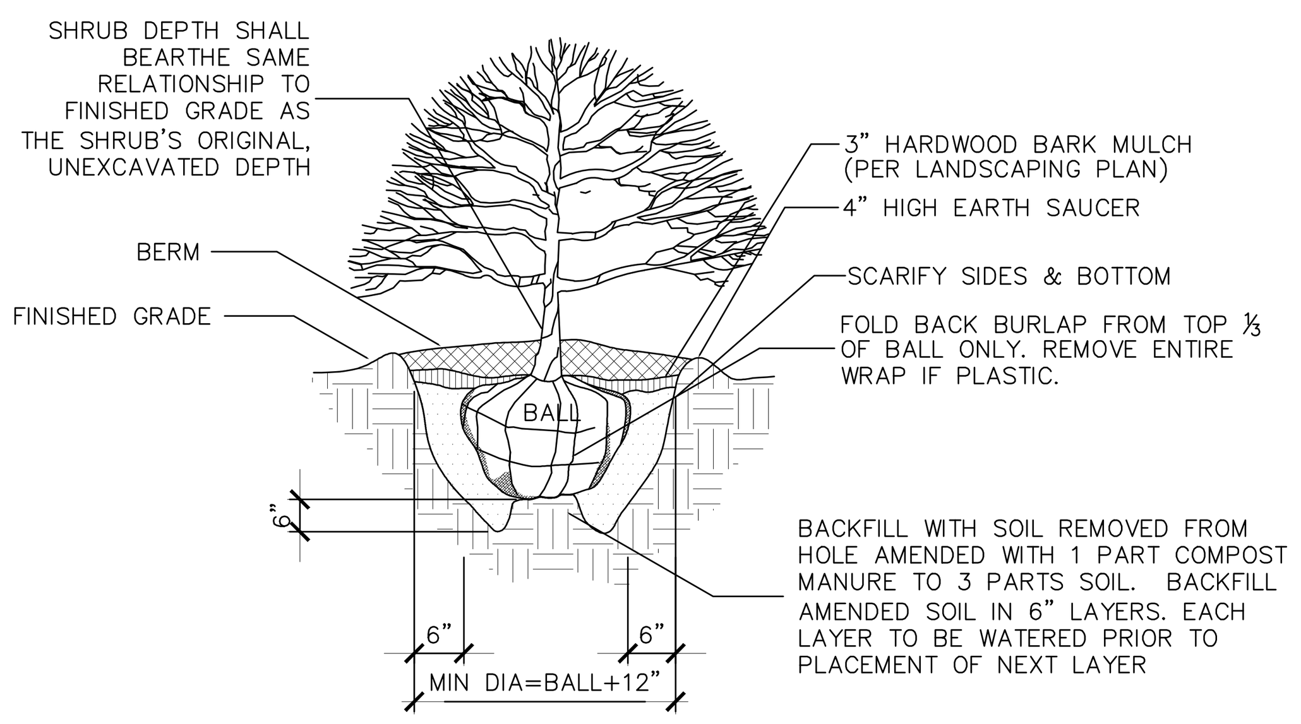
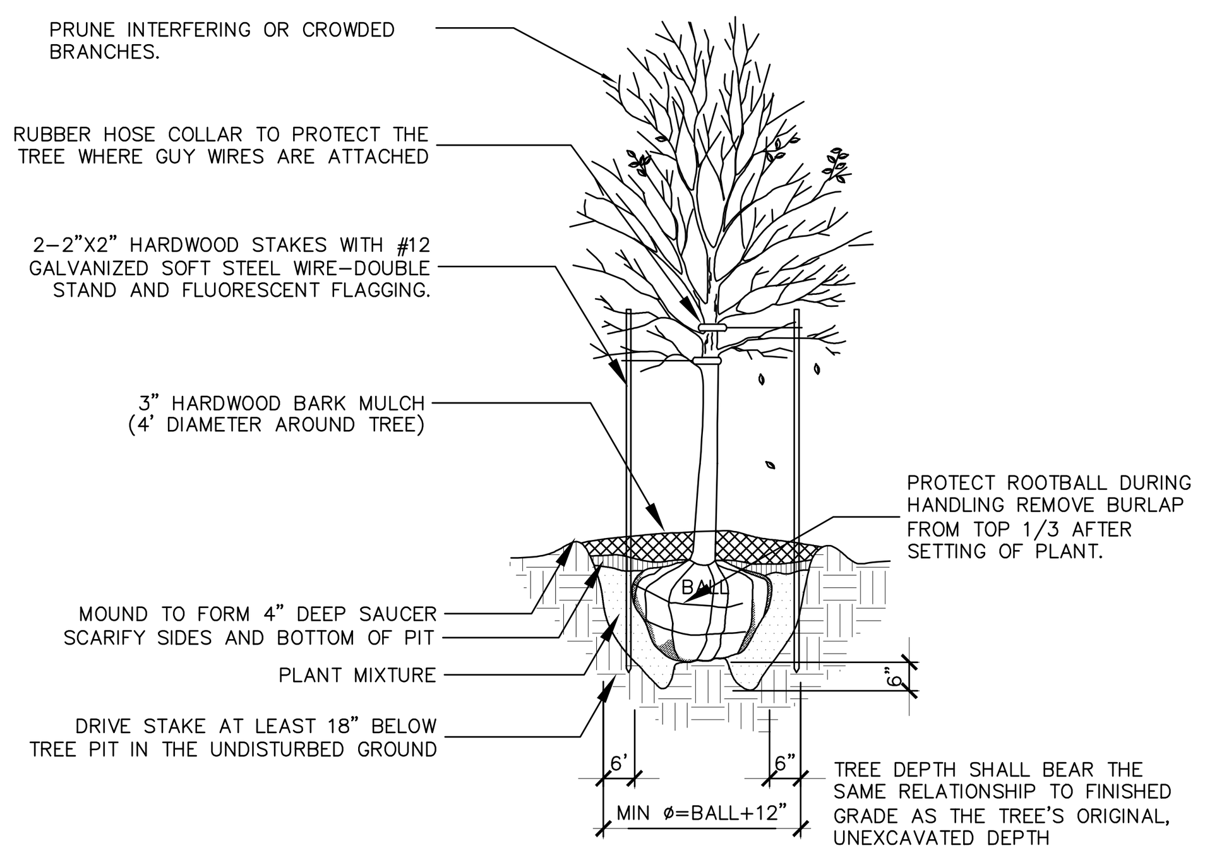
SCALE:	1" = 50'
PROJECT #	2368-23-001



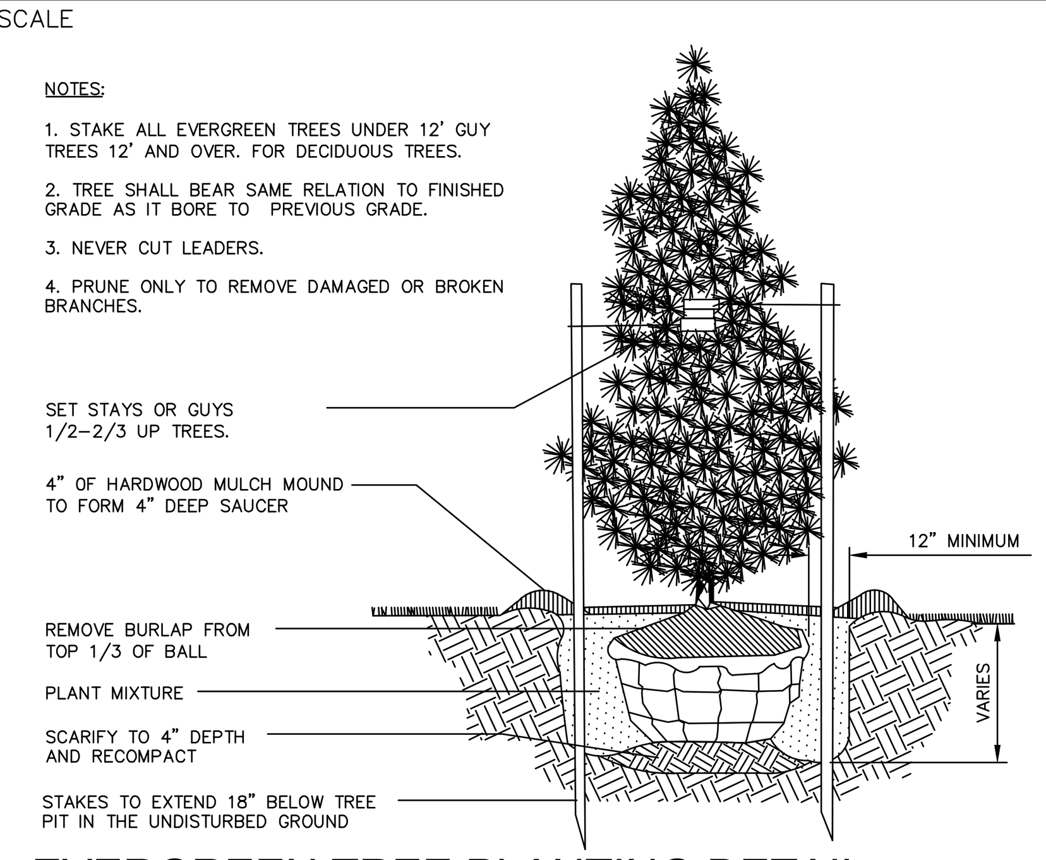
SHRUB PLANTING DETAIL

NO SCALE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE

GENERAL LANDSCAPE NOTES (BY LANDSCAPE CONTRACTOR)

1. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SHALL ASSUME RESPONSIBILITY FOR DAMAGE TO UTILITIES AND PROPERTY AS A RESULT OF HIS WORK.
2. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF INSTALLATION AND ACCEPTANCE BY OWNER.
3. PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS AND MINIMUM STANDARDS AS SET FORTH IN THE PLANT SCHEDULE.
4. ALL PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" OF SHREDDED AGED HARDWOOD BARK MULCH.
5. THE CONTRACTOR IS TO PROVIDE ADDITIONAL TOPSOIL AS NEEDED FOR PLANTING OPERATIONS.
6. ALL TREES ARE TO BE STAKED AND GUYED ACCORDING TO THE PLANTING DETAILS AND ACCEPTED PROFESSIONAL NURSERYMAN'S STANDARDS. TREES WITH LESS THAN A 3" CALIPER SHALL BE PROPERLY STAKED AND MORE THAN A 3" CALIPER PROPERLY GUYED. ALL PLANTING DETAILS ARE LOCATED ON THE LANDSCAPING PLAN (SHEETS 12 & 13). ALL STREET TREES MUST BE A MINIMUM OF 2.50 INCHES IN DIAMETER.
7. THE CONTRACTOR SHALL REMOVE WIRE BASKETS AND NYLON BURLAP OR ROPE FROM THE ROOT BALL OF ALL PLANT MATERIAL.
8. APPLY A 50/50 MIX OF CHIPCO RONSTAR 6 AND PENNANT 56 TO SOIL SURFACE IN MULCHED AREAS PRIOR TO MULCHING. APPLY AT A RATE OF 7 POUNDS PER 1000 SF.
9. PLACE "WEED BLOCK" WATER PERMEABLE FILTRATION FABRIC UNDER MULCHED AREAS EXCEPT FOR AREAS OF GROUND COVER (I.E. IVY AND VINCA) AND PERENNIAL BEDS.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL OTHER CONTRACTORS ON SITE.
11. ALL AREAS OTHER THAN PLANTING BED AREAS SHALL BE CONSIDERED LAWN AREAS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE FROM THE SITE ALL DEBRIS THAT IS A PART OF THE LANDSCAPE CONTRACTOR'S OPERATION.
13. THE CONTRACTOR SHALL INSTALL ORANGE PLASTIC CONSTRUCTION FENCE AROUND EXISTING MATURE TREES TO PREVENT ROOT ZONE COMPACTION AND DAMAGE TO TRUNKS AND BRANCHES. THE FENCING SHALL BE INSTALLED TO PREVENT DAMAGE AT A MINIMUM OF 2/3 OF THE DIAMETER OF THE TREE CANOPY.

LANDSCAPING LONG-TERM MAINTENANCE NOTES:

1. A QUALIFIED LANDSCAPE CONTRACTOR KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL, AND LAWN CARE SHALL PERFORM ANNUAL LANDSCAPE MAINTENANCE.
2. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL PRIVATE LAWN AREAS. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL COMMON AREAS.
3. ANY PLANT MATERIAL SHOWN ON THE APPROVED LANDSCAPE PLAN THAT DOES NOT SURVIVE OR IS DAMAGED SHALL BE REPLACED IN KIND BY THE OWNER WITHIN A SIX-MONTH PERIOD.

SHORT-TERM MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANT MATERIAL AND LAWN AREAS BEFORE, DURING, AND AFTER INSTALLATION UNTIL ACCEPTANCE OF PLANTINGS BY THE OWNER.
2. NEW LAWN AREAS SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE.
3. NEWLY INSTALLED PLANTINGS SHALL BE SELECTIVELY PRUNED, IF NECESSARY TO PROVIDE A NEAT AND UNIFORM APPEARANCE. ANY DEAD OR BROKEN BRANCHES SHALL BE REMOVED. ALL NOTICEABLY DISEASED OR DAMAGED PLANT MATERIAL SHALL BE REMOVED AND REPLACED PRIOR TO FINAL ACCEPTANCE.
4. LAWN AREAS SHALL BE WATERED ONCE WEEKLY DURING DRY PERIODS OF THE FIRST GROWING SEASON TO ESTABLISH A HEALTHY TURFGRASS. WATERING SHOULD OCCUR DURING THE EARLY PART OF THE DAY TO AN EVEN SATURATION DEPTH OF ONE (1) INCH.
5. ALL GUYING AND STAKING SHALL BE MAINTAINED REGULARLY TO ASSUME PLANT STABILIZATION AND STRAIGHT, UNIFORM GROWTH FOR AT LEAST THE FIRST YEAR FOLLOWING THE DATE OF PLANTING.
6. NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED REGULARLY DURING ANY DRY PERIODS TO COMPLETELY SATURATE THE ROOT BALL DURING THE FIRST GROWING SEASON.
7. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS AND MINIMUM STANDARDS AS SET FORTH IN THE PLANT SCHEDULE.
8. DISEASE: INSECT AND WEED CONTROL AND PREVENTION SHOULD BE PERFORMED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS FOR NEWLY PLANTED LANDSCAPES DURING THE FIRST SEASON.
9. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION AND ACCEPTANCE BY THE OWNER.

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
GB	4	2" CAL.	GINKO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE
ZS	7	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA
AR	4	2"-2.5" CAL.	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE
GR	3	2"-2.5" CAL.	CERCIS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD REDBUD
PM	8	6'	PICEA PUNGENS 'MOERHEIM'	MOERHEIM BLUE SPRUCE
PS	7	6'	PINUS STROBUS	EASTERN WHITE PINE

LEGEND

EXISTING FEATURES

EXISTING ADJOINER LINE
EXISTING BOUNDARY LINE AND CORNERS
EXISTING EDGE OF PAVEMENT AND CURB LINE
EXISTING RIGHT-OF-WAY
EXISTING FENCE
EXISTING SEWER
EXISTING STORMWATER
EXISTING WATERLINE
EXISTING GASLINE
EXISTING SIDEWALK/CONCRETE
EXISTING CONTOURS
EXISTING TREELINE
EXISTING TOWNSHIP BOUNDARY
LIMITS OF FIELD SURVEY
EXISTING SOILS
EXISTING UTLITY POLE
EXISTING LIGHT POLE
EXISTING PAVED AREA

PROPOSED FEATURES

PROPOSED BUILDING SETBACK
PROPOSED BOUNDARY LINE AND CORNERS
PROPOSED EDGE OF PAVEMENT AND CURB LINE
PROPOSED RIGHT-OF-WAY
PROPOSED FENCE
PROPOSED SEWER
PROPOSED STORMWATER
PR. ELECTRIC SERVICE LINE
PR. WATER SERVICE LINE
PROPOSED DOMESTIC WATERLINE
PROPOSED GASLINE
PROPOSED CONCRETE/SIDEWALK
PROPOSED CONTOURS
PROPOSED TREELINE
PROPOSED UTILITY POLE
PROPOSED LIGHT POLE
PROPOSED AMENDED SOILS

REVISION	DATE	BY
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LANDSCAPING PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

For

SCOUT COLD LOGISTICS, LLC

located in NORTH LEBANON TOWNSHIP LEBANON County, Pennsylvania

SESI
Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
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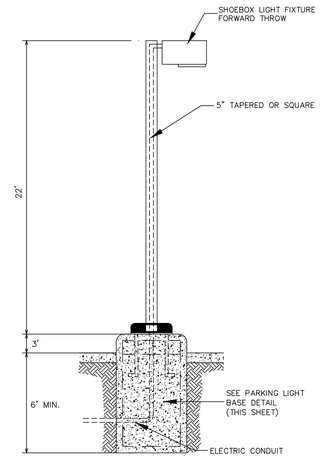
PROJECT #	2368-23-001

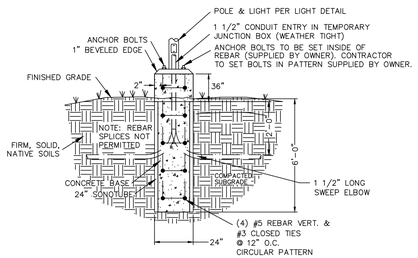


Installation/Mounting In Accordance With Light Standards Manufactures Specifications.

NOTE: This detail is a typical detail only. Site conditions and/or pole/fixture type may vary. Consult with pole/fixture manufacturer for foundation requirements

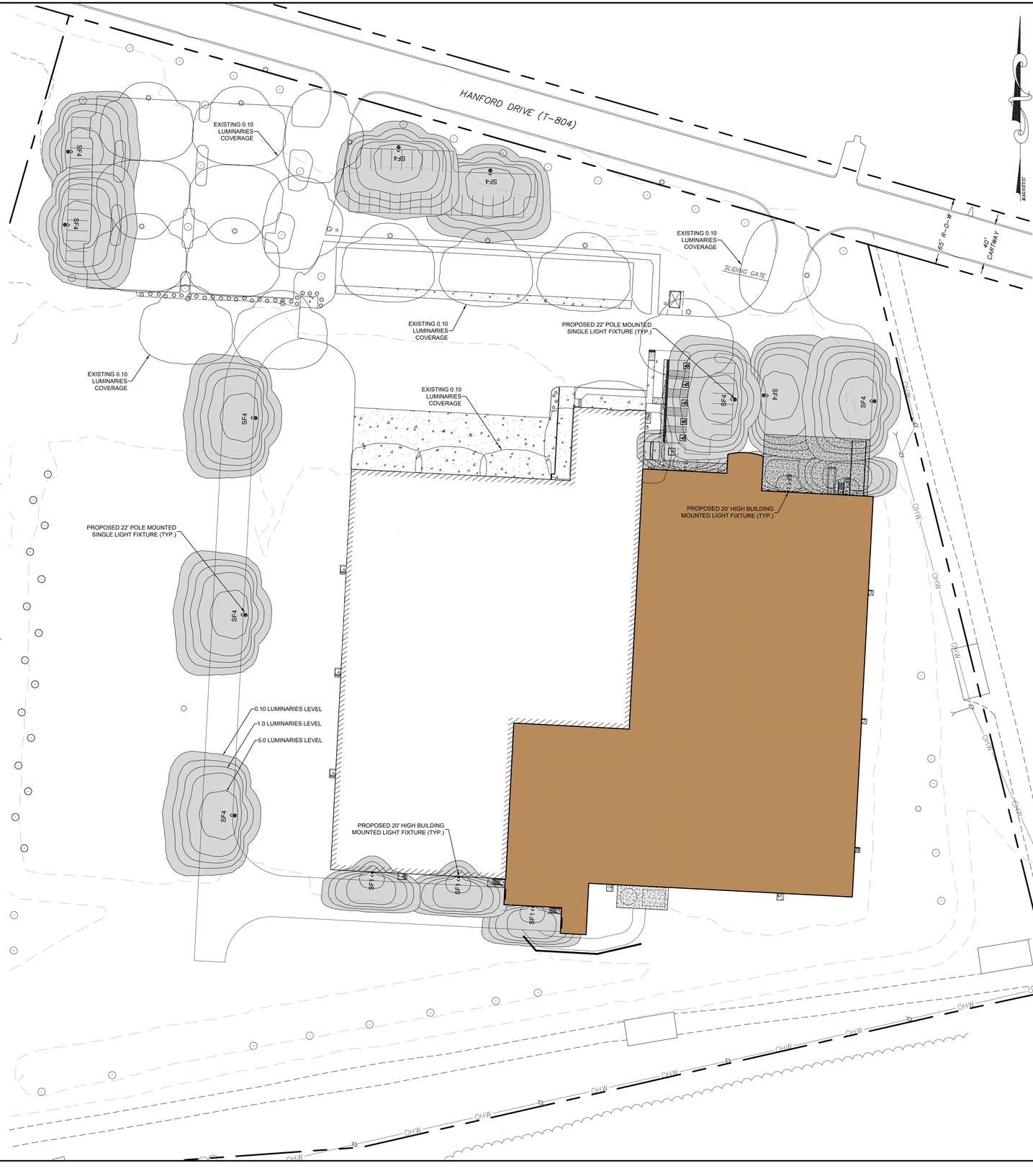
TYPICAL 20' POLE & FOUNDATION

NO SCALE



PARKING LIGHT BASE DETAIL

NO SCALE



GRAPHIC SCALE

50' 0' 25' 50' 100'

1 inch = 50 ft.

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (RIP-RAP, HEADWALL, MANHOLE, INLET, ENDWALL)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING GASLINE (GAS VALVE)
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS (MAJOR, MINOR)
- EXISTING TREELINE
- EXISTING TOWNSHIP BOUNDARY (TWP.)
- LIMITS OF FIELD SURVEY (SURVEY LIMITS)
- EXISTING SOILS (SOIL TYPE)
- EXISTING UTLITY POLE
- EXISTING LIGHT POLE
- EXISTING PAVED AREA

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS (IRON PIN, CONCRETE MONUMENT)
- PROPOSED EDGE OF PAVEMENT AND CURB LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED FENCE
- PROPOSED SEWER (CLEAN OUT, MANHOLE)
- PROPOSED STORMWATER (RIP-RAP, HEADWALL, MANHOLE, INLET, ENDWALL)
- PR. ELECTRIC SERVICE LINE (UGE)
- PR. WATER SERVICE LINE (W)
- PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
- PROPOSED GASLINE (GAS VALVE)
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED CONTOURS (MAJOR, MINOR)
- PROPOSED TREELINE
- PROPOSED UTLITY POLE
- PROPOSED LIGHT POLE

REVISION	DATE	BY

LIGHTING PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

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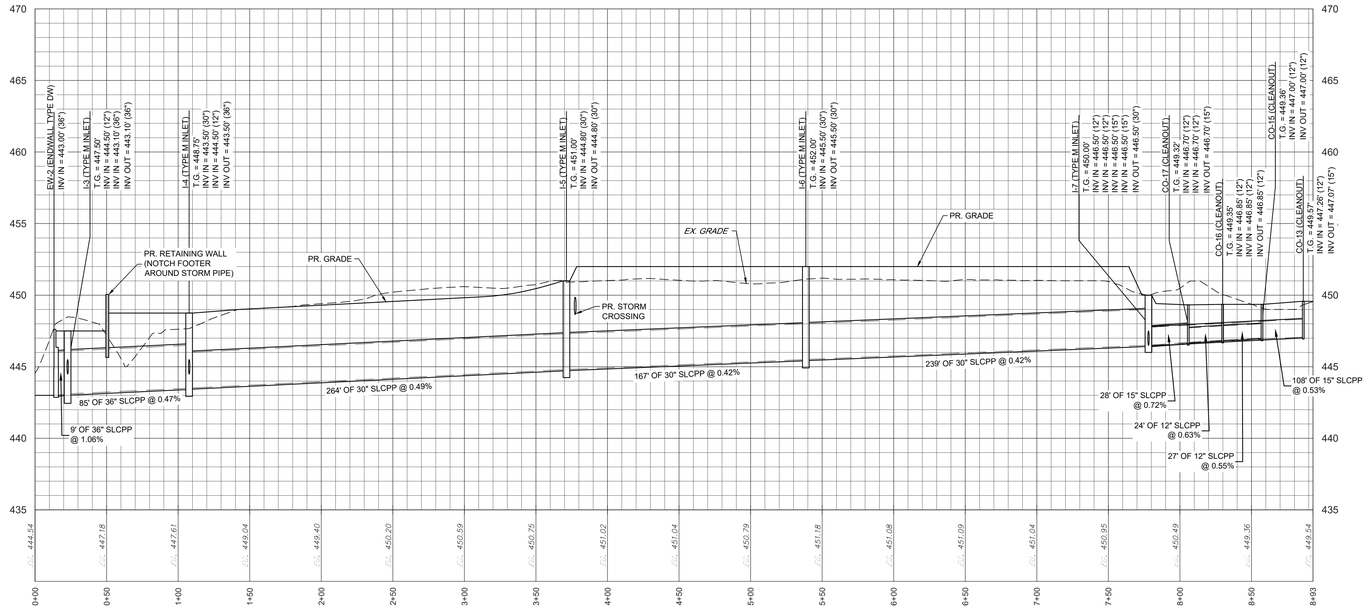
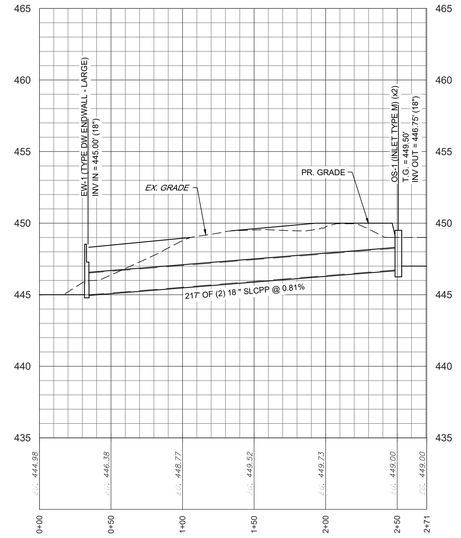
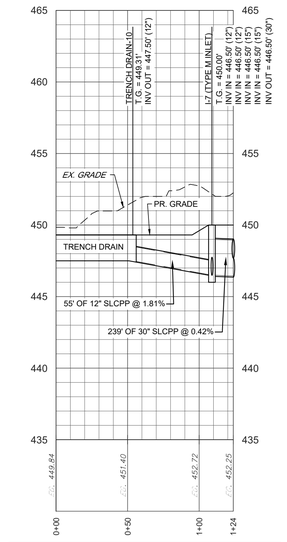
14



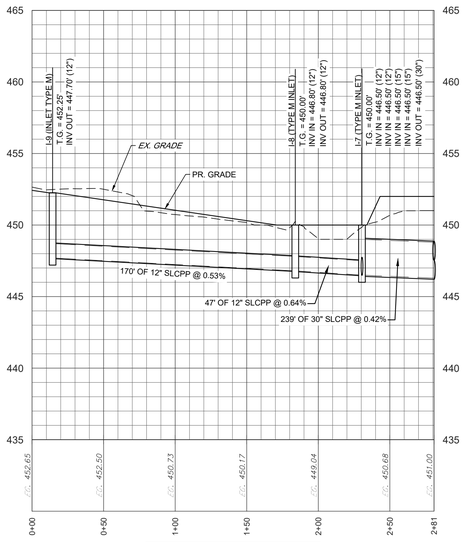
STORMWATER - EW-6 TO C.O.-13
PROFILE



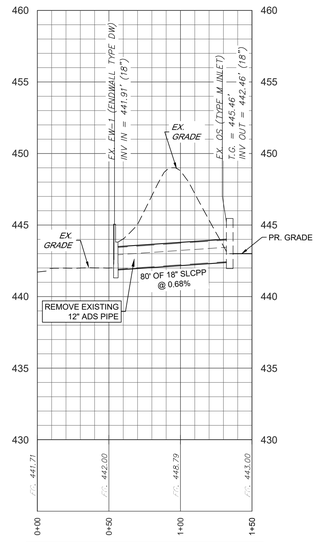
STORMWATER - EW-1 TO OS-1
PROFILE



STORMWATER - I-7 TO TRENCH DRAIN-10
PROFILE



STORMWATER - I-7 TO I-9
PROFILE



STORMWATER - EX.OS TO EX. EW-1
PROFILE

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

VERTICAL SCALE
5 0 2.5 5 10
1 inch = 5 ft.

REVISION	DATE	BY
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PROFILES

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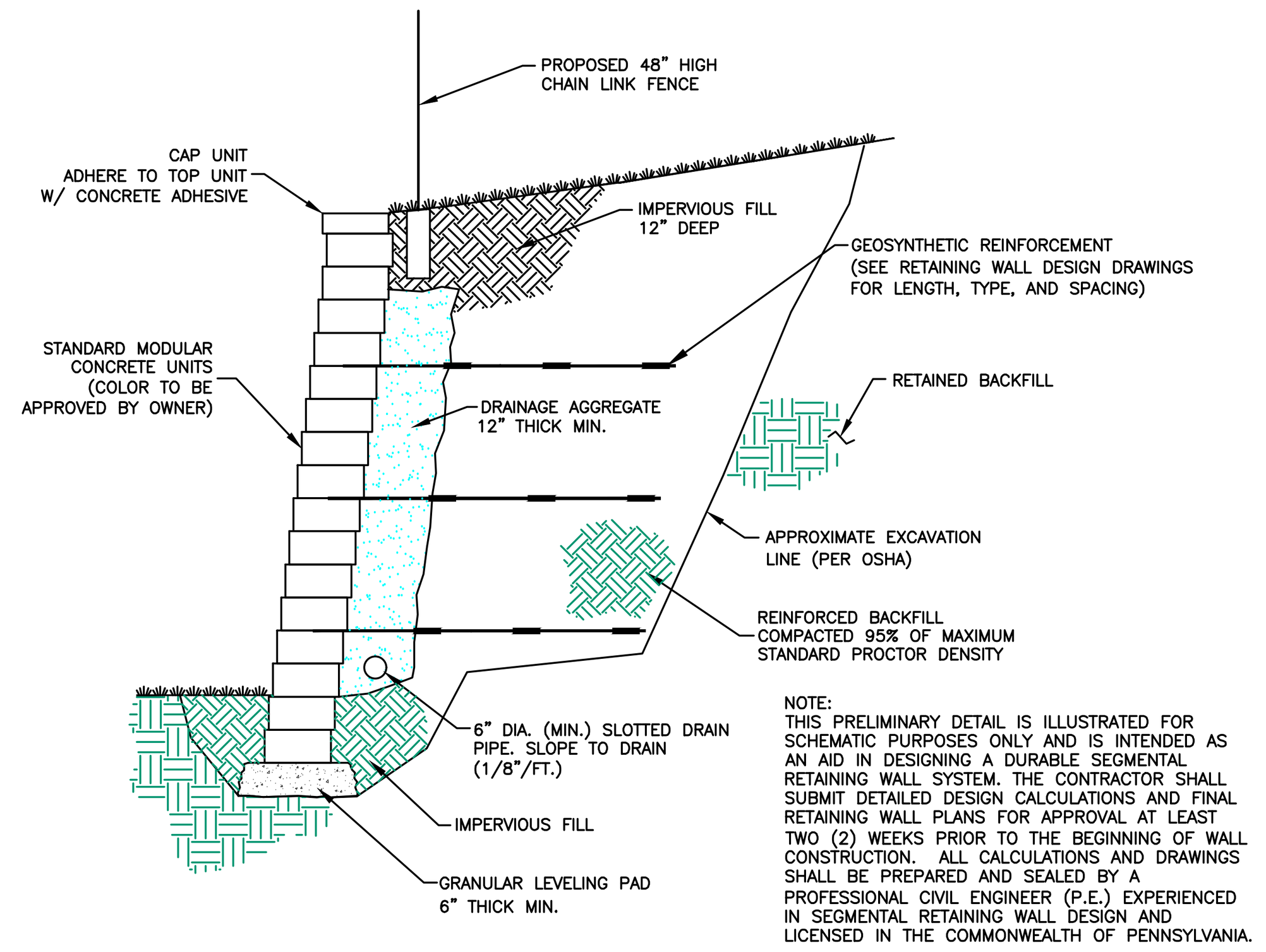
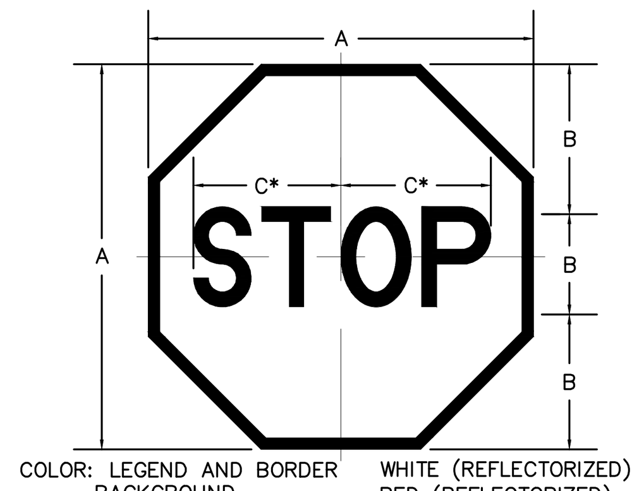


NOTE:
THIS PRELIMINARY DETAIL IS ILLUSTRATED FOR SCHEMATIC PURPOSES ONLY AND IS INTENDED AS AN AID IN DESIGNING A DURABLE SEGMENTAL RETAINING WALL SYSTEM. THE CONTRACTOR SHALL SUBMIT DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS FOR APPROVAL AT LEAST TWO (2) WEEKS PRIOR TO THE BEGINNING OF WALL CONSTRUCTION. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) EXPERIENCED IN SEGMENTAL RETAINING WALL DESIGN AND LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA.

TYPICAL SECTION-REINFORCED RETAINING WALL

NO SCALE



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

NOTE: INSTALL PER REQM'TS OR PADOT TITLE67, CHAPTER 211-OFFICIAL TRAFFIC CONTROL DEVICES.

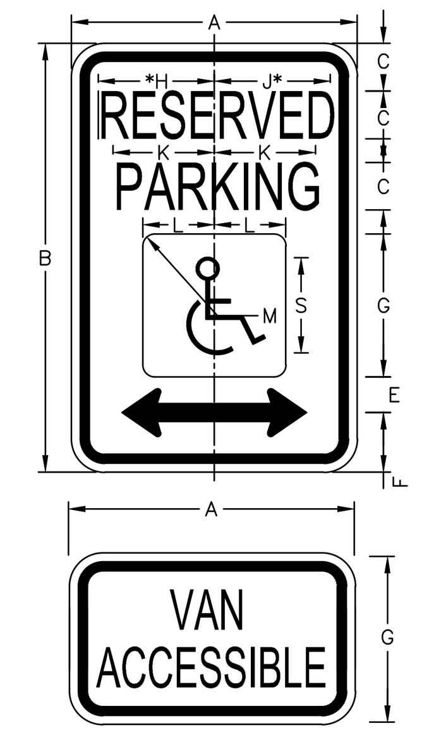
SIGN SIZE	DIMENSIONS A	DIMENSIONS B	DIMENSIONS C	SERIES	BORDER	BLANK STD
⟹ 24 X 24	24	8	10	C	5/8	B1–24
30 X 30	30	10	12½	C	3/4	B1–30
36 X 36	36	12	15	C	7/8	B1–36
48 X 48	48	16	20	C	1¼	B1–48

* REDUCE SPACING 40%

ALL STOP SIGNS, AS PROPOSED ON THESE PLANS, SHALL BE INSTALLED AND PAID FOR THE THE DEVELOPER/OWNER.

STOP SIGN DETAIL

NO SCALE

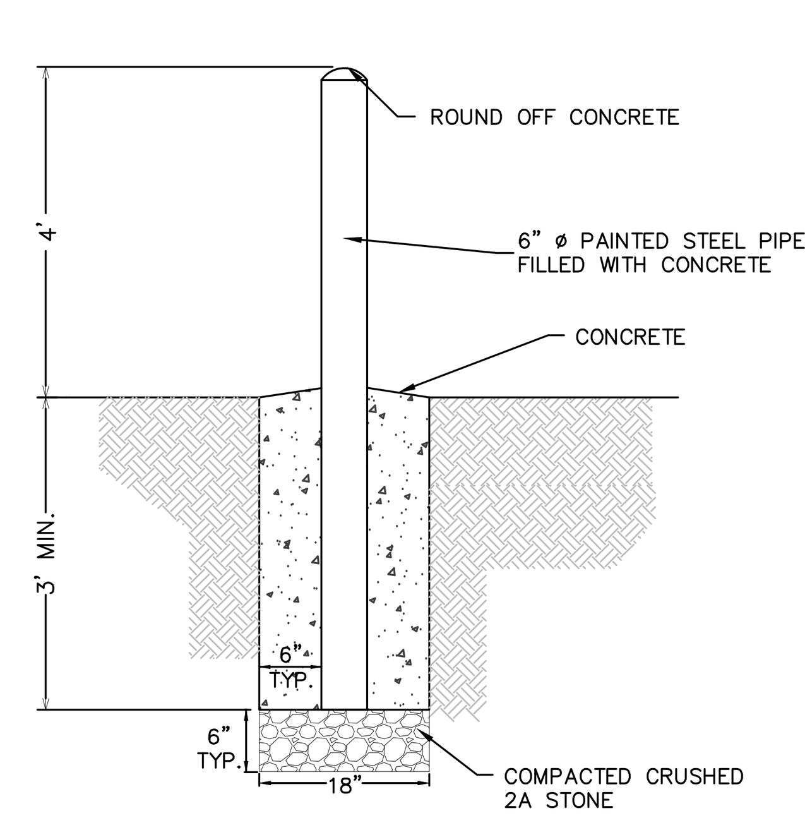


COLOR: LEGEND AND BORDER — GREEN (NON-REFLECTORIZED)
BACKGROUND — WHITE (NON-REFLECTORIZED)
SYMBOL — WHITE (NON-REFLECTORIZED)
BACKGROUND — BLUE (NON-REFLECTORIZED)

SIGN SIZE	DIMENSIONS A	B	C	D	E	F	G	H	J	K	L	M
12 x 18	12	18	2	1	1½	2½	6	4⅞	5	4¼	3	½

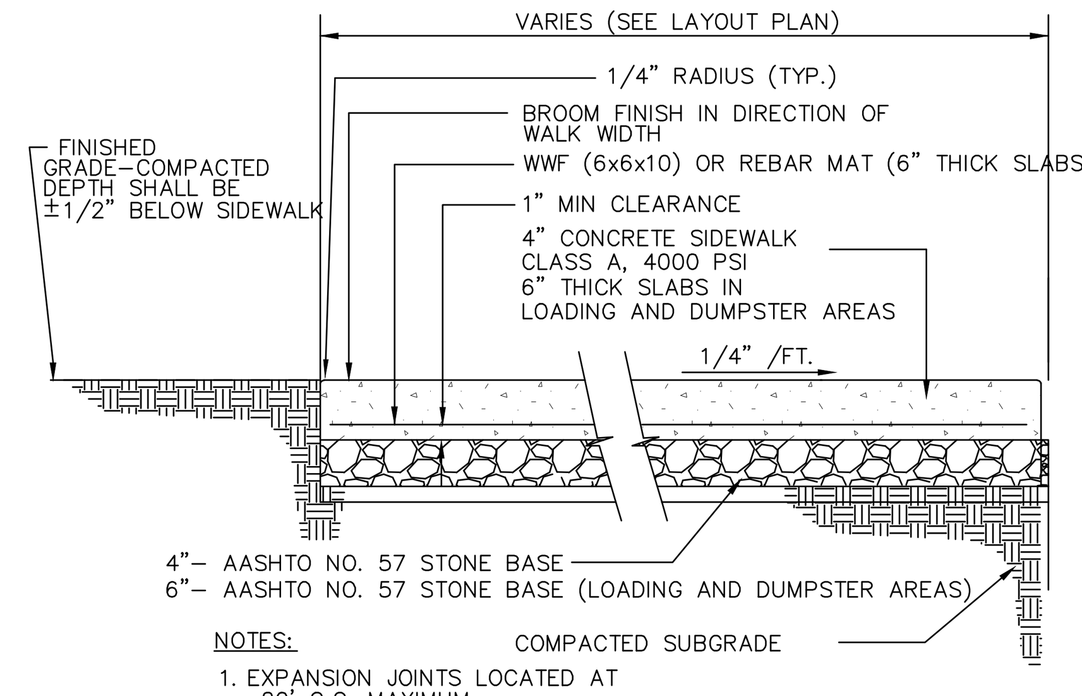
ADA SIGNAGE DETAIL

NO SCALE

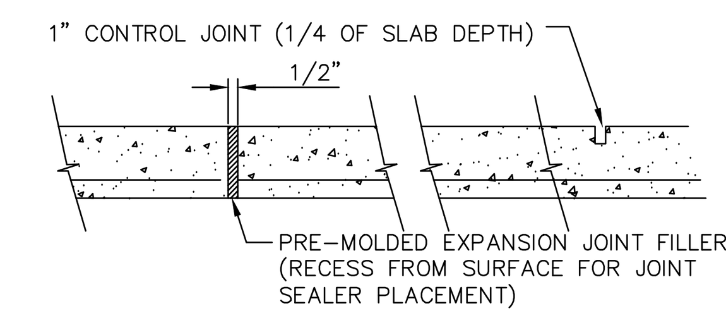


PIPE BOLLARD DETAIL

NO SCALE

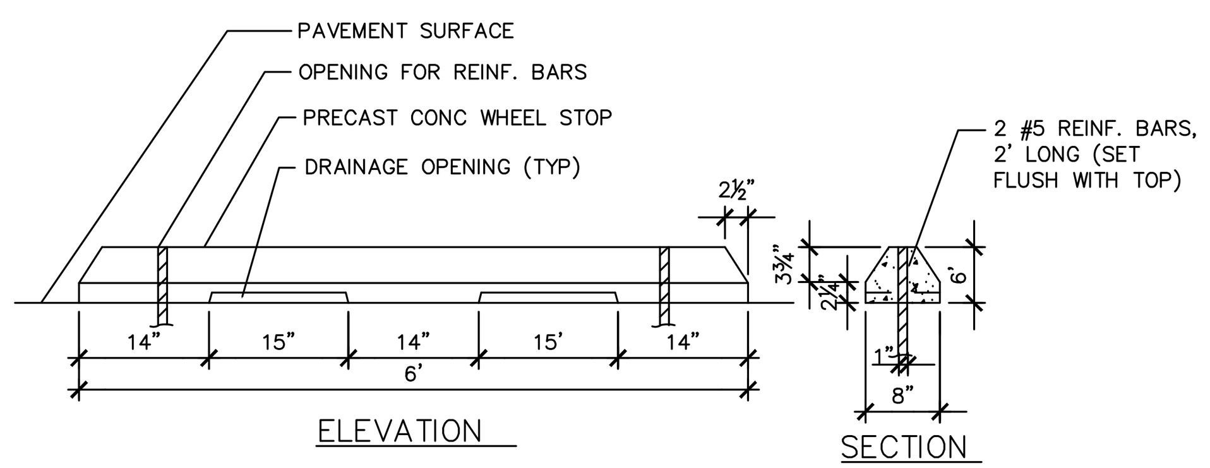


NOTES:
1. EXPANSION JOINTS LOCATED AT 20' O.C. MAXIMUM.
2. CONTRACTION JOINTS LOCATED MAXIMUM 5' O.C. MIN 1" DEEP
3. SIDEWALK IS TO BE STIFF BROOM FINISHED IN THE DIRECTION OF SIDEWALK WIDTH.
4. WIDTH PER PLAN
5. 6" THICK CONCRETE SHALL BE REINFORCED WITH A 16"X16" GRID OF #3 REBAR



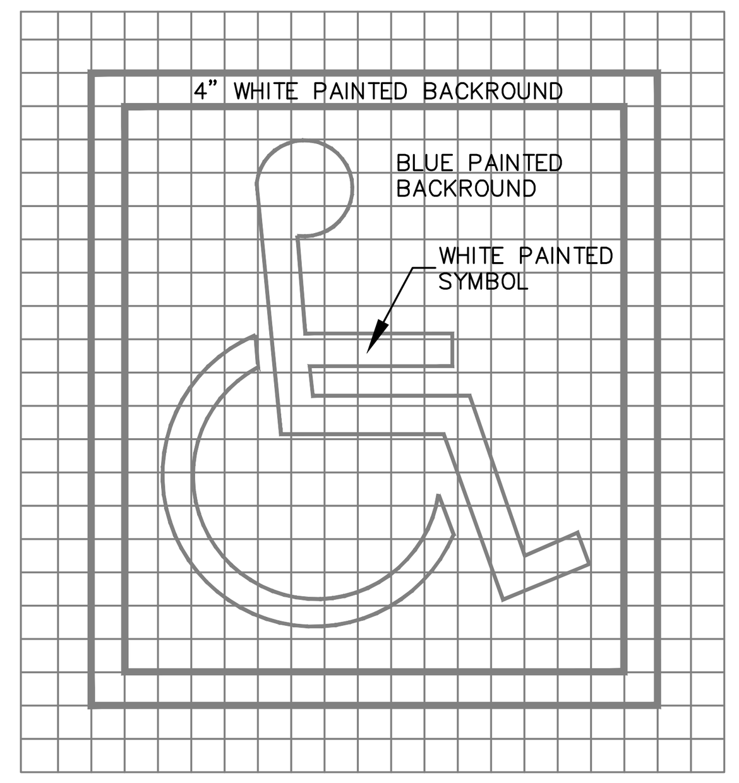
CONCRETE SIDEWALK DETAIL

NO SCALE



TYPICAL WHEEL STOP DETAIL

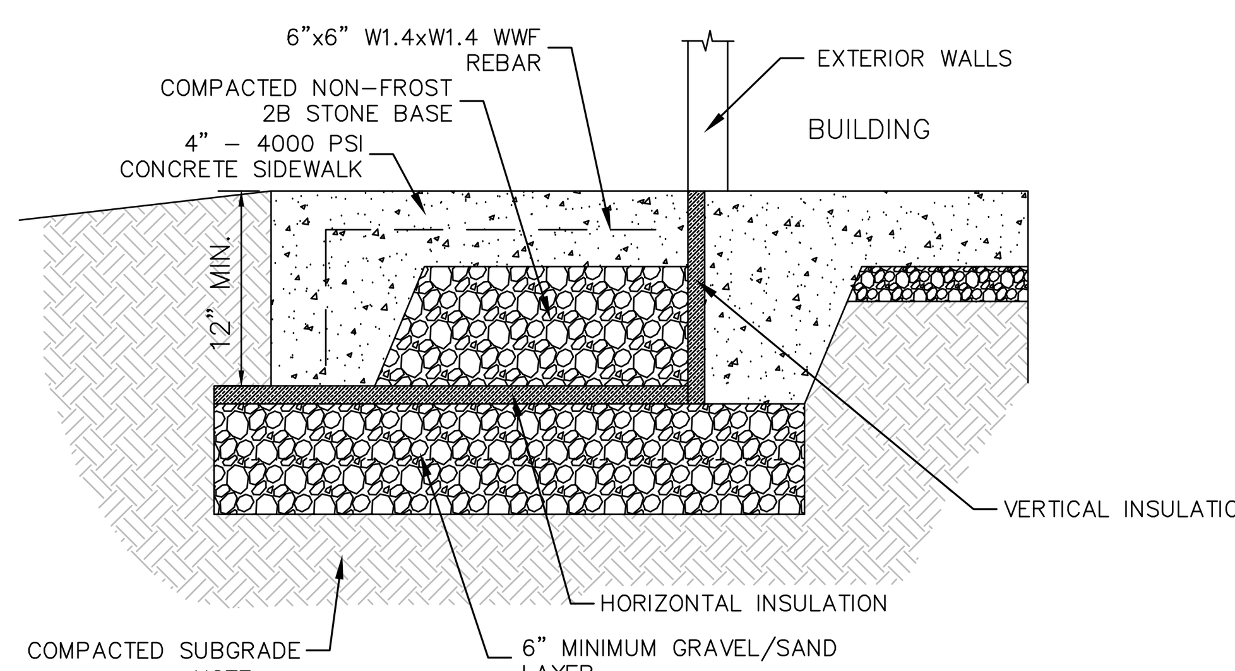
NO SCALE



4"X4" GRID PROVIDED FOR LAYOUT OF SYBOL. PROVIDE PAINT COLORS IN ACCORDANCE WITH ADA AND LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKROUND INSIDE WHITE BORDER).

TYPICAL PAINTED ACCESSABLE SYMBOL DETAIL

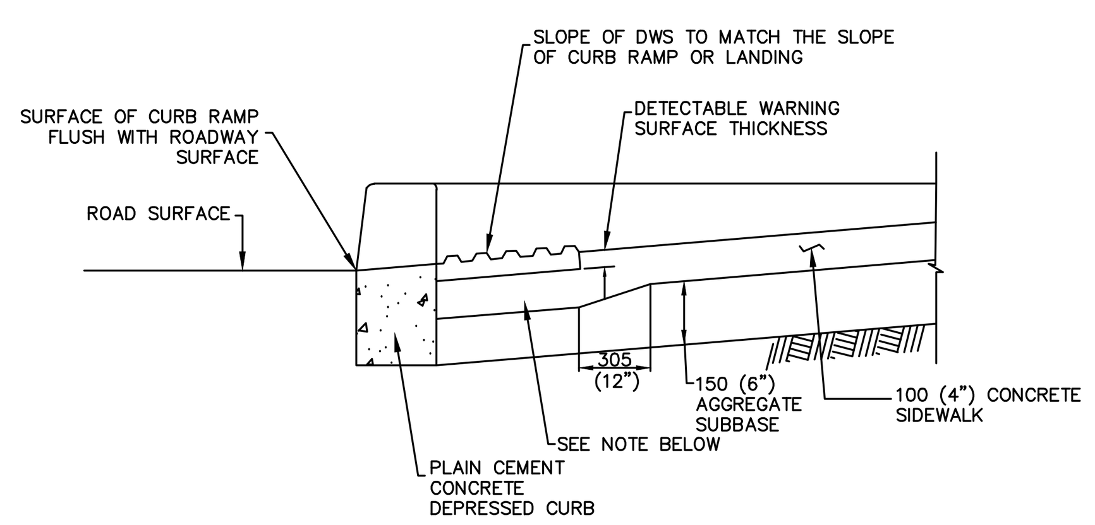
NO SCALE



NOTE:
FROST WALLS SHALL BE REQUIRED WHERE CONCRETE STOOP DOES NOT ABUT CONCRETE SIDEWALK.

CONCRETE STOOP DETAIL

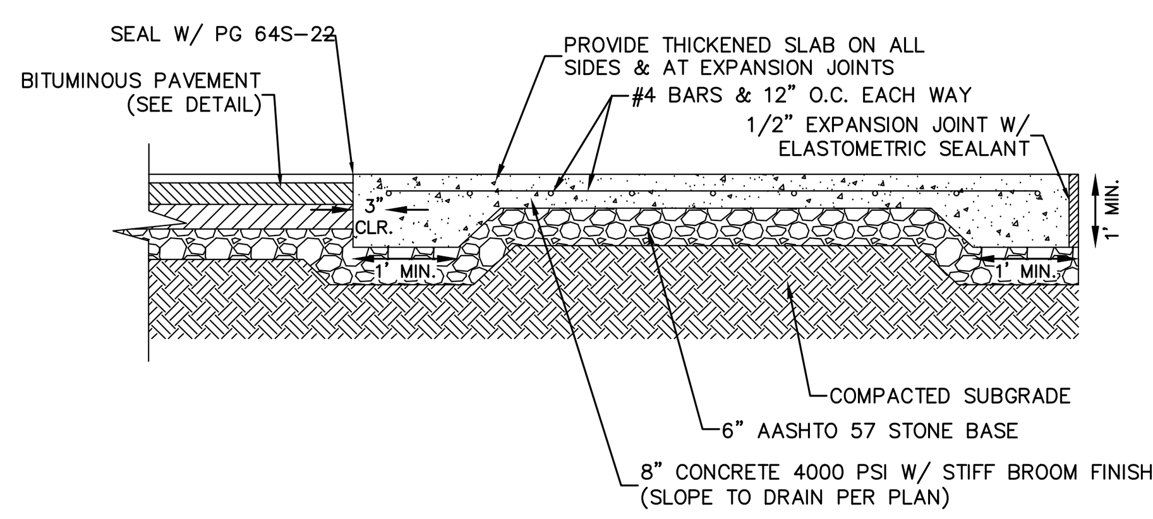
NO SCALE



NOTE: CONSTRUCT NOTCH AS SHOWN TO PROVIDE FULL THICKNESS SIDEWALK UNDER DETACHABLE WARNING SURFACE

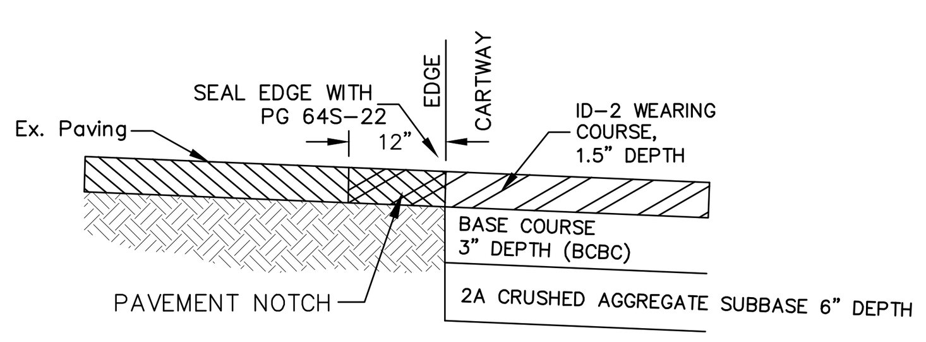
DETECTABLE WARNING SURFACE DETAIL

NO SCALE



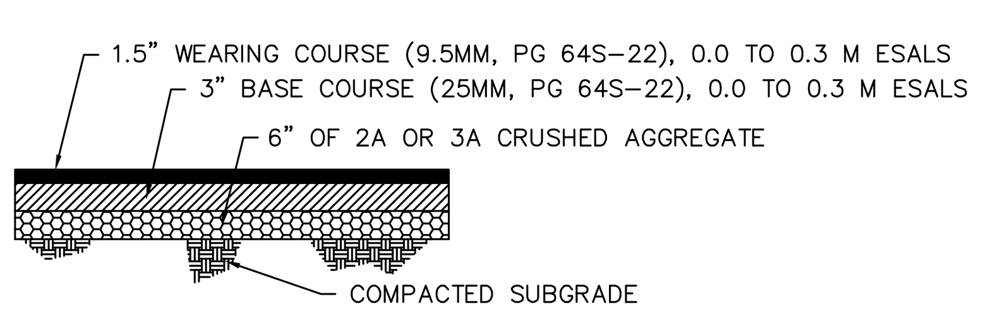
CONCRETE LOADING AREA DETAIL

NO SCALE



PAVEMENT NOTCH DETAIL

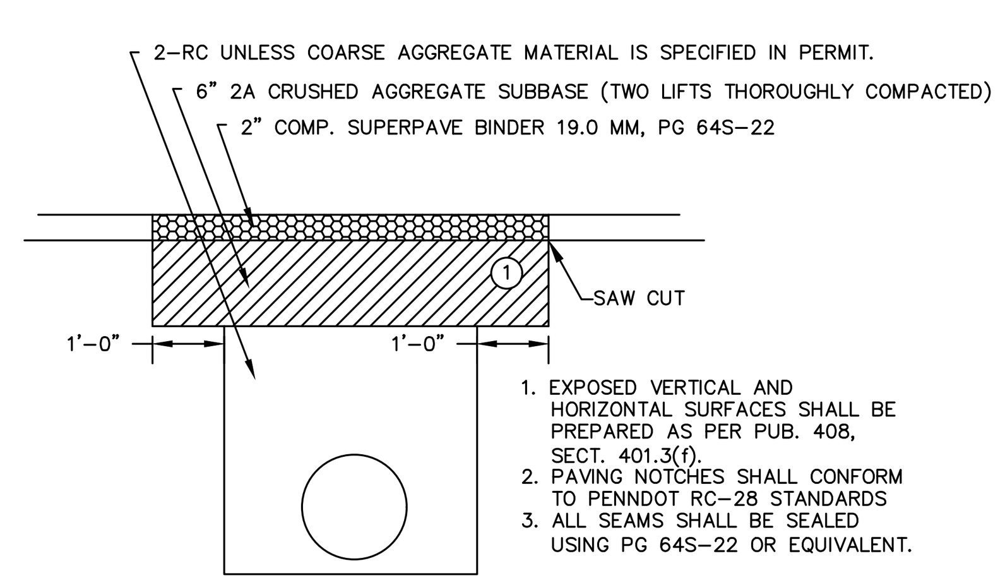
NO SCALE



NOTE: 1. SEAL ALL EDGES WITH PG 64S–22
2. COMPACTED DEPTHS ARE SHOWN.

STANDARD PAVING DETAIL

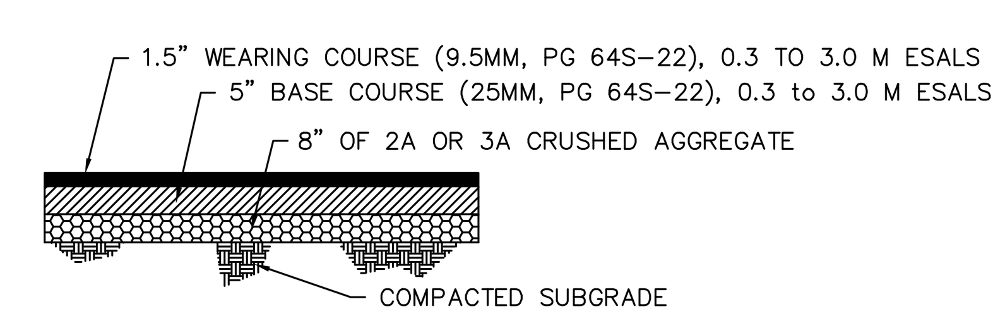
NO SCALE (PARKING LOTS ONLY)



1. EXPOSED VERTICAL AND HORIZONTAL SURFACES SHALL BE PREPARED AS PER PUB. 408, SECT. 401.3(f).
2. PAVING NOTCHES SHALL CONFORM TO PENNDOT RC–28 STANDARDS
3. ALL SEAMS SHALL BE SEALED USING PG 64S–22 OR EQUIVALENT.

TEMPORARY PAVEMENT RESTORATION

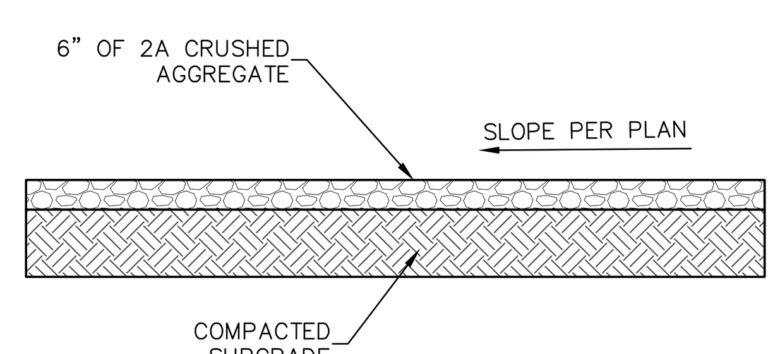
NO SCALE



NOTE: 1. SEAL ALL EDGES WITH PG 64S–22
2. COMPACTED DEPTHS ARE SHOWN.

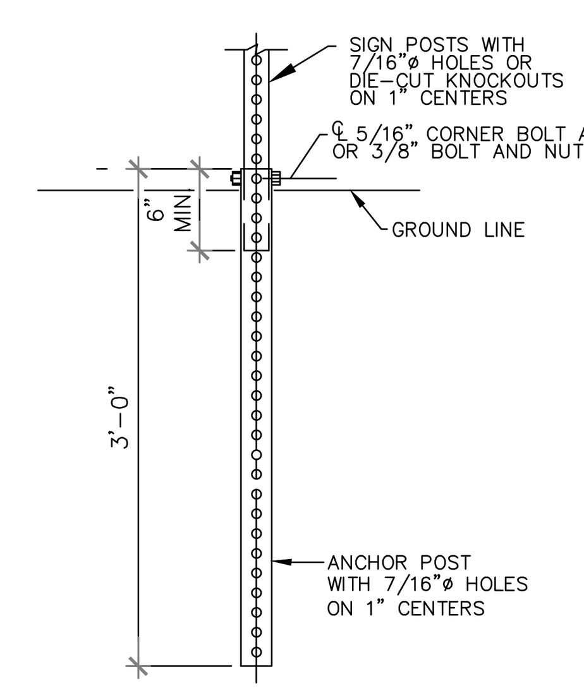
HEAVY LOADING PAVING DETAIL

NO SCALE (MAIN ACCESS AND TRUCK LOADING/UNLOADING AREA)

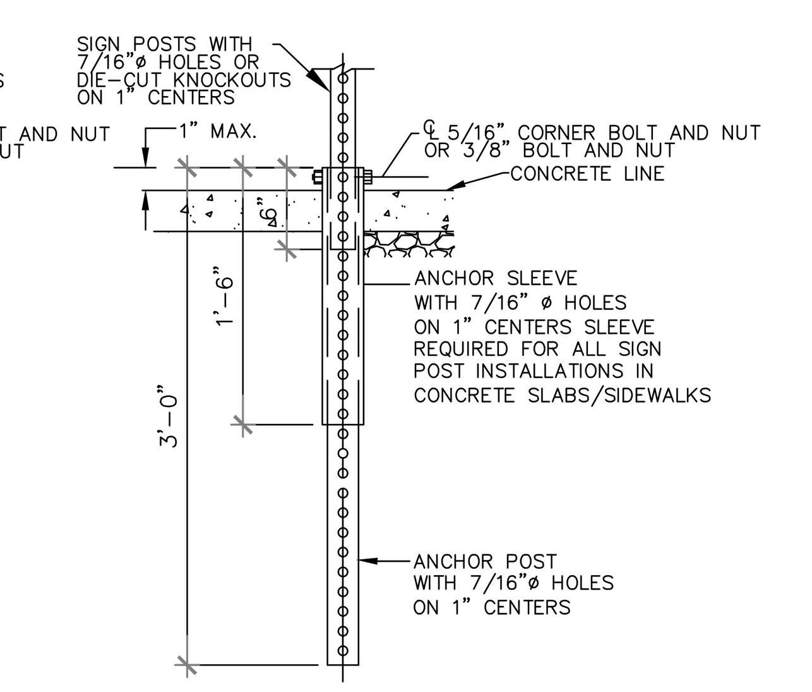


STONE ACCESS/MAINTENANCE DRIVE DETAIL

NO SCALE

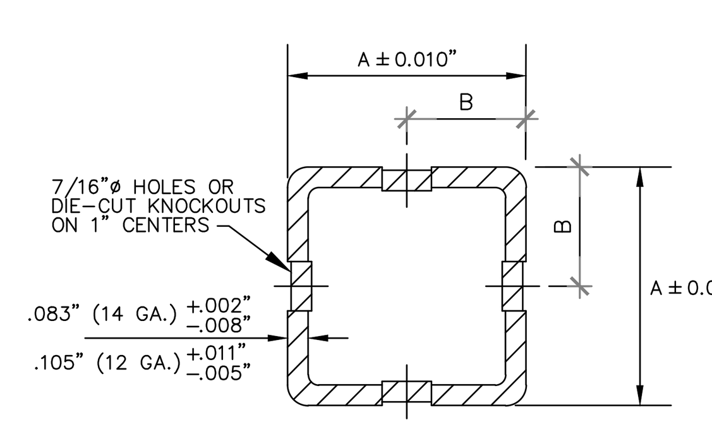


INSTALLATION DETAIL
(STANDARD)



INSTALLATION DETAIL
(CONCRETE)

INSTALLATION NOTES
1. ALL SIGNS LOCATED ALONG STREETS SHALL BE MOUNTED ON BREAKAWAY SIGN POSTS.



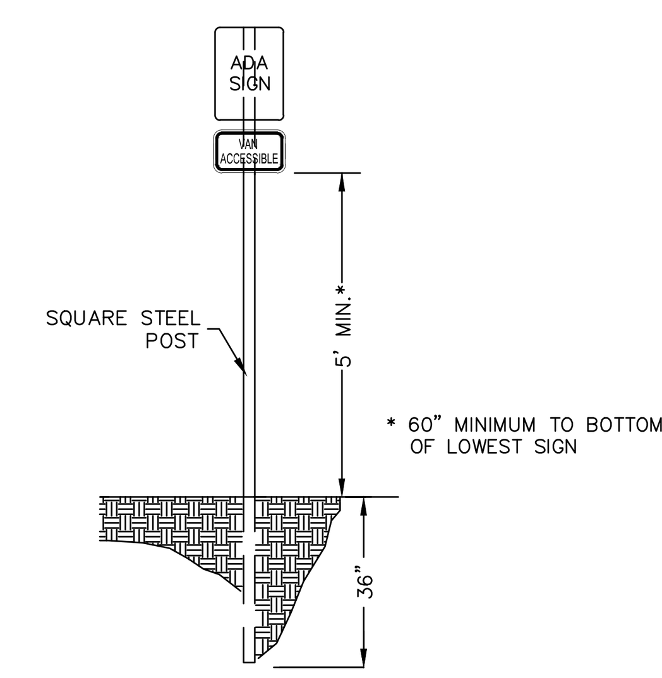
SIGN POST SIZE	DIMENSION A	DIMENSION B	GAUGE	ANCHOR POST SIZE	DIMENSION A	DIMENSION B	GAUGE	ANCHOR SLEEVE* SIZE	DIMENSION A	DIMENSION B	GAUGE	SPLICE SLEEVE SIZE	DIMENSION A	DIMENSION B	GAUGE
1.75"	1 3/4"	7/8"	14	2.0"	2"	1"	12	2.25"	2 1/4"	1 1/8"	12	1.50"	1 1/2"	3/4"	14
2.0"	2"	1"	14	2.25"	2 1/4"	1 1/8"	12	2.50"	2 1/2"	1 1/4"	12	1.75"	1 3/4"	7/8"	14
2.25"	2 1/4"	1 1/8"	14	2.50"	2 1/2"	1 1/4"	12	3.00"	3"	1 1/2"	3/16"	2.00"	2"	1"	14

* ONLY REQUIRED FOR INSTALLATIONS IN CONCRETE.

SQUARE STEEL POSTS
12 AND 14 GAGE – 60 KSI

SITE SIGN POST SIGNAGE DETAIL

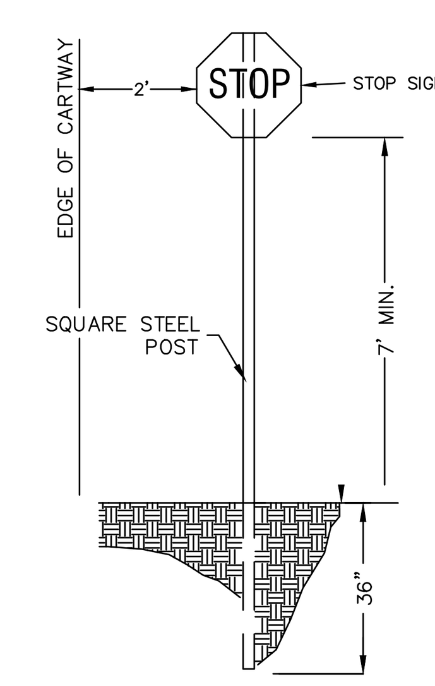
NO SCALE



* 60" MINIMUM TO BOTTOM OF LOWEST SIGN

ADA SIGN POST DETAIL

NO SCALE



POST SCHEDULE			
# 14 GAUGE POST, 10' MAX. HEIGHT FROM GROUND TO CENTER OF SIGN PLATE			
SIGN SIZE	POST SIZE	SIGN SIZE	POST SIZE
8"X48"	1.75	30"X15"	1.75
12"X18"	1.75	30"X24"	1.75
12"X24"	1.75	30"X30"	2.0
12"X30"	1.75	30"X36"	2.0
12"X36"	1.75	30"X48"	2.0
12"X48"	1.75	30"X60"	2.25
18"X15"	1.75	36"X36"	2.0
18"X18"	1.75	36"X48"	2.25
18"X24"	1.75	36"X54"	2.25
18"X36"	1.75	48"X48"	2.25
18"X48"	2.0	48"X60"	TWO POSTS
21"X15"	1.75	60"X12"	TWO POSTS
24"X24"	1.75	60"X24"	TWO POSTS
24"X36"	2.0	60"X42"	TWO POSTS
24"X48"	2.0	60"X60"	TWO POSTS

INSTALLATION NOTES
1. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PUB. 408
2. SIGN POSTS AND SPLICE SLEEVES SHALL HAVE 7/16" DIAMETER HOLES OR DIE–CUT KNOCKOUTS ON 1" CENTERS ON ALL FOUR SIDES. ANCHOR POSTS AND ANCHOR SLEEVES SHALL HAVE 7/16" DIAMETER HOLES ON 1" CENTERS ON ALL FOUR SIDES.
3. BOLTS AND NUTS SHALL VE ASTM–307, GRADE 2.
4. DRIVE RIVETS MAY BE USED TO FASTEN SIGN BLANKS TO THE SIGN POST.

STOP SIGN POST DETAIL

NO SCALE

REVISION	DATE	BY
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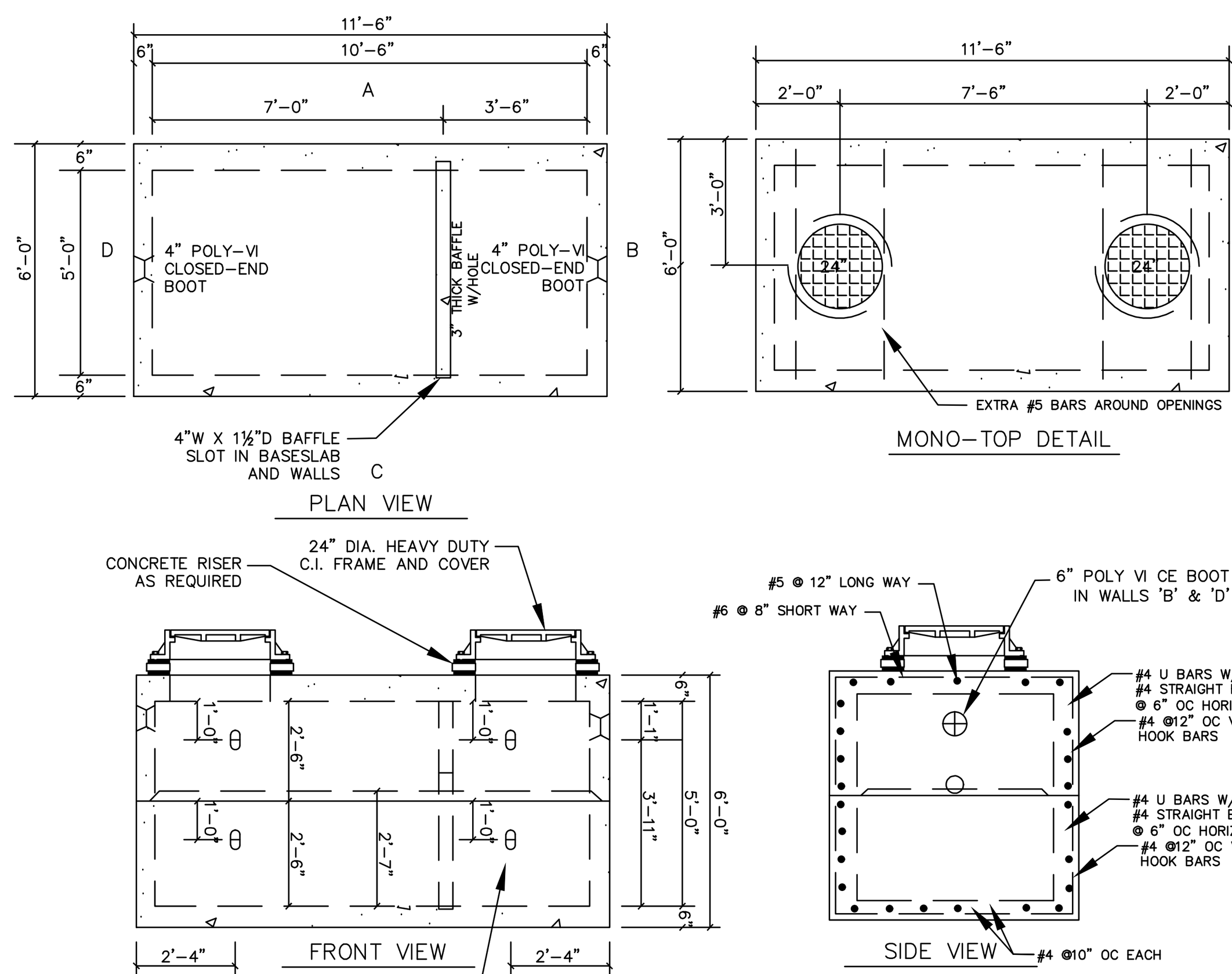
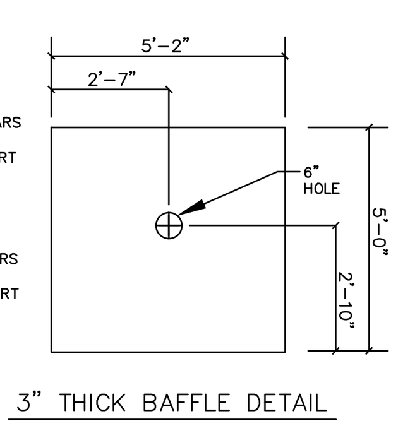
DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
For
SCOUT COLD LOGISTICS, LLC
located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272–7110
Fax: (717) 272–7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	AS NOTED
PROJECT	#2368–23–001





3" THICK BAFFLE DETAIL

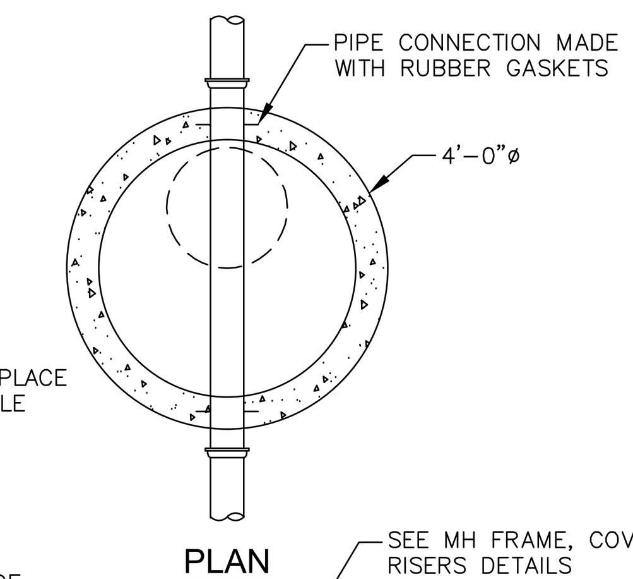
NOTES:
1. CONCRETE: 28 DAY COMP. STRENGTH FC = 4,000 PSI.
2.PRECAST STRUCTURES ARE PRODUCED TO MEET OR EXCEED ASTM SPECIFICATIONS.
3.CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL OPENINGS
4.ALL INTERNAL PIPING DONE BY OTHERS
5.JOINT SEALANT INCLUDED
6.DIMENSIONS SHOWN ON DETAIL ARE BASED UPON AN OLDCASTLE 1500 GAL. TANK 60"X120"X60"

WALLS	PIPE SIZE	PIPE INVERT	HOLE SIZE	HOLE UP	PRODUCTION YARDAGE		WEIGHTS	REINFORCEMENT
B	4" PVC	+3.92	4" RUBBER BOOT	47"	BASE:	2.61 CYDS	11,361	#4 @ 10 OCEW–2" COVER
D	6" PVC	+4.17	6" RUBBER BOOT	50"	WALL:			VERT.: #4 @ 12 'L' (32"X18")
					WALL:			HORIZ.: #4 @ 8 OC W/ HORIZ.: #4 @ 8 OC 'U'–2" CLR (27X67X27")
BAFFLE	4" PVC	+2.58	6"	2'-7"	MONO-TOP:	2.68 CYDS	10,861	LONG #5 @ 12 SHORT: #6 @ 8 OC–1½" COVER
					BAFFLE:	0.24 CYDS	987	#4 @ 12 OCEW–CENTERED
					CASTING:	3170000	150	(2) USF 170 RINGS
REMARKS:						3000207	130	(2) USF E COVERS "OIL INTERCEPTOR"
					STEEL WT.:		CONC WT.:	

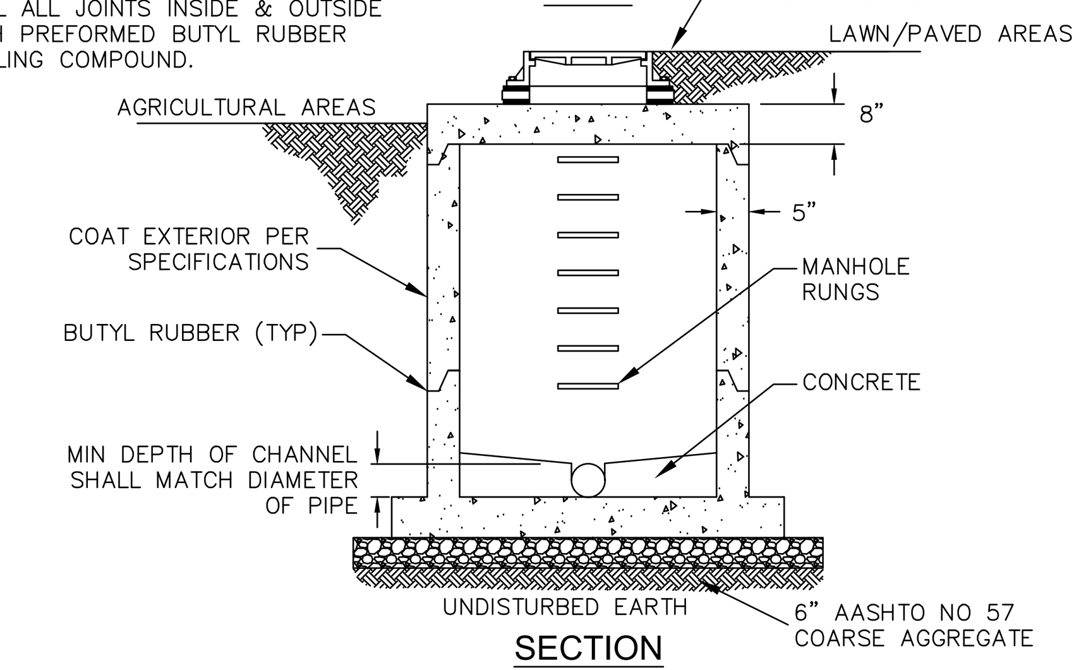
GREASE TRAP DETAIL

NO SCALE

NOTES
1. ADJUST TO GRADE WITH CAST IN PLACE CONCRETE. SEE STANDARD MANHOLE FRAME & COVER DETAIL.
2. MECHANICALLY VIBRATED PRECAST CONCRETE SHALL CONFORM TO A.S.T.M. C–478.
3. SEAL ALL JOINTS INSIDE & OUTSIDE WITH PREFORMED BUTYL RUBBER SEALING COMPOUND.



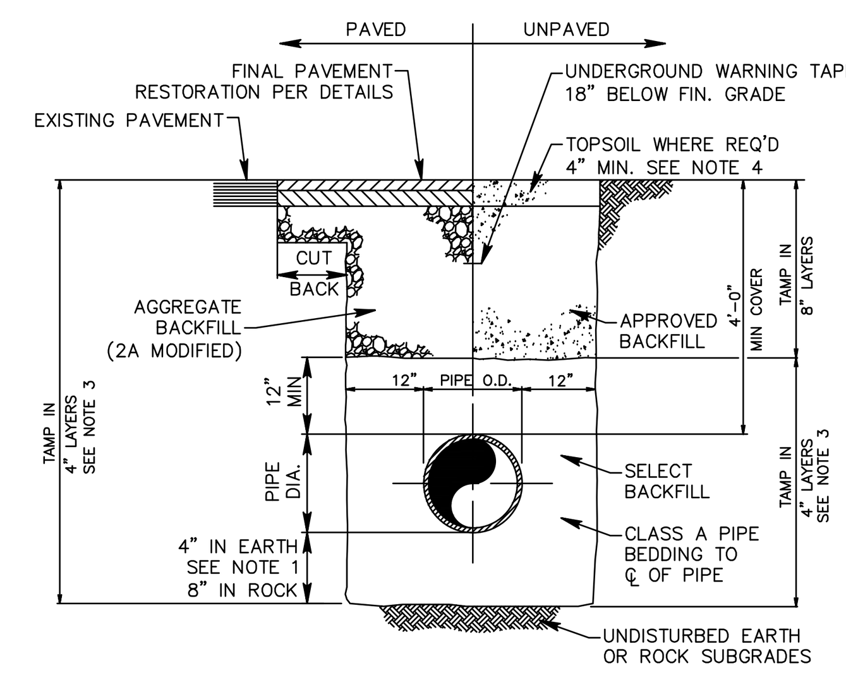
PLAN



SECTION

SAMPLING MANHOLE DETAIL

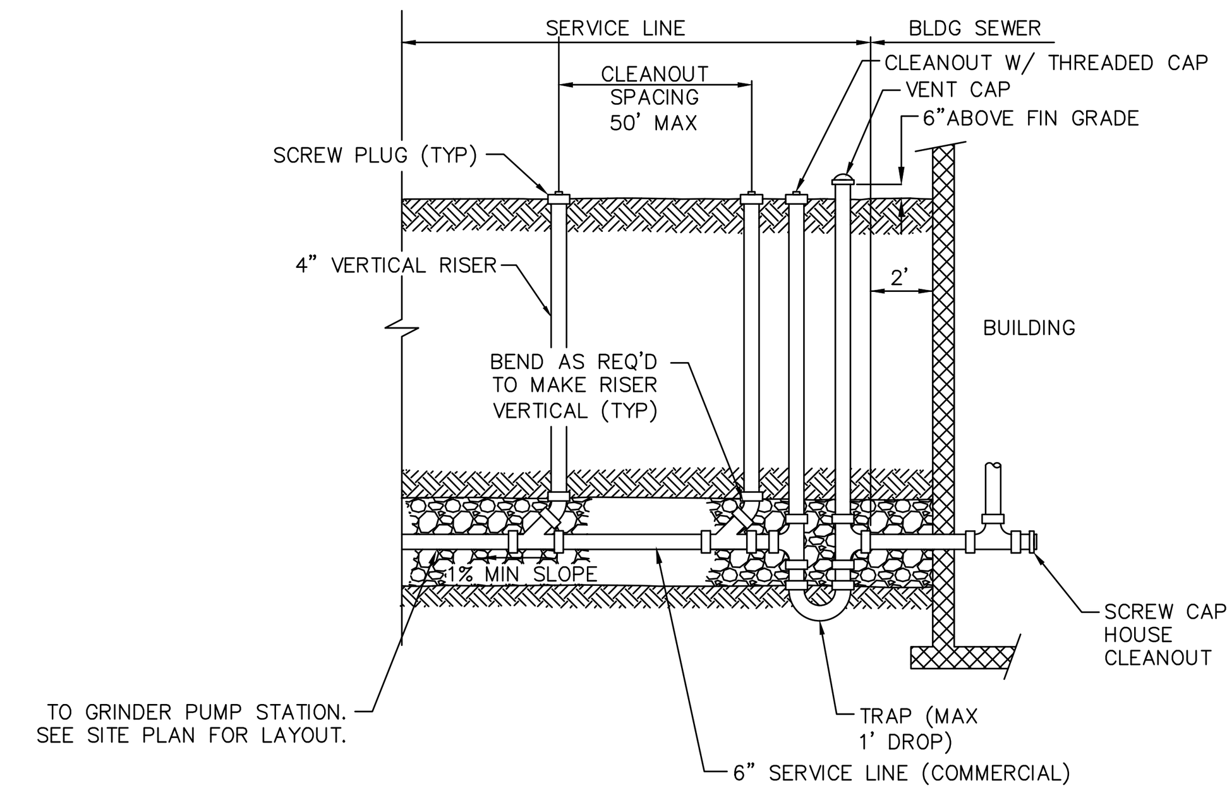
NO SCALE



TRENCH NOTES
1 IF UNSUITABLE SUBSOIL IS ENCOUNTERED AT THE NORMAL TRENCH SUBGRADE, THE CONTRACTOR SHALL REMOVE IT TO THE DEPTH DIRECTED BY THE ENGINEER IN THE FIELD, AND BACKFILL W/ CLASS A BEDDING IN 4" LAYERS.
2 BOTTOM OF TRENCH SHALL BE FREE OF WATER PRIOR TO WATER MAIN INSTALLATION.
3 IF VIBRATORY COMPACTION EQUIPMENT IS USED BACKFILL MAY BE IN 8" LAYERS.
4 PROVIDE 4" OF TOPSOIL WHERE SEEDING IS REQUIRED. SEE NOTE 6 AT GRAVEL DRIVEWAYS.
5 CONTRACTOR SHALL SHORE THE TRENCH IN ACCORDANCE WITH SECTION 02151 OF THE SPECIFICATIONS.
6 GRAVEL AND PAVED DRIVEWAYS TO BE RESTORED IN KIND.
7 CONTRACTOR MAY SUBSTITUTE CLASS 2A FOR CLASS A BEDDING AT NO INCREASED COST TO THE OWNER WITH WRITTEN PERMISSION FROM THE ENGINEER OR OWNER. FOR DESCRIPTION OF BACKFILL MATERIAL, SEE SPECIFICATION SECTION 02221. 8. ALL PAVING RESTORATION TO BE IN ACCORDANCE WITH PennDOT PUB. 408/2000 AND PUB. 72M.

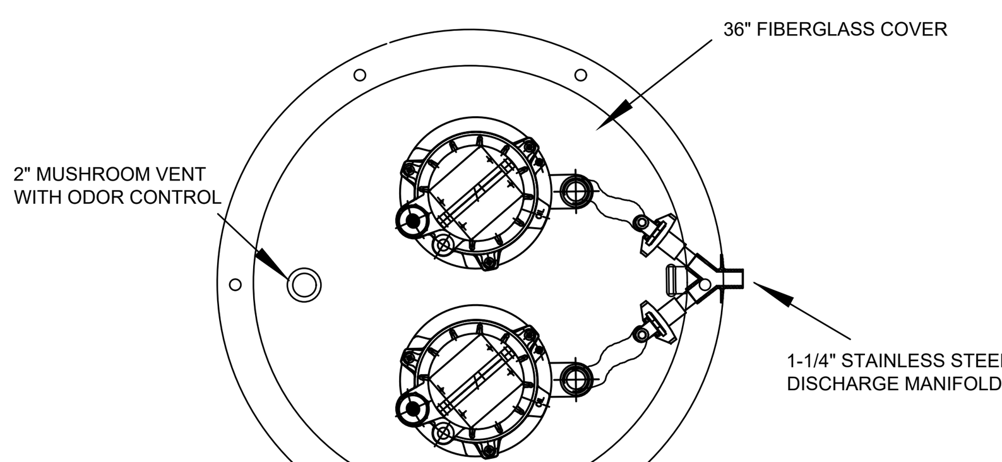
TRENCH BACKFILL DETAIL

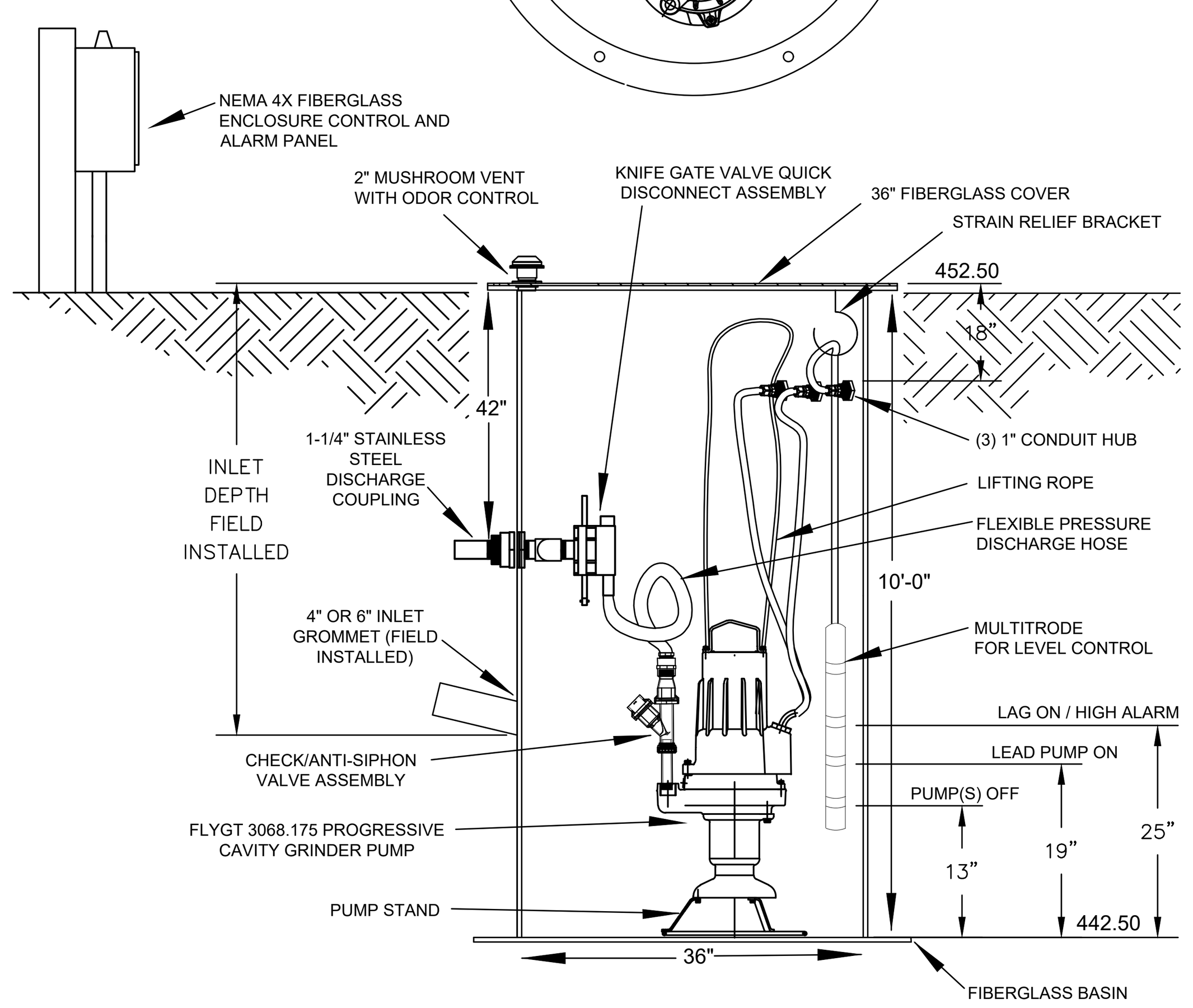
NO SCALE



BUILDING SEWER DETAIL

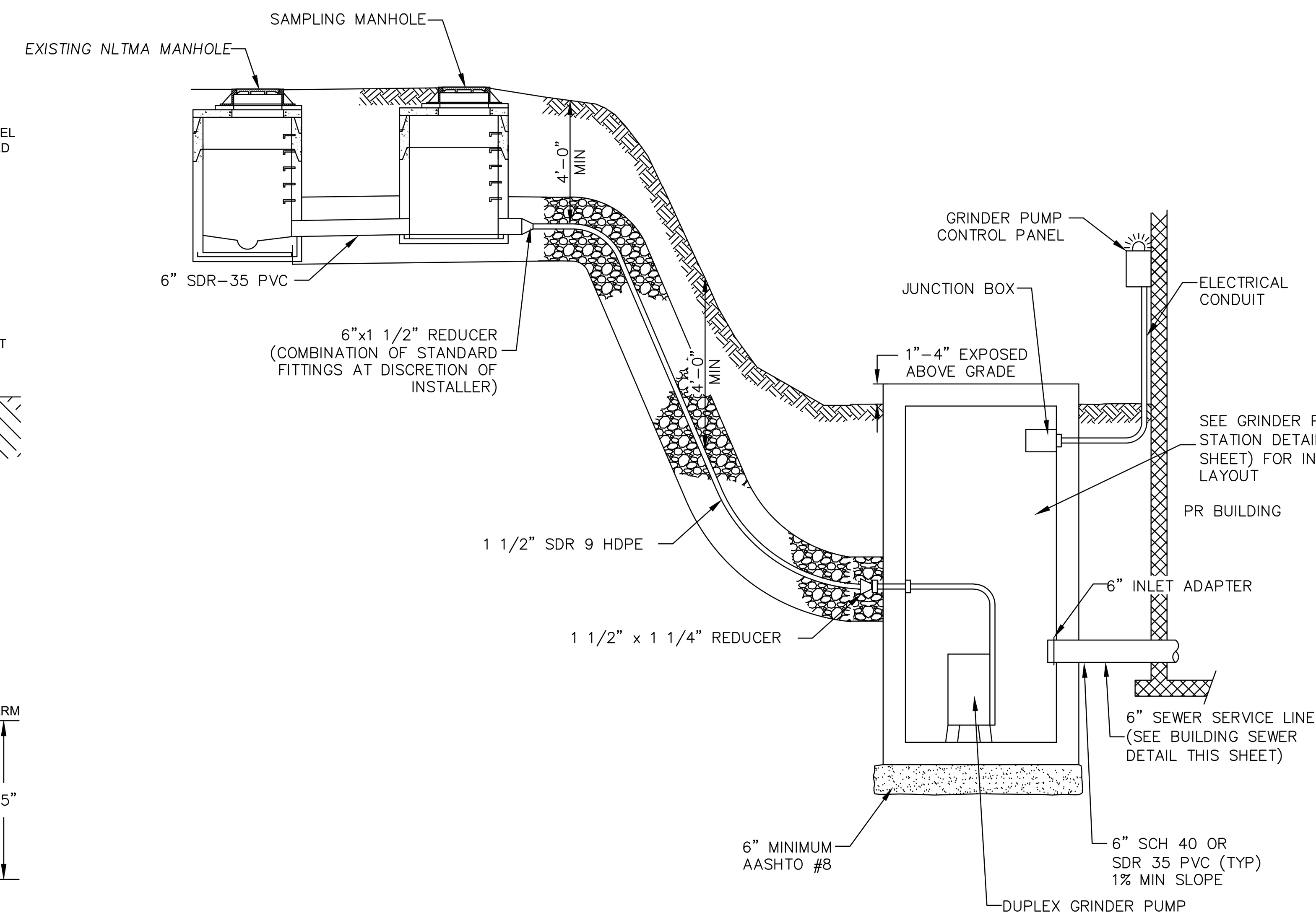
NO SCALE





DUPLEX GRINDER PUMP DETAIL

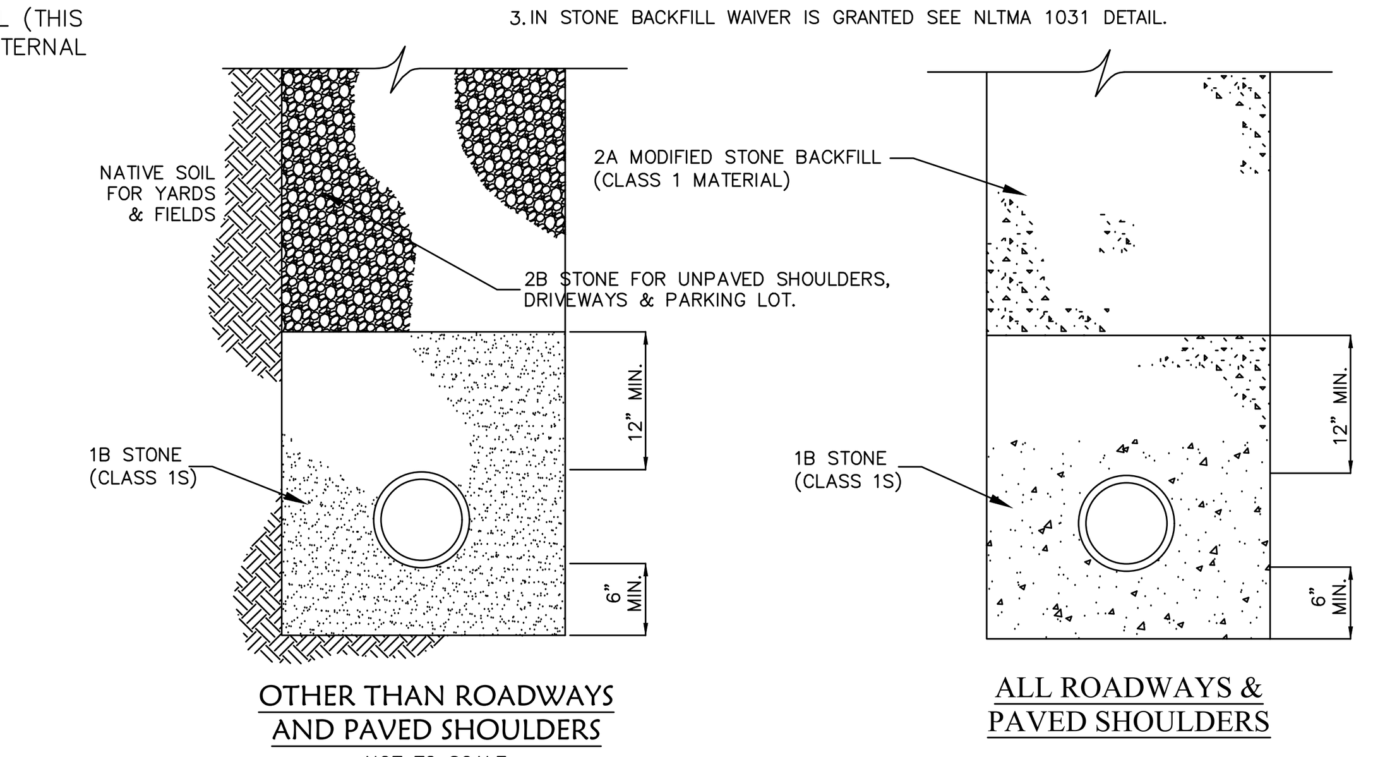
NO SCALE



GRINDER PUMP LATERAL CONNECTION DETAIL

NO SCALE

NOTES
1. THE TRENCHES SHALL BE EXCAVATED TRUE TO LINE SO THAT A CLEAR SPACE NOT LESS THAN 6" NOR MORE THAN 8" IN WIDTH IS PROVIDED ON EACH SIDE OF THE BARREL OF THE PIPE. IF SHEETING IS REQUIRED, THE FORGOING DIMINSIONS SHALL BE APPLICABLE TO THE INSIDE FACES OF THE SHEETING.
2. FOR MORE DETAIL ON TRENCHING, BACKFILLING & COMPACTING SEE SECTION 02221OF PUCA.
3. IN STONE BACKFILL WAIVER IS GRANTED SEE NLTMA 1031 DETAIL.

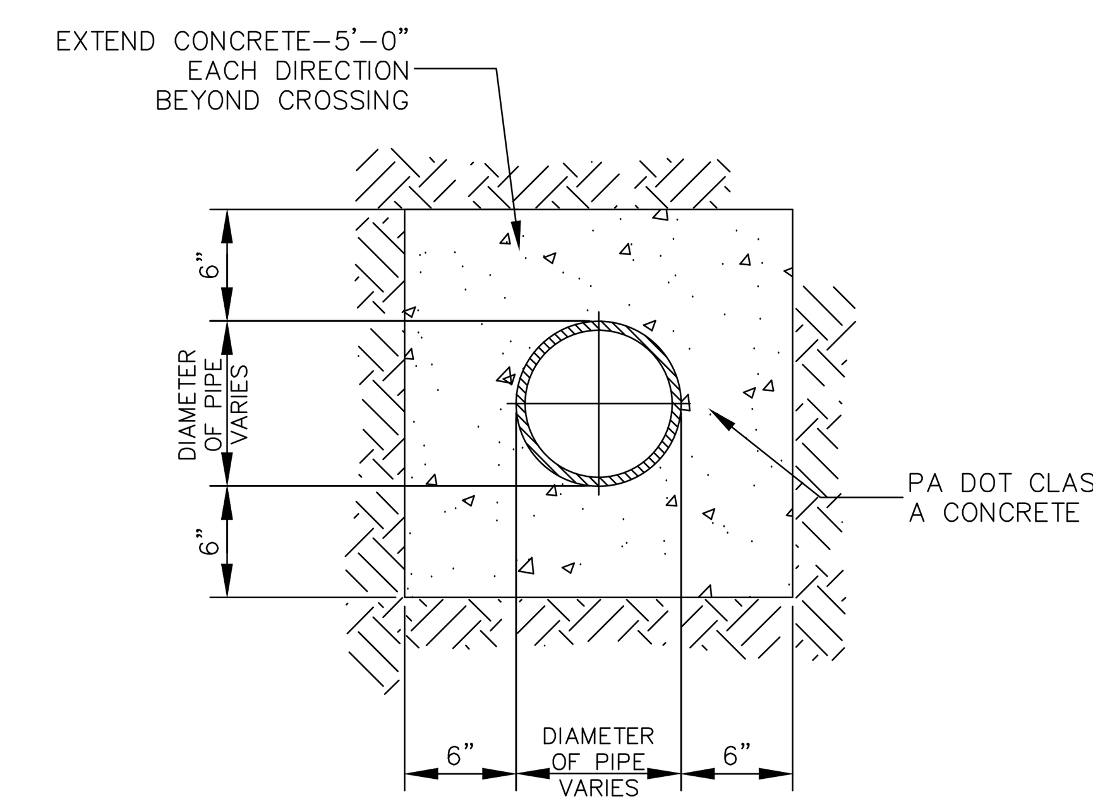


OTHER THAN ROADWAYS AND PAVED SHOULDERS
NOT TO SCALE

ALL ROADWAYS & PAVED SHOULDERS

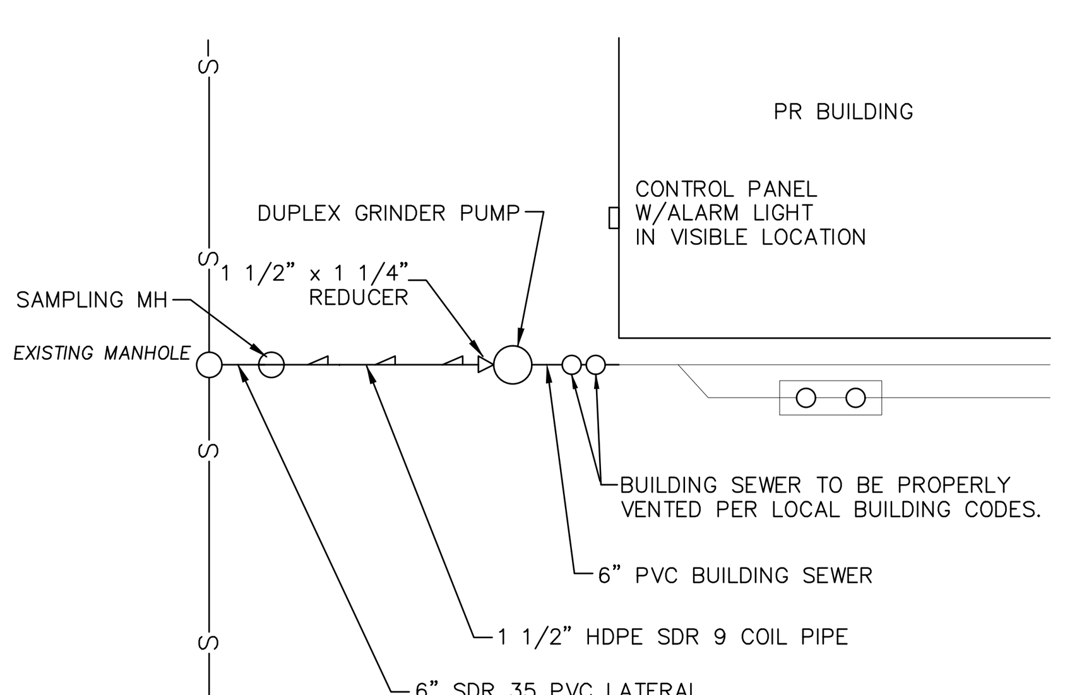
TYPICAL TRENCH BACKFILL FOR SANITARY SEWER

NO SCALE



UTILITY ENCASEMENT DETAIL

NO SCALE



GRINDER PUMP SCHEMATIC

NO SCALE

REVISION	DATE	BY
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DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
For
SCOUT COLD LOGISTICS, LLC
located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	AS NOTED
PROJECT	#2368-23-001

EROSION AND SEDIMENT CONTROL NOTES:

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.

SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

THESE PLANS INDICATE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL PLACEMENT BUT DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING ADDITIONAL CONTROLS AS SITE CONDITIONS WARRANT. THE ENVIRONMENTAL COMPLIANCE MANAGER FOR THE PROJECT AND OR CONSERVATION DISTRICT MAY DIRECT THE CONTRACTOR TO INSTALL E&S BMPS NOT DEPICTED ON THESE DRAWINGS IN ORDER TO PROTECT DOWN GRADIENT AREAS FROM EROSION AND SEDIMENTATION DURING CONSTRUCTION.

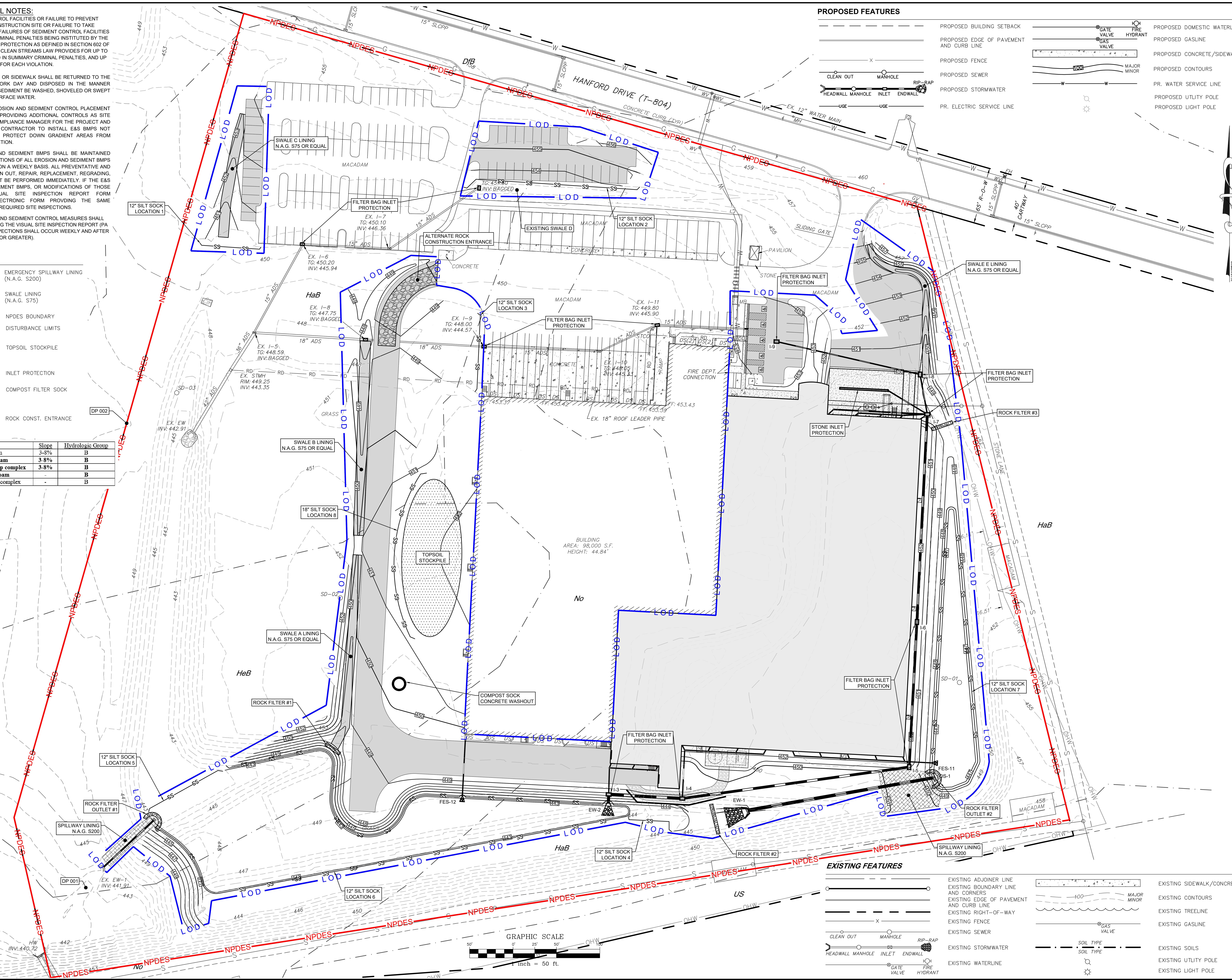
UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH MEASURABLE RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. THE VISUAL SITE INSPECTION REPORT FORM (3800-FM-BCW0271d), OR AN EQUIVALENT ELECTRONIC FORM PROVDING THE SAME INFORMATION, MUST BE USED TO DOCUMENT THE REQUIRED SITE INSPECTIONS.

INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONDUCTED AND DOCUMENTED BY COMPLETING THE VISUAL SITE INSPECTION REPORT (PA DEP FORM 3800-FM-BCW0271d DATED 12/2019). INSPECTIONS SHALL OCCUR WEEKLY AND AFTER EACH MEASURABLE RAINFALL EVENT (0.25" DEPTH OR GREATER).

E&S FEATURES

- EMERGENCY SPILLWAY LINING (N.A.G. S200)
- SWALE LINING (N.A.G. S75)
- NPDES — NPDES BOUNDARY
- LOD — DISTURBANCE LIMITS
- TOPSOIL STOCKPILE
- INLET PROTECTION
- SS — SS — COMPOST FILTER SOCK
- ROCK CONST. ENTRANCE

Map Symbol	Soil Name	Slope	Hydrologic Group
DfB	Duffield silt loam	3-8%	B
HaB	**Hagerstown silt loam**	**3-8%**	**B**
HeB	**Hagerstown-Rock outcrop complex**	**3-8%**	**B**
No	**Nolin variant silt loam**	-	**B**
US	Urban land-Hagerstown complex	-	B



PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED EDGE OF PAVEMENT AND CURB LINE
- PROPOSED FENCE
- PROPOSED SEWER (CLEAN OUT, MANHOLE)
- PROPOSED STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP-RAP)
- PR. ELECTRIC SERVICE LINE (UGE)
- PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
- PROPOSED GASLINE (GAS VALVE)
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED CONTOURS (MAJOR, MINOR)
- PR. WATER SERVICE LINE
- PROPOSED UTLITY POLE
- PROPOSED LIGHT POLE

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (HEADWALL, MANHOLE, INLET, ENDWALL, RIP-RAP)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS (MAJOR, MINOR)
- EXISTING TREELINE
- EXISTING GASLINE (GAS VALVE)
- EXISTING SOILS (SOIL TYPE)
- EXISTING UTLITY POLE
- EXISTING LIGHT POLE

REVISION	DATE	BY
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EROSION & SEDIMENTATION POLLUTION CONTROL PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

For

SCOUT COLD LOGISTICS, LLC

located in

NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	1" = 50'
PROJECT #2368-23-001	

EROSION AND SEDIMENT POLLUTION CONTROL NARRATIVE
SCOUT COLD LOGISTICS, LLC - SUNNY LANE FOODS BUILDING EXPANSION

THIS NARRATIVE IS INTENDED TO ACCOMPANY THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR THE PROPOSED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR SCOUT COLD LOGISTICS, LLC - SUNNY LANE FOODS BUILDING EXPANSION LOCATED AT 2750 HANFORD DRIVE IN NORTH LEBANON TOWNSHIP, LEBANON COUNTY. THIS NARRATIVE SHALL BE CONSIDERED A PART OF THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.

PROJECT DESCRIPTION
THE TOTAL TRACT OF PROPERTY IN QUESTION IS 22.83 ACRES. THE TOTAL SITE AND EARTH DISTURBANCE AS PART OF THIS PROJECT IS 8.90 ACRES. THE PROJECT SITE IS A DEVELOPED LOT WITHIN AN EXISTING BUSINESS PARK. THE PARCEL CONTAINS AN EXISTING 98,000 S.F. BUILDING WITH ASSOCIATED PARKING AREAS, LOADING DOCKS, AND EXISTING STORMWATER MANAGEMENT FACILITIES. BASED ON GOOGLE EARTH HISTORICAL IMAGERY, THE SITE WAS DEVELOPED IN 2016. PRIOR TO DEVELOPMENT, THE SITE WAS AN AGRICULTURAL FIELD DATING BACK TO THE EARLY 1990'S. THE SITE IS BORDERED TO THE NORTH BY HANFORD DRIVE, TO THE EAST AND WEST BY AGRICULTURAL FIELDS, AND TO THE SOUTH BY THE NORFOLK SOUTHERN RAILROAD. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A 110,00 +/- S.F. BUILDING EXPANSION WITH ASSOCIATED LOADING DOCKS, PARKING AREAS, AND INTERNAL ACCESS DRIVE. THE BUILDING EXPANSION WILL BE SERVED BY PUBLIC WATER AND SEWER. PROPOSED IMPROVEMENTS ALSO INCLUDE MODIFICATIONS TO THE EXISTING STORMWATER MANAGEMENT BASINS TO BRING ALL SITE DEVELOPMENT (INCLUDING PREVIOUS SITE IMPROVEMENTS AND THE PROPOSED EXPANSION) UP TO CURRENT NPDES STANDARDS FOR PCSM DESIGN. THE THREE EXISTING BASINS WILL BE MODIFIED INTO TWO (2) ABOVE GROUND INFILTRATION BASINS TO MANAGE THE SITE RUNOFF. THE NEAREST MAPPED DOWNSTREAM SURFACE WATER IS THE QUITTAPAHILLA CREEK WHICH IS DESIGNATED AS A TROUT STOCKED FISHERY (TSF). THE QUITTAPAHILLA CREEK IS IMPAIRED ACCORDING TO CATEGORY 4C OF THE PA INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT FOR AQUATIC LIFE: STREAMBANK MODIFICATIONS / DESTABILIZATION - HABITAT ALTERATIONS AND AQUATIC LIFE: URBAN RUNOFF / STORM SEWERS - FLOW REGIME MODIFICATION. THE QUITTAPAHILLA CREEK IS ALSO IMPAIRED ACCORDING TO CATEGORY 5 OF THE PA INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT FOR RECREATIONAL: SOURCE UNKNOWN - PATHOGENS.

THERMAL IMPACTS ANALYSIS
EXISTING RUNOFF FROM THE SITE IS CURRENTLY TREATED BY THREE (3) EXISTING STORMWATER BASINS. THE EXISTING BASINS WILL BE MODIFIED INTO TWO (2) INFILTRATION BASINS TO TREAT THE MAJORITY OF THE DISTURBED SITE AND PROPOSED IMPERVIOUS AREAS. RUNOFF REACHING THE INFILTRATION BASINS WILL BE COOLED BY THE NATIVE VEGETATION IN THE BASIN BOTTOMS BEFORE BEING INFILTRATED THROUGH THE ENGINEERED SOIL MIX AND INTO THE GROUND. ADDITIONALLY, OVERFLOW FROM FROM INFILTRATION BASIN 2 WILL DISCHARGE INTO INFILTRATION BASIN 1 IN A TREATMENT TRAIN WHICH WILL PROVIDE ADDITIONAL THERMAL RELIEF. SHADE TREES ARE ALSO PROPOSED IN AND AROUND THE NEW PARKING LOT EXPANSIONS TO SHADE THESE AREAS AND PROVIDE ADDITIONAL TEMPERATURE RELIEF FOR RUNOFF THAT FLOWS OVER THE IMPERVIOUS SURFACES.

DOWNSTREAM WATERCOURSE ANALYSIS
THE FOLLOWING IS AN EXCERPT FROM THE PA DEP FAQ SHEET LABELED *CHAPTER 102 OFF-SITE DISCHARGES OF STORMWATER TO NON-SURFACE WATERS* (JANUARY 2, 2019). FAQ #2 STATES, "PERSONS PROPOSING TO DISCHARGE MUST HAVE THE LEGAL AUTHORITY TO DISCHARGE THEIR STORMWATER EITHER THROUGH EITHER A COMMON LAW EASEMENT OR AN EXPRESS EASEMENT. FOR SITES THAT DISCHARGE TO EXISTING SWALES, DITCHES, STORM SEWERS OR SIMILAR STRUCTURES WHERE THE NEW ACTIVITIES WILL NOT RESULT IN A CHANGE IN VOLUME OR RATE OF STORMWATER RUNOFF (FOR ALL STORM EVENTS), THE EXISTING COMMON LAW EASEMENT COULD BE RELIED UPON."

THE SITE DISCHARGES TO EACH DISCHARGE POINT IN A SIMILAR MANNER AND AT A RATE THAT IS LESS THAN PRE-DEVELOPMENT FOR ALL STORM EVENTS.

DP 001 - DISCHARGE POINT 001 IS TAKEN NEAR THE SOUTHWESTERN PROPERTY CORNER WHERE ALL EXISTING AND PROPOSED BASIN OUTLET PIPES DISCHARGE. RUNOFF FROM DP 001 WILL FLOW THROUGH A SERIES OF EXISTING CULVERTS AND CHANNELS PRIOR TO REACHING THE QUITTAPAHILLA CREEK.

DP 002 - DISCHARGE POINT 002 IS TAKEN ALONG THE WESTERN PROPERTY LINE WHERE A SMALL PORTION OF PRE- AND POST-DEVELOPMENT RUNOFF WILL SHEET FLOW ONTO ADJACENT PROPERTY. RUNOFF FROM DP 002 WILL FLOW ACROSS ADJACENT PROPERTY PRIOR TO REACHING THE SAME LOCATION AS DP 001 AND DOWNSTREAM SERIES OF EXISTING CULVERTS AND CHANNELS PRIOR TO REACHING THE QUITTAPAHILLA CREEK.

SOIL INFORMATION AND GEOLOGY
THE FOLLOWING SOILS ARE FOUND WITHIN OR ADJACENT TO THE AREA TO BE DISTURBED BY EARTH MOVING ACTIVITIES. THESE SOILS CAN ERODE WHEN DISTURBED. EROSION WILL BE CONTROLLED WITH STANDARD EROSION CONTROLS SUCH AS FILTER SOCK, SLOPE AND SWALE MATTING, RIPRAP OUTLET PROTECTION, INLET PROTECTION, ROCK FILTER, AND ROCK CONSTRUCTION ENTRANCE.

Map Symbol	Soil Name	Slope	Hydrologic Group
DfB	Duffield silt loam	3-8%	B
HaB	**Hagerstown silt loam**	**3-8%**	**B**
HeB	**Hagerstown-Rock outcrop complex**	**3-8%**	**B**
No	**Nolin variant silt loam**	-	**B**
US	Urban land-Hagerstown complex	-	B

***IF SOILS ARE BOLD, THEY ARE DISTURBED DURING CONSTRUCTION ON THIS PROJECT.**

KARST NOTES

THE SITE IS UNDERLAIN BY THE ONTELAUNEE FORMATION WHICH IS COMPRISED OF DOLOMITE, LIMESTONE, AND CHERT. DOLOMITE AND LIMESTONE ARE SUSCEPTIBLE TO KARST ACTIVITY. THE PA DEP'S EMAPPA IDENTIFIES FIVE (5) SURFACE DEPRESSIONS ON THE PROJECT PROPERTY BUT NO SINKHOLES.

THE GEOTECHNICAL ENGINEERING REPORT FOR STORMWATER MANAGEMENT PREPARED BY ECS MID-ATLANTIC, LLC DID IDENTIFY THREE POTENTIAL (3) SURFACE DEPRESSIONS ON SITE. THESE POTENTIAL SURFACE DEPRESSIONS WILL BE EXPLORED WITH A TEST PIT AT EACH LOCATION UNDER THE SUPERVISION OF ECS PRIOR TO CONSTRUCTION AT THE SITE IN ORDER TO DETERMINE IF POTENTIAL REPAIRS ARE NECESSARY. BASED ON THE AVAILABLE INFORMATION, THE RISK OF SINKHOLES AND RELATED KARST ACTIVITY ON THE SITE IS MODERATE. SHOULD A GEOTECHNICAL HAZARD BE ENCOUNTERED DURING CONSTRUCTION, THE LOCAL CONSERVATION DISTRICT WILL BE IMMEDIATELY CONTACTED AND A GEOTECHNICAL ENGINEER WILL BE REQUIRED TO OVERSEE ANY MITIGATION MEASURES.

IN ORDER TO REDUCE THE RATE OF SINKHOLE DEVELOPMENT AND IN KEEPING WITH THE GUIDELINES AND RECOMMENDATIONS OF THE PA BMP MANUAL, ECS RECOMMENDS THAT THE FOLLOWING DESIGN PRINCIPLES BE INCORPORATED:

- USE EXISTING DRAINAGE PATTERNS:
  - O THE PROPOSED INFILTRATION BASINS WILL BE LOCATED IN THE SAME LOCATION AS THE EXISTING STORMWATER MANAGEMENT BASINS.
- KEEP STORMWATER AWAY FROM KNOWN SINKHOLES OR PROBLEMATIC SUBSIDENCE AREAS:
  - O THERE ARE NO KNOWN SINKHOLES ON SITE.
- AVOID CONCENTRATING STORMWATER:
  - O RUNOFF WILL BE NATURALLY CONCENTRATED IN THE PROPOSED BASINS WHICH ARE DESIGNED IN ACCORDANCE WITH THE BELOW PRINCIPLES TO REDUCE THE RISK OF SINKHOLE FORMATIONS. ALL STORMWATER PIPE WILL UTILIZE WATER-TIGHT JOINTS.
- REDUCE RUNOFF VOLUME AND VELOCITY:
  - O ON-SITE RUNOFF VOLUME WILL BE REDUCED IN ACCORDANCE WITH TOWNSHIP AND CHAPTER 102 REQUIREMENTS.
- USE BROAD SHALLOW BASINS:
  - O INFILTRATION BASIN 1 HAS A MAXIMUM PONDING DEPTH OF LESS THAN 3.5' AND INFILTRATION BASIN 2 HAS A MAXIMUM PONDING DEPTH OF LESS THAN 3'.
- MAINTAIN THE FACILITIES POST CONSTRUCTION:
  - O POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES WILL BE MAINTAINED IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE AGREEMENT REQUIRED BY THE TOWNSHIP AND RECORDED WITH THE PLAN.
- PROVIDE UNDERDRAINS OR OTHER MEANS FOR DEWATERING IN STORMWATER MANAGEMENT FACILITIES IF NEEDED:
  - O UNDERDRAINS ARE PROVIDED FOR EACH BASIN.

DUFFIELD SOILS - THE DUFFIELD SERIES CONSISTS OF DEEP AND VERY DEEP, WELL DRAINED SOILS FORMED IN RESIDUUM FROM LIMESTONE BEDROCK. SLOPES RANGE FROM 0 TO 35 PERCENT. PERMEABILITY IS MODERATE. MEAN ANNUAL PRECIPITATION IS 40 INCHES. MEAN ANNUAL TEMPERATURE IS 53 DEGREES F. DUFFIELD SOILS ARE SUSCEPTIBLE TO CUTBANKS AND CAVE INS AND MAY BE CORROSIVE TO STEEL AND CONCRETE. THIS SOIL MAY ALSO BE EASILY ERODIBLE AND SUBJECT TO HYDRIC INCLUSIONS, LOW STRENGTH, SLOW PERCOLATION, PIPING, AND A POOR SOURCE OF TOPSOIL. THIS SOIL IS ALSO SUSCEPTIBLE TO SHRINK/SWELL AND HAS THE POTENTIAL FOR SINKHOLE FORMATION. THIS SOIL IS ALSO SUBJECT TO WETNESS BUT NOT PONDING.

HAGERSTOWN SOILS - THE HAGERSTOWN SERIES CONSISTS OF DEEP AND VERY DEEP, WELL DRAINED SOILS FORMED IN RESIDUUM OF HARD GRAY LIMESTONE. SLOPE RANGES FROM 0 TO 45 PERCENT. PERMEABILITY IS MODERATE. MEAN ANNUAL PRECIPITATION IS 30 TO 45 INCHES. MEAN ANNUAL AIR TEMPERATURE IS 45 TO 58 DEGREES. HAGERSTOWN SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS AND CORROSIVE TO STEEL BUT NOT CONCRETE. THIS SOIL MAY ALSO BE EASILY ERODIBLE AND SUBJECT TO A SEASONALLY HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH, SLOW PERCOLATION, PIPING, AND A POOR SOURCE OF TOPSOIL. HAGERSTOWN SOILS MAY ALSO BE SUSCEPTIBLE TO FROST ACTION, SHRINK-SWELL, AND SINKHOLES.

NOLIN SOILS - THE NOLIN SERIES CONSISTS OF VERY DEEP, WELL DRAINED SOILS FORMED IN ALLUVIUM DERIVED FROM LIMESTONES, SANDSTONES, SILTSTONES, SHALES, AND LOESS. THESE NEARLY LEVEL TO MODERATELY STEEP SOILS ARE ON FLOOD PLAINS, IN DEPRESSIONS WHICH RECEIVE RUNOFF FROM SURROUNDING SLOPES, OR ON NATURAL LEVEES OF MAJOR STREAMS AND RIVERS. SLOPE RANGES FROM 0 TO 25 PERCENT, BUT IS DOMINANTLY 0 TO 3 PERCENT. MEAN ANNUAL TEMPERATURE IS 56 DEGREES F. AND THE MEAN ANNUAL PRECIPITATION IS 43 INCHES. NOLIN SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS AND CORROSIVE TO CONCRETE BUT NOT STEEL. THIS SOIL MAY ALSO BE SUBJECT TO FLOODING, A SEASONALLY HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH, SLOW PERCOLATION, AND PIPING. NOLIN SOILS MAY ALSO BE SUSCEPTIBLE TO SINKHOLE FORMATION.

SOIL USE LIMITATIONS AND RESOLUTIONS

- CUT-BANK CAVING: ALL APPLICABLE OSHA STANDARDS AND REGULATIONS SHALL BE IMPLEMENTED AT ALL TIMES DURING TRENCHING AND EXCAVATION OPERATIONS.
- CORROSION OF STEEL AND CONCRETE: ALL UNDERGROUND FOUNDATIONS AND STRUCTURES SHALL BE PROPERLY PROTECTED AGAINST CORROSION, WHICH MAY INCLUDE COATING THESE STRUCTURES WITH CORROSION-RESISTANT MATERIAL.
- EASILY ERODIBLE: EROSION AND SEDIMENT POLLUTION CONTROLS WILL BE IMPLEMENTED TO AVOID THE TRANSPORTATION OF SEDIMENT-LADEN WATER OFF-SITE.
- DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE: THE SITE MAY REQUIRE DEWATERING OF PITS DURING CONSTRUCTION, I.E. WHEN POURING FOOTERS, EXCAVATING TRENCHES, DEWATERING BASINS, ETC. THE GEOTECHNICAL REPORT DID NOT IDENTIFY ANY AREAS OF HIGH GROUNDWATER. IF DEWATERING IS REQUIRED, A SUMP PIT AND FILTER BAG SHALL BE UTILIZED, AND WATER SHALL BE PUMPED TO AN UNDISTURBED AREA UPSTREAM OF A PERIMETER CONTROL BMP SUCH AS A FILTER SOCK.
- HYDRIC SOILS/HYDRIC INCLUSIONS: A WETLAND FIELD SURVEY WAS CONDUCTED AND NO WETLANDS ARE LOCATED ON SITE.
- LOW STRENGTH/LANDSLIDE PRONE: THE MAXIMUM PROPOSED SLOPE ON THE SITE IS 3:1. THIS WILL REDUCE THE POTENTIAL FOR EROSION AND LAND SLIDE ACTION. ALL PROPOSED BERMS SHALL BE COMPACTED FULLY IN ORDER TO PROTECT AGAINST LANDSLIDES, AND SHALL BE STABILIZED IMMEDIATELY.
- SLOW PERCOLATION: ADEQUATE PRECAUTIONS WILL BE TAKEN TO ENSURE THAT THE PCSM BMPS INFILTRATE WITHIN THE REQUIRED TIME PERIOD, INCLUDING INFILTRATION TESTING AND SOIL MODIFICATION/UNDERDRAIN INSTALLATION, IF NECESSARY. INFILTRATION TESTS PREVIOUSLY PERFORMED INDICATED THAT THE INFILTRATION RATE AT THE SITE IS ADEQUATE IN THE PROPOSED INFILTRATION AREAS.
- PIPING: ANTI-SEEP COLLARS WILL BE PROVIDED AS PART OF THE PCSM AND PIPELINE DESIGNS.
- POOR SOURCE OF TOPSOIL: THE ADEQUACY OF THE TOPSOIL WILL BE EVALUATED UPON THE COMMENCEMENT OF EXCAVATION. AS THE MAJORITY OF THE PROJECT CONSISTS OF CONSTRUCTION OF IMPERVIOUS AREAS, THE TOPSOIL REQUIRED WILL BE MINIMAL.
- FROST ACTION: ALL IMPERVIOUS SURFACES SHALL BE GRADED AT A MINIMUM OF 1% IN ONE DIRECTION, SO THAT WATER WILL NOT COLLECT ON THE SURFACE AND CAUSE DAMAGE DURING FREEZE/THAW CYCLES. CRACKS WHICH DEVELOP IN THE IMPERVIOUS SURFACES SHALL BE PROMPTLY SEALED.
- SHRINK/SWELL: ALL SITE GRADING SHALL DIRECT WATER AWAY FROM BUILDINGS AND OTHER IMPERVIOUS SURFACES TO REDUCE THE LIKELIHOOD OF WATER INFILTRATING NEAR OR UNDER THESE STRUCTURES.
- SINKHOLE FORMATION: SEE KARST NOTES ABOVE.
- WETNESS: THE SITE MAY REQUIRE DEWATERING OF PITS DURING CONSTRUCTION, I.E. WHEN POURING FOOTERS, DEWATERING BASINS, ETC. SHOULD DEWATERING BE REQUIRED, A SUMP PIT AND FILTER BAG SHALL BE UTILIZED, AND WATER SHALL BE PUMPED TO AN UNDISTURBED AREA UPSTREAM OF A PERIMETER CONTROL (FILTER SOCK).
- FLOODING: THE SITE IS NOT LOCATED WITHIN A MAPPED FLOODPLAIN.

GENERAL SOIL NOTES

1. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL NEED TO HAVE APPROPRIATE E&S CONTROLS.
2. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
3. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
4. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
5. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
6. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
7. THE LOCAL CONSERVATION DISTRICT SHALL BE CONTACTED IF SEEPS OR SPRINGS ARE ENCOUNTERED AND THE DESIGNS ARE ALTERED DURING CONSTRUCTION AND THEY SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

CALCULATIONS

TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES WERE DESIGNED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (PA DEP BUREAU OF WATERWAYS ENGINEERING AND WETLANDS, MARCH 2012).

CONSERVATION DISTRICT GENERAL E&S NOTES

1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE LOCAL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT.
3. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
4. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE EARTH DISTURBANCE ACTIVITY, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES.
5. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
7. 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.)
8. 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.
9. 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".

TEMPORARY CONTROL MEASURES

1. TOPSOIL STOCKPILE
   a. A STOCKPILE SHALL BE USED TO CONTAIN ALL STRIPPED TOPSOIL IN A LIMITED AREA IN ORDER TO KEEP DISTURBANCE TO A MINIMUM.
   b. STOCKPILES SHALL BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATION CONTAINED HEREON.
   c. STOCKPILES SHALL BE LOCATED SO THAT ALL SWALES CAN FUNCTION AS DESIGNED.
   d. STOCKPILE HEIGHTS MUST NOT EXCEED 35' IN HEIGHT. SIDE SLOPES SHALL BE 2:1 OR FLATTER.
2. SILT SOCK
   a. SILT SOCK SHALL BE USED TO INTERCEPT SEDIMENT-LADEN RUNOFF FROM SMALL WATERSHEDS.
   b. SILT SOCK MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF THE SILT SOCK SHALL EXTEND UP-SLOPE AT A 45-DEGREE ANGLE TO THE MAIN SOCK ALIGNMENT.
   c. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH ½ THE ABOVE GROUND HEIGHT OF SOCK.
   d. ALL AREAS OF CONCENTRATED FLOW AND AT ALL AREAS WHERE THE SILT SOCK HAS COLLAPSED OR UNDERCUT DUE TO EXCESSIVE FLOWS, A NEW SECTION OF SILT SOCK SHALL BE INSTALLED.
3. INTERIM STABILIZATION / TEMPORARY EROSION CONTROL MATTING
   a. TEMPORARY SEEDING/MATTING AND MULCHING SHALL BE APPLIED WHERE INDICATED TO PROVIDE INTERIM STABILIZATION TO EXPOSED AREAS.
   b. TEMPORARY SEEDING/MULCHING/MATTING SHALL BE AS APPLIED AS SPECIFIED ON THE SEEDING SCHEDULE CONTAINED ON THE E&SPC PLAN.
   c. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WILL BE RE-DISTURBED WITHIN 1 YEAR MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATION CONTAINED HEREON. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS CONTAINED HEREON.
4. ALTERNATE ROCK CONSTRUCTION ENTRANCE
   a. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC WILL BE ENTERING AND LEAVING THE SITE. THE ROCK CONSTRUCTION ENTRANCE IS USED TO ELIMINATE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE EXISTING ROADWAY.
   b. ROCK CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 100'L AND 20'W. REFER TO THE PLAN DETAIL FOR ADDITIONAL SPECIFICATIONS.
5. INLET FILTER BAGS
   a. INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT GREATER THAN 0.25" IN DEPTH.
   b. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET.
   c. ACCUMULATED SEDIMENT SHOULD BE DISPOSED OF IN THE APPROVED MANNER. BAGS THAT WILL BE REUSED SHOULD BE RINSED AT A LOCATION WHERE THE RINSE WATER WILL ENTER A SEDIMENT TRAP OR SEDIMENT BASIN.
   d. DAMAGED FILTER BAGS SHOULD BE REPLACED.
6. ROCK FILTER
   a. A RIPRAP BERM SHALL BE PROVIDED WHERE SHOWN ON THE PLAN AND AT ALL LOCATIONS OF CONCENTRATED FLOWS.
   b. A 6" LAYER OF COMPOST SHALL BE ANCHORED TO THE UPSLOPE SIDE OF THE ROCK FILTER.
   c. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE FILTER.
   d. ROCK FILTERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENT. THE STONE SHALL BE WASHED FREE OF ALL SEDIMENT OR NEW STONE SHALL BE USED TO REBUILD THE FILTER.

PERMANENT CONTROL MEASURES

1. PERMANENT GRASS / LEGUME COVER
   a. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL BE PERMANENTLY STABILIZED WITH GRASS TO MINIMIZE EROSION. ALL SWALES SHALL BE PERMANENTLY SEEDED AS REQUIRED IN ACCORDANCE WITH THE SEEDING SPECIFICATION SHOWN ON THE ATTACHED E&SPC PLAN.
   b. PERMANENT GRASS COVER SHALL BE APPLIED AS SPECIFIED IN ACCORDANCE WITH THE SEEDING SCHEDULE AND NOTES CONTAINED ON THE ATTACHED E&SPC PLAN.
2. RIP - RAP OUTLET PROTECTION
   a. RIP-RAP SHALL BE USED AT ALL PIPE OUTLETS TO REDUCE THE OUTFLOW VELOCITY AND MINIMIZE EROSION POTENTIAL AT THE OUTLET PIPE.
   b. RIP-RAP SHALL BE INSTALLED IN ACCORDANCE WITH THE DIMENSIONS AND MATERIALS SHOWN ON THE ATTACHED PLAN.
3. CHANNEL/SLOPE LINING INSTALLATION
   a. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
   b. 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 STAPLING.
   c. ROLL CENTER BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
   d. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP, USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
   e. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
   f. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
   g. 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 THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
   h. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

STABILIZATION SPECIFICATIONS

1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
4. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES (12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUT-SLOPES SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.
5. LIME AND FERTILIZER SHOULD BE APPLIED IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY AT LEAST 6 TONS OF AGRICULTURAL GRADE LIMESTONE AND 1000 POUNDS OF 10-20-20 FERTILIZER PER ACRE.
6. APPLY SEED AT REQUIRED RATES. IF LEGUMES ARE PLANTED, BE SURE TO INOCULATE THE SEED WITH THE CORRECT LEGUME INOCULANT. SEED MAY BE BROADCAST ON THE SURFACE AND A LAYER OF MULCH APPLIED AT THE NECESSARY RATES. HYDROSEEDING IS ANOTHER METHOD OF SEEDING, WHERE THE SEED, FERTILIZER, AND MULCH ARE MIXED WITH WATER TO FORM AN EMULSION. THIS METHOD SHOULD ONLY BE DONE WITH THE CORRECT EQUIPMENT OR BY PROFESSIONALS.
7. 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 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
8. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
9. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.

MAINTENANCE

1. THE APPLICANT/OR HIS DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING ALL FACILITATES SHOWN ON THIS PLAN.
2. DIVERSIONS, CHANNELS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.
3. ANY PERMANENTLY SEEDED AREA THAT BECOMES ERODED OR DISTURBED SHALL HAVE THE TOPSOIL REPLACED, THE GRASS RE-SOWN AND MULCH REAPPLIED, OR, AT THE DISCRETION OF THE OWNER, SOD INSTALLED.
4. SILT SOCK MUST BE INSTALLED AT LEVEL GRADE ALONG THE CONTOURS. BOTH ENDS OF EACH SILT SOCK SECTION MUST EXTEND AT LEAST 8 FEET UP-SLOPE AT 45-DEGREE ANGLES TO THE MAIN ALIGNMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH ½ THE ABOVE GROUND HEIGHT OF THE SILT SOCK.
5. ANY SILT SOCK SECTION THAT HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A NEW SECTION OF SILT SOCK.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
7. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MAY BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.
8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS), TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.
9. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
10. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING IN A MANNER THAT WILL NOT CAUSE EROSION OR SEDIMENTATION. ALL AREAS DISTURBED DURING THIS PROCESS WILL BE MULCHED AND PERMANENTLY STABILIZED WITH SEED.
11. E&S BMPS SHALL BE INSPECTED FOLLOWING EACH MEASURABLE RAINFALL THROUGH THE DURATION OF THE PROJECT. INSPECTIONS SHALL BE LOGGED ON DEP FORM 3800-FM-BCW0271D (DATED 12/2019) AND SHALL SHOW THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

STAGING OF EARTHMOVING

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING STAGING OF EARTHMOVING ACTIVITIES. EACH STAGE SHALL BE COMPLETED BEFORE A SUBSEQUENT STAGE IS INITIATED.

CONSTRUCTION OF THE SITE IMPROVEMENTS IS EXPECTED TO BEGIN IN THE SUMMER OF 2024. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. CONSTRUCTION WILL PROCEED IN A TIMELY MANNER IN ORDER TO LIMIT THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. SHOULD ANY SINKHOLES OR GROUNDWATER SOURCES BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT.

SEQUENCE OF CONSTRUCTION

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONTRACTOR SHALL INVITE ALL SUB-CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE CIVIL ENGINEER, AND A REPRESENTATIVE OF THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. PERIMETER E&S CONTROLS MAY BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING BY THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
4. INSTALL THE ALTERNATE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE ATTACHED PLAN.
5. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.)
6. LOCATE, STAKE, AND FLAG AREAS MARKED AS INFILTRATION PCSM BMP'S (I.E. INFILTRATION BASINS 1 & 2). REFER TO PCSM PLAN FOR ADDITIONAL INFORMATION AND LOCATION OF PCSM BMP'S. THESE AREAS SHOULD NOT BE COMPACTED DURING CONSTRUCTION. NO CONSTRUCTION TRAFFIC SHALL OCCUR IN THESE AREAS EXCEPT AS NECESSARY FOR EXCAVATION/GRADING.
7. INSTALL PERIMETER SILT SOCK ON THE SITE AT LOCATIONS 1-5 AS INDICATED ON THE ATTACHED PLAN. SILT SOCK IS TO BE INSTALLED ALONG THE CONTOUR WHERE POSSIBLE, AT A LEVEL GRADE. THE SILT SOCK SHOULD BE POSITIONED IN SUCH A WAY AS TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE. SEDIMENT ACCUMULATING TO HALF THE HEIGHT OF THE SILT SOCK SHALL BE REMOVED IN ORDER TO RESTORE THE SEDIMENT STORAGE CAPACITY OF THESE AREAS. IN THE CASE OF A FAILURE OF THE SILT SOCK DUE TO HIGH FLOWS, A NEW SECTION OF SILT SOCK SHALL BE INSTALLED ACROSS THE FAILED PORTION OF THE SILT SOCK. AT NO POINT SHALL UN-STABILIZED AREA DRAIN OFFSITE UNCONTROLLED.
8. INSTALL INLET PROTECTION FOR EXISTING INLETS AS INDICATED ON THE ATTACHED PLAN.
9. INSTALL ROCK FILTER OUTLETS #1 & #2.
10. PER NPDES REQUIREMENTS, "UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT."
11. EXCAVATE AS REQUIRED TO INSTALL INFILTRATION BASIN 1 AS SHOWN ON THE PCSM PLAN. INSTALL THE OUTLET PIPE ALONG WITH THE ASSOCIATED OUTLET STRUCTURE. CONSTRUCT IMPERVIOUS CLAY CORE, ANTI-SEEP COLLARS, AND BACKFILL EMBANKMENT, COMPACTING TO 95% MAX DRY DENSITY. INSTALL NORTH AMERICAN GREEN S200 SLOPE PROTECTION AT EMERGENCY SPILLWAY. INSTALL RIPRAP APRON AT THE BASIN OUTFALL. THE INFILTRATION BASIN SHALL BE OVER-EXCAVATED AND SCARIFIED IN ACCORDANCE WITH THE PLAN DETAIL. THE EXCAVATOR SHOULD AVOID EXCAVATING TO THE FINAL DESIGN INVERT UNTIL THE ENGINEERED SOIL MIX IS READY TO BE PLACED. THIS WILL MINIMIZE THE EXPOSURE OF SUBGRADE SOIL AND AID IN REDUCING COMPACTION. WHEN EXCAVATING TO FINAL INVERT SUBGRADES UTILIZE A SMOOTH (TOOTHLESS) BLADE BUCKET TO AVOID LOCALIZED COMPACTION. INSTALL THE UNDERDRAIN SYSTEM IN ACCORDANCE WITH THE PLAN DETAILS. PLACE THE ENGINEERED SOIL MIX TO THE REQUIRED ELEVATION WITHIN THE INFILTRATION BASIN. INSTALL THE SILT SOCK AT LOCATION 6 TO PREVENT ANY POTENTIAL SEDIMENTATION OF THE ENGINEERED SOILS. ANY SOIL COMPACTION SHOULD BE AVOIDED IN THE BASIN BOTTOM. **WHEN SEEDING THE BASIN MIXES BE SURE TO HAND RAKE THE SEED INTO THE SOIL. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ONSITE DURING EXCAVATION TO SUBGRADE, OUTLET PIPE INSTALLATION, ANTI-SEEP COLLAR AND CLAY CORE INSTALLATION, INSTALLATION OF THE UNDERDRAIN SYSTEM, ENGINEERED SOILS, AND FINAL GRADING/SEEDING OF INFILTRATION BASIN 1.**
12. INSTALL ROCK FILTERS #1 & #2.
13. EXCAVATE AS REQUIRED TO INSTALL INFILTRATION BASIN 2 AS SHOWN ON THE PCSM PLAN. INSTALL THE OUTLET PIPE ALONG WITH THE ASSOCIATED OUTLET STRUCTURE. CONSTRUCT IMPERVIOUS CLAY CORE, ANTI-SEEP COLLARS, AND BACKFILL EMBANKMENT, COMPACTING TO 95% MAX DRY DENSITY. INSTALL NORTH AMERICAN GREEN S200 SLOPE PROTECTION AT EMERGENCY SPILLWAY. INSTALL RIPRAP APRON AT THE BASIN OUTFALL. THE INFILTRATION BASIN SHALL BE OVER-EXCAVATED AND SCARIFIED IN ACCORDANCE WITH THE PLAN DETAIL. THE EXCAVATOR SHOULD AVOID EXCAVATING TO THE FINAL DESIGN INVERT UNTIL THE ENGINEERED SOIL MIX IS READY TO BE PLACED. THIS WILL MINIMIZE THE EXPOSURE OF SUBGRADE SOIL AND AID IN REDUCING COMPACTION. WHEN EXCAVATING TO FINAL INVERT SUBGRADES UTILIZE A SMOOTH (TOOTHLESS) BLADE BUCKET TO AVOID LOCALIZED COMPACTION. INSTALL THE UNDERDRAIN SYSTEM IN ACCORDANCE WITH THE PLAN DETAILS. PLACE THE ENGINEERED SOIL MIX TO THE REQUIRED ELEVATION WITHIN THE INFILTRATION BASIN. INSTALL THE SILT SOCK AT LOCATION 7 TO PREVENT ANY POTENTIAL SEDIMENTATION OF THE ENGINEERED SOILS. ANY SOIL COMPACTION SHOULD BE AVOIDED IN THE BASIN BOTTOM. **WHEN SEEDING THE BASIN MIXES BE SURE TO HAND RAKE THE SEED INTO THE SOIL. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ONSITE DURING EXCAVATION TO SUBGRADE, OUTLET PIPE INSTALLATION, ANTI-SEEP COLLAR AND CLAY CORE INSTALLATION, INSTALLATION OF THE UNDERDRAIN SYSTEM, ENGINEERED SOILS, AND FINAL GRADING/SEEDING OF INFILTRATION BASIN 2.**
14. INSTALL ROCK FILTER #3.
15. INSTALL SWALES A, B, C, AND E. ENSURE EROSION CONTROL LINING IS INSTALLED IN ACCORDANCE WITH THE PLAN DETAILS.
16. IF SOIL IS TAKEN TO OR BORROWED FROM ANOTHER CONSTRUCTION SITE, SAID SITE MUST HAVE AN APPROVED E&SPC PLAN. SEE THE "SOIL LIMITATIONS AND RESOLUTIONS" SECTION OF THIS E&S PLAN FOR FURTHER INFORMATION.
17. CLEAR AND STRIP ANY TOPSOIL ACROSS THE AREA OF THE BUILDING PAD AND PROPOSED PAVED AREAS AND PLACE ON THE TOPSOIL STOCKPILE AS SHOWN ON THE ATTACHED PLAN AND IN ACCORDANCE WITH PLAN DETAILS. ENSURE THE SILT SOCK AT LOCATION 8 BELOW THE TOPSOIL STOCKPILE IS INSTALLED AS SHOWN ON THE ATTACHED PLAN.
18. ROUGH GRADE THE DISTURBED AREA AS NECESSARY FOR CONSTRUCTION OF THE BUILDING, INTERNAL ACCESS DRIVE, AND PAVED AREAS.
19. INSTALL WATER, SANITARY SEWER, STORM SEWER, AND ALL OTHER UTILITIES AT THIS TIME. INSTALL INLET PROTECTION ON ALL INLETS IDENTIFIED ON THE PLAN. DURING AND FOLLOWING STORM EVENTS PROVIDE A MEANS TO DEWATER PITS AND UTILITY TRENCHES. SPOIL MATERIAL FROM EXCAVATION OF THE TRENCHES SHALL BE PLACED ON THE UP-SLOPE SIDE OF THE TRENCH, THE LENGTH OF OPEN TRENCH SHALL BE LIMITED TO THAT WHICH WILL BE BACKFILLED THE SAME DAY, AND ANY AFFECTED BMP'S SHALL BE IMMEDIATELY STABILIZED AND REPAIRED. THE TOPSOIL EXCAVATED FROM THE TRENCH SHALL BE CAREFULLY REMOVED AND STOCKPILED SEPARATELY FROM THE SUBSOIL. THE TOPSOIL SHALL BE RESTORED TO THE GRADED AREAS TO PRE-CONSTRUCTION CONDITIONS. WATER PUMPED FROM PITS AND TRENCHES SHALL BE FILTERED BY MEANS OF A FILTER BAG. IMMEDIATELY AFTER TRENCHES HAVE BEEN BACKFILLED, FINE-GRADE AREA.
20. INSTALL THE STONE SUB-BASE FOR THE PAVED AREAS AND CONCRETE SLABS PER PLAN REQUIREMENTS.
21. CONSTRUCT THE PROPOSED BUILDING AND ATTACHED UTILITIES (ROOF DRAINS, SANITARY CONNECTIONS, WATER CONNECTIONS, ETC.) IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE ACTIVITIES FINAL GRADE AND STABILIZE THE LOT.
22. FINE GRADE ANY REMAINING AREAS AS SHOWN ON THE GRADING PLAN. DURING THIS TIME, FRAME EARTH MOVING EQUIPMENT WILL BE EMPLOYED TO REMOVE TOPSOIL AND EXCESS "FILL" MATERIAL, IF ANY EXISTS. SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL ON FRESHLY GRADED AREAS; REFER TO THE TOPSOIL APPLICATION NOTES ON THE PLAN. FINAL PASSES DURING FINE GRADING SHALL BE MADE AT RIGHT ANGLES TO THE SLOPES. PREPARE THE REMAINDER OF THE DISTURBED AREA FOR PERMANENT STABILIZATION. SEEDBED SHALL BE PREPARED IN ACCORDANCE WITH ACCEPTED PRACTICES. EACH SEED MIXTURE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RATES AND INSTRUCTIONS.
23. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
24. PAVE THE REQUIRED AREAS. DO NOT INSTALL SURFACE (WEARING) COURSE UNTIL ALL DOWNSTREAM VEGETATED AREA IS STABILIZED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS). IF EARTHMOVING ACTIVITIES CEASE FOR FOUR (4) DAYS OR MORE TEMPORARY STABILIZATION SHALL BE APPLIED. SEE "STABILIZATION SPECIFICATIONS" IN THE E&S PLAN FOR FURTHER DETAILS.
25. ALL SEDIMENT DEPOSITED WITHIN STORM SEWER CONVEYANCE PIPES SHALL BE REMOVED PRIOR TO COMPLETION OF THE PROJECT. ANY WATER PUMPED FROM THE STORMWATER BASIN OR OTHER AREA OF THE SITE SHALL BE PUMPED THROUGH A FILTER BAG AND THE COLLECTED SEDIMENT SHALL BE DISPOSED OF PROPERLY. ALL AREAS DISTURBED DURING THIS PROCESS SHALL BE STABILIZED IMMEDIATELY THROUGH SEEDING AND MULCHING. THE COUNTY CONSERVATION DISTRICT SHOULD BE CONTACTED PRIOR TO CONVERSION OR REMOVAL OF ANY E&S BMPS AND MAY REQUIRE A SITE INSPECTION. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS) WITH APPROVAL OF THE LOCAL CONSERVATION DISTRICT.
26. 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 BUILDING MATERIAL OR WASTES ON OR OFF THE SITE. THESE BUILDING WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
27. PER NPDES REQUIREMENTS, "WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS."

CONTRACTOR NOTES

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
2. PER NPDES REQUIREMENTS, "UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT."
3. IF SOIL IT IS TAKEN TO OR BORROWED FROM ANOTHER CONSTRUCTION SITE, SAID SITE MUST HAVE AN APPROVED E&SPC PLAN. SEE THE "SOIL LIMITATIONS AND RESOLUTIONS" SECTION OF THIS E&S PLAN FOR FURTHER INFORMATION.
4. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
5. ALL SEDIMENT DEPOSITED WITHIN STORM SEWER CONVEYANCE PIPES SHALL BE REMOVED PRIOR TO COMPLETION OF THE PROJECT. ANY WATER PUMPED FROM THE STORMWATER BASIN OR OTHER AREA OF THE SITE SHALL BE PUMPED THROUGH A FILTER BAG AND THE COLLECTED SEDIMENT SHALL BE DISPOSED OF PROPERLY. ALL AREAS DISTURBED DURING THIS PROCESS SHALL BE STABILIZED IMMEDIATELY THROUGH SEEDING AND MULCHING. THE COUNTY CONSERVATION DISTRICT SHOULD BE CONTACTED PRIOR TO CONVERSION OR REMOVAL OF PRIMARY E&S BMPS AND MAY REQUIRE A SITE INSPECTION. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS).
6. 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 BUILDING MATERIAL OR WASTES ON OR OFF THE SITE. THESE BUILDING WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
7. PER NPDES REQUIREMENTS, "WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS."

REVISION	DATE	BY
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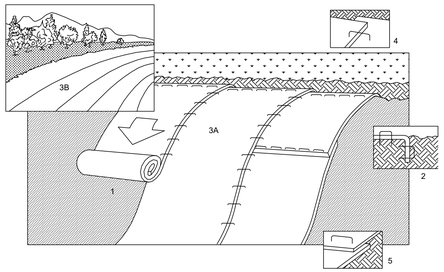
EROSION & SEDIMENTATION POLLUTION CONTROL NOTES

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
For
SCOUT COLD LOGISTICS, LLC
located in
NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

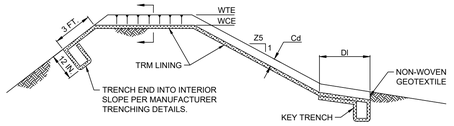
FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	N/A
PROJECT #	2368-23-001



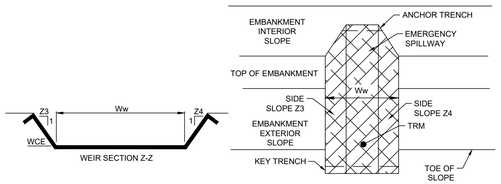
NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. REFER TO THE GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTER RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

SLOPE MATTING INSTALLATION DETAIL

NO SCALE

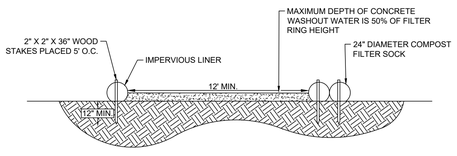


BASIN NO.	WEIR					LINING		CHANNEL		DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-_)	RIPRAP THICK. DRt (IN)
1	3	3	449.00	447.00	100	S200	E	3	2.00	15	N/A	N/A	N/A
2	3	3	451.50	449.75	40	S200	E	3	1.75	15	N/A	N/A	N/A

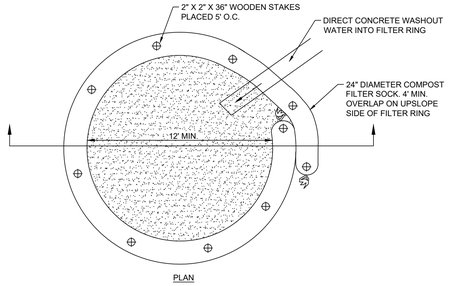


BASIN EMERGENCY SPILLWAY DETAIL

NO SCALE



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



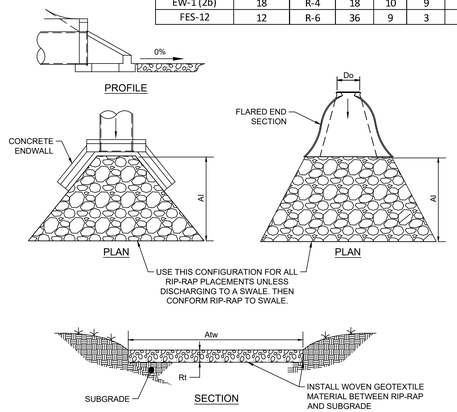
PLAN

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
ADAPTED FROM FILTREXX.

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

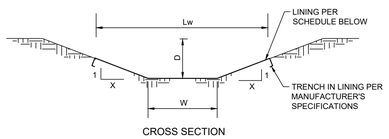
NO SCALE

PIPE NO.	PIPE DIA. Do (in.)	RIPRAP SIZE	Rt (in)	Al (ft)	Alw (ft)	Atw (ft)
EX. EW-1	18	R-4	18	12	5	17
FES-11	12	R-6	36	9	3	7
EW-2	36	R-5	27	13	9	14
EW-1 (2b)	18	R-4	18	10	9	13
FES-12	12	R-6	36	9	3	7



FLARED END SECTION/ENDWALL RIP RAP DETAIL

NO SCALE

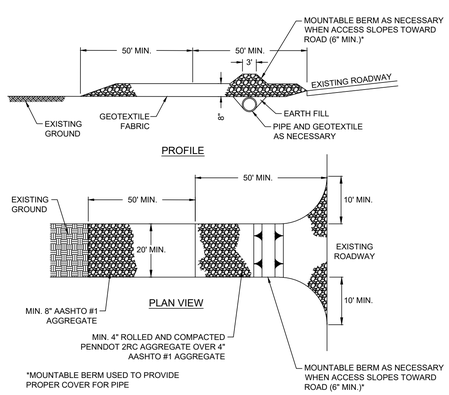


CROSS SECTION

SWALE NO.	WIDTH (W)	DEPTH (D)	SIDE SLOPE (X)	MAX. SLOPE	LINING WIDTH (Lw)	LINING	TEMPORARY LINING	STAPLE PATTERN
A	2'	1'	4	4%	10'	GRASS	N.A.G. S75	D
B	2'	1'	5	1%	12'	GRASS	N.A.G. S75	D
C	1.5'	1'	5	2%	11.5'	GRASS	N.A.G. S75	D
D	3'	1'	3	1.5%	N/A	GRASS	N/A	N/A
E	1.5'	1'	3	5%	7.5'	GRASS	N.A.G. S75	D

STORMWATER SWALE DETAIL

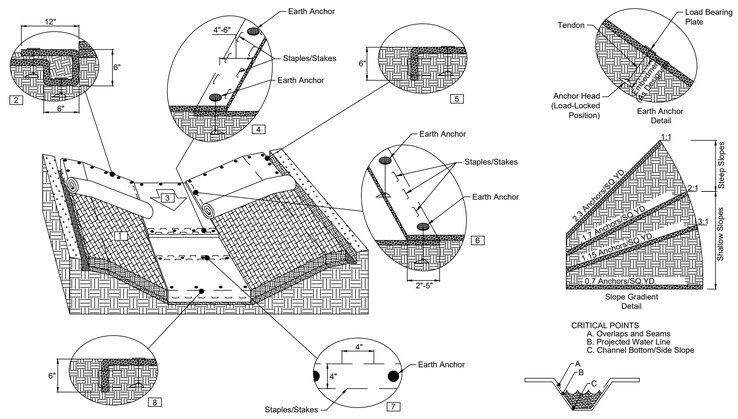
NO SCALE

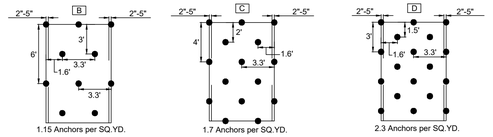


NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY THE 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 ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ALTERNATE ROCK CONSTRUCTION ENTRANCE

NO SCALE





Tensar. NORTH AMERICAN GREEN

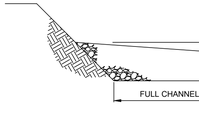
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-772-2040
www.tensarnagreen.com

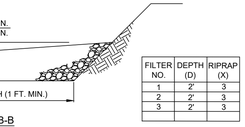
NOTES:
1. PREPARE SOIL BEFORE INSTALLING TRM, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE TRM IN A 6" (15 CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF TRM EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/CULVERT OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE TRM WITH A ROW OF STAPLES AND ANCHORS APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF TRM BACK OVER SEED AND COMPACTED SOIL. SECURE TRM OVER SOIL WITH A ROW OF STAPLES AND ANCHORS SPACED APPROXIMATELY 12 (30 CM) ACROSS THE WIDTH OF THE TRM.
3. ROLL CENTER TRM IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. TRM WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL TRM MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES AND ANCHORS IN APPROPRIATE LOCATIONS AS SHOWN IN THE FASTENER PATTERN GUIDE.
4. PLACE CONSECUTIVE TRM END-OVER-END (SHINGLE STYLE) WITH A 4" - 6" (10 CM - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE TRM.
5. FULL LENGTH EDGE OF TRM AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES AND ANCHORS APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT TRM MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDING ON TRM TYPE) AND FASTENED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE TRM MUST BE ANCHORED WITH A ROW OF STAKES AND ANCHORS APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

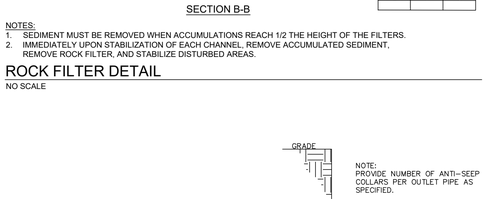
THE PERFORMANCE OF GROUND ANCHORING DEVICES IS HIGHLY DEPENDENT ON NUMEROUS SITE/PROJECT SPECIFIC VARIABLES. IT IS THE SOLE RESPONSIBILITY OF THE PROJECT ENGINEER AND/OR CONTRACTOR TO SELECT THE APPROPRIATE ANCHOR TYPE AND LENGTH. ANCHORING SHALL BE SELECTED TO HOLD THE MAT IN INTIMATE CONTACT WITH THE SOIL SUBGRADE AND RESIST PULLOUT IN ACCORDANCE WITH THE PROJECT'S DESIGN INTENT.
- ANCHOR PATTERN GUIDE CAN VARY BASED ON EARTH ANCHOR AND BLANKET SELECTION.
- IF DESIRED, THE SYSTEM CAN BE SOIL-FILLED AND SODDED AFTER TRM INSTALLATION. SOD SHOULD BE STAPLED/STAKED ACCORDING TO PLAN SPECIFICATIONS.

CHANNEL INSTALLATION EARTH ANCHOR DETAIL

NO SCALE





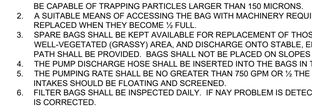


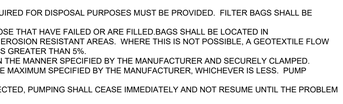
FILTER NO.	DEPTH (D)	RIPRAP (X)
1	2'	3
2	2'	3
3	2'	3

NOTES:
1. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTERS.
2. IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

ROCK FILTER DETAIL

NO SCALE

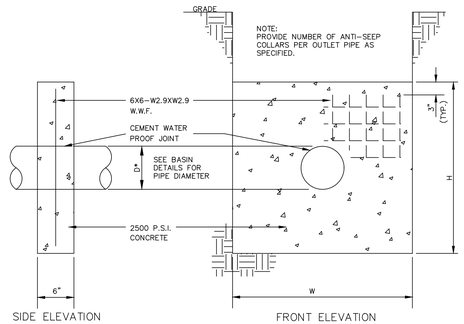




NOTES:
1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE-STICHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL.
3. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.
6. FILTER BAGS SHALL BE INSPECTED DAILY. IF NAY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG DETAIL

NO SCALE



BASIN	W	H	DIA.	# OF COLLARS
1	3.98'	3.98'	18"	2
2	3.35'	3.35'	18"	2

CONCRETE ANTI-SEEP COLLAR DETAIL

NO SCALE

APPLICATION	SPECIES	% PURE LIVE SEED	APPLICATION RATE	FERTILIZER (LBS/AC)	LIMING RATE	FINAL SEEDING DATE
NURSE CROP	ANNUAL RYEGRASS	98%	64 LBS/AC	50-50-50 N-P2O5-K2O	2000 LBS / AC	OCT. 15
PERMANENT	BIRDSFOOT TREFOIL PLUS	98%	P.L.S. IN LBS/AC 10	100-200-200 N-P2O5-K2O	2000 LBS / AC	MARCH 15 - OCTOBER 15
	CROWN VETCH PLUS	98%	20			
	TALL FESCUE	98%	30			

ALL SEEDED AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 3 TONS/ACRE. MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT A RATE OF 750 LBS/ACRE.

STEEP SLOPE SEEDING SPECIFICATIONS

NO SCALE

APPLICATION	SPECIES	APPLICATION RATE 1 (P.L.S. IN LBS/AC)	FERTILIZER (LBS/AC)	LIMING RATE 2	FINAL SEEDING DATE
TEMPORARY	ANNUAL RYE	174	50-50-50 N-P2O5-K2O	2000 LBS / AC	OCTOBER 30
PERMANENT	FINE FESCUES	60	100-200-200 N-P2O5-K2O	12000 LBS / AC	AUGUST 30 - OCTOBER 30
	KENTUCKY BLUEGRASS	90			
	PERENNIAL RYEGRASS	25			
BASIN BOTTOM ERNST SEEDS RETENTION BASIN FLOOR MIX - LOW MAINTENANCE	PER MANUFACTURER'S SPECIFICATIONS				

1. PLS IS PURE LIVE SEED. PLS IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. TO SECURE THE ACTUAL PLANTING RATE, DIVIDE THE POUNDS PLS BY THE PLS PERCENTAGE AS SHOWN ON THE SEED TAG OR AS PREVIOUSLY DISCUSSED. THUS, IF THE PLS CONTENT OF FINE FESCUES IS 50%, DIVIDE 7 PLS BY 0.50 TO OBTAIN 140 LBS OF SEED PER ACRE.
2. LIMING RATE SHALL BE IN ACCORDANCE WITH SOIL TEST RESULTS. APPLY 4 TONS OF AGRICULTURAL GRADE LIMESTONE PER ACRE OF LAND DISTURBED BY DIVERSIONS AND DAMS.
3. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 3 TONS PER ACES. MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT A RATE OF 750 LBS PER ACRE.
4. ALL DIVERSIONS, CHANNELS, SED TRAPS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.

SEEDING & FERTILIZER SPECIFICATIONS

NO SCALE

REVISION	DATE	BY
- - -	- - -	- - -
- - -	- - -	- - -
- - -	- - -	- - -
- - -	- - -	- - -
- - -	- - -	- - -
- - -	- - -	- - -

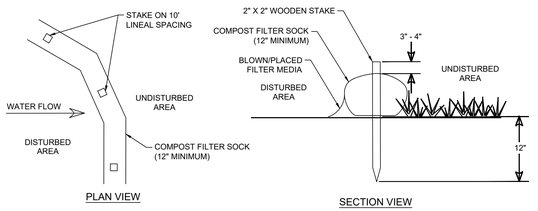
EROSION & SEDIMENTATION POLLUTION CONTROL DETAILS
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
SCOUT COLD LOGISTICS, LLC
located in NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road Suite A
Lebanon, PA 17042
Phone: (717) 272-7102
Fax: (717) 272-2348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	AS NOTED
PROJECT #2368-23-001	

20

20 OF 21 SHEETS

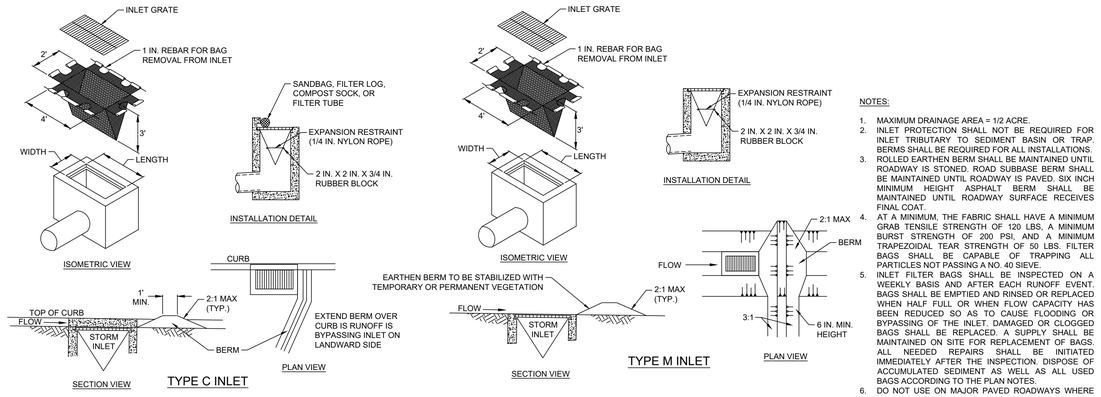


INSTALLATION NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

MAINTENANCE NOTES:
1. THE CONTRACTOR SHALL MAINTAIN THE FILTER SOCK IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. IF THE FILTER SOCK HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE FILTER SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE FILTER SOCK, OR AS DIRECTED BY THE LOCAL COUNTY CONSERVATION DISTRICT. ALTERNATIVELY, A NEW FILTER SOCK CAN BE PLACED ON TOP OF AND SLIGHTLY BEHIND THE ORIGINAL ONE CREATING MORE SEDIMENT STORAGE CAPACITY WITHOUT SOIL DISTURBANCE.
4. FILTER SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
5. THE FILTERMEDIA WILL BE DISPERSED ON SITE ONCE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED, CONSTRUCTION ACTIVITY HAS CEASED, OR AS DETERMINED BY THE LOCAL COUNTY CONSERVATION DISTRICT.
6. FOR LONG-TERM SEDIMENT AND POLLUTION CONTROL APPLICATION, FILTER SOCK CAN BE SEEDED AT THE TIME OF INSTALLATION TO CREATE A VEGETATIVE FILTERING SYSTEM FOR PROLONGED AND INCREASED FILTRATION OF SEDIMENT AND SOLUBLE POLLUTANTS (CONTAINED VEGETATIVE FILTER STRIP). THE APPROPRIATE SEED MIX SHALL BE DETERMINED BY THE DESIGN PROFESSIONAL.

COMPOST FILTER SOCK DETAIL

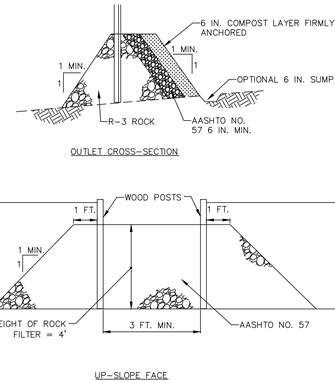
NO SCALE



NOTES:
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

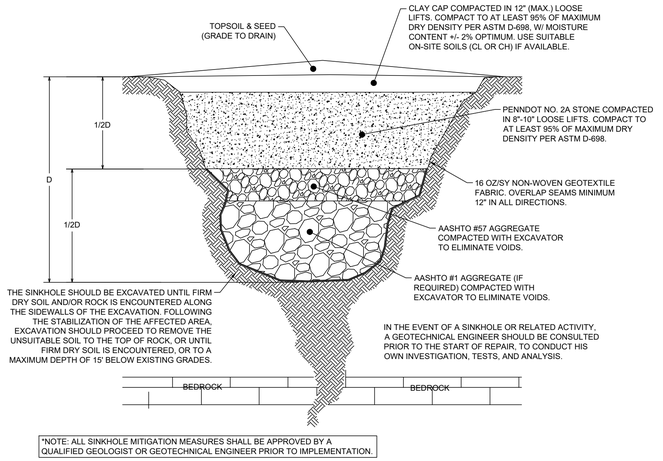
FILTER BAG INLET PROTECTION DETAIL - TYPE M & C INLETS

NO SCALE



ROCK FILTER OUTLET WITH COMPOST DETAIL

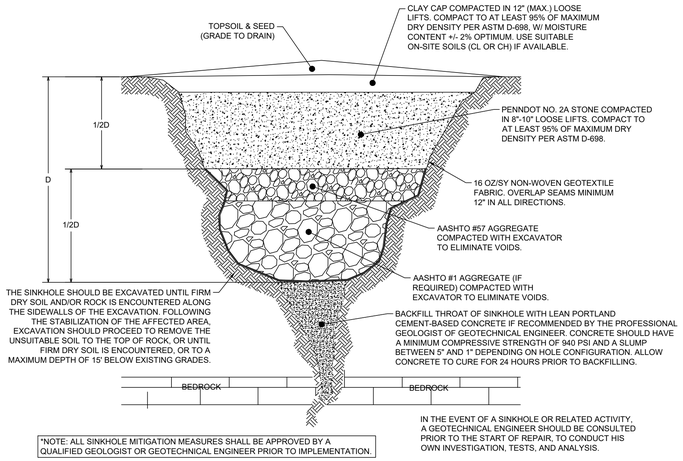
NO SCALE



*NOTE: ALL SINKHOLE MITIGATION MEASURES SHALL BE APPROVED BY A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER PRIOR TO IMPLEMENTATION.

SINKHOLE REPAIR DETAIL-BEDROCK THROAT NOT ENCOUNTERED

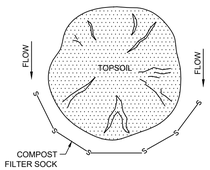
NO SCALE



*NOTE: ALL SINKHOLE MITIGATION MEASURES SHALL BE APPROVED BY A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER PRIOR TO IMPLEMENTATION.

SINKHOLE REPAIR DETAIL-BEDROCK THROAT NOT ENCOUNTERED

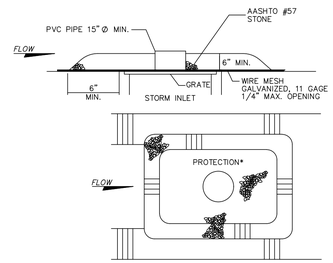
NO SCALE



NOTES:
1. A STOCKPILE SHALL BE USED TO CONTAIN ALL STRIPPED TOPSOIL IN A LIMITED AREA IN ORDER TO KEEP DISTURBANCE TO A MINIMUM.
2. STOCKPILES ARE TO BE STABILIZED IMMEDIATELY.
3. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
4. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
5. STOCKPILES SHALL BE LOCATED SO THAT ALL SWALES CAN FUNCTION AS DESIGNED.

TOPSOIL STOCKPILE

NO SCALE



STONE INLET PROTECTION DETAIL

NO SCALE

BY	DATE	REVISION

EROSION & SEDIMENTATION POLLUTION CONTROL DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

for

SCOUT COLD LOGISTICS, LLC

located in

NORTH LEBANON TOWNSHIP
LEBANON County, Pennsylvania

Steckbeck Engineering & Surveying Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	02/26/24
SCALE:	AS NOTED
PROJECT #	2368-23-001