MINOR SUBDIVISION PLAN FOR JONESTOWN BANK TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR

SHEETZ - LEBANON, PA (LONG LANE)

CERTIFICATE OF ACCURACY - SURVEY

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

_____, 20___. _____

PRINT PROFESSIONAL LICENSED SURVEYOR'S NAME AND LICENSE NUMBER BELOW SIGNATURE LINE.

CERTIFICATE OF ACCURACY - PLAN

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

_____, 20___. _____

PRINT REGISTERED PROFESSIONAL'S NAME AND LICENSE NUMBER BELOW SIGNATURE LINE.

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____, 20___, _____

CERTIFICATION OF CARBONATE GEOLOGY

I, _____, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT BASIN(S) IS/IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

_____ _____

DATE GEOLOGIST'S SIGNATURE

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

CORPORATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LEBANON

ON THIS, THE___ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____

BEING _____ OF JLM REAL ESTATE INVESTMENTS, LLC.

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE EQUITABLE OWNER (LOT 1) OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

_____ _____

NOTARY (SEAL) OWNER SIGNATURE

MY COMMISSION EXPIRES _____, 20_____

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

CORPORATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LEBANON

ON THIS, THE___ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____

BEING _____ OF JONESTOWN BANK AND TRUST COMPANY

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY OFFERED FOR DEDICATION TO THE PUBLIC USE.

_____ _____

NOTARY (SEAL) OWNER SIGNATURE

MY COMMISSION EXPIRES _____, 20_____

CERTIFICATE FOR REVIEW BY THE NORTH LEBANON TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON _____, 20____, THE PLANNING COMMISSION OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA REVIEWED THIS PLAN, AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

_____

CERTIFICATE FOR REVIEW BY THE MUNICIPAL ENGINEER

REVIEWED BY THE NORTH LEBANON TOWNSHIP ENGINEER THIS ____ DAY OF _____, 20___.

_____

SITE / ZONING DATA

TOTAL SITE ACREAGE	12.166 ACRES (GROSS)		
	PROPOSED LOT 1 (2409 LONG LANE) 4.93 AC. / 214,539 SF (NET) 5.36 AC. / 233,620 SF (GROSS)		RESIDUE LANDS OF JONESTOWN BANK AND TRUST CO. 6.70 AC. / 291,970 SF (NET) 6.80 AC. / 296,343 SF (GROSS)
EXISTING LAND USE:	AGRICULTURE USE AND BANK		
PROPOSED LAND USE:	RETAIL ESTABLISHMENT WITH ACCESSORY FUEL PUMPS AND EATING PLACE (PROPOSED LOT 1) EXISTING BANK (PROPOSED LOT 2)		
SEWER:	PUBLIC - NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY		
WATER:	PUBLIC - CITY OF LEBANON AUTHORITY		
ZONING:	GENERAL COMMERCIAL DISTRICTS - A (C-2A)		
	REQUIRED	PROPOSED LOT 1	RESIDUE LANDS OF JONESTOWN BANK AND TRUST CO.
LOT AREA:	1 AC. MIN.	4.93 AC.	6.70 AC.
LOT WIDTH:	200 FT. MIN.	308 FT.	677 FT.
FRONT YARD:	60 FT. MIN.	60 FT.	60 FT.
REAR YARD:	30 FT. MIN.	30 FT.	30 FT.
SIDE YARD:	TOTAL: 60 FT. MIN. ONE SIDE: 30 FT. MIN.	TOTAL: 60 FT. ONE SIDE: 30 FT.	TOTAL: 60 FT. ONE SIDE: 30 FT.
BUILDING HEIGHT:	35 FT. MAX. 2 1/2 STORIES MAX.	1 STORY	EXISTING STRUCTURE TO REMAIN
	REQUIRED	PROPOSED LOT 1	RESIDUE LANDS OF JONESTOWN BANK AND TRUST CO.
LOT COVERAGE:	50% MAX.	5.08%	1.32%
PARKING (FOR PROPOSED LOT 1):	- RETAIL STORES/SERVICE ESTABLISHMENTS: ONE PARKING SPACE PER 200 SF OF GROUND FLOOR (3,264-425) SF / 200 = 15 SPACES) - GAS STATION: ONE SPACE PER EMPLOYEE AND ONE SPACE PER 200 SF OF FLOOR AREA (4,625 SF / 200 + 7 EMPLOYEES = 31 SPACES) - RESTAURANT/FAST FOOD: ONE SPACE PER 50 FEET OF FLOOR AREA OR ONE SPACE PER FOUR SEATS (USE GREATER NUMBER) (46 SEATS / 4 = 12 SPACES) TOTAL SPACES REQUIRED = ± 58 SPACES		TOTAL SPACES PROVIDED = ±58 SPACES (12 FUEL PUMP SPACES)

REQUESTED MODIFICATIONS AND DEFERMENTS

THE FOLLOWING MODIFICATIONS AND DEFERMENT OF THE NORTH LEBANON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:

1. SECTION 403.1.A - PLAN SCALE
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
2. SECTION 502.5.A.2 - RECONSTRUCTION OF EXISTING STREETS
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
3. SECTION 502.6.A - CONSTRUCTION STANDARDS
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
4. SECTION 502.11.A - CURBING ALONG EXISTING STREETS
   ACTION: PARTIALLY APPROVED DATE: 6/16/2025
   CONDITIONS: CURB TO BE PROVIDED BETWEEN ALONG SR0072 FROM PROPOSED ACCESS DRIVE TO INTERSECTION RAMP AND REPLACEMENT OF EXISTING ROLLED BITUMINOUS ALONG LONG LANE. EXISTING FIRE HYDRANT AREA TO BE RECONSTRUCTED WITH LEVEL PAD AREA.
5. SECTION 502.12.A.5 - SIDEWALK DEFERMENT
   ACTION: PARTIALLY APPROVED DATE: 6/16/2025
   CONDITIONS: SIDEWALK TO BE PROVIDED ALONG SR0072 FROM ACCESS DRIVE INTERSECTION RAMP. SIDEWALK IS WAIVED ALONG LONG LANE.
6. SECTION 503.2.1.2.D - ACCESS DRIVE CENTERLINE RADIUS
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
7. SECTION 505.D - MINIMUM RADIUS OF CURVATURE IN PARKING LOTS
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:

THE FOLLOWING MODIFICATIONS OF THE NORTH LEBANON TOWNSHIP ACCESS MANAGEMENT ORDINANCE ARE REQUESTED:

1. SECTION 21-608.1 - DRIVEWAY RADII
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
2. SECTION 21-609 - DRIVEWAY THROAT WIDTH
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
3. SECTION 21-610 - DRIVEWAY THROAT LENGTH
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:

THE FOLLOWING MODIFICATIONS OF THE NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE ARE REQUESTED:

1. SECTION 307.B.23 - GRASS SWALE DESIGN
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
2. SECTION 309.B.5 - PIPE COVER WITHIN PAVED AREAS
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
3. SECTION 308.D - BASIN SIDE SLOPE FENCING
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
4. SECTION 308.H - CUTOFF/KEY TRENCH
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
5. SECTION 308.I - ANTI-SEEP COLLARS
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:
6. SECTION 308.M - EMERGENCY SPILLWAY
   ACTION: APPROVED DATE: 5/12/2025
   CONDITIONS:

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

TRIMBLE SURVEYORS, LLC
250 SOUTH SPRUCE ST.
LITITZ, PA 17543
(717)-626-0028
DATE: 06/05/2024
JOB NO.: 24205

GEOLOGIC INFORMATION

GEOLOGY STUDY PROVIDED BY:

ECS MID-ATLANTIC LLC
52-6 GRUMBACHER ROAD
YORK, PA 17406
(717)-227-4788
DATE: 11-04-2024
JOB NO.: 18:6371

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:

VORTEX ENVIRONMENTAL, INC.
2819-I WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
(717)-509-3934
DATE: 07/13/2024

LEBANON COUNTY PLANNING DEPARTMENT REVIEW CERTIFICATE

THE LEBANON COUNTY PLANNING DEPARTMENT, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING DEPARTMENT. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LEBANON COUNTY PLANNING DEPARTMENT, AND THE DEPARTMENT DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

_____

EXECUTIVE DIRECTOR

NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA APPROVED THE FINAL (1) PLAN FOR THE PROPERTY AS SHOWN HEREON. NO OTHER PLAN OR PLANS SHALL BE RECOGNIZED. APPROVAL INCLUDES ALL DOCUMENTATION, INCLUDING THE COMMENTS OR REQUIREMENTS OF OFFICIAL REVIEWING INDIVIDUALS OR AGENCIES. APPROVAL IS BASED ON COMPLIANCE WITH APPLICABLE ORDINANCES, RULES, AND REGULATIONS, AND SHALL NOT BE CONSTRUED AS A GUARANTEE TO ANY PERSON OR ORGANIZATION THAT THE DESIGN OF ANY PART OF THE PLAN WILL FUNCTION AS ANTICIPATED UNDER ANY OR ALL CONDITIONS OR SITUATIONS. ADDITIONALLY, THAT BY REVIEW AND/OR APPROVAL OF THE PLAN, THE TOWNSHIP EXPRESSLY DECLINES THE ASSUMPTION OF LIABILITY ERRORS, OMISSIONS, OR MISTAKES IN JUDGEMENT IN THE DESIGN, ENGINEERING CONSTRUCTION, OR EXPECTED FUNCTION OF THE MATTERS REVIEWED AND/OR APPROVED.

_____ _____

_____

NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PA. ON THE _____ DAY OF _____, 20___.

CONDITIONS OF APPROVAL COMPLETED THIS _____ DAY OF _____, 20___.

_____ _____

_____

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR LEBANON COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK _____, VOLUME _____, PAGE _____. WITNESS MY SEAL OF OFFICE THIS DAY OF _____ A.D. 20__.

_____

RECORDER OF DEEDS

UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY PA ACT 287 OF 1974, AS AMENDED, RGS ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

1. PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
2. PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
3. PURSUANT TO 73 P.S. 176(5), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
4. IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

RGS ASSOCIATES, INC. DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, RGS ASSOCIATES, INC. INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL): 20251624092

DATE: 2025/06/11 BY: RGS ASSOCIATES

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY): _____

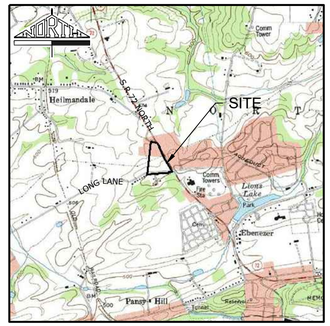
DATE: _____ BY: _____

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20241380221

DATE: 2024/05/17 BY: JAB

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

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



Copyright MyTopo Terrain Navigator

LOCATION MAP
SCALE: 1" = 2000'

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY:

TPD
4000 CRUMS MILL ROAD, SUITE 102
HARRISBURG, PA 17112
(717)-234-1430

EQUITABLE OWNER (LOT 1)

JLM REAL ESTATE INVESTMENTS, LLC
950 EAST MAIN STREET - P.O. BOX 472
SCHUYLKILL HAVEN, PA 17972
(570)-385-1662

CONTACT
NAME: PATRICK HIGGINS
EMAIL: PAT@MILLERBROS.COM
PHONE: (570)-527-8260

OWNER OF RECORD

JONESTOWN BANK AND TRUST COMPANY OF JONESTOWN, PENNSYLVANIA
2 W. MARKET STREET
JONESTOWN, PA 17038
(717)-274-5180

CONTACT
NAME: TROY A. PETERS
PHONE: 717-450-1030

LIGHTING PLAN
RED LEONARD ASSOCIATES, INC.

SHEETS 1 OF 6 DATED: 12/10/2024

EROSION AND SEDIMENT CONTROL PLAN
RGS ASSOCIATES

SHEETS ES-1-ES-9 OF ES-9 DATED: 12/6/2024

SOURCE OF TITLE

LEBANON COUNTY, PA
TAX MAP NO.: 27-2326623-377860-0000
DEED REF: 00169-0249
1725 STATE ROUTE 72 NORTH

ZONING DECISIONS

CASE # 3-24
DIMENSIONAL VARIANCE - SECTION 27-1407
TWO LANE ACCESS DRIVE MAXIMUM WIDTH FOR STATE ROUTE 72
APPROVED: FEBRUARY 21, 2025

DIMENSIONAL VARIANCE - SECTION 27-1407
TWO LANE ACCESS DRIVE MAXIMUM WIDTH FOR LONG LANE
APPROVED: FEBRUARY 21, 2025

DIMENSIONAL VARIANCE - SECTION 27-1304 (1)(B)(3)(A)
SCREEN PLANTING BETWEEN BUILDING LINE AND ADJACENT PARKING SPACES
APPROVED: FEBRUARY 21, 2025

DIMENSIONAL VARIANCE - SECTION 27-1304 (1)(B)(3)(B)
SCREEN PLANTING BETWEEN BUILDING LINE AND ADJACENT PARKING SPACES
APPROVED: FEBRUARY 21, 2025

SITE FEATURE LEGEND

EXISTING FEATURES	PROPOSED FEATURES
454 GRADE CONTOUR	454 GRADE CONTOUR
455 GRADE INDEX CONTOUR	455 GRADE INDEX CONTOUR
×(428.17) SPOT ELEVATION	X 496.70 SPOT ELEVATION
BENCHMARK	X BW 496.70 SPOT ELEVATION- BOTTOM OF WALL
IRON PIN	X TW 496.70 SPOT ELEVATION- TOP OF WALL
MONUMENT	IRON PIN
BOUNDARY LINE	MONUMENT
ADJOINER	BOUNDARY LINE
LOT LINE	LOT LINE
RIGHT–OF–WAY LINE	RIGHT-OF-WAY LINE
LEGAL RIGHT–OF–WAY LINE	SETBACK LINE
CENTERLINE	CENTERLINE
EASEMENT LINE	CLEAR SIGHT TRIANGLE
SETBACK LINE	SAFE SIGHT STOPPING DISTANCE
ZONING BOUNDARY	EASEMENT LINE
BUILDING	ZONING
EDGE OF PAVEMENT	BUILDING
CURB	DOOR LOCATION
EDGE OF GRAVEL/DRIVEWAY	EDGE OF PAVEMENT
SIDEWALK	CURB
SIGN	CONCRETE & HATCHING
STREAM	GUIDERAIL
TREELINE	CHAINLINK FENCE
TP-1 TEST PIT LOCATION	BLOCK WALL
SOILS	SIGN
UTV UTV UNDERGROUND CABLE–TV–SATELLITE	UE UE UNDERGROUND ELECTRIC
E E ELECTRIC	OVERHEAD LIGHT FIXTURE
OE OE OVERHEAD ELECTRIC	UTILITY POLE
OVERHEAD LIGHT FIXTURE	MH-1 GRAVITY SEWER LINE & MANHOLE
UTILITY POLE	FM SEWER FORCE MAIN
GRAVITY SEWER LINE & MANHOLE	S S S SEWER LATERAL
FM SEWER FORCE MAIN LINE & MANHOLE	EW-A I-A1 STRUCTURE TYPE SYSTEM ID. NUMBER W./IN SYSTEM STORM DRAIN PIPE, ENDWALL MANHOLE, & INLET
S S S SEWER LATERAL	STORMWATER INFILTRATION
CMP CMP STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET	ROOF DRAIN
	UNDERDRAIN
W W WATER MAIN, VALVE & HYDRANT	W WATER LINE, VALVE, & HYDRANT
	W W W WATER LATERAL

DRAWING INDEX

LAND DEVELOPMENT PLAN
LD-1 COVER SHEET
LD-2 GENERAL NOTES
LD-3 OVERALL EXISTING CONDITIONS
LD-4 EXISTING CONDITONS-DEMOLITION PLAN
LD-5 SUBDIVISION & OVERALL SITE PLAN
LD-6 LAYOUT PLAN
LD-7 EASEMENT PLAN
LD-8 GRADING PLAN
LD-9 UTILITY PLAN
LD-10 LANDSCAPE NOTES
LD-11 LANDSCAPE PLAN
LD-12 STREET & SEWER PROFILES
LD-13 SITE DETAILS
LD-14 SHEETZ DETAILS
LD-15 SHEETZ DETAILS
LD-16 SHEETZ DETAILS
LD-17 SEWER DETAILS
LD-18 SEWER & WATER DETAILS
LD-19 MATERIAL SPECIFICATIONS

EROSION AND SEDIMENT CONTROL PLAN
ES-1 COVER SHEET
ES-2 GENERAL NOTES
ES-3 EXISTING CONDITIONS-DEMOLITION PLAN
ES-4 E&S DRAINAGE AREA PLAN
ES-5 OVERALL E&S PLAN
ES-6 E&S PLAN
ES-7 DETAILS
ES-8 DETAILS
ES-9 DETAILS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SW-20 COVER SHEET
SW-21 GENERAL NOTES
SW-22 OVERALL PCSM EXISTING
SW-23 EXISTING CONDITIONS PLAN
SW-24 BMP LOCATION MAP
SW-25 OVERALL PCSM GRADING
SW-26 PCSM GRADING PLAN
SW-27 STORM PROFILES
SW-28 STORM DETAILS
SW-29 STORM DETAILS
SW-30 STORM DETAILS
SW-31 BMP-001 PROFILES
SW-32 BMP-002 PROFILES
SW-33 BMP-003 PROFILES
SW-34 OPERATION AND MAINTENANCE NOTES
SW-35 MATERIAL SPECIFICATIONS
SW-36 PRE-DEVELOPMENT DRAINAGE AREA MAP
SW-37 POST-DEVELOPMENT DRAINAGE AREA MAP
SW-38 POST-DEVELOPMENT SUB-DRAINAGE AREA MAP

ALL SHEETS OF THE SUBDIVISION AND LAND DEVELOPMENT PLAN AND THE ENTIRE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SHALL BE RECORDED. SHEET 1 OF THE LIGHTING PLAN PREPARED BY RED LEONARD ASSOCIATES, INC. PLAN SHALL BE RECORDED.

NOT FOR BID / NOT FOR CONSTRUCTION

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
LEONARD F. BRADLEY III
ENGINEER
PE078116
PENNSYLVANIA

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 236-6013

AS NOTED

SHEETZ - LEBANON, PA (LONG LANE)
MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA
COVER SHEET

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: LD-1 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:39PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Cover.dwg
XREFS: Cover
SCRIPT:

GENERAL PLAN NOTES

1. BENCHMARK #1 IS LOCATED: MAG NAIL ON THE NORTH SIDE OF LONG LANE, 15'± WEST OF A MAILBOX. ELEV. 596.77' (SEE SHEET LD-4 FOR LOCATION). DATUM IS NAVD 1988
2. BENCHMARK #2 IS LOCATED: MAG NAIL AT CURB DEPRESSION, 31'± NORTHWEST OF MET ED POLE 35865-37728. ELEV. 590.67' (SEE SHEET LD-4 FOR LOCATION). DATUM IS NAVD 1988
3. BENCHMARK #3 IS LOCATED: REBAR ALONG THE WEST PROPERTY LINE JUST SOUTH OF THE FIRSTENERGY (FORMERLY METED) RIGHT-OF-WAY LINE. ELEV. 578.97' (SEE SHEET LD-4 FOR LOCATION). DATUM IS NAVD 1988
2. BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY TRIMBLE SURVEYORS, LLC PROJECT NAME: 1725 STATE ROUTE 72 NORTH, PROJECT NO.: 24205, DATED: 06/05/24.
3. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORDS AND WITH THE BENEFIT OF A "TITLE SEARCH." THE TITLE SEARCH WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1215382-PITT, COMMITMENT DATE: APRIL 08, 2024.
4. BASIS OF BEARINGS TAKEN FROM A REALIZATION OF THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
5. PERMANENT MONUMENTS ⬢ AND LOT MARKERS ○ SHALL BE SET UPON COMPLETION OF FINAL GRADING AT THE LOCATIONS TO BE SHOWN ON THE FINAL PLAN.
6. ANY ALTERATIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF RGS ASSOCIATES, INC.

CONTRACTOR NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED EXISTING VEGETATION AND/OR OTHER SITE FEATURES WHICH ARE TO REMAIN.
3. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. PRIOR TO BUILDING STAKEOUT, CONTRACTOR SHALL VERIFY DIMENSIONS SET FORTH ON LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL REVIEW ALL DOOR LOCATIONS AND POINTS-OF-ACCESS TO BUILDINGS SHOWN ON THIS PLAN AND CONFIRM THAT THE DOOR LOCATIONS MATCH THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF CURB, SIDEWALK AND HANDICAP RAMPS. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE SITE PLAN AND ARCHITECTURAL DRAWINGS, RGS ASSOCIATES SHALL BE CONTACTED IMMEDIATELY.
5. ALL HANDICAP-ACCESSIBLE RAMPS, SIDEWALKS, AND PARKING SPACES MUST MEET ALL APPLICABLE ADA REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ADA COMPLIANCE PRIOR TO PLACEMENT OF PAVING OR CONCRETE.
6. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPAL AND PENNDOT STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. MAINTENANCE AND PROTECTION OF TRAFFIC ON EXISTING ROADS NEIGHBORING THE PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL MEP PLANS AND PROCEDURES SHALL BE IN ACCORDANCE WITH MUNICIPAL AND/OR PENNDOT STANDARDS.
8. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO RGS ASSOCIATES, INC. PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS, AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
10. DIMENSIONS AND GEOMETRY SHOWN ON THIS PLAN SHALL BE VERIFIED DURING STAKE-OUT CALCULATIONS AND FIELD STAKE-OUT.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATTERN AS SHOWN ON THESE PLANS, AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND ALSO A MINIMUM SLOPE ON ALL UNPAVED AREAS.
12. CONTRACTOR SHALL SEQUENCE THE RELOCATION OF TELECOMM/ELECTRIC SERVICES TO MINIMIZE SERVICE INTERRUPTIONS TO EXISTING BUILDINGS. THE CONTRACTOR SHALL NOTIFY ALL POTENTIALLY IMPACTED PROPERTIES PRIOR TO CONSTRUCTION.
13. CROSSWALKS SHALL BE APPLIED ONTO THE FINAL WEARING COURSE AND SHALL BE PAINTED WITH TYPE I WHITE PAINT CONFORMING TO SECTION 962 OF PENNDOT PUBLICATION 408.
14. THE CONTRACTOR SHALL REFER TO PENNDOT PUBLICATION 111 FOR PAVEMENT MARKINGS AND SIGNAGE STANDARDS, UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY.
15. ANY PROPOSED SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE NORTH LEBANON TOWNSHIP ZONING ORDINANCE.
16. CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. RGS ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE EXISTING UTILITIES ARE EXACTLY AS SHOWN.
17. CONTRACTOR SHALL VERIFY THE FINAL EARTHWORK QUANTITIES TO THEIR SATISFACTION PRIOR TO THE COMMENCEMENT OF SITE WORK. RGS MAKES NO GUARANTEE THAT IN-SITU SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.
18. ALL DIMENSIONS IN AREAS OF PROPOSED CURBING ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
19. IN THE CASE OF DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
20. FAILURE TO SPECIFICALLY IDENTIFY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM SUCH WORK.
21. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
22. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES AS NECESSARY TO MATCH PROPOSED GRADES, UNLESS OTHERWISE NOTED.
23. CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
24. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH HORIZONTALLY AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS.
25. ALL UNSUITABLE MATERIAL WITHIN STRUCTURAL FILL AREAS MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR THE MUNICIPALITY.
26. GEOTECHNICAL RECOMMENDATIONS PRESENTED IN THE REPORT ENTITLED, "GEOTECHNICAL ENGINEERING REPORT FOR SHEETZ - LEBANON (SR 0072 AND LONG LANE)", PREPARED BY ECS MID-ATLANTIC, LCC, SHALL BE STRICTLY FOLLOWED. ANY DEVIATION MUST BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
27. WHERE IT IS NECESSARY TO CONNECT TO, OR EXTEND TO, EXISTING PAVING, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
28. THE RETAINING WALLS SHOWN HEREON HAVE NOT BEEN STRUCTURALLY DESIGNED, AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL SHAPE, HEIGHT, FOOTING, MATERIAL SELECTION, AND DESIGN OF THESE WALLS IS THE RESPONSIBILITY OF THE CONTRACTOR.
29. A GEOTECHNICAL ENGINEER OR OTHER TECHNICAL PROFESSIONAL SHALL BE PRESENT DURING THE CONSTRUCTION OF SLOPES EXCEEDING 3:1 FILL OR 2:1 CUT.
30. ALL ITEMS WHICH ARE REFERENCED AND NOT SPECIFICALLY DETAILED SHALL BE SELECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
31. A LICENSED PROFESSIONAL GEOLOGIST/GEOTECHNICAL ENGINEER, RGS ASSOCIATES AND THE MUNICIPALITY SHALL BE CONTACTED UPON THE DISCOVERY OF ANY SINKHOLES OR CARBONATE GEOLOGY FORMATIONS DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES. IF A SINKHOLE IS ENCOUNTERED WITHIN OR IMMEDIATELY ADJACENT TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES, PRIOR TO OR DURING CONSTRUCTION, THE SINKHOLE SHOULD BE PROMPTLY REPAIRED UNDER THE DIRECTION OF A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER.
32. THE CONTRACTOR SHALL VERIFY THAT THE SUBGRADE IS PREPARED IN ACCORDANCE WITH THE PROJECT'S GEO-TECHNICAL RECOMMENDATIONS.
33. THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS TO HIS SATISFACTION PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT. RGS ASSOCIATES MAKES NO GUARANTEE, WRITTEN OR IMPLIED, THAT THE SUBGRADE IS SUITABLE FOR DEVELOPMENT. RGS ASSOCIATES RECOMMENDS THAT ALL SUBGRADES BE INSPECTED BY A LICENSED PROFESSIONAL GEO-TECHNICAL ENGINEER PRIOR TO PLACEMENT OF PAVEMENTS.
34. THE ASPHALT PAVEMENT SECTIONS SHOWN ON THE PLANS MEET OR EXCEED THE MUNICIPAL STANDARDS. IT IS ASSUMED THAT THE SUBGRADE, MATERIALS, CONDITIONS AND CONSTRUCTION METHODS ARE IN ACCORDANCE WITH ALL MUNICIPAL AND/OR PENNDOT CONSTRUCTION STANDARDS.
35. THE ASPHALT PAVEMENT SECTIONS SHOWN ON THE PLANS MAY-NOT BE DESIGNED FOR CERTAIN LEVELS OF CONSTRUCTION RELATED TRAFFIC/EQUIPMENT. ADDITIONAL DEPTH OF STONE AND/OR ASPHALT BASE MAY BE REQUIRED TO SUPPORT CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ANALYSIS, MODIFICATIONS AND/OR REPAIRS FOR SUCH CHANGES AND ACTIVITIES.
36. RGS HAS NOT PROVIDED ANY STRUCTURAL DESIGN OF THE PAVEMENT CROSS SECTION OR DETERMINATION OF THE IN-SITU MATERIAL'S SUITABILITY AS A ROAD BASE. SUCH TESTING AND ANALYSIS IS THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION BEFORE THE PLACEMENT OF THE PAVING SECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY REQUIRED STRUCTURAL TESTING OR CERTIFICATION FOR THE INSTALLED PAVEMENT TO THE OWNER AND/OR MUNICIPAL REPRESENTATIVE.
37. AT ALL TIMES DURING AND AFTER CONSTRUCTION, THE SUBBASE AND BASE OF THE PAVING SECTION SHALL BE FREE DRAINING. THE CONTRACTOR SHALL INSTALL UNDER DRAINS, IN ACCORDANCE WITH RC-30M, AT ALL LOCATIONS WHERE THE PAVEMENT BASE IS NOT FREE DRAINING OR SUSCEPTIBLE TO FREEZE/THAW DAMAGE. WATER SHALL NOT BE IMPOUNDED ADJACENT TO PAVEMENT.
38. THE CONTRACTOR MAY NOT BEGIN CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED BY THE CONSERVATION DISTRICT OR PA DEP. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY WITH RGS ASSOCIATES, PRIOR TO BEGINNING CONSTRUCTION, THAT THE MOST CURRENT APPROVED PLANS ARE BEING UTILIZED.
39. TOPSOIL MUST BE FREE OF LARGE DEBRIS, ROOTS, ROCKS, BRUSH, SOD, FROZEN PARTICLES, OR OTHER FOREIGN OR OBJECTIONABLE MATERIAL THAT WOULD INHIBIT VEGETATIVE ESTABLISHMENT AND GROWTH TO MEET THE PROJECT REQUIREMENTS. TOPSOIL MUST BE SUITABLE TO SUPPORT A DENSE AND DIVERSE VEGETATIVE COVER, AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT.

CONSTRUCTION SEQUENCE SCHEDULE

ANTICIPATED TIME FRAME
WINTER 2025 - SUMMER 2025

SHEETZ SPECIFIC NOTES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND/OR VERIFYING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. UTILITY CONTACTS ARE LISTED ON THE SHEET LD-2,
9. EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO THE E&S PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY SHEETZ IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.

GRADING NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY RGS ASSOCIATES, INC., THE CURRENT REQUIREMENTS OF NORTH LEBANON TOWNSHIP, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE. IF DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND *MAY* NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH VEGETATION.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. API AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, SODDED, MULCHED AND/OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
9. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY ECS MID-ATLANTIC, LLC PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
10. ALL ELEVATIONS SHOWN ARE REFERENCED TO BENCHMARKS ON THE PROJECT SURVEY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT GROUNDBREAKING.
11. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL REFERENCE DETAILED BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, ELEVATIONS, AND UTILITY CONNECTION POINTS.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
14. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.

LAYOUT NOTES

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE. ALL AN8LES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C,
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SHEETZ MAIN FREESTANDING SIGN WITH THE SHEETZ CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY SHEETZ REPRESENTATIVE AND DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
9. SEE DETAIL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
10. CONTRACTOR SHALL NEATLY SAW-CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEET EXISTING PAVEMENT AND CONCRETE.

STORMWATER MANAGEMENT NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY RGS ASSOCIATES, INC., THE CURRENT REQUIREMENTS OF NORTH LEBANON TOWNSHIP, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. CONTRACTOR SHALL COORDINATE FUEL ISLAND CANOPY DRAINS CONNECTION TO THE MAIN COLLECTOR PIPE WITH THE SHEETZ CONSTRUCTION MANAGER AND PROVIDE ALL NECESSARY FITTINGS TO MAKE THE CONNECTION TO THE MAIN COLLECTOR PIPE.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER PIPE, MANHOLES, AND INLETS TO THE SHEETZ CONSTRUCTION MANAGER FOR APPROVAL.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. ALL STORM PIPE SHALL BE AS SPECIFIED. ALL JOINTS SHALL BE WATERTIGHT.
9. ALL STORM STRUCTURES DIRECTLY DOWN GRADIENT OF THE FUEL PUMP PAD OR UNDERGROUND STORAGE TANKS SHALL HAVE A SUMP AND BMP FEATURE (FOR EXAMPLE 'SNOUT') INSTALLED ON THE OUTFLOW PIPE.
10. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.
11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

UTILITY NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY RGS ASSOCIATES, INC., THE CURRENT REQUIREMENTS OF NORTH LEBANON TOWNSHIP, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITY CONSTRUCTION UNLESS OTHERWISE COORDINATED BEFOREHAND WITH SHEETZ.
7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE SHEETZ PROJECT STRUCTURES.
8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON SHEET LD-2.
11. CONDUIT LOCATIONS TO FREESTANDING SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SHEETZ CONSTRUCTION MANAGER.
12. CONTRACTOR SHALL COORDINATE AND VERIFY WITH SHEETZ CONSTRUCTION MANAGER ON LOCATION AND SIZE OF THE STORE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL COORDINATE WITH SHEETZ CONSTRUCTION MANAGER AND SHEETZ IT DEPARTMENT ON THE CONDUIT ROUTE TO STORE FOR TELE/COMMUNICATION SERVICES.
14. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.
15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

UTILITY NOTES

A. GENERAL NOTES - SANITARY SEWER

1. MINIMUM OF 4' OF COVER IS REQUIRED OVER ALL SEWER LINES. THE SEWER MAIN SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND "RECORD DRAWINGS" PER THE AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL SANITARY SEWER LATERAL LOCATIONS, AND SHALL PROVIDE THIS INFORMATION TO THE DESIGN ENGINEER FOR PREPARATION OF AS-BUILT DRAWINGS.
3. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER CROSSINGS. IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.
4. ALL SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUNICIPAL SEWER AUTHORITY CONSTRUCTION SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
5. 95% STANDARD PROCTOR FILL COMPACTION IS REQUIRED FOR ALL SANITARY SEWER FACILITIES LOCATED IN FILL MATERIAL. TESTING MUST BE IN ACCORDANCE WITH THE APPROPRIATE AASHTO AND ASTM STANDARDS.
6. ALL SANITARY SEWER MANHOLES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THE MANHOLE CONE SECTION ROTATED TO MINIMIZE IMPACTS WITHIN THE VEHICLE WHEEL PATHS.
7. ALL CLEANOUTS & SANITARY MANHOLES LOCATED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING TOPS.
8. A MINIMUM OF 0.1 FEET OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES.
9. ALL SANITARY SEWERS SHALL BE CONSTRUCTED FROM SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PLANS.
10. THE PLANS PROPOSE THE USE OF A GRINDER PUMP. DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF THE GRINDER PUMP. PRIOR TO MAKING APPLICATION TO THE AUTHORITY FOR A SEWER PERMIT, DEVELOPER OR HIS REPRESENTATIVES SHALL SUBMIT CATALOG CUTS/SHOP DRAWINGS AND PUMP PERFORMANCE CURVE OF THE PROPOSED GRINDER PUMP STATION TO NLTMA FOR NLTMA'S RECORDS. THE PERFORMANCE CURVE SHOULD INCLUDE THE PROJECTED PUMP OPERATING POINT. DEVELOPER'S ENGINEER SHALL SUBMIT CALCULATIONS TO SUPPORT PROPOSED DESIGN CONDITIONS. THE SEWER PERMIT SHALL NOT BE ISSUED UNTIL THE SUBMISSIONS HAVE BEEN MADE TO THE SATISFACTION OF NLTMA.
11. THE GRINDER PUMP SHALL REMAIN PRIVATELY OWNED BY THE PROPERTY OWNER. OPERATION AND MAINTENANCE OF GRINDER PUMP SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
12. THE PLANS PROPOSE THE USE OF A GREASE TRAP. DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF THE GREASE TRAP . PRIOR TO MAKING APPLICATION TO THE AUTHORITY FOR A SEWER PERMIT, DEVELOPER OR HIS REPRESENTATIVE SHALL SUBMIT SIZING CALCULATIONS AND CATALOG CUTS/SHOP DRAWINGS FOR THE PROPOSED GREASE TRAP TO NLTMA FOR NLTMA'S RECORDS. THE SEWER PERMIT SHALL NOT BE ISSUED UNTIL THE SUBMISSIONS HAVE BEEN MADE TO THE SATISFACTION OF NLTMA.

B. GENERAL NOTES - WATER SERVICE

1. CONTACT INFORMATION FOR THE CITY OF LEBANON AUTHORITY

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

2. WATER SYSTEMS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CURRENT CITY OF LEBANON AUTHORITY "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 AND DEPTHS AT UTILITY CROSSINGS, EXCAVATED AREAS, AND TIE-IN LOCATIONS.
5. WATER SERVICE CONNECTION REQUIRES AN APPLICATION AND PAYMENT OF REQUIRED FEES WITH THE AUTHORITY PRIOR TO MAKING THE WATER TAPS.
6. FIRE SERVICE CONNECTION REQUIRES AN APPLICATION AND PAYMENT OF REQUIRED FEES WITH THE AUTHORITY PRIOR TO MAKING THE FIRE LINE TAP. FIRE LINE AGREEMENT ALSO REQUIRED.
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 MAY REQUIRE THE CONTRACTOR TO PROVIDE A FINANCIAL GUARANTEE UNTIL PENNDOT SIGNS OFF ON THE PERMIT AFTER CONSTRUCTION IS COMPLETE.
8. ANY WORK WITHIN MUNICIPAL RIGHT-OF-WAYS 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 AND WATERLINE CONSTRUCTION CONTRACTOR.
11. THE CITY OF LEBANON AUTHORITY WILL INSPECT THE WATER MAIN INSTALLATION AND ASSIST IN COORDINATING 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 CITY OF LEBANON AUTHORITY. THE PROPERTY OWNER IS RESPONSIBLE FOR THE WATER SERVICE AFTER THE CURB STOP. THE CITY OF LEBANON AUTHORITY WILL INSTALL THE WATER METER WITHIN THE BUILDING OR AN APPROVED METER PIT AS INSTRUCTED. CONTACT THE CITY OF LEBANON AUTHORITY METER DEPARTMENT FOR METER INSTALLATION, 2200 WEST CHESTNUT STREET, 717-273-2506.
13. METER PIT INSTALLATIONS ARE MANDATORY. ANY EXCEPTION TO METER PIT INSTALLATION IS AT THE DISCRETION OF THE CITY OF LEBANON AUTHORITY. METER PIT TO BE INSTALLED 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 SERVICE TERMINATIONS SHALL BE 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 CITY OF LEBANON AUTHORITY.

C. GENERAL NOTES - STORM DRAINAGE

1. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES TO ENSURE THEY ARE KEPT IN DESIGN CONDITION.
2. THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH DESIGN STANDARDS AND SPECIFICATIONS IN PLACE AT THE TIME OF PLAN APPROVALS. RGS ASSUMES NO RESPONSIBILITY FOR CHANGES IN SPECIFICATIONS THAT MAY OCCUR AFTER PLAN APPROVAL THAT WOULD REQUIRE ALTERNATE MATERIALS OR INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL CURRENT STANDARDS AND NOTIFY THE OWNER/DEVELOPER AND RGS ASSOCIATES OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION OF STORMWATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
4. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
5. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY.
6. THE MUNICIPALITY WILL HAVE THE RIGHT TO ACCESS THROUGH EASEMENTS.
7. WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION, THE CONTRACTOR SHALL COMPACT ALL SELECT FILL MATERIAL TO 95% OF ASTM D-698 (AASHTO T-99) WITH A MOISTURE CONTENT ± 3% OF OPTIMUM UP TO THE PIPE BEDDING. REFER TO THE "STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS" FOR A DESCRIPTION OF SELECT FILL MATERIAL.
8. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR SLCPP/HDPEP PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

D. ADS PIPE INSTALLATION NOTES

1. STORMDRAIN PIPES SHALL BE ADS (N-12) HDPE PIPE WITH ADS PRO-LINK ULTRA (IN-LINE BELL) PIPE JOINTS (FOR SOIL TIGHT CONNECTIONS) AND/OR ADS PRO-LINK WT (FOR WATER TIGHT CONNECTIONS). REFER TO PLAN AND PROFILES FOR MATERIALS USED.
2. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. CONTRACTOR IS TO MAKE ADJUSTMENTS AS NEEDED AT THE PIPE BELL JOINTS IN THE TRENCH CONSTRUCTION AND BACKFILL. REFER TO ADS TECHNICAL NOTE 3.115 FOR INSTALLATION SPECIFICATIONS. (CURVE PIPE INSTALLATION ONLY)

E. GENERAL NOTES - OTHER

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE.
3. THE EXISTING UTILITIES SHOWN HAVE BEEN DETERMINED AND REFERENCED BASED UPON INFORMATION RECEIVED FROM THE UTILITY COMPANIES, SURVEYORS, VISITS TO THE SITE AND GENERAL BEST INFORMATION, TO THE BEST OF RGS ASSOCIATES' KNOWLEDGE, AT THE TIME OF DESIGN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 A MINIMUM OF 3 DAYS PRIOR TO EXCAVATING OR WITH CAREFUL EXPLORATORY WORK, AT THE CONTRACTOR'S RISK, PRIOR TO CONSTRUCTION FOR THOSE PRIVATE LINES WHICH ARE NOT ABLE TO BE LOCATED THROUGH THE ONE CALL PROCESS. IT MAY BECOME NECESSARY TO ADJUST THE PROPOSED UTILITY LOCATION IN THE FIELD TO RESOLVE ANY UTILITY CROSSING CONFLICTS WHICH MAY OCCUR. RGS ASSOCIATES SHALL BE NOTIFIED IMMEDIATELY IF ANY SUCH CONFLICTS ARE ENCOUNTERED.
4. ALL UTILITY ELEVATIONS ARE AT THE INVERT UNLESS OTHERWISE NOTED.

WETLAND NOTES

1. IN JULY OF 2024 A PRELIMINARY WETLANDS INVESTIGATION TO DETERMINE THE EXTENT OF WETLANDS PRESENT ON THE SITE WAS CONDUCTED BY VORTEX ENVIRONMENTAL, INC. AT SUCH TIME, NO WETLANDS WERE REPORTED ON THE SITE AS THE SOILS, VEGETATION, AND HYDROLOGY OF SAMPLE SITES DID NOT MEET THE CRITERIA FOR WETLAND DETERMINATIONS.

EROSION AND SEDIMENT CONTROL NOTES

1. THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN. THESE MEASURES SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR CONSTRUCTION, PER THE SEQUENCE OF CONSTRUCTION OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLANS.
2. SOIL TYPES PRESENT ON THE SITE, PER THE SOIL SURVEY OF LEBANON COUNTY, PENNSYLVANIA ARE AS FOLLOWS:

SYMBOL	NAME	SLOPE	HYDRO GROUP
BeB	BEDINGTON SHALY SILT LOAM	3-8%	B
CmB	COMLY SILT LOAM	3-8%	C
KnB	KLINESVILLE SHALY SILT LOAM	3-8%	D

PADOT/STREET NOTES

1. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE STREET OR DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND THE PLANNING COMMISSION'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES AND LINE OF SIGHT EASEMENTS SHALL PROVIDE THAT NO STRUCTURE, PLANTINGS, OR GRADING SHALL BE ERECTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WILL OBSCURE THE VISION OF MOTORISTS.
3. DESIGN AND PLACEMENT OF TRAFFIC SIGNS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN PADOT PUBLICATION 236, HANDBOOK OF APPROVED SIGNS, AND PADOT PUBLICATION 201, ENGINEERING AND TRAFFIC STUDIES.

MUNICIPAL SPECIFIC NOTES

1. LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 21-524, OF THE NORTH LEBANON TOWNSHIP MUNICIPAL CODE, SECTION 601.10 AND SECTION 502.13 OF THE NORTH LEBANON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND SECTION 27-1409 OF THE NORTH LEBANON TOWNSHIP ZONING ORDINANCE.
2. WHEN REQUIRED BY THE TOWNSHIP, ALL STREETLIGHTS WILL BE INSTALLED BY MET-ED (FIRST ENERGY) WITH THE DEVELOPER PAYING FOR ALL THE MATERIAL AND LABOR COST. THE DEVELOPER MUST USE THE COLONIAL STYLE POST TOP AND POLE OFFERED BY MET-ED (FIRST ENERGY). MET-ED (FIRST ENERGY) STILL OWNS AND MAINTAINS THE SYSTEM. A MINIMUM NINETY-WATT LED LIGHT IS REQUIRED. THE LIGHTS SHALL BE SHOWN ON THE SUBDIVISION PLAN AT INTERVALS OF NOT MORE THAN 200 FEET AND ARE SUBJECT TO APPROVAL BY MET-ED (FIRST ENERGY) AND THE TOWNSHIP. A SEPARATE SHEET SHALL REFLECT THE PROPOSED STREETLIGHT LAYOUT WITH DISTANCES BETWEEN LIGHTS SHOWN AND LOT WIDTHS AT CURB TO DETERMINE FUTURE STREETLIGHT ASSESSMENT COSTS.
3. IT IS MET-ED'S POLICY TO ENERGIZE THE LIGHTS UPON INSTALLATION IN NORTH LEBANON TOWNSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS, INCLUDING ENERGY COSTS, UNTIL SUCH TIME AS THE STREET IS DEDICATED AND ACCEPTED BY THE TOWNSHIP. STREETLIGHT ASSESSMENT IS BASED ON FRONT FOOT ASSESSMENT.
4. THE DEVELOPER IS REQUIRED TO PROVIDE A LOCKING MECHANISM AT THE BOX THAT HOUSES THE SWITCH FOR THE STREETLIGHT(S). THE LOCKING MECHANISM MUST BE APPROVED BY THE ROADMASTER OF NORTH LEBANON TOWNSHIP PRIOR TO INSTALLATION.
5. THE MUNICIPALITY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE, AND NO ALTERATION TO SWALES, OR BASINS, OR PLACEMENT OF STRUCTURES SHALL BE PERMITTED WITHIN EASEMENTS.
6. THE TYPICAL STREET CROSS-SECTION IS IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE.
7. IF IT IS NECESSARY TO PLACE OR STORE CONSTRUCTION MATERIAL, EQUIPMENT, DUMPSTERS, ETC. IN THE STREET, THIS OBSTACLE MUST BE CLEARLY MARKED WITH WORKING BLINKING BARRICADE(S). IF THE CONTRACTOR FAILS TO DO SO, THERE WILL BE A SEPARATE PENALTY ESTABLISHED BY THE BOARD OF SUPERVISORS. THE BOARD OF SUPERVISORS SHALL BE ABLE TO HAVE THE AREA PROPERLY MARKED AND BARRICADED AND TO HAVE THE COSTS AND PENALTY PAID FROM THE FINANCIAL SECURITY POSTED WITH THE TOWNSHIP.
8. THE DEVELOPER SHALL MAINTAIN UNDEDICATED STREETS.
9. STORMWATER INLETS OR DRAINAGE PIPES WHICH BECOME FILLED WITH MUD OR DEBRIS FROM CONSTRUCTION ACTIVITIES SHALL BE CLEANED BY THE RESPONSIBLE CONTRACTOR, DEVELOPER, OR LANDOWNER.
10. CONSTRUCTION OF SEWER LATERALS SHALL COMPLY WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF NLTMA. DO NOT BACKFILL SEWER LATERAL TRENCH UNTIL INSPECTED BY AN AUTHORIZED NLTMA REPRESENTATIVE.
11. CONSTRUCTION OF WATER LATERALS SHALL COMPLY WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF THE CITY OF LEBANON AUTHORITY.
12. IN ACCORDANCE WITH NORTH LEBANON TOWNSHIP ORDINANCE NO. 2-2010 (AS AMENDED), ALL MULTI-FAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL BUILDINGS ARE REQUIRED TO HAVE A RAPID ENTRY SYSTEM (KNOX LOCK BOX) INSTALLED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMITS.
13. WHERE EXISTING TOWNSHIP RIGHTS-OF-WAY ARE PROPOSED TO BE EXCAVATED FOR THE CONNECTION TO PUBLIC UTILITIES OR OTHER CONSTRUCTION RELATED TO THIS PLAN, A STREET OCCUPANCY PERMIT IS REQUIRED FROM NORTH LEBANON TOWNSHIP. FINANCIAL SECURITY TO GUARANTEE PROPER STREET RESTORATION SHALL BE INCLUDED AS A LINE ITEM WITH OTHER FINANCIAL SECURITY REQUIRED FOR THE PROJECT.
14. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
15. ALL STORMWATER 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.
16. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO NORTH LEBANON TOWNSHIP, AS REQUIRED BY NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION, OR STORMWATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN AND IN ACCORDANCE WITH NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
17. 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.
18. RUNOFF FROM THE LOT IMPROVEMENTS SHALL BE DIRECTED TO THE STORMWATER MANAGEMENT FACILITIES. STORMWATER RUNOFF FROM EXISTING NATURAL SWALES AND/OR OTHER EXISTING DRAINAGE CONVEYORS SHALL NOT BE DIRECTED TOWARDS OR INTERCEPTED BY THE STORMWATER MANAGEMENT FACILITIES.
19. 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.
20. 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.
21. CONTRACTORS AND PROPERTY OWNERS SHALL NOT STORE CONSTRUCTION MATERIALS OR LOCATE TRASH RECEPTACLES (I.E. DUMPSTERS) ON THE PAVED CARTWAY OF STREETS.
22. ALL MUD FROM CONSTRUCTION ACTIVITIES THAT IS TRACKED ONTO STREETS SHALL BE CLEANED BY THE RESPONSIBLE CONTRACTOR OR PROPERTY OWNER AT THE END OF EACH WORKDAY.

UTILITY LIST

COMPANY: COMCAST CABLE LEBANON
C/O USIC LOCATING SERVICES INC
ADDRESS: 13085 HAMILTON CROSSING BLVD STE 200
CARMEL, IN. 46032
CONTACT: USIC OFFICE PERSONNEL
800-811-7981

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

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 40 S MERCER ST
NEW CASTLE, PA. 16101
CONTACT: TRICIA JACOBS
TRICIA.L.JACOBS@VERIZON.COM
724-656-5224

COMPANY: WINDSTREAM
ADDRESS: 1450 CENTER POINT RD
HIAWATHA, IA. 52233
CONTACT: LOCATE DESK PERSONNEL
LOCATE.DESK@WINDSTREAM.COM
800-289-1901

COMPANY: NORTH LEBANON TOWNSHIP
ADDRESS: 725 KIMMERLINGS ROAD
LEBANON, PA. 17046
CONTACT: OFFICE PERSONNEL
717-273-7132

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT: GEOFFREY FERGUSON
GFERGUSON@UGI.COM
610-807-3118

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

COMPANY: FIRSTENERGY CORPORATION
ADDRESS: 21 S MAIN ST
AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
MADAMS@FIRSTENERGYCORP.COM
330-604-4073

GEOTECHNICAL NOTES

A. GENERAL RECOMMENDATIONS

1. IF REDOXIMORPHIC FEATURES (SOIL MOTTLING AND COLORATION PATTERNS FORMED BY THE REDUCTION OF IRON AND/OR MANGANESE FROM SATURATED CONDITIONS IN THE SOIL) ARE ENCOUNTERED:
   - 1.1. A QUALIFIED PROFESSIONAL SHOULD DETERMINE IF THE FEATURES OBSERVED ARE ASSOCIATED WITH A HISTORIC CONDITION (ASSOCIATED WITH FILL, PREVIOUS SITE CONDITION, OR NATURAL COLORATION) OR ARE ASSOCIATED WITH CONDITIONS THAT COULD PRESENTLY OCCUR (SEASONAL VARIATIONS IN THE WATER TABLE).
   - 1.2. EVALUATE THE ELEVATION OF THE FEATURES RELATIVE TO THE PROPOSED DESIGN ELEVATION OF THE SWM FEATURE AND DETERMINE IF THE SIZE AND ELEVATION OF THE SWM FEATURE CAN BE ADJUSTED TO ALLEVIATE THE CONFLICT.
   - 1.3. RETAIN ECS AND CIVIL ENGINEER TO EVALUATE ALTERNATE DESIGN CONCEPTS. ALTERNATE DESIGNS PROPOSED BY THE PROFESSIONAL SHOULD BE SEALED AND SUBMITTED TO THE TOWNSHIP FOR APPROVAL.

2. IF THE FIELD VERIFIED INFILTRATION RATES ARE EXCESSIVELY HIGH (GREATER THAN 6 INCHES PER HOUR) AND CATION EXCHANGE CAPACITY IS KNOWN:
   - 2.1. DETERMINE THE EXTENT OF THE MATERIALS EXHIBITING THE HIGH INFILTRATION RATES THROUGH A COMBINATION OF VISUAL-MANUAL CLASSIFICATION, HAND PROBING, DENSITY TESTING, OR OTHER SUITABLE METHODS AS DETERMINED BY ECS.
   - 2.2. OVEREXCAVATE THE MATERIALS TO THE DEPTH WHERE THE MATERIAL TYPE CHANGES OR A MAXIMUM DEPTH OF 2 FEET, WHICHEVER IS ENCOUNTERED FIRST.
   - 2.3. IF EXCESSIVE RATES ARE ASSOCIATED WITH WEATHERED OR BROKEN ROCK, THE ROCK SURFACE SHOULD BE EXAMINED BY ECS, PRIOR TO REPLACEMENT OF SUITABLE MATERIAL.
   - 2.4. REPLACE THE EXCAVATED MATERIAL WITH FINER GRAINED MATERIALS APPROVED BY ECS. SUITABLE SOIL MIXTURES CAN CONSIST OF A BLEND OF ON-SITE AND/OR OFF-SITE MATERIALS AVAILABLE TO THE CONTRACTOR GENERALLY CONFORMING TO THE TABLE BELOW, WITH FIELD INFILTRATION RATES POST PLACEMENT DETERMINED AND APPROVED BY ECS.
   - 2.5. MATERIALS SHOULD BE LIGHTLY TRACKED INTO PLACE IN NON-STRUCTURAL AREAS.
   - 2.6. IF MATERIAL REPLACEMENT IS REQUIRED IN STRUCTURAL AREAS (EX: BELOW-GRADE SWM FACILITIES IN PAVED AREAS), MATERIAL PLACEMENT SPECIFICATIONS, INCLUDING MATERIALS TYPE, MIX RATIO, COMPACTIVE EFFORT AND REQUIRED DENSITY SHOULD BE DETERMINED BY ECS. TECHNICAL RECOMMENDATIONS SHOULD BE SEALED BY ECS AND SUBMITTED TO THE TOWNSHIP FOR APPROVAL.

3. IF THE FIELD VERIFIED INFILTRATION RATES ARE EXCESSIVELY LOW (LESS THAN 0.1 IN/HR):
   - 3.1. DETERMINE THE EXTENT OF THE MATERIALS EXHIBITING THE LOW INFILTRATION RATES THROUGH A COMBINATION OF VISUAL-MANUAL CLASSIFICATION, HAND PROBING, DENSITY TESTING, OR OTHER SUITABLE METHODS AS DETERMINED BY THE ECS.
   - 3.2. OVEREXCAVATE THE MATERIALS TO THE DEPTH WHERE THE MATERIAL TYPE CHANGES OR A MAXIMUM DEPTH OF 2 FEET, WHICHEVER IS ENCOUNTERED FIRST.
   - 3.3. IF BEDROCK IS ENCOUNTERED, THE ROCK SHOULD BE REMOVED TO A MINIMUM DEPTH OF 2 FEET BELOW THE BOTTOM OF BASIN AND SHOULD BE EXAMINED BY ECS, PRIOR TO REPLACEMENT OF SUITABLE MATERIAL.
   - 3.4. REPLACE THE EXCAVATED MATERIAL WITH MORE COARSELY GRAINED MATERIALS APPROVED BY ECS. SUITABLE SOIL MIXTURES CAN CONSIST OF A BLEND OF ON-SITE AND/OR OFF-SITE MATERIALS AVAILABLE TO THE CONTRACTOR, AND SUBJECT TO TESTING AND APPROVAL OF ECS.
   - 3.5. SUITABLE SOIL MIXTURES MAY CONSIST OF MATERIALS BLENDED BY VOLUME RATIOS AS DETERMINED BY ECS.
   - 3.6. MATERIALS SHOULD BE LIGHTLY TRACKED INTO PLACE IN NON-STRUCTURAL AREAS.

4. CONSTRUCTION RECOMMENDATIONS

IT IS RECOMMENDED THAT VERIFICATION OF THE SUBGRADE CONDITIONS AT THE TIME OF CONSTRUCTION BE CONDUCTED BY AN AUTHORIZED ECS REPRESENTATIVE.

DURING EXCAVATION OF THE BASIN, THE MATERIALS AT THE BOTTOM OF BASIN SHOULD BE VERIFIED TO BE CONSISTENT WITH THOSE ENCOUNTERED IN THE EXPLORATION. PROPER PERFORMANCE OF INFILTRATION FACILITIES WILL BE INFLUENCED BY THE VARIABILITY IN THE SUBSURFACE. IT WILL BE IMPORTANT THAT CONSTRUCTION EQUIPMENT DOES NOT TRAFFIC ON THE MATERIALS AT THE INFILTRATION BED ELEVATION, AND THAT HAND PROBING ON AN APPROXIMATELY 25 FOOT GRID OR ISOLATED TEST PITS BE PROVIDED TO EVALUATE PROPER OFFSET DISTANCES FROM BEDROCK LIMITING ZONES.

WE RECOMMEND SWM FACILITIES BE LOCATED A MINIMUM OF 25 FEET FROM ADJACENT BUILDINGS, TAKEN FROM EDGE OF SWM FACILITY TO OUTSIDE OF FOOTING. THE ALLOWABLE BUFFER DISTANCE IS HIGHLY DEPENDENT ON SITE CONSTRAINTS INCLUDING BUT NOT LIMITED TO, FOUNDATION TYPE, SUBGRADE SOILS, GEOLOGY, STRUCTURAL LOADING, FOUNDATION BEARING ELEVATION, INVERT ELEVATION, AND GROUNDWATER. IF SITE CONSTRAINTS PROHIBIT THIS RECOMMENDATION, THE FACILITY MAY BE LOCATED CLOSER TO A BUILDING SUBJECT TO THE REVIEW AND APPROVAL OF ECS. IT IS IMPORTANT TO NOTE THAT THE CLOSE PROXIMITY OF BUILDINGS WILL GENERALLY NOT NEGATIVELY IMPACT THE FUNCTIONALITY OF THE STORMWATER FACILITIES, BUT WATER INFILTRATION AND A REDUCED BUFFER MAY NEGATIVELY AFFECT THE BEARING CAPACITY OF ADJACENT BUILDINGS.

B. LIMITING ZONE REMEDIATION NOTES

1. THE CONTRACTOR SHALL PROBE THE VIRGIN SOIL BENEATH THE EXCAVATED BOTTOM OF EACH OF THE SUB-SURFACE STORMWATER MANAGEMENT FACILITIES TO VERIFY THAT A MINIMUM OF 24 INCHES IS PROVIDED TO THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
2. IF A DEPTH OF 24 INCHES TO THE EXISTING BEDROCK IS NOT NATURALLY POSSIBLE, THE CONTRACTOR SHALL REMEDIATE THE MANTLE BELOW THE FACILITY IN ACCORDANCE WITH THE FOLLOW PROCEDURE:
   a. UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER, THE CONTRACTOR SHALL OVER EXCAVATE THE BOTTOM OF THE FACILITY AN ADDITIONAL 24 INCHES.
   b. THE CONTRACTOR SHALL REMOVE ANY BEDROCK ENCOUNTERED WITHIN THE 24 INCHES.
   c. UNDER THE SUPERVISION AND DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER, THE CONTRACTOR SHALL CONSTRUCT A SOIL MANTLE BETWEEN THE REMAINING BEDROCK AND THE BOTTOM OF THE PROPOSED SUB-SURFACE STORMWATER MANAGEMENT FACILITY TO A DEPTH OF 24 INCHES.
3. THE COMPOSITION, COMPACTION AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEO-TECHNICAL ENGINEER.

GRADING NOTES

1. THE FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THE PLAN REPRESENT THE ELEVATION OF THE FIRST FLOOR INSIDE THE BUILDING.
2. THE CONTRACTOR AND/OR BUILDER SHALL CONFIRM ALL ELEVATION RELATIONSHIPS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE SUBMITTED TO RGS ASSOCIATES IMMEDIATELY.
3. ALL FINISHED FLOOR ELEVATIONS MUST BE SET A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION OF ANY ADJACENT STORMWATER FACILITY.

PRIOR PLANS OF RECORD/REFERENCE PLANS

HEILMANDALE ROAD SANITARY SEWER PROJECT FOR NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY
PREPARED BY MATTHEW & HOCKLEY ASSOCIATES, LTD.
DATED OCTOBER 4, 1991

SANITARY SEWER PLAN FOR LONG LANE FOR NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY
PREPARED BY STECKBECK ENGINEERING ASSOCIATES
DATED MAY 3, 2001

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR LEBANON (72) DPP X, LLC. AND J.C. ASSOCIATES
RECORDED AS PLAN BOOK 81, PAGE 186
PREPARED BY STECKBECK ENGINEERING ASSOCIATES
REVISED MARCH 13, 2015

WATE RLINE DRAWINGS (MAPS NL-137 & NL-137A)
PROVIDED BY CITY OF LEBANON AUTHORITY

PENNDOT HIGHWAY PLAN, COMMONWEALTH OF PENNSYLVANIA. DEPARTMENT OF TRANSPORTATION, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY, FOR STATE ROUTE 0072, SECTION 639 R/W STA. 146+50.00 TO STA. 166+00.00
RECORDED IN LEBANON COUNTY, PA IN FILE 7, SECTION A-5
DATE RECORDED SEPTEMBER 12, 1989

MUNICIPAL INSPECTION SCHEDULE

NOTE: THE DEVELOPER SHALL PROVIDE AT LEAST TWENTY-FOUR (24) HOURS' NOTICE PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS THAT ARE SUBJECT TO INSPECTION. ALL INSPECTIONS OF COMPLETED ITEMS SHALL BE REQUESTED, IN WRITING, AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INSPECTION TIME AND DATE.

SITE CONSTRUCTION INSPECTION LIST:

1. PRE-CONSTRUCTION MEETING PRIOR TO THE START OF EARTH-MOVING ACTIVITIES.
2. UPON COMPLETION OF PRELIMINARY SITE PREPARATION, INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL AND CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES.
3. UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS.
4. DURING THE CONSTRUCTION OF PERMANENT STORMWATER MANAGEMENT AND BMP FACILITIES.
5. UPON THE FINAL COMPLETION OF PERMANENT STORMWATER MANAGEMENT AND BMP FACILITIES, INCLUDING THE ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
6. AFTER REVIEW OF THE AS-BUILT DRAWINGS, REQUIRED BY THIS ARTICLE, BUT PRIOR TO FINAL RELEASE OF THE FINANCIAL SECURITY FOR COMPLETION OF FINAL GRADING, VEGETATIVE CONTROLS REQUIRED BY THE BMP STANDARDS, OR OTHER SITE RESTORATION WORK.

NOT FOR BID / NOT FOR CONSTRUCTION

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA (LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

GENERAL NOTES

RGS ASSOCIATES
Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-2 OF 38

NORTH

ORANGE LANE (T-469)

(A) - AGRICULTURAL
(C2A) - GENERAL COMMERCIAL
(H2) - HIGH DENSITY RESIDENTIAL

LONG LANE (T-465)

STATE ROUTE 72 NORTH (SR-0072)

CLOVERFIELD DRIVE (T-548)

EBENEZER ROAD (SR-0072)

ROSSI ROAD

Michael B. Kline
Deed Book 2325, Page 2271
Map Number 27-2326527-378250-0000
Plan Book 40, Page 142
1745 State Route 72 North

Gary R. & Lillian W.C. Helsey
Deed Book 2042, Page 4132
Map Number 27-2328765-378195-0000
1740 State Route 72 North

Kurt A. Kelley
Deed Book 2264, Page 4251
Map Number 27-2326333-378146-0000
1504 Orange Lane

Hellmandale Road Owner, LLC
Deed Book 2290, Page 8627
Map Number 27-2325148-379540-0000
1504 Orange Lane

Colton Minnick
Deed Book 2315, Page 537
Map Number 27-2326249-377927-0000
1512 Orange Lane

Linda L. Walford
Deed Book 264, Page 487
Map Number 27-2326376-377912-0000
1508 Orange Lane

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Daniel J. & Stephanie M. Atkins
Deed Book 2291, Page 999
Map Number 27-2324651-377251-0000
2457 Long Lane

Jonestown Bank and Trust Company of Jonestown, Pennsylvania
Deed Book 159, Page 249
Map Number 27-2326623-377860-0000
1725 State Route 72 North

AREA = 11.768 Acres (+/-)
AREA = 12.166 Acres (P/L)

KDA Properties Lebanon LLC
Deed Book 2270, Page 3439
Map Number 27-2326935-378(illegible)-0000
1730 State Route 72 North

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

Lebanon (72) DPP XI LLC
Deed Book 2240, Page 2728
Map Number 27-2327407-377429-0000
State Route 72 North

Laemil's Petroleum Inc.
Deed Book 260, Page 318
Map Number 27-2327268-377396-0000
1700 State Route 72 North

New Covenant Christian School
Deed Book 2332, Page 7159
Map Number 27-2327849-376867-0000
452 Ebenezer Road

Robert D. & Eva J. Yancey
Deed Book 210, Page 124
Map Number 27-2327572-376342-0000
435 Ebenezer Road

Toby A. & Kimberly A. Gettler
Deed Book 2072, Page 5479
Map Number 27-2326884-377092-0000
2406 Long Lane

William F. Metz
Deed Book 2243, Page 5813
Map Number 27-2327018-377107-0000
2404 Long Lane

Dale Derr
Deed 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2326501-377038-0000

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

Ex. Legal Right-of-Way Line
Ex. Centerline of Tower Line
Ex. FirstEnergy (formerly MetEd) Right-of-Way Line
Ex. Edge of Paving
Ex. Double Yellow Line
Ex. Single White Line
Ex. Bituminous
Ex. Curb
Ex. End Curb
Ex. Concrete
Ex. Pavement Cut
Ex. Roof
Ex. Building
Ex. Dwelling
Ex. Shed
Ex. Garage
Ex. Gazebo
Ex. Deck
Ex. Overhead Utility Line
Ex. Utility Pole
Ex. Guy Wire
Ex. Inlet
Ex. Manhole
Ex. Storm Sewer
Ex. Sanitary Sewer
Ex. Water Line
Ex. Gas Line
Ex. Fence
Ex. Tree Line
Ex. Woods Line
Ex. Contour
Ex. Spot Elevation
Ex. Rebar (Found)
Ex. Pipe (Found)
Ex. Concrete Monument (Found)
Ex. Iron Pin (Found)
Ex. Mailbox
Ex. Sign
Ex. Flood Light
Ex. Hydrant
Ex. Water Valve
Ex. Gas Valve
Ex. Gas Meter
Ex. Air Conditioning Unit
Ex. Basketball Hoop
Ex. Flag Pole
Ex. Light Pole
Ex. Utility Box
Ex. Telephone Pedestal
Ex. Cable TV Box
Ex. Electric Box
Ex. Electric Meter
Ex. Telephone Riser
Ex. Cable TV Riser
Ex. Electric Riser
Ex. Mail Box
Ex. Bollard
Ex. Post
Ex. Tree
Ex. Shrub
Ex. Bush
Ex. Hedge
Ex. Stump
Ex. Rock Outcrop
Ex. Boulder
Ex. Wetland
Ex. Wetland Buffer
Ex. Stream
Ex. Pond
Ex. Floodplain
Ex. Floodway
Ex. Drainage Flow
Ex. Swale
Ex. Culvert
Ex. Headwall
Ex. Endwall
Ex. Rip-Rap
Ex. Basin
Ex. Detention Basin
Ex. Infiltration Basin
Ex. Retention Basin
Ex. Underdrain
Ex. Cleanout
Ex. Yard Drain
Ex. Roof Drain
Ex. Downspout
Ex. Footer Drain
Ex. Sump Pump
Ex. Septic Tank
Ex. Septic Field
Ex. Septic Manhole
Ex. Septic Cleanout
Ex. Septic Riser
Ex. Septic Vent
Ex. Septic Inlet
Ex. Septic Outlet
Ex. Septic Tank Lid
Ex. Septic Field Lid
Ex. Septic Manhole Lid
Ex. Septic Cleanout Lid
Ex. Septic Riser Lid
Ex. Septic Vent Lid
Ex. Septic Inlet Lid
Ex. Septic Outlet Lid
Ex. Septic Tank Lid
Ex. Septic Field Lid
Ex. Septic Manhole Lid
Ex. Septic Cleanout Lid
Ex. Septic Riser Lid
Ex. Septic Vent Lid
Ex. Septic Inlet Lid
Ex. Septic Outlet Lid

S76°53'12"E (174.18')
210.5'
S37°13'02"E (36.37')
S58°39'38"W 26.05'
1403.82'
(274.91')
S28°05'26"E 382.23'
S81°20'22"E 628.04'
S81°52'50"W 125.59'
S4°32'22"E 26.27'
S85°14'33"W 183.16'
S84°40'33"W 324.41'
S84°05'53"W 147.27'
R=270.70'
L=68.21'
Tan=34.29'
h=14°26'14"
Ch=S76°52'45"W 68.03'
N10°06'56"E (189.53')
(412.85')
(24.70')

BENCHMARK #1
NAIL SET
ELEVATION= 578.87
NAVD 1988 DATUM

BENCHMARK #2
NAIL SET
ELEVATION= 586.01
NAVD 1988 DATUM

NOT FOR BID / NOT FOR CONSTRUCTION

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/23/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT:
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

SCALE: 1" = 60'
0' 60' 120'

SHEETZ - LEBANON, PA
(LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

OVERALL EXISTING CONDITIONS

Land Planning
Landscape Architecture
Civil Engineering

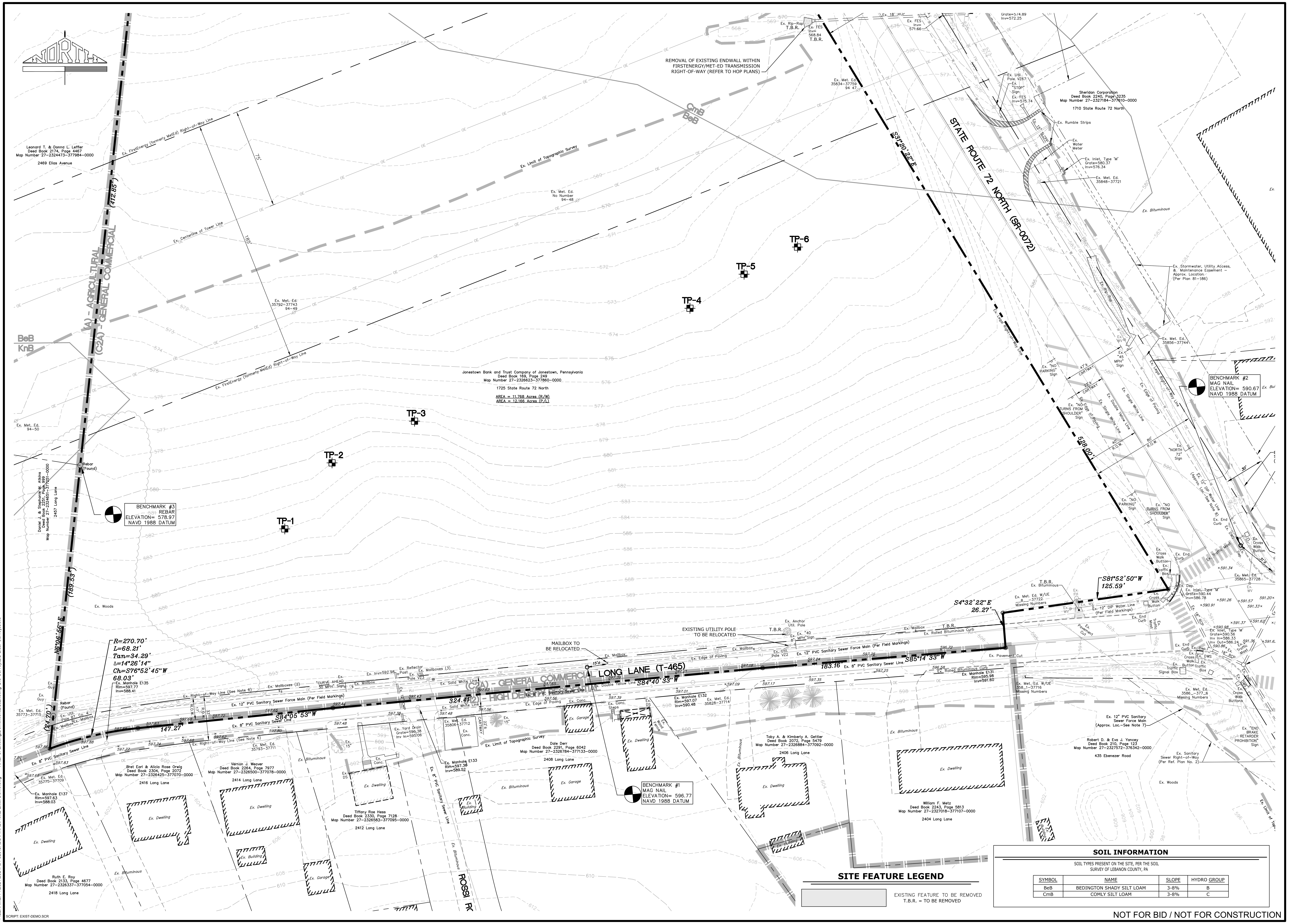
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-3 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:40PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Overall-Exist.dwg
XREFS: Existing,Demolition,EG:Existing,GIS-Survey,EG-Lidar-Survey
SCRIPT: PCSM-BMP.SCR



SITE FEATURE LEGEND

EXISTING FEATURE TO BE REMOVED
T.B.R. = TO BE REMOVED

SOIL INFORMATION

SOIL TYPES PRESENT ON THE SITE, PER THE SOIL
SURVEY OF LEBANON COUNTY, PA

SYMBOL	NAME	SLOPE	HYDRO GROUP
BeB	BEDINGTON SHADY SILT LOAM	3-8%	B
CmB	COMLY SILT LOAM	3-8%	C

NOT FOR BID / NOT FOR CONSTRUCTION

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

0' 30' 60'
1" = 30'

SHEETZ - LEBANON, PA
(LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP
LEBANON COUNTY, PA

EXISTING CONDITONS-DEMOLITION PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
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Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-4 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:40PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Exist-Demo.dwg
XREFS: Existing;Demolition;EG;Existing-GIS-Survey;EG-Lidar-Survey;Soils
SCRIPT: EXIST-DEMO.SCR

NORTH

ORANGE LANE (T-469)

Michael B. Kline
Deed Book 2325, Page 2271
Map Number 27-2326527-378250-0000
Plan Book 40, Page 142
1745 State Route 72 North

Gary R. & Lillian W.C. Helsey
Deed Book 2042, Page 4132
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Kurt A. Kelley
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Deed Book 2315, Page 537
Map Number 27-2326249-377927-0000
1512 Orange Lane

Linda L. Wolford
Deed Book 264, Page 487
Map Number 27-2326376-377912-0000
1508 Orange Lane

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

KDA Properties Lebanon LLC
Deed Book 2270, Page 3439
Map Number 27-2326935-378060-0000
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Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

Lebanon (72) DPP XI LLC
Deed Book 2240, Page 2728
Map Number 27-2327407-377428-0000
State Route 72 North

Leemill's Petroleum Inc.
Deed Book 260, Page 318
Map Number 27-2327268-377396-0000
1700 State Route 72 North

Daniel J. & Stephanie M. Atkins
Deed Book 2251, Page 999
Map Number 27-2324651-377251-0000
2457 Long Lane

Bret Earl & Alicia Rose Orwig
Deed Book 2304, Page 2073
Map Number 27-2326425-377070-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2326500-377078-0000
2414 Long Lane

Tiffony Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Toby A. & Kimberly A. Gettler
Deed Book 2072, Page 5479
Map Number 27-2326884-377092-0000
2406 Long Lane

William F. Metz
Deed Book 2243, Page 5813
Map Number 27-2327018-377107-0000
2404 Long Lane

Robert D. & Eva J. Yancey
Deed Book 210, Page 123
Map Number 27-2327572-376342-0000
435 Ebenezer Road

New Covenant Christian School
Deed Book 2332, Page 7159
Map Number 27-2327849-376867-0000
452 Ebenezer Road

RESIDUAL LANDS OF JONESTOWN BANK AND TRUST CO.
GROSS ACREAGE: 6.80 AC.
NET ACREAGE: 6.70 AC.

PROPOSED LOT 1 (2409 LONG LANE)
GROSS ACREAGE: 5.36 AC.
NET ACREAGE: 4.93 AC.

S76°53'42"E 151.06'
Rebar (Found)
210.55'
S21°13'07"E
Ex. Large Right-of-Way Line
50'
Ex. Large Right-of-Way Line
153.66'
S58°39'38"W 26.05'
S29°05'26"E
N6°06'56"E
Rebar (Found, Bent)
N6°07'52"E 50.77'
Rebar (Found)
274.91'
N6°06'44"E
Rebar (Found)
991.80'
392.29'
S21°20'21"E 116.02'
646.50'
S31°40'02"E
STATE ROUTE 72 NORTH (SR-0072)
Ex. Large Right-of-Way Line
Ex. Large Right-of-Way Line
40' R.O.W.
80' R.O.W.
40'
40'
80'
411.98'
S81°52'50"W
125.59'
S4°32'22"E 26.27'
CLOVERFIELD DRIVE (T-548)
LONG LANE (T-465)
S85°27'38"W 153.35'
S84°29'50"W
PROPOSED RIGHT-OF-WAY
340.41'
Ex. Right-of-Way Line (See Note 6)
S84°40'33"W 183.16'
S85°14'33"W
S84°05'53"W 324.41'
Ex. Right-of-Way Line (See Note 6)
147.27'
50' R.O.W.
EBENEZER ROAD (SR-0072)
Ex. Large Right-of-Way Line
ROSSI ROAD
R=5972.75'
L=100.42'
T=50.21'
△=0°57'48"
CB=N84°58'44"E
C=100.42'
R=376.90'
L=47.35'
T=23.71'
△=7°11'53"
CB=N76°15'43"E
C=47.32'
R=270.70'
L=68.21'
Tan=34.29'
Δ=14°26'14"
Ch=S76°52'45"W
68.03'
R=943.60'
L=76.35'
T=38.20'
△=4°38'10"
CB=N82°10'45"E
C=76.33'
N6°05'56"E 187.20'
Rebar (Found)
N68°25'24"E 21.04'
Rebar (Found)
(A) - AGRICULTURAL
(C2A) - GENERAL COMMERCIAL
(R2) - HIGH DENSITY RESIDENTIAL
Ex. FirstEnergy (formerly MetEd) Right-of-Way Line
Ex. FirstEnergy (formerly MetEd) Right-of-Way Line
(A) - AGRICULTURAL
(R2) - HIGH DENSITY RESIDENTIAL

NOT FOR BID / NOT FOR CONSTRUCTION

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
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1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

0' 60' 120'
1" = 60'

SHEETZ - LEBANON, PA
(LONG LANE)
MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP
LEBANON COUNTY, PA

SUBDIVISION & OVERALL SITE PLAN

Land Planning
Landscape Architecture
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53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
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Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-5 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:40PM
FILENAME: P:\2024\2024A84-020\CAD\FINAL\Plot2-Overall-Site.dwg
XREFS: Layout-HOP, Layout,Existing,Existing-GIS-Survey,Demolition
SCRIPT: OVERALL-SITE.SCR

CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-1	78.98'	N5°30'10"W	ACCESS DRIVE - LONG LANE
CL-2	103.17'	N15°30'15"W	ACCESS DRIVE - LONG LANE
CL-3	75.00'	N67°32'14"E	ACCESS DRIVE - LONG LANE
CL-4	38.96'	S58°39'38"W	ACCESS DRIVE - ROUTE 72
CL-5	91.31'	S67°32'14"W	ACCESS DRIVE - ROUTE 72

CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-1	75.00'	13.09'	6.56'	N10°30'12"W	13.08'	10°00'05"	ACCESS DRIVE - LONG LANE
CLC-2	40.00'	57.97'	35.41'	N26°01'00"E	53.03'	83°02'29"	ACCESS DRIVE - LONG LANE
CLC-3	150.00'	23.24'	11.64'	S63°05'56"W	23.22'	8°52'36"	ACCESS DRIVE - ROUTE 72

FOR THE DESIGN AND CONSTRUCTION OF PROPOSED IMPROVEMENTS ALONG STATE ROUTE 72 NORTH (SR 0072), SEE THE HIGHWAY OCCUPANCY PLANS PREPARED BY: **TPD, INC.**

NORTH

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Ex. FirstEnergy (formerly MetEd) Right-of-Way Line

RESIDUAL LANDS OF JONESTOWN BANK AND TRUST CO.
6.80 ACRES

PROPOSED LOT 1
(2409 LONG LANE)
5.36 ACRES

BMP-001

BMP-002

BMP-003

PROPOSED SHEETZ STORE
6139 SQ. FT.

ACCESS DRIVE (ROUTE 72)

STATE ROUTE 72 NORTH (SR-0072)

ACCESS DRIVE (LONG LANE)

LONG LANE (T-465)

ROSSI RD

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

Daniel J. & Stephanie M. Atkins
Deed Book 2224, Page 3599
Map Number 27-2324615-377981-0000
2457 Long Lane

Bret Eart & Alicia Rose Orwig
Deed Book 2304, Page 2072
Map Number 27-2326425-377070-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2326500-377078-0000
2414 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
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Toby A. & Kimberly A. Gettler
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Robert D. & Eva J. Yancey
Deed Book 210, Page 123
Map Number 27-2327572-376342-0000
435 Ebenezer Road

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

Ex. Met. Ed. 35834-37759 94 47
Ex. Met. Ed. No Number 94-48
Ex. Met. Ed. 35792-37743 94-49
Ex. Met. Ed. 94-50
Ex. Met. Ed. 35773-37715
Ex. Met. Ed. 35775-37709
Ex. Met. Ed. 35793-37711
Ex. Met. Ed. 35806-37712
Ex. Met. Ed. 35828-37714
Ex. Met. Ed. 35848-37721
Ex. Met. Ed. 35856-37744
Ex. Met. Ed. 35865-37728
Ex. Met. Ed. W/UE 358_1-37716 Missing Numbers
Ex. Met. Ed. W/UE 358_-377_6 Missing Numbers
Ex. Met. Ed. W/UE 35722-37722 Missing Numbers

BENCHMARK #1
MAG NAIL
ELEVATION= 596.77
NAVD 1988 DATUM

BENCHMARK #2
MAG NAIL
ELEVATION= 590.67
NAVD 1988 DATUM

BENCHMARK #3
REBAR
ELEVATION= 578.97
NAVD 1988 DATUM

PROPOSED OM1-3 SIGN (SEE HOP PLAN)
PROPOSED FLEXIBLE DELINEATOR (SEE HOP PLAN)
Ex. Util. Pole VZ67
Ex. "STOP" Sign
Ex. Rumble Strips
PROPOSED R3-2 SIGN (SEE HOP PLAN)
VERTICAL CURB TRANSITION (SEE DETAIL)
PROPOSED CONCRETE MONUMENT TO BE SET (TYP.)
PROPOSED R3-7R SIGN (SEE HOP PLAN)
PROPOSED R4-7 & OM1-3 SIGN (SEE HOP PLAN)
VERTICAL AND HORIZONTAL CURB TRANSITION
PROPOSED 6" CURB
PROPOSED R5-1 SIGN (SEE HOP PLAN)
PROPOSED R1-1 & R3-2 SIGN (SEE HOP PLAN)
PROPOSED DRIVE-THRU ORDER LANE
PROPOSED WALL WITH FENCE
PROPOSED GUIDERAIL
PROPOSED "NO TRUCKS OR BUSES" SIGN
AUTOMATIC DOOR OPERATOR - POST MOUNTED, REFER TO ELECTRICAL DRAWINGS
FUEL CANOPY
PROPANE LOCKER
BRICK PAVER SIDEWALK (REFER TO ARCHITECTURAL PLANS)
ICE MERCHANDISER
ISLAND TO BE CONCRETE
6'-0"H x 6" DIA. BOLLARD - 1'-4" OFFSET FROM BUILDING
2" CONCRETE SIDEWALK TRANSITION
4"X4" STOREFRONT BUMPER POST (TYP.)
PROPOSED DUMPSTER ENCLOSURE
PROPOSED LOADING / UNLOADING SPACE
10" WIDE x 6" HIGH CONCRETE CURB OFFSET FROM BUILDING
PROPOSED FRONT OF BUILDING
PROPOSED YELLOW STRIPING (TYP.)
OUTDOOR SEATING
ISLAND TO BE CONCRETE
PROPOSED FENCE AND GATE (SEE DETAIL)
TRASH CAN (TYP.)
BOLLARD (TYP.)
AWNING SUPPORT COLUMN (TYP.)
PROPOSED 6" CURB
PROPOSED AIR MACHINES (SEE DETAIL)
PROPOSED FLAG POLE LIGHT (SEE LIGHTING PLAN PREPARED BY RED LEONARD ASSOCIATES, INC.)
PROPOSED 5-FOOT SIDEWALK (SEE DETAIL)
PROPOSED POLE LIGHTS (SEE LIGHTING PLAN PREPARED BY RED LEONARD ASSOCIATES, INC.)
PROPOSED CONCRETE AREA FOR EXISTING FIRE HYDRANT
PROPOSED SHEETZ SIGN
PROPOSED R3-8A (L-SR) SIGN (SEE HOP PLAN)
PROPOSED CONCRETE MONUMENT TO BE SET (TYP.)
PROPOSED STEPS (SEE DETAIL)
PROPOSED HANDRAILS (SEE DETAIL)
PROPOSED 8" CURB
PROPOSED NO PARKING SIGN
PROPOSED R1-1 & R3-2 SIGN (SEE HOP PLAN)
PROPOSED R5-1 SIGN (SEE HOP PLAN)
PROPOSED 8" CURB (SEE HOP PLAN)
PROPOSED R3-8A (L-SR) SIGN (SEE HOP PLAN)
PROPOSED R1-1 & R3-2 SIGN (SEE HOP PLAN)
PROPOSED R3-2 SIGN (SEE HOP PLAN)
PROPOSED TRUCK PREVENTION SIGNAGE (R3-1, R3-2 AND R2-101)
PROPOSED STOP SIGN
PROPOSED CONCRETE MONUMENTS TO BE SET (TYP.)
EXISTING UTILITY POLE TO BE RELOCATED
PROPOSED RIGHT-OF-WAY
PROPOSED WALL
PROPOSED 6" CURB
PROPOSED 6" CURB
PROPOSED AIR MACHINES (SEE DETAIL)
PROPOSED 5-FOOT SIDEWALK (SEE DETAIL)
PROPOSED 8" CURB (SEE HOP PLAN)
PROPOSED R3-2 SIGN (SEE HOP PLAN)
PROPOSED R3-2 SIGN (SEE HOP PLAN)
PROPOSED R3-1 & R3-2 SIGN (SEE HOP PLAN)
PROPOSED CONCRETE MONUMENTS TO BE SET (TYP.)
PROPOSED NO PARKING SIGN
PROPOSED "NO TRUCKS OR BUSES" SIGN
PROPOSED IRON PIN TO BE SET (TYP.)
PROPOSED R3-2 SIGN (SEE HOP PLAN)
PROPOSED R3-2 SIGN (SEE HOP PLAN)
PROPOSED R3-8A (L-SR) SIGN (SEE HOP PLAN)
PROPOSED R3-1 & R3-2 SIGN (SEE HOP PLAN)
PROPOSED CONCRETE MONUMENT TO BE SET (TYP.)
PROPOSED NO PARKING SIGN
PROPOSED 8" CURB (SEE HOP PLAN)
PROPOSED R3-2 SIGN (SEE HOP PLAN)
PROPOSED R3-2 SIGN (SEE HOP PLAN)
PROPOSED R3-1 & R3-2 SIGN (SEE HOP PLAN)

Ex. Bituminous
Ex. Dwelling
Ex. Garage
Ex. Building
Ex. Conc.
Ex. Conc. Steps
Ex. Edge of Paving
Ex. Solid White Line
Ex. Double Yellow Line
Ex. Right-of-Way Line (See Note 6)
Ex. Pavement Cut
Ex. Rolled Bituminous Curb
Ex. Mailbox
Ex. Mailboxes (2)
Ex. Mailboxes (3)
Ex. Reflector Post
Ex. Util. Pole VZ3
Ex. Util. Pole V22
Ex. Anchor
Ex. "40 MPH" Sign
Ex. "45 MPH" Sign
Ex. "NO PARKING" Sign
Ex. "NORTH 72" Sign
Ex. "END BRAKE RETARDER PROHIBITION" Sign
Ex. Rumble Strips
Ex. End Curb
Ex. Inlet
Ex. DWS
Ex. Dep.
TIE IN TO EXISTING CURB
Ex. Walkway Cut
Ex. Utility Pole
Ex. Bituminous Curb
Ex. Edge of Paving
Ex. Bituminous

SAFE SIGHT STOPPING DISTANCES

LOCATION SSSD- #	INTERSECTION	DIRECTION	POSTED SPEED	GRADE (%)	SIGHT DISTANCES (FEET) DES:	SSSD:	EXIST:
1	ACCESS DRIVE AND STATE ROUTE 72	TO THE LEFT	45 MPH	+1%	635'	376'	700'+
		TO THE RIGHT	N/A	N/A	N/A	N/A	N/A
2	ACCESS DRIVE AND LONG LANE - EXITING MOVEMENTS	TO THE LEFT	40 MPH	0%	538'	314'	700'+
		TO THE RIGHT	40 MPH	0%	460'	314'	475'
	ACCESS DRIVE AND LONG LANE - ENTERING MOVEMENTS	APPROACHING SAME DIRECTION	40 MPH	0%	N/A	314'	425'
		APPROACHING OPPOSITE DIRECTION	40 MPH	0%	373'	314'	700'+

DES = PENNDOT DESIRABLE SIGHT DISTANCE
SSSD = PENNDOT SAFE STOPPING SIGHT DISTANCE
EXIST = EXISTING (MEASURED) SIGHT DISTANCE

NOT FOR BID / NOT FOR CONSTRUCTION

NO.	DATE	REVISION
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3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

0' 30' 60'
1" = 30'

SHEETZ - LEBANON, PA
(LONG LANE)
MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: LD-6 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:46PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Layout.dwg
XREFS: Existing\Layout-HOP-Layout\Existing-GIS-Survey-Profiles-Utilities
SCRIPT: LAYOUT.SCR

EASEMENT HATCH LEGEND

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

SEE "DETAIL A" FOR EASEMENTS ALONG STATE ROUTE 72 NORTH (SR-0072)

P.O.B. (TEMPORARY CONSTRUCTION EASEMENT)

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

STATE ROUTE 72 NORTH (SR-0072)

Ex. Stormwater, Utility Access, & Maintenance Easement – Approx. Location (Per Plan 81-186)

Daniel J. & Stephanie M. Atkins
Deed Book 2294, Page 3591
Map Number 27-2324651-378151-0000
2457 Long Lane

Rebar (Found)

S86° 14' 46"E 70.53

P.O.B. (STORM EASEMENT)

R=376.90'
L=47.35'
T=23.71'
Δ=7°11'53"
CB=N76°15'43"E
C=47.32'

R=943.60'
L=76.35'
T=38.20'
Δ=4°38'10"
CB=N82°10'45"E
C=76.33'

PROPOSED RIGHT-OF-WAY

LONG LANE (T-465)

S84°29'50"W 153.35'

S84°40'33"W 324.41'

S84°05'53"W 147.27'

340.41'

S85°27'38"W 125.59'

S85°14'33"W 183.16'

S4°32'22"E 26.27'

S81°52'50"W 417.28'

Ex. Mailbox
Ex. Mailboxes (2)
Ex. Mailboxes (3)
Ex. Mailboxes

Bret Earl & Alicia Rose Orwig
Deed Book 2304, Page 2072
Map Number 27-2326425-377070-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2326500-377078-0000
2414 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Ruth E. Ray
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

Ex. Dwelling
Ex. Garage
Ex. Conc. Steps
Ex. Conc.
Ex. Bui

R=270.70'
L=68.21'
Tan=34.29'
Δ=14°26'14"
Ch=S76°52'45"W
68.03'

20' STORM

24.75'

33.15'

SDE-100 SDE-101 SDE-102 SDE-103 SDE-104 SDE-105 SDE-106 SDE-107 SDE-108 SDE-109 SDE-110 SDE-111 SDE-112 SDE-113 SDE-114 SDE-115 SDE-116 SDE-117 SDE-118 SDE-119 SDE-120 SDE-121 SDE-122 SDE-123 SDE-124 SDE-125 SDE-126 SDE-127 SDE-128 SDE-129 SDE-130 SDE-131 SDE-132 SDE-133 SDE-134 SDE-135 SDE-136 SDE-137 SDE-138 SDE-139 SDE-140 SDE-141 SDE-142 SDE-143 SDE-144 SDE-145 SDE-146 SDE-147 SDE-148 SDE-149 SDE-150 SDE-151

CE-300 CE-301 CE-302 CE-303 CE-304 CE-305 CE-306 CE-307 CE-308

116.02'

DETAIL A - EASEMENTS ALONG STATE ROUTE 72 NORTH

SCALE: 1" = 30'

P.O.B. (STORM EASEMENT)
P.O.B. (TEMPORARY CONSTRUCTION EASEMENT)
P.O.B. (TEMPORARY CONSTRUCTION EASEMENT)
382.29'
S31° 20' 22"E 16.68
116.02'
S31°20'22"E

TEMPORARY CONSTRUCTION EASEMENT LINE DATA

LINE	BEARING	LENGTH
CE-300	S68°25'26"W	23.04'
CE-301	N28°48'58"W	83.96'
CE-302	N87°49'43"E	21.77'
CE-303	S31°20'22"E	77.18'
CE-304	S31°20'22"E	16.68'
CE-305	S87°49'43"W	20.68'
CE-306	N28°48'58"W	190.38'
CE-307	N60°56'23"E	16.87'
CE-308	S29°05'26"E	183.07'

STORM DRAINAGE EASEMENT LINE DATA

LINE	BEARING	LENGTH
SDE-100	N04°47'22"W	33.45'
SDE-101	N47°44'15"E	47.61'
SDE-102	N68°25'26"E	98.65'
SDE-103	N14°32'11"E	229.64'
SDE-104	S75°27'44"E	20.00'
SDE-105	S14°32'16"W	215.05'
SDE-106	N68°25'26"E	88.64'
SDE-107	N28°55'49"E	19.13'
SDE-108	N00°18'36"W	45.28'
SDE-109	N78°22'58"E	14.06'
SDE-110	S08°41'22"E	53.27'
SDE-111	S61°16'14"E	68.94'
SDE-112	N67°33'44"E	122.97'

STORM DRAINAGE EASEMENT LINE DATA

LINE	BEARING	LENGTH
SDE-113	N59°06'59"E	82.68'
SDE-114	N39°30'12"W	20.42'
SDE-115	N50°29'48"E	20.00'
SDE-116	S39°30'12"E	100.31'
SDE-117	S38°53'46"E	39.25'
SDE-118	S84°20'59"E	17.48'
SDE-119	S31°20'22"E	25.04'
SDE-120	N84°20'59"W	40.92'
SDE-121	N39°14'02"W	107.07'
SDE-122	S59°07'02"W	6.77'
SDE-123	S22°12'46"E	68.47'
SDE-124	S67°47'14"W	20.00'
SDE-125	N22°12'46"W	65.42'

STORM DRAINAGE EASEMENT LINE DATA

LINE	BEARING	LENGTH
SDE-126	S59°07'02"W	57.56'
SDE-127	S22°19'49"E	27.92'
SDE-128	S67°40'11"W	114.80'
SDE-129	N22°19'49"W	19.45'
SDE-130	S67°40'11"W	18.86'
SDE-131	S12°45'56"E	86.82'
SDE-132	S39°33'34"E	104.56'
SDE-133	N67°09'55"E	173.34'
SDE-134	S22°48'20"E	20.00'
SDE-135	S67°11'40"W	188.24'
SDE-136	N39°33'34"W	124.09'
SDE-137	N12°45'56"W	97.19'
SDE-138	S72°54'40"W	39.01'

STORM DRAINAGE EASEMENT LINE DATA

LINE	BEARING	LENGTH
SDE-139	S40°36'33"W	55.88'
SDE-140	S67°45'58"E	24.71'
SDE-141	S22°14'02"W	20.00'
SDE-142	N67°45'58"W	30.63'
SDE-143	S06°54'38"W	45.48'
SDE-144	S54°44'13"W	30.55'
SDE-145	S77°50'47"W	108.64'
SDE-146	N67°57'46"W	42.96'
SDE-147	N42°59'45"W	60.88'
SDE-148	S31°20'22"E	22.16'
SDE-149	S87°49'43"W	21.77'
SDE-150	N28°48'58"W	21.65'
SDE-151	N87°49'43"E	20.68'

NOT FOR BID / NOT FOR CONSTRUCTION

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1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

0' 30' 60'
1" = 30'

SHEETZ - LEBANON, PA (LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

EASEMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: LD-7 OF 38

XREFS: Layout-HOP-Easements,Layout,Existing,Existing-GIS-Survey
PLOTTED: Tuesday, June 24, 2025 @ 11:40PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Easement.dwg
SCRIPT: EASEMENT.SCR

FIRSTENERGY (MET-ED) UTILITY NOTES:
- NO SOIL PILES OR OTHER MATERIALS SHALL BE PLACED OR STORED UNDER THE TRANSMISSION-LINE CONDUCTORS AT ANY TIME.
- GROUND DISTURBANCE OR EXCAVATIONS ARE NOT PERMITTED WITHIN 50-FT OF THE STRUCTURE (I.E., POLES, TOWERS, GUYS, ETC.).

NORTH

EXISTING PIPE EXTENSION AND GRADING WITHIN FIRSTENERGY/MET-ED TRANSMISSION RIGHT-OF-WAY (REFER TO HOP PLANS)

FOR THE DESIGN AND CONSTRUCTION OF PROPOSED IMPROVEMENTS ALONG STATE ROUTE 72 NORTH (SR 0072), SEE THE HIGHWAY OCCUPANCY PLANS PREPARED BY: **TPD, INC.**

FIRSTENERGY/MET-ED UTILITY POLE TO BE RELOCATED

Ex. Met. Ed. 35834–37730 94–49

Ex. Utel. Pole VZ67

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27–2327184–377610–0000
1710 State Route 72 North

Ex. Rumble Strips

STATE ROUTE 72 NORTH (SR-0072)

Ex. Met. Ed. 35848–37721

Ex. Bituminous

Ex. Met. Ed. 35856–37744

BENCHMARK #2
MAG NAIL
ELEVATION= 590.67
NAVD 1988 DATUM

Ex. Bur

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27–2324473–377984–0000
2469 Elias Avenue

Ex. FirstEnergy (formerly Met-Ed) Right-of-Way Line

BUFFER FOR FIRSTENERGY/MET-ED UTILITY POLES

Ex. Met. Ed. No Number 94–48

25'

CHANNEL 2

CHANNEL 1

BUFFER FOR FIRSTENERGY/MET-ED UTILITY POLES

Ex. Met. Ed. 35792–37743 94–49

25'

BMP-001

BMP-002

BMP-003

REFER TO ARCHITECTURAL PLANS FOR RAMP DETAILS AND ELEVATIONS

Ex. Met. Ed. 94–50

Daniel J. & Stephanie M. Atkins
Deed Book 2324, Page 7293
Map Number 27–2324613–377923–0000
2457 Long Lane

BENCHMARK #3
REBAR
ELEVATION= 578.97
NAVD 1988 DATUM

Ex. Woods

LONG LANE (T-465)

Ex. Met. Ed. 35773–37715

Ex. Met. Ed. 35775–37709

Bret Earl & Alicia Rose Orwig
Deed Book 2304, Page 2072
Map Number 27–2326425–377070–0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27–2326500–377078–0000
2414 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27–2326583–377095–0000
2412 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27–2326784–377133–0000
2408 Long Lane

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27–2326337–377054–0000
2418 Long Lane

Ex. Met. Ed. 35793–37711

Ex. Met. Ed. 35806–37712

Ex. Met. Ed. 35828–37714

Ex. Met. Ed. 35857–37728

Ex. Met. Ed. 35773–37715

Ex. Mailboxes (2)

Ex. Mailboxes (3)

Ex. Mailbox

Ex. Utel. Pole VZ3

Ex. Utel. Pole V22

Ex. Anchor

Ex. Right-of-Way Line (See Note 6)

Ex. Solid White Line

Ex. Double Yellow Line

Ex. Edge of Paving

Ex. Conc. Steps

Ex. Rolled Bituminous Curb

Ex. Pavement Cut

Ex. End Curb

Ex. Dep.

Ex. DWS

Ex. Met. Ed. W/UE 358_1–37722 Missing Numbers

Ex. Met. Ed. W/UE 358_1–37716 Missing Numbers

Ex. Met. Ed. 3586_–377_6 Missing Numbers

Ex. Garage

Ex. Dwelling

Ex. Building

Ex. Bituminous

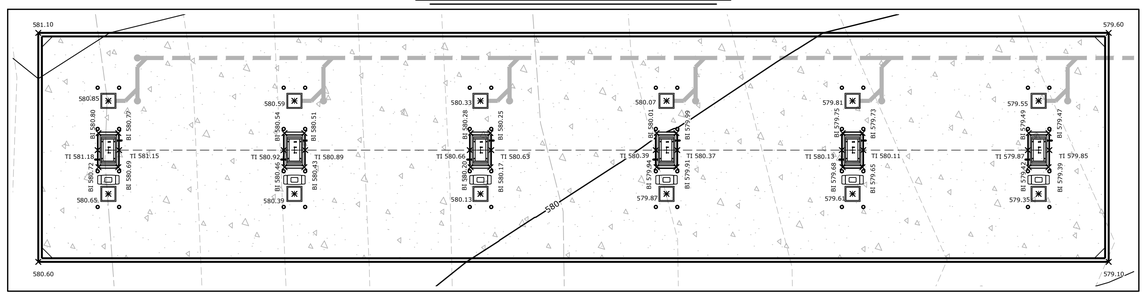
Ex. Conc.

Ex. DS

Ex. 15"

ROSSI RD

FUELING ISLAND DETAILED GRADING



SCALE: 1" = 10'

NOT FOR BID / NOT FOR CONSTRUCTION

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1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

1" = 30'
0' 30' 60'

SHEETZ - LEBANON, PA (LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

GRADING PLAN

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RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: LD-8 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:40PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Grading.dwg XREFS: Existing\EG-Profiles-Utilities-Easements-Layout-Layout-HOP-PG-Existing-GIS-Survey-EG-Lidar-Survey
SCRIPT: GRADING.SCR

FIRSTENERGY (MET ED) UTILITY NOTES:
- NO SOIL PILES OR OTHER MATERIALS SHALL BE PLACED OR STORED UNDER THE TRANSMISSION-LINE CONDUCTORS AT ANY TIME.
- GROUND DISTURBANCE OR EXCAVATIONS ARE NOT PERMITTED WITHIN 50-FT OF THE STRUCTURE (I.E., POLES, TOWERS, GUYS, ETC.).

DIVISION OF WORK:

WATER (STATE ROUTE 72 NORTH CONNECTION)
- HOP IS PRIVATELY SECURED. SINCE THIS IS A PRIVATE DEVELOPMENT THE APPLICANT WILL SUBMIT THE APPLICATION AND THE CITY OF LEBANON AUTHORITY WILL AUTHORIZE.
- THE CONTRACTOR FOR THE DEVELOPER IS RESPONSIBLE FOR MAKING THE TAP.
- THE CONTRACTOR FOR THE DEVELOPER IS RESPONSIBLE FOR THE TRENCH WORK AND ROAD RESTORATION.
- THE AUTHORITY WILL INSPECT THE WATER SERVICE CONNECTION FROM THE MAIN TO THE METER PIT.

SANITARY SEWER (LONG LANE CONNECTION)
- TOWNSHIP STREET CUT PERMIT MUST BE ISSUED PRIOR TO ANY WORK WITHIN THE TOWNSHIP ROADWAY (LONG LANE).
- THE AUTHORITY MUST BE ON SITE TO INSPECT THE CONNECTION TO THE EXISTING MANHOLE.
- THE CONTRACTOR FOR THE DEVELOPER IS RESPONSIBLE FOR THE TRENCH WORK, CORE DRILLING AND CONNECTION INTO MANHOLE, AND THE ROADWAY RESTORATION.

NORTH

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Ex. FirstEnergy (formerly MetEd) Right-of-Way Line

75'

185'

Ex. Centerline of Tower Line

BUFFER FOR FIRSTENERGY (MET ED) UTILITY POLES

Ex. Met. Ed. 35792-37743 94-49

25'

Ex. Met. Ed. 94-50

Ex. FirstEnergy (formerly MetEd) Right-of-Way Line

Daniel J. & Stephanie M. Atkins
Deed Book 2324651, Page 7939
Map Number 27-2324651-377939-0000
2457 Long Lane

BENCHMARK #3
REBAR
ELEVATION= 578.97
NAVD 1988 DATUM

BUFFER FOR FIRSTENERGY (MET ED) UTILITY POLES

Ex. Met. Ed. No Number 94-48

25'

FIRSTENERGY (MET ED) UTILITY POLE TO BE RELOCATED

Ex. Met. Ed. 35834-37759 94-47

Ex. 18" W.V.

Ex. FES Inv=+ 571.66

Grate=574.89 Inv=572.25

Ex. Util. Pole V267

Ex. "STOP" Sign

Ex. FES Inv=+ 575.74

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

Ex. Rumble Strips

Ex. 10" SCRP

Ex. Water Meter

Ex. Inlet, Type 'M' Grate=580.37 Inv=576.34

Ex. Met. Ed. 35848-37721

CONNECT IN TO EXISTING WATER MAIN VIA A 12"X2" TAPPING SADDLE (SEE DIVISION OF WORK NOTES)

Ex. Bituminous

PROPOSED 2" COPPER WATER SERVICE LINE (FROM METER PIT TO MAIN)

PROPOSED 2" HDPE WATER SERVICE LINE

PROPOSED CURB STOP AND 2" WATER METER PIT (SEE DETAIL)

STATE ROUTE 72 NORTH (SR-0072)

PROPOSED UTILITY POLE WITH THREE-PHASE SERVICE (COORDINATE WITH FIRST ENERGY)

Ex. Met. Ed. 35856-37744

BENCHMARK #2
MAG NAIL
ELEVATION= 590.67
NAVD 1988 DATUM

Ex. Bui

Ex. "NO PARKING" Sign

45 MPH Sign

Ex. Edge of Paving

Ex. Left Right-of-Way Line

40' R.O.W.

60' R.O.W.

Ex. "NORTH 72" Sign

Ex. "NO PARKING" Sign

Ex. End Curb

Ex. Cross Walk Button

Ex. Traffic Box

Ex. Met. Ed. 35865-37728

Ex. Met. Ed. W/UE 358_-37722 Missing Numbers

Ex. 12" DIP Water Line (Per Field Markings)

Ex. Dep. Ex. Inlet, Type 'M' Grate=590.44 Inv=586.78

Ex. Inlet, Type 'M' Grate=590.56 Inv In=586.33 Inv Out=586.24

Ex. Traffic Signal Box

Ex. Met. Ed. 3586_-377_6 Missing Numbers

Ex. Met. Ed. W/UE 358_1-37716 Missing Numbers

Ex. 12" PVC Sanitary Sewer Force Main (Approx. Loc.--See Note 7)

Ex. "END BRAKE RETARDER PROHIBITION" Sign

Robert D. & Eva J. Yancey
Deed Book 210, Page 122
Map Number 27-2327572-376342-0000
435 Ebenezer Road

PROPOSED UTILITY POLE (COORDINATE WITH FIRST ENERGY)

PROPOSED ELECTRICAL SERVICE LINES TO TRANSFORMER (2-5" DIA. SCHEDULE 40 PVC CONDUITS)

PROPOSED FLAG POLE LIGHT (SEE LIGHTING PLAN PREPARED BY RED LEONARD ASSOCIATES, INC.)

PROPOSED POLE LIGHTS (SEE LIGHTING PLAN PREPARED BY RED LEONARD ASSOCIATES, INC.)

PROPOSED 6" PVC ROOF LEADER PIPE (SEE DETAILS & PROFILES)

PROPOSED 6" PVC ROOF LEADER PIPE (SEE DETAILS & PROFILES)

PROPOSED 6" SEWER CONNECTION AT BUILDING
PROPOSED 2" WATER CONNECTION AT BUILDING
PROPOSED ELECTRICAL CONNECTION AT BUILDING
4" PVC SANITARY SEWER LATERAL

FFE = 582.00

PROPOSED 4" SEWER CONNECTION AT BUILDING
PROPOSED 3" SEWER VENT CONNECTIONS AT BUILDING
3" PVC SANITARY SEWER VENT LINES

PROPOSED 4" SEWER CONNECTION AT BUILDING

6" PVC SANITARY SEWER LATERAL
E-ONE DUPLEX GRINDER PUMP (SEE DETAILS)

SITE CONTRACTOR TO PROVIDE 1" CONDUIT WITH PULL WIRE AND CAP TO TRASH ENCLOSURE

1.25" SDR 11 HDPE FORCEMAIN SANITARY SEWER LATERAL

PROPOSED 2,000 GALLON GREASE TRAP

PROPOSED ELECTRICAL SERVICE LINES TO BUILDING (FOUR 4" DIA. SCHEDULE 40 CONDUITS WITH FOUR SETS OF 350 MCM COPPER WIRE OR 500 MCM ALUMINUM WIRE)

PROPOSED ELECTRICAL TRANSFORMER PAD

CONNECTION TO EXISTING SEWER MANHOLE (SEE DIVISION OF WORK NOTES FOR RESPONSIBILITIES AND DETAILS FOR SPECIFICATIONS)

Ex. Anchor Util. Pole

Ex. "40 MPH" Sign

Ex. Mailbox

Ex. Pavement Cut

Ex. Met. Ed. W/UE 358_-37722 Missing Numbers

Ex. 12" DIP Water Line (Per Field Markings)

Ex. End Curb

Ex. Inlet, Type 'M' Grate=590.56 Inv In=586.33 Inv Out=586.24

Ex. Traffic Signal Box

Ex. Met. Ed. 3586_-377_6 Missing Numbers

Ex. Met. Ed. W/UE 358_1-37716 Missing Numbers

Ex. 12" PVC Sanitary Sewer Force Main (Approx. Loc.--See Note 7)

Ex. "END BRAKE RETARDER PROHIBITION" Sign

LONG LANE (T-465)

Ex. Mailboxes (3)

Ex. Reflector Post

Ex. Util. Pole V23

Ex. Mailboxes (2)

Ex. "CURVE AHEAD 30 MPH" Sign

Ex. Mailbox

Ex. Inv=592.98

Ex. Solid White Line

Ex. Double Yellow Line

Ex. Edge of Paving

Ex. Conc.

Ex. Conc. Steps

Ex. Met. Ed. 35806-37712

Ex. Manhole E132 Rim=597.07 Inv=590.48

Ex. Met. Ed. 35828-37714

Ex. Manhole E131 Rim=595.98 Inv=591.60

Ex. Roiled Bituminous Curb

Ex. Pavement Cut

Ex. 8" PVC Sanitary Sewer Line

Ex. 12" PVC Sanitary Sewer Force Main (Per Field Markings)

Ex. Right-of-Way Line (See Note 6)

Ex. Met. Ed. 35793-37711

Ex. Yard Drain Grate=595.38 Inv In=595.06

Ex. Manhole E133 Rim=597.38 Inv=589.52

Ex. Met. Ed. 35773-37715

Ex. Manhole E135 Rim=597.77 Inv=588.41

Ex. Guy

Ex. Util. Pole 84 Co. 4

Ex. Mailbox

Ex. Met. Ed. 35775-37709

Ex. Manhole E137 Rim=597.63 Inv=588.03

R=270.70'
L=68.21'
Tan=34.29'
Δ=14°26'14"
Ch=S76°52'45"W
68.03'

Bret Earl & Alicia Rose Orwig
Deed Book 2304, Page 2072
Map Number 27-2326425-377070-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2326500-377078-0000
2414 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Toby A. & Kimberly A. Gettler
Deed Book 2072, Page 5479
Map Number 27-2326884-377092-0000
2406 Long Lane

William F. Metz
Deed Book 2243, Page 5813
Map Number 27-2327018-377107-0000
2404 Long Lane

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

BENCHMARK #1
MAG NAIL
ELEVATION= 596.77
NAVD 1988 DATUM

Ex. Bituminous

Ex. Garage

Ex. Dwelling

Ex. Building

Ex. Concrete

ROSSI RD

NOT FOR BID / NOT FOR CONSTRUCTION

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

1" = 30'
0' 30' 60'

SHEETZ - LEBANON, PA (LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

UTILITY PLAN

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-9 OF 38

PLOTTED: Wednesday, June 25, 2025 @ 12:08AM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Utility.dwg
XREFS: Existing\Profiles-Utilities\Easements\Layout\Layout-HOP-Existing-GIS-Survey
SCRIPT: UTILITY.SCR

LANDSCAPE CONTRACTOR NOTES:

A. GENERAL PLANTING NOTES:

1. CONTRACTOR SHALL CONTACT PA ONE CALL (8-1-1), AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING, AND SHALL FIELD-ADJUST THE LOCATIONS OF TREES AND SHRUBS, IF NECESSARY, TO AVOID ANY CONFLICT WITH THESE UTILITIES. **CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY PROPOSED DESIGN CHANGES.**
3. THIS PLAN IS FOR PLANTING INFORMATION ONLY. REFER TO GRADING, UTILITY, SITE LAYOUT AND SEDIMENT EROSION CONTROL PLANS FOR ALL RELATED INFORMATION.
4. ALL PLANTS AND SHRUBS SHALL BE AS SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE DETAILS AND COMMENTS NOTED ON THESE DRAWINGS.
5. **ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OR REJECTION BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.** PLANT MATERIALS INSTALLED WITHOUT PRIOR APPROVAL ARE SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT HIS/HER EXPENSE IF DETERMINED TO BE UNSATISFACTORY. REJECTED PLANT MATERIALS SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
6. PROPOSED LOCATIONS OF ALL NON-HERBACEOUS PLANT MATERIALS AND PLANTING BED OUTLINES SHALL BE STAKED AND OUTLINED IN THE FIELD BY THE **CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT** OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS, AND SHALL REPORT ANY IDENTIFIED DISCREPANCIES TO THE LANDSCAPE ARCHITECT. IF SITE WORK HAS BEEN MODIFIED AND DIFFERS FROM INFORMATION SHOWN ON THE APPROVED PLANS, AND POTENTIAL CHANGES TO THE PLANTING DESIGN ARE NECESSARY, THE CONTRACTOR **SHALL CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.**
8. PROCEED WITH WORK ONLY WHEN PRESENT AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING WITHOUT EXCESSIVE SOIL COMPACTION AND/OR UNNECESSARY PLANT DAMAGE.
9. PLANT TREES, SHRUBS, AND OTHER PLANT MATERIALS AFTER FINISHED GRADES ARE ESTABLISHED, AND BEFORE PLANTING ANY TURF AREAS UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOIL IS PLACED OR PLANTING BEGINS TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE PLANTED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR **SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CORRECTIVE ACTION.** ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
11. REMOVE ANY EXCESS SOIL FROM PLANT ROOT FLARES, IF PRESENT.
12. LANDSCAPE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING IN AREAS OF EXISTING VEGETATION THAT IS TO REMAIN AND TO BE PROTECTED. IF SUCH VEGETATION IS INJURED OR DESTROYED DURING CONSTRUCTION, IT SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH PLANTS OF A SIZE AND SPECIES **AS DETERMINED BY THE LANDSCAPE ARCHITECT,** AND SUCH REPLACEMENT SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
13. PLANT QUANTITIES NOTED ON THE PLANT LIST SHOULD MATCH THE PLANT SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL BASED UPON GRAPHIC SYMBOL QUANTITIES AND **SHALL CONTACT THE LANDSCAPE ARCHITECT** IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE DRAWING SYMBOLS.
14. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

B. PLANT STANDARDS

1. ALL TREES SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
2. ALL PLANTS SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY, AND VIGOROUS. THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
4. REQUIREMENTS FOR PLANT MEASUREMENTS, BRANCHING, GRADING, QUALITY, AND BALLING AND BURLAPPING SHALL FOLLOW THE CODE OF STANDARDS AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, AS AMENDED. DO NOT PRUNE TO ATTAIN REQUIRED SIZES.
5. IF FORMAL PLANTING ARRANGEMENTS OR A CONSISTENT ORDER OF PLANTS IS INDICATED ON THE DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.
6. ALL STREET TREES AND SCREENING PLANT MATERIALS SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF OTHER SITE WORK.
7. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS PRIOR TO THE BEGINNING OF THE GUARANTEE PERIOD BY WATERING, FERTILIZING, DISEASE CONTROL, PRUNING, AND WEEDING TO KEEP THE COMPLETED WORK AND/OR UNCOMPLETED WORK IN A CLEAN AND NEAT CONDITION AT ALL TIMES.

C. PLANT GUARANTEE:

1. ALL MATERIAL SHALL BE GUARANTEED BY INSTALLER FOR THE DURATION OF 18 MONTHS FOLLOWING THE DATE OF PLANTING, OR 12 MONTHS AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK, WHICHEVER IS GREATER. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.
2. AT TIME OF PLANTING, REPLACEMENT TREES SHALL BE A MINIMUM TRUNK CALIPER OF TWO (2) INCHES AT A HEIGHT OF SIX (6) INCHES ABOVE FINISHED GRADE AND LOCATED WITHIN UNBUILDABLE SECTIONS OF THE SITE.
3. THE CONTRACTOR SHALL GUARANTEE THAT PLANTS SHALL BE IN VIGOROUS AND THRIVING CONDITION AT THE END OF THE GUARANTEE PERIOD. SHOULD ANY PLANTS APPEAR TO BE IN POOR HEALTH OR LACK NORMAL GROWTH HABIT, AS DETERMINED BY THE LANDSCAPE ARCHITECT, THEY SHALL BE REMOVED AT ONCE AND REPLACED.
4. DURING THE TIME BETWEEN THE INSTALLATION OF PLANTS AND THE BEGINNING OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SUPERINTENDENCE OF THE PLANTINGS. SHOULD ANY PLANT BE STOLEN OR OTHERWISE REMOVED, ANY SUCH PLANT SHALL BE REPLACED BY THE CONTRACTOR. THE GUARANTEE PERIOD WILL BEGIN WHEN ALL PLANTS ARE INSTALLED AS SHOWN AND SPECIFIED IN THESE PLANS.
5. WITHIN THE GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY MAINTENANCE PRACTICES BEING FOLLOWED OR OMITTED WHICH WOULD BE DETRIMENTAL TO THE HEALTHY VIGOROUS GROWING CONDITIONS OF PLANTS.
6. INSPECTION TO DETERMINE WORK COMPLETION FOR BEGINNING THE ONE-YEAR GUARANTEE PERIOD WILL BE MADE BY THE OWNER AND LANDSCAPE ARCHITECT UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION SUBMITTED BY THE CONTRACTOR AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
7. AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED OF ANY DEFICIENCIES TO BE CORRECTED.
8. IF DEFICIENCIES ARE NOTED, A SECOND INSPECTION TO DETERMINE WORK COMPLETION FOR BEGINNING THE ONE-YEAR GUARANTEE PERIOD WILL BE MADE BY THE OWNER AND LANDSCAPE ARCHITECT UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION SUBMITTED BY THE CONTRACTOR AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
9. ONCE ANY AND ALL DEFICIENCIES ARE ADDRESSED, THE CONTRACTOR WILL BE NOTIFIED OF THE DATE THAT THE WORK HAS BEEN APPROVED FOR BEGINNING THE GUARANTEE PERIOD.
10. ONE-YEAR FROM THE FROM THE START OF THE PLANT GUARANTEE PERIOD, OR 18 MONTHS AFTER PLANTING, WHICHEVER IS GREATER, THE CONTRACTOR, OWNER AND LANDSCAPE ARCHITECT WILL INSPECT THE SITE TO LOCATE ANY PLANTS THAT ARE NOT IN A VIGOROUS AND THRIVING CONDITION. A SITE INSPECTION REPORT WILL BE ISSUED TO THE CONTRACTOR. THE CONTRACTOR WILL HAVE 30 DAYS TO REPLACE ANY PLANTS IDENTIFIED AS FAILING THE GUARANTEE STANDARD.

D. SOIL PREPARATION:

1. NOTES IN THIS SECTION APPLY TO ALL PLANTING AREAS OTHER THAN LANDSCAPED PCSM BMPS. SOIL PREPARATION REQUIREMENTS FOR PCSM BMPS CAN BE FOUND ON SHEET SW-35.
2. PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL OBTAIN, AND FORWARD TO THE LANDSCAPE ARCHITECT, SOIL AGRONOMY TESTING REPORTS FROM AN APPROVED SOILS LABORATORY SUCH AS THE PENNSYLVANIA STATE UNIVERSITY'S AGRICULTURAL ANALYTICAL SERVICES LABORATORY. TESTS SHALL BE COMPLETED FOR EACH EXISTING SOIL TYPE AND FOR EACH BATCH OF IMPORTED TOPSOIL. TESTS TO INCLUDE SOIL FERTILITY, PARTICLE SIZE, SAND SEIVE ANALYSIS, ORGANIC MATTER AND SOLUBLE SALTS. CONTRACTOR TO REQUEST SOIL AMENDMENT RECOMMENDATIONS FOR EACH CATEGORY OF TURF AND/OR LANDSCAPE PLANT TO BE INSTALLED IN THE SUBJECT SOIL.
3. ALL SOIL AMENDMENTS SHALL BE INSTALLED PER THE SOIL AGRONOMY REPORT, AND SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
4. PERENNIAL, ANNUAL AND BULB PLANTING AREAS SHALL HAVE AMENDED SOILS AS FOLLOWS
   FOR EACH 100 S.F. AREA:
   6 CU. FT. OF CLEAN COMPOST
   5-6 LBS. MILORGANITE OR EQUAL
   2-3 LBS. OF 0-20-20 FERTILIZER
5. AGRIFORM 20-10-5 PLANTING TABLETS OR EQUIVALENT SHALL BE USED FOR ALL TREE AND SHRUB PLANTINGS PER THE MANUFACTURER'S SPECIFICATIONS. TABLETS ARE NOT A REPLACEMENT FOR AMENDMENTS REQUIRED BY THE SOIL AGRONOMY TEST RESULTS.
6. APPLY AMENDMENTS ON-SITE, AND MIX SOIL TO FULLY ADDRESS ALL EXISTING SOIL DEFICIENCIES. DO NOT APPLY AMENDMENTS NOR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. LANDSCAPE PLANTING AREAS SHALL BE FREE OF ANY DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE RUBBLE, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE TAR, ROOFING COMPOUND, ACID, AND STONES LARGER THAN 3" IN ANY DIRECTION.
8. TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 6".
9. IN ALL PLANTING AREAS, IF INSUFFICIENT TOPSOIL IS PRESENT PRIOR TO PLANTING, THE SITE CONTRACTOR SHALL PROVIDE AND PLACE THE REQUIRED TOPSOIL AT THE LANDSCAPE CONTRACTOR'S REQUEST. THE TOPSOIL SHALL BE ROUGH GRADED BY THE SITE CONTRACTOR AND FINISH GRADED BY THE LANDSCAPE CONTRACTOR.
10. CONTRACTOR SHALL KILL OFF ANY EXISTING TURF AND UNWANTED VEGETATION WITHIN PROPOSED BED LIMITS. COMPLETE REMOVAL OF TURF BY MEANS OF A SOD CUTTER OR SCUFFING IS AN ACCEPTABLE ALTERNATIVE METHOD TO HERBICIDE APPLICATION. IF HERBICIDE IS NOT USED, THE CONTRACTOR SHALL COMPLETELY REMOVE ALL EXISTING PLANT ROOTS.

E. MULCH:

1. THE CONTRACTOR MAY APPLY A PRE-EMERGENT HERBICIDE PER THE MANUFACTURERS SPECIFICATIONS TO THE ENTIRE PLANTING BED FOR CONTROL OF WEED GERMINATION.
2. A LAYER OF 3" THICK DOUBLE SHREDDED HARDWOOD MULCH DYED BROWN OR BLACK SHALL BE APPLIED ACROSS THE ENTIRE PLANTING BED AREA UNLESS OTHERWISE INDICATED ON THE PLAN.
3. MULCH SHALL NOT COVER THE CROWNS OF ANY HERBACEOUS PLANTS, NOR THE ROOT FLARES OF ANY WOODY PLANTS.
4. PLACE "DEWITT 15 YEAR WEED BARRIER" WOVEN POLYPROPYLENE OR APPROVED EQUAL IN ALL PLANTED BEDS AND AT EACH TREE RING.

F. SEED/SOD ESTABLISHMENT NOTES:

1. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULING FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. TURFGRASS SOD SHALL COMPLY WITH 'SPECIFICATIONS FOR TURFGRASS SOD MATERIALS' IN TPI GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING. TURFGRASS SOD SHALL BE A VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. IT SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT.
3. RECOMMENDED TIME OF TURFGRASS SEEDING IS SEPTEMBER 1ST TO OCTOBER 15TH. WHERE SPRING SEEDINGS ARE NECESSARY, SEED NO LATER THAN APRIL 1ST FOR BEST RESULTS.
4. SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE IN CLIMATIC CONDITIONS OF THE SPECIFIC SITE AREA.
5. PRIOR TO SEEDING AND/OR SODDING, REMOVE ANY EXISTING VEGETATION FROM PROPOSED LAWN AREAS.
6. EXCESS DEAD VEGETATION SHOULD BE TURNED UNDER, IF THE SITE IS NOT TOO WET FOR TILLING WITHOUT EXCESSIVE SOIL COMPACTION.
7. IF TOPSOIL HAS BEEN DEPLETED OR REMOVED IN THE AREA TO BE SEEDED OR SODDED, PROVIDE SOIL AMENDMENTS PER THE SOIL AGRONOMY REPORT.
8. DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION, AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.
9. EXTRA CARE SHALL BE TAKEN TO ELIMINATE DEPRESSIONS OR AIR POCKETS BY ROLLING OR TAMPING LAWN BASE BEFORE INSTALLATION. ALL SOD MUST BE DELIVERED AND INSTALLED WITHIN 36 HOURS OF BEING CUT. SOD SHALL BE LAID SMOOTHLY, EDGE TO EDGE WITH STAGGERED JOINTS. IMMEDIATELY AFTER INSTALLATION, THE SOD SHALL BE WATERED TO A DEPTH OF 4" INTO THE SOIL.
10. MULCHING WITH STRAW, HYDROMULCH, OR FIBER MATS IS RECOMMENDED TO PROTECT SEED FROM DRYING OUT OR WASHING AWAY. HEAVY MULCHES SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.
11. BOUNDARIES OF NEWLY SEEDED AREAS SHALL BE WELL DEFINED WITH SIGNS OR OTHER MARKERS TO DETER INTRUSION UNTIL LAWN AREAS ARE FULLY ESTABLISHED.
12. CONTRACTOR IS RESPONSIBLE FOR TURF MAINTENANCE UNTIL SATISFACTORY TURF IS ESTABLISHED, AS DETERMINED BY THE LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
   a. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
   b. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
   c. APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.
13. WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.
   a. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   b. WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.
14. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET.
15. TURF POST-FERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY. USE FERTILIZER THAT PROVIDES ACTUAL NITROGEN OF AT LEAST 1 LB/1000 SQ. FT. TO TURF AREA.
16. SATISFACTORY TURF - TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT/ENGINEER: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 70 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
17. CONTRACTOR TO USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

G. PLUG INSTALLATION NOTES:

1. PRIOR TO FINAL SEEDING/PLANTING OF THE STORMWATER MANAGEMENT FACILITIES, THE CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION INFILTRATION TESTING IN THE BIO-RETENTION FACILITIES TO DETERMINE ACTUAL DEWATERING RATES. RESULTS TO BE PROVIDED TO PROJECT'S LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER WHO WILL THEN RECOMMEND ANY REQUIRED ADJUSTMENTS TO PROPOSED PLANTINGS. FINAL PLANT SPECIES SELECTIONS MAY BE MODIFIED AS NECESSARY BASED UPON ACTUAL FIELD-CONDITION INFILTRATION RATES.
2. PLUGS SHALL ONLY BE INSTALLED WHEN THEY ARE IN ACTIVE GROWTH. PROPER INSTALLATION PERIODS VARY BY SPECIES. CONSULT PLANT SUPPLIER FOR GUIDANCE ON PLANTING PERIODS AND TIMING. INSTALLATION OUTSIDE OPTIMAL PLANTING PERIODS COULD RESULT IN PLANT LOSS.
3. PROCEED WITH WORK ONLY WHEN PRESENT AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING WITHOUT EXCESSIVE SOIL COMPACTION AND/OR UNNECESSARY PLANT DAMAGE. AVOID PLANTING IN EXCESSIVELY MOIST CONDITIONS UNLESS PLANTING IN HYDRIC SOILS.
4. CONTRACTOR TO LAYOUT AND INSTALL PLUGS AS SOON AS POSSIBLE FOLLOWING PLANT DELIVERY TO SITE.
5. IF PLANTING MUST BE DELAYED DUE TO WEATHER OR CONSTRUCTION DELAYS, MOVE PLUGS TO A PROTECTED AND SHADED AREA. IRRIGATE AS NEEDED.
6. THOROUGHLY WATER PLUG TRAYS PRIOR TO PLUG REMOVAL AND PLANTING.
7. PLUG SPECIES ARE TO BE DISTRIBUTED ACROSS THE FACILITY AT THE SPECIFIED SPACING, AND SHALL BE COMBINED WITH OTHER SPECIES (IF SO NOTED) IN A RANDOM FASHION.
8. FOR PLANTING AREAS TO BE MULCHED, APPLY MULCH PRIOR TO INSTALLATION OF THE PLUGS.
9. WHERE APPLICABLE, SECURE EROSION CONTROL MATTING PRIOR TO PLANTING. PLANT PLUGS DIRECTLY THROUGH THE EROSION CONTROL MATTING.
10. CONTRACTOR SHALL ONLY REMOVE PLUGS FROM TRAYS BY PUSHING PLANTS UP THROUGH THE BOTTOM OF THE LINER. DO NOT PULL THE PLANTS BY THEIR FOLIAGE.
11. CONTRACTOR SHALL NOT 'TEASE' THE PLUG ROOT SYSTEMS APART AS IS CUSTOMARY WITH OTHER CONTAINERIZED PLANTS WITH DENSE ROOT SYSTEMS.
12. PLUGS SHALL BE PLANTED SO THAT THE TOP OF THE PLUG SOIL MEDIA IS FLUSH WITH THE FINISHED GRADE. LIGHTLY TAMP SURROUNDING SOIL TO INCREASE SOIL-ROOT CONTACT AND TO MINIMIZE FROST HEAVING POTENTIAL.
13. PLUGS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING TO REDUCE AIR POCKETS AND TO MAXIMIZE CONTACT BETWEEN THE PLUG ROOTS AND PREPARED SOIL.
14. MONITOR NEW PLANTINGS FOR SIGNS OF DISEASES, PESTS AND WATER STRESS.
15. KEEP NEW PLANTINGS FREE OF UNDESIRABLE AND INVASIVE SPECIES.
16. CONTRACTOR SHALL REMOVE ALL CUT VEGETATION TO ENSURE STORMWATER MANAGEMENT CONTROL STRUCTURES ARE KEPT CLEAR AND FREE OF DEBRIS.

PLANT SCHEDULE

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
INTERIOR LANDSCAPING TREES					
CC	2	Cercis canadensis	Eastern Redbud	2" - 2.5" Cal.	B&B
STREET TREES					
GT	9	Gleditsia triacanthos inermis	Thornless Honey Locust	2" - 2.5" Cal.	B&B
ZS	6	Zelkova serrata	Japanese Zelkova	2" - 2.5" Cal.	B&B
SHRUBS					
BM	6	Buxus microphylla 'Little Missy'	Little Missy Littleleaf Boxwood	1 gal.	Cont.
LMV	20	Liriope muscari 'Variegata'	Variegated Lilyturf	3.5"	Pot
NF	10	Nepeta x 'Walker's Low'	Walker's Low Catmint	12" - 18"	Pot
PL	7	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	3 gal.	Cont.

STREET TREE REQUIREMENT

REQUIREMENT: 1 TREE FOR EVERY 60 LINEAR FEET OF SITE FRONTAGE

AVAILABLE SITE FRONTAGE EXCLUDES EXISTING WOODED AREAS AND PROPOSED ACCESS DRIVE CLEAR SIGHT TRIANGLES AS TREES CANNOT BE PLACED IN THESE AREAS.

REQUIRED TREES:

- 1 TREE PER 60 LINEAR FEET OF SITE FRONTAGE: 846 L.F. / 60 = **15 TREES REQUIRED**
- **PROPOSED TREES = 15 TREES**

INTERIOR LANDSCAPING REQUIREMENT

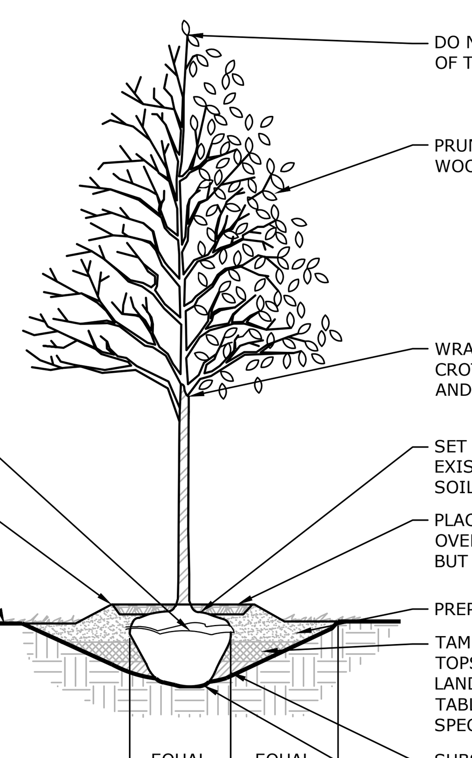
INTERIOR LANDSCAPING AREA = 1,121 SF

INTERIOR LANDSCAPING TREE REQUIREMENT: 1 TREE FOR EVERY 40 LINEAR FEET OF AN INTERIOR PARKING ISLAND

REQUIRED TREES:

- 1 TREE PER 40 LINEAR FEET OF ISLAND: 70 L.F. / 40 = **2 TREES REQUIRED**
- **PROPOSED TREES = 2 TREES**

AREA OF INTERIOR LANDSCAPING

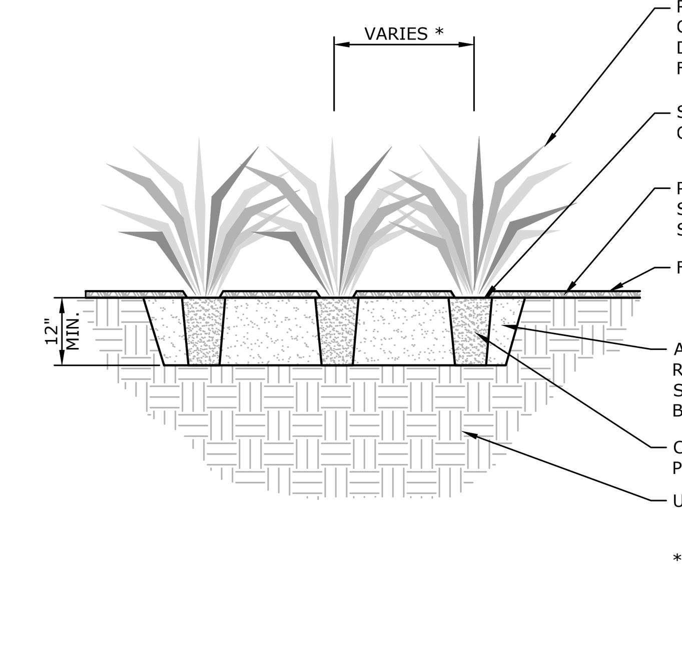


PLANT SPECIFICATION NOTES:

1. ALL TREES SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
2. ALL TREES SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
4. REQUIREMENTS FOR TREE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND BURLAPPING SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSIZ60, CURRENT EDITION, AS AMENDED.
5. SEE LANDSCAPE NOTES FOR REQUIRED SOIL TESTING, PREPARATION AND AMENDMENT.

1 TYPICAL DECIDUOUS TREE PLANTING

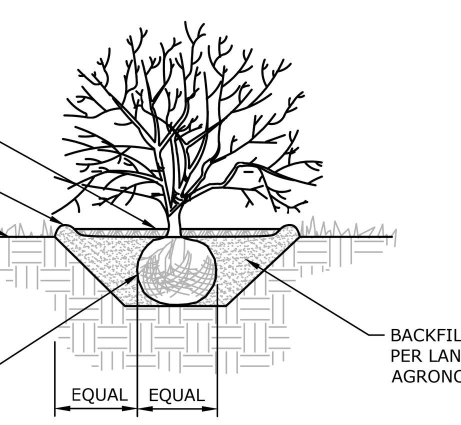
NOT TO SCALE



* SEE PLANT SCHEDULE FOR SPACING

2 TYPICAL HERBACEOUS PERENNIAL PLANTING

NOT TO SCALE



PLANT SPECIFICATION NOTES:

1. SET PLANTS AT SAME FINISHED GRADE AS GROWN IN THE NURSERY.
2. ALL SHRUBS SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
3. ALL SHRUBS SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
4. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
5. REQUIREMENTS FOR SHRUB MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND BURLAPPING OF SHRUBS SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSIZ60, CURRENT EDITION, AS AMENDED.
5. SEE LANDSCAPE NOTES FOR REQUIRED SOIL TESTING, PREPARATION AND AMENDMENT.

3 TYPICAL SHRUB PLANTING

NOT TO SCALE

PLUG PLANTING LIST

PERENNIALS (BOTANICAL NAME - COMMON NAME)

- AGASTACHE FOENICULUM - BLUE GIANT HYSSOP
- ASCLEPIAS INCARNATA - SWAMP MILKWEED
- ASTER NOVAE-ANGLIAE - NEW ENGLAND ASTER
- ASTER NOVI-BELGII - NEW YORK ASTER
- COREOPSIS TRIPTERIS - TALL TICKSEED
- EUPATORIUM FISTULOSUM - TRUMPETWEED
- EUPATORIUM PERFOLIATUM - BONESET
- EUPATORIUM PURPUREUM - JOE PYE WEED
- HELENIUM AUTUMNALE - COMMON SNEEZEWEED
- HELIOPSIS HELIANTHOIDES - OXEYE SUNFLOWER
- IRIS VERSICOLOR - HARLEQUIN BLUEFLAG
- IRIS VIRGINICA - VIRGINIA IRIS
- LOBELIA CARDINALIS - CARDINAL FLOWER
- LOBELIA SIPHILITICA - BLUE LOBELIA
- MONARDA BRADBURIANA - EASTERN BEEBALM
- MONARDA DIDYMA 'JACOB CLINE' - SCARLET BEEBALM
- PYCNANTHEMUM MUTICUM - CLUSTERED MOUNTAINMINT
- SENECIO AUREUS - GOLDEN RAGWORT
- VERBANA HASTATA - BLUE VERVAIN
- VERNONIA NOVEBORACENSIS - NEW YORK IRONWEED

GRASSES AND SEDGES (BOTANICAL NAME - COMMON NAME)

- CAREX BICKNELLI - BICKNELL'S SEDGE
- CAREX EBURNEA - BRISTLELEAF SEDGE
- CAREX CHEROKEENSIS - CHEROKEE SEDGE
- CAREX EMORYI - EMORY'S SEDGE
- CAREX SCOPARIA - BLUNT BROOM SEDGE
- CAREX VULPINOIDEA - FOX SEDGE
- CHASMANTHIUM LATIFOLIUM - INDIAN WOOD OATS
- ELYMUS HYSTRIX - BOTTLEBRUSH GRASS
- JUNCUS EFFUSUS - COMMON RUSH
- JUNCUS TENUIS - POVERTY RUSH
- PANICUM VIRGATUM - SWITCHGRASS
- SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM

PLUG INSTALLATION NOTES

1. THE REQUIRED PLUG COUNT IS BASED ON PLUGS BEING PLANTED IN A GRID PATTERN AT 24" ON-CENTER WITHIN THE BASIN BOTTOM.
2. 30% OF BASIN PLUG PLANTINGS SHALL BE COMPRISED OF A MINIMUM OF 10 PERENNIAL SPECIES FROM THE PROVIDED SPECIES LIST. THE REMAINING 70% OF BASIN PLUG PLANTINGS SHALL BE COMPRISED OF 6 GRASS AND SEDGE SPECIES FROM THE PROVIDED SPECIES LIST.
3. CONTRACTOR SHALL CONTACT RGS LANDSCAPE ARCHITECT FOR ALTERNATE PLUG SPECIES SHOULD PROVIDED SPECIES NOT BE AVAILABLE.
4. CONSULT PLANT SUPPLIER FOR GUIDANCE ON THE PLANTING PERIODS AND TIMING. INSTALLATION OUTSIDE OPTIMAL PLANTING PERIODS COULD RESULT IN PLANT LOSS.
5. PROCEED WITH WORK ONLY WHEN PRESENT AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING WITHOUT EXCESSIVE SOIL COMPACTION AND/OR UNNECESSARY PLANT DAMAGE. AVOID PLANTING IN EXCESSIVELY MOIST CONDITIONS UNLESS PLANTING IN HYDRIC SOILS.
6. CONTRACTOR TO LAYOUT AND INSTALL PLUGS AS SOON AS POSSIBLE FOLLOWING PLANT DELIVERY TO SITE.
7. IF PLANTING MUST BE DELAYED DUE TO WEATHER OR CONSTRUCTION DELAYS, MOVE PLUGS TO A PROTECTED AND SHADED AREA. IRRIGATE AS NEEDED.
8. THOROUGHLY WATER PLUG TRAYS PRIOR TO PLUG REMOVAL AND PLANTING.
9. PLUG SPECIES ARE TO BE DISTRIBUTED ACROSS THE FACILITY AT THE SPECIFIED SPACING IN A RANDOM FASHION.
10. CONTRACTOR SHALL ONLY REMOVE PLUGS FROM TRAYS BY PUSHING PLANTS UP THROUGH THE BOTTOM OF THE LINER. DO NOT PULL THE PLANTS BY THEIR FOLIAGE.
11. CONTRACTOR SHALL NOT 'TEASE' THE PLUG ROOTS SYSTEMS APART AS IS CUSTOMARY WITH OTHER CONTAINERIZED PLANTS WITH DENSE ROOT SYSTEMS.
12. PLUGS SHALL BE PLANTED SO THAT THE TOP OF THE PLUG SOIL MEDIA IS FLUSH WITH THE FINISHED GRADE. LIGHTLY TAMP THE SURROUNDING SOIL TO INCREASE SOIL-ROOT CONTACT AND TO MINIMIZE FROST HEAVING POTENTIAL.
13. PLUGS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING TO REDUCE AIR POCKETS AND TO MAXIMIZE CONTACT BETWEEN THE PLUG ROOTS AND PREPARED SOIL.
14. MONITOR NEW PLANTINGS FOR SIGNS OF DISEASES, PESTS AND WATER STRESS.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO KEEP NEW PLANTINGS FREE OF UNDESIRABLE AND INVASIVE SPECIES.
16. CONTRACTOR SHALL REMOVE ALL CUT VEGETATION TO ENSURE STORMWATER MANAGEMENT CONTROL STRUCTURES ARE KEPT CLEAR AND FREE OF DEBRIS.
17. ONCE PLUGS ARE INSTALLED, THE BASIN BOTTOM SHALL BE OVERSEEDED WITH ERNMX-126 (ERNST BASIN FLOOR LOW MAINTENANCE GRASS MIX).
18. INTERIOR SIDE SLOPES OF BASIN SHALL BE PLANTED WITH ERNMX-260-1 (PA PIEDMONT PROVINCE UPL MEADOW MIX).

BMP-003 PLUG CALCULATION		
BASIN BOTTOM (SF.)	PLUG SPACING (IN.)	REQUIRED PLUGS
2,670	24	668

AREA OF PLUG PLANTING

4 BMP FACILITY PLUG PLANTING DETAIL

NOT TO SCALE

NOT FOR BID / NOT FOR CONSTRUCTION

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA (LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA

LANDSCAPE NOTES

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: LD-10 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:41PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Landscape-Details.dwg XREFS: Details;Landscape
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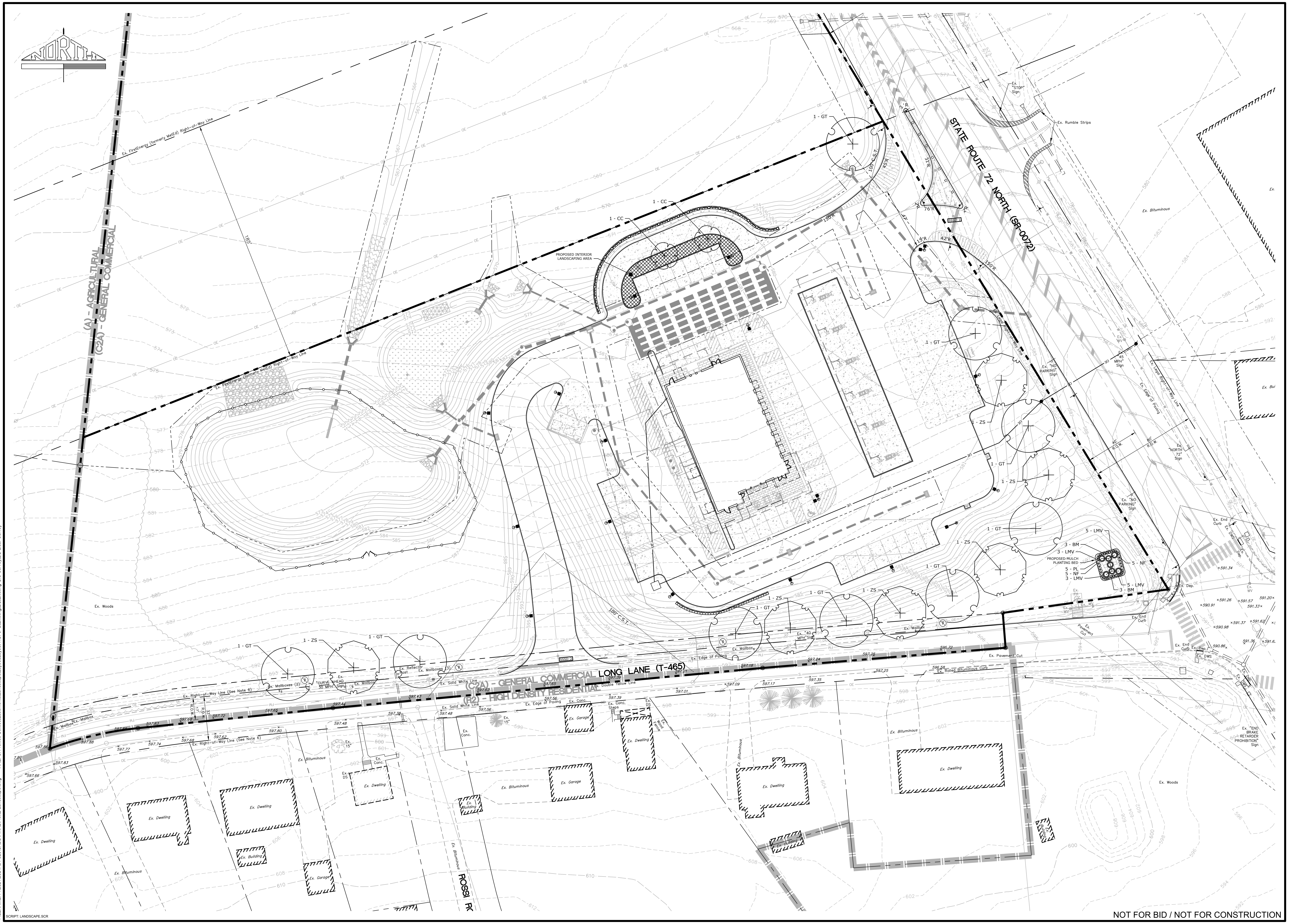

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SEAL

SEAL

CLIENT

SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

0' 30' 60'
1" = 30'

SHEETZ - LEBANON, PA
(LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

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PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-11 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:41PM
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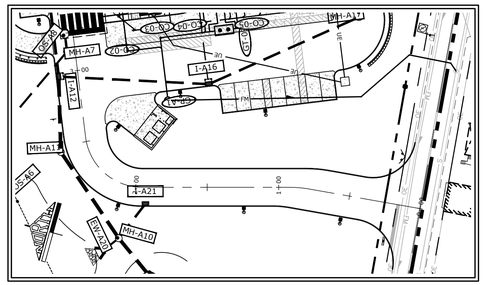
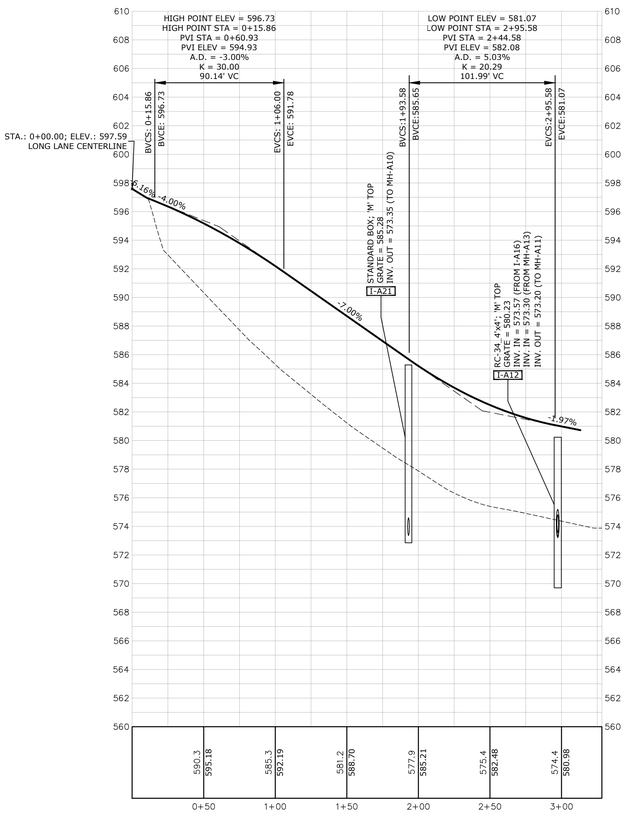
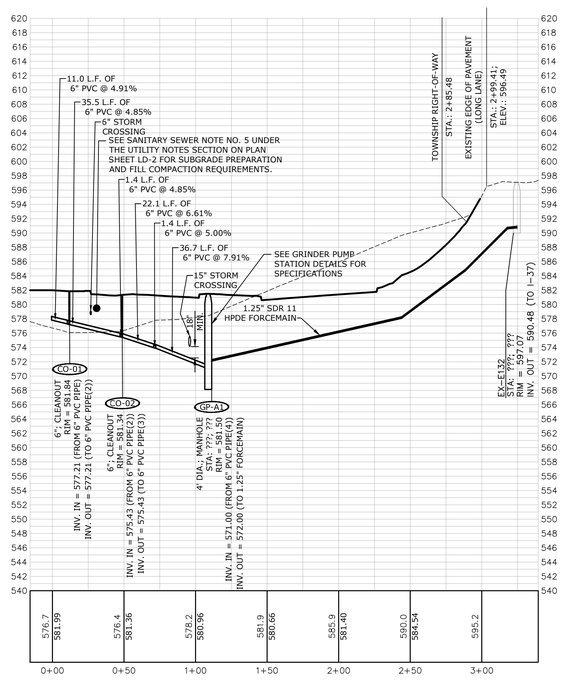


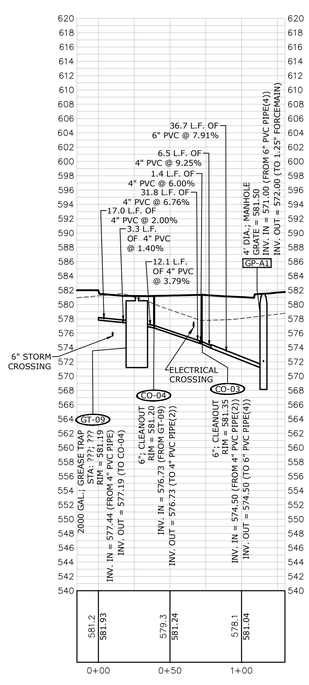
SCALE: 1" = 50'



ACCESS DRIVE - LONG LANE
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



BUILDING TO EXISTING CONNECTION IN LONG LANE
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



GREASE TRAP
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

LEGEND

EXISTING GRADE ——— PROPOSED GRADE

NOT FOR BID / NOT FOR CONSTRUCTION

NO.	DATE	REVISION
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STREET & SEWER PROFILES

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DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-12 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:41PM
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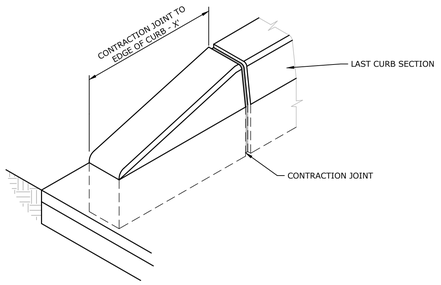
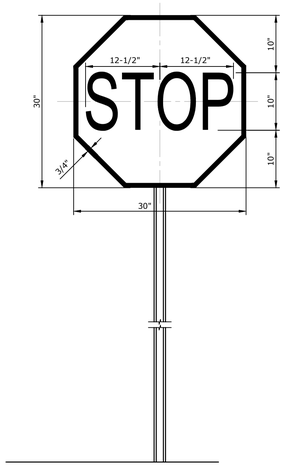
SCRIPT: PROFILE.SCR



NOTES:
1. EXPANSION JOINTS SHALL CONSIST OF 1/2" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL. EXPANSION JOINTS SHALL BE LOCATED AT ALL STRUCTURES AT THE END OF THE WORK DAY AND AT INTERVALS OF 100 FEET. CUT MATERIAL TO CONFORM WITH CROSS SECTIONAL AREA OF CURB.
2. CONTRACTION JOINTS SHALL CONSIST OF A 2" DEEP, 3/16" WIDE SAW CUT AND BE PLACED AT UNIFORM LENGTHS OF 20 FOOT INTERVALS MAXIMUM AND 4 FOOT INTERVALS MINIMUM.

1 VERTICAL CURB TERMINATION

NOT TO SCALE



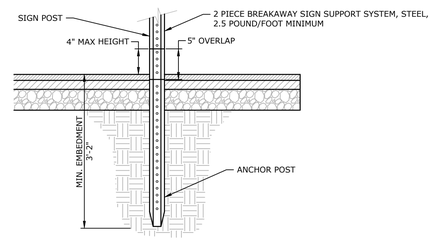
NOTE
1. ROADWAY SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH THE TOWNSHIP ENGINEER.

2 STOP SIGN

NOT TO SCALE

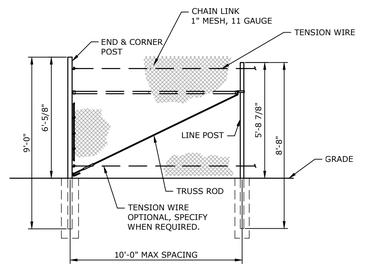
SIGN	MUTCD CODE
STOP	R1-1
NO PARKING	R7-x
NO PARKING (SYMBOL)	R8-3A
HANDICAP PARKING	R7-8
LEFT LANE MUST TURN LEFT	R3-7
PEDESTRIAN CROSSING	W11-2

NOTES:
1. POSTS SHALL BE SQUARE BREAKAWAY POST SYSTEM CONSISTING OF A 14 GAUGE GALVANIZED STEEL SQUARE POST, 3'-6" ANCHOR AND A 12 GAUGE 2.25" TOP SECTION.
2. THE POST SHALL BE CORNER WELDED WITH 7/16" HOLES ON CENTER, ON ALL FOUR SIDES AND BASE, ONLY THE HOLES USED FOR MOUNTING SIGNS SHALL BE PUNCHED OUT. THE COATING SHALL BE HOT DIPPED GALVANIZED WITH A COATING DESIGNATION OF G-140.
3. A COMPLETE POST SYSTEM SHALL CONSIST OF AN ANCHOR SECTION OF AT LEAST 3'-6" LONG, A SQUARE TOP POST AT LEAST TEN FEET LONG, A CORNER BOLT AND A RAIN CAP.
4. ANY FREESTANDING SIGN IN A PARKING LOT SHALL BE MOUNTED AS SHOWN. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN REQUIRED
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PUBLICATION 408 AND TC-8702B.



3 SIGN POST

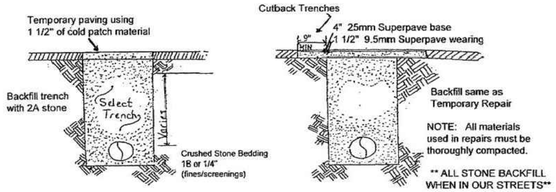
NOT TO SCALE



NOTES:
1. FENCE TO BE COATED BLACK
2. 10' WIDE DOUBLE SWING GATE REQUIRED FOR ACCESS. SHEETZ, INC. TO SPECIFY

4 CHAINLINK FENCE DETAIL (COATED BLACK)

NOT TO SCALE



TEMPORARY REPAIR

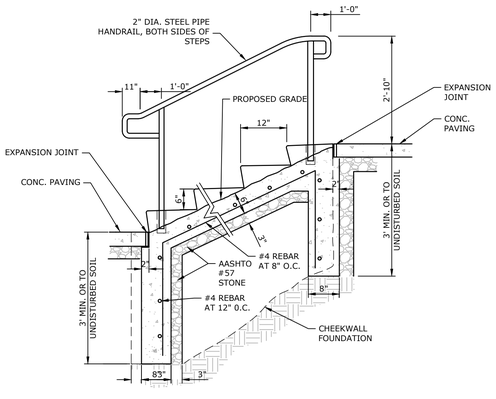
PERMANENT REPAIR

NOTES:

- EXCAVATION - TEMPORARY/PERMANENT. IN ADDITION TO THE TRENCH, EXCAVATIONS SHOULD INCLUDE THE REMOVAL OF THE EXISTING PAVED SURFACES NINE INCHES BACK FROM THE SIDES OF THE TRENCH EXPOSING UNDISTURBED SUBGRADE. THE PRESENT ROAD SHALL BE CUT OR SAWED IN A NEAT STRAIGHT LINE TO THE BOTTOM OF THE EXISTING BASE COURSE. THE DETACHED MATERIAL SHALL BE REMOVED. NOTE: THE NINE-INCH CUTBACK IS MANDATORY FOR ALL TRENCHES.
- BACKFILL - TEMPORARY/PERMANENT. THE TRENCH MUST BE BACKFILLED WITH 2A OR FINE MATERIAL (TYPE A OR BETTER STONE MEETING THE REQUIREMENTS FOR NO. 1 AGGREGATE) AROUND THE PIPE TO SIX INCHES ABOVE THE PIPE OR AS REQUIRED BY OTHER SPECIFICATIONS (WATER, SEWER, OR GAS) AND APPROVED BY THE TOWNSHIP.
- COMPACTION - TEMPORARY/PERMANENT. MATERIALS USED FOR BACKFILL MUST BE 2A MODIFIED AND MECHANICALLY TAMPED IN LAYERS OF 10 INCHES OR LESS.
- WEARING AND BINDER - PERMANENT. THE PERMANENT BINDER AND SURFACE COURSE SHALL BE PLACED IN ACCORDANCE WITH THE DEPTHS OF EXISTING BITUMINOUS SURFACE. HOWEVER, IN NO CASE SHALL THE BINDER COURSE BE LESS THAN FOUR INCHES 25 MM SUPERPAVE 0.3 < 3 ESALS (AFTER COMPACTION) AND THE WEARING COURSE BE LESS THAN 1 1/2 INCHES 9.5 MM SUPERPAVE 0.3 < 3 ESALS (AFTER COMPACTION); SRL TO BE BASED ON ADT. BINDER COURSE MAY NOT BE INSTALLED IN MORE THAN TWO-INCH INCREMENTS. PAVING SEAMS MUST BE SEALED. FOR NONRESIDENTIAL STREETS, THE TOWNSHIP SHALL DETERMINE EASLS ACCORDING TO TRAFFIC LEVEL.
- IDENTIFICATION - TEMPORARY/PERMANENT. AFTER THE REPAIR HAS BEEN INSTALLED, THE STREET CUT SHOULD BE IDENTIFIED BY THE USE OF A ONE-FOOT PAINTED SQUARE, WITH DURABLE WEAR-RESISTANT PAINT. STREET CUTS SHOULD BE CODED ACCORDING TO USE: BLUE FOR WATER, YELLOW FOR GAS OR PETROLEUM, RED FOR ELECTRIC, ORANGE FOR COMMUNICATIONS, AND GREEN FOR SEWERS. THE TRENCH SHOULD BE SPRAYED WITH THE MONTH, DAY, AND YEAR WHEN THE PERMANENT REPAIR WAS COMPLETED.

5 TOWNSHIP STREET CUT SPECIFICATION DETAIL

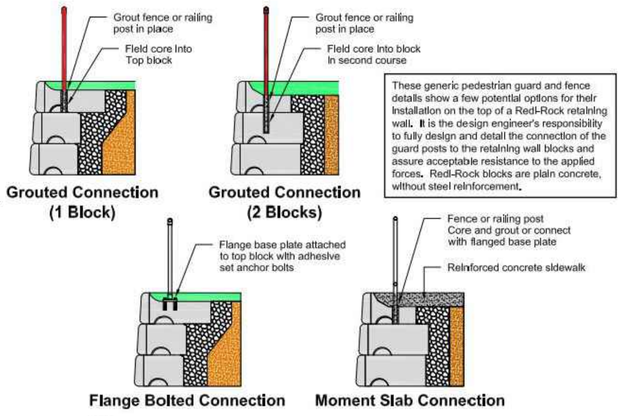
NOT TO SCALE



NOTES:
1. SEE PLAN FOR NUMBER OF RISERS.
2. OWNER AND CONTRACTOR SHALL COORDINATE HANDRAIL FOR BOTH SIDES OF ALL STEPS.
3. THE CONTRACTOR SHALL PROVIDE THE DESIGN, DETAIL, & SPECIFICATIONS OF THE HANDRAIL.
4. CONTRACTOR SHALL FIELD VERIFY AREA FOR EXISTING WATER SERVICE LINE BEFORE CONCRETE STEPS AND FOOTERS ARE INSTALLED.

7 CONCRETE STEPS WITH HANDRAIL

NOT TO SCALE



NOTES:

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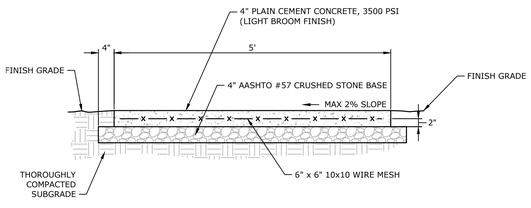
- CONTRACTOR TO COORDINATE COLOR WITH SHEETZ.

6 FENCE OR PEDESTRIAN GUARD CONNECTION OPTIONS (REDIROCK)

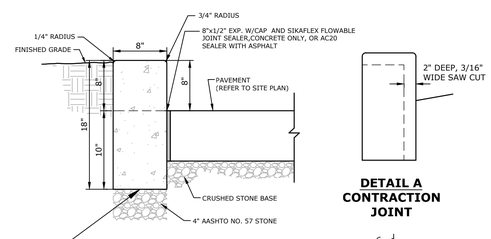
NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE PLACED SO THAT THERE IS A SEPARATE JOINT EVERY FIVE (5) FEET WITH AN EXPANSION JOINT EVERY TWENTY (20) FEET.
2. THERE SHALL BE ONE-HALF (1/2) INCH PRE-MOLDED EXPANSION JOINTS BETWEEN EVERY FIFTH SECTION AND BETWEEN ALL POINTS WHERE CONCRETE SIDEWALK ABUTS CONCRETE CURB.

8 CONCRETE SIDEWALK SECTION

NOT TO SCALE



NOTES:
1. EXPANSION JOINTS SHALL CONSIST OF 1/2" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL. EXPANSION JOINTS SHALL BE LOCATED AT ALL STRUCTURES AT THE END OF THE WORK DAY AND AT INTERVALS OF 100 FEET. CUT MATERIAL TO CONFORM WITH CROSS SECTIONAL AREA OF CURB.
2. CONTRACTION JOINTS SHALL CONSIST OF A 2" DEEP, 3/16" WIDE SAW CUT AND BE PLACED AT UNIFORM LENGTHS OF 20 FOOT INTERVALS MAXIMUM AND 4 FOOT INTERVALS MINIMUM.

9 8" VERTICAL CURB & CONTRACTION JOINT DETAIL FOR PEREMITER CURB

NOT TO SCALE

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- CONTRACTOR TO COORDINATE COLOR WITH SHEETZ.

10 TYPICAL GRAVITY WALL DETAIL (REDIROCK)

NOT TO SCALE

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NORTH LEBANON TOWNSHIP

SITE DETAILS

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DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: LD-13 OF 38

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PLOTTED: Tuesday, June 24, 2025 @ 11:41PM
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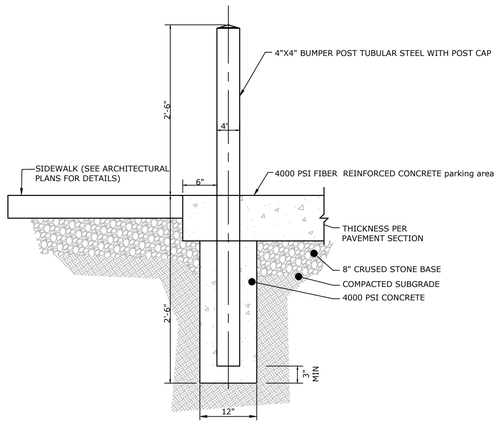
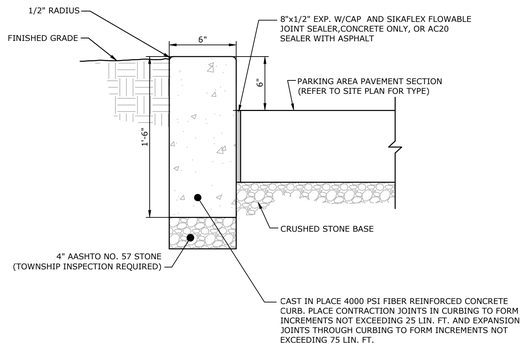


1 STOREFRONT BUMPER POST FLUSH SIDEWALK

NOT TO SCALE



3 PERIMETER AND SITE CURB

NOT TO SCALE

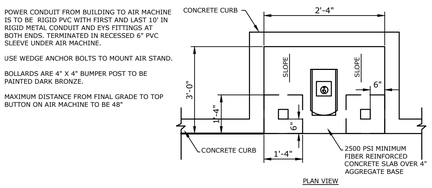
AIR MACHINE PAD NOTES:
ELECTRICAL NEEDS ARE A 120-VAC 30-AMP #10 WIRE CIRCUITS WITH GROUND

POWER CONDUIT FROM BUILDING TO AIR MACHINE IS TO BE RIGID PVC WITH FIRST AND LAST 10' IN RIGID METAL CONDUIT AND EYS FITTINGS AT BOTH ENDS. TERMINATED IN RECESSED 6" PVC SLEEVE UNDER AIR MACHINE.

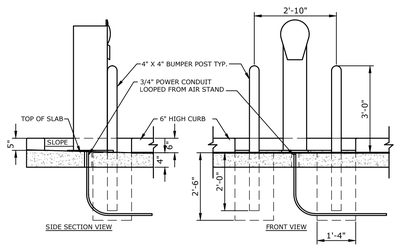
USE WEDGE ANCHOR BOLTS TO MOUNT AIR STAND.

BOLLARDS ARE 4" X 4" BUMPER POST TO BE PAINTED DARK BRONZE.

MAXIMUM DISTANCE FROM FINAL GRADE TO TOP BUTTON ON AIR MACHINE TO BE 48"

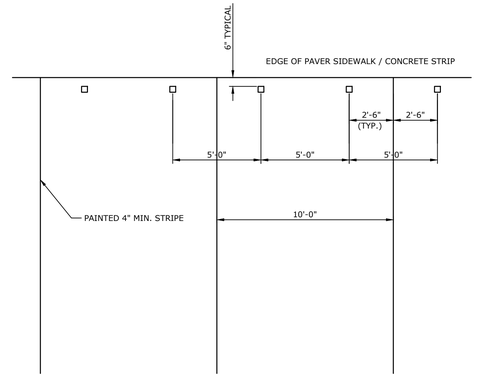


PLAN VIEW



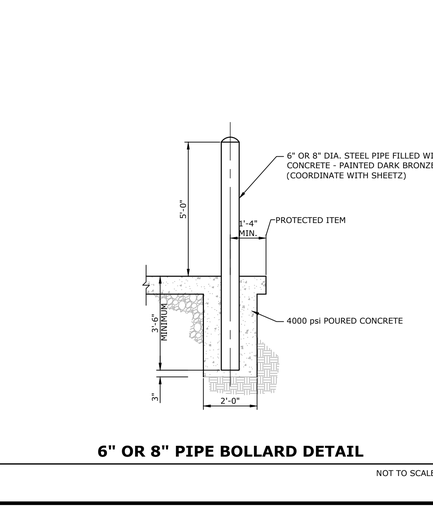
5 AIR MACHINE DETAIL

NOT TO SCALE



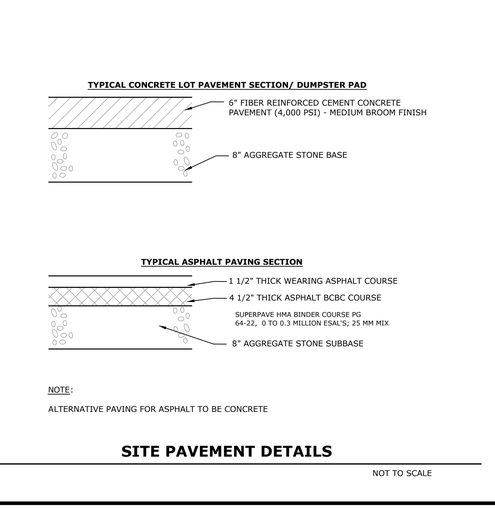
8 BUMPERPOST LAYOUT DETAIL (SIDEWALK)

NOT TO SCALE



11 FLAGPOLE DETAIL

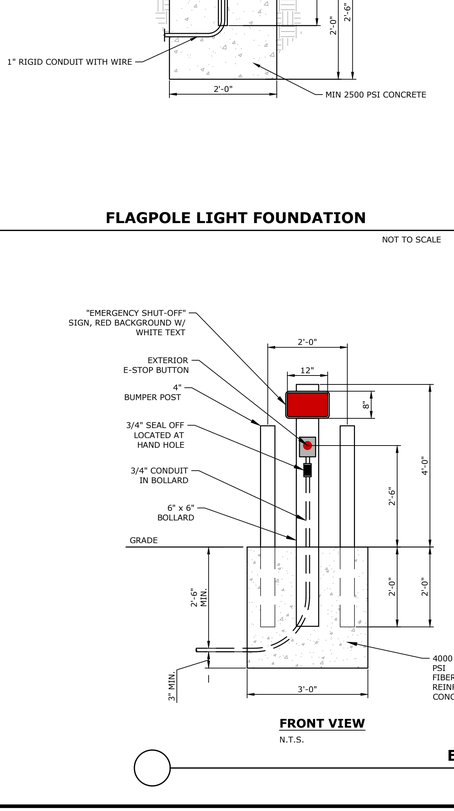
NOT TO SCALE



LEGEND				
POLE HEIGHT	SLEEVE SIZE	A	B	COLLAR BASE SIZE
40'	12" DIA.	48"	24" DIA.	16" DIA.
35'	10" DIA.	42"	22" DIA.	12" DIA.

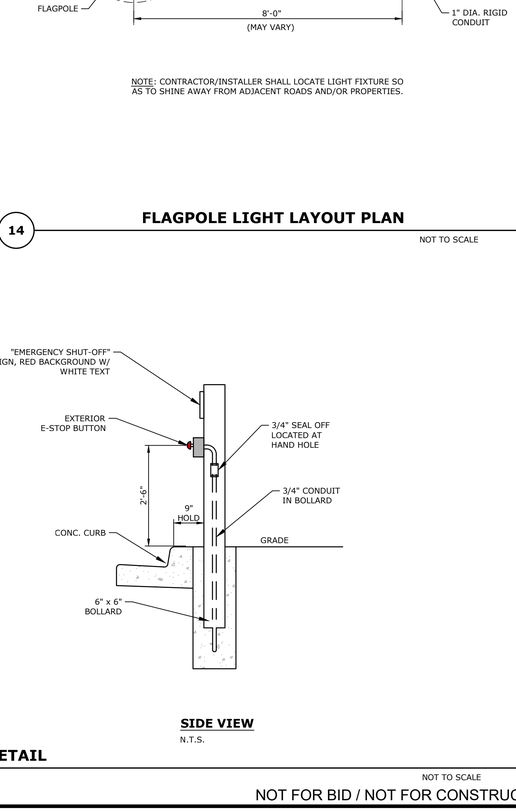
12 FLAGPOLE FOUNDATION

NOT TO SCALE



13 FLAGPOLE LIGHT FOUNDATION

NOT TO SCALE



NOTE: CONTRACTOR/INSTALLER SHALL LOCATE LIGHT FIXTURE SO AS TO SHINE AWAY FROM ADJACENT ROADS AND/OR PROPERTIES.

14 FLAGPOLE LIGHT LAYOUT PLAN

NOT TO SCALE

17 6" OR 8" PIPE BOLLARD DETAIL

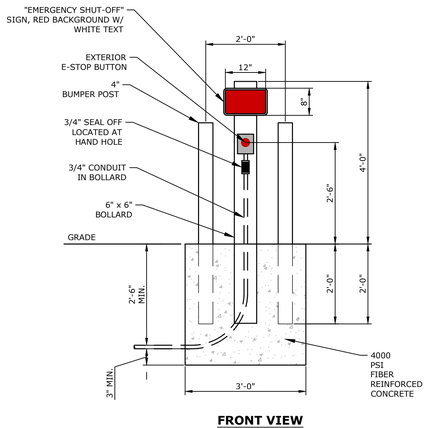
NOT TO SCALE

NOTE:

ALTERNATIVE PAVING FOR ASPHALT TO BE CONCRETE

20 SITE PAVEMENT DETAILS

NOT TO SCALE



FRONT VIEW

N.T.S.

SIDE VIEW

N.T.S.

E-STOP DETAIL

NOT TO SCALE

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PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-14 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:42PM
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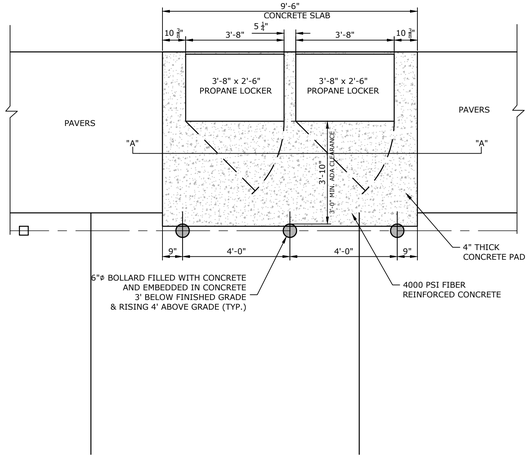
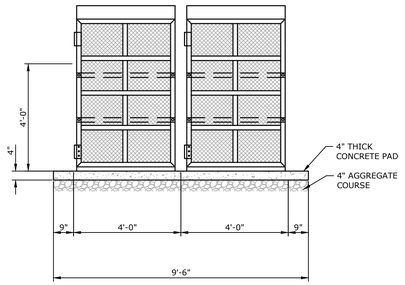
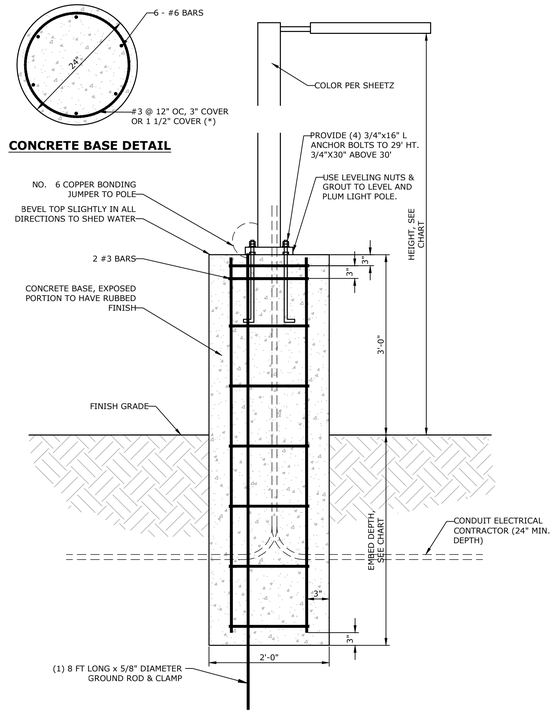




PROPANE LOCKER

19

NOT TO SCALE



DESIGN CRITERIA

CONCRETE Fc = 4,000 PSI
REINFORCING Fy = 60 KSI
WIND = 120 MPH
WIND FORCE = 40 PSF
LUMINAIRE EPA = 2.75 MAX COMBINED
SOIL BEARING = 2,000 PSF
SOIL LATERAL PRESSURE = 250 PSF/FT

(*) 1 1/2 " COVER IF FOUNDATION INSTALLED WITH SONATUBE. 3" COVER IF FOUNDATION CAST-IN-PLACE.

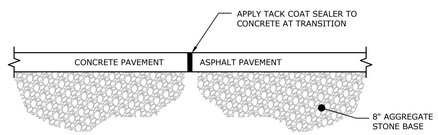
HEIGHT*	EMBED. DEPTH
UP TO 20'	3'-9"
21 TO 25'	4'-3"
26 TO 30'	4'-6"
31 TO 35'	5'-0"

HEIGHT* IS ABOVE GRADE

POLE LIGHT DETAIL

33

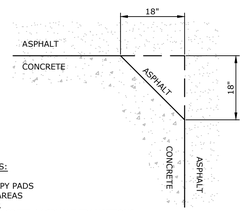
NOT TO SCALE



CONCRETE & ASPHALT TRANSITION DETAIL

27

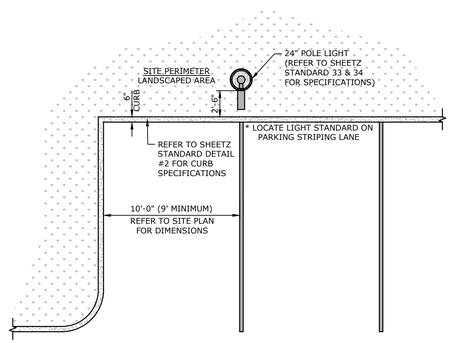
NOT TO SCALE



CONCRETE & ASPHALT CHAMFER DETAIL

28

NOT TO SCALE



LIGHTING STANDARD PLACEMENT

51

NOT TO SCALE

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SHEET NO.: LD-15 OF 38

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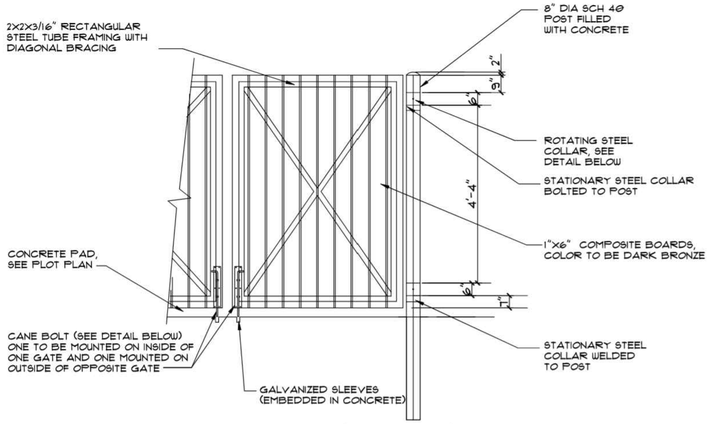
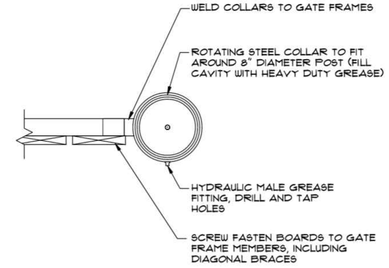


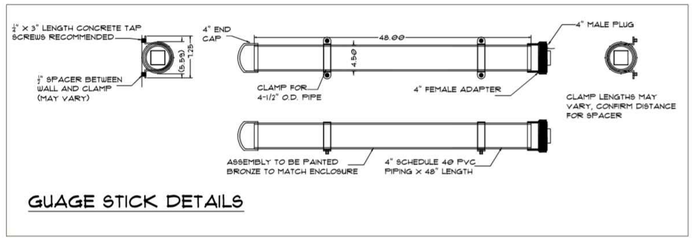
GATE AND POST DETAIL

FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN

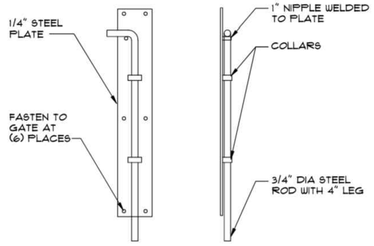


HINGE/COLLAR DETAIL

SCALE: NOT TO SCALE



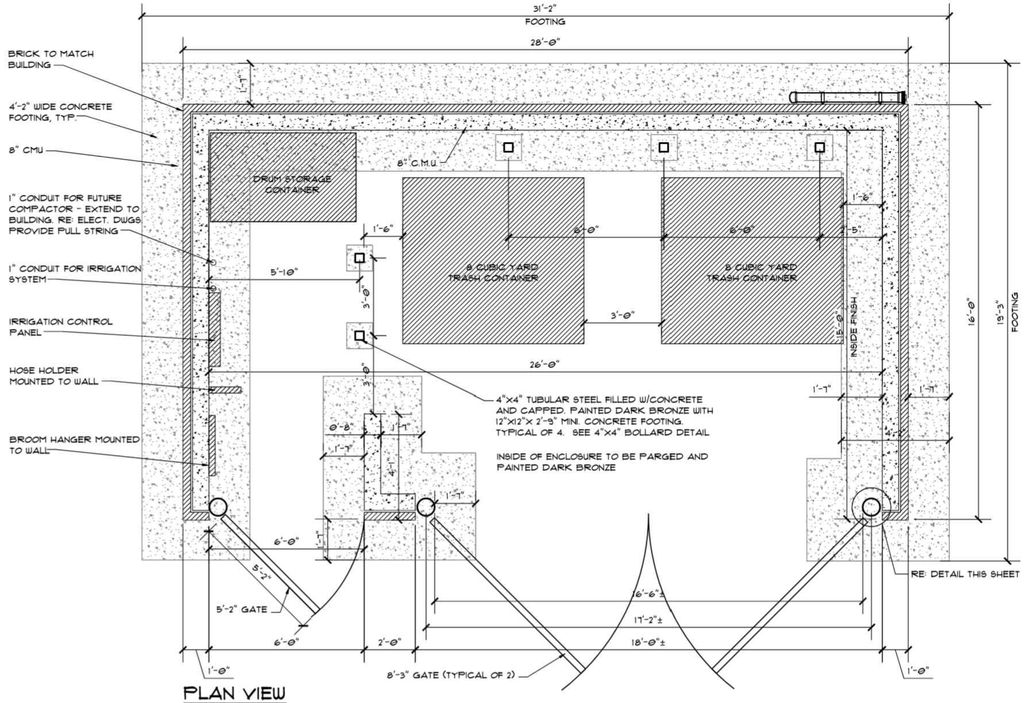
GUAGE STICK DETAILS



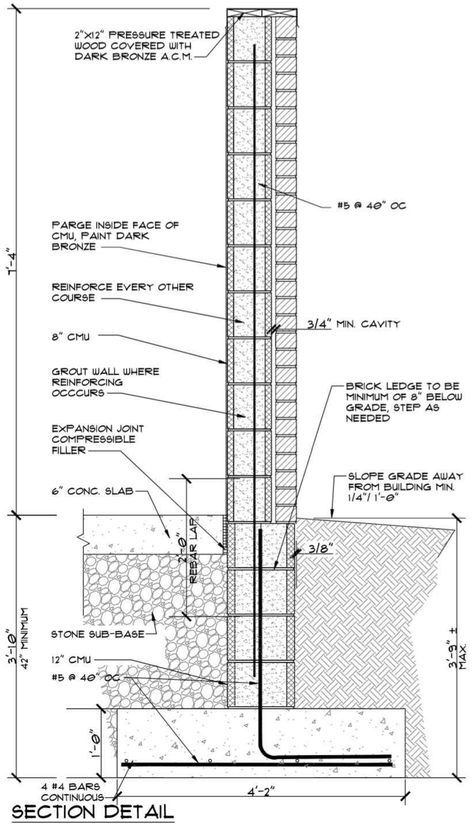
CANE BOLT DETAIL

ONE TO BE MOUNTED ON INSIDE OF ONE GATE AND ONE MOUNTED ON OUTSIDE OF OPPOSITE GATE

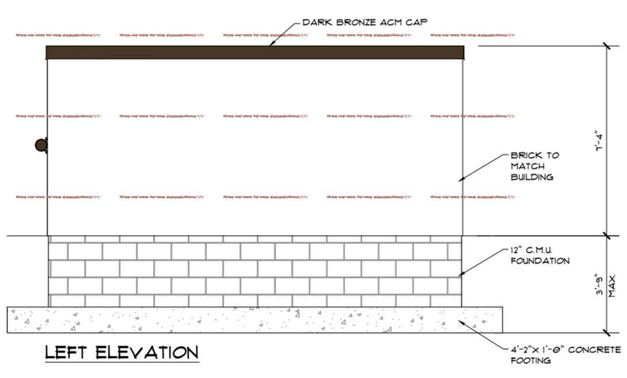
DUMPSTER GATE DETAILS



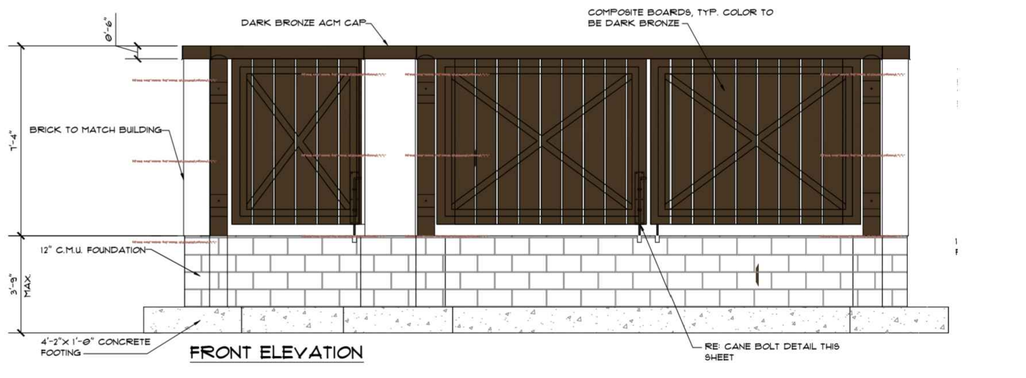
PLAN VIEW



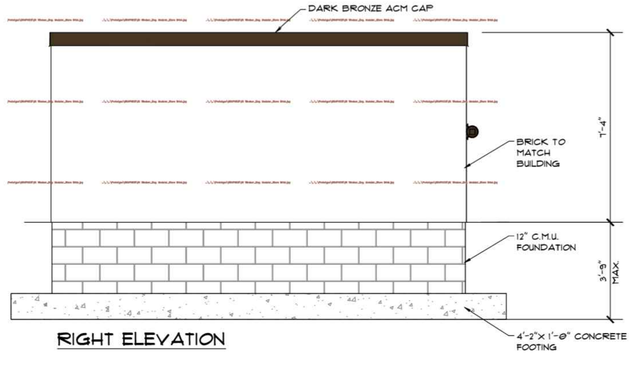
SECTION DETAIL



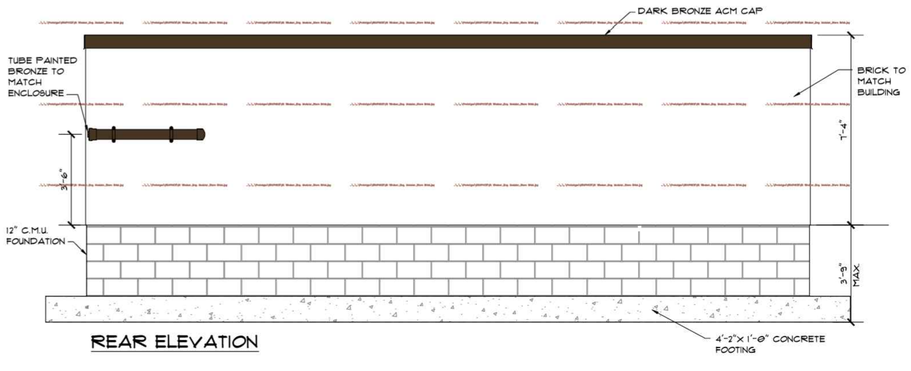
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

DUMPSTER ENCLOSURE

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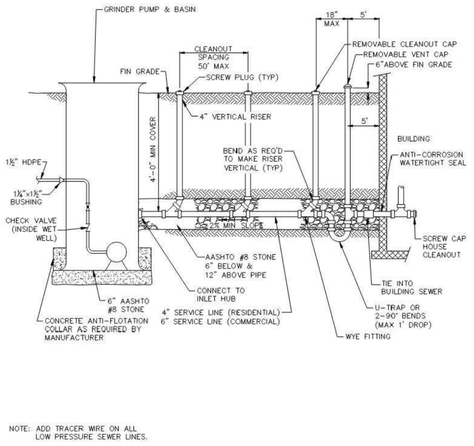
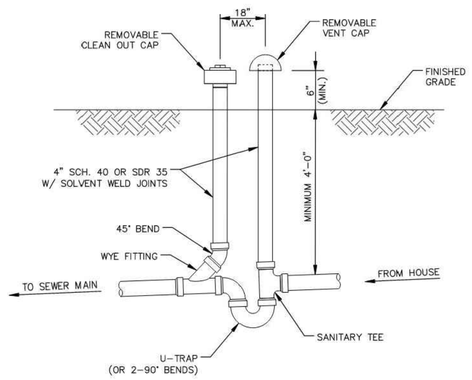


NOTE: ADD TRACER WIRE ON ALL LOW PRESSURE SEWER LINES.

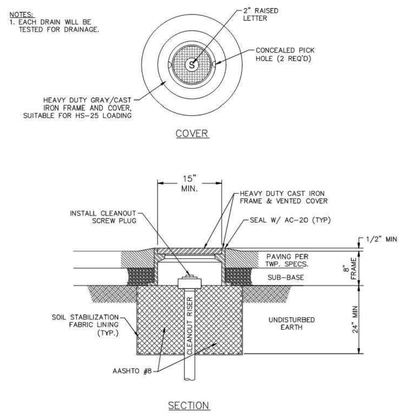
1 GRINDER PUMP SERVICE LATERAL

NOT TO SCALE



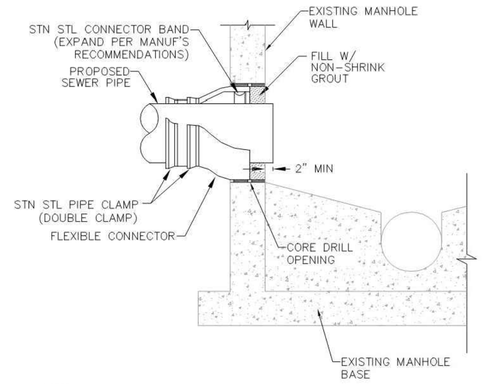
2 TRAP AND VENT ASSEMBLY (TYP.)

NOT TO SCALE



3 CLEANOUTS IN PAVED AREAS

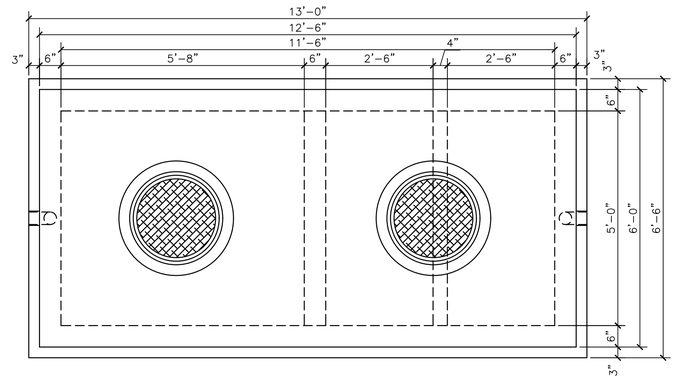
NOT TO SCALE



NOTES:
1. CONTRACTOR SHALL CONSTRUCT NEW FLOW CHANNEL FOR NEW FORCE MAIN TO TRANSITION INTO EXISTING FLOW CHANNEL.

4 PIPE TO MANHOLE CONNECTOR

NOT TO SCALE



5 PRECAST CONCRETE 2,000 GALLON GREASE TRAP

NOT TO SCALE

NOTES:
1. PAVING MATERIALS AND THICKNESS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP STREET CUT SPECIFICATION DETAIL ON THE PLAN.

6 TRENCH RESTORATION - PAVED AREAS

NOT TO SCALE

7 TRENCH RESTORATION - LAWN/FIELD AREAS

NOT TO SCALE

8 PRECAST CONCRETE 2,000 GALLON GREASE TRAP

NOT TO SCALE

9 GREASE TRAP FRAME/COVER

NOT TO SCALE

NOTES:
1. DIAMETER OF RISER TO BE DETERMINED BASED ON STRUCTURE DIAMETER.
2. THICKNESS OF RISER TO BE DETERMINED BASED ON REQUIRED HEIGHT TO BE ACHIEVED TO REACH DESIRED ELEVATION

9 CONCRETE RISER DETAIL

NOT TO SCALE

NOT FOR BID / NOT FOR CONSTRUCTION

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

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CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA
(LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

SEWER DETAILS

Land Planning
Landscape Architecture
Civil Engineering

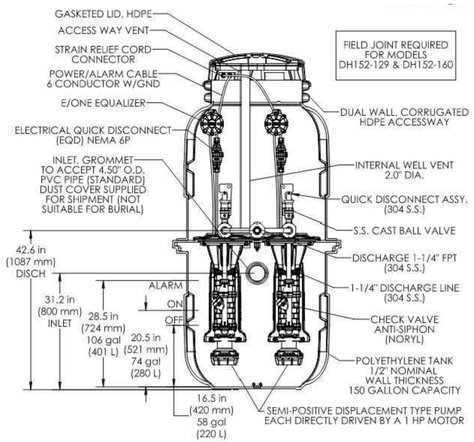
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

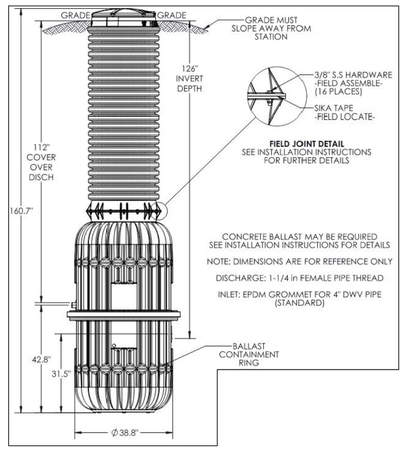
DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-17 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:42PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Details.dwg XREFS: Details
SCRIPT:



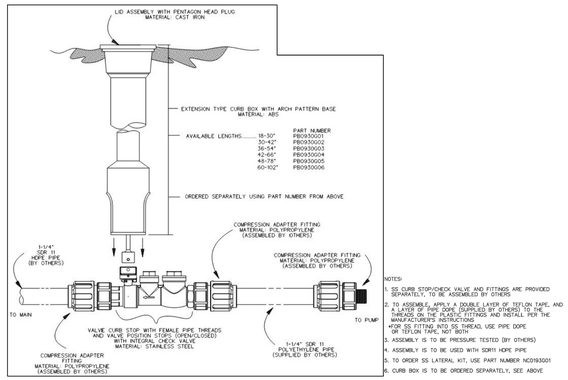
1 E-ONE DUPLEX PUMP: DH-152 INTERNAL COMPONENTS

NOT TO SCALE



2 E-ONE DUPLEX PUMP: DH-152-160

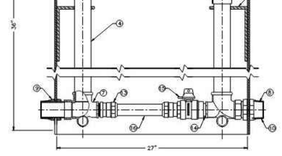
NOT TO SCALE



TOWNSHIP NOTE:
1. THE CURB STOP AND BOX SHALL BE POSITIONED 12-INCHES OUTSIDE THE EDGE OF TOWNSHIP RIGHT-OF-WAY.

3 E-ONE STAINLESS STEEL LATERAL KIT 1 1/4" SDR 11 HDPE PIPE

NOT TO SCALE



ITEM	DESCRIPTION	PART No.	REQ'D
1	2" ANGLE CHECK VALVE	550H14244	1
2	18" LOCKING LID-PENTAGON	283225	1
3	PVC STABILIZING BRACKETS	700062	2
4	2" BRASS RISERS	090008	2
5	CAST IRON LID FRAME	700028-1	1
6	PVC SHELL	780007-2736	1
7	TEE	790051	2
8	NIPPLE	700211	2
9	OCT. LOCK NUT	790343	4
10	CAPLUG	704357	2
11	BALL ANGLE METER VALVE	550B24265601	1
12	27x4 INSULATING PAD	700058	1
13	SERVICE FITTING	500H15428	1
14	NIPPLE	047143	1
15	1-1/2" CURB VALVE	500H15372G01	1
16	TUBE	700047	1

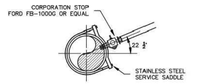
NOTES:
METER NOT INCLUDED
LID NOT INCLUDED
FRAME (OPTIONAL) NOT INCLUDED
CONTRACTOR SHALL VERIFY PIT SPECIFICATIONS WITH CITY OF LEBANON AUTHORITY BEFORE OPERATING.

4 METER PIT (1 1/2" AND 2")

NOT TO SCALE

NOTES:

1. REPLACE EXISTING WATER SERVICE LINES WITH MINIMUM 1" COPPER, IF EXISTING SERVICE IS LARGER DIAMETER, REPLACE WITH SAME SIZE.
2. CURB STOP LOCATION NO MORE THAN 1'-0" BEHIND CURB.
3. WATER LINE TAPE TO BE INSTALLED 1'-6" TO 2'-0" ABOVE PIPE.
4. IF MAIN DEPTH CAN NOT BE MAINTAINED TUBE INSULATION TO BE INSTALLED ON SERVICE LINE.
5. NEW SERVICE LINES - FROM CORPORATION TO CURB STOP, INCLUDING NEW CURB BOX.
6. SERVICE LINES TO BE INSULATED WHEN 18" OF SEPARATION CANNOT BE MAINTAINED.
7. SERVICE SADDLE SHALL BE REQUIRED FOR ALL CONNECTIONS LARGER THAN 1".
8. ANY METER PITS REQUIRED FOR SERVICE LINES WILL BE AT THE AUTHORITY'S DISCRETION.
9. REFER TO METER PIT DETAILS FOR ADDITIONAL INFORMATION.



SERVICE SADDLE
N.T.S.

5 TYPICAL WATER SERVICE CONNECTION WITH METER PIT

NOT TO SCALE

MATERIAL SPECIFICATIONS

MATERIAL	PLAN DESIGNATION	SPECIFICATION / TEST METHOD	SIZE	NOTES
SANITARY SEWER				
GRAVITY SEWER PIPE	PVC	SDR-35 (PS46) ASTM D3034 (PRODUCT STANDARD) ASTM F477 (GASKET) ASTM D3212 (INTEGRAL BELL JOINT)	REFER TO PROFILE	
FORCE MAIN SEWER PIPE	HDPE	HDPE SDR 11 (1 1/4" PIPE)	REFER TO PROFILE	
WATER				
WATER LATERAL	HDPE	AWWA C901 (< 3" DIA.), DR18 AWWA C900 (4 > DIA.), DR18 ASTM F477 (GASKETS) ASTM D3139 (JOINTS)	REFER TO PLAN AND PROFILE	MATERIAL OF WATER SERVICE FROM THE PROPOSED METER PIT TO THE PROPOSED BUILDING IS AT THE DISCRETION OF THE DEVELOPER/CONTRACTOR.
WATER LATERAL	WHC	TYPE K-COPPER	REFER TO PLAN AND DETAILS	MATERIAL OF WATER SERVICE FROM THE EXISTING MAIN TO THE PROPOSED METER PIT IS TO BE COPPER PER AUTHORITY SPECIFICATIONS.
SITE FEATURES AND LANDSCAPING				
TOPSOIL		ASTM D5268 - STANDARD SPECIFICATION FOR TOPSOIL ASTM D4972 - TEST METHOD OF pH FOR SOILS	SEE GRADATION OF ASTM STANDARD	TOPSOIL MUST BE FREE OF LARGE DEBRIS, ROOTS, ROCKS, BRUSH, SOD, FROZEN PARTICLES, OR OTHER FOREIGN OR OBJECTIONABLE MATERIAL THAT WOULD INHIBIT VEGETATIVE ESTABLISHMENT AND GROWTH TO MEET THE PROJECT REQUIREMENTS. TOPSOIL MUST BE SUITABLE TO SUPPORT A DENSE AND DIVERSE VEGETATIVE COVER, AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT.
HARDWOOD MULCH		N/A	MAXIMUM 3" IN SIZE PIECES	COMPOSITION BY VOLUME: 70% SHREDDED BARK, 30% SHREDDED HARDWOOD COLOR: BROWN FREE OF TRASH, DEBRIS AND OTHER NON-ORGANIC MATERIALS

6 MATERIAL SPECIFICATIONS

NOT TO SCALE

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NORTH LEBANON TOWNSHIP

SEWER & WATER DETAILS

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XREFS: Details
SCRIPT:

STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS

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

B. EARTH FILL - MATERIAL
1. THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS.
2. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT AND CUTOFF TRENCH SHALL BE IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS INCLUDED ON THIS PLAN. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER.
3. MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

C. EARTH FILL - PLACEMENT
1. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL.
2. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8 INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.
3. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT.
4. THE PRINCIPAL SPILLWAY (I.E. OUTLET STRUCTURE AND DISCHARGE PIPE) MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

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

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

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

G. STRUCTURE BACKFILL WITH FLOWABLE FILL
1. BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL.
2. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE.
3. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE.
4. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE.
5. THE MIXTURE SHALL HAVE A 100-200 PSI; 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM PH OF 4.0 AND A MINIMUM RESISTIVITY OF 2,000 OHM-CM.
6. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER AND, ON THE SIDES OF THE PIPE.
7. FLOWABLE FILL ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS.
8. AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL.
9. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE.
10. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE.
11. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE CORE OF THE EMBANKMENT OR OTHER EMBANKMENT MATERIALS.

H. PIPE CONDUITS
1. ALL PIPES SHALL BE CIRCULAR IN CROSS SECTION.

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

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

K. REINFORCED CONCRETE PIPE - LAYING PIPE
1. BELL AND SPIGOT PIPE SHALL BE PLACED WITH THE BELL END UPSTREAM.
2. JOINTS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL.
3. AFTER THE JOINTS ARE SEALED FOR THE ENTIRE LINE, THE BEDDING SHALL BE PLACED SO THAT ALL SPACES UNDER THE PIPE ARE FILLED.
4. CARE SHALL BE EXERCISED TO PREVENT ANY DEVIATION FROM THE ORIGINAL LINE AND GRADE OF THE PIPE.
5. THE FIRST JOINT MUST BE LOCATED WITHIN 4 FEET FROM THE RISER.

L. REINFORCED CONCRETE PIPE - BACKFILLING
1. SHALL CONFORM TO "STRUCTURE BACKFILL".

M. CONCRETE STRUCTURES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 606 AND 714; AND AS MODIFIED HEREON.
2. REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 709.

N. ROCK RIPRAP
1. ROCK RIPRAP SHALL MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408.

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 TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
5. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
6. 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.
7. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.
8. STRAW AND HAY MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED). A WOOD CELLULOSE FIBER MAY BE SPREAD OVER THE STRAW MULCH AT A RATE OF 1,500 LB./ACRE.
9. TRACKING SLOPES IS REQUIRED BY RUNNING TRACKED MACHINERY UP AND DOWN THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR. (NOTE: IF A BULLDOZER IS USED, THE BLADE SHALL BE UP.) CARE SHOULD BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.

TEMPORARY SEEDING SPECIFICATIONS

1. IN ORDER TO ESTABLISH A QUICK GRASS COVER OVER DISTURBED AREAS, A TEMPORARY SEED MIXTURE SHALL BE USED AS FOLLOWS:

SPECIES:	PENNDOT FORMULA E
% PURE LIVE SEED:	86%
APPLICATION RATE:	48 LB./ACRE
FERTILIZER TYPE:	5-5-5
FERTILIZE RATE:	1,000 LB./ACRE
LIMING RATE:	1 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE

2. STABILIZATION EFFORTS DURING THE NON-GERMINATING PERIOD, OCT. 15 TO MARCH 15, SHOULD BE MULCHED WITH CLEAN STRAW. (EQUIVALENT TO 0.75" TO 1" DEEP). CLEAN STRAW MULCH SHOULD NOT BE FINELY CHOPPED OR BROKEN DURING APPLICATION.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR.
4. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. ALL AREAS SHALL BE TEMPORARILY STABILIZED UPON CESSATION OF WORK FOR 4 DAYS OR MORE, OR AS SOON AS ANY DISTURBED AREA REACHES ITS FINAL GRADE.

PERMANENT SEEDING SPECIFICATIONS

1. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS OTHERWISE DIRECTED BY THE OWNER AS FOLLOWS:

TOPSOIL PLACEMENT DEPTH:	6 IN.
SPECIES:	PENNDOT FORMULA B
% PURE LIVE SEED:	83%
APPLICATION RATE:	203 LB./ACRE
FERTILIZER TYPE:	38-0-0
FERTILIZE RATE:	242 LB./ACRE
LIMING RATE:	2 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE
ANCHOR MATERIAL:	WOOD FIBER
ANCHOR METHOD:	HYDRAULICALLY
RATE OF ANCHOR MATERIAL APPL.:	774 LB./ACRE
SEEDING SEASON DATE:	MARCH 15 - JUNE 1/AUGUST 1 TO OCTOBER 15

2. ALL DISTURBED AREAS WITH STEEP SLOPES SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS OTHERWISE DIRECTED BY THE OWNER AS FOLLOWS:

TOPSOIL PLACEMENT DEPTH:	6 IN.
SPECIES:	PENNDOT FORMULA D
% PURE LIVE SEED:	82%
APPLICATION RATE:	242 LB./ACRE
FERTILIZER TYPE:	38-0-0
FERTILIZE RATE:	242 LB./ACRE
LIMING RATE:	2 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE
ANCHOR MATERIAL:	WOOD FIBER
ANCHOR METHOD:	HYDRAULICALLY
RATE OF ANCHOR MATERIAL APPL.:	774 LB./ACRE
SEEDING SEASON DATE:	MARCH 15 - JUNE 1/AUGUST 1 - OCTOBER 15

3. MULCHING SHALL BE USED TO PROTECT SEEDING AND HELP IN PREVENTING RUNOFF.
   A. CLEAN STRAW MULCH SHALL BE REQUIRED IN ALL DISTURBED AREAS (EQUIVALENT TO 0.75" TO 1" DEEP). CLEAN STRAW MULCH SHOULD NOT BE FINELY CHOPPED OR BROKEN DURING APPLICATION.
   B. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR.
   C. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH.
   D. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
   E. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
   F. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED.
4. FOR FURTHER INFORMATION ON SEED MIXES, SEE THE E & S WORKSHEETS IN THE CHAPTER 102 REGULATIONS.
5. WELL IN ADVANCE OF THE NEED TO PERMANENTLY SEED ANY DISTURBED AREA, THE CONTRACTOR SHALL OBTAIN AND FORWARD A SOIL AGRONOMY TESTING REPORT FROM AN APPROVED SOILS LABORATORY SUCH AS THE PENNSYLVANIA STATE UNIVERSITY'S AGRICULTURAL ANALYTICAL SERVICES LABORATORY. THE REPORT SHALL DETERMINE THE ACTUAL LIME AND FERTILIZER RATES FOR THE ON-SITE TOPSOIL. THE CONTRACTOR SHALL FORWARD THE FINAL REPORT TO THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE UPON RECEIPT.
6. ALL SOIL AMENDMENTS SHALL BE INSTALLED PER THE SOIL AGRONOMY REPORT, AND SHALL BE PROVIDED BY THE CONTRACTOR.
7. APPLY AMENDMENTS ON-SITE, AND MIX SOIL TO FULLY ADDRESS ALL EXISTING SOIL DEFICIENCIES. DO NOT APPLY AMENDMENTS NOR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

BMP TYPE	FACILITY NOS.	CONSTRUCTION NOTES	CRITICAL STAGES OF PROFESSIONAL OVERSIGHT	OPERATION AND MAINTENANCE
CONVEYANCE FACILITIES (NOT A PCSM BMP)		1. ALL STORM DRAIN AND CONVEYANCE SWALES SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS INCLUDED ON THIS PLAN, UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY.	1. VERIFICATION OF INLET STRUCTURE LOCATION, SIZE, DEPTH, AND CONNECTING PIPE INVERTS OR CHANNEL GEOMETRY	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. REGULAR MAINTENANCE (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
OUTLET PROTECTION (NOT A PCSM BMP)		1. RIP-RAP APRONS/PLUNGE POOLS SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS INCLUDED ON THIS PLAN.	1. VISUAL INSPECTION OF THE RIP-RAP APRONS/PLUNGE POOLS TO ENSURE INSTALLATION IS IN GENERAL CONFORMANCE WITH THE PLAN.	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. REGULAR MAINTENANCE (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
WATER QUALITY FILTER BEST MANAGEMENT PRODUCTS, INC. SNOUT WITH BIO-SKIRT INLETS (F) MANHOLES (R)	MH-A7 (18R) MH-A10 (30R) MH-A11 (30R) I-A12(24F) I-A14(24F) I-A20 (18F)	1. THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA T0 THE FACILITY HAS RECEIVED FINAL STABILIZATION. 2. SNOUT HOOD INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.	1. VERIFICATION OF MATERIAL OR WRITTEN CERTIFICATION BY THE MANUFACTURER 2. INSPECTION OF INSTALLATION PER THE PLAN DETAIL.	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. • ALL MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT (AS OF THE DATE OF INSPECTION) SPECIFICATIONS OUTLINED BY THE MANUFACTURER REGULAR MAINTENANCE (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
SUBSURFACE INFILTRATION BED PA DEP BMP 6.4.3	BMP NO. 2	1. AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). 2. THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. 3. UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. 4. CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. 5. CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. 6. SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. 7. CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (BED ROCK OR WATER TABLE). 8. THE CONTRACTOR SHALL PROVIDE A MIN. OF 2 FEET OF SEPARATION BETWEEN THE BOTTOM OF THE FACILITY AND THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP BMP MANUAL. 9. IF A MINIMUM OF 2 FT CANNOT BE PROVIDED TO BED ROCK THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 2' SOIL MANTLE BETWEEN THE FACILITY AND THE BED ROCK IN ACCORDANCE WITH THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 11. ALL GEOTEXTILES SHALL BE INSTALLED WITH A MINIMUM 12 INCH OVERLAP, OR AS SPECIFIED BY MANUFACTURER, WHICHEVER IS GREATER.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS): A. STONE BED B. SEPARATION FABRIC C. GEOTEXTILE D. OUTFALL BARREL PIPE E. PIPING F. (DESIGNER ADD ADDITIONAL MATERIALS) 2. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 3. PROBE THE BOTTOM OF FACILITY WITH A SOIL PROBE TO VERIFY DEPTH TO LIMITING ZONE. 4. REVIEW OF FACILITY BOTTOM TO CONFIRM A FREE-DRAINING (UN-COMPACTED), SEDIMENT FREE SUBGRADE. 5. PLACEMENT OF STONE BEDDING. 6. VISUAL INSPECTION OF OUTLET STRUCTURE AND REMAINING APPURTENANCES.	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. • ALL MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT (AS OF THE DATE OF INSPECTION) SPECIFICATIONS OUTLINED BY THE MANUFACTURER REGULAR MAINTENANCE: (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE PRETREATMENT AND INFLOW AREAS OF THE FACILITY • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE OUTLET STRUCTURE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. • REMOVE ACCUMULATED TRASH, DEBRIS, AND SEDIMENT FROM THE UNDERGROUND FACILITY UTILIZING A VACUUM TRUCK, SPRAY HOSE, OR SIMILAR. • INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, AND REMAINING APPURTENANCES. • CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
RAIN GARDEN / BIO-RETENTION PA DEP BMP 6.4.5	BMP NO. 3	• AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). • THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. • UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. • CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. • CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. • SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. • CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (WATER TABLE). • PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. • PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT. • EROSION CONTROL BLANKET OR HYDROSEED SHALL BE APPLIED TO THE BOTTOM OF THE FACILITY TO PROMOTE EARLY STABILIZATION AND ESTABLISHMENT. • PLANT VEGETATION ACCORDING WITH THE APPROVED LANDSCAPE PLAN AND DETAILS.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS): A. SOIL MEDIA (MATERIAL RECEIPT AND TESTING RESULTS OR PRE-CERTIFIED MEDIA RECEIPT) 2. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 3. PROBE THE BOTTOM OF FACILITY WITH A SOIL PROBE TO VERIFY DEPTH TO LIMITING ZONE. 4. REVIEW OF FACILITY BOTTOM TO CONFIRM A FREE-DRAINING (UN-COMPACTED), SEDIMENT FREE SUBGRADE. 5. PLACEMENT OF SOIL MEDIA TO DEPTH SPECIFIED ON PLAN. 6. VISUAL INSPECTION OF RISER STRUCTURE, TRASH RACK, EMERGENCY SPILLWAY, AND REMAINING APPURTENANCES.	GENERAL REQUIREMENTS: • THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. SHRUBS, FORBS OR GRASSES WHICH ARE DEAD ARE TO BE REPLACED DURING GERMINATION PERIODS. • VEGETATION ON THE EMBANKMENT AND SIDESLOPES SHALL BE MOWED ANYTIME THE VEGETATION IS GREATER THAN 6" IN HEIGHT OR AS REQUIRED BY THE MUNICIPALITY • MATERIALS THAT ARE REMOVED MUST BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS. • CARE SHALL BE TAKEN NOT TO DAMAGE THE REMAINING STRUCTURES/PIPING WITHIN THE FACILITY, DURING THE MAINTENANCE OPERATIONS. REGULAR MAINTENANCE: (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY • REFER TO THE BMP SEEDING SPECIFICATIONS AND OPERATION AND MAINTENANCE NOTES INCLUDED AS PART OF THE PROJECT'S LANDSCAPE PLAN FOR ANNUAL MAINTENANCE REQUIREMENTS; REMOVE CLIPPINGS AND INVASIVE PLANTS • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE PRINCIPAL SPILLWAY OR ON THE SURFACE ABOVE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. •• REMOVE AND REPLACE AREAS OF SOIL MEDIA WHICH APPEAR TO HAVE SEDIMENT ACCUMULATION, CLOGGED, OR HOLDING WATER. •• INSPECT THE FACILITY FOR RILLS ON THE EMERGENCY SPILLWAY, INTERIOR, AND EXTERIOR EMBANKMENT SLOPES. • REPAIR RILL AREAS WITH CLEAN FILL AND TOPSOIL WITH LIGHT TAMPING; RESEED DISTURBED AREAS. • INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, VELOCITY DISSIPATER, AND REMAINING APPURTENANCES. • CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
DRY EXTENDED DETENTION FACILITY PA DEP BMP 6.6.3	BMP NO. 1	• AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). • THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. • UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. • CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. • CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. • SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. • CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (WATER TABLE). • PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. • PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT. • EROSION CONTROL BLANKET OR HYDROSEED SHALL BE APPLIED TO THE BOTTOM OF THE FACILITY TO PROMOTE EARLY STABILIZATION AND ESTABLISHMENT. • PLANT VEGETATION ACCORDING WITH THE APPROVED LANDSCAPE PLAN AND DETAILS.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS): A. OUTFALL BARREL PIPE B. ANTI-SEEP COLLAR C. CORE MATERIAL 2. CUTOFF TRENCH AND CLAY CORE. 3. INSTALLATION OF OUTFALL BARREL, CONCRETE CRADLE, AND ANTI-SEEP COLLAR. 4. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 5. VISUAL INSPECTION OF RISER STRUCTURE, TRASH RACK, EMERGENCY SPILLWAY, AND REMAINING APPURTENANCES.	GENERAL REQUIREMENTS: • THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. SHRUBS, FORBS OR GRASSES WHICH ARE DEAD ARE TO BE REPLACED DURING GERMINATION PERIODS. • VEGETATION ON THE EMBANKMENT AND SIDESLOPES SHALL BE MOWED ANYTIME THE VEGETATION IS GREATER THAN 6" IN HEIGHT OR AS REQUIRED BY THE MUNICIPALITY • MATERIALS THAT ARE REMOVED MUST BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS. • CARE SHALL BE TAKEN NOT TO DAMAGE THE REMAINING STRUCTURES/PIPING WITHIN THE FACILITY, DURING THE MAINTENANCE OPERATIONS. REGULAR MAINTENANCE: (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY • REFER TO THE BMP SEEDING SPECIFICATIONS AND OPERATION AND MAINTENANCE NOTES INCLUDED AS PART OF THE PROJECT'S LANDSCAPE PLAN FOR ANNUAL MAINTENANCE REQUIREMENTS; REMOVE CLIPPINGS AND INVASIVE PLANTS • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE PRINCIPAL SPILLWAY OR ON THE SURFACE ABOVE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. •• REMOVE AND REPLACE AREAS OF SOIL MEDIA WHICH APPEAR TO HAVE SEDIMENT ACCUMULATION, CLOGGED, OR HOLDING WATER. •• INSPECT THE FACILITY FOR RILLS ON THE EMERGENCY SPILLWAY, INTERIOR, AND EXTERIOR EMBANKMENT SLOPES. • REPAIR RILL AREAS WITH CLEAN FILL AND TOPSOIL WITH LIGHT TAMPING; RESEED DISTURBED AREAS. • INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, VELOCITY DISSIPATER, AND REMAINING APPURTENANCES. • CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.

1 **OPERATION & MAINTENANCE NOTES**

NOT TO SCALE

NOT FOR BID / NOT FOR CONSTRUCTION

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA (LONG LANE)

MINOR SUBDIVISION PLAN FOR JONESTOWN BANK AND TRUST COMPANY AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

MATERIAL SPECIFICATIONS

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	LD-19 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:43PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Details.dwg
XREFS: Details
SCRIPT:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR

SHEETZ - LEBANON, PA (LONG LANE)

OWNER OF RECORD

JONESTOWN BANK AND TRUST COMPANY OF JONESTOWN, PENNSYLVANIA
2 W. MARKET STREET
JONESTOWN, PA 17038
(717)-274-5180

CONTACT
NAME: TROY A. PETERS
PHONE: 717-450-1030

EQUITABLE OWNER (LOT 1)

JLM REAL ESTATE INVESTMENTS, LLC
950 EAST MAIN STREET - P.O. BOX 472
SCHUYLKILL HAVEN, PA 17972
(570)-385-1662

CONTACT
NAME: PATRICK HIGGINS
EMAIL: PAT@MILLERBROS.COM
PHONE: (570)-527-8260

SOURCE OF TITLE

LEBANON COUNTY, PA
TAX MAP NO.: 27-2326623-377860-0000
DEED REF: 00169-0249
1725 STATE ROUTE 72 NORTH

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

TRIMBLE SURVEYORS, LLC
250 SOUTH SPRUCE ST.
LITITZ, PA 17543
(717)-626-0028
DATE: 06/05/2024
JOB NO.: 24205

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:

VORTEX ENVIRONMENTAL, INC.
2819-I WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
(717)-509-3934
DATE: 07/13/2024

GEOLOGIC INFORMATION

GEOLOGY STUDY PROVIDED BY:

ECS MID-ATLANTIC LLC
52-6 GRUMBACHER ROAD
YORK, PA 17406
(717)-767-4788
DATE: 11-04-2024
JOB NO.: 18:6371

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY:

TPD
4000 CRUMS MILL ROAD, SUITE 102
HARRISBURG, PA 17112
(717)-234-1430

NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA APPROVED THE FINAL (1) PLAN FOR THE PROPERTY AS SHOWN HEREON. NO OTHER PLAN OR PLANS SHALL BE RECOGNIZED. APPROVAL INCLUDES ALL DOCUMENTATION, INCLUDING THE COMMENTS OR REQUIREMENTS OF OFFICIAL REVIEWING INDIVIDUALS OR AGENCIES. APPROVAL IS BASED ON COMPLIANCE WITH APPLICABLE ORDINANCES, RULES, AND REGULATIONS, AND SHALL NOT BE CONSTRUED AS A GUARANTEE TO ANY PERSON OR ORGANIZATION THAT THE DESIGN OF ANY PART OF THE PLAN WILL FUNCTION AS ANTICIPATED UNDER ANY OR ALL CONDITIONS OR SITUATIONS. ADDITIONALLY, THAT BY REVIEW AND/OR APPROVAL OF THE PLAN, THE TOWNSHIP EXPRESSLY DECLINES THE ASSUMPTION OF LIABILITY ERRORS, OMMISIONS, OR MISTAKES IN JUDGEMENT IN THE DESIGN, ENGINEERING CONSTRUCTION, OR EXPECTED FUNCTION OF THE MATTERS REVIEWED AND/OR APPROVED.

_____

_____

UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY PA ACT 287 OF 1974, AS AMENDED, RGS ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

1. PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
2. PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
3. PURSUANT TO 73 P.S. 176(5), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
4. IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

RGS ASSOCIATES, INC. DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, RGS ASSOCIATES, INC. INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL): 20251624092

DATE: 2025/06/11 BY: RGS ASSOCIATES

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY): _____

DATE: _____ BY: _____

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20241380221

DATE: 2024/05/17 BY: JAB

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

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

SITE / ZONING DATA

TOTAL SITE ACREAGE	12.166 ACRES (GROSS)		
	PROPOSED LOT 1 (2409 LONG LANE) 4.93 AC. / 214,539 SF (NET) 5.36 AC. / 233,620 SF (GROSS)	RESIDUE LANDS OF JONESTOWN BANK AND TRUST CO. 6.70 AC. / 291,970 SF (NET) 6.80 AC. / 296,343 SF (GROSS)	
EXISTING LAND USE:	AGRICULTURE USE AND BANK		
PROPOSED LAND USE:	RETAIL ESTABLISHMENT WITH ACCESSORY FUEL PUMPS AND EATING PLACE (PROPOSED LOT 1) EXISTING BANK (PROPOSED LOT 2)		
SEWER:	PUBLIC - NORTH LEBANON TOWNSHIP MUNICIPAL AUTHORITY		
WATER:	PUBLIC - CITY OF LEBANON AUTHORITY		
ZONING:	GENERAL COMMERCIAL DISTRICTS - A (C-2A)		
	REQUIRED	PROPOSED LOT 1	RESIDUE LANDS OF JONESTOWN BANK AND TRUST CO.
LOT AREA:	1 AC. MIN.	4.93 AC.	6.70 AC.
LOT WIDTH:	200 FT. MIN.	308 FT.	677 FT.
FRONT YARD:	60 FT. MIN.	60 FT.	60 FT.
REAR YARD:	30 FT. MIN.	30 FT.	30 FT.
SIDE YARD:	TOTAL: 60 FT. MIN. ONE SIDE: 30 FT. MIN.	TOTAL: 60 FT. ONE SIDE: 30 FT.	TOTAL: 60 FT. ONE SIDE: 30 FT.
BUILDING HEIGHT:	35 FT. MAX. 2 1/2 STORIES MAX.	1 STORY	EXISTING STRUCTURE TO REMAIN
	REQUIRED	PROPOSED LOT 1	RESIDUE LANDS OF JONESTOWN BANK AND TRUST CO.
LOT COVERAGE:	50% MAX.	5.08%	1.32%
PARKING (FOR PROPOSED LOT 1):	- RETAIL STORES/SERVICE ESTABLISHMENTS: ONE PARKING SPACE PER 200 SF OF GROUND FLOOR (3,264-425) SF / 200 = 15 SPACES) - GAS STATION: ONE SPACE PER EMPLOYEE AND ONE SPACE PER 200 SF OF FLOOR AREA (4,625 SF / 200 + 7 EMPLOYEES = 31 SPACES) - RESTAURANT/FAST FOOD: ONE SPACE PER 50 FEET OF FLOOR AREA OR ONE SPACE PER FOUR SEATS (USE GREATER NUMBER) (46 SEATS / 4 = 12 SPACES) TOTAL SPACES REQUIRED = ± 58 SPACES		TOTAL SPACES PROVIDED = ±58 SPACES (12 FUEL PUMP SPACES)

RECYCLING AND DISPOSAL SPECIFICATIONS

1. THE RECYCLING AND DISPOSAL OF MATERIAL ASSOCIATED WITH THE INSTALLATION, CONVERSION, REMOVAL AND/OR MAINTENANCE OF THE PCSM BMPs IS ANTICIPATED TO INCLUDE SEDIMENT, VEGETATION, PLASTIC CONVEYANCE PIPING, RIP-RAP, ARBITRARY DEBRIS, AND/OR ANY PACKAGING ASSOCIATED WITH MATERIALS UTILIZED IN THE CONSTRUCTION OF THE PCSM BMP. ANY SEDIMENT REMOVED FROM THE AREA OF THE PROPOSED PCSM BMP, OR FROM A PREVIOUSLY INSTALLED FACILITY BEING CONVERTED AS PART OF THE CONSTRUCTION AND INSTALLATION OF THE PCSM BMP, SHALL BE PLACED IN A LOCATION ON-SITE AND IMMEDIATELY STABILIZED TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION. APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES, IMPLEMENTED IN ACCORDANCE WITH CURRENT CHAPTER 102 REGULATIONS, SHALL BE IN PLACE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE DISTURBED AREA. ANY EXISTING VEGETATION SHALL BE COMPOSTED ON-SITE, WHEN PRACTICAL, OR TRANSPORTED TO AN APPROPRIATE FACILITY ABLE TO ACCEPT MATERIAL OF THIS NATURE. THE REMOVAL OF PREVIOUSLY INSTALLED CONVEYANCE PIPING OR RIP-RAP, ARBITRARY DEBRIS, AND/OR ANY PACKAGING ASSOCIATED WITH MATERIALS UTILIZED IN THE INSTALLATION OF THE PCSM BMPs, SHALL BE REMOVED OR RECYCLED IN ACCORDANCE WITH ANY AND ALL APPLICABLE STATE OR FEDERAL REGULATIONS. NO MATERIALS OR WASTES OR UNUSED MATERIALS FROM PCSM BMP INSTALLATION SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
2. CONSTRUCTION WASTE IS ANTICIPATED TO INCLUDE TYPICAL BUILDING MATERIALS (I.E. LUMBER, DRYWALL, MASONRY, CARDBOARD AND PAPER, INSULATION, ASPHALT ROOFING, PLASTIC AND VINYL, PAINTS, STAINS, SOLVENTS AND SEALANTS, ETC.). IT IS STRONGLY ENCOURAGED THAT SUCH RECOVERABLE WASTE MATERIALS BE SEPARATED AND APPROPRIATELY RECYCLED. NO POTENTIALLY TOXIC OR HAZARDOUS WASTE IS KNOWN TO BE PRESENT ON-SITE. IF ANY TOXIC OR HAZARDOUS WASTE IS ENCOUNTERED, THE CONTRACTOR SHALL FOLLOW ANY AND ALL APPLICABLE STATE OR FEDERAL REGULATIONS ASSOCIATED WITH THE DISPOSAL OF SUCH MATERIALS.
3. ALL MATERIALS AND WASTES ASSOCIATED WITH PCSM BMP INSTALLATION AND/OR BUILDING CONSTRUCTION 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.
4. 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.
5. 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.).
6. 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.
7. 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 FILL". FILL THAT DOES NOT QUALIFY AS CLEAN FILL OR RELEASE OF A REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

EROSION AND SEDIMENT CONTROL NOTES

1. THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN. THESE MEASURES SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR CONSTRUCTION, PER THE SEQUENCE OF CONSTRUCTION OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLANS.
2. SOIL TYPES PRESENT ON THE SITE, PER THE SOIL SURVEY OF LEBANON COUNTY, PENNSYLVANIA ARE AS FOLLOWS:

SYMBOL	NAME	SLOPE	HYDRO GROUP
BeB	BEDINGTON SHALY SILT LOAM	3-8%	B
CmB	COMLY SILT LOAM	3-8%	C
KnB	KLINESVILLE SHALY SILT LOAM	3-8%	D

GRADING NOTES

1. THE FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THE PLAN REPRESENT THE ELEVATION OF THE FIRST FLOOR INSIDE THE BUILDING.
2. THE CONTRACTOR AND/OR BUILDER SHALL CONFIRM ALL ELEVATION RELATIONSHIPS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE SUBMITTED TO RGS ASSOCIATES IMMEDIATELY.
3. ALL FINISHED FLOOR ELEVATIONS MUST BE SET A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION OF ANY ADJACENT STORMWATER FACILITY.

GEOTECHNICAL NOTES

A. GENERAL RECOMMENDATIONS

1. IF REDOXIMORPHIC FEATURES (SOIL MOTTLING AND COLORATION PATTERNS FORMED BY THE REDUCTION OF IRON AND/OR MANGANESE FROM SATURATED CONDITIONS IN THE SOIL) ARE ENCOUNTERED:
   - 1.1. A QUALIFIED PROFESSIONAL SHOULD DETERMINE IF THE FEATURES OBSERVED ARE ASSOCIATED WITH A HISTORIC CONDITION (ASSOCIATED WITH FILL, PREVIOUS SITE CONDITION, OR NATURAL COLORATION) OR ARE ASSOCIATED WITH CONDITIONS THAT COULD PRESENTLY OCCUR (SEASONAL VARIATIONS IN THE WATER TABLE).
   - 1.2. EVALUATE THE ELEVATION OF THE FEATURES RELATIVE TO THE PROPOSED DESIGN ELEVATION OF THE SWM FEATURE AND DETERMINE IF THE SIZE AND ELEVATION OF THE SWM FEATURE CAN BE ADJUSTED TO ALLEVIATE THE CONFLICT.
   - 1.3. RETAIN ECS AND CIVIL ENGINEER TO EVALUATE ALTERNATE DESIGN CONCEPTS. ALTERNATE DESIGNS PROPOSED BY THE PROFESSIONAL SHOULD BE SEALED AND SUBMITTED TO THE TOWNSHIP FOR APPROVAL.
2. IF THE FIELD VERIFIED INFILTRATION RATES ARE EXCESSIVELY HIGH (GREATER THAN 6 INCHES PER HOUR) AND CATION EXCHANGE CAPACITY IS KNOWN:
   - 2.1. DETERMINE THE EXTENT OF THE MATERIALS EXHIBITING THE HIGH INFILTRATION RATES THROUGH A COMBINATION OF VISUAL-MANUAL CLASSIFICATION, HAND PROBING, DENSITY TESTING, OR OTHER SUITABLE METHODS AS DETERMINED BY ECS.
   - 2.2. OVEREXCAVATE THE MATERIALS TO THE DEPTH WHERE THE MATERIAL TYPE CHANGES OR A MAXIMUM DEPTH OF 2 FEET, WHICHEVER IS ENCOUNTERED FIRST.
   - 2.3. IF EXCESSIVE RATES ARE ASSOCIATED WITH WEATHERED OR BROKEN ROCK, THE ROCK SURFACE SHOULD BE EXAMINED BY ECS, PRIOR TO REPLACEMENT OF SUITABLE MATERIAL.
   - 2.4. REPLACE THE EXCAVATED MATERIAL WITH FINER GRAINED MATERIALS APPROVED BY ECS. SUITABLE SOIL MIXTURES CAN CONSIST OF A BLEND OF ON-SITE AND/OR OFF-SITE MATERIALS AVAILABLE TO THE CONTRACTOR GENERALLY CONFORMING TO THE TABLE BELOW, WITH FIELD INFILTRATION RATES POST PLACEMENT DETERMINED AND APPROVED BY ECS.
   - 2.5. MATERIALS SHOULD BE LIGHTLY TRACKED INTO PLACE IN NON-STRUCTURAL AREAS.
   - 2.6. IF MATERIAL REPLACEMENT IS REQUIRED IN STRUCTURAL AREAS (EX: BELOW-GRADE SWM FACILITIES IN PAVED AREAS), MATERIAL PLACEMENT SPECIFICATIONS, INCLUDING MATERIALS TYPE, MIX RATIO, COMPACTIVE EFFORT AND REQUIRED DENSITY SHOULD BE DETERMINED BY ECS. TECHNICAL RECOMMENDATIONS SHOULD BE SEALED BY ECS AND SUBMITTED TO THE TOWNSHIP FOR APPROVAL.
3. IF THE FIELD VERIFIED INFILTRATION RATES ARE EXCESSIVELY LOW (LESS THAN 0.1 IN/HR):
   - 3.1. DETERMINE THE EXTENT OF THE MATERIALS EXHIBITING THE LOW INFILTRATION RATES THROUGH A COMBINATION OF VISUAL-MANUAL CLASSIFICATION, HAND PROBING, DENSITY TESTING, OR OTHER SUITABLE METHODS AS DETERMINED BY THE ECS.
   - 3.2. OVEREXCAVATE THE MATERIALS TO THE DEPTH WHERE THE MATERIAL TYPE CHANGES OR A MAXIMUM DEPTH OF 2 FEET, WHICHEVER IS ENCOUNTERED FIRST.
   - 3.3. IF BEDROCK IS ENCOUNTERED, THE ROCK SHOULD BE REMOVED TO A MINIMUM DEPTH OF 2 FEET BELOW THE BOTTOM OF BASIN AND SHOULD BE EXAMINED BY ECS, PRIOR TO REPLACEMENT OF SUITABLE MATERIAL.
   - 3.4. REPLACE THE EXCAVATED MATERIAL WITH MORE COARSELY GRAINED MATERIALS APPROVED BY ECS. SUITABLE SOIL MIXTURES CAN CONSIST OF A BLEND OF ON-SITE AND/OR OFF-SITE MATERIALS AVAILABLE TO THE CONTRACTOR, AND SUBJECT TO TESTING AND APPROVAL OF ECS. SUITABLE SOIL MIXTURES MAY CONSIST OF MATERIALS BLENDED BY VOLUME RATIOS AS DETERMINED BY ECS.
   - 3.5. MATERIALS SHOULD BE LIGHTLY TRACKED INTO PLACE IN NON-STRUCTURAL AREAS.
4. CONSTRUCTION RECOMMENDATIONS

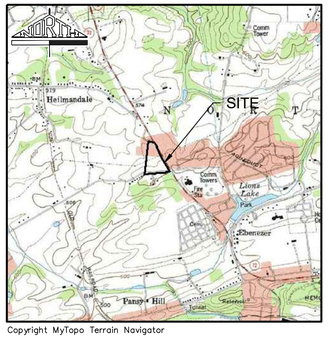
IT IS RECOMMENDED THAT VERIFICATION OF THE SUBGRADE CONDITIONS AT THE TIME OF CONSTRUCTION BE CONDUCTED BY AN AUTHORIZED ECS REPRESENTATIVE.

DURING EXCAVATION OF THE BASIN, THE MATERIALS AT THE BOTTOM OF BASIN SHOULD BE VERIFIED TO BE CONSISTENT WITH THOSE ENCOUNTERED IN THE EXPLORATION. PROPER PERFORMANCE OF INFILTRATION FACILITIES WILL BE INFLUENCED BY THE VARIABILITY IN THE SUBSURFACE. IT WILL BE IMPORTANT THAT CONSTRUCTION EQUIPMENT DOES NOT TRAFFIC ON THE MATERIALS AT THE INFILTRATION BED ELEVATION, AND THAT HAND PROBING ON AN APPROXIMATELY 25 FOOT GRID OR ISOLATED TEST PITS BE PROVIDED TO EVALUATE PROPER OFFSET DISTANCES FROM BEDROCK LIMITING ZONES.

WE RECOMMEND SWM FACILITIES BE LOCATED A MINIMUM OF 25 FEET FROM ADJACENT BUILDINGS, TAKEN FROM EDGE OF SWM FACILITY TO OUTSIDE OF FOOTING. THE ALLOWABLE BUFFER DISTANCE IS HIGHLY DEPENDENT ON SITE CONSTRAINTS INCLUDING BUT NOT LIMITED TO, FOUNDATION TYPE, SUBGRADE SOILS, GEOLOGY, STRUCTURAL LOADING, FOUNDATION BEARING ELEVATION, INVERT ELEVATION, AND GROUNDWATER. IF SITE CONSTRAINTS PROHIBIT THIS RECOMMENDATION, THE FACILITY MAY BE LOCATED CLOSER TO A BUILDING SUBJECT TO THE REVIEW AND APPROVAL OF ECS. IT IS IMPORTANT TO NOTE THAT THE CLOSE PROXIMITY OF BUILDINGS WILL GENERALLY NOT NEGATIVELY IMPACT THE FUNCTIONALITY OF THE STORMWATER FACILITIES, BUT WATER INFILTRATION AND A REDUCED BUFFER MAY NEGATIVELY AFFECT THE BEARING CAPACITY OF ADJACENT BUILDINGS.

B. LIMITING ZONE REMEDIATION NOTES

1. THE CONTRACTOR SHALL PROBE THE VIRGIN SOIL BENEATH THE EXCAVATED BOTTOM OF EACH OF THE SUB-SURFACE STORMWATER MANAGEMENT FACILITIES TO VERIFY THAT A MINIMUM OF 24 INCHES IS PROVIDED TO THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
2. IF A DEPTH OF 24 INCHES TO THE EXISTING BEDROCK IS NOT NATURALLY POSSIBLE, THE CONTRACTOR SHALL REMEDIATE THE MANTLE BELOW THE FACILITY IN ACCORDANCE WITH THE FOLLOW PROCEDURE:
   - a. UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER, THE CONTRACTOR SHALL OVER EXCAVATE THE BOTTOM OF THE FACILITY AN ADDITIONAL 24 INCHES.
   - b. THE CONTRACTOR SHALL REMOVE ANY BEDROCK ENCOUNTERED WITHIN THE 24 INCHES.
   - c. UNDER THE SUPERVISION AND DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER, THE CONTRACTOR SHALL CONSTRUCT A SOIL MANTLE BETWEEN THE REMAINING BEDROCK AND THE BOTTOM OF THE PROPOSED SUB-SURFACE STORMWATER MANAGEMENT FACILITY TO A DEPTH OF 24 INCHES.
3. THE COMPOSITION, COMPACTION AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEO-TECHNICAL ENGINEER.



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LOCATION MAP
SCALE: 1" = 2000'

DRAWING INDEX

SW-20	COVER SHEET
SW-21	GENERAL NOTES
SW-22	OVERALL PCSM EXISTING
SW-23	EXISTING CONDITIONS PLAN
SW-24	BMP LOCATION MAP
SW-25	OVERALL PCSM GRADING
SW-26	PCSM GRADING PLAN
SW-27	STORM PROFILES
SW-28	STORM DETAILS
SW-29	STORM DETAILS
SW-30	STORM DETAILS
SW-31	BMP-001 PROFILES
SW-32	BMP-002 PROFILES
SW-33	BMP-003 PROFILES
SW-34	OPERATION AND MAINTENANCE NOTES
SW-35	MATERIAL SPECIFICATIONS
SW-36	PRE-DEVELOPMENT DRAINAGE AREA MAP
SW-37	POST-DEVELOPMENT DRAINAGE AREA MAP
SW-38	POST-DEVELOPMENT SUB-DRAINAGE AREA MAP

NPDES LEGEND

LIMIT OF DISTURBANCE

NPDES BOUNDARY

SITE FEATURE LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
454	GRADE CONTOUR	454	GRADE CONTOUR
455	GRADE INDEX CONTOUR	455	GRADE INDEX CONTOUR
×(428.17)	SPOT ELEVATION	X 496.70	SPOT ELEVATION
	BENCHMARK		
	IRON PIN	X BW 496.70	SPOT ELEVATION- BOTTOM OF WALL
	MONUMENT	X TW 496.70	SPOT ELEVATION- TOP OF WALL
	BOUNDARY LINE		IRON PIN
	ADJOINER		MONUMENT
	LOT LINE		BOUNDARY LINE
	RIGHT-OF-WAY LINE		LOT LINE
	LEGAL RIGHT-OF-WAY LINE		RIGHT-OF-WAY LINE
	CENTERLINE		SETBACK LINE
	EASEMENT LINE		CENTERLINE
	SETBACK LINE		CLEAR SIGHT TRIANGLE
	ZONING BOUNDARY		SAFE SIGHT STOPPING DISTANCE
	BUILDING		EASEMENT LINE
	EDGE OF PAVEMENT		ZONING
	CURB		BUILDING
	EDGE OF GRAVEL/DRIVEWAY		DOOR LOCATION
	SIDEWALK		EDGE OF PAVEMENT
	SIGN		CURB
	STREAM		CONCRETE & HATCHING
	TREELINE		GUIDERAIL
TP-1	TEST PIT LOCATION		CHAINLINK FENCE
	SOILS		BLOCK WALL
UTV	UNDERGROUND CABLE-TV-SATELLITE		SIGN
E	ELECTRIC	UE	UNDERGROUND ELECTRIC
OE	OVERHEAD ELECTRIC		OVERHEAD LIGHT FIXTURE
	OVERHEAD LIGHT FIXTURE		UTILITY POLE
	UTILITY POLE	MH-1	GRAVITY SEWER LINE & MANHOLE
	GRAVITY SEWER LINE & MANHOLE	FM	SEWER FORCE MAIN
FM	SEWER FORCE MAIN LINE & MANHOLE	S	SEWER LATERAL
S	SEWER LATERAL	EW-A / I-A	STORM DRAIN PIPE, ENDWALL MANHOLE, & INLET
CMP	STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET	STRUCTURE TYPE SYSTEM ID. NUMBER W./IN SYSTEM	
			STORMWATER INFILTRATION
			ROOF DRAIN
			UNDERDRAIN
W	WATER MAIN, VALVE & HYDRANT	W	WATER LINE, VALVE, & HYDRANT
			WATER LATERAL

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

COMMONWEALTH OF PENNSYLVANIA
LICENSED PROFESSIONAL
LEONARD F. BRADLEY III
ENGINEER
PE078116

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 236-6013

AS NOTED

SHEETZ - LEBANON, PA
(LONG LANE)
FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA

COVER SHEET

Land Planning
Landscape Architecture
Civil Engineering

RGS ASSOCIATES

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: SW-20 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:43PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-PCSM-Cover.dwg
SCRIPT:
XREFS: Cover

GENERAL PLAN NOTES

1. BENCHMARK #1 IS LOCATED: MAG NAIL ON THE NORTH SIDE OF LONG LANE, 15'± WEST OF A MAILBOX. ELEV. 596.77' (SEE SHEET LD-4 FOR LOCATION). DATUM IS NAVD 1988
2. BENCHMARK #2 IS LOCATED: MAG NAIL AT CURB DEPRESSION, 31'± NORTHWEST OF MET ED POLE 35865-37728. ELEV. 590.67' (SEE SHEET LD-4 FOR LOCATION). DATUM IS NAVD 1988
3. BENCHMARK #3 IS LOCATED: REBAR ALONG THE WEST PROPERTY LINE JUST SOUTH OF THE FIRSTENERGY (FORMERLY METED) RIGHT-OF-WAY LINE. ELEV. 578.97' (SEE SHEET LD-4 FOR LOCATION). DATUM IS NAVD 1988
2. BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY TRIMBLE SURVEYORS, LLC PROJECT NAME: 1725 STATE ROUTE 72 NORTH, PROJECT NO.: 24205, DATED: 06/05/24.
3. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORDS AND WITH THE BENEFIT OF A "TITLE SEARCH." THE TITLE SEARCH WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1215382-PITT, COMMITMENT DATE: APRIL 08, 2024.
4. BASIS OF BEARINGS TAKEN FROM A REALIZATION OF THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
5. PERMANENT MONUMENTS ⬢ AND LOT MARKERS ○ SHALL BE SET UPON COMPLETION OF FINAL GRADING AT THE LOCATIONS TO BE SHOWN ON THE FINAL PLAN.
6. ANY ALTERATIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF RGS ASSOCIATES, INC.

CONTRACTOR NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED EXISTING VEGETATION AND/OR OTHER SITE FEATURES WHICH ARE TO REMAIN.
3. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. PRIOR TO BUILDING STAKEOUT, CONTRACTOR SHALL VERIFY DIMENSIONS SET FORTH ON LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL REVIEW ALL DOOR LOCATIONS AND POINTS-OF-ACCESS TO BUILDINGS SHOWN ON THIS PLAN AND CONFIRM THAT THE DOOR LOCATIONS MATCH THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF CURB, SIDEWALK AND HANDICAP RAMPS. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE SITE PLAN AND ARCHITECTURAL DRAWINGS, RGS ASSOCIATES SHALL BE CONTACTED IMMEDIATELY.
5. ALL HANDICAP-ACCESSIBLE RAMPS, SIDEWALKS, AND PARKING SPACES MUST MEET ALL APPLICABLE ADA REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ADA COMPLIANCE PRIOR TO PLACEMENT OF PAVING OR CONCRETE.
6. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPAL AND PENNDOT STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. MAINTENANCE AND PROTECTION OF TRAFFIC ON EXISTING ROADS NEIGHBORING THE PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL MEP PLANS AND PROCEDURES SHALL BE IN ACCORDANCE WITH MUNICIPAL AND/OR PENNDOT STANDARDS.
8. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO RGS ASSOCIATES, INC. PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS, AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
10. DIMENSIONS AND GEOMETRY SHOWN ON THIS PLAN SHALL BE VERIFIED DURING STAKE-OUT CALCULATIONS AND FIELD STAKE-OUT.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATTERN AS SHOWN ON THESE PLANS, AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND ALSO A MINIMUM SLOPE ON ALL UNPAVED AREAS.
12. CONTRACTOR SHALL SEQUENCE THE RELOCATION OF TELECOMM/ELECTRIC SERVICES TO MINIMIZE SERVICE INTERRUPTIONS TO EXISTING BUILDINGS. THE CONTRACTOR SHALL NOTIFY ALL POTENTIALLY IMPACTED PROPERTIES PRIOR TO CONSTRUCTION.
13. CROSSWALKS SHALL BE APPLIED ONTO THE FINAL WEARING COURSE AND SHALL BE PAINTED WITH TYPE I WHITE PAINT CONFORMING TO SECTION 962 OF PENNDOT PUBLICATION 408.
14. THE CONTRACTOR SHALL REFER TO PENNDOT PUBLICATION 111 FOR PAVEMENT MARKINGS AND SIGNAGE STANDARDS, UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY.
15. ANY PROPOSED SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE NORTH LEBANON TOWNSHIP ZONING ORDINANCE.
16. CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. RGS ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE EXISTING UTILITIES ARE EXACTLY AS SHOWN.
17. CONTRACTOR SHALL VERIFY THE FINAL EARTHWORK QUANTITIES TO THEIR SATISFACTION PRIOR TO THE COMMENCEMENT OF SITE WORK. RGS MAKES NO GUARANTEE THAT IN-SITU SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.
18. ALL DIMENSIONS IN AREAS OF PROPOSED CURBING ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
19. IN THE CASE OF DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
20. FAILURE TO SPECIFICALLY IDENTIFY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM SUCH WORK.
21. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
22. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES AS NECESSARY TO MATCH PROPOSED GRADES, UNLESS OTHERWISE NOTED.
23. CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
24. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH HORIZONTALLY AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS.
25. ALL UNSUITABLE MATERIAL WITHIN STRUCTURAL FILL AREAS MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR THE MUNICIPALITY.
26. GEOTECHNICAL RECOMMENDATIONS PRESENTED IN THE REPORT ENTITLED, "GEOTECHNICAL ENGINEERING REPORT FOR SHEETZ - LEBANON (SR 0072 AND LONG LANE)", PREPARED BY ECS MID-ATLANTIC, LCC, SHALL BE STRICTLY FOLLOWED. ANY DEVIATION MUST BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
27. WHERE IT IS NECESSARY TO CONNECT TO, OR EXTEND TO, EXISTING PAVING, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
28. THE RETAINING WALLS SHOWN HEREON HAVE NOT BEEN STRUCTURALLY DESIGNED, AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL SHAPE, HEIGHT, FOOTING, MATERIAL SELECTION, AND DESIGN OF THESE WALLS IS THE RESPONSIBILITY OF THE CONTRACTOR.
29. A GEOTECHNICAL ENGINEER OR OTHER TECHNICAL PROFESSIONAL SHALL BE PRESENT DURING THE CONSTRUCTION OF SLOPES EXCEEDING 3:1 FILL OR 2:1 CUT.
30. ALL ITEMS WHICH ARE REFERENCED AND NOT SPECIFICALLY DETAILED SHALL BE SELECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
31. A LICENSED PROFESSIONAL GEOLOGIST/GEOTECHNICAL ENGINEER, RGS ASSOCIATES AND THE MUNICIPALITY SHALL BE CONTACTED UPON THE DISCOVERY OF ANY SINKHOLES OR CARBONATE GEOLOGY FORMATIONS DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES. IF A SINKHOLE IS ENCOUNTERED WITHIN OR IMMEDIATELY ADJACENT TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES, PRIOR TO OR DURING CONSTRUCTION, THE SINKHOLE SHOULD BE PROMPTLY REPAIRED UNDER THE DIRECTION OF A QUALIFIED GEOLOGIST OR GEOTECHNICAL ENGINEER.
32. THE CONTRACTOR SHALL VERIFY THAT THE SUBGRADE IS PREPARED IN ACCORDANCE WITH THE PROJECT'S GEO-TECHNICAL RECOMMENDATIONS.
33. THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS TO HIS SATISFACTION PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT. RGS ASSOCIATES MAKES NO GUARANTEE, WRITTEN OR IMPLIED, THAT THE SUBGRADE IS SUITABLE FOR DEVELOPMENT. RGS ASSOCIATES RECOMMENDS THAT ALL SUBGRADES BE INSPECTED BY A LICENSED PROFESSIONAL GEO-TECHNICAL ENGINEER PRIOR TO PLACEMENT OF PAVEMENTS.
34. THE ASPHALT PAVEMENT SECTIONS SHOWN ON THE PLANS MEET OR EXCEED THE MUNICIPAL STANDARDS. IT IS ASSUMED THAT THE SUBGRADE, MATERIALS, CONDITIONS AND CONSTRUCTION METHODS ARE IN ACCORDANCE WITH ALL MUNICIPAL AND/OR PENNDOT CONSTRUCTION STANDARDS.
35. THE ASPHALT PAVEMENT SECTIONS SHOWN ON THE PLANS MAY-NOT BE DESIGNED FOR CERTAIN LEVELS OF CONSTRUCTION RELATED TRAFFIC/EQUIPMENT. ADDITIONAL DEPTH OF STONE AND/OR ASPHALT BASE MAY BE REQUIRED TO SUPPORT CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ANALYSIS, MODIFICATIONS AND/OR REPAIRS FOR SUCH CHANGES AND ACTIVITIES.
36. RGS HAS NOT PROVIDED ANY STRUCTURAL DESIGN OF THE PAVEMENT CROSS SECTION OR DETERMINATION OF THE IN-SITU MATERIAL'S SUITABILITY AS A ROAD BASE. SUCH TESTING AND ANALYSIS IS THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION BEFORE THE PLACEMENT OF THE PAVING SECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY REQUIRED STRUCTURAL TESTING OR CERTIFICATION FOR THE INSTALLED PAVEMENT TO THE OWNER AND/OR MUNICIPAL REPRESENTATIVE.
37. AT ALL TIMES DURING AND AFTER CONSTRUCTION, THE SUBBASE AND BASE OF THE PAVING SECTION SHALL BE FREE DRAINING. THE CONTRACTOR SHALL INSTALL UNDER DRAINS, IN ACCORDANCE WITH RC-30M, AT ALL LOCATIONS WHERE THE PAVEMENT BASE IS NOT FREE DRAINING OR SUSCEPTIBLE TO FREEZE/THAW DAMAGE. WATER SHALL NOT BE IMPOUNDED ADJACENT TO PAVEMENT.
38. THE CONTRACTOR MAY NOT BEGIN CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED BY THE CONSERVATION DISTRICT OR PA DEP. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY WITH RGS ASSOCIATES, PRIOR TO BEGINNING CONSTRUCTION, THAT THE MOST CURRENT APPROVED PLANS ARE BEING UTILIZED.
39. TOPSOIL MUST BE FREE OF LARGE DEBRIS, ROOTS, ROCKS, BRUSH, SOD, FROZEN PARTICLES, OR OTHER FOREIGN OR OBJECTIONABLE MATERIAL THAT WOULD INHIBIT VEGETATIVE ESTABLISHMENT AND GROWTH TO MEET THE PROJECT REQUIREMENTS. TOPSOIL MUST BE SUITABLE TO SUPPORT A DENSE AND DIVERSE VEGETATIVE COVER, AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT.

UTILITY NOTES

A. GENERAL NOTES - SANITARY SEWER

1. MINIMUM OF 4' OF COVER IS REQUIRED OVER ALL SEWER LINES. THE SEWER MAIN SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND "RECORD DRAWINGS" PER THE AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL SANITARY SEWER LATERAL LOCATIONS, AND SHALL PROVIDE THIS INFORMATION TO THE DESIGN ENGINEER FOR PREPARATION OF AS-BUILT DRAWINGS.
3. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER CROSSINGS. IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.
4. ALL SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUNICIPAL SEWER AUTHORITY CONSTRUCTION SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
5. 95% STANDARD PROCTOR FILL COMPACTION IS REQUIRED FOR ALL SANITARY SEWER FACILITIES LOCATED IN FILL MATERIAL. TESTING MUST BE IN ACCORDANCE WITH THE APPROPRIATE AASHTO AND ASTM STANDARDS.
6. ALL SANITARY SEWER MANHOLES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THE MANHOLE CONE SECTION ROTATED TO MINIMIZE IMPACTS WITHIN THE VEHICLE WHEEL PATHS.
7. ALL CLEANOUTS & SANITARY MANHOLES LOCATED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING TOPS.
8. A MINIMUM OF 0.1 FEET OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES.
9. ALL SANITARY SEWERS SHALL BE CONSTRUCTED FROM SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PLANS.
10. THE PLANS PROPOSE THE USE OF A GRINDER PUMP. DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF THE GRINDER PUMP. PRIOR TO MAKING APPLICATION TO THE AUTHORITY FOR A SEWER PERMIT, DEVELOPER OR HIS REPRESENTATIVES SHALL SUBMIT CATALOG CUTS/SHOP DRAWINGS AND PUMP PERFORMANCE CURVE OF THE PROPOSED GRINDER PUMP STATION TO NLTMA FOR NLTMA'S RECORDS. THE PERFORMANCE CURVE SHOULD INCLUDE THE PROJECTED PUMP OPERATING POINT. DEVELOPER'S ENGINEER SHALL SUBMIT CALCULATIONS TO SUPPORT PROPOSED DESIGN CONDITIONS. THE SEWER PERMIT SHALL NOT BE ISSUED UNTIL THE SUBMISSIONS HAVE BEEN MADE TO THE SATISFACTION OF NLTMA.
11. THE GRINDER PUMP SHALL REMAIN PRIVATELY OWNED BY THE PROPERTY OWNER. OPERATION AND MAINTENANCE OF GRINDER PUMP SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
12. THE PLANS PROPOSE THE USE OF A GREASE TRAP. DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF THE GREASE TRAP . PRIOR TO MAKING APPLICATION TO THE AUTHORITY FOR A SEWER PERMIT, DEVELOPER OR HIS REPRESENTATIVE SHALL SUBMIT SIZING CALCULATIONS AND CATALOG CUTS/SHOP DRAWINGS FOR THE PROPOSED GREASE TRAP TO NLTMA FOR NLTMA'S RECORDS. THE SEWER PERMIT SHALL NOT BE ISSUED UNTIL THE SUBMISSIONS HAVE BEEN MADE TO THE SATISFACTION OF NLTMA.

B. GENERAL NOTES - WATER SERVICE

1. CONTACT INFORMATION FOR THE CITY OF LEBANON AUTHORITY

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

2. WATER SYSTEMS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CURRENT CITY OF LEBANON AUTHORITY "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 AND DEPTHS AT UTILITY CROSSINGS, EXCAVATED AREAS, AND TIE-IN LOCATIONS.
5. WATER SERVICE CONNECTION REQUIRES AN APPLICATION AND PAYMENT OF REQUIRED FEES WITH THE AUTHORITY PRIOR TO MAKING THE WATER TAPS.
6. FIRE SERVICE CONNECTION REQUIRES AN APPLICATION AND PAYMENT OF REQUIRED FEES WITH THE AUTHORITY PRIOR TO MAKING THE FIRE LINE TAP. FIRE LINE AGREEMENT ALSO REQUIRED.
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 MAY REQUIRE THE CONTRACTOR TO PROVIDE A FINANCIAL GUARANTEE UNTIL PENNDOT SIGNS OFF ON THE PERMIT AFTER CONSTRUCTION IS COMPLETE.
8. ANY WORK WITHIN MUNICIPAL RIGHT-OF-WAYS 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 AND WATERLINE CONSTRUCTION CONTRACTOR.
11. THE CITY OF LEBANON AUTHORITY WILL INSPECT THE WATER MAIN INSTALLATION AND ASSIST IN COORDINATING 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 CITY OF LEBANON AUTHORITY. THE PROPERTY OWNER IS RESPONSIBLE FOR THE WATER SERVICE AFTER THE CURB STOP. THE CITY OF LEBANON AUTHORITY WILL INSTALL THE WATER METER WITHIN THE BUILDING OR AN APPROVED METER PIT AS INSTRUCTED. CONTACT THE CITY OF LEBANON AUTHORITY METER DEPARTMENT FOR METER INSTALLATION, 2200 WEST CHESTNUT STREET, 717-273-2506.
13. METER PIT INSTALLATIONS ARE MANDATORY. ANY EXCEPTION TO METER PIT INSTALLATION IS AT THE DISCRETION OF THE CITY OF LEBANON AUTHORITY. METER PIT TO BE INSTALLED 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 SERVICE TERMINATIONS SHALL BE 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 CITY OF LEBANON AUTHORITY.

C. GENERAL NOTES - STORM DRAINAGE

1. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES TO ENSURE THEY ARE KEPT IN DESIGN CONDITION.
2. THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH DESIGN STANDARDS AND SPECIFICATIONS IN PLACE AT THE TIME OF PLAN APPROVALS. RGS ASSUMES NO RESPONSIBILITY FOR CHANGES IN SPECIFICATIONS THAT MAY OCCUR AFTER PLAN APPROVAL THAT WOULD REQUIRE ALTERNATE MATERIALS OR INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL CURRENT STANDARDS AND NOTIFY THE OWNER/DEVELOPER AND RGS ASSOCIATES OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION OF STORMWATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
4. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
5. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY.
6. THE MUNICIPALITY WILL HAVE THE RIGHT TO ACCESS THROUGH EASEMENTS.
7. WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION, THE CONTRACTOR SHALL COMPACT ALL SELECT FILL MATERIAL TO 95% OF ASTM D-698 (AASHTO T-99) WITH A MOISTURE CONTENT ± 3% OF OPTIMUM UP TO THE PIPE BEDDING. REFER TO THE "STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS" FOR A DESCRIPTION OF SELECT FILL MATERIAL.
8. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR SLCPP/HDPEP PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

D. ADS PIPE INSTALLATION NOTES

1. STORMDRAIN PIPES SHALL BE ADS (N-12) HDPE PIPE WITH ADS PRO-LINK ULTRA (IN-LINE BELL) PIPE JOINTS (FOR SOIL TIGHT CONNECTIONS) AND/OR ADS PRO-LINK WT (FOR WATER TIGHT CONNECTIONS). REFER TO PLAN AND PROFILES FOR MATERIALS USED.
2. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. CONTRACTOR IS TO MAKE ADJUSTMENTS AS NEEDED AT THE PIPE BELL JOINTS IN THE TRENCH CONSTRUCTION AND BACKFILL. REFER TO ADS TECHNICAL NOTE 3.115 FOR INSTALLATION SPECIFICATIONS. (CURVE PIPE INSTALLATION ONLY)

E. GENERAL NOTES - OTHER

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE.
3. THE EXISTING UTILITIES SHOWN HAVE BEEN DETERMINED AND REFERENCED BASED UPON INFORMATION RECEIVED FROM THE UTILITY COMPANIES, SURVEYORS, VISITS TO THE SITE AND GENERAL BEST INFORMATION, TO THE BEST OF RGS ASSOCIATES' KNOWLEDGE, AT THE TIME OF DESIGN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 A MINIMUM OF 3 DAYS PRIOR TO EXCAVATING OR WITH CAREFUL EXPLORATORY WORK, AT THE CONTRACTOR'S RISK, PRIOR TO CONSTRUCTION FOR THOSE PRIVATE LINES WHICH ARE NOT ABLE TO BE LOCATED THROUGH THE ONE CALL PROCESS. IT MAY BECOME NECESSARY TO ADJUST THE PROPOSED UTILITY LOCATION IN THE FIELD TO RESOLVE ANY UTILITY CROSSING CONFLICTS WHICH MAY OCCUR. RGS ASSOCIATES SHALL BE NOTIFIED IMMEDIATELY IF ANY SUCH CONFLICTS ARE ENCOUNTERED.
4. ALL UTILITY ELEVATIONS ARE AT THE INVERT UNLESS OTHERWISE NOTED.

WETLAND NOTES

1. IN JULY OF 2024 A PRELIMINARY WETLANDS INVESTIGATION TO DETERMINE THE EXTENT OF WETLANDS PRESENT ON THE SITE WAS CONDUCTED BY VORTEX ENVIRONMENTAL, INC. AT SUCH TIME, NO WETLANDS WERE REPORTED ON THE SITE AS THE SOILS, VEGETATION, AND HYDROLOGY OF SAMPLE SITES DID NOT MEET THE CRITERIA FOR WETLAND DETERMINATIONS.

SHEETZ SPECIFIC NOTES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND/OR VERIFYING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. UTILITY CONTACTS ARE LISTED ON THE SHEET LD-2,
9. EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO THE E&S PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY SHEETZ IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.

GRADING NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY RGS ASSOCIATES, INC., THE CURRENT REQUIREMENTS OF NORTH LEBANON TOWNSHIP, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE. IF DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND *MAY* NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH VEGETATION.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. API AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, SODDED, MULCHED AND/OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
9. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY ECS MID-ATLANTIC, LLC PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
10. ALL ELEVATIONS SHOWN ARE REFERENCED TO BENCHMARKS ON THE PROJECT SURVEY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT GROUNDBREAKING.
11. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL REFERENCE DETAILED BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, ELEVATIONS, AND UTILITY CONNECTION POINTS.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
14. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.

LAYOUT NOTES

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE. ALL AN8LES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C,
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SHEETZ MAIN FREESTANDING SIGN WITH THE SHEETZ CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY SHEETZ REPRESENTATIVE AND DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
9. SEE DETAIL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
10. CONTRACTOR SHALL NEATLY SAW-CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEET EXISTING PAVEMENT AND CONCRETE.

STORMWATER MANAGEMENT NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY RGS ASSOCIATES, INC., THE CURRENT REQUIREMENTS OF NORTH LEBANON TOWNSHIP, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. CONTRACTOR SHALL COORDINATE FUEL ISLAND CANOPY DRAINS CONNECTION TO THE MAIN COLLECTOR PIPE WITH THE SHEETZ CONSTRUCTION MANAGER AND PROVIDE ALL NECESSARY FITTINGS TO MAKE THE CONNECTION TO THE MAIN COLLECTOR PIPE.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER PIPE, MANHOLES, AND INLETS TO THE SHEETZ CONSTRUCTION MANAGER FOR APPROVAL.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. ALL STORM PIPE SHALL BE AS SPECIFIED. ALL JOINTS SHALL BE WATERTIGHT.
9. ALL STORM STRUCTURES DIRECTLY DOWN GRADIENT OF THE FUEL PUMP PAD OR UNDERGROUND STORAGE TANKS SHALL HAVE A SUMP AND BMP FEATURE (FOR EXAMPLE 'SNOUT') INSTALLED ON THE OUTFLOW PIPE.
10. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.
11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

UTILITY NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY RGS ASSOCIATES, INC., THE CURRENT REQUIREMENTS OF NORTH LEBANON TOWNSHIP, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITY CONSTRUCTION UNLESS OTHERWISE COORDINATED BEFOREHAND WITH SHEETZ.
7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE SHEETZ PROJECT STRUCTURES.
8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON SHEET LD-2.
11. CONDUIT LOCATIONS TO FREESTANDING SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SHEETZ CONSTRUCTION MANAGER.
12. CONTRACTOR SHALL COORDINATE AND VERIFY WITH SHEETZ CONSTRUCTION MANAGER ON LOCATION AND SIZE OF THE STORE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL COORDINATE WITH SHEETZ CONSTRUCTION MANAGER AND SHEETZ IT DEPARTMENT ON THE CONDUIT ROUTE TO STORE FOR TELE/COMMUNICATION SERVICES.
14. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.
15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

CONSTRUCTION SEQUENCE

GENERAL NOTES

- FOR ANY PROPERTY CONTAINING A POST-CONSTRUCTION STORMWATER CONTROL MEASURE (SCM), THE PERMITTED OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE SCM AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE SCM(S), PROVIDE FOR NECESSARY ACCESS RELATED TO THE LONG-TERM OPERATION AND MAINTENANCE OF SCM'S AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE SCM(S) IS A COVENANT THAT RUNS THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER §102.7(B)(5) (RELATING TO PERMIT TERMINATION).
- INSTRUMENT RECORDINGS ARE REQUIRED ON ALL LOTS WHERE ONE OR MORE SCMS WILL BE LOCATED AND SUBJECT TO LONG-TERM OPERATION AND MAINTENANCE.
- INSTRUMENT RECORDINGS ARE REQUIRED TO BE SUBMITTED TO THE LEBANON COUNTY CONSERVATION DISTRICT WITHIN 45 DAYS OF NPDES PERMIT AUTHORIZATION OR PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
- 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 COUNTY CONSERVATION DISTRICT.
- 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 LOCAL COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- 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.
- 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.
- ALL STAGES OF CONSTRUCTION IDENTIFIED IN **BOLD TEXT** DENOTE A CRITICAL STAGE OF IMPLEMENTATION OF THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON THE PROJECT SITE.

SEQUENCE OF CONSTRUCTION

1. FIELD LOCATE THE PROPOSED LIMITS OF DISTURBANCE AND MARK THESE LIMITS WITH ORANGE CONSTRUCTION FENCE, CONSTRUCTION STAKES, OR EQUIVALENT.
2. PLACE THE ROCK CONSTRUCTION ENTRANCE AND WASH RACK AT THE LOCATION SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE DETAILS. IF THE ALTERNATE ROCK CONSTRUCTION CONFIGURATION IS TO BE UTILIZED THIS WILL NEED TO BE DISCUSSED WITH THE LEBANON COUNTY CONSERVATION DISTRICT DURING THE PRE-CONSTRUCTION MEETING.
3. PLACE FILTER SOCK AT THE LOCATIONS SHOWN ON THE PLANS. DO NOT GRUB AND/OR STRIP TOPSOIL TO INSTALL FILTER SOCK.
   3.1 IF CONCENTRATED FLOW AREAS FORM, REPLACE THE FILTER SOCK IN THE CONCENTRATED FLOW AREA WITH A ROCK FILTER OUTLET. REMOVE SEDIMENT FROM THE FILTER SOCK WHEN ACCUMULATION REACHES THE MANUFACTURER'S SPECIFICATIONS FOR MAINTENANCE.

NOTE: STEPS IN SEQUENCE MAY VARY BASED ON CONDITIONS IN THE FIELD.

4. CONSTRUCT SEDIMENT BASIN NO. 1 IN LOCATION AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLAN. INSTALL CHANNEL 1, EW-A1 AND OS-A5, FROM DOWNSTREAM TO UPSTREAM AND IMMEDIATELY STABILIZE DISCHARGE AREAS.
   a. **CONTRACTOR SHALL REFER TO THE PCSM PLANS FOR ALL CRITICAL STAGES OF CONSTRUCTION THAT REQUIRE OVERSIGHT BY A LICENSED PROFESSIONAL FOR BMP-001.**
   b. **CONTRACTOR SHALL CONTACT THE LICENSED PROFESSIONAL (RGS) A MINIMUM OF FIVE (5) DAYS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION OF BMP-001.**
   c. **CRITICAL STAGES ON CONSTRUCTION WHICH REQUIRE PROFESSIONAL OVERSIGHT:**
      I. **REVIEW OF MATERIAL COMPONENTS PRIOR TO CONSTRUCTION (MINIMUM 7 DAYS PRIOR TO CONSTRUCTION SUBMITTED TO RGS BY CONTRACTOR)**
      II. **CUTOFF TRENCH AND CLAY CORE INSTALLATION.CONSTRUCTION OF CONCRETE CRADLE, ANTI-SEEP COLLAR AND INSTALLATION OF OUTFALL BARREL.**

III. FINAL INSPECTION OF OUTLET STRUCTURE AND REMAINING APPURTENANCES.

5. INSTALL THE DYNAMIC CHANNEL\DIKE AT THE STARTING LOCATION NOTED ON THE PLANS TO DIVERT UPLAND WATER TO THE SEDIMENT BASIN. AS GRADING PROGRESSES, THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE DYNAMIC CHANNEL\BERM ON A DAILY BASIS TO CONTINUOUSLY CAPTURE AND CONVEY ALL RUNOFF FROM THE DISTURBED AREAS TO THE SEDIMENT BASIN. CONTRACTOR SHALL STABILIZE THE CHANNEL\DIKE WITH ECB AND\PR RIPRAP AS NEEDED FOR STABILITY. ANY AREA GREATER THAN 10% SLOPE SHALL BE STABILIZED WITH R-3 RIPRAP.
6. PAD GRADE THE AREA OF THE PROPOSED BUILDING, CANOPY AND UNDERGROUND FUEL STORAGE TANKS.
7. BEGIN BUILDING AND CANOPY FOOTER INSTALLATION AND VERTICAL CONSTRUCTION, ALONG WITH THE UNDERGROUND FUEL STORAGE TANKS.
8. MASS GRADE THE REMAINING PORTIONS OF THE SITE TO THE PROPOSED GRADES\SUB-GRADES SHOWN ON THE PLANS.
9. INSTALL RETAINING WALLS IN THE LOCATIONS IDENTIFIED ON THE PLANS AND COMPLETE DETAILED GRADING IN THE AREA ADJACENT TO THE WALLS AND BUILDINGS.
   12.1 CONTRACTOR TO ENSURE THAT UPLAND DRAINAGE IS APPROPRIATELY CONVEYED AND THAT STORMWATER RUNOFF IS PREVENTED FROM FLOWING OVER THE RETAINING WALLS AT ALL TIMES.
10. INSTALL ALL STORM DRAIN WITHIN THE PROJECT AREA. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. PROVIDE TEMPORARY BLOCKING AT THE LOCATIONS NOTED ON THE PLANS TO THE MRC FACILITIES. INSTALL INLET PROTECTION AT SPECIFIED INLETS.
11. INSTALL CONCRETE CURBING AT THE LOCATIONS SHOWN ON THE PLAN.
12. PLACE STONE BASE MATERIAL IN THE AREAS OF PAVING AS SOON AS PRACTICAL TO ENSURE THAT THE SITE IS IN A STABLE CONDITION AND MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION.
13. INSTALL REMAINING PIPING, APPURTENANCES, AND SOIL MEDIA WITHIN BMP-002 AND BMP-003.
   a. **CONTRACTOR SHALL REFER TO THE PCSM PLANS FOR ALL CRITICAL STAGES OF CONSTRUCTION THAT REQUIRE OVERSIGHT BY A LICENSED PROFESSIONAL FOR BMP-002 AND BMP-003.**
   b. **CONTRACTOR SHALL CONTACT THE LICENSED PROFESSIONAL (RGS) A MINIMUM OF FIVE (5) DAYS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION OF BMP-001.**
   c. **CRITICAL STAGES ON CONSTRUCTION WHICH REQUIRE PROFESSIONAL OVERSIGHT:**
      I. **REVIEW OF MATERIAL COMPONENTS PRIOR TO CONSTRUCTION (MINIMUM 7 DAYS PRIOR TO CONSTRUCTION SUBMITTED TO RGS BY CONTRACTOR)**

II. INSPECTION OF SUBGRADE OF EXCAVATION TO VERIFY FOOTPRINT AREA.
III. FINAL PLACEMENT OF SOIL MEDIA TO CONFIRM DEPTH.
IV. FINAL INSPECTION OF OUTLET STRUCTURE AND REMAINING APPURTENANCES.

14. PLACE BINDER COURSE AND/OR CONCRETE PAVING ON ALL PAVED AREAS. DO NOT PLACE FINAL WEARING COURSE.
15. ONCE FINAL GRADES ARE ESTABLISHED, SPREAD NO LESS THAN 6" OF TOPSOIL OVER THE DISTURBED AREA AND IMMEDIATELY SEED AND MULCH WITH PERMANENT VEGETATIVE STABILIZATION.
   15.1 PRIOR TO SOWING PERMANENT SEEDING, THE AREA SHALL BE FREE OF ALL VEGETATION (INVASIVE OR NATIVE PLANT MATERIAL) THAT 1.) MAY HAVE BECOME ESTABLISHED DURING CONSTRUCTION, 2.) WAS NOT INTENDED AS PART OF THE DESIGN, AND 3.) IS NOT IDENTIFIED ON THE APPROVED PLAN. CONTRACTOR TO SCARIFYING THE AREA TO ACHIEVE A SUITABLE CONDITION TO ENSURE GERMINATION OF THE SEED.
   15.2 THE SEED SHALL BE PLACED ONLY DURING SEED GERMINATION PERIODS AND IN ACCORDANCE WITH ANY AND ALL APPLICABLE MANUFACTURER SPECIFICATIONS.
16. COMPLETE ANY REMAINING LANDSCAPING AS SHOWN ON THE APPROVED PLANS.
17. CONTRACTOR TO CLEAN AND FLUSH ALL STORM DRAINS LINES TO ENSURE THAT ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM THE STORMWATER CONVEYANCE SYSTEMS.
   17.1 CONTRACTOR SHALL PROVIDE A ROCK FILTER, OR SIMILAR TO PROTECT THE DOWNSTREAM WETLANDS FROM SEDIMENTATION.
   17.2 CONTRACTOR SHALL ENSURE THAT THE RIP-RAP APRONS AT ALL DISCHARGE POINTS ARE CLEAN AND FREE OF DEBRIS AND ACCUMULATED SEDIMENT. THE STONE SHALL BE FLUSHED OR REPLACED AS NECESSARY.
   17.3 REMOVE TEMPORARY BLOCKING.
18. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S.
19. REPAIR/STABILIZE ANY AREAS WHICH DO NOT HAVE A UNIFORM VEGETATIVE COVER AND MAY HAVE BEEN DISTURBED DURING THE FACILITY CONVERSION.
20. PLACE WEARING COURSE AND/OR CONCRETE PAVING ON ALL PAVED AREAS.
21. ANY REMAINING E&S CONTROLS ON-SITE SHALL BE REMOVED AND ALL AREAS DISTURBED DURING SUCH ACTIVITIES SHALL BE PERMANENTLY STABILIZED.
22. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, THE OWNER AND/OR OPERATOR SHALL SUBMIT A NOTICE OF TERMINATION TO THE LOCAL COUNTY CONSERVATION DISTRICT FOR THE NPDES PERMIT.
23. UPON COMPLETION AND STABILIZATION OF SITE, THE PERMITTEE MUST COMPLETE AND SUBMIT A NOTICE OF TERMINATION TO THE DISTRICT. THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION RECORD DRAWINGS WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:

I ______________________ DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C.S.A §4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BULT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES.

STORMWATER MANAGEMENT - PROPOSED IMPERVIOUS COVER

1. THE PROJECT HAS A TOTAL IMPERVIOUS COVER OF 2.56 ACRES (PAVED & ROOFS). THE EXISTING IMPERVIOUS IS 0.62 ACRES WHILE THE PROPOSED IMPERVIOUS IS 1.94 ACRES.

MUNICIPAL SPECIFIC NOTES

1. LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 21-524, OF THE NORTH LEBANON TOWNSHIP MUNICIPAL CODE, SECTION 601.10 AND SECTION 502.13 OF THE NORTH LEBANON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND SECTION 27-1409 OF THE NORTH LEBANON TOWNSHIP ZONING ORDINANCE.
2. WHEN REQUIRED BY THE TOWNSHIP, ALL STREETLIGHTS WILL BE INSTALLED BY MET-ED (FIRST ENERGY) WITH THE DEVELOPER PAYING FOR ALL THE MATERIAL AND LABOR COST. THE DEVELOPER MUST USE THE COLONIAL STYLE POST TOP AND POLE OFFERED BY MET-ED (FIRST ENERGY). MET-ED (FIRST ENERGY) STILL OWNS AND MAINTAINS THE SYSTEM. A MINIMUM NINETY-WATT LED LIGHT IS REQUIRED. THE LIGHTS SHALL BE SHOWN ON THE SUBDIVISION PLAN AT INTERVALS OF NOT MORE THAN 200 FEET AND ARE SUBJECT TO APPROVAL BY MET-ED (FIRST ENERGY) AND THE TOWNSHIP. A SEPARATE SHEET SHALL REFLECT THE PROPOSED STREETLIGHT LAYOUT WITH DISTANCES BETWEEN LIGHTS SHOWN AND LOT WIDTHS AT CURB TO DETERMINE FUTURE STREETLIGHT ASSESSMENT COSTS.
3. IT IS MET-ED'S POLICY TO ENERGIZE THE LIGHTS UPON INSTALLATION IN NORTH LEBANON TOWNSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS, INCLUDING ENERGY COSTS, UNTIL SUCH TIME AS THE STREET IS DEDICATED AND ACCEPTED BY THE TOWNSHIP. STREETLIGHT ASSESSMENT IS BASED ON FRONT FOOT ASSESSMENT.
4. THE DEVELOPER IS REQUIRED TO PROVIDE A LOCKING MECHANISM AT THE BOX THAT HOUSES THE SWITCH FOR THE STREETLIGHT(S). THE LOCKING MECHANISM MUST BE APPROVED BY THE ROADMASTER OF NORTH LEBANON TOWNSHIP PRIOR TO INSTALLATION.
5. THE MUNICIPALITY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE, AND NO ALTERATION TO SWALES, OR BASINS, OR PLACEMENT OF STRUCTURES SHALL BE PERMITTED WITHIN EASEMENTS.
6. THE TYPICAL STREET CROSS-SECTION IS IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE.
7. IF IT IS NECESSARY TO PLACE OR STORE CONSTRUCTION MATERIAL, EQUIPMENT, DUMPSTERS, ETC. IN THE STREET, THIS OBSTACLE MUST BE CLEARLY MARKED WITH WORKING BLINKING BARRICADE(S). IF THE CONTRACTOR FAILS TO DO SO, THERE WILL BE A SEPARATE PENALTY ESTABLISHED BY THE BOARD OF SUPERVISORS. THE BOARD OF SUPERVISORS SHALL BE ABLE TO HAVE THE AREA PROPERLY MARKED AND BARRICADED AND TO HAVE THE COSTS AND PENALTY PAID FROM THE FINANCIAL SECURITY POSTED WITH THE TOWNSHIP.
8. THE DEVELOPER SHALL MAINTAIN UNDEDICATED STREETS.
9. STORMWATER INLETS OR DRAINAGE PIPES WHICH BECOME FILLED WITH MUD OR DEBRIS FROM CONSTRUCTION ACTIVITIES SHALL BE CLEANED BY THE RESPONSIBLE CONTRACTOR, DEVELOPER, OR LANDOWNER.
10. CONSTRUCTION OF SEWER LATERALS SHALL COMPLY WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF NLTMA. DO NOT BACKFILL SEWER LATERAL TRENCH UNTIL INSPECTED BY AN AUTHORIZED NLTMA REPRESENTATIVE.
11. CONSTRUCTION OF WATER LATERALS SHALL COMPLY WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF THE CITY OF LEBANON AUTHORITY.
12. IN ACCORDANCE WITH NORTH LEBANON TOWNSHIP ORDINANCE NO. 2-2010 (AS AMENDED), ALL MULTI-FAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL BUILDINGS ARE REQUIRED TO HAVE A RAPID ENTRY SYSTEM (KNOX LOCK BOX) INSTALLED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMITS.
13. WHERE EXISTING TOWNSHIP RIGHTS-OF-WAY ARE PROPOSED TO BE EXCAVATED FOR THE CONNECTION TO PUBLIC UTILITIES OR OTHER CONSTRUCTION RELATED TO THIS PLAN, A STREET OCCUPANCY PERMIT IS REQUIRED FROM NORTH LEBANON TOWNSHIP. FINANCIAL SECURITY TO GUARANTEE PROPER STREET RESTORATION SHALL BE INCLUDED AS A LINE ITEM WITH OTHER FINANCIAL SECURITY REQUIRED FOR THE PROJECT.
14. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
15. ALL STORMWATER 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.
16. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO NORTH LEBANON TOWNSHIP, AS REQUIRED BY NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION, OR STORMWATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN AND IN ACCORDANCE WITH NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
17. 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.
18. RUNOFF FROM THE LOT IMPROVEMENTS SHALL BE DIRECTED TO THE STORMWATER MANAGEMENT FACILITIES. STORMWATER RUNOFF FROM EXISTING NATURAL SWALES AND/OR OTHER EXISTING DRAINAGE CONVEYORS SHALL NOT BE DIRECTED TOWARDS OR INTERCEPTED BY THE STORMWATER MANAGEMENT FACILITIES.
19. 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.
20. 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.
21. CONTRACTORS AND PROPERTY OWNERS SHALL NOT STORE CONSTRUCTION MATERIALS OR LOCATE TRASH RECEPTACLES (I.E. DUMPSTERS) ON THE PAVED CARTWAY OF STREETS.
22. ALL MUD FROM CONSTRUCTION ACTIVITIES THAT IS TRACKED ONTO STREETS SHALL BE CLEANED BY THE RESPONSIBLE CONTRACTOR OR PROPERTY OWNER AT THE END OF EACH WORKDAY.

PADOT/STREET NOTES

1. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE STREET OR DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND THE PLANNING COMMISSION'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES AND LINE OF SIGHT EASEMENTS SHALL PROVIDE THAT NO STRUCTURE, PLANTINGS, OR GRADING SHALL BE ERECTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WILL OBSCURE THE VISION OF MOTORISTS.
3. DESIGN AND PLACEMENT OF TRAFFIC SIGNS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN PADOT PUBLICATION 236, HANDBOOK OF APPROVED SIGNS, AND PADOT PUBLICATION 201, ENGINEERING AND TRAFFIC STUDIES.

MUNICIPAL INSPECTION SCHEDULE

NOTE: THE DEVELOPER SHALL PROVIDE AT LEAST TWENTY-FOUR (24) HOURS' NOTICE PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS THAT ARE SUBJECT TO INSPECTION. ALL INSPECTIONS OF COMPLETED ITEMS SHALL BE REQUESTED, IN WRITING, AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INSPECTION TIME AND DATE.

SITE CONSTRUCTION INSPECTION LIST:

1. PRE-CONSTRUCTION MEETING PRIOR TO THE START OF EARTH-MOVING ACTIVITIES.
2. UPON COMPLETION OF PRELIMINARY SITE PREPARATION, INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL AND CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES.
3. UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS.
4. DURING THE CONSTRUCTION OF PERMANENT STORMWATER MANAGEMENT AND BMP FACILITIES.
5. UPON THE FINAL COMPLETION OF PERMANENT STORMWATER MANAGEMENT AND BMP FACILITIES, INCLUDING THE ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
6. AFTER REVIEW OF THE AS-BUILT DRAWINGS, REQUIRED BY THIS ARTICLE, BUT PRIOR TO FINAL RELEASE OF THE FINANCIAL SECURITY FOR COMPLETION OF FINAL GRADING, VEGETATIVE CONTROLS REQUIRED BY THE BMP STANDARDS, OR OTHER SITE RESTORATION WORK.

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA (LONG LANE)

FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

GENERAL NOTES

RGS ASSOCIATES
Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.:

PLOTTED: Tuesday, June 24, 2025 @ 11:44PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-PCSM-Cover.dwg XREFS: Cover
SCRIPT:

NORTH

Colton Minnick
Deed Book 2315, Page 537
Map Number 27-2326249-377927-0000
1512 Orange Lane

Linda L. Wolford
Deed Book 264, Page 487
Map Number 27-2326376-377912-0000
1508 Orange Lane

Rebar (Found)

STUDY POINT 1

Jonestown Bank and Trust Company of Jonestown, Pennsylvania
Deed Book 169, Page 249
Map Number 27-2326623-377860-0000
1725 State Route 72 North
AREA = 11.768 Acres (...+/-)
AREA = 12.166 Acres (P/L)

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Ex. FirstEnergy (formerly Metfed) Right-of-Way Line

NPDES BOUNDARY 6.82 AC.

DISCHARGE POINT 1

DISCHARGE POINT 2

DISCHARGE POINT 3

DISCHARGE POINT 4

LIMIT OF DISTURBANCE 5.65 AC.

(A) - AGRICULTURAL
(C2A) - GENERAL COMMERCIAL
(R2) - HIGH DENSITY RESIDENTIAL

KnB
BeB
CmB
BkC
Ur

TP-1
TP-2
TP-3
TP-4
TP-5
TP-6

BENCHMARK #1
REBAR
ELEVATION= 578.97
NAVD 1988 DATUM

BENCHMARK #2
REBAR
ELEVATION= 590.67
NAVD 1988 DATUM

BENCHMARK #3
REBAR
ELEVATION= 598.77
NAVD 1988 DATUM

Daniel J. & Stephanie M. Atkins
Deed Book 2251, Page 999
Map Number 27-2324651-377251-0000
2457 Long Lane

Ex. Right-of-Way Line (See Note 6)

LONG LANE (T-465)

Bret Earl & Alicia Rose Orwig
Deed Book 2305, Page 2073
Map Number 27-2326157-377070-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2269, Page 7977
Map Number 27-2326500-377038-0000
2414 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Ruth E. Roy
Deed Book 2153, Page 4672
Map Number 27-2326337-377054-0000
2418 Long Lane

ROSSI ROAD

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Toby A. & Kimberly A. Gettler
Deed Book 2072, Page 5479
Map Number 27-2326684-377092-0000
2406 Long Lane

William F. Metz
Deed Book 2243, Page 5813
Map Number 27-2327018-377107-0000
2404 Long Lane

Robert D. & Eva J. Yancey
Deed Book 210, Page 123
Map Number 27-2327572-376342-0000
435 Ebenezer Road

KDA Properties Lebanon LLC
Deed Book 2270, Page 3439
Map Number 27-2326935-378060-0000
1730 State Route 72 North

Ex. Right-of-Way Line (See Note 6)

STATE ROUTE 72 NORTH (SR-0072)

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

Lebanon (72) DPP XI LLC
Deed Book 2240, Page 2728
Map Number 27-2327407-377429-0000
State Route 72 North

Leemilt's Petroleum Inc.
Deed Book 260, Page 318
Map Number 27-2327268-377396-0000
1700 State Route 72 North

CLOVERFIELD DRIVE (T-548)

LONG LANE (T-465)

New Covenant Christian School
Deed Book 2332, Page 7159
Map Number 27-2327849-376867-0000
452 Ebenezer Road

EBENEZER ROAD (SR-0072)

SOIL INFORMATION

SOIL TYPES PRESENT ON THE SITE, PER THE SOIL SURVEY OF LEBANON COUNTY, PA

SYMBOL	NAME	SLOPE	HYDRO GROUP
BeB	BEDINGTON SHALY SILT	3-8%	B
CmB	COMLY SILT LOAM	3-8%	C
KnB	KLINESVILLE SHALY SILT LOAM	3-8%	D

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

0' 60' 120'
SCALE: 1" = 60'

SHEETZ - LEBANON, PA
(LONG LANE)
FINAL POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA

OVERALL PCSM EXISTING

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: SW-22 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:44PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot2-PCSM-Overall-Existing.dwg
XREFS: Soils;Demolition;EG;EG-Lidar-Survey;Existing;Existing-GIS-Survey;ES-LOD;NPDES
SCRIPT:

NORTH

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Ex. FirstEnergy (formerly MetEd) Right-of-Way Line

185'

DISCHARGE POINT 1

DISCHARGE POINT 2

DISCHARGE POINT 3

DISCHARGE POINT 4

CmB
BeB

BeB
KnB

Ex. RCP

Ex. FES
Invn. 568.84

TP-1

TP-2

TP-3

TP-4

TP-5

TP-6

Jonestown Bank and Trust Company of Jonestown, Pennsylvania
Deed Book 169, Page 249
Map Number 27-2326623-377860-0000

1725 State Route 72 North

AREA = 11.768 Acres (R/W)
AREA = 12.166 Acres (P.L)

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000

1710 State Route 72 North

STATE ROUTE 72 NORTH (SR-0072)

Ex. Stormwater, Utility Access, & Maintenance Easement – Approx. Location. (Per Plan 81-186)

BENCHMARK #2
MAG NAIL
ELEVATION= 590.67
NAVD 1988 DATUM

Ex. Bul

Ex. "NO TURNS FROM SHOULDER" Sign

Ex. Single White Line

Ex. Double Yellow Line

40' R.O.W.

80' R.O.W.

Ex. "NO TURNS FROM SHOULDER" Sign

Ex. Bituminous

Ex. Mailbox

Ex. Utility Pole

Daniel J. & Stephanie M. Atkins
Deed Book 2224, Page 2923
Map Number 27-2325485-377972-0000
2457 Long Lane

Rebar (Found)

BENCHMARK #3
REBAR
ELEVATION= 578.97
NAVD 1988 DATUM

PROPOSED DRY EXTENDED DETENTION FACILITY FOOTPRINT- EXCAVATION TO OCCUR FOR PROPOSED FACILITY BOTTOM (SEE GRADING PLAN FOR FACILITY BOTTOM ELEVATIONS).

(REFER TO THE GEOTECHNICAL NOTES ON SHEET LD-2 REGARDING CONSTRUCTION RECOMMENDATIONS AND THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL ENGINEERING REPORT - SHEETZ LEBANON (SR 0072 AND LONG LANE)" PREPARED BY ECS MID-ATLANTIC, LLC REGARDING MEANS AND METHODS OF EXCAVATION AND COMPACTION)

LIMIT OF DISTURBANCE 5.65 AC.

NPDES BOUNDARY 6.82 AC.

Rebar (Found)

EXISTING UTILITY POLE TO BE RELOCATED

T.B.R.

MAILBOX TO BE RELOCATED

LONG LANE (T-486)

Ex. Mailboxes (3)

Ex. Mailboxes (2)

Ex. Right-of-Way Line (See Note 6)

Ex. Conc. Steps

Ex. Garage

Ex. Dwelling

Ex. Building

Ex. Conc.

Ex. Sanitary Sewer Right-of-Way (Per Ref. Plan No. 2)

Bret Earl & Alicia Rose Orwig
Deed Book 2304, Page 2072
Map Number 27-2326425-377070-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2326500-377078-0000
2414 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Toby A. & Kimberly A. Gettler
Deed Book 2072, Page 5479
Map Number 27-2326884-377092-0000
2406 Long Lane

William F. Metz
Deed Book 2243, Page 5813
Map Number 27-2327018-377107-0000
2404 Long Lane

Robert D. & Eva J. Yancey
Deed Book 210, Page 123
Map Number 27-2327572-376342-0000
435 Ebenezer Road

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

BENCHMARK #1
MAG NAIL
ELEVATION= 596.77
NAVD 1988 DATUM

ROSSI RD

SOIL INFORMATION

SOIL TYPES PRESENT ON THE SITE, PER THE SOIL SURVEY OF LEBANON COUNTY, PA

SYMBOL	NAME	SLOPE	HYDRO GROUP
BeB	BEDINGTON SHALY SILT	3-8%	B
CmB	COMLY SILT LOAM	3-8%	C
KnB	KLINESVILLE SHALY SILT LOAM	3-8%	D

SITE FEATURE LEGEND

EXISTING FEATURE TO BE REMOVED
T.B.R. = TO BE REMOVED

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

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

SHEETZ - LEBANON, PA (LONG LANE)

FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

EXISTING CONDITIONS PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: SW-23 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:44PM
FILENAME: P:\2024\2024A84-020\CAD\FINAL\Plot\Z-PCSM-Existing.dwg
XREFS: ES-LOD-NPDES-EG-Existing-Demolition-Existing-GIS-Survey-EG-Lidar-Survey-Soils
SCRIPT: PCSM-EXISTING.SCR

NORTH

ORANGE LANE (T-469)

CHANNEL 2

CHANNEL 1

BMP-002

BMP-003

BMP-001

TP-1

TP-2

TP-3

TP-5

TP-6

STATE ROUTE 72 NORTH (SR-0072)

CLOVERFIELD DRIVE (T-548)

LONG LANE (T-465)

LONG LANE (T-465)

ROSSI ROAD

EBENEZER ROAD (SR-0072)

BMP FACILITY LEGEND

- BIORETENTION (BMP 6.4.5)
- DRY EXTENDED DETENTION BASIN (BMP 6.6.3)
- SUBSURFACE MRC FACILITY (BMP 6.6.3)
- VEGETATED SWALE - NAG S75 MATTING (BMP 6.4.8)
- VEGETATED SWALE - NAG P300 MATTING (BMP 6.4.8)
- STORM DRAIN, INLET, MANHOLE, ENDWALL, & RIPRAP APPENDIX

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

SCALE: 1" = 60'
0' 60' 120'

SHEETZ - LEBANON, PA
(LONG LANE)

FINAL POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

BMP LOCATION MAP

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
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Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-24 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:44PM
FILENAME: P:\2024\2024A84-020\CAD\FINAL\Plot\2-PCSM-BMP.dwg
XREFS: Existing-Layout-HOP-Layout-Existing-GIS-Survey-Profiles-Utilities
SCRIPT: PCSM-BMP.SCR

NORTH

STUDY POINT 1

DISCHARGE POINT 1

DISCHARGE POINT 2

DISCHARGE POINT 3

DISCHARGE POINT 4

LIMIT OF DISTURBANCE 5.65 AC.

NPDES BOUNDARY 6.82 AC.

FOR THE DESIGN AND CONSTRUCTION OF PROPOSED IMPROVEMENTS ALONG STATE ROUTE 72, SEE THE HIGHWAY OCCUPANCY PLANS PREPARED BY: **TPD, INC.**

Colton Minnick
Deed Book 2315, Page 537
Map Number 27-2326249-377927-0000
1512 Orange Lane

Linda L. Wolford
Deed Book 264, Page 487
Map Number 27-2326376-377912-0000
1508 Orange Lane

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Daniel J. & Stephanie M. Atkins
Deed Book 2251, Page 999
Map Number 27-2324651-377251-0000
2457 Long Lane

Bret Earl & Alicia Rose Orwig
Deed Book 2304, Page 2073
Map Number 27-2325701-377050-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2325702-377035-0000
2414 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Toby A. & Kimberly A. Gettler
Deed Book 2072, Page 8479
Map Number 27-2326884-377092-0000
2406 Long Lane

William E. Metz
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Map Number 27-2327018-377107-0000
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Deed Book 210, Page 123
Map Number 27-2327572-376342-0000
435 Ebenezer Road

KDA Properties Lebanon LLC
Deed Book 2270, Page 3439
Map Number 27-2326935-378060-0000
1730 State Route 72 North

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

Lebanon (72) DPP XI LLC
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Map Number 27-2327407-377429-0000
State Route 72 North

Leemilt's Petroleum Inc.
Deed Book 260, Page 318
Map Number 27-2327268-377396-0000
1700 State Route 72 North

New Covenant Christian School
Deed Book 2332, Page 7159
Map Number 27-2327849-376867-0000
452 Ebenezer Road

STATE ROUTE 72 NORTH (SR-0072)

CLOVERFIELD DRIVE (T-548)

LONG LANE (T-465)

ROSSI ROAD

EBENEZER ROAD (SR-0072)

Ex. Right-of-Way Line (See Note 5)

Ex. Right-of-Way Line (See Note 6)

Ex. FirstEnergy (formerly Metfed) Right-of-Way Line

Ex. Centerline of Tower Line

Ex. Edge of Paving

Ex. Solid White Line

Ex. Double Yellow Line

Ex. Curb

Ex. End Curb

Ex. Bituminous

Ex. Building

Ex. Dwelling

Ex. Garage

Ex. Shed

Ex. Overhead Utility Line

Ex. Gas Line

Ex. Sanitary Line

Ex. Storm Line

Ex. Water Line

Ex. Underground Utility Line

Ex. Gravel Drive

Ex. Pavement Cut

Ex. Raised Bituminous Curb

Ex. Stone Wall

Ex. Chain Link Fence

Ex. Wood Fence

Ex. Tree Line

Ex. Deciduous Tree

Ex. Coniferous Tree

Ex. Utility Pole

Ex. Guide Rail

Ex. Sign

Ex. Mailbox

Ex. Inlet

Ex. Manhole

Ex. Hydrant

Ex. Valve

Ex. Gas Valve

Ex. Gas Meter

Ex. Light

Ex. Flood Light

Ex. Cleanout

Ex. Monitoring Well

Ex. Test Pit

Ex. Boring

Ex. Soil Probe

Ex. Underground Storage Tank

Ex. Above Ground Storage Tank

Ex. Vault

Ex. Pump

Ex. Generator

Ex. Air Conditioning Unit

Ex. Satellite Dish

Ex. Flag Pole

Ex. Basketball Hoop

Ex. Swing Set

Ex. Picnic Table

Ex. Grill

Ex. Fire Pit

Ex. Fence Post

Ex. Gate

Ex. Bollard

Ex. Concrete Pad

Ex. Retaining Wall

Ex. Rock Outcrop

Ex. Boulder

Ex. Shrub

Ex. Hedge

Ex. Flower Bed

Ex. Vegetable Garden

Ex. Orchard

Ex. Pasture

Ex. Crop Field

Ex. Meadow

Ex. Woods

Ex. Wetland

Ex. Stream

Ex. Pond

Ex. Lake

Ex. Drainage Swale

Ex. Culvert

Ex. Headwall

Ex. Endwall

Ex. Flared End Section

Ex. Rip-Rap

Ex. Silt Fence

Ex. Inlet Protection

Ex. Construction Entrance

Ex. Temporary Sediment Trap

Ex. Temporary Sediment Basin

Ex. Temporary Diversion

Ex. Temporary Stream Crossing

Ex. Temporary Access Road

Ex. Temporary Haul Road

Ex. Temporary Stockpile

Ex. Temporary Laydown Area

Ex. Temporary Parking Area

Ex. Temporary Fence

Ex. Temporary Gate

Ex. Temporary Bollard

Ex. Temporary Concrete Pad

Ex. Temporary Retaining Wall

Ex. Temporary Rock Outcrop

Ex. Temporary Boulder

Ex. Temporary Shrub

Ex. Temporary Hedge

Ex. Temporary Flower Bed

Ex. Temporary Vegetable Garden

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Ex. Temporary Crop Field

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Ex. Temporary Pond

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Ex. Temporary Drainage Swale

Ex. Temporary Culvert

Ex. Temporary Headwall

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Ex. Temporary Flared End Section

Ex. Temporary Rip-Rap

Ex. Temporary Silt Fence

Ex. Temporary Inlet Protection

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Ex. Temporary Sediment Trap

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Ex. Temporary Stream Crossing

Ex. Temporary Access Road

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Ex. Temporary Stockpile

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Ex. Temporary Concrete Pad

Ex. Temporary Retaining Wall

Ex. Temporary Rock Outcrop

Ex. Temporary Boulder

Ex. Temporary Shrub

Ex. Temporary Hedge

Ex. Temporary Flower Bed

Ex. Temporary Vegetable Garden

Ex. Temporary Orchard

Ex. Temporary Pasture

Ex. Temporary Crop Field

Ex. Temporary Meadow

Ex. Temporary Woods

Ex. Temporary Wetland

Ex. Temporary Stream

Ex. Temporary Pond

Ex. Temporary Lake

Ex. Temporary Drainage Swale

Ex. Temporary Culvert

Ex. Temporary Headwall

Ex. Temporary Endwall

Ex. Temporary Flared End Section

Ex. Temporary Rip-Rap

Ex. Temporary Silt Fence

Ex. Temporary Inlet Protection

Ex. Temporary Construction Entrance

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

SCALE: 1" = 60'
0' 60' 120'

SHEETZ - LEBANON, PA (LONG LANE)

FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

OVERALL PCSM GRADING

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-25 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:44PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-PCSM-Overall-Grading.dwg
XREFS: Soils;EG;EG-Lidar-Survey;Existing;Existing-GIS-Survey;Easements;ES-LOD-NPDES;Layout;Layout-HOP;PG;Profiles-Utilities;Z-Grading
SCRIPT:

FIRSTENERGY (MET-ED) UTILITY NOTES:
- NO SOIL PILES OR OTHER MATERIALS SHALL BE PLACED OR STORED UNDER THE TRANSMISSION-LINE CONDUCTORS AT ANY TIME.
- GROUND DISTURBANCE OR EXCAVATIONS ARE NOT PERMITTED WITHIN 50-FT OF THE STRUCTURE (I.E., POLES, TOWERS, GUYS, ETC.).

EXISTING PIPE EXTENSION AND GRADING WITHIN FIRSTENERGY/MET-ED TRANSMISSION RIGHT-OF-WAY (REFER TO HOP PLANS)

FOR THE DESIGN AND CONSTRUCTION OF PROPOSED IMPROVEMENTS ALONG STATE ROUTE 72 NORTH (SR 0072), SEE THE HIGHWAY OCCUPANCY PLANS PREPARED BY: **TPD, INC.**

DISCHARGE POINT 1
DISCHARGE POINT 2
DISCHARGE POINT 3
DISCHARGE POINT 4

BMP-001
BMP-002
BMP-003

BMP-001 & BMP-003 PRE-TREAMENT (SNOUT 24F)
BMP-002 PRE-TREAMENT (SNOUT 24F)
BMP-001 & BMP-003 PRE-TREAMENT (SNOUT 30R)
SNOUT 18F
SNOUT 18R

BASIN BOTTOM AREA = 2,671 SF
BASIN BOTTOM AREA = 7,506 SF
4" Ø PERFORATED SLCPP UNDERDRAIN (TYP.)
CLEANOUT W/ 1.5'x1.5' PEA GRAVEL WINDOW (TYP.)

CHANNEL 1
CHANNEL 2

NPDES BOUNDARY 6.82 AC.
LIMIT OF DISTURBANCE 5.65 AC.

STATE ROUTE 72 NORTH (SR-0072)
LONG LANE (T-588)

PROPOSED 6" PVC ROOF LEADER PIPE (SEE DETAILS & PROFILES)

BENCHMARK #1
MAG NAIL
ELEVATION= 596.77
NAVD 1988 DATUM

BENCHMARK #2
MAG NAIL
ELEVATION= 590.67
NAVD 1988 DATUM

BENCHMARK #3
REBAR
ELEVATION= 578.97
NAVD 1988 DATUM

Leonard T. & Donna L. Leffler
Deed Book 2174, Page 4467
Map Number 27-2324473-377984-0000
2469 Elias Avenue

Daniel J. & Stephanie M. Atkins
Deed Book 2326, Page 7291
Map Number 27-2326457-377991-0000
2457 Long Lane

Bret Earl & Alicia Rose Oreig
Deed Book 2304, Page 2072
Map Number 27-2326425-377070-0000
2416 Long Lane

Vernon J. Weaver
Deed Book 2264, Page 7977
Map Number 27-2326500-377078-0000
2414 Long Lane

Tiffany Rae Hess
Deed Book 2330, Page 7128
Map Number 27-2326583-377095-0000
2412 Long Lane

Dale Derr
Deed Book 2291, Page 6042
Map Number 27-2326784-377133-0000
2408 Long Lane

Toby A. & Kimberly A. Gettier
Deed Book 2072, Page 5479
Map Number 27-2326884-377092-0000
2406 Long Lane

William F. Metz
Deed Book 2243, Page 5813
Map Number 27-2327018-377107-0000
2404 Long Lane

Ruth E. Roy
Deed Book 2133, Page 4677
Map Number 27-2326337-377054-0000
2418 Long Lane

Robert D. & Eva J. Yancey
Deed Book 210, Page 122
Map Number 27-2327572-376342-0000
435 Ebenezer Road

Sheridan Corporation
Deed Book 2240, Page 3235
Map Number 27-2327184-377610-0000
1710 State Route 72 North

ROSSI RD

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
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1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

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

SHEETZ - LEBANON, PA (LONG LANE)
FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

PCSM GRADING PLAN

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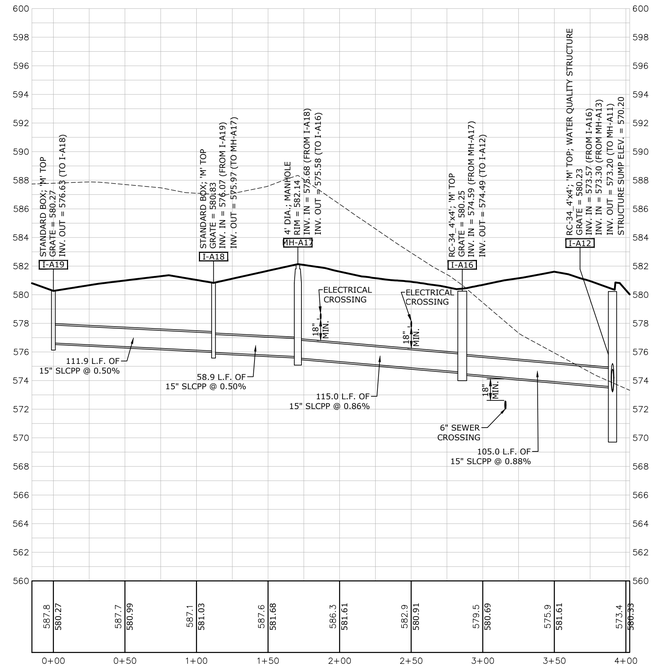
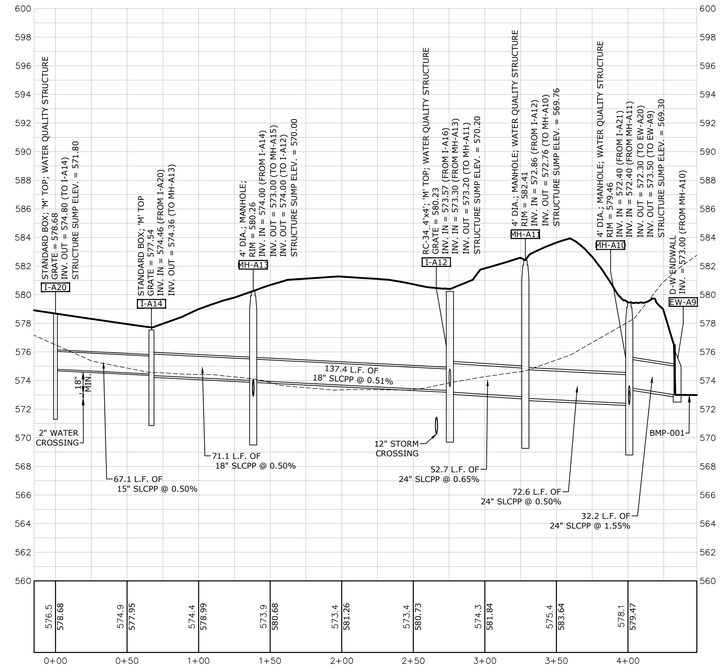
DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-26 OF 38

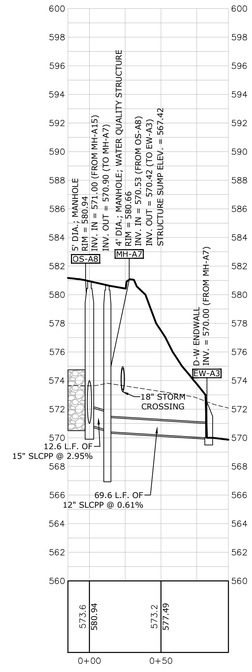
PLOTTED: Tuesday, June 24, 2025 @ 11:44PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-PCSM-Grading.dwg
XREFS: Existing;EG;Profiles;Utilities;Easements;Layout;Layout-HOP;PG;ES-LOD-NPDES;Z-Grading;Existing-GIS-Survey;EG-Lidar-Survey
SCRIPT: PCSM-GRADING.SCR



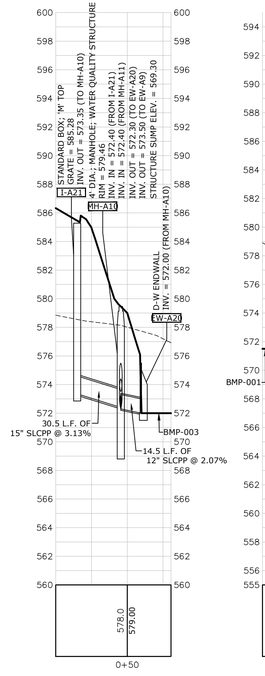
I-A19 TO I-A12
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



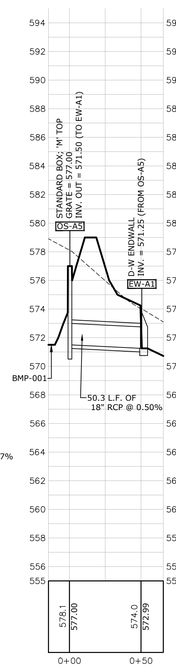
I-A14 TO I-A12
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



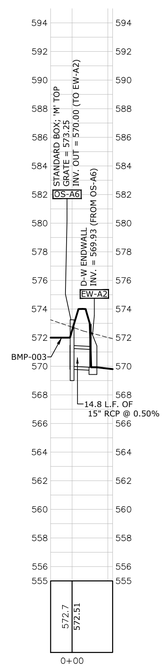
OS-A8 TO EW-A3
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



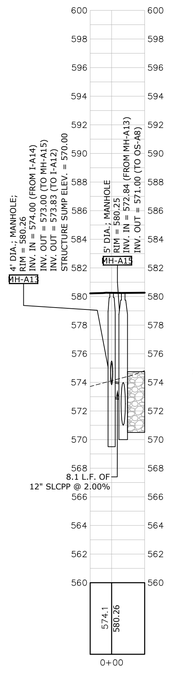
I-A21 TO EW-20
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



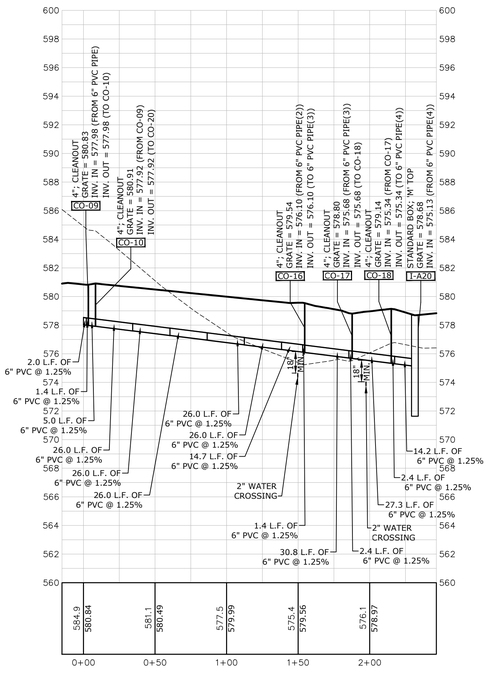
OS-A5 TO EW-A1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



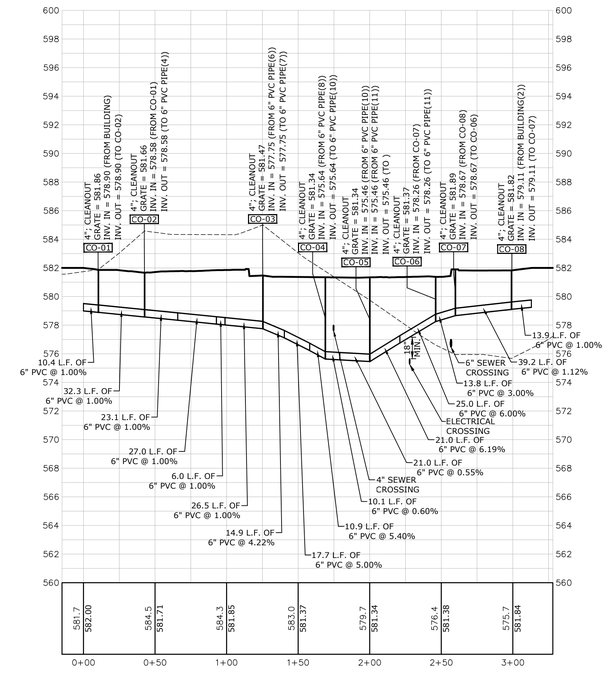
OS-A6 TO EW-A2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



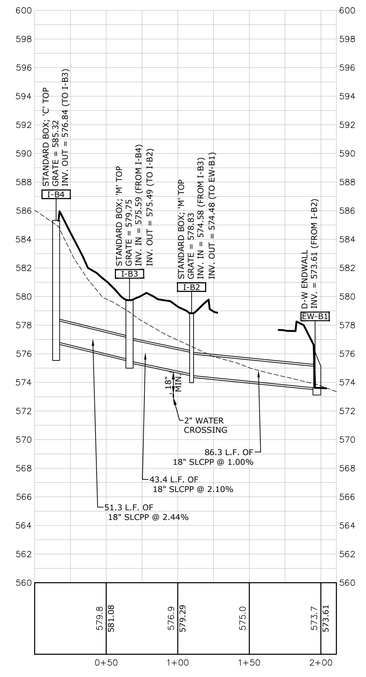
MH-A13 TO MH-A15
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



CANOPY ROOF DRAINS
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



BUILDING ROOF DRAINS
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-B3 TO EW-B1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

WATER QUALITY STRUCTURE SNOUTS

STRUCTURE ID	SNOUT SIZE (SEE O&M NOTES AND DETAILS)
I-A12	24F
I-A14	24F
I-A20	18F
MH-A7	18R
MH-A10	30R
MH-A11	30R

LEGEND

EXISTING GRADE ——— PROPOSED GRADE

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA
(LONG LANE)
FINAL POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN
LEBANON COUNTY, PA
NORTH LEBANON TOWNSHIP

STORM PROFILES

Land Planning
Landscape Architecture
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Corporate Offices:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com
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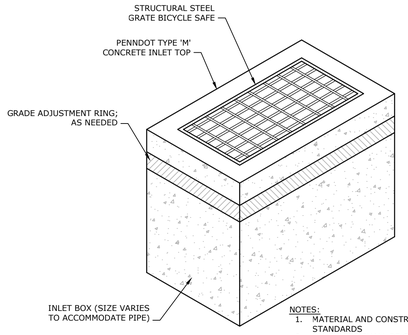
RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: SW-27 OF 38

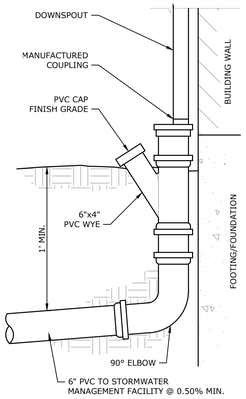
PLOTTED: Wednesday, June 25, 2025 @ 12:10AM
FILENAME: P:\2024\2024A84-020\CAD\FINAL\Plot\2-PCSM-Profiles-Storm.dwg XREFS: Existing Profiles-Utilities Layout Layout-HOP
SCRIPT: PROFILE.SCR



NOTES:
1. MATERIAL AND CONSTRUCTION BASED ON PennDOT STANDARDS
2. ALL INLETS SHALL BE CONSTRUCTED WITH CONCRETE FLOW CHANNELS CAST IN-PLACE IN THE BOTTOM OF EACH INLET, EXCEPT THE LAST TWO INLETS BEFORE A STORM SEWER OUTFALL SHALL BE CONSTRUCTED WITH A MINIMUM 12" DEEP SUMP TO CATCH DEBRIS.
3. INLET SUMPS SHALL HAVE WEEPHOLES.
4. BLENDCRETE NON-SHRINKING GROUT, OR EQUAL SHALL BE USED TO GROUT ALL PIPES PROTRUDING FROM STRUCTURE, GROUT TO BE PLACED INSIDE AND OUTSIDE OF STRUCTURE

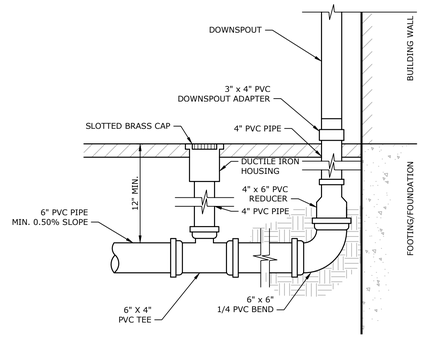
1 TYPE "M" INLET

NOT TO SCALE



2 DOWNSPOUT CONNECTION

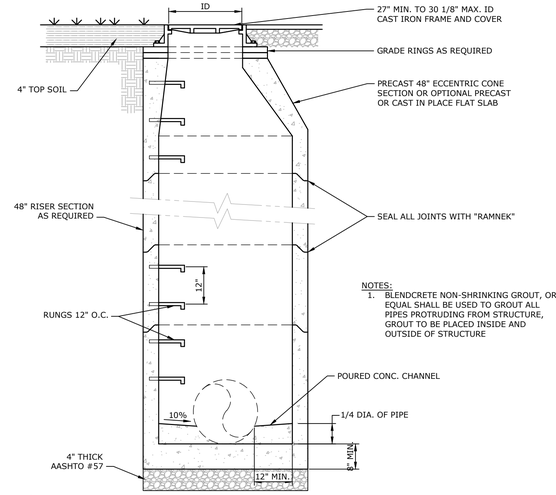
NOT TO SCALE



NOTES:
PIPE AND FITTING TO BE SDR 35 - GASKETED JOINTS

3 DOWNSPOUT CONNECTION IN PAVING WITH CLEANOUT

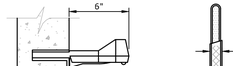
NOT TO SCALE



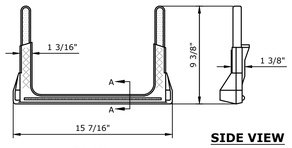
NOTES:
1. BLENDCRETE NON-SHRINKING GROUT, OR EQUAL SHALL BE USED TO GROUT ALL PIPES PROTRUDING FROM STRUCTURE, GROUT TO BE PLACED INSIDE AND OUTSIDE OF STRUCTURE

4 PRE-CAST CONCRETE STORMWATER MANIHOLE

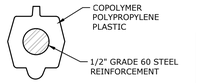
NOT TO SCALE



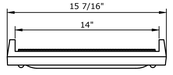
SECTION



PLAN **SIDE VIEW**



SECTION A-A

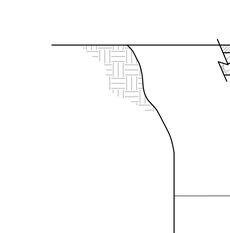


FRONT VIEW

NOTES:
1. LADDER RUNGS SHALL BE PROVIDED IN ALL STRUCTURES WITH A DEPTH EXCEEDING 4-FEET.
2. LADDER RUNGS SHALL BE EQUALLY SPACED (12-INCH MIN., 16-INCH MAX).
3. LADDER RUN MATERIAL TO BE AS SPECIFIED, OR APPROVED EQUAL.

5 LADDER RUNG

NOT TO SCALE

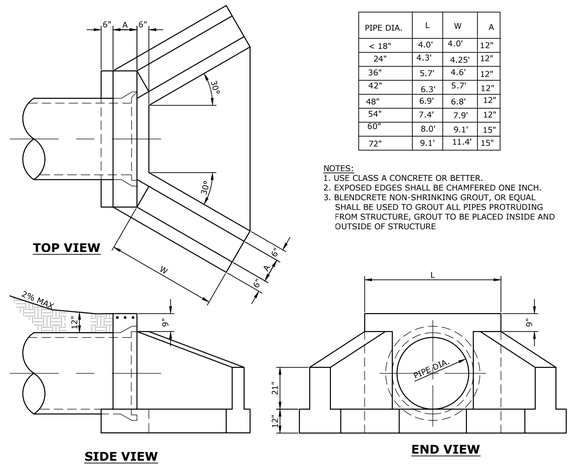


*MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE STONES WITH A DIAMETER GREATER THAN 2" IN SIZE. SUITABLE MATERIAL CAN ONLY BE USED AS SPECIFIED IN PENNDOT PUBLICATION 408, SECTION 601.3(F)3.

NOTES:
1. PLACE 2A COARSE AGGREGATE MATERIAL, IN 5" LOOSE LAYERS, ADJACENT TO THE LOWER HAUNCHES TO A HEIGHT OF 12" ABOVE TOP OF PIPE. COMPACT TO NON-MOVEMENT. TEST THE BACKFILL MATERIAL AND CONTINUE EMBANKMENT AS SPECIFIED IN PENNDOT PUBLICATION 408, SECTION 601.
2. COMPACT TOP 3' OF SUBGRADE TO 100% AS SPECIFIED IN PENNDOT PUBLICATION 408, SECTION 206.3. COMPACT SUITABLE MATERIAL TO MINIMUM 97% SPD.
3. COMPACT TO NON-MOVEMENT AS SPECIFIED IN PENNDOT PUBLICATION 408, SECTION 206.3(B)1.C.

6 STORM SEWER PIPE BEDDING AND TRENCH BACKFILL

NOT TO SCALE

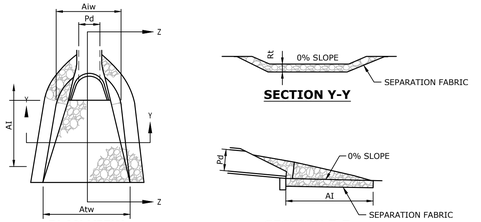


PIPE DIA.	L	W	A
< 18"	4.0'	4.0'	12"
24"	4.3'	4.25'	12"
36"	5.7'	4.6'	12"
42"	6.3'	5.7'	12"
48"	6.9'	6.8'	12"
54"	7.4'	7.9'	12"
60"	8.0'	9.1'	15"
72"	9.1'	11.4'	15"

NOTES:
1. USE CLASS A CONCRETE OR BETTER.
2. EXPOSED EDGES SHALL BE CHAMFERED ONE INCH.
3. BLENDCRETE NON-SHRINKING GROUT, OR EQUAL SHALL BE USED TO GROUT ALL PIPES PROTRUDING FROM STRUCTURE, GROUT TO BE PLACED INSIDE AND OUTSIDE OF STRUCTURE

7 TYPE D-W ENDWALL

NOT TO SCALE

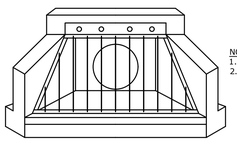


OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE R-_	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW-A1	18	R-3	9	8	4.50	12.50
EW-A2	15	R-3	9	6	3.75	9.75
EW-A3	12	R-3	9	6	3.00	9.00
EW-A9	24	R-5	27	6	6.00	12.00
EW-A20	12	R-4	18	6	3.00	9.00
EW-B1	18	R-3	9	6	4.50	10.50

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

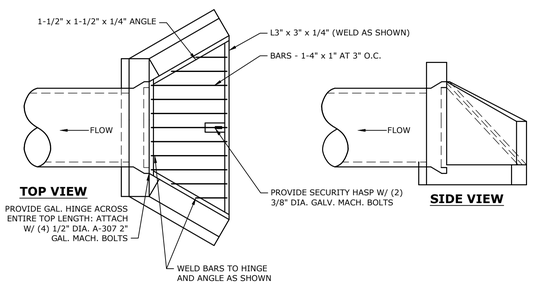
8 STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL

NOT TO SCALE



ISOMETRIC

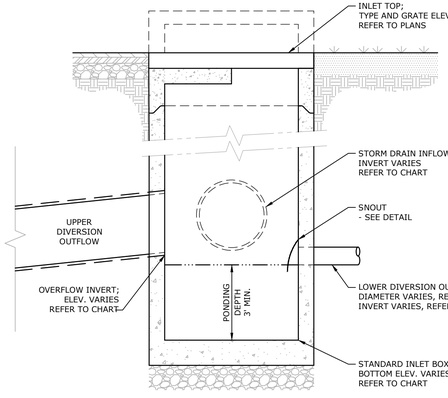
NOTES:
1. MATERIAL SHALL BE GALVANIZED OR ALUMINUM.
2. DIMENSION APPROPRIATELY FOR SIZE OF HEADWALL UTILIZED.



TOP VIEW **SIDE VIEW**

9 TRASH RACK

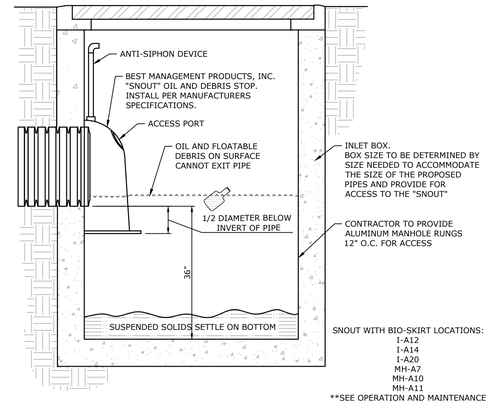
NOT TO SCALE



FACILITY ID	FACILITY DIVERSION STRUCTURE	DIVERSION PIPE DIAMETER (IN.)	DIVERSION PIPE INVERT	INFLOW INVERT	OVERFLOW INVERT	STRUCTURE SUMP ELEVATION
BMP-002	MH-A13	12	573.00	574.00	574.00	570.00
BMP-003	MH-A10	12	572.30	572.40	573.50	569.30

10 TYPICAL DIVERSION STRUCTURE

NOT TO SCALE



SNOUT WITH BIO-SKIRT LOCATIONS:
I-A12
I-A14
I-A20
MH-A7
MH-A10
MH-A11

**SEE OPERATION AND MAINTENANCE NOTES FOR WATER QUALITY FILTER INFORMATION

11 WATER QUALITY INLET

NOT TO SCALE

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 236-6013

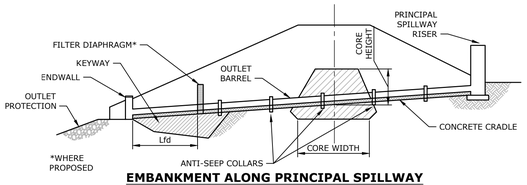
AS NOTED

SHEETZ - LEBANON, PA
(LONG LANE)
FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA
STORM DETAILS

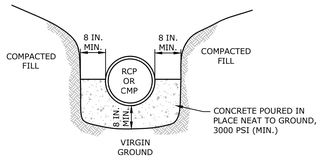
Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: SW-28 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:45PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\PlotZ-Details.dwg
XREFS: Details
SCRIPT:



EMBANKMENT ALONG PRINCIPAL SPILLWAY



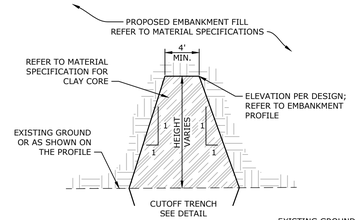
CROSS-SECTION AT OUTLET BARREL

DIAMETER (IN.)	SIDE (IN.)	TOTAL BOTTOM (IN.)	BELOW PIPE (IN.)
12	8.00	32.00	8.00
15	8.00	35.56	8.00
18	8.00	39.04	8.00
21	8.00	42.52	8.00
24	8.00	46.00	8.00
27	8.25	49.98	8.00
30	8.50	53.96	8.00
33	8.75	58.18	8.25
36	9.00	62.16	9.00
42	9.50	69.88	10.50
48	10.00	77.84	12.00
54	10.50	86.04	13.50
60	11.00	94.00	15.00

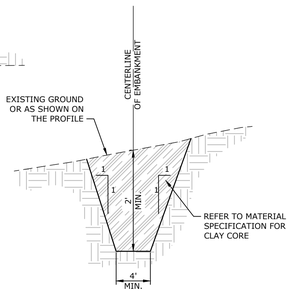
NOTES:
1. A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.
2. ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.
3. FILTER DIAPHRAGM LOCATION (Lfd) SHALL BE AS SHOWN IN FIGURE 7.8 OF THE PA DEP EROSION CONTROL MANUAL.

1 CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL

NOT TO SCALE



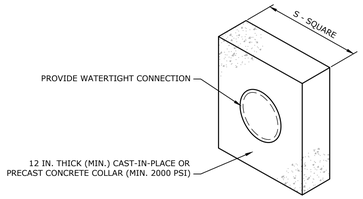
CORE TRENCH



CUTOFF TRENCH

2 CORE TRENCH & CUTOFF TRENCH

NOT TO SCALE

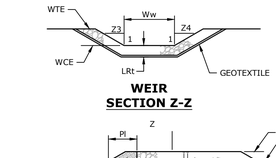


BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
BMP-001	18	60	2	10.00	8.75

NOTES:
1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.
3. COLLARS SHOULD NOT BE LOCATED CLOSER THAN 2 FEET TO A PIPE JOINT.
4. THE FIRST PIPE JOINT MUST BE LOCATED WITHIN 4 FEET OF THE RISER STRUCTURE.

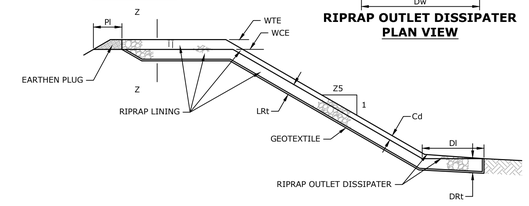
3 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS

NOT TO SCALE



WEIR SECTION Z-Z

RIPRAP OUTLET DISSIPATER PLAN VIEW



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY

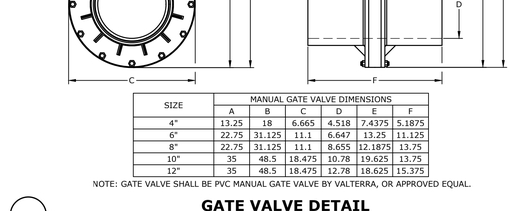
BASIN NO.	WEIR					LINING		CHANNEL		DISSIPATER			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	RIPRAP SIZE (R-_)	RIPRAP THICK. LRt (IN)	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-_)	RIPRAP THICK. DRt (IN)
1	3	3	579.00	577.50	50	3	0.75	3	1	15	56	3	9

NOTES:
1. DIMENSION PI SHALL BE 5' MINIMUM.
2. DISPLACED RIPRAP WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

4 STANDARD CONSTRUCTION DETAIL 7-12 SEDIMENT BASIN EMERGENCY SPILLWAY WITH RIPRAP LINING

NOT TO SCALE

OPTION 1 - COMPOST FILTER SOCK

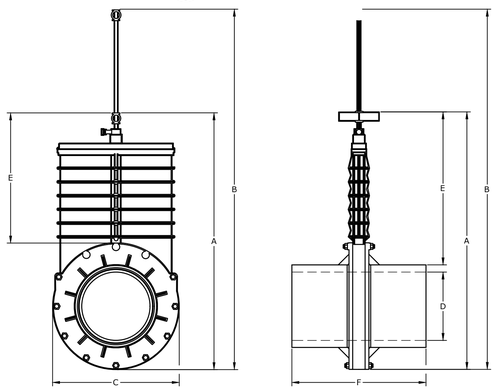


OPTION 3 - SOD

NOTES:
1. DURING FACILITY INSTALLATION OR CONVERSION, THE CONTRACTOR SHALL IMPLEMENT AT LEAST ONE, OR A COMBINATION OF THE SPECIFIED PROTECTION OPTIONS IN ORDER TO ENSURE THAT THE FACILITY IS SUFFICIENTLY PROTECTED FOLLOWING PLACEMENT OF THE SOIL MEDIA, VEGETATION, OUTLET CONTROL STRUCTURE, OR SIMILAR.
2. FILTER SOCK INSTALLATION SHALL FOLLOW THE INSTALLATION PROCEDURES IDENTIFIED IN THE COMPOST FILTER SOCK DETAIL.
3. ALL SOD SHALL BE HEALTHY AND VIGOROUS UPON ARRIVAL TO THE SITE. ALL NECESSARY IRRIGATION OF THE SOD FOLLOWING PLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL PORTIONS OF SOD WHICH FAIL TO ESTABLISH AND SUSTAIN GROWTH SHALL BE REMOVED AND REPLACED IMMEDIATELY.
4. BMP PROTECTION SHALL BE MAINTAINED UNTIL THE UPLAND DRAINAGE AREA TRIBUTARY TO THE BMP ACHIEVES A UNIFORM VEGETATIVE COVER OF AT LEAST 70%.

5 BMP PROTECTION

NOT TO SCALE

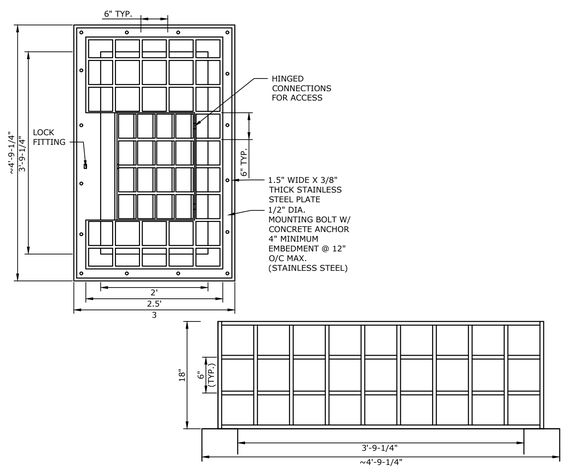


SIZE	MANUAL GATE VALVE DIMENSIONS					
	A	B	C	D	E	F
4"	13.25	18	6.665	4.518	7.4375	5.1875
6"	22.75	31.125	11.1	6.647	13.25	11.125
8"	22.75	31.125	11.1	8.655	12.1875	13.75
10"	35	48.5	18.475	10.78	19.625	13.75
12"	35	48.5	18.475	12.78	18.625	15.375

NOTE: GATE VALVE SHALL BE PVC MANUAL GATE VALVE BY VALTERRA, OR APPROVED EQUAL.

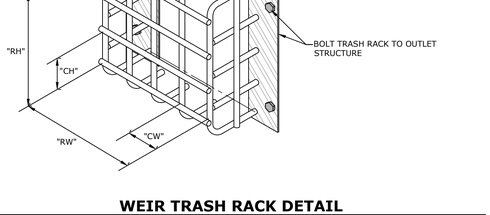
7 GATE VALVE DETAIL

NOT TO SCALE



8 TRASH RACK DETAIL

NOT TO SCALE



INTERMITTENT CHECK SLOT **LONGITUDINAL ANCHOR TRENCH**

ISOMETRIC VIEW

CHANNEL CROSS-SECTION

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

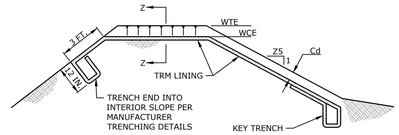
6 STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

NOT TO SCALE

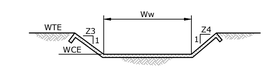
BMP NO./OUTLET STRUCTURE	WEIR DIMENSIONS		CAGE SPACING		RACK DIMENSIONS	
	WIDTH (FT)	HEIGHT (FT)	WIDTH (FT) "CW"	HEIGHT (FT) "CH"	WIDTH (FT) "RW"	HEIGHT (FT) "RH"
BMP-001	2.0	576.33	0.5	0.5	2.5	3.0

9 WEIR TRASH RACK DETAIL

NOT TO SCALE

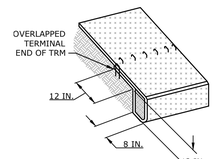


EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY SECTION X-X



WEIR SECTION Z-Z

NOTES:
1. HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
2. DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.



KEY TRENCH AT TOE OF SLOPE OF SPILLWAY

STANDARD CONSTRUCTION DETAIL #7-13								
BASIN NO.	WEIR					LINING		CHANNEL
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PTRN	Z5 (FT)	DEPTH Cd (FT)
3	3	3	574.00	573.50	20	ECP-2	3.5	3	1

10 EMERGENCY SPILLWAY WITH TRM LINING

NOT TO SCALE

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
Channel 1	ALL	2	1.5	11	3:1	3:1	NAG P300
Channel 2	ALL	2	1.5	11	3:1	3:1	NAG S75
DYNAMIC DIVERSION BERM\CHANNEL	ALL	1	2.0	57	25:1	3:1	NAG S75

NOTES:
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
   SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
3. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA (LONG LANE)

FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA

STORM DETAILS

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
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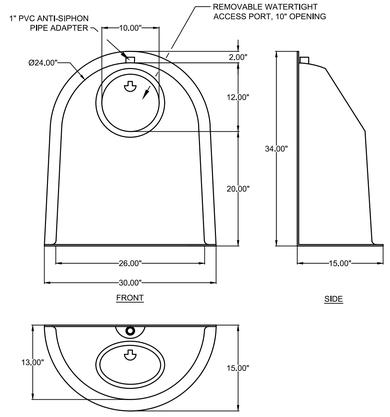
RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-29 OF 38

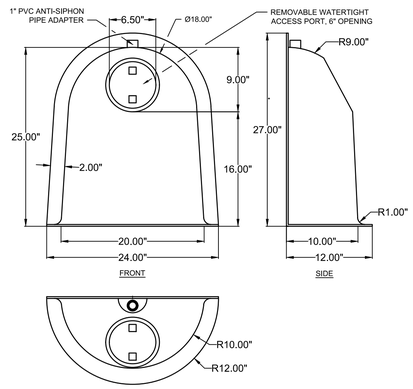
PLOTTED: Tuesday, June 24, 2025 @ 11:45PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Details.dwg XREFS: Details
SCRIPT: PCSM-BMP.SCR



24F SNOUT - OIL AND DEBRIS STOP (BEST MANAGEMENT PRODUCTS, INC.)

1

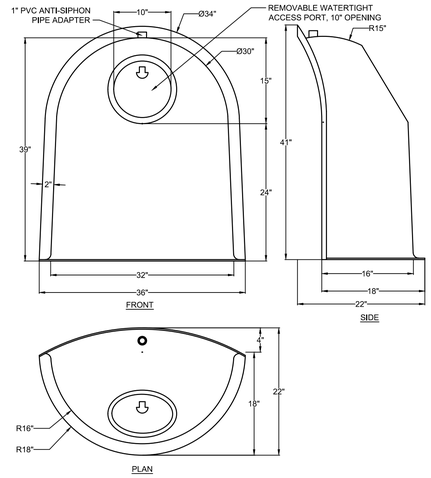
NOT TO SCALE



18F SNOUT - OIL AND DEBRIS STOP (BEST MANAGEMENT PRODUCTS, INC.)

2

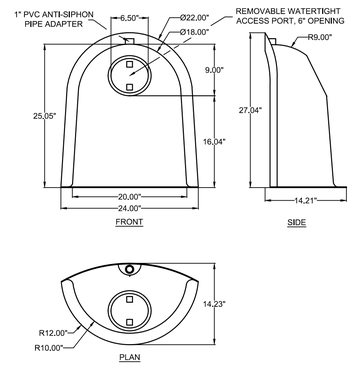
NOT TO SCALE



30R SNOUT - OIL AND DEBRIS STOP (BEST MANAGEMENT PRODUCTS, INC.)

3

NOT TO SCALE



DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

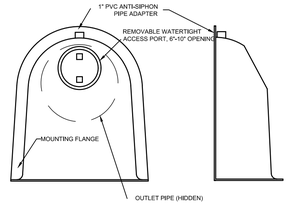
RECOMMENDED SUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

18R SNOUT - OIL AND DEBRIS STOP (BEST MANAGEMENT PRODUCTS, INC.)

4

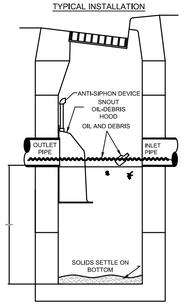
NOT TO SCALE

CONFIGURATION DETAIL



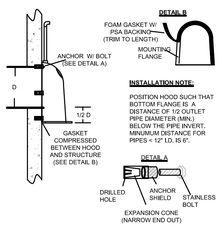
SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



***NOTE-** SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET, FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

INSTALLATION DETAIL



INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   9 MATHEWS DRIVE, UNIT A1-A2.
   EAST HADDAM, CT 06423
   TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH ¾" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES (BEST MANAGEMENT PRODUCTS, INC.)

5

NOT TO SCALE

CONFIGURATION DETAIL

The BIO-SKIRT
HYDROCARBON ADSORBING SKIRTED BOOM

TYPICAL INSTALLATION

***NOTE-** ATTACH BIO-SKIRT STRUTURE WALL SUCH THAT IT IS APPROXIMATELY AT SAME ELEVATION AS STATIC WATER LEVEL

INSTALLATION DETAIL

INSTALLATION NOTE:

PLACE ANCHORS SUCH THAT POSITION OF BOTTOM OF BOOM-PORTION OF BIO-SKIRT IS AT SAME ELEVATION AS PIPE INVERT. TENDRILS TO HANG DOWNWARD.

NOTES:

1. All new and/or existing catch basins or water quality structures shall be outfitted with the Bio-Skirt(R) Hydrocarbon reducing skirted boom as manufactured by:
   BEST MANAGEMENT PRODUCTS, INC.
   9 MATHEWS DRIVE, UNITS A1-A2
   EAST HADDAM, CT 06423
   (800) 504-8008 OR (888) 434-0277, (877)434-3197 FAX
   WEB SITE: www.bmpinc.com
   or pre-approved equal.
2. The skirted boom shall be comprised of an upper boom portion that is an adsorbent fabric covered floating boom of 5" minimum diameter with an integral lower skirt portion comprised of fabric tendrils of an 18" minimum length that hang beneath the boom.
3. All booms shall be made from geo-textile quality needle-woven filtration fabric manufactured from 100% recycled select fibers with a .125" minimum thickness.
4. All fabric shall be protected with a covalently surface bonded non-leaching antimicrobial agent and booms shall display a tag indicating "Antimicrobial" which preserves the service life of the unit.
5. The Bio-Skirt shall be positioned in front of the exit pipe and SNOUT® Oil-Debris Separator if so equipped (the preferred application of the Bio-Skirt is to be deployed with the SNOUT).
6. The skirted boom shall be securely attached to the structure wall on each side of the exit pipe with 3/8" stainless steel bolts, stainless steel tabs, plastic-composite hooks and elastomeric cord as found in manufacturer supplied in installation kit.
7. For applications where multiple Bio-Skirts are deployed together for larger SNOUTs (e.g. on 24" and larger SNOUTs per schedule below"), connect skirts grommet to grommet with hooks and cord as supplied in the installation kit.

Typical Deployment Schedule:
12-18" SNOUT- One Bio-Skirt
24-30" SNOUT- Two Bio-Skirts
36-52" SNOUT- Three Bio-Skirts
72" and up, Call 800-504-8008 for guidance.

BIO-SKIRT SPECIFICATION AND INSTALLATION (BEST MANAGEMENT PRODUCTS, INC.)

6

NOT TO SCALE

PLUG PLANTING LIST

PERENNIALS (BOTANICAL NAME - COMMON NAME)

- AGASTACHE FOENICULUM - BLUE GIANT HYSSOP
- ASCLEPIAS INCARNATA - SWAMP MILKWEED
- ASTER NOVAE-ANGLIAE - NEW ENGLAND ASTER
- ASTER NOVI-BELGII - NEW YORK ASTER
- COREOPSIS TRIPTERIS - TALL TICKSEED
- EUPATORIUM FISTULOSUM - TRUMPETWEED
- EUPATORIUM PERFOLIATUM - BONESET
- EUPATORIUM PURPUREUM - JOE PYE WEED
- HELENIUM AUTUMNALE - COMMON SNEEZEWEED
- HELIOPSIS HELIANTHOIDES - OXEYE SUNFLOWER
- IRIS VERSICOLOR - HARLEQUIN BLUEFLAG
- IRIS VIRGINICA - VIRGINIA IRIS
- LOBELIA CARDINALIS - CARDINAL FLOWER
- LOBELIA SIPHILITICA - BLUE LOBELIA
- MONARDA BRADBURIANA - EASTERN BEEBALM
- MONARDA DIDYMA 'JACOB CLINE' - SCARLET BEEBALM
- PYCNANTHEMUM MUTICUM - CLUSTERED MOUNTAINMINT
- SENECIO AUREUS - GOLDEN RAGWORT
- VERBANA HASTATA - BLUE VERVAIN
- VERNONIA NOVEBORACENSIS - NEW YORK IRONWEED

GRASSES AND SEDGES (BOTANICAL NAME - COMMON NAME)

- CAREX BICKNELLI - BICKNELL'S SEDGE
- CAREX EBURNEA - BRISTLELEAF SEDGE
- CAREX CHEROKEENSIS - CHEROKEE SEDGE
- CAREX EMORYI - EMORY'S SEDGE
- CAREX SCOPARIA - BLUNT BROOM SEDGE
- CAREX VULPINOIDEA - FOX SEDGE
- CHASMANTHIUM LATIFOLIUM - INDIAN WOOD OATS
- ELYMUS HYSTRIX - BOTTLEBRUSH GRASS
- JUNCUS EFFUSUS - COMMON RUSH
- JUNCUS TENUIS - POVERTY RUSH
- PANICUM VIRGATUM - SWITCHGRASS
- SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM

PLUG INSTALLATION NOTES

1. THE REQUIRED PLUG COUNT IS BASED ON PLUGS BEING PLANTED IN A GRID PATTERN AT 24" ON-CENTER WITHIN THE BASIN BOTTOM.
2. 30% OF BASIN PLUG PLANTINGS SHALL BE COMPRISED OF A MINIMUM OF 10 PERENNIAL SPECIES FROM THE PROVIDED SPECIES LIST. THE REMAINING 70% OF BASIN PLUG PLANTINGS SHALL BE COMPRISED OF 6 GRASS AND SEDGE SPECIES FROM THE PROVIDED SPECIES LIST.
3. CONTRACTOR SHALL CONTACT RGS LANDSCAPE ARCHITECT FOR ALTERNATE PLUG SPECIES SHOULD PROVIDED SPECIES NOT BE AVAILABLE.
4. CONSULT PLANT SUPPLIER FOR GUIDANCE ON THE PLANTING PERIODS AND TIMING. INSTALLATION OUTSIDE OPTIMAL PLANTING PERIODS COULD RESULT IN PLANT LOSS.
5. PROCEED WITH WORK ONLY WHEN PRESENT AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING WITHOUT EXCESSIVE SOIL COMPACTION AND/OR UNNECESSARY PLANT DAMAGE. AVOID PLANTING IN EXCESSIVELY MOIST CONDITIONS UNLESS PLANTING IN HYDRIC SOILS.
6. CONTRACTOR TO LAYOUT AND INSTALL PLUGS AS SOON AS POSSIBLE FOLLOWING PLANT DELIVERY TO SITE.
7. IF PLANTING MUST BE DELAYED DUE TO WEATHER OR CONSTRUCTION DELAYS, MOVE PLUGS TO A PROTECTED AND SHADED AREA. IRRIGATE AS NEEDED.
8. THOROUGHLY WATER PLUG TRAYS PRIOR TO PLUG REMOVAL AND PLANTING.
9. PLUG SPECIES ARE TO BE DISTRIBUTED ACROSS THE FACILITY AT THE SPECIFIED SPACING IN A RANDOM FASHION.
10. CONTRACTOR SHALL ONLY REMOVE PLUGS FROM TRAYS BY PUSHING PLUGS UP THROUGH THE BOTTOM OF THE LINER. DO NOT PULL THE PLANTS BY THEIR FOLIAGE.
11. CONTRACTOR SHALL NOT 'TEASE' THE PLUG ROOTS SYSTEMS APART AS IS CUSTOMARY WITH OTHER CONTAINERIZED PLANTS WITH DENSE ROOT SYSTEMS.
12. PLUGS SHALL BE PLANTED SO THAT THE TOP OF THE PLUG SOIL MEDIA IS FLUSH WITH THE FINISHED GRADE. LIGHTLY TAMP THE SURROUNDING SOIL TO INCREASE SOIL-ROOT CONTACT AND TO MINIMIZE FROST HEAVING POTENTIAL.
13. PLUGS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING TO REDUCE AIR POCKETS AND TO MAXIMIZE CONTACT BETWEEN THE PLUG ROOTS AND PREPARED SOIL.
14. MONITOR NEW PLANTINGS FOR SIGNS OF DISEASES, PESTS AND WATER STRESS.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO KEEP NEW PLANTINGS FREE OF UNDESIRABLE AND INVASIVE SPECIES.
16. CONTRACTOR SHALL REMOVE ALL CUT VEGETATION TO ENSURE STORMWATER MANAGEMENT CONTROL STRUCTURES ARE KEPT CLEAR AND FREE OF DEBRIS.
17. ONCE PLUGS ARE INSTALLED, THE BASIN BOTTOM SHALL BE OVERSEEDED WITH ERNMX-126 (ERNST BASIN FLOOR LOW MAINTENANCE GRASS MIX).
18. INTERIOR SIDE SLOPES OF BASIN SHALL BE PLANTED WITH ERNMX-260-1 (PA PIEDMONT PROVINCE UPL MEADOW MIX).

BMP-003 PLUG CALCULATION

BASIN BOTTOM (SF.)	PLUG SPACING (IN.)	REQUIRED PLUGS
2,670	24	668

AREA OF PLUG PLANTING

BMP FACILITY PLUG PLANTING DETAIL

7

NOT TO SCALE

Inside Diameter, ID. in.(mm)	Minimum Cover ft. (m)	Inside Diameter, ID. in.(mm)	Minimum Cover ft. (m)
4 (100)	1 (0.3)	24 (600)	1 (0.3)
6 (150)	1 (0.3)	30 (750)	1 (0.3)
8 (200)	1 (0.3)	36 (900)	1 (0.3)
10 (250)	1 (0.3)	42 (1050)	1 (0.3)
12 (300)	1 (0.3)	48 (1200)	1 (0.3)
15 (375)	1 (0.3)	54 (1350)	2 (0.6)
18 (450)	1 (0.3)	60 (1500)	2 (0.6)

Notes for Table 1:

1. *Minimum covers presented here were calculated assuming Class III backfill material to 95% standard Proctor density or Class II backfill material to 90% standard Proctor density around the pipe and structural backfill to the crown of the pipe, as recommended in Section 5 of the Drainage Handbook, with an additional layer of compacted traffic lane sub-base for a total cover as required. In shallow traffic installations, especially where pavement is involved, a good quality compacted material to grade is required to prevent surface rutting.*
2. *The minimum covers specified do not include pavement thickness. A pavement section of 0.4' is typical.*
3. *Backfill materials and compaction levels not shown in the table may also be acceptable. Contact ADS for further detail.*
4. *Calculations assume no hydrostatic pressure and native soils that are as strong as the specified minimum backfill recommendations.*

ADS MINIMUM COVER REQUIREMENTS

8

NOT TO SCALE

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

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351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 236-6013

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SHEETZ - LEBANON, PA
(LONG LANE)
FINAL POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA

STORM DETAILS

Land Planning
Landscape Architecture
Civil Engineering

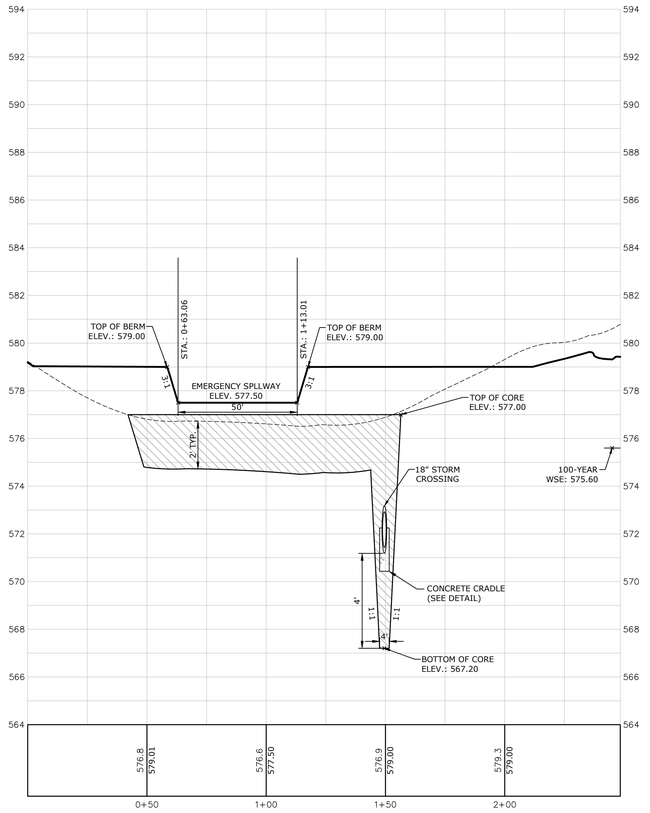
Corporate Office
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: SW-30 OF 38

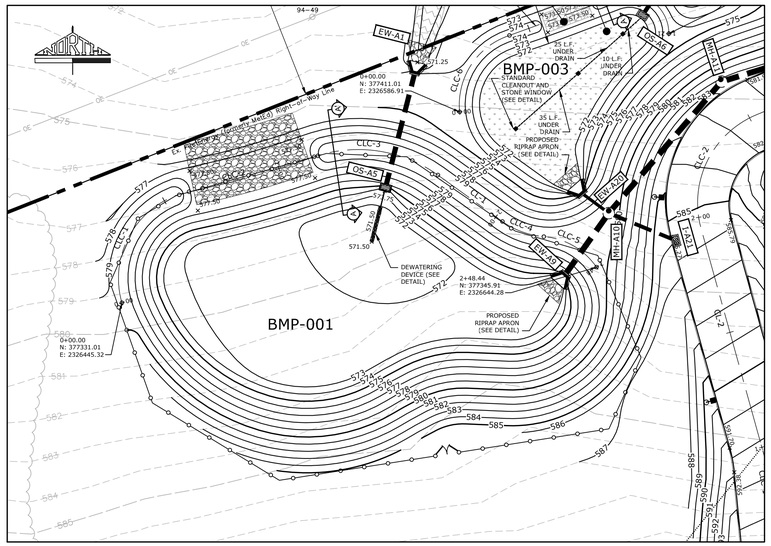
PLOTTED: Tuesday, June 24, 2025 @ 11:45PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\PlotZ-Details.dwg XREFS: Details
SCRIPT: PCSM-BMP.SCR



BMP-001 BERM CENTERLINE
HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-1	37.11'	61.04'	39.96'	N31°08'23"E	54.38'	94°14'49"	BMP-001 BERM CENTERLINE
CLC-2	387.63'	54.52'	27.31'	N74°25'08"E	54.48'	8°03'32"	BMP-001 BERM CENTERLINE
CLC-3	57.46'	54.44'	29.46'	S81°37'20"E	52.43'	54°17'04"	BMP-001 BERM CENTERLINE
CLC-4	35.34'	18.69'	9.57'	S69°57'57"E	18.48'	30°18'32"	BMP-001 BERM CENTERLINE
CLC-5	29.58'	26.41'	14.16'	S59°52'06"E	25.54'	51°09'38"	BMP-001 BERM CENTERLINE

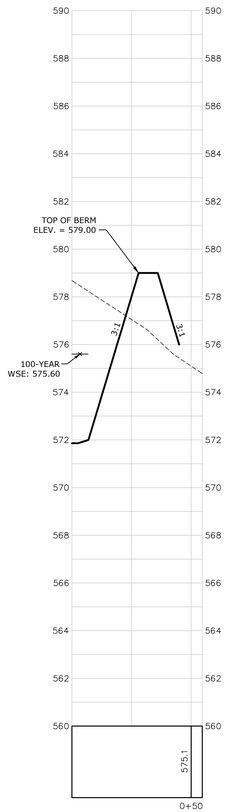
CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-1	33.34'	S54°13'57"E	BMP-001 BERM CENTERLINE



LEGEND

EXISTING GRADE — PROPOSED GRADE

SITE PLAN
1" = 30'



BMP-001 - SECTION A'-A'
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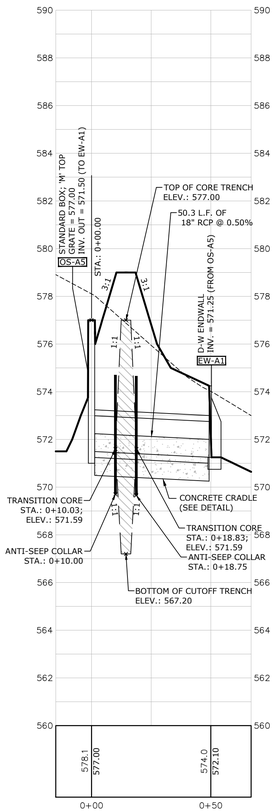
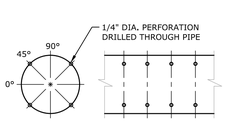
VERT. SCALE: 1"= 3'

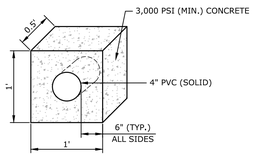


OS-A5 TO EW-A1
HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

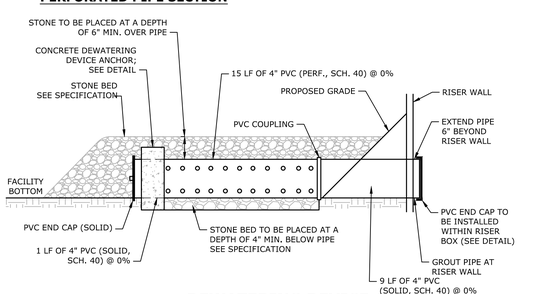


4 SETS OF HOLES PER LF OF PIPE
4 HOLES PER SET @ 45° (SEE ABOVE)
16 TOTAL HOLES PER LF OF PIPE

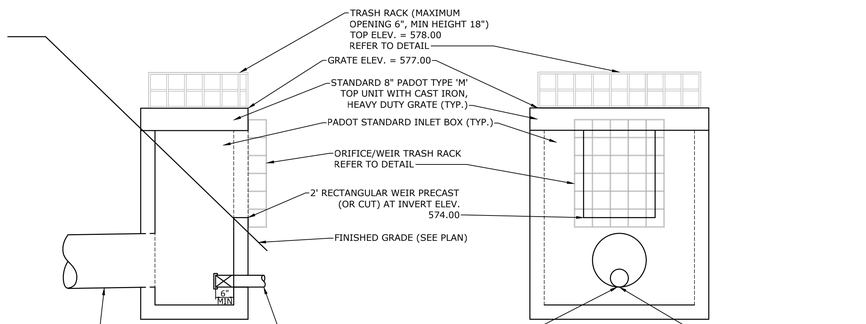
PERFORATED PIPE SECTION



CONCRETE DEWATERING DEVICE ANCHOR



DEWATERING DEVICE
NOT TO SCALE



SIDE VIEW **FRONT VIEW**

BMP-001 OUTLET STRUCTURE - OS-A5
NOT TO SCALE

DEWATERING DEVICE END CAP
NOT TO SCALE

NO.	DATE	REVISION
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SHEETZ
351 SHEETZ WAY
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AS NOTED

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BMP-001 PROFILES

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MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-31 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:45PM
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XREFS: Profiles-Utilities;Basin-Outlet-Structure;Layout;HOP-PG;Existing-EG
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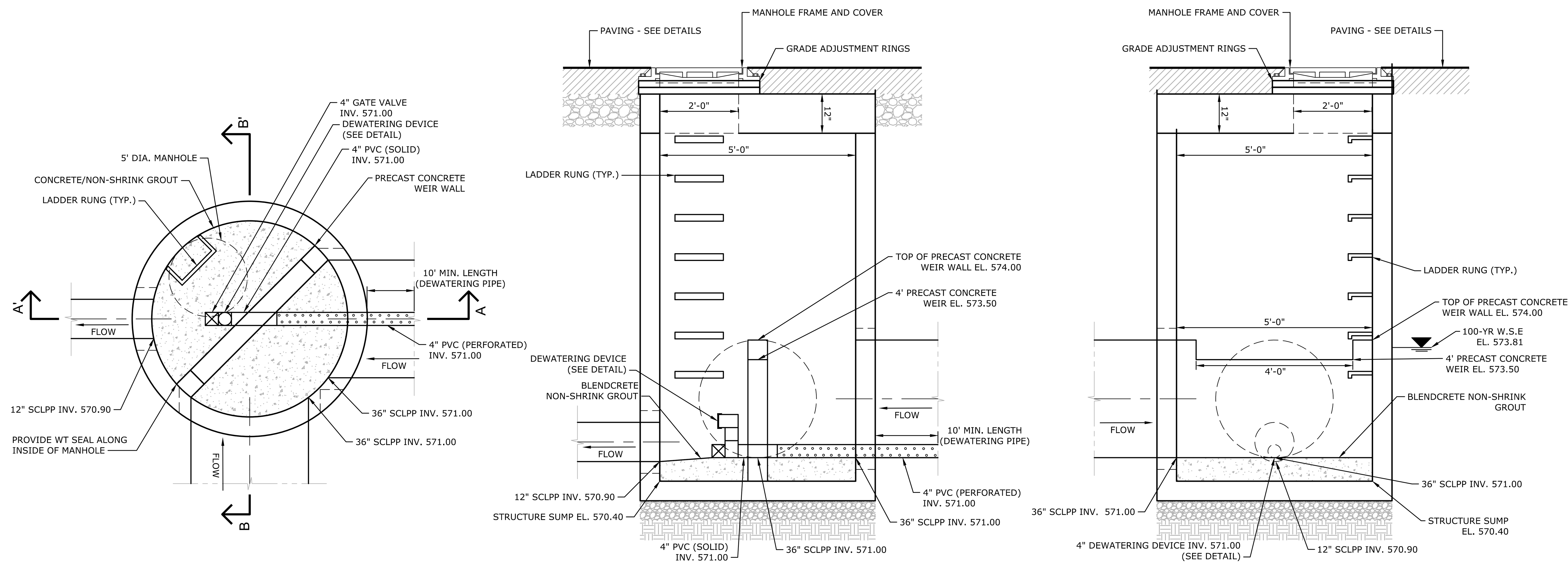
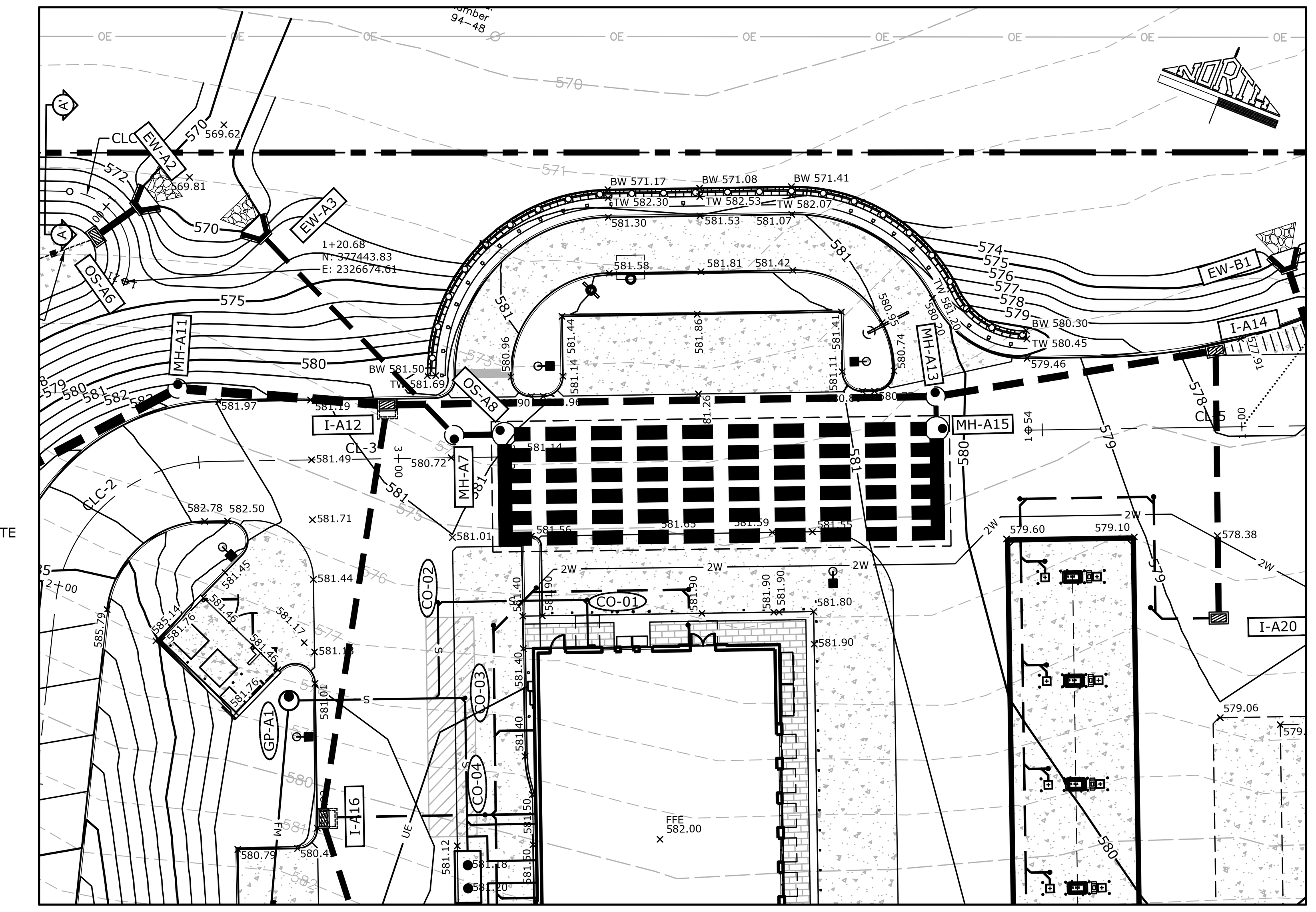


BMP-002
OUTLET STRUCTURE DETAIL (OS-A8)

1

NOT TO SCALE



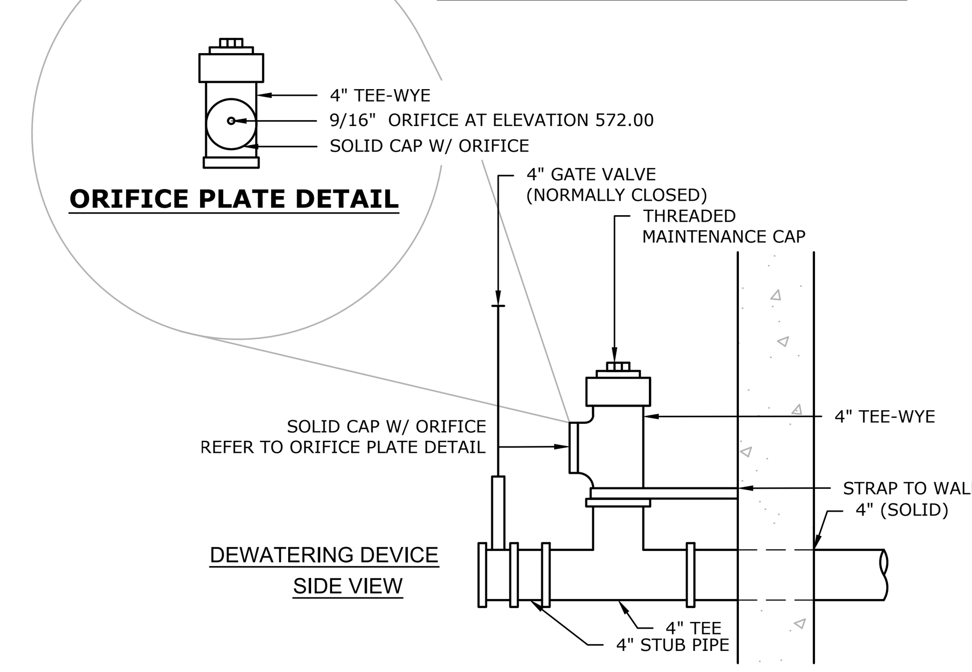
LEGEND

EXISTING GRADE — PROPOSED GRADE

SITE PLAN

1" = 30'

DEWATERING DEVICE DETAIL



Advanced Drainage Systems, Inc.

SHEETZ LEBANON, PA (LONG LANE)

ADS RETENTION/DETENTION PIPE SYSTEM SPECIFICATION

SCOPE
THIS SPECIFICATION DESCRIBES ADS RETENTION/DETENTION PIPE SYSTEMS FOR USE IN NON-PRESSURE GRAVITY-FLOW STORM WATER COLLECTION SYSTEMS UTILIZING A CONTINUOUS OUTFALL STRUCTURE.

PIPE REQUIREMENTS
ADS RETENTION/DETENTION SYSTEMS MAY UTILIZE ANY OF THE VARIOUS PIPE PRODUCTS BELOW:
- N-12® WTIB PIPE (PER AASHTO) SHALL MEET AASHTO M 294, TYPE S OR ASTM F2306
- N-12® WTIB PIPE (PER ASTM F2648) SHALL MEET ASTM F2648
- N-12® MEGA GREEN™ WTIB SHALL MEET ASTM F2648

ALL PRODUCTS SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. ALL STIB PIPE PRODUCTS ARE AVAILABLE AS PERFORATED OR NON-PERFORATED. WTIB PIPE PRODUCTS ARE ONLY AVAILABLE AS NON-PERFORATED. PRODUCT-SPECIFIC PIPE SPECIFICATIONS ARE AVAILABLE IN THE DRAINAGE HANDBOOK SECTION 1 "SPECIFICATIONS".

JOINT PERFORMANCE
WATERTIGHT (WTIB):
WTIB PIPE SHALL BE JOINED USING A BELL AND SPIGOT JOINT. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. 12-60 INCH (300-1500 mm) DIAMETERS SHALL HAVE A BELL REINFORCED WITH A POLYMER COMPOSITE BAND. THE BELL TOLERANCE DEVICE SHALL BE INSTALLED BY THE MANUFACTURER.

PIPE AND FITTING CONNECTIONS SHALL BE WITH A BELL AND SPIGOT CONNECTION UTILIZING A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET. THE JOINT SHALL MEET THE WATERTIGHT REQUIREMENTS OF ASTM D3212, AND GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. DETENTION SYSTEMS ARE SUBJECT TO GREATER LEAKAGE THAN TYPICAL SINGLE RUN STORM SEWER APPLICATIONS AND THEREFORE ARE NOT APPROPRIATE FOR APPLICATIONS REQUIRING LONG-TERM FLUID CONTAINMENT OR HYDROSTATIC PRESSURE. FOR ADDITIONAL DETAILS REFER TO TECHNICAL NOTE 7.01 "RAINWATER HARVESTING WITH HDPE PIPE CISTERNS".

FITTINGS
FITTINGS SHALL CONFORM TO ASTM F2306 AND MEET JOINT PERFORMANCE INDICATED ABOVE FOR FITTINGS CONNECTIONS. CUSTOM FITTINGS ARE AVAILABLE AND MAY REQUIRE SPECIAL INSTALLATION CRITERION.

INSTALLATION
INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS RECOMMENDED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN NON-TRAFFIC AREAS FOR 12-60 INCH (300-1500 mm) DIAMETERS SHALL BE 1 FT (0.3 m). MINIMUM COVER IN TRAFFICKED AREAS FOR 12-36 INCH (300-900 mm) DIAMETERS SHALL BE 1 FT (0.3 m) AND FOR 42-60 INCH (1050-1500 mm) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT (0.6 m). BACKFILL SHALL CONSIST OF CLASS I (COMPACTED) OR CLASS II (MINIMUM 95% SPD) MATERIAL, WITH THE EXCEPTION THAT 60 INCH (1500 mm) SYSTEMS SHALL USE CLASS I MATERIAL ONLY. MINIMUM COVER HEIGHTS DO NOT ACCOUNT FOR PIPE BUOYANCY. REFER TO ADS TECHNICAL NOTE 5.05 "PIPE FLOTATION" FOR BUOYANCY DESIGN CONSIDERATIONS. MAXIMUM COVER OVER SYSTEM USING STANDARD BACKFILL IS 8 FT (2.4 m); CONTACT A REPRESENTATIVE WHEN MAXIMUM FILL HEIGHT MAY BE EXCEEDED. ADDITIONAL INSTALLATION REQUIREMENTS ARE PROVIDED IN THE DRAINAGE HANDBOOK SECTION 6 "RETENTION/DETENTION".

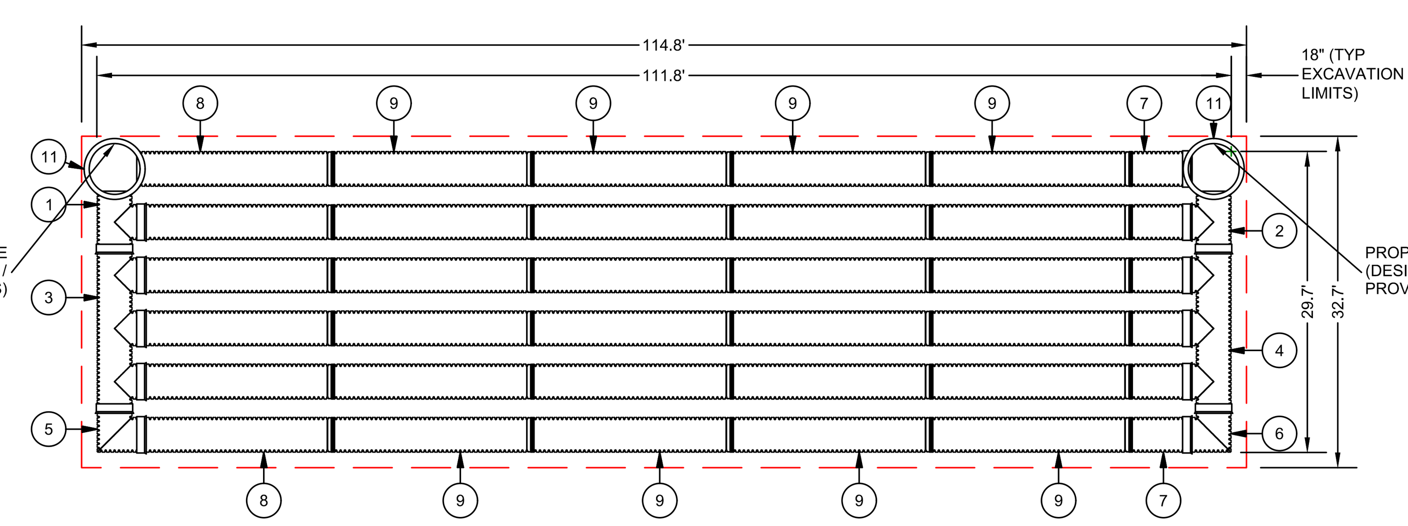
ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES:

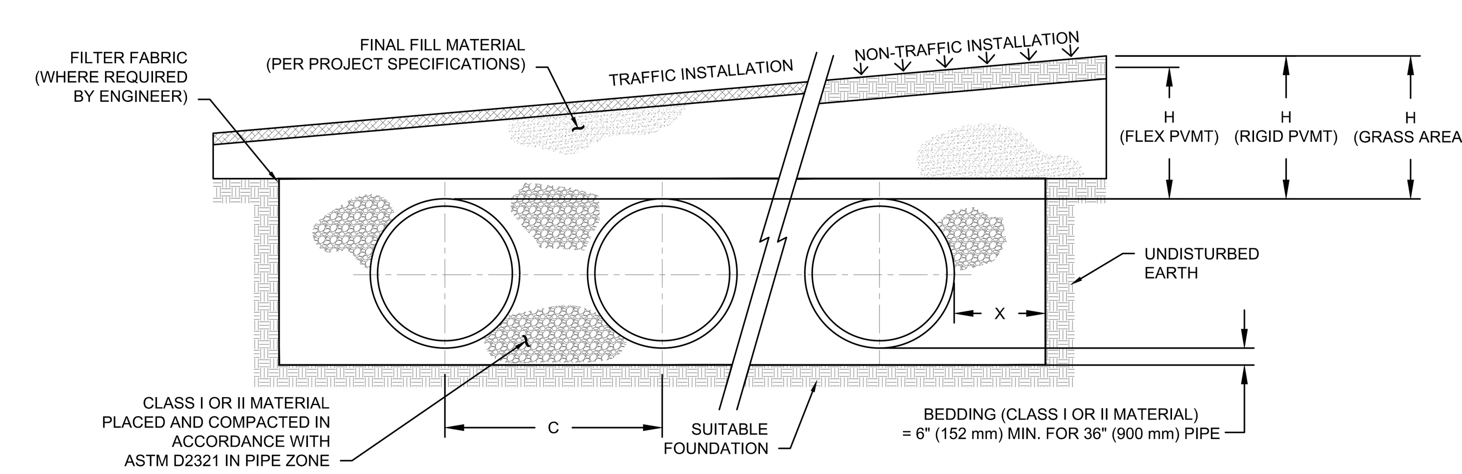
1) ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS, INLETS AND OUTLETS, SHALL BE VERIFIED BY THE ENGINEER PRIOR TO RELEASING FOR FABRICATION.
2) IN SITUATIONS WHERE A FINE-GRAINED BACKFILL MATERIAL IS USED ADJACENT TO THE PIPE SYSTEM, AND ESPECIALLY INVOLVING GROUND WATER CONDITIONS, CONSIDERATION SHOULD BE GIVEN TO THE USE OF GASKETED PIPE JOINTS. AT THE VERY LEAST THE PIPE JOINTS SHOULD BE WRAPPED IN A SUITABLE, NON-WOVEN GEOTEXTILE FABRIC TO PREVENT INFILTRATION OF FINES INTO THE PIPE SYSTEM.
3) CONSIDERATION FOR CONSTRUCTION EQUIPMENT LOADS MUST BE TAKEN INTO ACCOUNT.
4) ALL PIPE DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCES.
5) ALL RISERS TO BE FIELD EXTENDED OR TRIMMED TO FINAL GRADE.

ITEM	QTY	ALT. QTY	PART #	DESCRIPTION	STAN.	VENDOR	NOTE
1	1		3651AN65B	36" MANIFOLD TEE WT (BELL-END)	STAN	ADS	SEE DETAIL
2	1		3651AN65G	36" WT.SINGLE MANIFOLD TEE (GxGxB)	STAN	ADS	SEE DETAIL
3	1		3653AN65B	36" WT TRIPLE MANIFOLD.TEE (BxBxBxBxG)	STAN	ADS	SEE DETAIL
4	1		3653AN65G	36" WT TRIPLE MANIFOLD TEE.(GxGxGxGxB)	STAN	ADS	SEE DETAIL
5	1		3698AN65BG	36".MNFD 90 WT (BELL-GASKET)	STAN	ADS	SEE DETAIL
6	1		3698AN65GG	36".WT MANIFOLD 90 DEG BEND (GxG)	STAN	ADS	SEE DETAIL
7	6 STICKS		STICK-1	36".N12 HWY.WTIB.SOLID.20'	CUS	ADS	SEE DETAIL
8	6 STICKS		STICK-2	36".N12 HWY.WTIB.SOLID.20'	CUS	ADS	SEE DETAIL
9	24 STICKS	472 LF	36650020IB	36".N12 HWY.WTIB.SOLID.20'	STAN	ADS	AS SHOWN
10	3 ROLLS	1500 SY	0601TG	601.15' X 300'.(500 SY).(NTPEP SCAN) (20% OVERAGE)	STAN	ADS	SEE DETAIL
11	2		BY OTHERS	CONCRETE STRUCTURES	NA	BY OTHERS	AS SHOWN
12	16832 CF	624 CY	NA	EXCAVATION	NA	NA	NOT SHOWN

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE PIPE COVER REQUIREMENTS ARE MET.
- STUB SIZES AND INVERTS TO BE VERIFIED BY THE SITE DESIGN ENGINEER PRIOR TO FABRICATION.
- ADS RISERS ARE FABRICATED 36" (900 mm) FROM TOP OF PIPE TO TOP OF RISER DUE TO SHIPPING LIMITATIONS. ADDITIONAL PIPE AND COUPLERS CAN BE USED TO EXTEND THE RISERS TO GRADE.
- LAYOUT SHOWN DOES NOT INCLUDE ADDITIONAL PIPE & MANIFOLD NEEDED FOR PROPER PIPE INSERTION INTO STRUCTURES.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE
VOLUME CAN BE ACHIEVED ON SITE.



ADS GEOTEXTILE FABRIC



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	MIN. H (NON-TRAFFIC)	MIN. H (TRAFFIC)	MAX. H*
36" (900 mm)	42" (1067 mm)	63" (1600 mm)	18" (457 mm)	12" (305 mm)	12" (305 mm)	8' (2.4 m)

* MAXIMUM FILL HEIGHTS OVER MANIFOLD FITTINGS. CONTACT MANUFACTURER'S REPRESENTATIVE FOR INSTALLATION CONSIDERATIONS WHEN COVER EXCEEDS 8 FT (2.4 m).

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: ADS GEOSYNTHETICS 0601T NONWOVEN GEOTEXTILE FABRIC TO BE USED AS SPECIFIED TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

   NOTE: PER NORTH LEBANON TOWNSHIP STANDARDS THE GEOTEXTILE FABRIC SHALL LINE THE PROPOSED UNDERGROUND BMP SYSTEM ON THE SIDES, BOTTOM AND TOP (DOUBLE LAYER ON TOP). THE SYSTEM SHALL HAVE A LEVEL (FLAT) BOTTOM, BE UNDERLAIN BY A MINIMUM OF TWO (2) FEET OF SOIL OR SAND ABOVE THE SEASONAL-HIGH WATER TABLE AND BE PLACED A MINIMUM OF TEN (10) HORIZONTAL FEET FROM BUILDING FOUNDATION WALLS.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE. THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II (ASTM D2321). THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (102 mm) FOR 4"-24" (100-600 mm); 6" (152 mm) FOR 30-60" (750-900 mm).

   NOTE: PER NORTH LEBANON TOWNSHIP STANDARDS THE STONE BEDDING SHOULD BE AASHTO #57.
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   NOTE: PER NORTH LEBANON TOWNSHIP STANDARDS THE STONE BACKFILL SHOULD BE AASHTO #57.
8. COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (305 MM) FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (305 MM) UP TO 36" (900 MM) DIAMETER PIPE AND 24" (610 MM) OF COVER FOR 42-60" (1050-1500 MM) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT LIMITED TO 8 FT (2.4 M) OVER FITTINGS FOR STANDARD INSTALLATIONS. CONTACT A SALES REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 M) FOR INSTALLATION CONSIDERATIONS.

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

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CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

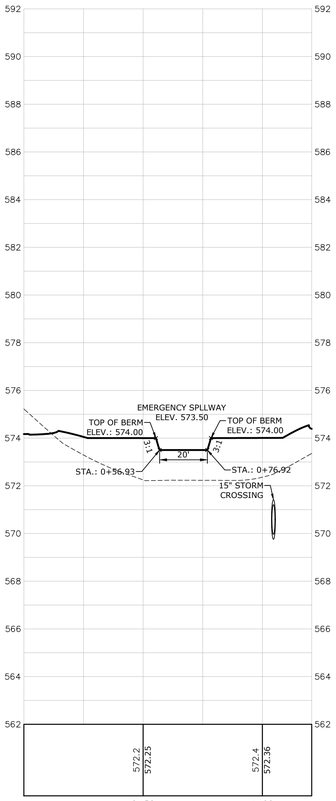
SHEETZ - LEBANON, PA (LONG LANE)
FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

BMP-002 PROFILES

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-32 OF 38

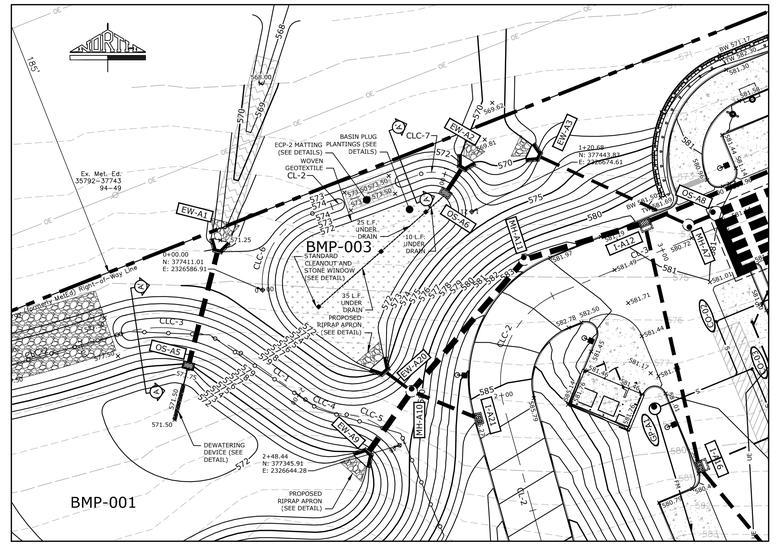
PLOTTED: Tuesday, June 24, 2025 @ 11:45PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-PCSM-Profiles-Basin.dwg
XREFS: Profiles-Utilities;Basin-Outlet-Structure;Layout;Layout-HOP;PG;Existing;EG
SCRIPT: PCSM-BMP.SCR



BMP-003 BERM CENTERLINE
HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

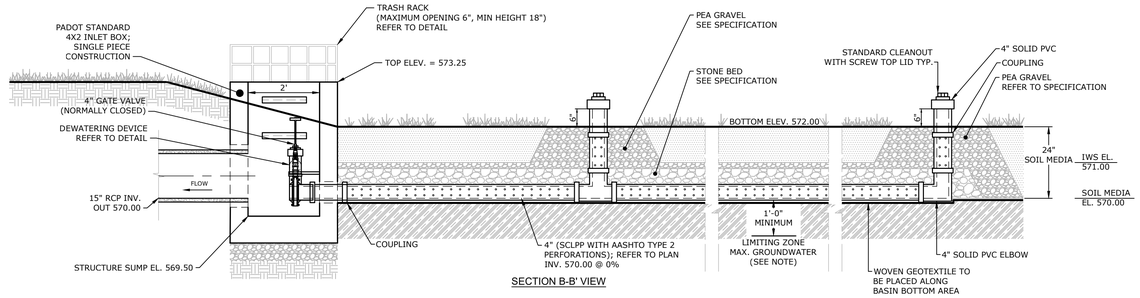
CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-6	30.56'	41.34'	24.53'	N33°03'33"E	38.26'	77°31'15"	BMP-003 BERM CENTERLINE
CLC-7	16.50'	30.77'	22.24'	S53°09'40"E	26.50'	106°51'37"	BMP-003 BERM CENTERLINE

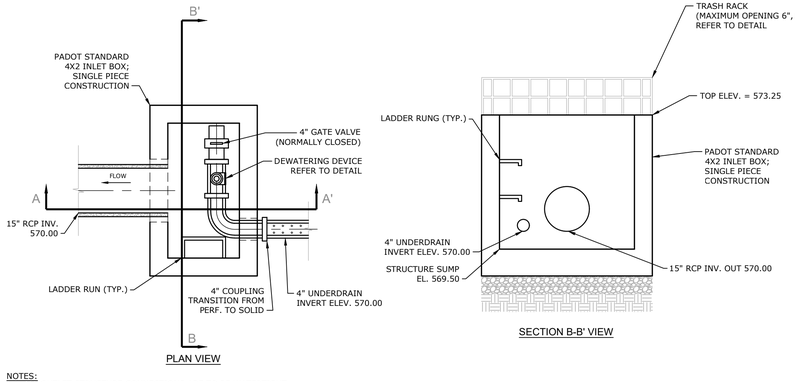
CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-2	48.56'	N69°56'54"E	BMP-003 BERM CENTERLINE

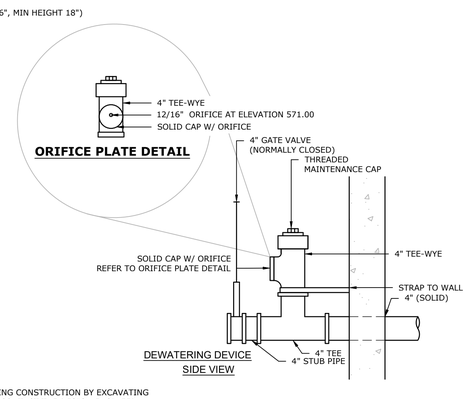


SITE PLAN
1" = 30'

LEGEND
EXISTING GRADE
PROPOSED GRADE





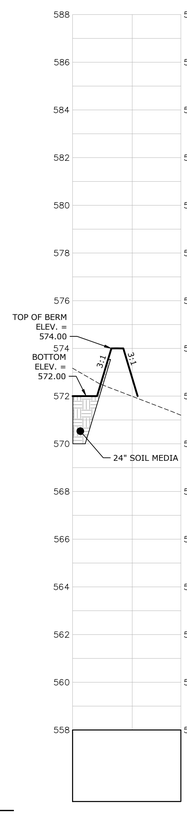


NOTES:
1. ALL OUTLET STRUCTURE CONNECTIONS ARE TO BE WATERTIGHT.
2. 1.0' MIN. SEPARATION DISTANCE BETWEEN GROUNDWATER OR THE SEASONALLY HIGH-WATER TABLE AND THE BOTTOM FOOTPRINT OF THE MRC BMP'S SOIL MEDIA TO BE VERIFIED DURING CONSTRUCTION BY EXCAVATING TEST PITS (2 MIN.) IN THE PRESENCE OF THE LICENSED PROFESSIONAL RESPONSIBLE DURING THE CRITICAL STAGES OF CONSTRUCTION PER THE PCSM PLAN. IF 1.0' IS NOT PROVIDED, CONTACT THE DESIGN ENGINEER.
3. THERE IS NO MINIMUM SEPARATION REQUIRED BETWEEN BEDROCK OR HARDPAN AND THE MRC BMP'S SOIL MEDIA.

BMP-003
OUTLET STRUCTURE DETAIL (OS-A6)

1

NOT TO SCALE



BMP-003 SECTION A-A'
HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

OS-A6 TO EW-A2
HORZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

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DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-33 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:46PM
FILENAME: P:\2024\2024A84-020\CAD\FINAL\Plot\Z-PCSM-Profiles-Basin.dwg
XREFS: Profiles-Utilities,Basin-Outlet-Structure,LayoutLayout1-HOP-PG,Existing EG
SCRIPT: PCSM-BMP.SCR

STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS

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

B. EARTH FILL - MATERIAL
1. THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS.
2. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT AND CUTOFF TRENCH SHALL BE IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS INCLUDED ON THIS PLAN. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER.
3. MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

C. EARTH FILL - PLACEMENT
1. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL.
2. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8 INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.
3. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT.
4. THE PRINCIPAL SPILLWAY (I.E. OUTLET STRUCTURE AND DISCHARGE PIPE) MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

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

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

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

G. STRUCTURE BACKFILL WITH FLOWABLE FILL
1. BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL.
2. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE.
3. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE.
4. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE.
5. THE MIXTURE SHALL HAVE A 100-200 PSI; 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM PH OF 4.0 AND A MINIMUM RESISTIVITY OF 2,000 OHM-CM.
6. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER AND, ON THE SIDES OF THE PIPE.
7. FLOWABLE FILL ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS.
8. AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL.
9. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE.
10. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE.
11. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE CORE OF THE EMBANKMENT OR OTHER EMBANKMENT MATERIALS.

H. PIPE CONDUITS
1. ALL PIPES SHALL BE CIRCULAR IN CROSS SECTION.

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

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

K. REINFORCED CONCRETE PIPE - LAYING PIPE
1. BELL AND SPIGOT PIPE SHALL BE PLACED WITH THE BELL END UPSTREAM.
2. JOINTS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL.
3. AFTER THE JOINTS ARE SEALED FOR THE ENTIRE LINE, THE BEDDING SHALL BE PLACED SO THAT ALL SPACES UNDER THE PIPE ARE FILLED.
4. CARE SHALL BE EXERCISED TO PREVENT ANY DEVIATION FROM THE ORIGINAL LINE AND GRADE OF THE PIPE.
5. THE FIRST JOINT MUST BE LOCATED WITHIN 4 FEET FROM THE RISER.

L. REINFORCED CONCRETE PIPE - BACKFILLING
1. SHALL CONFORM TO "STRUCTURE BACKFILL".

M. CONCRETE STRUCTURES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 606 AND 714; AND AS MODIFIED HEREON.
2. REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 709.

N. ROCK RIPRAP
1. ROCK RIPRAP SHALL MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408.

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 TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
5. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
6. 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.
7. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.
8. STRAW AND HAY MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED). A WOOD CELLULOSE FIBER MAY BE SPREAD OVER THE STRAW MULCH AT A RATE OF 1,500 LB./ACRE.
9. TRACKING SLOPES IS REQUIRED BY RUNNING TRACKED MACHINERY UP AND DOWN THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR. (NOTE: IF A BULLDOZER IS USED, THE BLADE SHALL BE UP.) CARE SHOULD BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.

TEMPORARY SEEDING SPECIFICATIONS

1. IN ORDER TO ESTABLISH A QUICK GRASS COVER OVER DISTURBED AREAS, A TEMPORARY SEED MIXTURE SHALL BE USED AS FOLLOWS:

SPECIES:	PENNDOT FORMULA E
% PURE LIVE SEED:	86%
APPLICATION RATE:	48 LB./ACRE
FERTILIZER TYPE:	5-5-5
FERTILIZE RATE:	1,000 LB./ACRE
LIMING RATE:	1 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE

2. STABILIZATION EFFORTS DURING THE NON-GERMINATING PERIOD, OCT. 15 TO MARCH 15, SHOULD BE MULCHED WITH CLEAN STRAW. (EQUIVALENT TO 0.75" TO 1" DEEP). CLEAN STRAW MULCH SHOULD NOT BE FINELY CHOPPED OR BROKEN DURING APPLICATION.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR.
4. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. ALL AREAS SHALL BE TEMPORARILY STABILIZED UPON CESSATION OF WORK FOR 4 DAYS OR MORE, OR AS SOON AS ANY DISTURBED AREA REACHES ITS FINAL GRADE.

PERMANENT SEEDING SPECIFICATIONS

1. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS OTHERWISE DIRECTED BY THE OWNER AS FOLLOWS:

TOPSOIL PLACEMENT DEPTH:	6 IN.
SPECIES:	PENNDOT FORMULA B
% PURE LIVE SEED:	83%
APPLICATION RATE:	203 LB./ACRE
FERTILIZER TYPE:	38-0-0
FERTILIZE RATE:	242 LB./ACRE
LIMING RATE:	2 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE
ANCHOR MATERIAL:	WOOD FIBER
ANCHOR METHOD:	HYDRAULICALLY
RATE OF ANCHOR MATERIAL APPL.:	774 LB./ACRE
SEEDING SEASON DATE:	MARCH 15 - JUNE 1/AUGUST 1 TO OCTOBER 15

2. ALL DISTURBED AREAS WITH STEEP SLOPES SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS OTHERWISE DIRECTED BY THE OWNER AS FOLLOWS:

TOPSOIL PLACEMENT DEPTH:	6 IN.
SPECIES:	PENNDOT FORMULA D
% PURE LIVE SEED:	82%
APPLICATION RATE:	242 LB./ACRE
FERTILIZER TYPE:	38-0-0
FERTILIZE RATE:	242 LB./ACRE
LIMING RATE:	2 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE
ANCHOR MATERIAL:	WOOD FIBER
ANCHOR METHOD:	HYDRAULICALLY
RATE OF ANCHOR MATERIAL APPL.:	774 LB./ACRE
SEEDING SEASON DATE:	MARCH 15 - JUNE 1/AUGUST 1 - OCTOBER 15

3. MULCHING SHALL BE USED TO PROTECT SEEDING AND HELP IN PREVENTING RUNOFF.
   A. CLEAN STRAW MULCH SHALL BE REQUIRED IN ALL DISTURBED AREAS (EQUIVALENT TO 0.75" TO 1" DEEP). CLEAN STRAW MULCH SHOULD NOT BE FINELY CHOPPED OR BROKEN DURING APPLICATION.
   B. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR.
   C. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH.
   D. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
   E. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
   F. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED.
4. FOR FURTHER INFORMATION ON SEED MIXES, SEE THE E & S WORKSHEETS IN THE CHAPTER 102 REGULATIONS.
5. WELL IN ADVANCE OF THE NEED TO PERMANENTLY SEED ANY DISTURBED AREA, THE CONTRACTOR SHALL OBTAIN AND FORWARD A SOIL AGRONOMY TESTING REPORT FROM AN APPROVED SOILS LABORATORY SUCH AS THE PENNSYLVANIA STATE UNIVERSITY'S AGRICULTURAL ANALYTICAL SERVICES LABORATORY. THE REPORT SHALL DETERMINE THE ACTUAL LIME AND FERTILIZER RATES FOR THE ON-SITE TOPSOIL. THE CONTRACTOR SHALL FORWARD THE FINAL REPORT TO THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE UPON RECEIPT.
6. ALL SOIL AMENDMENTS SHALL BE INSTALLED PER THE SOIL AGRONOMY REPORT, AND SHALL BE PROVIDED BY THE CONTRACTOR.
7. APPLY AMENDMENTS ON-SITE, AND MIX SOIL TO FULLY ADDRESS ALL EXISTING SOIL DEFICIENCIES. DO NOT APPLY AMENDMENTS NOR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

BMP TYPE	FACILITY NOS.	CONSTRUCTION NOTES	CRITICAL STAGES OF PROFESSIONAL OVERSIGHT	OPERATION AND MAINTENANCE
CONVEYANCE FACILITIES (NOT A PCSM BMP)		1. ALL STORM DRAIN AND CONVEYANCE SWALES SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS INCLUDED ON THIS PLAN, UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY.	1. VERIFICATION OF INLET STRUCTURE LOCATION, SIZE, DEPTH, AND CONNECTING PIPE INVERTS OR CHANNEL GEOMETRY	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. REGULAR MAINTENANCE (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
OUTLET PROTECTION (NOT A PCSM BMP)		1. RIP-RAP APRONS/PLUNGE POOLS SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS INCLUDED ON THIS PLAN.	1. VISUAL INSPECTION OF THE RIP-RAP APRONS/PLUNGE POOLS TO ENSURE INSTALLATION IS IN GENERAL CONFORMANCE WITH THE PLAN.	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. REGULAR MAINTENANCE (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
WATER QUALITY FILTER BEST MANAGEMENT PRODUCTS, INC. SNOUT WITH BIO-SKIRT INLETS (F) MANHOLES (R)	MH-A7 (18R) MH-A10 (30R) MH-A11 (30R) I-A12(24F) I-A14(24F) I-A20 (18F)	1. THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA T0 THE FACILITY HAS RECEIVED FINAL STABILIZATION. 2. SNOUT HOOD INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.	1. VERIFICATION OF MATERIAL OR WRITTEN CERTIFICATION BY THE MANUFACTURER 2. INSPECTION OF INSTALLATION PER THE PLAN DETAIL.	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. • ALL MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT (AS OF THE DATE OF INSPECTION) SPECIFICATIONS OUTLINED BY THE MANUFACTURER REGULAR MAINTENANCE (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
SUBSURFACE INFILTRATION BED PA DEP BMP 6.4.3	BMP NO. 2	1. AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). 2. THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. 3. UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. 4. CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. 5. CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. 6. SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. 7. CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (BED ROCK OR WATER TABLE). 8. THE CONTRACTOR SHALL PROVIDE A MIN. OF 2 FEET OF SEPARATION BETWEEN THE BOTTOM OF THE FACILITY AND THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP BMP MANUAL. 9. IF A MINIMUM OF 2 FT CANNOT BE PROVIDED TO BED ROCK THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 2' SOIL MANTLE BETWEEN THE FACILITY AND THE BED ROCK IN ACCORDANCE WITH THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 11. ALL GEOTEXTILES SHALL BE INSTALLED WITH A MINIMUM 12 INCH OVERLAP, OR AS SPECIFIED BY MANUFACTURER, WHICHEVER IS GREATER.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS): A. STONE BED B. SEPARATION FABRIC C. GEOTEXTILE D. OUTFALL BARREL PIPE E. PIPING F. (DESIGNER ADD ADDITIONAL MATERIALS) 2. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 3. PROBE THE BOTTOM OF FACILITY WITH A SOIL PROBE TO VERIFY DEPTH TO LIMITING ZONE. 4. REVIEW OF FACILITY BOTTOM TO CONFIRM A FREE-DRAINING (UN-COMPACTED), SEDIMENT FREE SUBGRADE. 5. PLACEMENT OF STONE BEDDING. 6. VISUAL INSPECTION OF OUTLET STRUCTURE AND REMAINING APPURTENANCES.	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. • ALL MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT (AS OF THE DATE OF INSPECTION) SPECIFICATIONS OUTLINED BY THE MANUFACTURER REGULAR MAINTENANCE: (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE PRETREATMENT AND INFLOW AREAS OF THE FACILITY • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE OUTLET STRUCTURE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. • REMOVE ACCUMULATED TRASH, DEBRIS, AND SEDIMENT FROM THE UNDERGROUND FACILITY UTILIZING A VACUUM TRUCK, SPRAY HOSE, OR SIMILAR. • INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, AND REMAINING APPURTENANCES. • CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
RAIN GARDEN / BIO-RETENTION PA DEP BMP 6.4.5	BMP NO. 3	• AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). • THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. • UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. • CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. • CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. • SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. • CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (WATER TABLE). • PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. • PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT. • EROSION CONTROL BLANKET OR HYDROSEED SHALL BE APPLIED TO THE BOTTOM OF THE FACILITY TO PROMOTE EARLY STABILIZATION AND ESTABLISHMENT. • PLANT VEGETATION ACCORDING WITH THE APPROVED LANDSCAPE PLAN AND DETAILS.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS): A. SOIL MEDIA (MATERIAL RECEIPT AND TESTING RESULTS OR PRE-CERTIFIED MEDIA RECEIPT) 2. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 3. PROBE THE BOTTOM OF FACILITY WITH A SOIL PROBE TO VERIFY DEPTH TO LIMITING ZONE. 4. REVIEW OF FACILITY BOTTOM TO CONFIRM A FREE-DRAINING (UN-COMPACTED), SEDIMENT FREE SUBGRADE. 5. PLACEMENT OF SOIL MEDIA TO DEPTH SPECIFIED ON PLAN. 6. VISUAL INSPECTION OF RISER STRUCTURE, TRASH RACK, EMERGENCY SPILLWAY, AND REMAINING APPURTENANCES.	GENERAL REQUIREMENTS: • THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. SHRUBS, FORBS OR GRASSES WHICH ARE DEAD ARE TO BE REPLACED DURING GERMINATION PERIODS. • VEGETATION ON THE EMBANKMENT AND SIDESLOPES SHALL BE MOWED ANYTIME THE VEGETATION IS GREATER THAN 6" IN HEIGHT OR AS REQUIRED BY THE MUNICIPALITY • MATERIALS THAT ARE REMOVED MUST BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS. • CARE SHALL BE TAKEN NOT TO DAMAGE THE REMAINING STRUCTURES/PIPING WITHIN THE FACILITY, DURING THE MAINTENANCE OPERATIONS. REGULAR MAINTENANCE: (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY • REFER TO THE BMP SEEDING SPECIFICATIONS AND OPERATION AND MAINTENANCE NOTES INCLUDED AS PART OF THE PROJECT'S LANDSCAPE PLAN FOR ANNUAL MAINTENANCE REQUIREMENTS; REMOVE CLIPPINGS AND INVASIVE PLANTS • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE PRINCIPAL SPILLWAY OR ON THE SURFACE ABOVE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. •• REMOVE AND REPLACE AREAS OF SOIL MEDIA WHICH APPEAR TO HAVE SEDIMENT ACCUMULATION, CLOGGED, OR HOLDING WATER. •• INSPECT THE FACILITY FOR RILLS ON THE EMERGENCY SPILLWAY, INTERIOR, AND EXTERIOR EMBANKMENT SLOPES. • REPAIR RILL AREAS WITH CLEAN FILL AND TOPSOIL WITH LIGHT TAMPING; RESEED DISTURBED AREAS. • INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, VELOCITY DISSIPATER, AND REMAINING APPURTENANCES. • CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
DRY EXTENDED DETENTION FACILITY PA DEP BMP 6.6.3	BMP NO. 1	• AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). • THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. • UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. • CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. • CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. • SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. • CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (WATER TABLE). • PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. • PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT. • EROSION CONTROL BLANKET OR HYDROSEED SHALL BE APPLIED TO THE BOTTOM OF THE FACILITY TO PROMOTE EARLY STABILIZATION AND ESTABLISHMENT. • PLANT VEGETATION ACCORDING WITH THE APPROVED LANDSCAPE PLAN AND DETAILS.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS): A. OUTFALL BARREL PIPE B. ANTI-SEEP COLLAR C. CORE MATERIAL 2. CUTOFF TRENCH AND CLAY CORE. 3. INSTALLATION OF OUTFALL BARREL, CONCRETE CRADLE, AND ANTI-SEEP COLLAR. 4. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 5. VISUAL INSPECTION OF RISER STRUCTURE, TRASH RACK, EMERGENCY SPILLWAY, AND REMAINING APPURTENANCES.	GENERAL REQUIREMENTS: • THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. SHRUBS, FORBS OR GRASSES WHICH ARE DEAD ARE TO BE REPLACED DURING GERMINATION PERIODS. • VEGETATION ON THE EMBANKMENT AND SIDESLOPES SHALL BE MOWED ANYTIME THE VEGETATION IS GREATER THAN 6" IN HEIGHT OR AS REQUIRED BY THE MUNICIPALITY • MATERIALS THAT ARE REMOVED MUST BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS. • CARE SHALL BE TAKEN NOT TO DAMAGE THE REMAINING STRUCTURES/PIPING WITHIN THE FACILITY, DURING THE MAINTENANCE OPERATIONS. REGULAR MAINTENANCE: (AFTER EACH MEASURABLE STORM EVENT (0.25 INCH OR GREATER) OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY • REFER TO THE BMP SEEDING SPECIFICATIONS AND OPERATION AND MAINTENANCE NOTES INCLUDED AS PART OF THE PROJECT'S LANDSCAPE PLAN FOR ANNUAL MAINTENANCE REQUIREMENTS; REMOVE CLIPPINGS AND INVASIVE PLANTS • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE PRINCIPAL SPILLWAY OR ON THE SURFACE ABOVE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. •• REMOVE AND REPLACE AREAS OF SOIL MEDIA WHICH APPEAR TO HAVE SEDIMENT ACCUMULATION, CLOGGED, OR HOLDING WATER. •• INSPECT THE FACILITY FOR RILLS ON THE EMERGENCY SPILLWAY, INTERIOR, AND EXTERIOR EMBANKMENT SLOPES. • REPAIR RILL AREAS WITH CLEAN FILL AND TOPSOIL WITH LIGHT TAMPING; RESEED DISTURBED AREAS. • INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, VELOCITY DISSIPATER, AND REMAINING APPURTENANCES. • CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.

1 **OPERATION & MAINTENANCE NOTES**

NOT TO SCALE

NO	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

SEAL

SEAL

CLIENT
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA
(LONG LANE)
FINAL POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA
OPERATION AND MAINTENANCE NOTES

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE: DECEMBER 6, 2024
PROJECT NO.: 2024A84-020
MANAGER: CHRIS VENARCHICK
SHEET NO.: SW-34 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:46PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-Details.dwg XREFS: Details
SCRIPT:

MATERIAL SPECIFICATIONS

MATERIAL	PLAN DESIGNATION	SPECIFICATION / TEST METHOD	SIZE	NOTES
STORMWATER CONVEYANCE				
WATER TIGHT (WT) STORM DRAIN	SLCPP	AASHTO M252, TYPE S (4- THROUGH 10-INCH) AASHTO M294, TYPE S (12- THROUGH 60-INCH) ASTM F2306	REFER TO PROFILE	
ROOF LEADER	SDR-35 OR HDPEP	SDR-35 (PS46) - ASTM D3034 (4"-15") (PRODUCT STANDARD) - ASTM F477 (GASKET) - ASTM D3212 (INTEGRAL BELL JOINT) HDPEP - ASTM F758 (TYPE PS 28) - AASHTO M252-S, OR - AASHTO M294-S	REFER TO PROFILE	
PAVEMENT BASE DRAIN			REFER TO PENNDOT RC-30M	PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PENNDOT PUBLICATION 408, SECTION 610 FOR PAVEMENT BASE DRAIN. FOR SUBSURFACE DRAIN OUTLET, PROVIDE MATERIALS MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 615.
STORMWATER MANAGEMENT				
EROSION CONTROL BLANKET	ECB	REFER TO THE MATERIAL AND PERFORMANCE SPECIFICATIONS INCLUDED ON THE PLAN.		COCONUT MATTING, ECS-1B, NAG S75, OR EQUIVALENT
CLAY CORE		SOIL CLASSIFIED AS GC, SC, CL-ML, OR CL, PER THE UNIFIED SOIL CLASSIFICATION SYSTEM, WITH AT LEAST 30% PASSING THE 200 SIEVE. DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY (ASTM D-698) WITH A MOISTURE CONTENT WITHIN 2% +/- OF THE OPTIMUM. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR), UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER	REFER TO EMBANKMENT PROFILES AND/OR CROSS-SECTIONS	FOR MORE INFORMATION, REFER TO SECTION B. OF THE "STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS" FOR EARTH FILL MATERIAL.
SEPARATION FABRIC		ASTM D-5261 (WEIGHT - 12 OZ/SY, MIN) ASTM D-4632 (GRAB TENSILE STRENGTH 290 LBS) ASTM D-4632 (ELONGATION 50% MIN) ASTM D-6241 (PUNCTURE, 775 LBS MIN., 2 IN. FLAT ROD) ASTM D-4533 (TRAPEZOID TEAR STRENGTH, 100 LBS) ASTM D-4751 (AOS SIEVE NO. 80 TO NO. 120) ASTM D-4491 (PERMITTIVITY 0.7 SEC^{-1}) ASTM D-4355 (ULTRAVIOLET RESISTANCE 70% @ 500 HRS)	REFER TO PENNDOT SPECIFICATION SECTION 735.1 - GEOTEXTILES	PENNDOT CLASS 4, TYPE A, EQUIVALENT OR BETTER NON-WOVEN, NEEDLE PUNCHED FABRIC
STONE BED		AASHTO-M-43	0.375"-0.75"	DOUBLE WASHED NO. 57 STONE (WASH LOSS OF NO MORE THAN 1.49%)
UNDER DRAIN PIPE		AASHTO M252, TYPE S (4- THROUGH 10-INCH)	SLCPP W/ AASHTO TYPE 2 PERFORATIONS	MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE.
DISTRIBUTION PIPE		ASTM F758 (TYPE PS 28), AASHTO-M-278, AASHTO M252-SP, OR AASHTO M294-SP AASHTO CLASS II (PERFORATION PATTERN)	RIGID SCHEDULE 40 PVC, SDR35, OR HDPEP	MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE.
TOPSOIL (AS PART OF PCSM BMP - SOIL MEDIA COMPOSITION)		ASTM D5268 - STANDARD SPECIFICATION FOR TOPSOIL ASTM D4972 - TEST METHOD OF pH FOR SOILS	% BY WEIGHT: SAND: 25-75%; SILT: 15-40%; CLAY: 5-20% ORGANIC CONTENT: 2-8%; pH: 7.5; SOLUBLE SALTS: <500 PPM	THE CLAY CONTENT OF THE TOPSOIL SHALL BE LESS THAN 10%; SILT SHALL BE LESS THAN 35%. TOPSOIL SHALL BE A LOAMY SAND, CLAY LOAM, LOAM, SILT LOAM, OR SANDY CLAY LOAM; SUITABLE FOR FINAL USE, FREE OF ALL DEBRIS AND ROCKS OVER 3" IN DIAMETER. TOPSOIL MUST ALSO BE FREE OF VIABLE PLANTS OR PLANT PARTS. ALL TOPSOIL SHALL BE TESTED BY A REPUTABLE LABORATORY FOR PH AND SOLUBLE SALTS. IF NEEDED, PH CORRECTION MATERIAL SHALL BE APPLIED AT A RATE SUFFICIENT TO CORRECT THE PH TO A RANGE OF 6.0 TO 7.0. SOLUBLE SALTS SHALL NOT BE HIGHER THAN 500 PARTS PER MILLION.
SAND		CLEAN AASHTO-M-6 OR ASTM-C-33 CONCRETE SAND	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.
COMPOST		CERTIFIED BY THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING PROGRAM (STA)	N/A	PARAMETER: ALLOWABLE RANGE pH: 5.5 - 8.0; MOISTURE CONTENT: 35% -55%; C:N RATIO: 15-30:1; ORGANIC MATTER: >40%; PARTICLE SIZE: <1 INCH; SOLUBLE SALTS: <4.0 mmhos (dS); BULK DENSITY: < 1000LBS/ CUYD; FOREIGN MATTER < 1% BU WEIGHT
PEA GRAVEL		ASTM D-448	0.125" - 0.375"	DOUBLE WASHED NO. 8 OR NO. 9 STONE (WASH LOSS OF NO MORE THAN 1.49%)
SOIL MEDIA		N/A	THE STANDARD RATIO OF MATERIAL WITHIN THE SOIL MEDIA SHALL BE: 50% SAND; 20% COMPOST/MUSHROOM SOIL; 30% TOPSOIL *PERCENTAGES ARE BY VOLUME; % BY WEIGHT: SAND: 40-80%; SILT: 10-20%; CLAY 5-12%; ORGANIC MATTER: 4-10%	A BLEND OF A RATIO OF SAND, TOPSOIL AND ORGANICS FOR THE PURPOSE OF FILTERING STORMWATER, PROMOTING EVAPOTRANSPIRATION, AND PLANT GROWTH WITHIN THE FACILITY. GENERAL CRITERIA: THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES. IT SHALL BE WELL MIXED AND HOMOGENOUS PRIOR TO PLACEMENT. IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER. IT SHALL HAVE NO VISIBLE FREE WATER. IT SHALL BE CLASSIFIED AS A USDA SOIL TYPE OF SILT LOAM, LOAMY SAND, SANDY LOAM OR LOAM. PERFORMANCE STANDARD: THE MIXTURE SHALL PROVIDE A MINIMUM IN SERVICE FLOW RATE/HYDRAULIC CONDUCTIVITY (ASTM F1815) 75% PROCTOR (ASTM D698) 2-6 IN/HR. PROVIDE LAB TEST REPORT FOR VERIFICATION AS WELL AS A 1 GALLON SAMPLE TO BE HELD FOR COMPARISON. ALTERNATE SOIL MEDIA SPECIFICATIONS: THE CONTRACTOR MAY SUBMIT AN ALTERNATE MIX DESIGN FOR APPROVAL TO THE LICENSED PROFESSIONAL PROVIDED THAT IT MEETS THE MINIMUM PERFORMANCE REQUIREMENTS OF THE SPECIFIED MIX. MINIMUM SUBMITTALS INCLUDE TESTING DOCUMENTATION, EXAMPLES OF SUCCESSFUL IMPLEMENTATION FOR SIMILAR PROJECTS, AND OTHER RELEVANT INFORMATION AS THEY RELATE TO INFILTRATION, WATER QUALITY AND VEGETATION GROWTH.
STORMWATER MANAGEMENT FACILITY OUTFALL BARREL	RCP	ASTM C76 (CLASS IV) ASTM C361 (JOINTS AND GASKETS)	REFER TO PROFILE	
CONCRETE STRUCTURES				
INLETS, MANHOLES, PIPES, AND CULVERTS		REFER TO PENNDOT'S PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION (RC), RC-34 STANDARDS.	REFER TO PLAN	CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT'S PUBLICATION 408, RC-34 STANDARDS. LADDER RUNGS SHALL BE PROVIDED WITHIN ALL STORMWATER STRUCTURES WHICH EXCEED 5-FOOT IN HEIGHT. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS. ALL PIPES ENTERING OR EXITING INLETS SHALL BE CUT FLUSH WITH THE INLET WALL. INLETS SHALL NOT HAVE A SUMP CONDITION IN THE BOTTOM, UNLESS DESIGNED AS A WATER QUALITY INLET. OUTLET PIPES SHALL BE FLUSH WITH THE BOTTOM OF THE BOX OR CONCRETE CHANNELS SHALL BE POURED.
REINFORCED CONCRETE HEADWALLS AND END SECTIONS		REFER TO PENNDOT'S PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION (RC), RC-34 STANDARDS.	REFER TO PLAN	CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT'S PUBLICATION 408, RC-34 STANDARDS.
GRATES		REFER TO PENNDOT'S PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION (RC), LATEST EDITION.	REFER TO PLAN	ALL INLETS IN PAVED AREAS SHALL HAVE HEAVY-DUTY BICYCLE-SAFE GRATING.
FRAMES / TOP UNITS / GRADE ADJUSTMENT RINGS		REFER TO PENNDOT'S PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION (RC), RC-34 STANDARDS.	REFER TO PLAN	ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PUBLICATION 408.
CONCRETE				CONCRETE SHALL MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 606 AND 714.
REINFORCEMENT				REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 709.

1 **MATERIAL SPECIFICATIONS**

NOT TO SCALE

NO.	DATE	REVISION
4	6/24/2025	REVISIONS PER TOWNSHIP
3	4/25/2025	REVISIONS PER TOWNSHIP
2	3/31/2025	REVISIONS PER TOWNSHIP
1	2/14/2025	REVISIONS PER TOWNSHIP

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CLAYSBURG, PA 16625
(814) 239-6013

AS NOTED

SHEETZ - LEBANON, PA
(LONG LANE)
FINAL POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN
NORTH LEBANON TOWNSHIP
LEBANON COUNTY, PA

MATERIAL SPECIFICATIONS

Land Planning
Landscape Architecture
Civil Engineering

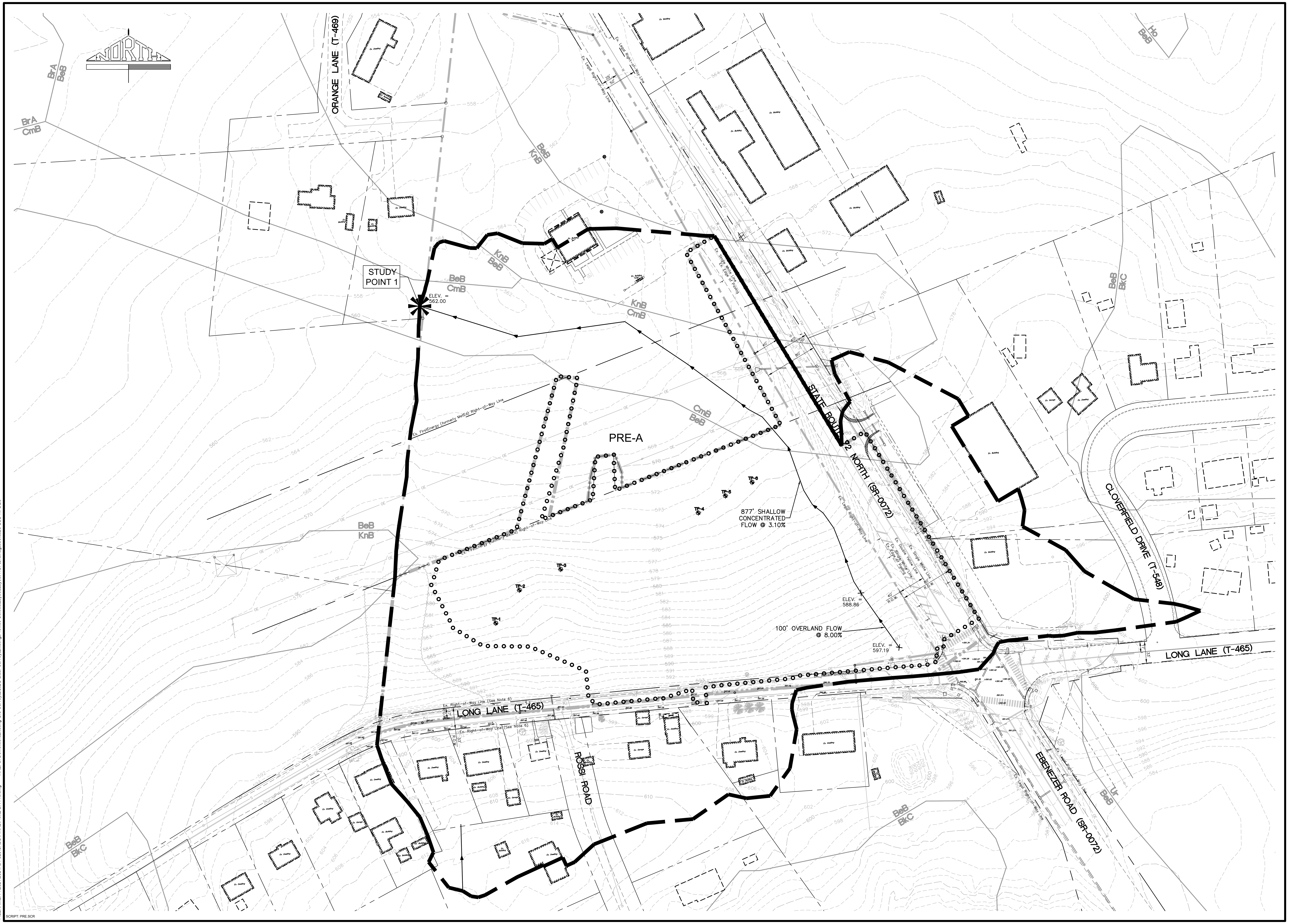
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	DECEMBER 6, 2024
PROJECT NO.:	2024A84-020
MANAGER:	CHRIS VENARCHICK
SHEET NO.:	SW-35 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:48PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\PlotX2-Details.dwg XREFS: Details
SCRIPT:



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CLAYSBURG, PA 16625
(814) 239-6013

0' 60' 120'
1" = 60'

SHEETZ - LEBANON, PA
(LONG LANE)

FINAL POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

PRE-DEVELOPMENT DRAINAGE AREA MAP

Land Planning
Landscape Architecture
Civil Engineering

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Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
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SHEET NO.: SW-36 OF 38

PLOTTED: Tuesday, June 24, 2025 @ 11:46PM
FILENAME: P:\2024\2024A84-020\CADD\FINAL\Plot\Z-DA-Pre.dwg
XREFS: Demolition;Existing-GIS-Survey;EG;EG-Lidar-Survey;Existing;Profiles-Utilities;Layout;Layout-HOP;Drainage;Soils;ES-LOD-NPDES
SCRIPT: PRE.SCR

NORTH

ORANGE LANE (T-469)

STUDY POINT 1
ELEV. = 560.00

POST-UND-01

POST-A

POST-B

POST-C

STATE ROUTE 72 NORTH (SR-0072)

CLOVERFIELD DRIVE (T-548)

LONG LANE (T-465)

EBENEZER ROAD (SR-0072)

ROSS ROAD

Ex. FirstEnergy (formerly Met-Ed) Right-of-Way Line

Ex. Right-of-Way Line (See Note 6)

631' SHALLOW CONCENTRATED FLOW @ 3.80%

24' SHALLOW CONCENTRATED FLOW @ 1.00%

149' SHALLOW CONCENTRATED FLOW @ 15.40%

78' SHALLOW CONCENTRATED FLOW @ 7.70%

62' SHALLOW CONCENTRATED FLOW @ 12.10%

100' OVERLAND FLOW @ 6.00%

152' SHALLOW CONCENTRATED FLOW @ 7.20%

100' OVERLAND FLOW @ 6.00%

541' CHANNEL FLOW @ 0.50%

16' SHALLOW CONCENTRATED FLOW @ 1.00%

100' OVERLAND FLOW @ 16.00%

253' SHALLOW CONCENTRATED FLOW @ 2.00%

100' OVERLAND FLOW @ 14.00%

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0' 60' 120'

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FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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FILENAME: P:\2024\2024A84-020\CAD\FINAL\Plot\Z-DA-Post.dwg
XREFS: Existing-GIS-Survey,EG-Lidar-Survey,Existing Profiles-Utilities,Drainage\Layout\Layout-HOP.PG,Soils,ES-LOD-NPDES
SCRIPT: POST.SCR

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FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

NORTH LEBANON TOWNSHIP — LEBANON COUNTY, PA

POST-DEVELOPMENT SUB-DRAINAGE AREA MAP

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XREFS: Profiles-Utilities,Drainage,Layout,Layout-HOP-PG,Existing-EG,Existing-GIS-Survey,EG-Lidar-Survey,Soils
SCRIPT: POST-SUB.SCR