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SERIAL NUMBER: 202601170119 (NORTH LEBANON TOWNSHIP)
DATE: 5/5/2026

STECKBECK ENGINEERING & SURVEYING, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

(1) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

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

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

(4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S). NORTH LEBANON TOWNSHIP, LEBANON COUNTY ID NO. 202601170119.

AND STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT STECKBECK ENGINEERING & SURVEYING, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT 187, DECEMBER 19, 1996.

VERIZON PENNSYLVANIA LLC
CONTACT – OFFICE PERSONNEL
TCALL-VERIZON-PADE@VERIZON.COM

PENNSYLVANIA ELECTRIC CO
341 WHITE POND DRIVE
AKRON, OH. 44320
CONTACT – MELLYSSA ADAMS
madams@firstenergycorp.com
330-604-4073

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

CABLE PROTECTION SERVICES INC
PO BOX 4816
MIDLOTHIAN, VA. 23112
CONTACT – DEBBIE KING
DEBBIE_KING@CABLEPS.COM
804-562-3409

LEBANON AUTHORITY CITY OF
2311 RIDGEVIEW RD
LEBANON, PA. 17042
CONTACT – BOB SENTZ
BSENTZ@LEBANONAUTHORITY.ORG
717-271-2841

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

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

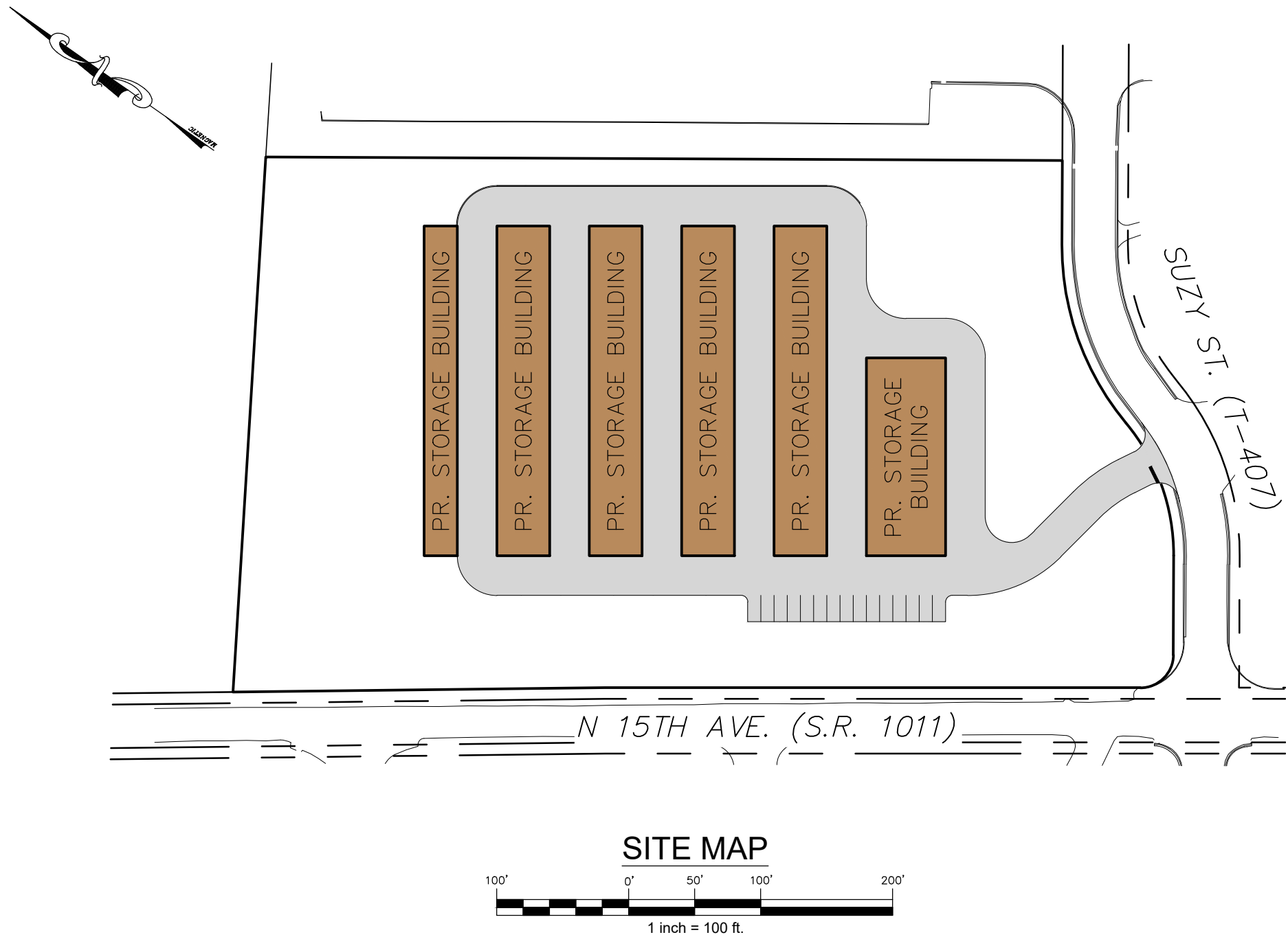
FOR

SUZY STREET SELF-STORAGE FACILITY

OWNER: COLLINS SELF STORAGE, LLC

LOCATED IN
NORTH LEBANON TOWNSHIP
LEBANON COUNTY PENNSYLVANIA
MAY 7, 2026

REVISION	DATE	BY
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OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____)

ON THIS, THE _____ DAY OF _____, 2026, BEFORE ME, A
NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
_____ KNOWN TO ME (OR SATISFACTORILY
PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING
TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE
PROPERTY SHOWN ON THIS PLAN HEREOF. THE PLAN THEREOF WAS
MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE
SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO
BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY
IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE
AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO
PUBLIC USE.

COLLINS SELF STORAGE, LLC, C/O BARRY FOX DATE

NOTARY PUBLIC

LEBANON COUNTY PLANNING DEPARTMENT

REVIEWED DATE

CERTIFICATION OF PLAN ACCURACY

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

I, ETHAN J. GEHENIO, CERTIFY THAT THE PROPOSED DETENTION BASIN IS
UNDERLAIN BY LIMESTONE.

ETHAN J. GEHENIO, P.E. DATE

CERTIFICATION OF SURVEY ACCURACY

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 ORDINANCES.

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

NORTH LEBANON TOWNSHIP SUPERVISORS

AT A MEETING HELD ON _____, 2026, THE BOARD OF
SUPERVISORS OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY,
PENNSYLVANIA APPROVED THE FINAL LAND DEVELOPMENT 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.

APPROVED DATE

APPROVED DATE

APPROVED DATE

NORTH LEBANON TOWNSHIP PLANNING COMMISSION

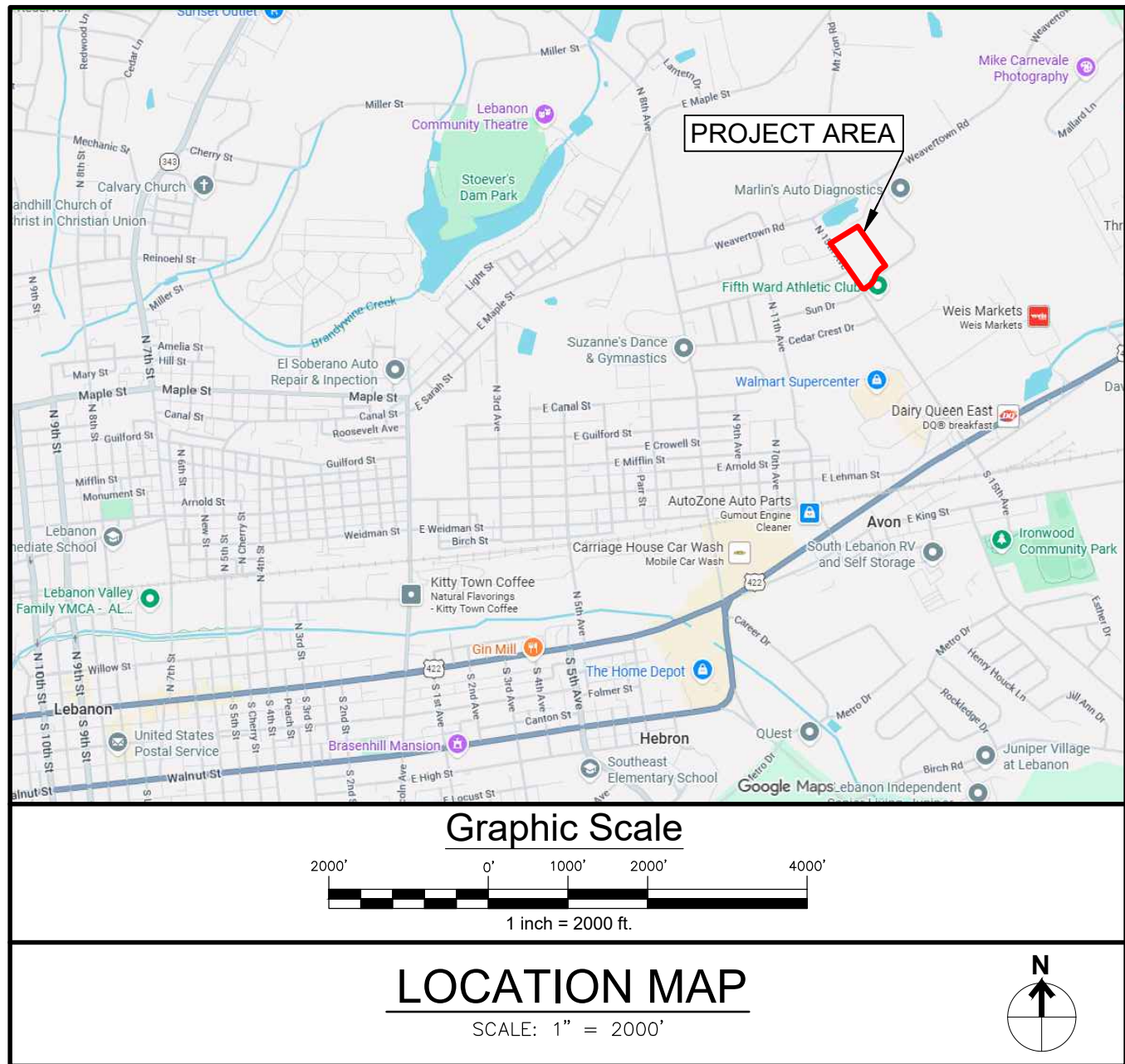
AT A MEETING HELD ON _____, 2026, THE PLANNING COMMISSION OF
NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA REVIEWED
THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE
TOWNSHIP OFFICE.

CHAIRMAN OR VICE CHAIRMAN DATE

NORTH LEBANON TOWNSHIP ENGINEER

REVIEWED BY THE NORTH LEBANON TOWNSHIP ENGINEER THIS
DAY OF _____, 2026.

REVIEWED DATE



APPLICANT

COLLINS SELF STORAGE, LLC, C/O BARRY FOX
P.O. BOX 458
FREDERICKSBURG, PA 17026
PHONE: 717-644-4499
CONTACT: BARRY FOX
EMAIL: FD41FOX@HOTMAIL.COM

SOURCE OF TITLE

CURRENT DEED BOOK: 2282-5469
PIN: 27-2347977-375607-0000
DEED ACRES: 6.084 AC.

ZONING COMPLIANCE CHART

NORTH LEBANON TOWNSHIP:
ZONING DISTRICT: (I) INDUSTRIAL ZONING DISTRICT
SELF STORAGE FACILITY

	REQUIRED	PROPOSED
LOT AREA	2 ACRES	6.084 ACRES
LOT WIDTH	200'	400'
MAX. LOT COVERAGE	50%	20.85%
FRONT YARD SETBACK	100'	104'
SIDE YARD SETBACK	20' (EACH SIDE)	51' & *150'
REAR YARD SETBACK	50'	122'
NOTE: *150' SETBACK REQUIRED IF A CROSS BUILDING HEIGHT	75'	<40'

SITE DATA

SITE AREA: 6.084 AC.
SITE ZONING: "I" – INDUSTRIAL
EXISTING USE: AGRICULTURAL
PROPOSED USE: SELF STORAGE FACILITY
SOURCE OF WATER: EXISTING PUBLIC WATER (EX IN STREET NOT USED OR PROPOSED)
SOURCE OF SEWER: EXISTING PUBLIC SEWER (EX IN STREET NOT USED OR PROPOSED)
SITE ADDRESS: 1525 SUZY ST. LEBANON, PA. 17046

SURVEY NOTES:

- BENCHMARK:
BM1: CAPPED REBAR 32" NORTH EAST OF THE 25 MPH SIGN ON SUZY ST.
NORTHING: 374604.33
EASTING: 2347381.61
ELEVATION: 551.12
BM2: CONCRETE MONUMENT 3'-4" SOUTH EAST OF SOUTHERN CORNER OF
TRANSFORMER 37892-37492 ON SUZY ST
NORTHING: 374879.26
EASTING: 2347549.71
ELEVATION: 534.20
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD83 – PA SOUTH ZONE
- UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY
OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR
BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD
VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STECKBECK ENGINEERING &
SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE
OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS
AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. STECKBECK
ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES
INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP 42075C0257E, EFFECTIVE
DATE JULY 8, 2020, THE ENTIRE SITE IS IN THE ZONE "X" FLOOD CLASSIFICATION.
PA DOT RIGHT-OF-WAY FOR NORTH 15TH AVE (SR-1011) IS SHOWN IN ACCORDANCE
WITH DEPARTMENT OF HIGHWAYS DRAWING FOR CONSTRUCTION AND CONDEMNATION
OF RIGHT-OF-WAY ROUTE 38017, SECTION NO. ___ IN LEBANON COUNTY.
- DEDICATED R-O-W FOR NORTH 15TH AVENUE SHOWN IN ACCORDANCE WITH PLAN
44-76.
- RIGHT-OF-WAY FOR SUZY ST (T-407) IS SHOWN IN ACCORDANCE WITH PLAN 44-76
AND NORTH LEBANON TOWNSHIP RECORDS.

STANDARD WATER SUPPLY NOTE

1. WATER SUPPLY IS NOT PROPOSED FOR THIS PROJECT.

STANDARD SEWER SUPPLY NOTE

1. SEWAGE DISPOSAL IS NOT PROPOSED FOR THIS PROJECT.

BUILDING CODE NOTE

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

NPDES PERMIT

1. THIS PROJECT HAS AUTHORIZATION FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. GENERAL NPDES PERMIT
ISSUED EXPIRES

OPERATIONS STANDARDS NOTE:

1. THE APPLICANT/OWNER/DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 316 – OPERATIONS AND PERFORMANCE STANDARDS OF THE ZONING ORDINANCE. COMPLIANCE REGULATIONS INCLUDE, BUT NOT LIMITED TO AIR POLLUTION, AIRBORNE EMISSIONS, ODOR, OPEN BURNING, ELECTRICAL, DIESEL, GAS OR OTHER SOURCES OF POWER, FIRE AND EXPLOSIVES, GLARE AND HEAT, MATERIALS AND WASTE STORAGE, HANDLING AND DISPOSAL OF WASTE, NOISE POLLUTION, SEWAGE AND OTHER WASTE DISPOSAL, VIBRATION AND WATER QUALITY.

PRE-CONSTRUCTION / INSPECTION NOTES

1. THE APPLICANT AND HIS CONTRACTOR ARE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEERS AND MUNICIPALITIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THE APPLICANT AND HIS CONTRACTOR ARE RESPONSIBLE FOR PROVIDING A MINIMUM OF THREE BUSINESS DAYS NOTICE TO THE MUNICIPAL ENGINEERS OFFICE FOR INSPECTIONS OF ALL ESCROWED ITEMS:

SYSTEMS DESIGN ENGINEERING, INC. (JOHN POFF, P.E.) – 610–916–8500

- IF ESCROWED ITEMS ARE INSTALLED, PLACED OR CONSTRUCTED WITHOUT THE REQUIRED NOTICE AND INSPECTION, THEN ITEMS WILL NEED TO BE REMOVED IN TOTALITY AND REPLACED AT NO COST TO THE MUNICIPALITY UNDER THE CONSTRUCTION OBSERVATION OF THE MUNICIPAL ENGINEER.
3. THE MUNICIPAL ENGINEER SHALL INSPECT ALL PHASES OF DEVELOPMENT OF THE SITE, AND SHALL BE NOTIFIED OF THE COMMENCEMENT OF SUCH WORK AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING. IT IS THE RESPONSIBILITY OF THE OWNER, SUBDIVIDER, DEVELOPER OR HIS AGENT TO NOTIFY THE MUNICIPAL ENGINEER 24 HOURS IN ADVANCE OF THE COMPLETION OF EACH IDENTIFIED PHASE OF DEVELOPMENT.
4. ANY PORTION OF THE WORK WHICH DOES NOT COMPLY WITH THE APPROVED PLAN MUST BE CORRECTED BY THE DEVELOPER. NO WORK MAY PROCEED ON ANY SUBDIVISION OR LAND DEVELOPMENT OR BUILDING CONSTRUCTION UNTIL THE REQUIRED CORRECTIONS HAVE BEEN MADE.
5. IF AT ANY STATE OF THE WORK, THE MUNICIPALITY OR ITS ENGINEER DETERMINES THAT THE SOIL OR OTHER CONDITIONS ARE NOT AS STATED OR SHOWN ON THE PLAN, IT MAY REFUSE TO APPROVE FURTHER WORK AND THE MUNICIPALITY OR ITS DESIGNEE MAY REVOKE EXISTING APPROVALS UNTIL A REVISED PLAN IS SUBMITTED AND APPROVED.
6. A COPY OF ALL GEOTECHNICAL ENGINEER INSPECTIONS SHALL BE PROVIDED TO THE MUNICIPALITY.

CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. EXCAVATION OR BLASTING THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STECKBECK ENGINEERING & SURVEYING, INC. (SES) DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. SES ASSUMES NO LIABILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER, UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY, COUNTY, STATE OR AUTHORITY RELATIVE TO CONSTRUCTION SHOWN ON THIS PLAN.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND RECORD DRAWINGS AS MAY BE REQUIRED BY THE MUNICIPALITY AND/OR THE VARIOUS AUTHORITIES RELATIVE TO THE CONSTRUCTION SHOWN ON THESE PLANS.
5. PROVIDE 95% MODIFIED PROCTOR DENSITY PER ASTM D-698 IN AREAS WHERE PROPOSED UTILITIES ARE LOCATED ON FILL.

UTILITY NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, ELECTRIC, GAS, WATER AND SANITARY SEWER.
2. ACCESS TO ALL UTILITY FACILITIES SHALL BE GRANTED TO REPRESENTATIVES OF THE MUNICIPALITY AT ALL TIMES FOR THE PURPOSES OF INSPECTION AND MAINTENANCE.

INFILTRATION NOTE:

INFILTRATION FACILITIES RELY ON PERMEABLE SOIL CONDITIONS TO DEWATER AND FUNCTION PROPERLY. AS PART OF THE DESIGN PROCESS, INFILTRATION TESTING WAS CONDUCTED BY A QUALIFIED PROFESSIONAL, SOIL SCIENTIST LICENSED GEOLOGIST OR THEIR DESIGNATED REPRESENTATIVE TO ASSURE THAT CONDITIONS WERE CONDUCTIVE TO UTILIZE THIS TYPE OF FACILITY FOR STORMWATER MANAGEMENT CONTROL. EVERY PRECAUTION MUST BE TAKEN BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE INFILTRATION FACILITY TO ASSURE THAT COMPACTION DOES NOT OCCUR WHICH WOULD COMPROMISE THE PERMEABILITY OF THE FLOOR OF THE INFILTRATION FACILITY. IF AFTER INSTALLATION, ANY INFILTRATION FACILITY DOES NOT FUNCTION AS DESIGNED THE CONTRACTOR WILL BE RESPONSIBLE TO PERFORM REMEDIATION, OUTLINED BY THE QUALIFIED PROFESSIONAL, TO RESTORE BEFORE CONSTRUCTION PERMEABILITY.

FLOODPLAIN NOTE

IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, FOR LEBANON COUNTY, MAP NUMBER 42075C0257E, EFFECTIVE 7/8/2020, NO FLOODPLAIN EXISTS ON THE SUBJECT TRACT.

WETLAND NOTE

THERE ARE NO REGULATED WETLANDS ON THE SUBJECT PROPERTY. A WETLAND INVESTIGATION WAS PERFORMED BY BRAD GOCHNAUER OF VORTEX ENVIRONMENTAL ON 03/23/2026.

STANDARD STORMWATER NOTES

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

STORM WATER MANAGEMENT OWNERSHIP & MAINTENANCE PROGRAM:

1. ALL STORM WATER FACILITIES WILL BE OWNED BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. THIS INCLUDES ALL STORM WATER BMP'S AS SHOWN ON THESE PLANS.
2. DRAINAGE COURSES, SWALES, STORM WATER PIPES, CONDUITS, DETENTION BASINS AND OTHER STORM WATER MANAGEMENT FACILITIES SHALL BE INSTALLED, CONSTRUCTED, AND MAINTAINED BY THE GRANTOR, ITS SUCCESSORS, IN A FIRST-CLASS CONDITION IN CONFORMANCE WITH THE PLAN, AS APPROVED BY THE NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS, AND IN A MANNER SUFFICIENT TO MEET OR EXCEED THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH ON THE PLAN.
A. LIMING, FERTILIZING, SEEDING AND MULCHING OF VEGETATED CHANNELS AND ALL OTHER UNSTABILIZED SOILS OR AREAS ACCORDING TO THE SPECIFICATIONS IN THE "EROSION AND SEDIMENT POLLUTION CONTROL MANUAL" PUBLISHED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR SUCH SIMILAR APPROVED STANDARDS.
B. REESTABLISHMENT OF VEGETATION BY SEEDING, MULCHING, AND USE OF EROSION MATTING OR SOODING OF SCoured AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN ESTABLISHED.
C. MOWING AS NECESSARY TO MAINTAIN ADEQUATE STANDS OF GRASS AND TO CONTROL WEEDS, CHEMICAL WEED CONTROL MAY BE USED IF FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS ALLOW. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL BY THE NORTH LEBANON TOWNSHIP.
D. REMOVAL OF SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING UP IN GRASS WATERWAYS AND THUS REDUCING THEIR CAPACITY.
E. REGULAR INSPECTION OF THE AREAS IN QUESTION TO ASSURE PROPER MAINTENANCE AND CARE.
F. ALL PIPES, SWALES, AND DETENTION FACILITIES SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION. GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR PERFORMING THE FOREGOING MAINTENANCE.
3. GRANTOR, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AGREES THAT THE FAILURE TO MAINTAIN ALL DRAINAGE COURSES, SWALES, STORM WATER INLETS, PIPES, CONDUITS, DETENTION BASINS, AND OTHER STORM WATER MANAGEMENT FACILITIES IN A FIRST-CLASS CONDITION IN CONFORMANCE WITH THE AGREEMENT AND THE PLAN SHALL CONSTITUTE A NUISANCE AND SHALL BE ABATABLE BY THE NORTH LEBANON TOWNSHIP AS SUCH.
4. GRANTOR, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AUTHORIZES NORTH LEBANON TOWNSHIP, AT ANY TIME AND FROM TIME TO TIME, BY ITS AUTHORIZED REPRESENTATIVES, TO ENTER UPON THE PREMISES TO INSPECT THE STORM WATER MANAGEMENT FACILITIES.
5. THE NORTH LEBANON TOWNSHIP MAY REQUIRE THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, OR ANY FUTURE OWNER OR OCCUPIER OF THE PREMISES, OR ANY PART THEREOF, TAKE SUCH CORRECTIVE MEASURES AS THE NORTH LEBANON TOWNSHIP MAY DEM REASONABLY NECESSARY TO BRING THE PREMISES INTO COMPLIANCE WITH THE AGREEMENT AND WITH THE PLAN, AS APPROVED BY THE NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS.
6. UPON THE FAILURE OF THE OWNER OR OCCUPIER OF THE PREMISES TO COMPLY WITH THE TERMS OF THE STORM WATER MANAGEMENT AGREEMENT OR TO TAKE CORRECTIVE MEASURES FOLLOWING THIRTY (30) DAYS' NOTICE FROM THE NORTH LEBANON TOWNSHIP, THE NORTH LEBANON TOWNSHIP, THROUGH ITS AUTHORIZED REPRESENTATIVES, MAY TAKE SUCH CORRECTIVE MEASURES AS IT DEEMS REASONABLY NECESSARY TO BRING THE PREMISES INTO COMPLIANCE WITH THE AGREEMENT AND WITH THE PLAN, INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF ANY OBSTRUCTION FROM OR RESTRICTIONS ON THE PREMISES, THE DETENTION BASINS, AND MAY CHARGE THE COST THEREOF TO GRANTOR, ITS SUCCESSORS OR ASSIGNS, OR ANY OWNER OF THE PREMISES AND, IN DEFAULT OF SUCH PAYMENT, MAY CAUSE A MUNICIPAL PROCESS TO BE IMPOSED UPON THE PREMISES.
7. GRANTOR HEREBY IMPOSES UPON THE PREMISES FOR THE BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF THE PREMISES OR ANY PART OF THE PREMISES, NORTH LEBANON TOWNSHIP AND ALL OTHER PROPERTY OWNERS AFFECTED BY THE STORM WATER MANAGEMENT FACILITIES, THE PERPETUAL NONEXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT FOR THE DRAINING OF STORM WATER IN AND THROUGH THE DRAINAGE COURSES, SWALES, STORM WATER INLETS, PIPES, CONDUITS, DETENTION BASINS AND OTHER STORM WATER MANAGEMENT FACILITIES DEPICTED ON THE PLAN OR PLANS SUBMITTED TO NORTH LEBANON TOWNSHIP OR HEREAFTER MADE OF RECORD AND NOW OR HEREAFTER INSTALLED ON OR CONSTRUCTED UPON THE PREMISES AND, IN ADDITION, EASEMENTS OF ACCESS TO THE STORM WATER MANAGEMENT FACILITIES.
8. GRANTOR SHALL INCLUDE A SPECIFIC REFERENCE TO THE STORM WATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT IN ANY DEED OF CONVEYANCE FOR THE PREMISES OR ANY PART THEREOF.
9. GRANTOR AGREES TO INDEMNIFY NORTH LEBANON TOWNSHIP, LEBANON CO., AND ALL OF ITS ELECTED AND APPOINTED OFFICIALS, AGENTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "INDEMNITEES") AGAINST AND HOLD INDEMNITEES HARMLESS FROM ANY AND ALL LIABILITY, LOSS OR DAMAGE, INCLUDING ATTORNEYS' FEES AND COSTS OF INVESTIGATION AND DEFENSE, AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS AGAINST INDEMNITEES WHICH ARISE AS A RESULT OF THE DESIGN, INSTALLATION, CONSTRUCTION OR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES.
10. NORTH LEBANON TOWNSHIP MAY, IN ADDITION TO THE REMEDIES PRESCRIBED HEREIN, PROCEED WITH ANY ACTION AT LAW OR IN EQUITY TO BRING ABOUT COMPLIANCE WITH THE NORTH LEBANON TOWNSHIP STORM WATER MANAGEMENT ORDINANCE AND THE AGREEMENT.
11. GRANTOR'S PERSONAL LIABILITY UNDER THE AGREEMENT SHALL CEASE AT SUCH TIME AS (A) ALL STORM WATER MANAGEMENT FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE NORTH LEBANON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE APPROVED PLANS; (B) THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN INSPECTED AND APPROVED BY THE NORTH LEBANON TOWNSHIP ENGINEER; (C) ALL FINANCIAL SECURITY, INCLUDING ANY MAINTENANCE SECURITY, POSTED BY GRANTOR HAS BEEN RELEASED BY NORTH LEBANON TOWNSHIP; AND (D) GRANTOR HAS TRANSFERRED ALL LOTS TO BE CREATED FROM THE PREMISES TO THIRD PARTIES. NOTWITHSTANDING THE FOREGOING, GRANTOR'S PERSONAL LIABILITY SHALL CONTINUE FOR ANY VIOLATIONS OF THIS AGREEMENT AND DECLARATION OF EASEMENT WHICH OCCURRED DURING THE TIME THAT GRANTOR OWNED THE PREMISES OR ANY LOT CREATED FROM THE PREMISES OR IN THE EVENT THE STORM WATER MANAGEMENT FACILITIES WERE NOT COMPLETED, INSPECTED OR APPROVED AS SET FORTH HEREIN.
12. IT IS THE INTENT OF THE PARTIES TO THE AGREEMENT THAT PERSONAL LIABILITY AND MAINTENANCE OBLIGATIONS SHALL PASS TO SUBSEQUENT TITLE OWNERS UPON CHANGE IN OWNERSHIP OF THE PREMISES OR ANY LOT CREATED FROM THE PREMISES, AND SUCH SUBSEQUENT OWNERS SHALL ASSUME ALL PERSONAL LIABILITY AND MAINTENANCE OBLIGATIONS FOR THE TIME PERIOD DURING WHICH THEY HOLD TITLE. PERSONAL LIABILITY SHALL REMAIN FOR ANY VIOLATIONS OF THE AGREEMENT AND DECLARATION OF EASEMENT, WHICH OCCURRED DURING THE PERIOD IN WHICH AN OWNER HELD TITLE.
13. THIS AGREEMENT AND DECLARATION OF EASEMENT SHALL BE BINDING UPON GRANTOR, THE SUCCESSORS AND ASSIGNS OF GRANTOR, AND ALL PRESENT AND FUTURE OWNERS OF THE PREMISES, OR ANY PART THEREOF, AND IS INTENDED TO BE RECORDED IN ORDER TO GIVE NOTICE TO FUTURE OWNERS, OR ANY PART OR ANY PART THEREOF, OF THEIR DUTIES AND RESPONSIBILITIES WITH RESPECT TO THE STORM WATER MANAGEMENT FACILITIES.

GENERAL NOTES:

1. ANY REVISION TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF STECKBECK ENGINEERING AND SURVEYING, INC.
2. NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
3. THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT SHALL BE CONSIDERED A PART OF THIS PLAN AND IS ENFORCEABLE AS IF IT APPEARED IN TOTAL HEREIN.
4. NOTHING SHALL BE PLACED, PLANTED, SET, PUT OR MAINTAINED WITHIN THE AREA OF ANY EASEMENT THAT MAY ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE PURPOSE OR ARRANGEMENT OF THE EASEMENT, WITH THE EXCEPTION OF THE AREA OF THE EASEMENTS LOCATED WITHIN BUILDING LIMITS.
5. THE INFORMATION SHOWN ON THIS DRAWING MAY HAVE ALSO BEEN PROVIDED IN A DIGITAL FORMAT. THE USER SHALL BE RESPONSIBLE FOR THE RELEASE OF THE INFORMATION & SURVEYING, INC. IN A DIGITAL FORMAT, WE HAVE NO CONTROL OVER MANIPULATION OR MISUSE OF THE DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN PROVIDED BY STECKBECK ENGINEERING & SURVEYING, INC. THE USER IS ALSO CAUTIONED THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE THAT IS NOT SHOWN ON THE HARD COPY DRAWING, MUST BE AT THE RISK OF THE USER.
6. ALL SITE DEVELOPMENT SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND MUNICIPALITY STANDARDS AND REQUIREMENTS.
7. ANY SANITARY SEWER AND WATER MAIN EXTENSIONS AND CONNECTIONS HERETO SHALL BE CONSTRUCTED PER APPROVED DESIGNS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND APPROVALS.
8. ALL JOINTS WHERE PROPOSED MACADAM MEETS EXISTING MACADAM SHALL BE SAW-CUT AND SEALED WITH PG 645-22.
9. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPALITIES ORDINANCES.
10. NORTH LEBANON TOWNSHIP SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY AREA THAT IS NOT OFFERED FOR DEDICATION TO PUBLIC USE AND SUCH OFFER ACCEPTED BY NORTH LEBANON TOWNSHIP. NO ALTERATION TO SWALES, BASINS, OR OTHER DRAINAGE STRUCTURES SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS.
11. UTILITY TYPE AND LOCATION NOTICE: ALL EXISTING UTILITIES ARE SHOWN AS FOUND IN THE FIELD AND/OR ILLUSTRATED ON VARIOUS USER DRAWINGS. TO THE BEST OF OUR KNOWLEDGE THE LOCATIONS AND TYPES ARE CORRECT AND ACCURATE, BUT STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THE INFORMATION RECEIVED AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE. PURSUANT TO SECTION 5 CLAUSE (1) OF ACT 177 AMENDING ACT 287 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE LOCATION AND TYPE OF USERS' LINES AT THE CONSTRUCTION SITE, EITHER BY INSPECTION OF THE DESIGNER'S DRAWING OR IF THERE ARE NO SUCH DRAWINGS, THEN BY THE SAME MANNER AS THAT PRESCRIBED FOR A DESIGNER IN CLAUSE (1) AND (2) OF SECTION 4. PURSUANT TO SECTION 5 CLAUSE (2) IT WILL BE THE CONTRACTORS RESPONSIBILITY NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DAY OF BEGINNING SUCH WORK, TO NOTIFY EACH USER OF THE CONTRACTORS INTENT TO PERFORM SUCH WORK AT ITS SITE OR SITES AND REQUEST THE INFORMATION PRESCRIBED BY [SUBCLAUSES II AND III] OF CLAUSE (3) OF SECTION 2, FROM EACH USER'S OFFICE DESIGNATED ON THE DESIGNERS DRAWINGS OR ON THE LIST OF USERS OBTAINED PURSUANT TO CLAUSE (1) OF SECTION 4.
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, ELECTRIC, GAS, WATER, AND SANITARY SEWER.
13. SITE IMPROVEMENTS AND DEVELOPMENTS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS WITHIN THIS PLAN AND THE APPROVED EROSION SEDIMENT CONTROL PLAN.
14. ALL DRAINAGE AND UTILITY EASEMENTS OTHER THAN THOSE SHOWN WITHIN THE PROPOSED BUILDINGS AS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN GRASSED OR OTHERWISE IMPROVED CONDITION IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED PRELIMINARY/FINAL PLANS. MAINTENANCE OF SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. DRAINAGE EASEMENTS SHALL ALLOW PASSAGE OF STORM WATER IN UNDERGROUND STORM WATER SEWER PIPING AND ASSOCIATED STRUCTURES, AND/OR ALLOW PASSAGE OF STORM WATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM CONVEYANCE SYSTEMS. EXISTING AND PROPOSED ROADSIDE GUTTERS OR SWALES SHALL NOT BE OBSTRUCTED BY DRIVEWAYS, FILL, OR STRUCTURES. ALL DEEDS FOR THE LOTS(S) SHALL INCLUDE A REFERENCE TO THE EASEMENTS THAT ARE LOCATED WITHIN THE LOT ALONG WITH ANY RIGHTS AND RESTRICTIONS OF EACH EASEMENT INCLUDING LOT OWNER RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF THE EASEMENT. PIPES AND STRUCTURES WITHIN THE EASEMENT ALL STORMWATER MAINS, RD RELATED STRUCTURES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER. THE STORM WATER MANAGEMENT FACILITIES (S.W.M.F.) SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE. STORM SEWER MAINS SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE (SLOPP) AND SHALL BE CONCRETE ENCASED WHEN COVER IS LESS THAN 12" TO SUBGRADE. INLETS HAVE BEEN CALCULATED AND SHALL BE MANUFACTURED FOR THE INLET GRATE ELEVATIONS TO BE IN A TWO (2) INCH SLUMP CONDITION AND ALL INLETS SHALL BE SUPPLIED WITH BICYCLE SAFE GRATES. STORM WATER MAINS WHICH ARE LOCATED WITHIN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED BY NORTH LEBANON TOWNSHIP. STORM SEWER MAINS WHICH ARE LOCATED WITHIN ANY LOTS SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER. MUNICIPALITY OFFICIALS, INCLUDING THE MUNICIPALITIES BOARD OF SUPERVISORS WILL HAVE THE RIGHT TO INSPECT AND/OR CORRECT ANY DEFICIENCIES IN THE STORM WATER COLLECTION SYSTEM WHICH IS LOCATED IN ANY OPEN SPACE OR EASEMENT WITHIN THE DEVELOPMENT AT ANY TIME IF DEEMED NECESSARY.
15. ALL STORM SEWER PIPING SHALL BE CONSTRUCTED UTILIZING A LASER TO ENSURE PROPER SLOPE.
16. TREES AND SHRUBS SHALL NOT BE PLANTED IN SWALES OR WITHIN 5 FEET OF BURIED UTILITY LINES. IN DEVELOPMENTS WITH SIDEWALKS, TREES SHALL NOT BE PLANTED WITHIN 8 FEET OF THE SIDEWALK. ANY TREES PLANTED ON LOTS SHALL NOT BE CLOSER THAN 5' TO ANY STREET RIGHT-OF-WAY. INDIVIDUAL TREES SHALL BE ESTABLISHED AT 6' OR GREATER IN HEIGHT AND SHALL BE ATLEAST 2 1/2" CALIBER.
17. MATERIALS AND DETAILS SPECIFIED ON THE APPROVED PLAN SHALL NOT BE ALTERED DURING CONSTRUCTION WITHOUT WRITTEN APPROVAL BY NORTH LEBANON TOWNSHIP.
18. ALL PROPOSED LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA, IES LIGHTING HANDBOOK (NEW YORK, NY/IES, 1981, AS AMENDED). ALL LIGHTING SHALL BE DESIGNED AND ARRANGED SUCH THAT THE LUX OR FOOTCANDLE VALUES ARE ZERO AT AND BEYOND THE PROPERTY LINES OF THE PROPERTY BEING DEVELOPED, AND ARE ALSO ZERO IN AN UPWARD DIRECTION.
19. AN AS-BUILT DRAWING SHALL BE PROVIDED TO NORTH LEBANON TOWNSHIP UPON COMPLETION OF THE SITE IMPROVEMENTS AND PRIOR TO THE FINAL RELEASE OF FINANCIAL SECURITY HELD BY NORTH LEBANON TOWNSHIP. A PROFESSIONALLY SEALED AS-BUILT CONSTRUCTION REPORT AND PLAN, INCLUDING RELATIVE DATES, NAME(S) OF CONTRACTOR (S), METHODS OF CONSTRUCTION, AND VERIFICATION OF CONFORMANCE TO PLAN SPECIFICATIONS AND GOOD ENGINEERING PRACTICES, SHALL BE PROVIDED TO THE CITY ENGINEER PRIOR TO BOND REDUCTION REQUESTS RELATED TO THE BASIN (S).
20. A SIGN PERMIT SHALL BE OBTAINED FROM NORTH LEBANON TOWNSHIP PRIOR TO THE PLACEMENT OF ANY SIGNS.
21. A DRIVEWAY PERMIT WILL BE REQUIRED TO BE OBTAINED FROM NORTH LEBANON TOWNSHIP FOR THE PROPOSED DRIVEWAY CONNECTION ONTO SUZY STREET.
22. ORDINANCE 2-2010 REQUIRES RAPID ENTRY SYSTEMS (KNOX LOCK BOX) ON ALL PUBLIC BUILDINGS, RETAIL, COMMERCIAL, INDUSTRIAL, APARTMENTS/MULTI-FAMILY (3 OR MORE UNITS), GOVERNMENT, NURSING/HOME HEALTHCARE, CHURCHES, SCHOOLS, OR WHICH (A) CONTAIN A FIRE ALARM SYSTEM THAT USES AN AUTOMATIC DIALER OR (B) CONTAIN AN AUTOMATIC FIRE SUPPRESSION SYSTEM. KNOX LOCK BOX MUST BE INSTALLED PRIOR TO OCCUPANCY PERMIT.
23. THE DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE FOR ANY ATTORNEY FEES WHERE THE ATTORNEY IS ENGAGED ON BEHALF OF THE TOWNSHIP RELATING TO THE REVIEW OF SUBDIVISION PLANS OR LAND DEVELOPMENT PLANS THAT ARE SUBMITTED TO THE TOWNSHIP. THESE FEES ARE IN ADDITION TO SUBMISSION FEES CHARGED BY THE TOWNSHIP. PAYMENT OF ALL INVOICES IS DUE AND PAYABLE WITHIN 30 DAYS OF RECEIPT AND PRIOR TO FINAL PLAN APPROVAL BY THE BOARD OF SUPERVISORS. ANY QUESTIONS ON INVOICES MUST BE REPORTED TO THE TOWNSHIP WITHIN 10 DAYS OF RECEIPT OF THE BILL.

SCHEDULE OF MUNICIPAL INSPECTIONS

- A. THE TOWNSHIP ENGINEER SHALL INSPECT ALL PHASES OF CONSTRUCTION OF THE STORMWATER MANAGEMENT IMPROVEMENTS. INSPECTIONS SHALL INCLUDE THE FOLLOWING:
a. STORM SEWER PIPE TRENCHING AND INSTALLATION
b. SCM NO. 1& 2
• EXCAVATION/ROUGH GRADING
• OUTLET PIPE, CONCRETE CRADLE, ANTI-SEEP COLLAR, CLAY CORE INSTALLATION
• CONFIRMATION TESTING FOR INFILTRATION CAPACITY MUST BE COMPLETED TO VERIFY THAT INFILTRATION SCM'S WILL PERFORM AS DESIGNED ANYTIME 1) THE AREA OF AN INFILTRATION SCM HAS NOT BEEN PROTECTED AS DETERMINED BY A LICENSED PROFESSIONAL OR DEP/CCD, AND 2) AN E&S BMP WILL BE CONVERTED TO A PCSM SCM AND USED FOR INFILTRATION
• UNDERDRAIN AND SOIL MEDIA INSTALLATION
• FINAL SEEDING
c. PERMANENT SITE STABILIZATION
d. THE PERMITTEE MUST SUBMIT A SCM CONSTRUCTION CERTIFICATION FORM FOR EACH STRUCTURAL SCM, WITHIN 30 DAYS OF COMPLETION. THE FORM MUST BE SIGNED BY A LICENSED PROFESSIONAL WHO OBSERVED THE CONSTRUCTION OF EACH SCM.
B. DURING ANY STAGE OF THE WORK, IF THE TOWNSHIP ENGINEER DETERMINES THAT THE SWM BMPs ARE NOT BEING INSTALLED IN ACCORDANCE WITH THE APPROVED SWM SITE PLAN, NORTH LEBANON TOWNSHIP SHALL PROVIDE WRITTEN NOTIFICATION TO THE LAND OWNER AND/OR DEVELOPER AND THE STIPULATING THE DEFICIENCIES AND REQUIRE THAT THE DEFICIENCIES BE CORRECTED WITHIN 30 DAYS (OR LONGER AS MAY BE REQUIRED). IF THE DEFICIENCIES ARE NOT CORRECTED WITHIN THE SPECIFIED PERIOD OF TIME, NORTH LEBANON TOWNSHIP MAY:
1. REVOKE ANY EXISTING PERMITS UNTIL SUCH DEFICIENCIES ARE CORRECTED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
2. UTILIZE FINANCIAL SECURITY POSTED BY THE OWNER AND/OR DEVELOPER AS PART OF THE DEVELOPER'S IMPROVEMENT GUARANTEE AGREEMENT TO INSTALL ANY UNFINISHED FACILITIES OR REMEDY ANY IMPROPERLY CONSTRUCTED FACILITIES.
3. PURSUE OTHER LEGAL REMEDIES PURSUANT TO ARTICLE XI OF THIS ORDINANCE.
4. AFTER RECEIPT OF THE CERTIFICATE OF COMPLETION LETTER AND AS-BUILT PLAN BY NORTH LEBANON TOWNSHIP, A FINAL INSPECTION SHALL BE CONDUCTED BY THE TOWNSHIP ENGINEER OR DESIGNATED REPRESENTATIVE TO CERTIFY COMPLIANCE WITH THIS ORDINANCE.
C. SWM BMPs SHOULD BE INSPECTED BY THE LANDOWNER, OR THE OWNER'S DESIGNEE (INCLUDING THE TOWNSHIP FOR DEDICATED AND OWNED FACILITIES), ACCORDING TO THE FOLLOWING LIST OF MINIMUM FREQUENCIES:
1. ANNUALLY FOR THE FIRST FIVE (5) YEARS FOLLOWING CONSTRUCTION.
2. ONCE EVERY THREE (3) YEARS THEREAFTER.
3. DURING OR IMMEDIATELY FOLLOWING A 10-YEAR OR GREATER STORM. THE 10-YEAR STORM IS 4.6 INCHES OF RAINFALL IN A 24-HOUR PERIOD.

MODIFICATION / WAIVER REQUESTS:

1. SECTION 305 – PRELIMINARY PLAN APPLICATION
JUSTIFICATION FOR MODIFICATION: THE PROPOSED DEVELOPMENT IS NOT OF SIGNIFICANT SIZE OR IMPACT TO WARRANT A SEPARATE PLAN. THE APPLICANT REQUESTS A MODIFICATION TO ALLOW FOR CURBING INSTALLATION ONLY AS SHOWN.
2. SECTION 502.11 – CURBING
JUSTIFICATION FOR MODIFICATION: LIMITED CURBING IS PROPOSED ALONG THE DRIVE ABLES TO FACILITATE STORMWATER FLOW. THE APPLICANT REQUESTS A MODIFICATION TO ALLOW FOR CURBING INSTALLATION ONLY AS SHOWN.
3. SECTION 502.12 – SIDEWALKS
JUSTIFICATION FOR MODIFICATION: PEDESTRIAN ACCESS TO THE SITE IS NOT PROPOSED, AS THE SITE WILL BE FENCED. THERE ARE NO SIDEWALKS ON THE ADJACENT SECTIONS OF SUZY STREET OR NORTH 15TH AVENUE TO EXTEND OR CONNECT WITH THERE WOULD BE NO FUNCTIONAL USE FOR SIDEWALKS ALONG OR WITHIN THE SITE.

PROJECT NOTES

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

located in
North Lebanon Township
Lebanon County, Pennsylvania

FIELD CREW: MOD,JEC

BASE MAP: JEC

DRAWN: CDS

DESIGN: CDS

CHECKED: SAS

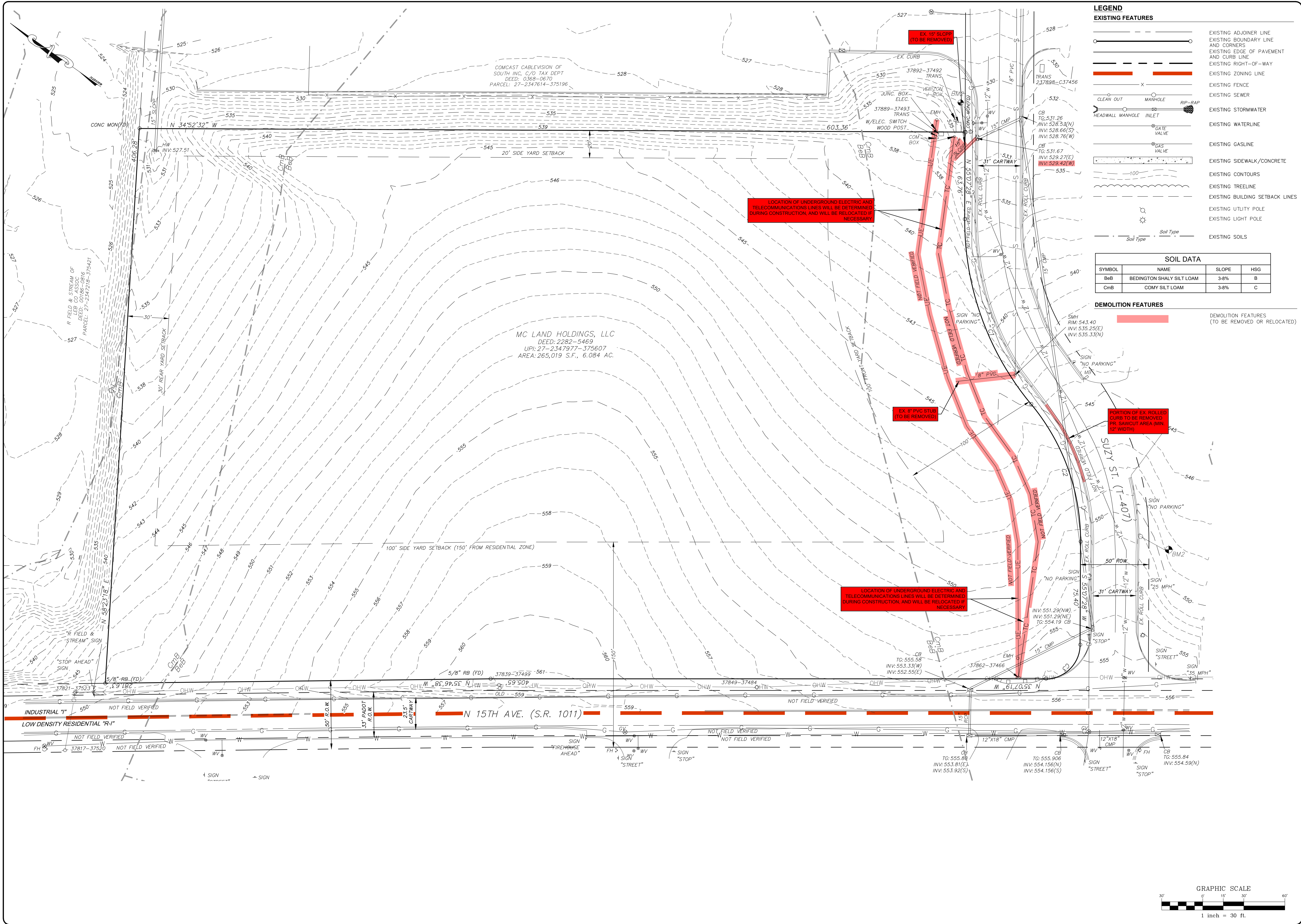
DATE: 5/7/26

SCALE: N/A

PROJECT # 2054-26-001

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LEGEND

EXISTING FEATURES

- EXISTING ADJONER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ZONING LINE
- EXISTING FENCE
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATERLINE
- EXISTING GASLINE
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING BUILDING SETBACK LINES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SOILS

DEMOLITION FEATURES

DEMOLITION FEATURES (TO BE REMOVED OR RELOCATED)

SOIL DATA

SYMBOL	NAME	SLOPE	HSG
BaB	BEDINGTON SHALY SILT LOAM	3-8%	B
CmB	COMY SILT LOAM	3-8%	C

BY

DATE

REVISION

EXISTING CONDITIONS - DEMOLITION PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

SEI
ENGINEERING
SURVEYING

279 N. ZINNS MILL ROAD, LEBANON, PA 17042
717-272-7110
WWW.STECKBECK.NET

FIELD CREW: MOD,JEC

BASE MAP: JEC

DRAWN: CDS

DESIGN: CDS

CHECKED: SAS

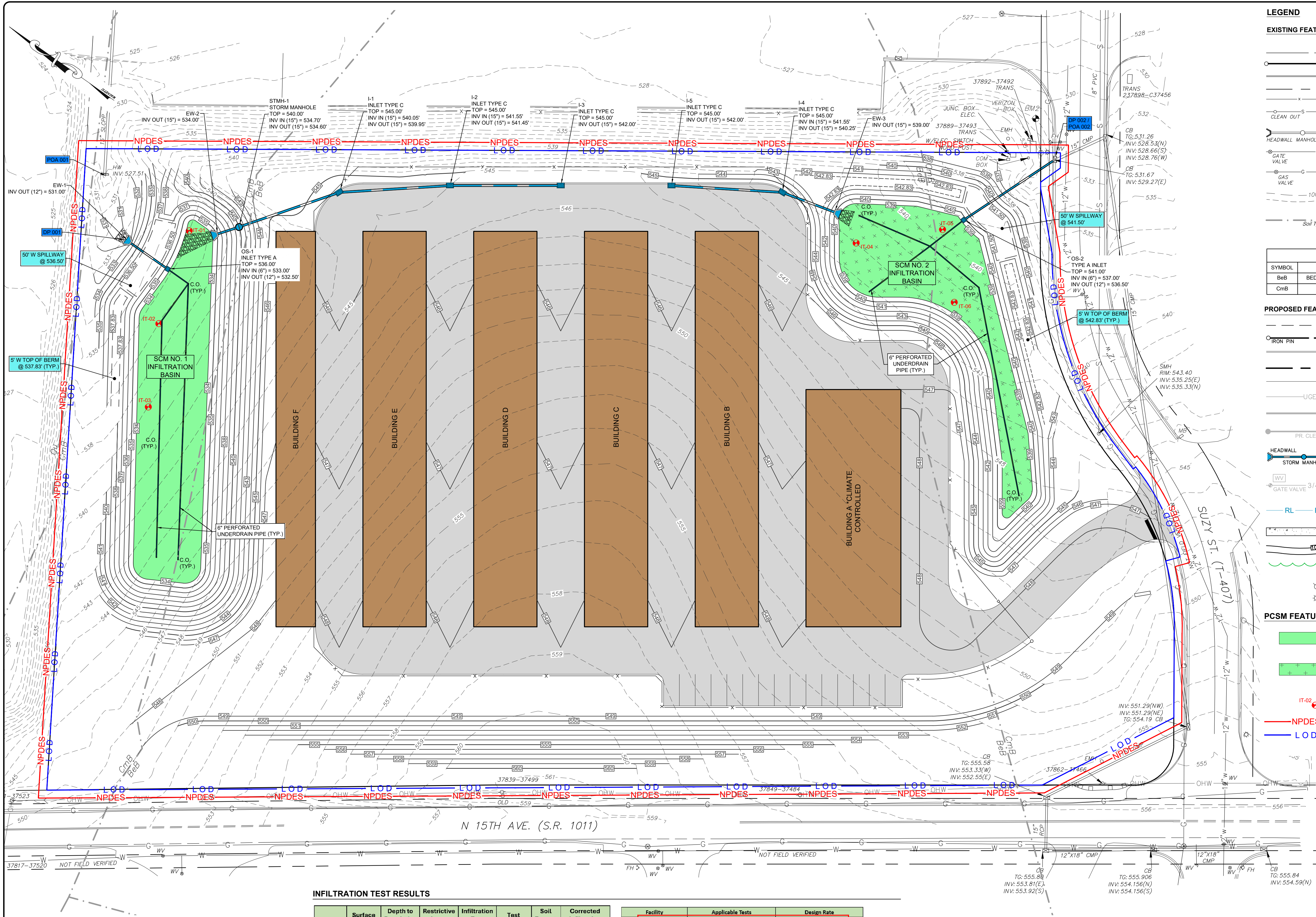
DATE: 5/7/26

SCALE: 1" = 30'

PROJECT #2054-26-001

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3 OF 16 SHEETS



LEGEND

EXISTING FEATURES

EXISTING ADJOINER LINE
EXISTING BOUNDARY LINE AND CORNERS
EXISTING EDGE OF PAVEMENT AND CURB LINE
EXISTING RIGHT-OF-WAY
EXISTING FENCE
EXISTING SEWER
EXISTING STORMWATER
EXISTING WATERLINE
EXISTING GASLINE
EXISTING CONTOURS
EXISTING SOILS

SOIL DATA

SYMBOL	NAME	SLOPE	HSG
BeB	BEDINGTON SHALY SILT LOAM	3-8%	B
CmB	COMY SILT LOAM	3-8%	C

PROPOSED FEATURES

PROPOSED BUILDING SETBACK
PROPOSED BOUNDARY LINE AND CORNERS
PROPOSED EDGE OF PAVEMENT AND CURB LINE
PROPOSED RIGHT-OF-WAY
PROPOSED FENCE
PR. ELECTRIC SERVICE LINE
PROPOSED SANITARY SEWER MAIN
PROPOSED SANITARY SEWER LATERAL
PROPOSED STORMWATER
PROPOSED WATERLINE
PROPOSED ROOF LEADER
PROPOSED CONCRETE/SIDEWALK
PROPOSED CONTOURS
PROPOSED TREELINE
PROPOSED UTILITY POLE
PROPOSED LIGHT POLE

PCSM FEATURES

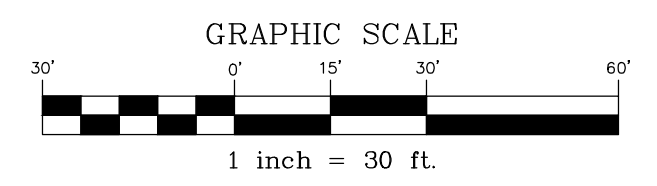
SOIL MEDIA SEEDED WITH ERNST SEEDS - RETENTION BASIN FLOOR MIX-LOW MAINTENANCE (ERNMX-126)
SOIL MEDIA SEEDED WITH ERNST SEEDS - RETENTION BASIN FLOOR MIX-LOW MAINTENANCE (ERNMX-126) & PLUG PLANTINGS
INFILTRATION TEST
NPDES BOUNDARY
DISTURBANCE LIMITS

INFILTRATION TEST RESULTS

Location	Surface Elevation (ft.)	Depth to Restrictive Layer (ft.)	Restrictive Layer Elevation (ft.)	Infiltration Test Depth (ft.)	Test Elevation (ft.)	Soil Type at Test Depth	Corrected Infiltration Rate (in./hr)
Facility 1							
IT-01	536	>7	<529	3	533	CL	1.17
IT-02	537	>7	<530	4	533	GC	4.31
IT-03	539	>9	<530	6	533	GC	21.02
Facility 2							
IT-04	542	>10	<532	4	538	CL	0.01
				5	537	GC	0.51
				8	534	HWR	1.80
IT-05	539.5	>10	<529.5	1.5	538	CL	0.04
				5	534.5	GC	0.51
				6.5	533.5	HWR	0.43
IT-06	541.5	>10	<531.5	4	538	CL	0.20
				5	537	GC	0.52
				7	535	HWR	1.99

Facility	Applicable Tests	Design Rate
Facility 1	IT-01, 02, and 03	2.20 in/hr
Facility 2	IT-04, 05, and 06	CL Layer: 0.00 in/hr
Facility 2	IT-04, 05, and 06	GC Layer: 0.51 in/hr
Facility 2	IT-04, 05, and 06	HWR Layer: 0.88 in/hr

- SCM CRITICAL STAGES**
- PER REQUIREMENTS OF THE PA DEP A LICENSED PROFESSIONAL OR DESIGNEE MUST BE PRESENT FOR THE INSTALLATION OF ALL SCM AND STORMWATER CONTROLS. PLEASE CONTACT THE DESIGN PROFESSIONAL OR ENSURE A LICENSED PROFESSIONAL IS PRESENT BEFORE BEGINNING THE FOLLOWING CONSTRUCTION ACTIVITIES:
- SCM NO. 1 & 2
 - EXCAVATION / ROUGH GRADING
 - OUTLET PIPE, CONCRETE CRADLE, ANTI-SLEEP COLLAR, CLAY CORE INSTALLATION
 - CONFIRMATION TESTING FOR INFILTRATION CAPACITY MUST BE COMPLETED TO VERIFY THAT INFILTRATION SCMS WILL PERFORM AS DESIGNED ANYTIME 1) THE AREA OF AN INFILTRATION SCM HAS NOT BEEN PROTECTED AS DETERMINED BY A LICENSED PROFESSIONAL OR DEP/CDD, AND 2) AN E&S BMP WILL BE CONVERTED TO A PCSM SCM AND USED FOR INFILTRATION
 - UNDERDRAIN AND SOIL MEDIA INSTALLATION
 - FINAL SEEDING
 - PERMANENT SITE STABILIZATION
 - THE PERMITTEE MUST SUBMIT A SCM CONSTRUCTION CERTIFICATION FORM FOR EACH STRUCTURAL SCM, WITHIN 30 DAYS OF COMPLETION. THE FORM MUST BE SIGNED BY A LICENSED PROFESSIONAL WHO OBSERVED THE CONSTRUCTION OF EACH SCM.



BY: _____

DATE: _____

REVISION: _____

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

located in
North Lebanon Township
Lebanon County, Pennsylvania

279 N. ZINNS MILL ROAD, LEBANON, PA 17042
717-272-7110
WWW.STECKBECK.NET

FIELD CREW: MOD/JEC

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PROJECT #2054-26-001

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POST CONSTRUCTION STORMWATER MANAGEMENT NARRATIVE
SUZY STREET SELF-STORAGE FACILITY

THIS NARRATIVE IS INTENDED TO ACCOMPANY THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR THE SUZY STREET SELF-STORAGE FACILITY PROJECT LOCATED AT 1525 SUZY STREET IN NORTH LEBANON TOWNSHIP, LEBANON COUNTY. THIS NARRATIVE SHALL BE CONSIDERED A PART OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

PROJECT DESCRIPTION

THE TOTAL AREA OF THE EXISTING PARCELS TO BE DEVELOPED IS 6.08 ACRES. THE SITE AREA AND EARTH DISTURBANCE AS PART OF THIS PROJECT IS 6.10 ACRES, WHICH INCLUDES DISTURBANCE WITHIN THE SUZY STREET RIGHT-OF-WAY. THE PARCEL IS CURRENTLY AN UNDEVELOPED AGRICULTURAL FIELD. BASED ON GOOGLE EARTH HISTORICAL IMAGERY, THE SITE HAS BEEN AN AGRICULTURAL FIELD DATING BACK TO AT LEAST 1992. BASED ON PENNPLLOT HISTORICAL IMAGERY, THE SITE APPEARS TO HAVE BEEN AGRICULTURAL DATING BACK TO THE 1950S. THE SITE IS BORDERED TO THE NORTH BY AN ABANDONED QUARRY PIT THAT HAS FILLED WITH WATER, TO THE EAST BY COMMERCIAL PROPERTY, AND TO THE SOUTH BY A FIRM COMPANY, AND TO THE WEST BY 15TH AVE AND RESIDENTIAL PROPERTIES. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF SIX (6) SELF-STORAGE BUILDINGS WITH ASSOCIATED PAVEMENT AISLES, PARKING STAGES, DRIVEWAY OFF SUZY STREET, AND ASSOCIATED STORMWATER MANAGEMENT FACILITIES. THE ANTICIPATED SITE DISTURBANCE SHALL INCLUDE GRADING AS WELL AS ADDITIONAL IMPERVIOUS AREA WHICH WILL BE TREATED ON-SITE BY STORMWATER CONTROL MEASURES (SCMS). TWO (2) INFILTRATION BASINS (SCM NO. 1 & SCM NO. 2) ARE PROPOSED TO MANAGE THE SITE RUNOFF. STORMWATER RUNOFF FROM THE SITE WILL EVENTUALLY REACH THE QUITTAPAHILLA CREEK WHICH IS DESIGNATED AS A TROUT STOCKED FISHERY (TSF). THE QUITTAPAHILLA CREEK IS IMPAIRED ACCORDING TO CATEGORY 4 OF THE PA INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT FOR AQUATIC LIFE. STREAMBANK MODIFICATIONS/DESTABILIZATION - HABITAT ALTERATIONS AND URBAN RUNOFF/STORM SEWERS - FLOW REGIME MODIFICATION, THE QUITTAPAHILLA CREEK IS ALSO IMPAIRED ACCORDING TO CATEGORY 3 OF THE PA INTEGRATED WATER QUALITY MONITORING AND ASSESSMENT REPORT FOR RECREATIONAL SOURCE UNKNOWN - PATHOGENS.

CALCULATIONS

POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES WERE DESIGNED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE PENNSYLVANIA STORMWATER MANAGEMENT BMP MANUAL (PA DEP BUREAU OF WATERSHED MANAGEMENT, DECEMBER 2005), AND THE NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE (SWMO).

HYDROLOGY

A STORMWATER MANAGEMENT CONTROL SYSTEM IS PROPOSED TO MINIMIZE THE ADDITIONAL RUNOFF VOLUME GENERATED BY THE PROPOSED IMPROVEMENTS AND TO CONTROL THE FLOW TO A RATE LESSER THAN OR EQUAL TO THE PRE-DEVELOPMENT RUNOFF, FOLLOWING THE REQUIREMENTS OF THE PA CODE CHAPTER 102.8 AND THE NORTH LEBANON TOWNSHIP SWMO. IN ORDER TO PROVIDE WATER QUALITY, VOLUME CONTROL, AND RATE CONTROL, THE SITE WILL BE SERVED BY TWO (2) STRUCTURAL SCMS. THE SCMS ARE DESIGNED TO MANAGE THE POST-DEVELOPMENT DISCHARGE RATE TO A RATE EQUAL OR LOWER THAN THE PRE-DEVELOPMENT RATE AND TO MANAGE THE 2-YR 24-HOUR VOLUME INCREASE THROUGH INFILTRATION AND EVAPOTRANSPIRATION. THE CURVE NUMBERS ARE TAKEN FROM TR-55. SUPPORTING CALCULATIONS CAN BE SEEN IN THE DEP PCSM SPREADSHEETS.

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

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

THE RATIONAL METHOD WITH A CRITICAL DURATION ANALYSIS WAS USED TO DETERMINE PEAK FLOW RATES FROM THE SITE. THE RESULTING POST DEVELOPMENT RUNOFF FLOW RATES HAVE BEEN REDUCED TO REQUIRED PRE-DEVELOPMENT RELEASE RATES AS SHOWN IN THE TABLES ABOVE AND FURTHER ILLUSTRATED IN THE FLOW SUMMARY TABLE LATER IN THIS REPORT. *HYDROCAD V10.2* SOFTWARE WAS USED TO PERFORM ALL ROUTING CALCULATIONS.

THERMAL IMPACTS ANALYSIS

ALL EXISTING RUNOFF CURRENTLY LEAVES THE SITE UN-DETAINED WITH NO TREATMENT OF THIS RUNOFF IN ANY WAY. TWO (2) STRUCTURAL SCMS ARE PROPOSED TO TREAT THE MAJORITY OF THE DISTURBED SITE AND PROPOSED IMPERVIOUS AREAS. RUNOFF REACHING THE STRUCTURAL SCMS WILL BE COOLED BY THE VEGETATION IN THE BASIN BOTTOM BEFORE BEING FILTERED THROUGH A SOIL MEDIA AND INFILTRATED INTO THE GROUND. SHADE TREES ARE ALSO PROPOSED AROUND THE SITE TO PROVIDE TEMPERATURE RELIEF FOR RUNOFF THAT FLOWS OVER THE IMPERVIOUS SURFACES.

WATER QUALITY AND NON-DISCHARGE ANALYSIS

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

PROPOSED STORMWATER CONTROL MEASURES

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

OFFSITE DISCHARGE ANALYSIS

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

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

POA 001 - DISCHARGES TO AN EXISTING HEADWALL AND 15" DIA. STORM SEWER PIPE AT THE NORTHERN CORNER OF THE PROPERTY. RUNOFF FROM POA 001 EVENTUALLY REACHES THE QUITTAPAHILLA CREEK.

POA 002 - DISCHARGES TO AN EXISTING INLET AND 15" DIA. STORM SEWER PIPE IN SUZY STREET. RUNOFF FROM POA 002 EVENTUALLY REACHES THE QUITTAPAHILLA CREEK.

CHAPTER 102.8 (B) ANALYSIS

THE DOWNSTREAM STREAM CHANNEL IS PROTECTED BY THE FLOW REDUCTION PROVIDED BY THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THE STRUCTURAL SCMS WILL ALLOW FOR REDUCED FLOW AND THEREFORE THE DOWNSTREAM CHANNEL WILL NOT BE NEGATIVELY IMPACTED. THE SAME FLOW REDUCTION AND WATER QUALITY BENEFITS PROVIDED BY THE STRUCTURAL SCMS WILL SERVE TO PROTECT ANY EXISTING DRAINAGE FEATURES AND DOWNSTREAM VEGETATION.

SOIL INFORMATION AND GEOLOGY

THE FOLLOWING SOILS ARE FOUND WITHIN OR ADJACENT TO THE AREA TO BE DISTURBED BY EARTH MOVING ACTIVITIES. THESE SOILS CAN ERODE WHEN DISTURBED. EROSION WILL BE CONTROLLED BY MEASURES SUCH AS FILTER SOCK, SLOPE/SPILLWAY MATTING, RIPRAP OUTLET PROTECTION, ROCK CONSTRUCTION ENTRANCE, ROCK FILTER, CONCRETE WASHOUT, AND A SEDIMENT TRAPS.

Map Symbol	Soil Name	Slope	Hydrologic Group
BeB	Bedington shaly silt loam	3-8%	B
CmB	Comly silt loam	3-8%	C

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

THE PA DEP'S EMAPPA DOES NOT IDENTIFY ANY KARST FEATURES WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT SITE. THE SITE IS UNDERLAIN BY THE ANNVILLE FORMATION AND THE HERSHEY AND MYERSTOWN FORMATIONS. THESE BEDROCK FORMATIONS CONTAIN CARBONATE ROCK, AND AS SUCH THERE IS RISK FOR KARST ACTIVITY. THE FIELD SURVEY AND GEOTECHNICAL INVESTIGATION DID NOT IDENTIFY ANY KARST FEATURES ON THE SITE. SHOULD A GEOTECHNICAL HAZARD BE ENCOUNTERED DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER WILL IMMEDIATELY CONTACT AND BE REQUIRED TO OVERSEE ANY MITIGATION MEASURES.

BEDINGTON SOILS - THE BEDINGTON SERIES CONSISTS OF VERY DEEP, WELL DRAINED SOILS. BEDINGTON SOILS FORMED IN RESIDUUM FROM DARK BROWN, GRAY AND OLIVE ALLOY, SEDIMENTARY, SILTSTONE AND SHALE, WITH SOME SANDSTONE INTERBEDS. THEY ARE ON STEEP CONE OF LANDS AND ON THE SIDES OF HILLS AND RIMMERS. PERMEABILITY IS MODERATE. MEAN ANNUAL PRECIPITATION IS 42 INCHES. MEAN ANNUAL TEMPERATURE IS 52 DEGREES F. BEDINGTON SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS AND CORROSIVE TO CONCRETE. THIS SOIL MAY ALSO BE SUBJECT TO DROUGHT AND MAY BE EASILY ERODIBLE. BEDINGTON SOILS MAY ALSO BE SUSCEPTIBLE TO HYDRIC INCLUSIONS, SLOW PERCOLATION, FROST ACTION, AND A POOR SOURCE OF TOPSOIL.

COMLY SOILS - THE COMLY SERIES CONSISTS OF VERY DEEP, MODERATELY WELL DRAINED. THESE SOILS FORMED COLLUVIUM WEATHERED FROM ACID BROWN AND GRAY SHALE, SANDSTONE, AND SILTSTONE. THEY ARE ON CONCAVE UPLAND SLOPES OF 0 TO 25 PERCENT. PERMEABILITY IS MODERATE ABOVE THE FRAGIPAN AND MODERATELY SLOW IN THE FRAGIPAN. MEAN ANNUAL PRECIPITATION IS 42 INCHES. MEAN ANNUAL TEMPERATURE IS 51 DEGREES F. COMLY SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS, CORROSIVE TO STEEL AND CONCRETE, DROUGHT, AND EASILY ERODIBLE. THESE SOILS MAY ALSO BE SUSCEPTIBLE TO A SEASONALLY HIGH WATER TABLE, HYDRIC INCLUSIONS, PIPING, FROST ACTION, AND A POOR SOURCE OF TOPSOIL.

SOIL USE LIMITATIONS AND RESOLUTIONS

- CUT-BANK CAVING: ALL APPLICABLE OSHA STANDARDS AND REGULATIONS SHALL BE IMPLEMENTED AT ALL TIMES DURING TRENCHING AND EXCAVATION OPERATIONS.
- CORROSION OF STEEL AND CONCRETE: ALL UNDERGROUND FOUNDATIONS AND STRUCTURES SHALL BE PROPERLY PROTECTED AGAINST CORROSION, WHICH MAY INCLUDE COATING THESE STRUCTURES WITH CORROSION-RESISTANT MATERIAL.
- DROUGHT: VEGETATION MAY REQUIRE FREQUENT WATERING DURING ESTABLISHMENT.
- EASILY ERODIBLE: EROSION AND SEDIMENT FLOQUENT CONTROLS WILL BE IMPLEMENTED TO AVOID THE TRANSPORTATION OF SEDIMENT-LADEN WATER OFF-SITE. THE MAXIMUM PROPOSED SLOPE IS 3:1 ON THE SITE.
- SEASONALLY HIGH WATER TABLE: THE SITE MAY REQUIRE DEWATERING OF PITS DURING CONSTRUCTION, I.E. WHEN POURING FOOTERS, EXCAVATING TRENCHES, DEWATERING BASINS, ETC. SHOULD DEWATERING BE REQUIRED, A SUMP PIT AND FILTER BAG SHALL BE UTILIZED, AND WATER SHALL BE PUMPED TO AN UNDISTURBED AREA UPSTREAM OF A PERIMETER CONTROL BMP SUCH AS A FILTER SOCK. THE GEOTECHNICAL INVESTIGATION DID NOT ENCOUNTER GROUNDWATER.
- HYDRIC SOILS/HYDRIC INCLUSIONS: NO WETLANDS ARE LOCATED ON SITE.
- SLOW PERCOLATION: INFILTRATION TESTING HAS BEEN CONDUCTED AND YIELDED ADEQUATE RATES WITHIN THE PROPOSED SCMS. ADEQUATE PRECAST PRECAST INFILTRATION BASINS, ETC. SHOULD DEWATERING BE REQUIRED, A SUMP PIT AND FILTER BAG SHALL BE UTILIZED, AND WATER SHALL BE PUMPED TO AN UNDISTURBED AREA UPSTREAM OF A PERIMETER CONTROL BMP SUCH AS A FILTER SOCK. THE GEOTECHNICAL INVESTIGATION DID NOT ENCOUNTER GROUNDWATER.
- PIPING: ANTI-SEEP COLLARS WILL BE PROVIDED AS PART OF THE SCM OUTLET DESIGNS.
- FROST ACTION: THE PROJECT'S IMPERVIOUS SURFACES SHALL BE GRADED AT A MINIMUM OF 1% IN ONE DIRECTION, SO THAT WATER WILL NOT COLLECT ON THE SURFACE AND CAUSE DAMAGE DURING FREEZE/THAW CYCLES. CRACKS WHICH DEVELOP IN THE IMPERVIOUS SURFACES SHALL BE PROMPTLY SEALED.

- POOR SOURCE OF TOPSOIL: THE ADEQUACY OF THE TOPSOIL WILL BE EVALUATED UPON THE COMMENCEMENT OF EXCAVATION. AS MUCH OF THE SITE IS CURRENTLY AN AGRICULTURAL FIELD AND THERE IS A SIGNIFICANT AMOUNT OF PROPOSED IMPERVIOUS AREA, ONSITE TOPSOIL IS EXPECTED TO BE SUFFICIENT.

INFILTRATION TESTING REQUIREMENTS

INFILTRATION TESTING HAS BEEN COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, INC. REFER TO THE INFILTRATION TEST RESULTS PROVIDED AS AN APPENDIX TO THE PCSM REPORT.

OWNERSHIP, OPERATIONS AND MAINTENANCE

SHORT-TERM OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PCSM SCMS IS THE RESPONSIBILITY OF THE CONTRACTOR UNKNOWN AT THIS TIME WHO SHALL BE LISTED AS THE CO-PERMITTEE ON THE NPDES PERMIT. LONG-TERM OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PCSM SCMS IS THE RESPONSIBILITY OF THE PROPERTY OWNER HEREIN IDENTIFIED AS COLLINS SELF STORAGE, LLC.

OPERATION & MAINTENANCE

SCM NO. 1 & SCM NO. 2 (INFILTRATION BASIN)

- CONSTRUCTION MATERIALS SHOULD NEVER BE STORED ON THE INFILTRATION SURFACE OR SURFACE OF AN INFILTRATING SCM.
 - DO NOT DRIVE HEAVY EQUIPMENT (OVER TWO TONS) ON SCM SURFACE.
 - WATER WEEKLY UNLESS 0.25 INCH OF RAINFALL HAS OCCURRED UNTIL PLANTS BECOME STABLISHED (MINIMUM ONE GROWING SEASON).
 - WATER DURING PERIODS OF EXTENDED DROUGHT.
 - WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
 - INSPECT ANNUALLY AND AFTER EXTREME EVENTS GREATER THAN OR EQUAL TO THE 2-YEAR/24-HOUR STORM.
 - ANNUAL MAINTENANCE IS REQUIRED TO REMOVE LEAVES AND TO REPAIR ANY CLOGGED SOIL AREAS.
 - ANNUALLY OR AS NEEDED CUT GRASSES, AND PRUNE SHRUBS AND TREES TO MAINTAIN APPEARANCE AND FUNCTIONALITY. REPLACE DISEASED OR DEAD PLANTS. RAKE AND REMOVE CUTTINGS AND LEAVES.
 - REMOVE WEEDS AND INVASIVE PLANTS.
 - IF SPECIFIC SPECIES MORTALITY IS RECURRING, ASSESS CAUSE AND REPLACE WITH APPROPRIATE ALTERNATE SPECIES.
 - REMOVE LITTER, TRASH, AND DEBRIS FROM SCM SURFACE, SIDE SLOPES, INFLOW AND OUTFLOW POINTS, STRUCTURES, AND SURROUNDING AREA.
 - MAINTAIN ALL COMPONENTS.
 - CATCH BASINS AND INLETS (UPGRADEMENT OF INFILTRATION FACILITY) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER MAJOR RUNOFF EVENTS (> 1-INCH RAINFALL DEPTH).
 - THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION FACILITY SHALL BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS SHALL BE RE-VEGETATED AS SOON AS POSSIBLE.
 - VEHICLES SHOULD NOT BE PARKED OR DRIVEN OVER AN INFILTRATION AREA, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
 - INSPECT THE FACILITY AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOES SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STABLE WATER LEVELS.
 - ALSO INSPECT FOR ALTERNATE DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
 - THE SEED MIXTURE PLANTED IN THE BOTTOM OF THE BASINS SHALL BE MOVED DOWN TO A HEIGHT OF 8-INCHES WHEN IT REACHES A HEIGHT OF 24-INCHES DURING THE FIRST FULL GROWING SEASON ONLY. IN ALL SUBSEQUENT YEARS, ANY MATERIAL STILL STANDING FROM THE PREVIOUS GROWING SEASON SHALL BE MOVED IN EARLY SPRING TO A HEIGHT OF 2-INCHES PRIOR TO THE CURRENT YEAR'S GROWTH REACHING A HEIGHT OF 2-INCHES. THE SEED MIXTURE SHALL NOT BE MOVED AGAIN UNTIL THE FOLLOWING SPRING. IN ALL INSTANCES, CLIPPINGS SHALL BE COMPOSTED OR TAKEN TO AN APPROVED YARD WASTE RECYCLING FACILITY.
 - REMOVE ACCUMULATED SEDIMENT FROM FACILITY AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE.
 - SHOULD ANY INFILTRATION FACILITY FAIL TO DEWATER WITHIN A 72-HOUR TIME PERIOD THE OWNER SHALL INVESTIGATE ALTERNATIVE SOLUTIONS.
- ALTERNATIVES INCLUDE:
- REPLACE THE ENGINEERED SOIL LAYER AND / OR THE UNDERDRAIN SYSTEM. THE ENGINEERED SOIL LAYER SHOULD BE REMOVED, THE SOIL LAYER AT THE BOTTOM OF THE ENGINEERED SOIL SHALL BE SCARIFIED, THE ENGINEERED SOIL LAYER SHALL BE REPLACED PER SCM PLAN SPECIFICATIONS.
 - CONDUCT AN INVESTIGATION BY A QUALIFIED INDIVIDUAL IN ORDER TO DETERMINE THE CAUSE OF FAILURE AND MAKE A DETERMINATION AS TO THE BEST COURSE OF ACTION AS TO RETURN THE SITE TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE PA DEP.

OVERALL PCSM CONSTRUCTION SEQUENCE

- 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 PREPARED, PCSM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- UPON INSTALLATION OF PERIMETER E&S CONTROLS (SEE CONSTRUCTION SEQUENCE), INSTALL SEDIMENT TRAPS 1 & 2.
- ROUGH GRADE THE SITE AND INSTALL UTILITIES.
- AFTER THE IMPROVEMENTS ARE CONSTRUCTED ADD TOPSOIL TO THE POST-CONSTRUCTION PERVIOUS AREAS TO BE PERMANENTLY STABILIZED.
- AFTER STABILIZATION OF THE SITE AREA, CONVERT SEDIMENT TRAPS 1 & 2 TO PERMANENT SURFACE SCMS AS SEEN ON THE PCSM PLAN AND DETAILS. **CARE SHOULD BE TAKEN TO MINIMIZE SOIL COMPACTION IN THESE AREAS BEFORE AND AFTER CONSTRUCTION.** SUCCESS HAS BEEN ACHIEVED WITH MINIMAL COMPACTION UTILIZING A "ROCK SLINGER".
- APPLY THE SPECIFIED PERMANENT STABILIZATION ACROSS THE SITE.

NPDES PERMIT NOTES

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

SCM CRITICAL STAGES

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

- SCM NO. 1 & 2
 - EXCAVATION / ROUGH GRADING
 - OUTLET PIPE, CONCRETE CRADLE, ANTI-SEEP COLLAR, CLAY CORE INSTALLATION
 - CONFIRMATION TESTING FOR INFILTRATION CAPACITY MUST BE COMPLETED TO VERIFY THAT INFILTRATION SCMS WILL PERFORM AS DESIGNED ANYTIME 1) THE AREA OF AN INFILTRATION SCM HAS NOT BEEN PROTECTED AS DETERMINED BY A LICENSED PROFESSIONAL OR DEPOCD, AND 2) AN E&S BMP WILL BE CONVERTED TO A PCSM SCM AND USED FOR INFILTRATION
 - UNDERDRAIN AND SOIL MEDIA INSTALLATION
 - FINAL SEEDING
- PERMANENT SITE STABILIZATION
- THE PERMITTEE MUST SUBMIT A SCM CONSTRUCTION CERTIFICATION FORM FOR EACH STRUCTURAL SCM, WITHIN 30 DAYS OF COMPLETION. THE FORM MUST BE SIGNED BY A LICENSED PROFESSIONAL WHO OBSERVED THE CONSTRUCTION OF EACH SCM.

PROJECT WASTES NOTES

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

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

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

STAGING OF EARTHMOVING

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

CONSTRUCTION OF THE SITE IMPROVEMENTS IS EXPECTED TO BEGIN IN THE FALL OF 2026. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. CONSTRUCTION WILL PROCEED IN A TIMELY MANNER IN ORDER TO LIMIT THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. SHOULD ANY SINKHOLES OR GROUNDWATER SOURCES BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

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

FOR ANY PROPERTY, CONTAINING A POST-CONSTRUCTION STORMWATER CONTROL MEASURE (SCM), THE PERMITTED OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDOR 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 SCMS, AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE SCM(S) IS A LAND THAT RUNS THE LAND THAT IS BOUNDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEE, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER §102.7(b)(5) (RELATING TO PERMIT TERMINATION).

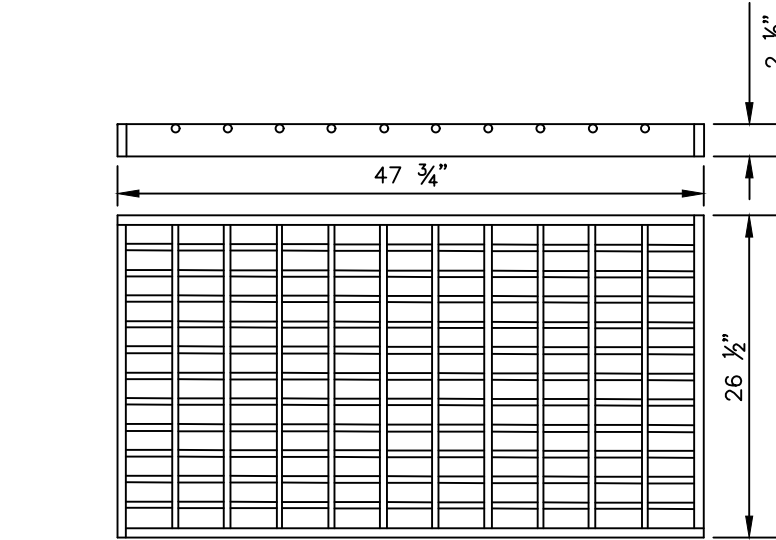
INSTRUMENT RECORDINGS ARE REQUIRED ON ALL LOTS WHERE ONE OR MORE SCMS WILL BE LOCATED AND SUBJECT TO LONG-TERM OPERATION AND MAINTENANCE.

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.

SEQUENCE OF CONSTRUCTION

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONTRACTOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, PCSM PLAN PREPARED, 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. PERIMETER E&S CONTROLS MAY BE INSTALLED PRIOR TO THE 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 1-800-242-1176 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
- INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE ATTACHED PLAN.
- THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.)
- LOCATE, STAKE, AND FLAG ALL AREAS MARKED AS PCSM SCMS. REFER TO PCSM PLAN FOR ADDITIONAL INFORMATION AND LOCATION OF PCSM SCMS. THESE AREAS SHOULD NOT BE COMPACTED DURING CONSTRUCTION. NO CONSTRUCTION TRAFFIC SHALL OCCUR IN THESE AREAS EXCEPT AS NECESSARY FOR EXCAVATION/GRADING.
- INSTALL ALL PERIMETER FILTER SOCK ON THE SITE LOCATIONS 1-15 AS INDICATED ON THE ATTACHED PLAN. FILTER SOCK IS TO BE INSTALLED ALONG THE CONTOUR, AT A LEVEL GRADE. THE FILTER SOCK SHOULD BE POSITIONED IN SUCH A WAY AS TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE. THE SEDIMENT SHOULD ACCUMULATING TO HALF THE HEIGHT OF THE FILTER SOCK. SHALL BE REMOVED IN ORDER TO RESTORE THE SEDIMENT STORAGE CAPACITY OF THESE AREAS. IN THE CASE OF A FAILURE OF THE FILTER SOCK DUE TO HIGH FLOWS, A NEW SECTION OF FILTER SOCK SHALL BE INSTALLED ACROSS THE FAILED PORTION OF THE FILTER SOCK. AT NO POINT SHALL UN-STABILIZED AREA DRAIN OFFSITE UNCONTROLLED. THE FILTER SOCK AT LOCATIONS 16-17 IS TO ENSURE SEDIMENTATION OF THE BASIN BOTTOM AREA DOES NOT OCCUR AND SHOULD BE INSTALLED DURING THE INSTALLATION OF THE PERMANENT SCMS ONCE THE SOIL MEDIA HAS BEEN INSTALLED.
- INSTALL ROCK FILTER #1 AT POA 001.
- INSTALL INLET PROTECTION AT POA 002.
- UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
- INSTALL SEDIMENT TRAPS 1 & 2 WHICH WILL SERVE AS A SEDIMENT REMOVAL FACILITIES DURING CONSTRUCTION AND BE CONVERTED TO PERMANENT SCMS UPON TRIBUTARY STABILIZATION. **DISTURB ONLY THE MINIMUM AREA NECESSARY TO INSTALL EACH SEDIMENT TRAP. THE SEDIMENT TRAPS MUST BE CONSTRUCTED PRIOR TO ANY MAJOR EARTH DISTURBANCE, STRIPPING, OR CLEARING.** INSTALL THE OUTLET PIPE ALONG WITH THE ASSOCIATED CONCRETE CRADLE, OUTLET STRUCTURE, AND ENDWALL WITH RIPRAP APRON OR STORM SEWER CONNECTION. CONSTRUCT IMPERVIOUS CLAY CORE, ANTI-SEEP COLLARS, AND BACKFILL BANKMANS, COMPACTING TO 95% MAX DRY DENSITY. INSTALL NORTH AMERICAN GREEN S200 SLOPE PROTECTION AT EMERGENCY SPILLWAY. INSTALL SEED IN THE INTERIOR SLOPES AND BERMS OF EACH FACILITY. INSTALL CLEAN OUT STAKE, BAFFLES, AND SKIMMER. REFER TO THE E&S SHEETS FOR ADDITIONAL DETAIL. **A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ONSITE DURING SEDIMENT BASIN EXCAVATION AND INSTALLATION OF THE OUTLET PIPES, CONCRETE CRADLE, ANTI-SEEP COLLARS, AND CLAY CORES.**
- CLEAR AND STRIP TOPSOIL AND PLACE ON THE TOPSOIL STOCKPILE AS SHOWN ON THE ATTACHED PLAN AND IN ACCORDANCE WITH PLAN DETAILS. INSTALL FILTER SOCK BELOW TOPSOIL STOCKPILE AS SHOWN ON THE ATTACHED PLAN. TOPSOIL STOCKPILES MAY ONLY BE MOVED OR RE-LOCATED AS NECESSARY DURING EARTHMOVING OPERATIONS WITH APPROVAL FROM THE LOCAL CONSERVATION DISTRICT.
- IF SOIL IS TAKEN TO OR BORROWED FROM ANOTHER CONSTRUCTION SITE, SAID SITE MUST HAVE AN APPROVED E&SPC PLAN.
- ROUGH GRADE THE DISTURBED AREA. INSTALL SLOPE LINING ON ALL AREAS INDICATED ON THE PLAN.
- INSTALL WATER, SANITARY SEWER, STORM SEWER, AND ALL OTHER UTILITIES AT THIS TIME. ENSURE RIPRAP APRONS ARE INSTALLED AT ALL ENDWALLS. DURING AND FOLLOWING STORM EVENTS PROVIDE A MEANS TO DEWATER PITS AND UTILITY TRENCHES. SPILL MATERIAL FROM EXCAVATION OF THE TRENCHES SHOWN PLACED ON THE UP-SLOPE SIDE OF THE TRENCH. THE LENGTH OF OPEN TRENCH SHALL BE LIMITED TO THAT WHICH WILL BE BACKFILLED THE SAME DAY, AND ANY AFFECTED BMP'S SHALL BE IMMEDIATELY STABILIZED AND REPAIRED. THE TOPSOIL EXCAVATED FROM THE TRENCH SHALL BE CAREFULLY REMOVED AND STOCKPILED SEPARATELY FROM THE SUBSOIL. THE TOPSOIL SHALL BE RESTORED TO THE GRADED AREAS TO PRE-CONSTRUCTION CONDITIONS. WATER PUMPED FROM PITS AND TRENCHES SHALL BE FILTERED BY MEANS OF A FILTER BAG. IMMEDIATELY AFTER TRENCHES HAVE BEEN BACKFILLED, FINE-GRADE AREA.
- INSTALL THE STONE SUB-BASE FOR THE DRIVEWAY, AISLES, PARKING AREA, AND CONCRETE SLABS (WHERE REQUIRED) PER PLAN REQUIREMENTS.
- CONSTRUCT THE PROPOSED BUILDINGS AND ATTACH APPLICABLE UTILITIES (ROOF DRAINS, SANITARY CONNECTIONS, WATER CONNECTIONS, ETC.)
- 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 SEED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- FINE GRADE ANY REMAINING AREAS AS SHOWN ON THE GRADING PLAN. DURING THIS TIME, FRAME EARTH MOVING EQUIPMENT WILL BE EMPLOYED TO REMOVE TOPSOIL AND EXCESS "FILL" MATERIAL, IF ANY EXISTS. SPREAD A MINIMUM OF 6 INCHES OF FINE GRADE MATERIAL TO THE TOP OF THE TOPSOIL APPLICATION NOTES ON THE PLAN. FINAL PASSES DURING FINE GRADING SHALL BE MADE AT RIGHT ANGLES TO THE TRENCHES. PREPARE THE REMAINDER OF THE DISTURBED AREA FOR PERMANENT STABILIZATION. SEEDBED SHALL BE PREPARED IN ACCORDANCE WITH ACCEPTED PRACTICES. EACH SEED MIXTURE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RATES AND INSTRUCTIONS.
- 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.
- PAVE THE REQUIRED AREAS. IF EARTHMOVING ACTIVITIES CEASE FOR FOUR (4) DAYS OR MORE TEMPORARY STABILIZATION SHALL BE APPLIED.
- ANY SEDIMENT DEPOSITED WITHIN STORM SEWER CONVEYANCE PIPES SHALL BE REMOVED PRIOR TO COMPLETION OF THE PROJECT AND PRIOR TO CONVERSION OF THE SEDIMENT REMOVAL FACILITIES TO PERMANENT SCMS. ANY WATER PUMPED FROM THE SEDIMENT REMOVAL FACILITIES OR OTHER AREA OF THE SITE SHALL BE PUMPED THROUGH A FILTER BAG AND THE COLLECTED SEDIMENT SHALL BE DISPOSED OF PROPERLY. ALL AREAS DISTURBED DURING THIS PROCESS SHALL BE STABILIZED IMMEDIATELY THROUGH SEEDING AND MULCHING. THE LOCAL CONSERVATION DISTRICT SHOULD BE CONTACTED PRIOR TO CONVERSION OR REMOVAL OF ANY E&S BMP. ANY SITE INSPECTION, RE-ENTRY, OR REPAIR OF ANY E&S BMP MUST BE COMPLETED IMMEDIATELY. ANY E&S BMP WILL BE CONVERTED TO A PCSM SCM AND USED FOR INFILTRATION. **CONFIRMATION TESTING IS A CRITICAL STAGE OF SCM CONSTRUCTION THAT MUST BE OVERSEEN BY A LICENSED PROFESSIONAL OR DESIGNEE, DURING OVER-EXCAVATION OF THE SCM BOTTOM. INSTALL THE UNDERDRAIN SYSTEM. PLACE THE SOIL MEDIA TO THE SPECIFIED ELEVATION WITHIN THE SCM. INSTALL THE FILTER SOCK AROUND THE BASIN BOTTOM IMMEDIATELY AFTER SOIL MEDIA PLACEMENT TO PREVENT ANY POTENTIAL SEDIMENTATION. ANY SOIL COMPACTION SHOULD BE AVOIDED IN THE BASIN BOTTOM. WHEN SEEDING THE BASIN MIXES BE SURE TO HAND RAKE THE SEED INTO THE SOIL. A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ONSITE DURING EXCAVATION/SCARIFICATION, CONFIRMATION INFILTRATION TESTING, INSTALLATION OF THE UNDERDRAIN SYSTEM AND SOIL MEDIA, AND FINAL GRADING/SEEDING.**
- THE PERMITTEE MUST SUBMIT A SCM CONSTRUCTION CERTIFICATION FORM FOR EACH STRUCTURAL SCM, WITHIN 30 DAYS OF COMPLETION. THE FORM MUST BE SIGNED BY A LICENSED PROFESSIONAL WHO OBSERVED THE CONSTRUCTION OF EACH SCM.**
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES ON OR OFF THE SITE. THESE BUILDING WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
- WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THE NPDES PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM SCMS IN ACCORDANCE WITH

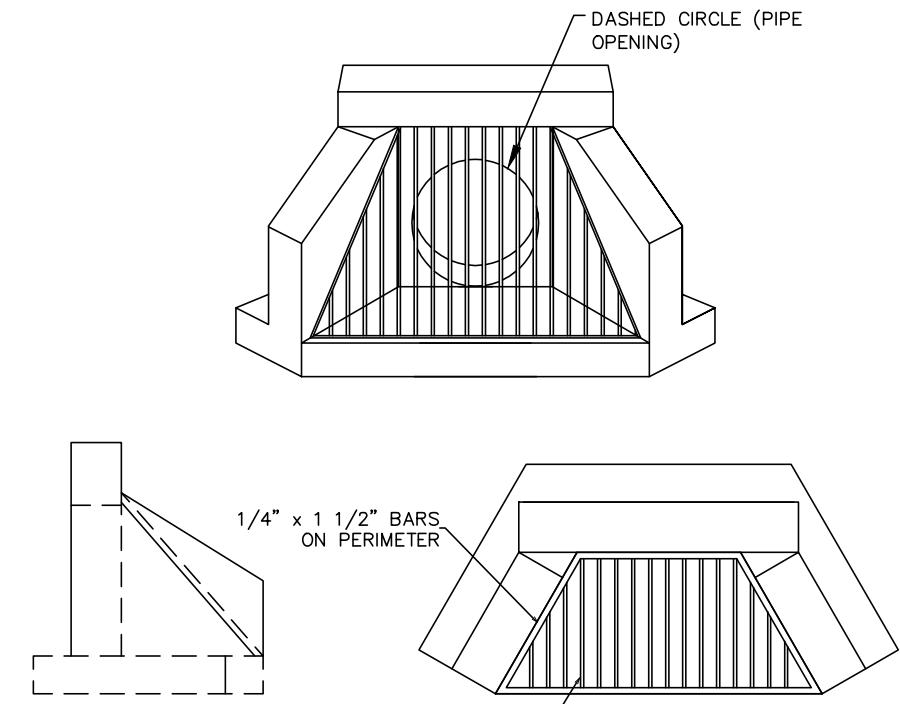
THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE REQUIRED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS.



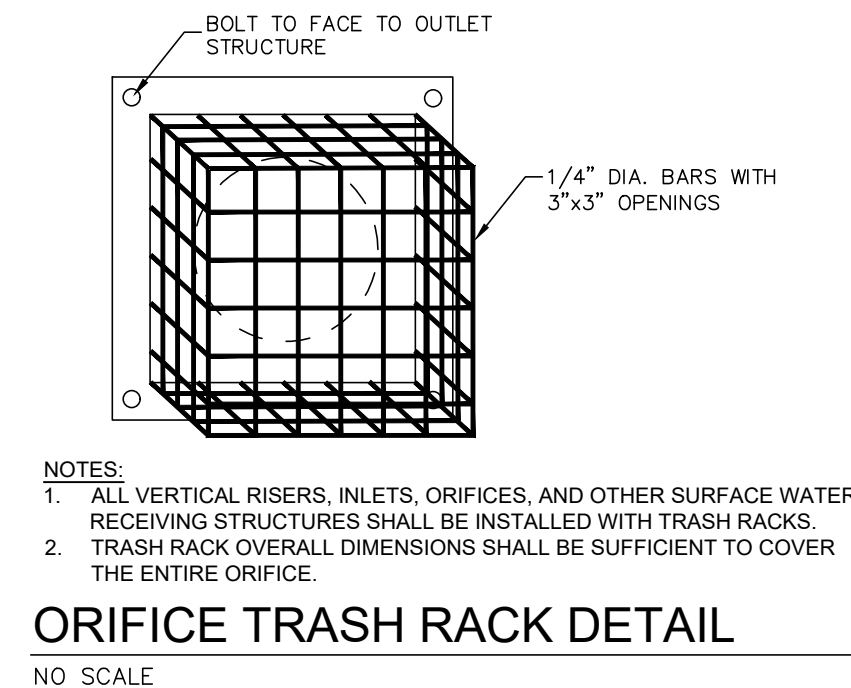
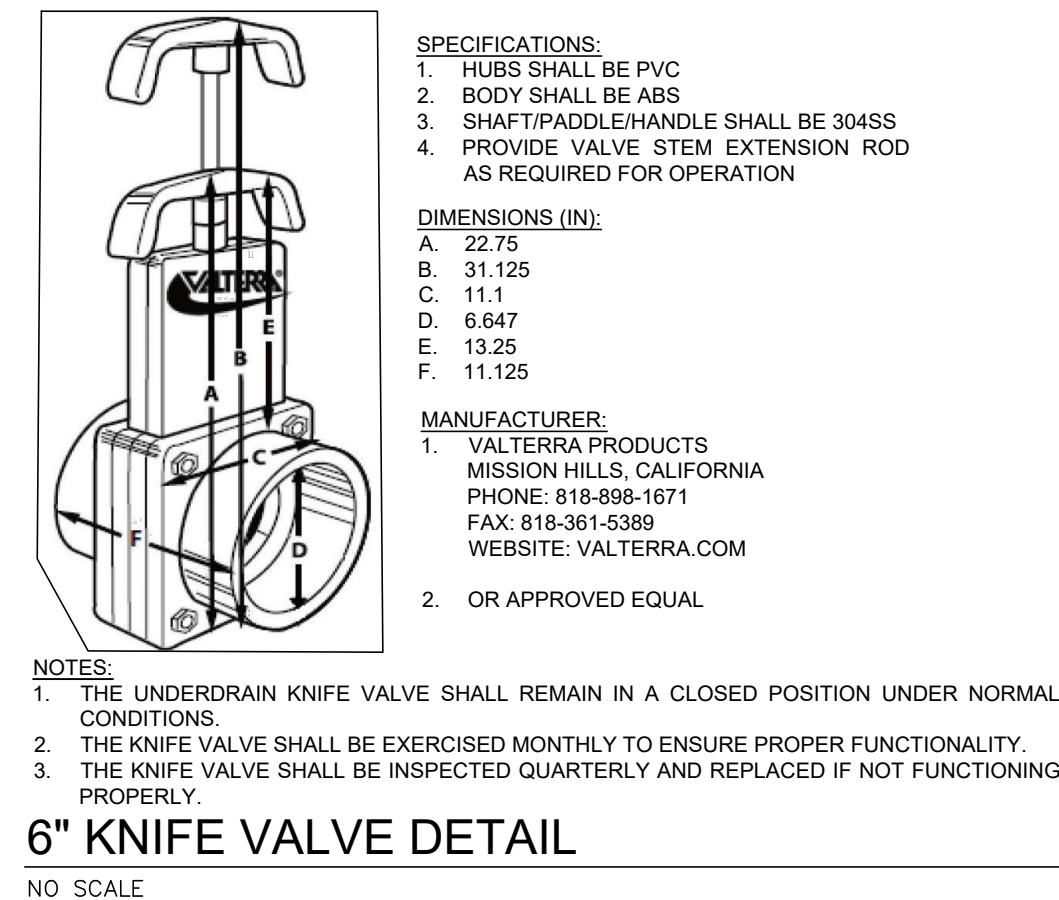
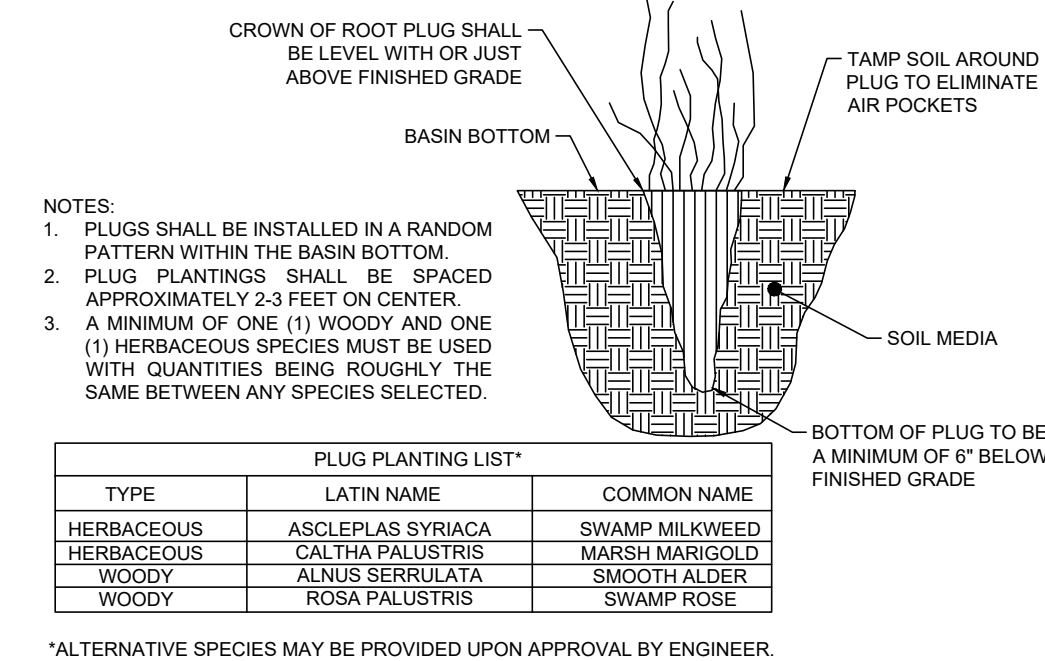
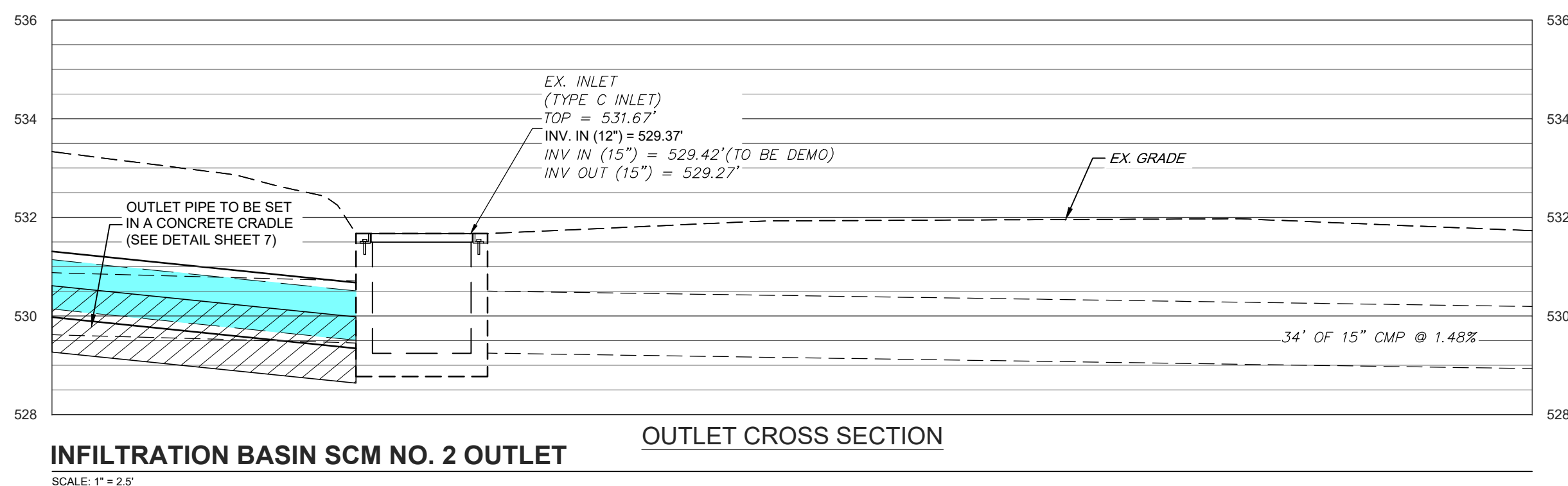
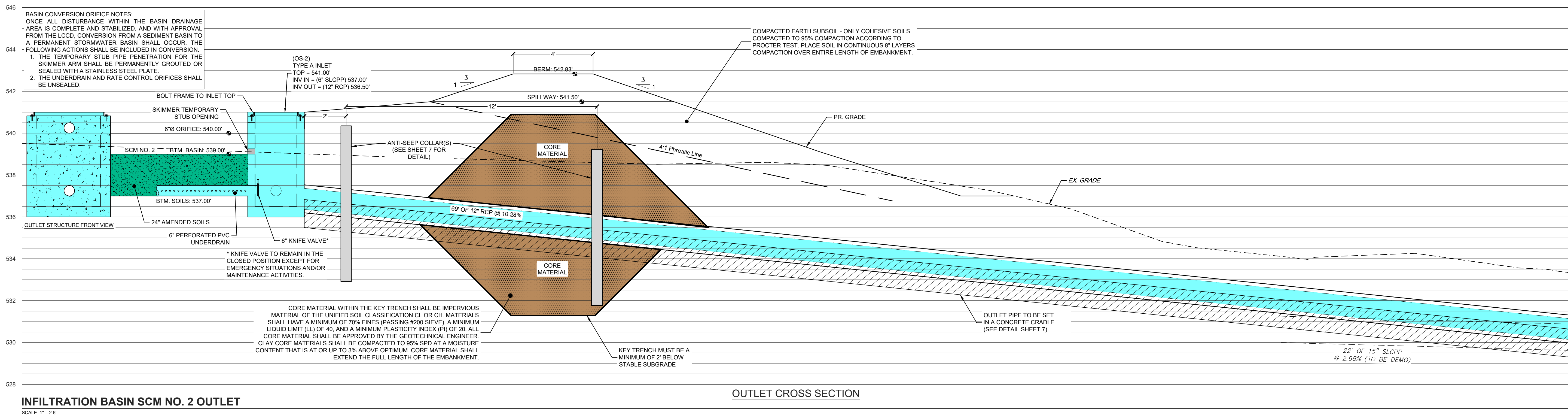
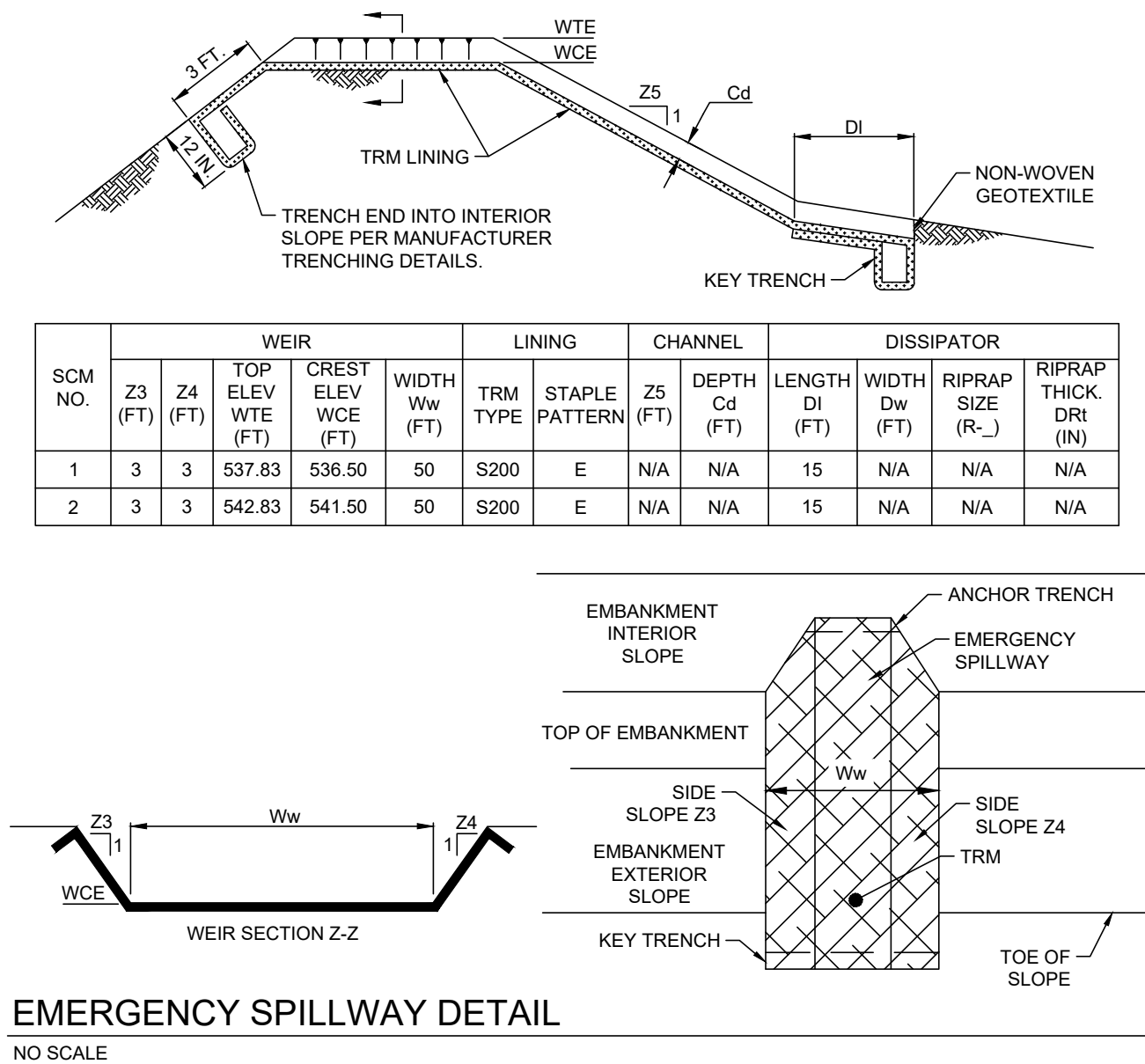
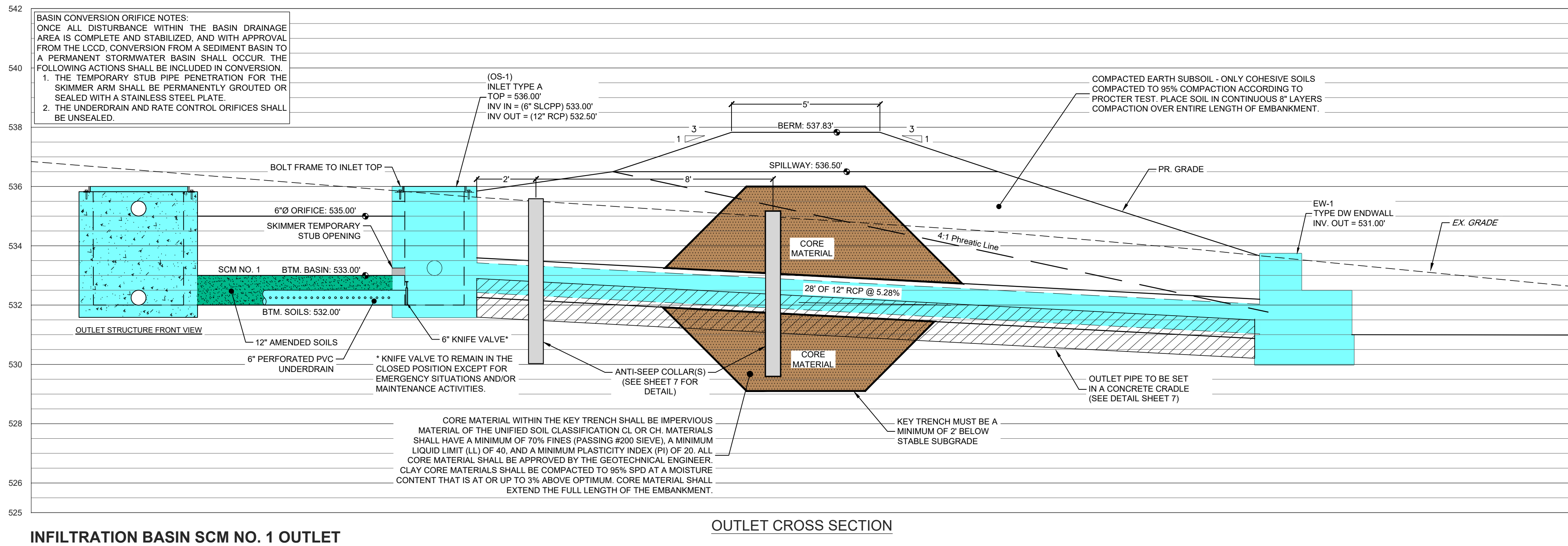
- NOTES:
- GRATES SHOWN FIT 24"x45 1/4" PRECAST TOP UNITS AND TYPES M & C STRUCTURAL STEEL FRAMES.
 - ALL GRATES SHALL CONFORM TO PENNDOT PUB. 72, RC-45M.
 - GRATES FOR 24"x72" PRECAST TOP UNITS AND STRUCTURAL STEEL FRAMES ARE ALSO AVAILABLE.
 - ALL GRATES SHALL SAFELY WITHSTAND HS-25 HIGHWAY LOADING.
 - STEEL SHALL BE DOMESTIC AND SHALL CONFORM TO ASTM A36; WELDING SHALL BE DONE BY CERTIFIED WELDERS; GRATES SHALL RECEIVE (1) SHOP COAT OF BLACK ASPHALT PAINT.

STRUCTURAL STEEL GRATE-BICYCLE SAFE

NO SCALE



- NOTES:
- MATERIALS TO BE STAINLESS STEEL.
 - ATTACH TRASH RACK TO HEADWALL WITH 3/8" DIA. S.S. ANCHOR BOLTS.
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POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY



FIELD CREW: MOD/JEC

BASE MAP: JEC

DRAWN: CDS

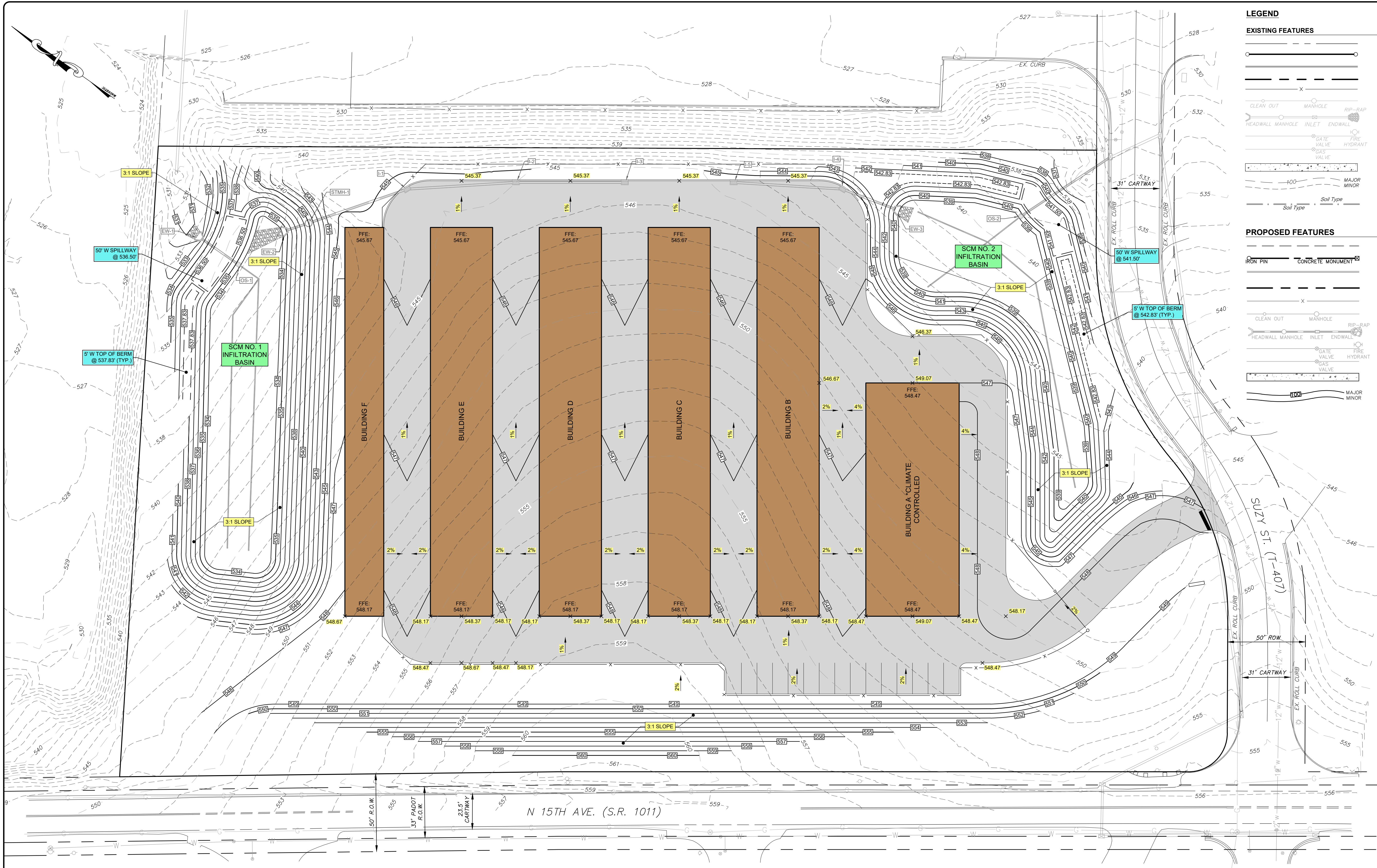
DESIGN: CDS

CHECKED: SAS

DATE: 5/7/26

SCALE: AS NOTED

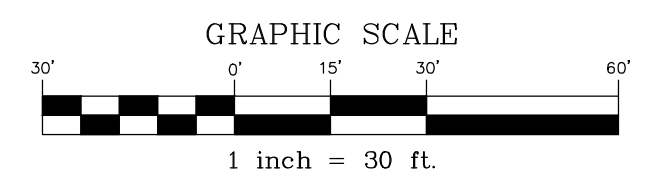
PROJECT #2054-26-001



LEGEND

EXISTING FEATURES

EXISTING ADJOINTER LINE

EXISTING BOUNDARY LINE AND CORNERS**PROPOSED FEATURES**

BY	
DATE	

REVISION	DATE	BY

GRADING PLAN

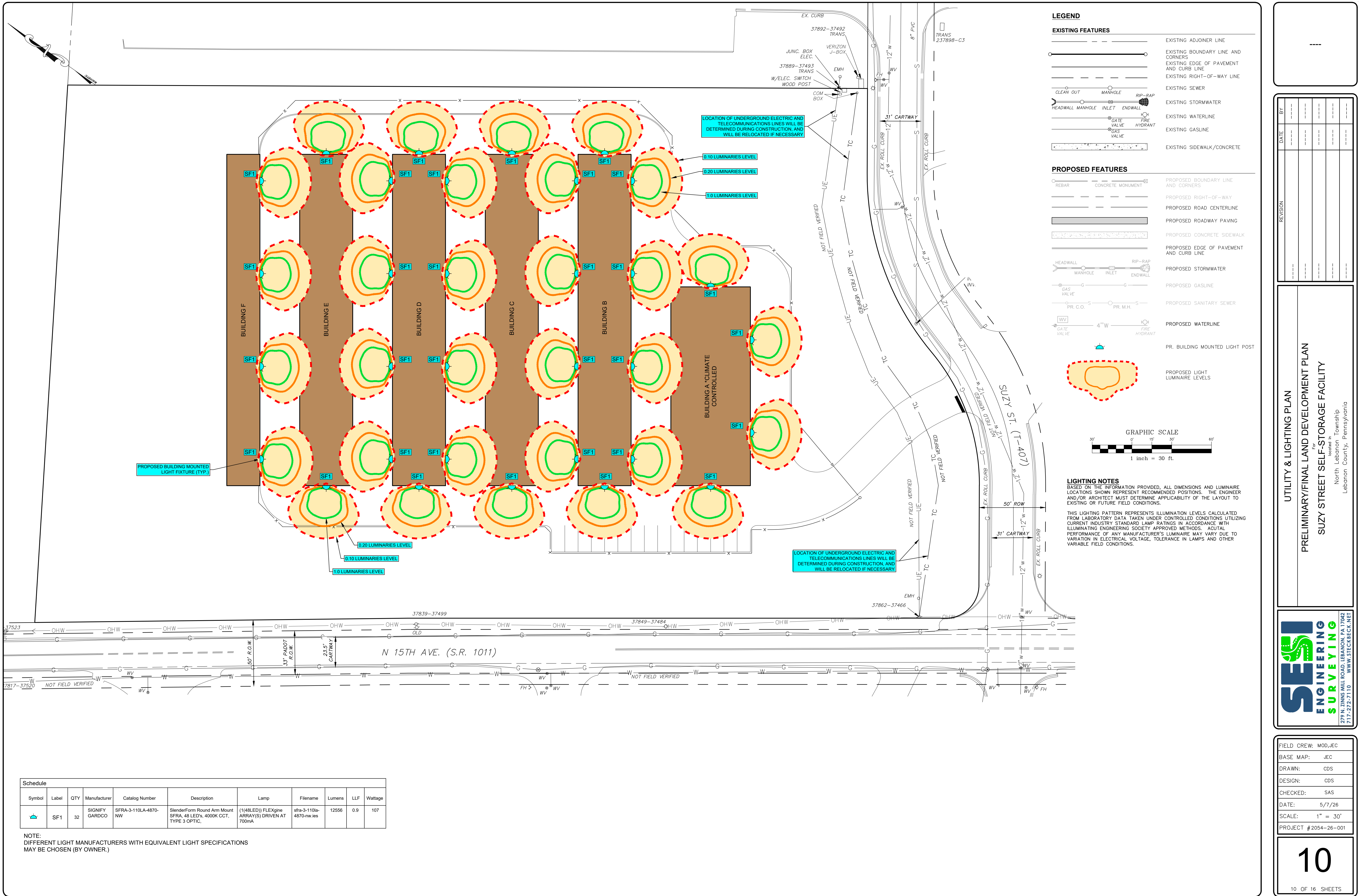
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

located in
North Lebanon Township
Lebanon County, Pennsylvania

279 N. ZINNS MILL ROAD, LEBANON, PA 17042
717-272-7110
WWW.STECKBECK.NET

FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	5/7/26
SCALE:	1" = 30'
PROJECT	#2054-26-001



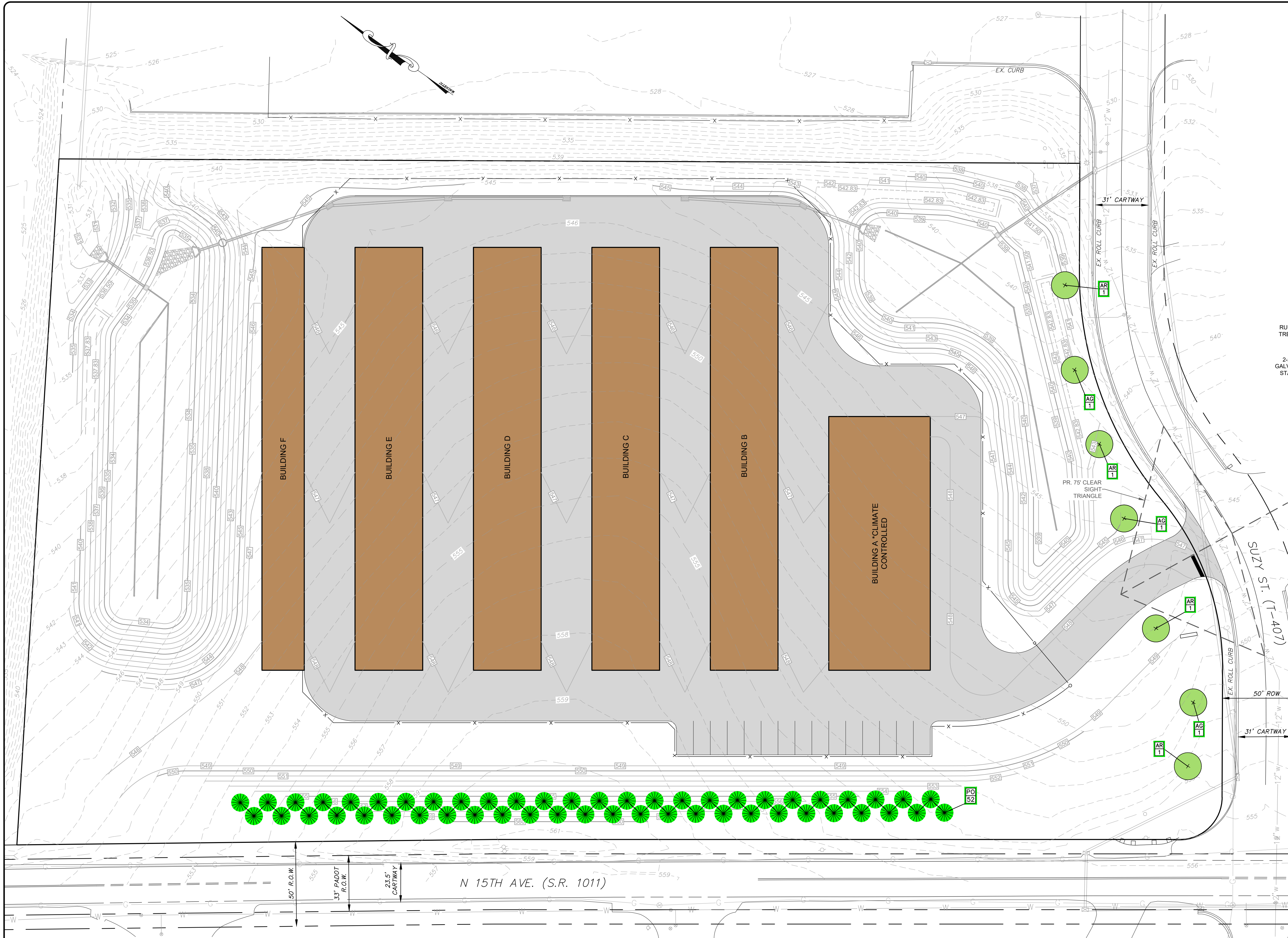
UTILITY & LIGHTING PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY



FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	5/7/26
SCALE:	1" = 30'
PROJECT #	2054-26-001



LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ZONING BOUNDARY
- EXISTING SIGN

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED PAVING
- PROPOSED STOP BAR
- REBAR
- CONCRETE MONUMENT

PLANT SYMBOL LEGEND

- DECIDUOUS TREE
- PROPOSED EVERGREEN TREES

PROPOSED LANDSCAPE SCHEDULE

KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
AG	4	2"-2.5" CAL.	GINKGO BILOBA	AUTUMN GOLD
AR	4	24"-36"	ACER RUBRUM	RED MAPLE
PO	52	6"	PICEA OMORICA 'BRUNS'	BRUNS SERBIAN SPRUCE

NOTES:

1. STAKE ALL EVERGREEN TREES UNDER 12" GUY TREES 12" AND OVER. FOR DECIDUOUS TREES.
2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
3. NEVER CUT LEADERS.
4. PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.

SET STAYS OR GUYS
1/2-2/3 UP TREES.

3" HARDWOOD BARK MULCH
MOUND TO FORM 4" DEEP SAUCER

REMOVE BURLAP FROM
TOP 1/3 OF BALL

PLANT MIXTURE

SCARIFY TO 4" DEPTH
AND RECOMPACT

STAKES TO EXTEND 18" BELOW TREE
PIT IN THE UNDISTURBED GROUND

EVERGREEN TREE PLANTING DETAIL

NO SCALE

PRUNE INTERFERING OR
CROWDED BRANCHES

RUBBER HOSE COLLAR TO PROTECT THE
TREE WHERE GUY WIRES ARE ATTACHED

2-2"x2" HARDWOOD STAKES WITH #12
GALVANIZED SOFT STEEL WIRE-DOUBLE
STAND AND FLUORESCENT FLAGGING.

3" HARDWOOD BARK MULCH
(4" DIA. MIN. AROUND TREE)

MOUND TO FORM 4" DEEP SAUCER

SCARIFY SIDES & BOTTOM

DRIVE STAKE AT LEAST
18" BELOW
TREE PIT IN THE
UNDISTURBED GROUND

NOTE

1. THE TOP HALF OF THE WIRE BASKET AND BURLAP
COVERING SHALL BE REMOVED DURING
PLANTING.

DECIDUOUS TREE PLANTING DETAIL

NO SCALE

GENERAL LANDSCAPE NOTES (BY LANDSCAPE CONTRACTOR)

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

SHORT-TERM MAINTENANCE

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

LONG-TERM MAINTENANCE

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

SEEDING NOTES

1. ALL TOPSOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 1-1/2".
TOPSOIL SHALL BE FREE OF WEEDS, WEED SEEDS, AND TOXIC SUBSTANCES THAT ARE HARMFUL TO
PLANT GROWTH.
2. TOPSOIL SHALL BE FRIABLE LOAMY SOIL (AS CLASSIFIED BY THE U.S. DEPARTMENT OF AGRICULTURE,
HANDBOOK NO. 18, SOIL SURVEY MANUAL), FREE OF SUBSOIL, ROOTS, GRASS, AND FOREIGN MATTER
WITH AN ACIDITY RANGE OF 5.5 TO 7.5 AND CONTAINING A MINIMUM OF 3% AND A MAXIMUM OF 10%
ORGANIC MATTER. NO MORE THAN 15% BY WEIGHT SHALL BE LARGER THAN A NO. 10 U.S. STANDARD
SIEVE TO THE EXTENT THAT ON-SITE MATERIAL MEETS THE REQUIREMENTS, SUCH MATERIAL MAY BE
USED FOR TOPSOIL.
3. SOIL AMENDMENTS: TOPSOIL AMENDMENTS SHALL BE DETERMINED BY SOIL TESTS AND SHALL BE MADE
BASED UPON THE DOWNHILL VARIETY IN THE SEED MIX. WHERE SOIL TESTS INDICATE THAT THE TOPSOIL
IS SUITABLE AS TESTED, NO ADDITIONAL AMENDMENTS ARE REQUIRED.
4. FERTILIZER: ALL FERTILIZER SHALL BE UNIFORM IN COMPOSITION, FREE FLOWING, AN SUITABLE FOR
APPLICATION BY MECHANICAL SPREADERS. ALL FERTILIZERS SHALL BE ORGANIC IN COMPOSITION.
5. LIME: LIME MATERIAL SHALL BE GROUND OR PULVERIZED LIMESTONE CONTAINING AT LEAST 50% TOTAL
OXIDIZING CALCIUM OXIDE PLUS CALCIUM OXIDE. LIMESTONE SHALL BE GROUND TO SUCH FINENESS
THAT AT LEAST 50% WILL PASS THROUGH A 100-MESH SIEVE AND NOT LESS THAN 98% WILL PASS
THROUGH A 20-MESH SIEVE.
6. MULCHING MATERIALS:
A. STRAW FREE OF ROT, MILDEW, NOXIOUS WEED SEEDS, AND SHALL BE SMALL GRAINED, SUCH AS
WHEAT OR BARLEY, APPLY AT A RATE TO LIGHTLY COVER SOIL, APPROXIMATELY 100 LBS. PER 1,000
S.F.
B. CELLULOSE FIBER: PREPARED CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
THE MATERIAL SHALL BE UNIFORM IN SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH
SEED, FERTILIZER, AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. OTHER MULCHES, SUCH AS
RECYCLED PAPER AND WOOD BLEND, RECYCLED PAPER, AND BINDING ACCESSORIES MAY BE UTILIZED AT
THE CONTRACTOR'S DISCRETION.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICA STANDARD FOR
NURSERY STOCK, AND 2601-NURSERY STOCK.
2. ALL PLANT MATERIAL SHALL BE PROVIDED FROM NURSERIES THAT HAVE BEEN STATE CERTIFIED BY
STATE PLANT INSPECTORS.
3. THE CALIPER OF THE TRUNK, MEASURED AT A HEIGHT OF SIX (6) INCHES ABOVE THE ROOT BALL
(BREAST HEIGHT) SHALL BE A MINIMUM OF 1.5" FOR ALL TREES.
4. A CIRCULAR MULCH BED SHALL BE INSTALLED AT THE BASE OF EACH TREE. EACH MULCH BED SHALL
HAVE A DIAMETER OF AT LEAST TWICE THAT OF THE ROOT BALL.
5. CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO INSURE SOIL CONDITIONS ARE SUITABLE FOR
PLANT GROWTH AND VIGOR. SINCE MANY OF THE PLANTED AREAS ARE LOCATED IN AREAS WHERE
PAVING PREVIOUSLY EXISTING, OVER COMPACTION MUST BE ADDRESSED IN THESE AREAS. IT WILL BE
THE CONTRACTORS RESPONSIBILITY TO PROPERLY PREPARE ALL PLANTING AREAS PRIOR TO PLANT
INSTALLATION.

LANDSCAPING PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
SUZY STREET SELF-STORAGE FACILITY

located in
North Lebanon Township
Lebanon County, Pennsylvania



FIELD CREW: MOD/JEC

BASE MAP: JEC

DRAWN: CDS

DESIGN: CDS

CHECKED: SAS

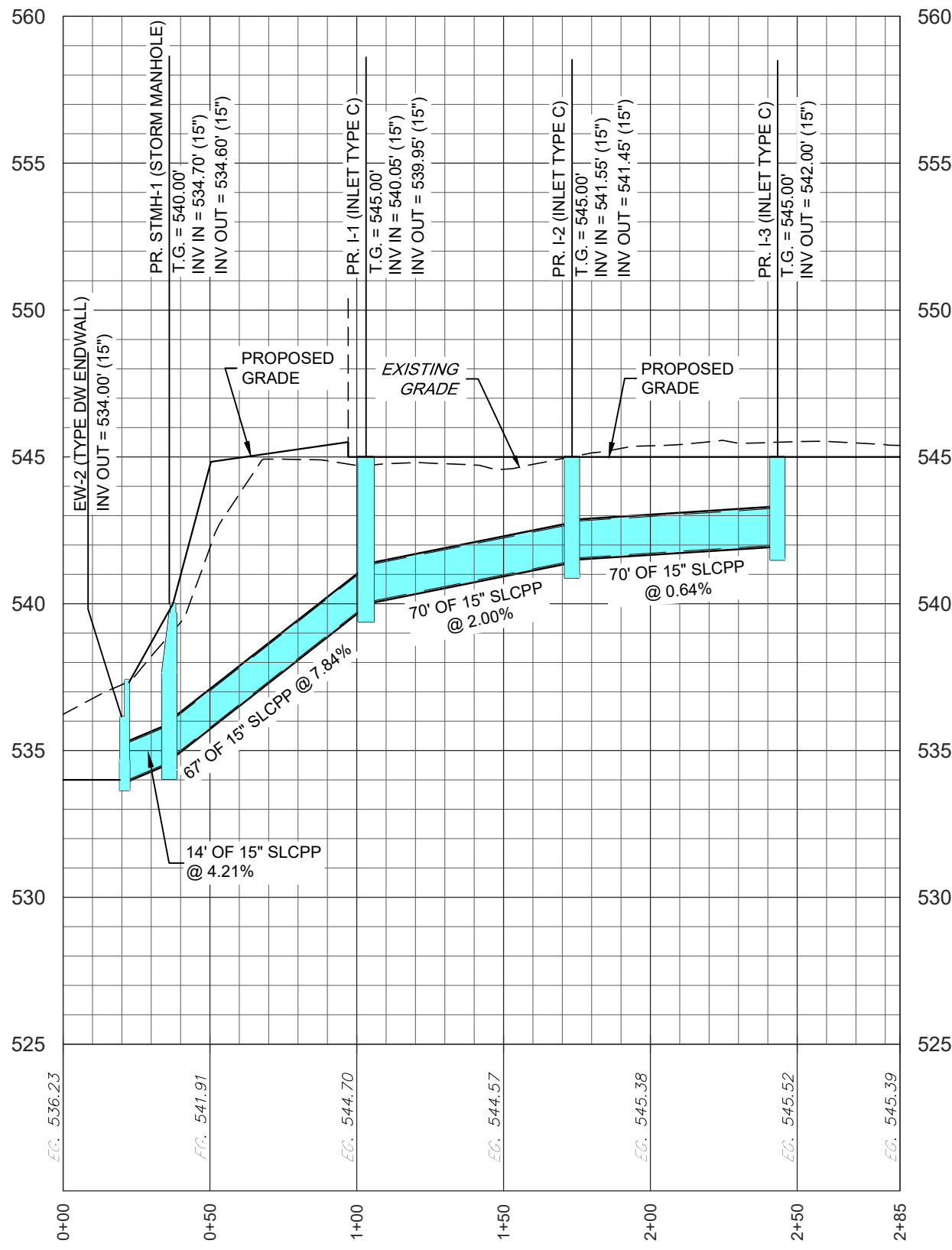
DATE: 5/7/26

SCALE: 1" = 30'

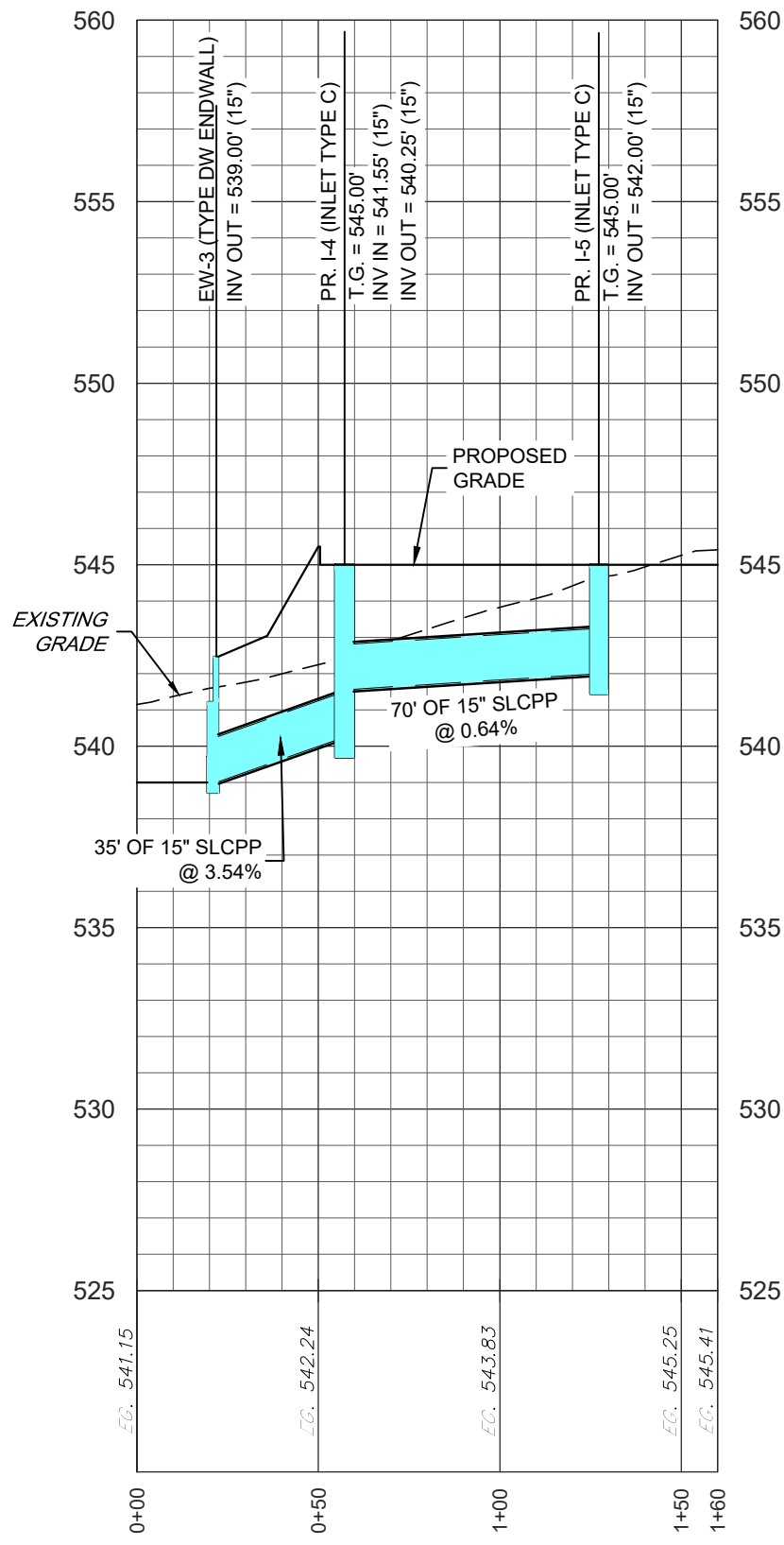
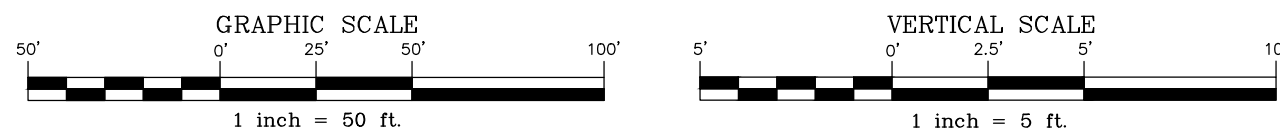
PROJECT #2054-26-001

11

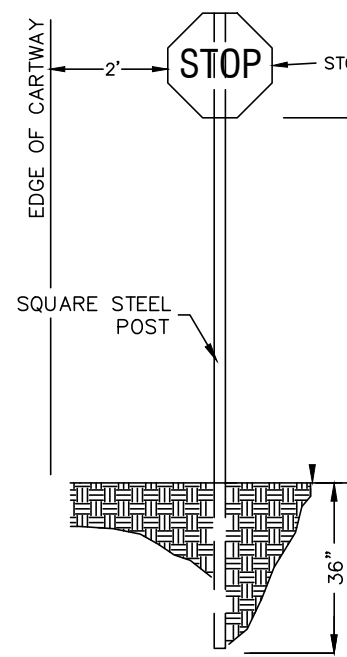
11 OF 16 SHEETS



STORMWATER - EW-2 TO I-3 PROFILE



STORMWATER - EW-3 TO I-5 PROFILE

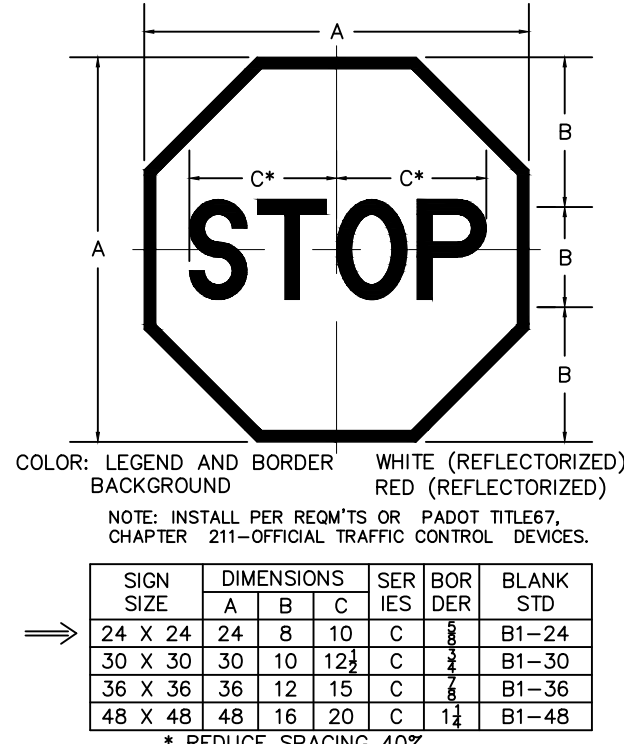


STOP SIGN POST DETAIL

NO SCALE

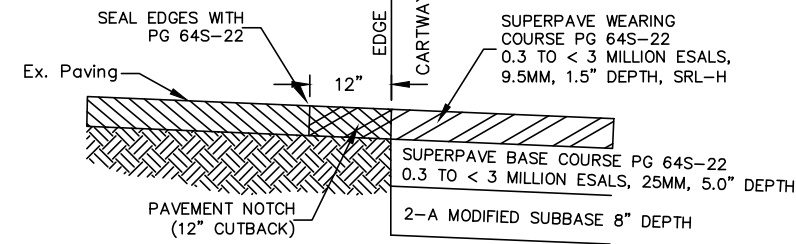
POST SCHEDULE					
# 14 GAUGE POST, 10" MAX. HEIGHT FROM GROUND TO CENTER OF SIGN PLATE					
POST SIZE	POST SIZE	POST SIZE	POST SIZE	POST SIZE	POST SIZE
8' X 48"	1.75	8' X 48"	1.75	8' X 48"	1.75
12' X 24"	1.75	12' X 24"	1.75	12' X 24"	1.75
12' X 30"	1.75	12' X 30"	1.75	12' X 30"	1.75
12' X 36"	1.75	12' X 36"	1.75	12' X 36"	1.75
12' X 42"	1.75	12' X 42"	1.75	12' X 42"	1.75
12' X 48"	1.75	12' X 48"	1.75	12' X 48"	1.75
18' X 18"	1.75	18' X 18"	1.75	18' X 18"	1.75
18' X 24"	1.75	18' X 24"	1.75	18' X 24"	1.75
18' X 30"	1.75	18' X 30"	1.75	18' X 30"	1.75
18' X 36"	1.75	18' X 36"	1.75	18' X 36"	1.75
18' X 42"	1.75	18' X 42"	1.75	18' X 42"	1.75
18' X 48"	1.75	18' X 48"	1.75	18' X 48"	1.75
24' X 24"	1.75	24' X 24"	1.75	24' X 24"	1.75
24' X 30"	1.75	24' X 30"	1.75	24' X 30"	1.75
24' X 36"	1.75	24' X 36"	1.75	24' X 36"	1.75
24' X 42"	1.75	24' X 42"	1.75	24' X 42"	1.75
24' X 48"	1.75	24' X 48"	1.75	24' X 48"	1.75

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



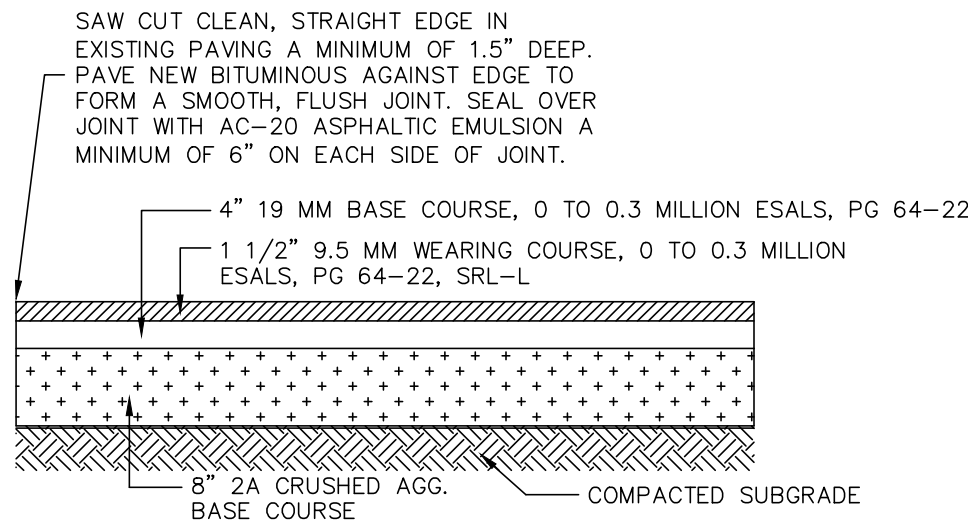
STOP SIGN DETAIL

NO SCALE



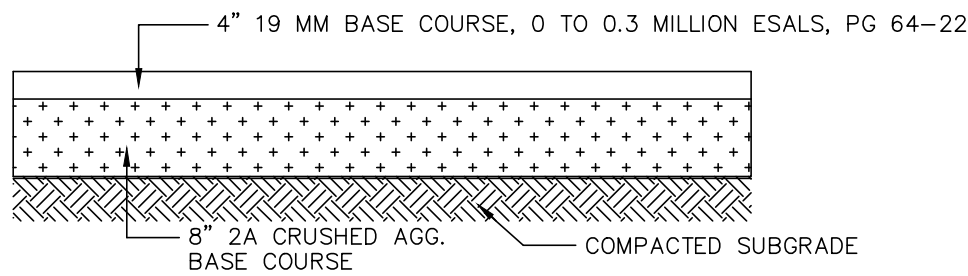
PAVEMENT NOTCH DETAIL

NO SCALE



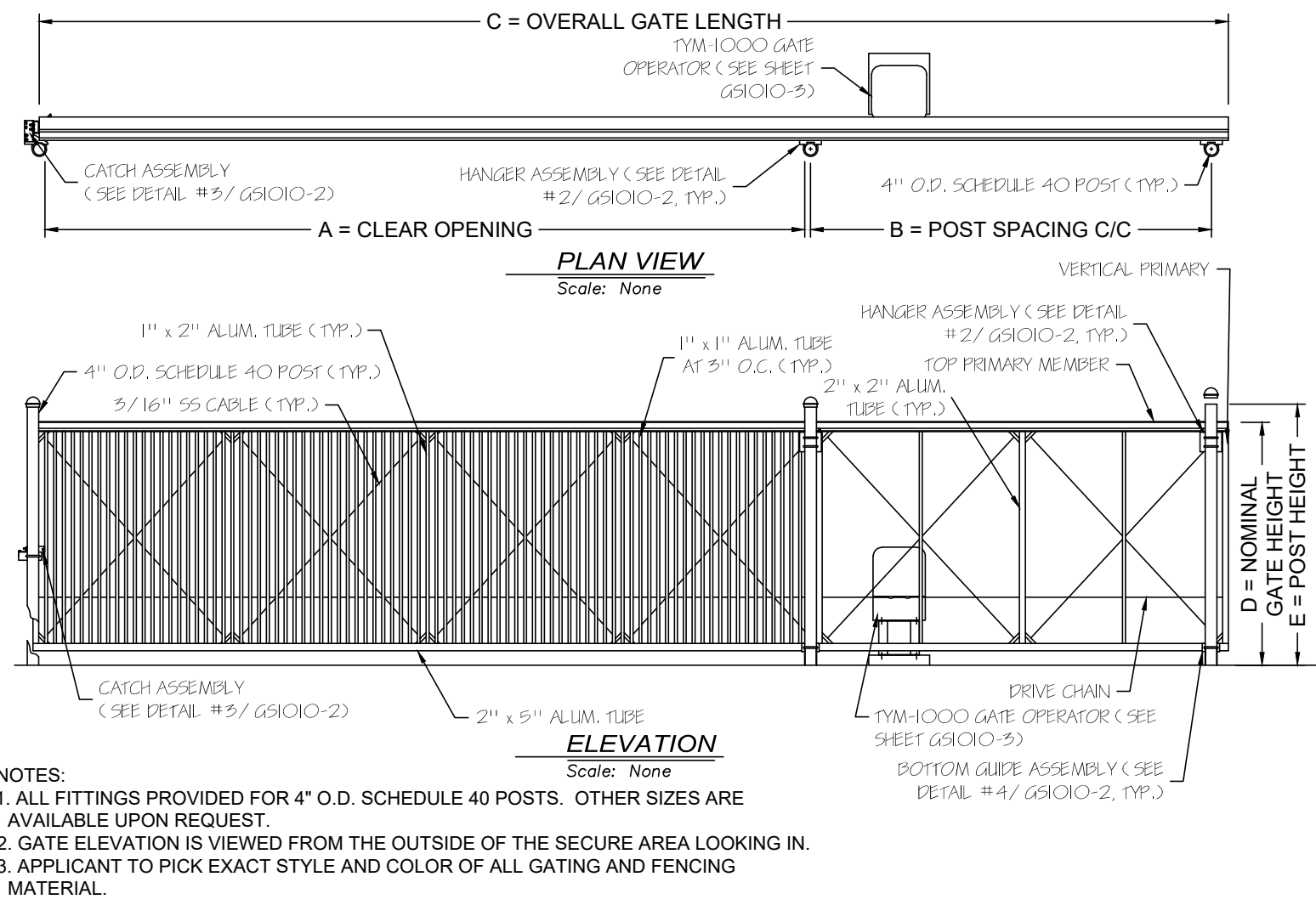
BITUMINOUS PAVEMENT CROSS SECTION (WITHIN TOWNSHIP RIGHT-OF-WAY)

NO SCALE



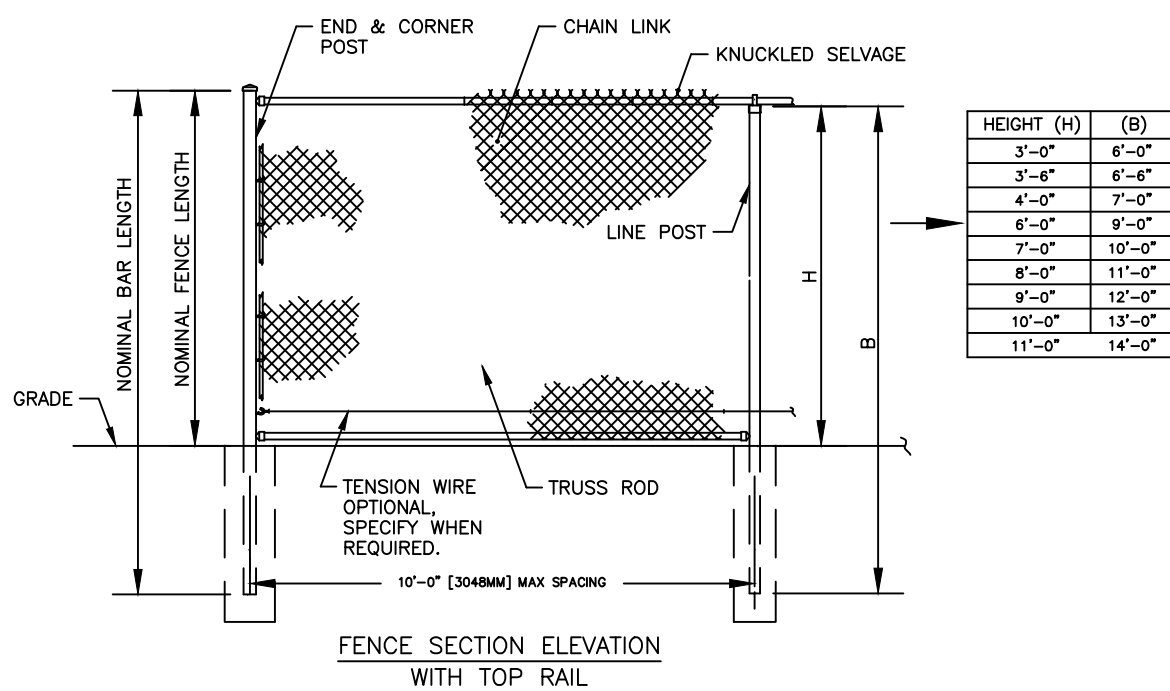
BITUMINOUS PAVEMENT CROSS SECTION (OUTSIDE OF TOWNSHIP RIGHT-OF-WAY)

NO SCALE



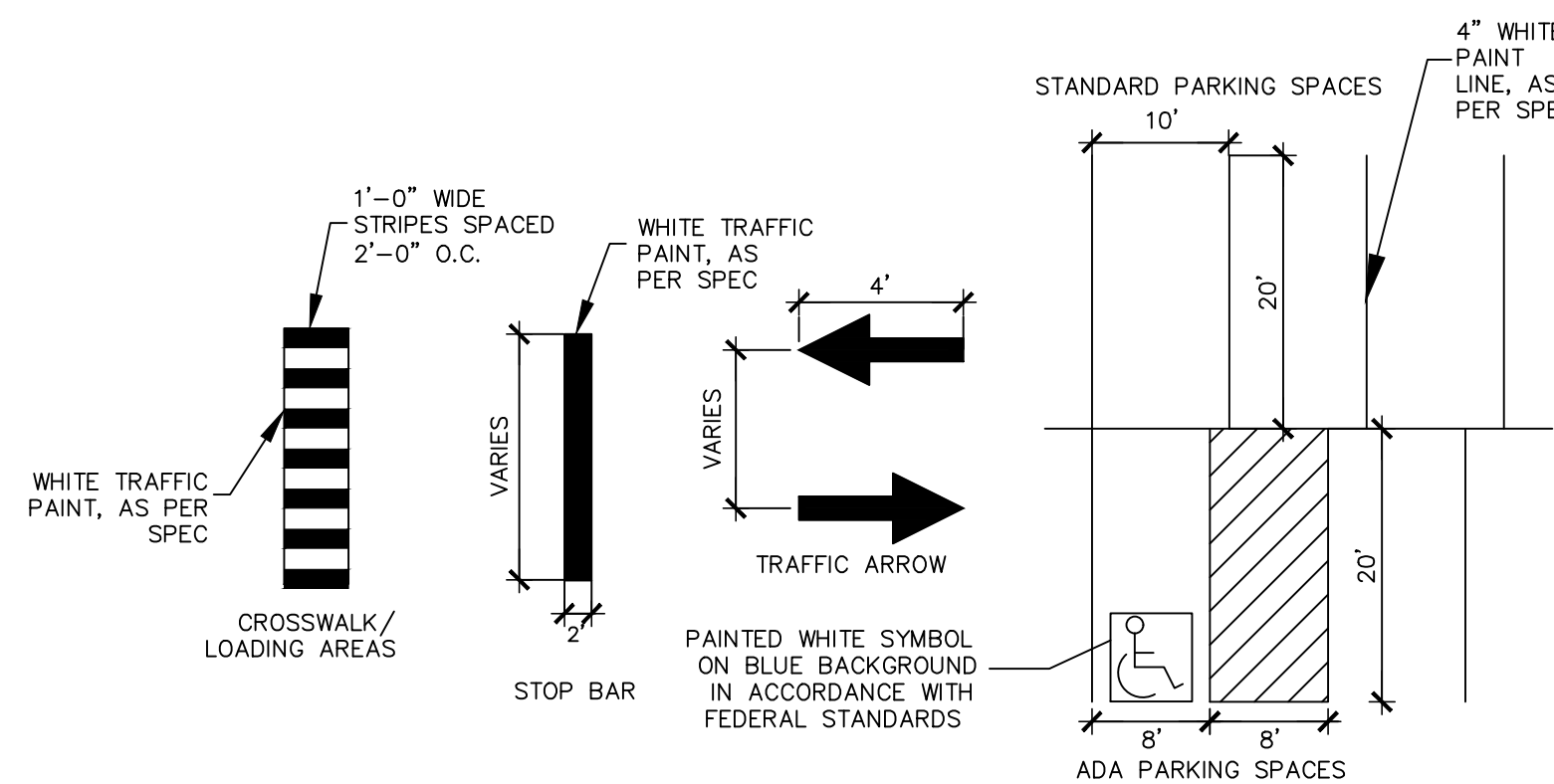
TYPICAL 28' DECORATIVE SLIDE GATE DETAIL

NO SCALE



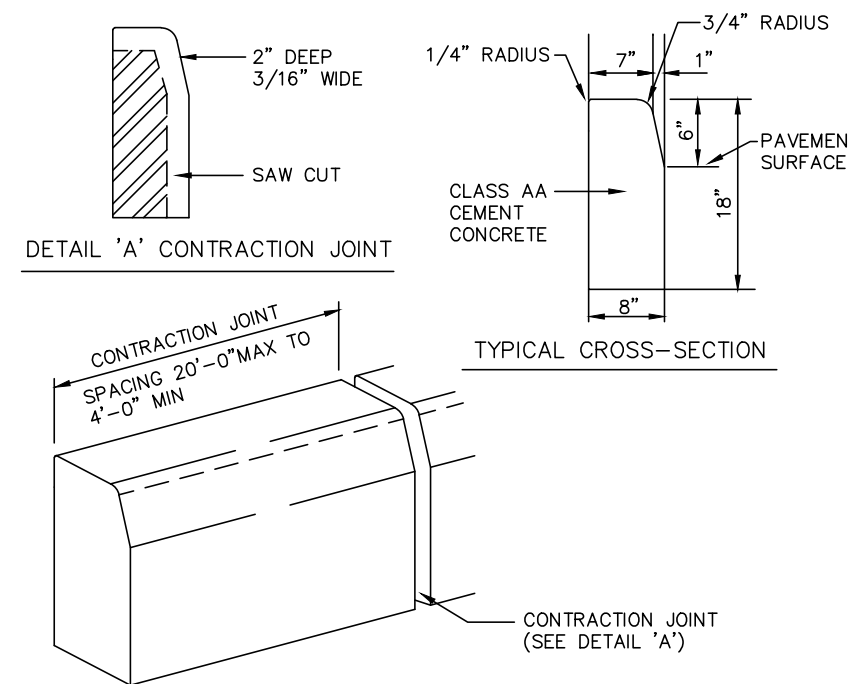
CHAIN LINK FENCE

NO SCALE



THERMOPLASTIC PAVEMENT MARKING DETAIL

NO SCALE



6" STRAIGHT CONCRETE CURB DETAIL

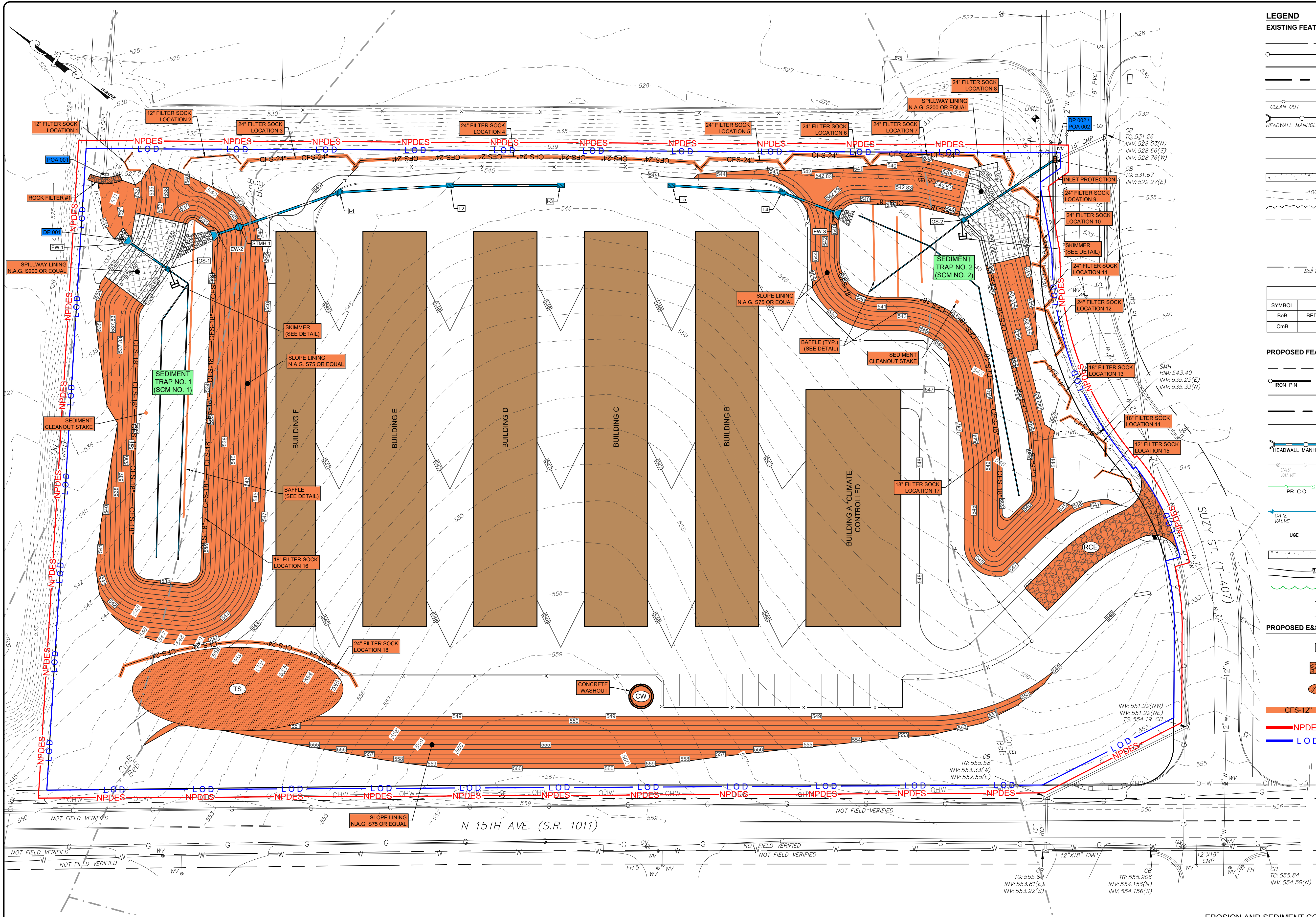
NO SCALE

PROFILES & DETAILS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
SUZY STREET SELF-STORAGE FACILITY

located in
North Lebanon Township
Lebanon County, Pennsylvania



FIELD CREW:	MOD/JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	5/7/26
SCALE:	AS NOTED
PROJECT	#2054-26-001



LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATERLINE
- EXISTING GASLINE
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING BUILDING SETBACK LINES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SOILS

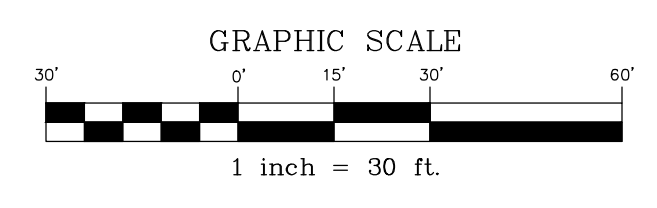
SOIL DATA			
SYMBOL	NAME	SLOPE	HSG
BeB	BEDINGTON SHALY SILT LOAM	3-8%	B
CmB	COMLY SILT LOAM	3-8%	C

PROPOSED FEATURES

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

PROPOSED E&S FEATURES

- INLET PROTECTION
- ROCK CONST. ENTRANCE
- TOPSOIL STOCKPILE
- COMPOST FILTER SOCK
- NPDES BOUNDARY
- DISTURBANCE LIMITS



Map Symbol	Soil Name	Slope	Hydrologic Group
BeB	Bedington shaly silt loam	3-8%	B
CmB	Comly silt loam	3-8%	C

EROSION AND SEDIMENT CONTROL LIABILITY NOTE:
FAILURE TO CORRECTLY INSTALL SEDIMENT CONTROL FACILITIES OR FAILURE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE CORRECTIVE ACTIONS TO IMMEDIATELY RESOLVE FAILURES OF SEDIMENT CONTROL FACILITIES MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE CLEAN STREAMS LAW OF PENNSYLVANIA. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

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

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

EROSION & SEDIMENTATION POLLUTION CONTROL PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

279 N. ZINNS MILL ROAD, LEBANON, PA 17042
717-272-7110
WWW.STECKBECK.NET

FIELD CREW:	MOD, JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	5/7/26
SCALE:	1" = 30'
PROJECT	#2054-26-001

EROSION AND SEDIMENT POLLUTION CONTROL NARRATIVE
SUZY STREET SELF-STORAGE FACILITY

THIS NARRATIVE IS INTENDED TO ACCOMPANY THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR THE SUZY STREET SELF-STORAGE FACILITY PROJECT LOCATED AT 1525 SUZY STREET IN NORTH LEBANON TOWNSHIP, LEBANON COUNTY. THIS NARRATIVE SHALL BE CONSIDERED A PART OF THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.

PROJECT DESCRIPTION

THE TOTAL AREA OF THE EXISTING PARCELS TO BE DEVELOPED IS 6.08 ACRES. THE SITE AREA AND EARTH DISTURBANCE AS PART OF THIS PROJECT IS 6.10 ACRES, WHICH INCLUDES DISTURBANCE WITHIN THE SUZY STREET RIGHT-OF-WAY. THE PARCEL IS CURRENTLY AN UNDEVELOPED AGRICULTURAL FIELD. BASED ON GOOGLE EARTH HISTORICAL IMAGERY, THE SITE HAS BEEN AN AGRICULTURAL FIELD DATING BACK TO AT LEAST 1992. BASED ON PENNPLOT HISTORICAL IMAGERY, THE SITE APPEARS TO HAVE BEEN AGRICULTURAL DATING BACK TO THE 1950'S. THE SITE IS BORDERED TO THE NORTH BY AN ABANDONED QUARRY PIT THAT HAS FILLED WITH WATER. TO THE EAST BY COMMERCIAL PROPERTY OWNED BY THE COMPANY, AND TO THE WEST BY 15TH AVE AND RESIDENTIAL PROPERTIES. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF SIX (6) SELF-STORAGE BUILDINGS WITH ASSOCIATED PAVEMENT AISLES, PARKING SPACES, DRIVEWAY OFF SUZY STREET, AND ASSOCIATED STORMWATER MANAGEMENT FACILITIES. THE ANTICIPATED SITE INCLUDES VARIOUS AREAS, SUCH AS ADDITIONAL IMPERVIOUS AREA WHICH WILL BE TREATED ON-SITE BY STORMWATER CONTROL MEASURES (SCMS), TWO (2) INFILTRATION BASINS (SCM NO. 1 & SCM NO. 2) ARE PROPOSED TO MANAGE THE SITE RUNOFF. STORMWATER RUNOFF FROM THE PIT WILL EVENTUALLY REACH THE QUITTAPAHILLA CREEK WHICH IS DESIGNATED AS FISHERY AND WILDERNESS (FWS). THE QUITTAPAHILLA CREEK IS RATED ACCORDING TO CATEGORY 4 OF THE PA WATER QUALITY STANDARDS. SHADY GROUNDS, SHADE TREES ARE THE NEW ACTIVITIES WILL NOT RESULT IN A CHANGE IN VOLUME OR RATE OF STORMWATER RUNOFF (FOR ALL STORM EVENTS), THE EXISTING COMMON LAW EASEMENT COULD BE RELIED UPON.

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

POA 001 - DISCHARGES TO AN EXISTING HEADWALL AND 15" DIA. STORM SEWER PIPE AT THE NORTHERN CORNER OF THE PROPERTY. RUNOFF FROM POA 001 EVENTUALLY REACHES THE QUITTAPAHILLA CREEK.

POA 002 - DISCHARGES TO AN EXISTING INLET AND 15" DIA. STORM SEWER PIPE IN SUZY STREET. RUNOFF FROM POA 002 EVENTUALLY REACHES THE QUITTAPAHILLA CREEK.

SOIL INFORMATION AND GEOLOGY

THE FOLLOWING SOILS ARE FOUND WITHIN OR ADJACENT TO THE AREA TO BE DISTURBED BY EARTH MOVING ACTIVITIES. THESE SOILS CAN ERODE WHEN DISTURBED. EROSION WILL BE CONTROLLED WITH STANDARD EROSION CONTROLS SUCH AS FILTER SOCK, SLOPES/SPILLWAY MATTING, RIPRAP OUTLET PROTECTION, ROCK CONSTRUCTION ENTRANCE, ROCK FILTER, CONCRETE WASHOUT, AND A SEDIMENT TRAPS.

Map Symbol	Soil Name	Slope	Hydrologic Group
BcB	Bedington shale silt loam	3-8%	B
CmB	Comly silt loam	3-8%	C

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

THE PA DEP'S EMAPPA DOES NOT IDENTIFY ANY KARST FEATURES WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT SITE. THE SITE IS UNDERLAIN BY THE ANNVILLE FORMATION AND THE HERSHEY AND MYERSTOWN FORMATIONS. THESE BEDROCK FORMATIONS CONTAIN CARBONATE ROCK, AND AS SUCH THERE IS RISK FOR KARST ACTIVITY. THE FIELD SURVEY AND GEOTECHNICAL INVESTIGATION DID NOT IDENTIFY ANY KARST FEATURES ON THE SITE. SHOULD A GEOTECHNICAL HAZARD BE ENCOUNTERED DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER WILL BE IMMEDIATELY CONTACTED AND REQUIRED TO OVERSEE ANY MITIGATION MEASURES.

BEDINGTON SOILS - THE BEDINGTON SERIES CONSISTS OF VERY DEEP, WELL DRAINED SOILS. BEDINGTON SOILS FORMED IN RESIDUUM FROM DARK BROWN, GRAY AND OLIVE CLAY, SEDIMENTARY, SILTSTONE AND SHALE, WITH SOME SANDSTONE INTERBEDS. THEY ARE ON NEARLY LEVEL TO STEEP CONVEY UPLANDS AND ON THE SIDESLOPES OF HILLS AND RIDGES. PERMEABILITY IS MODERATE. MEAN ANNUAL PRECIPITATION IS 41 INCHES. MEAN ANNUAL TEMPERATURE IS 52 DEGREES F. BEDINGTON SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS AND CORROSIVE TO CONCRETE. THIS SOIL MAY ALSO BE SUBJECT TO DROUGHT AND MAY BE EASILY ERODIBLE. BEDINGTON SOILS MAY ALSO BE SUSCEPTIBLE TO HYDRIC INCLUSIONS, SLOW PERCOLATION, FROST ACTION, AND A POOR SOURCE OF TOPSOIL.

COMLY SOILS - THE COMLY SERIES CONSISTS OF VERY DEEP, MODERATELY WELL DRAINED. THESE SOILS FORMED COLLUVIUM WEATHERED FROM ACID BROWN AND GRAY SHALE, SANDSTONE, AND SILTSTONE. THEY ARE ON CONCAVE UPLAND SLOPES OF 0 TO 25 PERCENT. PERMEABILITY IS MODERATE ABOVE THE FRAGIPAN AND MODERATELY SLOW IN THE FRAGIPAN. MEAN ANNUAL PRECIPITATION IS 44 INCHES. MEAN ANNUAL TEMPERATURE IS 52 DEGREES F. COMLY SOILS MAY BE SUSCEPTIBLE TO CUT BANKS AND CAVE INS CORROSIVE TO STEEL AND CONCRETE. DROUGHT, AND EASILY ERODIBLE. THESE SOILS MAY ALSO BE SUSCEPTIBLE TO A SEASONALLY HIGH WATER TABLE, HYDRIC INCLUSIONS, PIPING, FROST ACTION, AND A POOR SOURCE OF TOPSOIL.

SOIL USE LIMITATIONS AND RESOLUTIONS

- CUT-BANK CAVING: ALL APPLICABLE OSHA STANDARDS AND REGULATIONS SHALL BE IMPLEMENTED AT ALL TIMES DURING TRENCHING AND EXCAVATION OPERATIONS.
- CONVERSION OF STEEL TO CONCRETE: UNDERGROUND FOUNDATIONS AND STRUCTURES SHALL BE PROPERLY PROTECTED AGAINST CORROSION, WHICH MAY INCLUDE COATING THESE STRUCTURES WITH CORROSION-RESISTANT MATERIAL.
- DROUGHT: VEGETATION MAY REQUIRE FREQUENT WATERING DURING ESTABLISHMENT.
- EASILY ERODIBLE: EROSION AND SEDIMENT POLLUTION CONTROLS WILL BE IMPLEMENTED TO AVOID THE TRANSPORTATION OF SEDIMENT-LOADED WATER OFF-SITE.
- SEASONALLY HIGH WATER TABLE: THE SITE MAY REQUIRE DEWATERING OF PITS DURING CONSTRUCTION, I.E. WHEN POURING FOOTERS, EXCAVATING TRENCHES, DEWATERING BASINS, ETC. SHOULD DEWATERING BE REQUIRED, A SUMP PIT AND FILTER BAG SHALL BE UTILIZED, AND WATER SHALL BE PUMPED TO AN UNDISTURBED AREA UPSTREAM OF A PERIMETER CONTROL BMP SUCH AS A FILTER SOCK. THE GEOTECHNICAL INVESTIGATION DID NOT ENCOUNTER GROUNDWATER.
- HYDROLIC-SOLYHDROIC INCLUSIONS: NO WETLANDS ARE LOCATED ON SITE.
- SLOW PERCOLATION: INFILTRATION TESTING HAS BEEN CONDUCTED AND YIELDED ADEQUATE RATES WITHIN THE PROPOSED SCMS. ADEQUATE PRECAUTIONS WILL BE TAKEN TO ENSURE THAT THE PCMS SCMS INFILTRATE WITHIN THE REQUIRED TIME PERIOD, INCLUDING POST-CONSTRUCTION INFILTRATION TESTING.
- PIPING: ANTI-SEEP COLLARS WILL BE PROVIDED AS PART OF THE SCM OUTLET DESIGNS.
- FROST ACTION: THE PROJECT'S IMPERVIOUS SURFACES SHALL BE GRADED AT A MINIMUM OF 1% IN ONE DIRECTION, SO THAT WATER WILL NOT COLLECT ON THE SURFACE AND CAUSE DAMAGE DURING FREEZE/THAW CYCLES. CRACKS WHICH DEVELOP IN THE IMPERVIOUS SURFACES SHALL BE PROMPTLY SEALED.
- POOR SOURCE OF TOPSOIL: THE ADEQUACY OF THE TOPSOIL WILL BE EVALUATED UPON THE COMMENCEMENT OF EXCAVATION. AS MUCH OF THE SITE IS CURRENTLY AN AGRICULTURAL FIELD AND THERE IS A SIGNIFICANT AMOUNT OF PROPOSED IMPERVIOUS AREA, ONSITE TOPSOIL IS EXPECTED TO BE SUFFICIENT.

STANDARD E&S PLAN NOTES (PER E&S MANUAL)

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL, INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMP'S SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINAL GRADING AREAS THAT ARE TO BE RE-DISTURBED. THE STOCKPILE STABILIZATION BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL, BROUGHT ON SITE IS CLEAN FILM. FORM P-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILM MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILM DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY OR EXIT DIRECTLY FROM THE SITE ONTO **SUZY STREET** WITHOUT UTILIZING A ROCK CONSTRUCTION ENTRANCE.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND PENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ABOVE ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES (12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL SLOPES SHALL HAVE A MINIMUM OF 3 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOO, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- THE LOCAL CONSERVATION DISTRICT SHALL BE CONTACTED IF SEEPS OR SPRINGS ARE ENCOUNTERED DURING CONSTRUCTION AND ALL GRASS SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETTED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMP'S.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP'S SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE COMMONWEALTH AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY PUBLIC SURFACE WATER OR DRAINAGE SYSTEM.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPORTED TO THE LOCAL CONSERVATION DISTRICT AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 8" LAYERED LIFTS AT 95% DENSITY.

CALCULATIONS

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

CLEAN FILM NOTES

- CLEAN FILM IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES CONCRETE, CEMENT, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS UNRECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH NEITHER OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILM. 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 PLANNING, DESIGN, CONSTRUCTION, QUESTIONNAIRES, QUESTIONNAIRES, 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 FILM. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF CLEAN FILM."

TEMPORARY CONTROL MEASURES

- TOPSOIL STOCKPILE
 - A STOCKPILE SHALL BE USED TO CONTAIN ALL STRIPPED TOPSOIL IN A LIMITED AREA IN ORDER TO KEEP DISTURBANCE TO A MINIMUM.
 - STOCKPILES SHALL BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATION CONTAINED HEREON.
 - STOCKPILES SHALL BE LOCATED SO 35' IN ALL SLOPES CAN FUNCTION AS DESIGNED.
 - STOCKPILE HEIGHTS MUST NOT EXCEED 35' IN HEIGHT. SIDE SLOPES SHALL BE 2:1 OR FLATTER.
- SEDIMENT BASINS/TRAPS
 - PROPOSED SCMS NO. 1 & 2 WILL SERVE AS A SEDIMENT REMOVAL FACILITIES DURING THE CONSTRUCTION PHASE. REQUIRED SEDIMENT STORAGE AND DEWATERING VOLUMES ARE SPECIFIED ON THE STANDARD E&S WORKSHEETS PRESENTED LATER IN THIS REPORT.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM EACH FACILITY WHEN IT HAS REACHED THE CLEAN OUT ELEVATION NOTED ON THE CLEANOUT STAKE FOR THAT BASIN/TRAP. ALL SEDIMENT REMOVED FROM THE FACILITIES SHALL BE DISPOSED WITHIN THE LIMITS OF DISTURBANCE, AWAY FROM STEEP SLOPES, AND IN A MANNER THAT WILL NOT CAUSE EROSION OR SEDIMENTATION. ALL AREAS DISTURBED DURING THIS PROCESS SHALL BE MULCHED AND PERMANENTLY STABILIZED WITH SEED.
- FILTER SOCK
 - A FILTER SOCK SHALL BE USED TO INTERCEPT SEDIMENT-LADEN RUNOFF FROM SMALL WATERSHEDS.
 - FILTER SOCK MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF THE FILTER SOCK SHALL EXTEND UP-SLOPE AT A 45-DEGREE ANGLE TO THE MAIN FENCE/ROCK ALIGNMENT.
 - SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF SOCK.
 - ALL AREAS OF CONCENTRATED FLOW AND AT ALL AREAS WHERE THE FILTER SOCK HAS COLLAPSED OR UNDERCUT DUE TO EXCESSIVE FLOWS, A NEW SECTION OF FILTER SOCK SHALL BE INSTALLED.
- INTERIM STABILIZATION / TEMPORARY EROSION CONTROL MATTING
 - TEMPORARY SEEDING/MATting AND MULCHING SHALL BE APPLIED WHERE INDICATED TO PROVIDE INTERIM STABILIZATION TO EXPOSED AREAS.
 - TEMPORARY SEEDING/MULCHING/MATting SHALL BE AS APPLIED AS SPECIFIED ON THE SEEDING SCHEDULE CONTAINED ON THE E&S&P PLAN.
 - ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WILL BE RE-DISTURBED WITHIN 1 YEAR MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATION CONTAINED HEREON. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS CONTAINED HEREON.
- ALTERNATIVE ROCK CONSTRUCTION ENTRANCE
 - A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC WILL BE ENTERING AND LEAVING THE SITE. THE ROCK CONSTRUCTION ENTRANCE IS USED TO ELIMINATE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE EXISTING ROADWAY.
 - ROCK CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 100' AND 20'W. REFER TO THE PLAN DETAIL FOR ADDITIONAL SPECIFICATIONS.
- SEDIMENT SKIMMER
 - A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.
 - SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.
 - ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - DICE OR SEDIMENT BUILDUP AROUND THE PRINCIPAL SPILLWAY SHALL BE REMOVED TO ALLOW THE SKIMMER TO RESPOND TO FLUCTUATING WATER ELEVATIONS.
 - SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE LEVEL MARKED ON THE SEDIMENT CLEAN-OUT STAKE OR THE TOP OF THE LANDING DEVE.
 - A SEMI-CIRCULAR LANDING ZONE MAY BE SUBSTITUTED FOR THE GUIDE RAILS.
- PUMPED WATER FILTER BAG
 - FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE-STITCHED "J" TYPE SEAMS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.

b. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/3 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.

c. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREAS, AND SHALL DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.

d. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.

e. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/3 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND GREENED.

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

8. ROCK FILTER OUTLET WITH COMPOST

a. A GRAVEL BERM SHALL BE PROVIDED WHERE SHOWN ON THE PLAN AND AT ALL LOCATIONS OF CONCENTRATED FLOWS.

a. A 6" LAYER OF COMPOST SHALL BE ANCHORED TO THE UPSLOPE SIDE OF THE ROCK FILTER.

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

d. ROCK FILTERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENT. THE STONE SHALL BE WASHED FREE OF ALL SEDIMENT OR NEW STONE SHALL BE USED TO REBUILD THE FILTER.

9. CONCRETE WASHOUT

a. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.

b. WASHOUT FACILITIES SHOULD BE LOCATE DON SLOPES NOT EXCEEDING A 2% GRADE.

c. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

d. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

e. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

PERMANENT CONTROL MEASURES

- PERMANENT GRASS / LEGUME COVER
 - ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL BE PERMANENTLY STABILIZED WITH GRASS TO MINIMIZE EROSION. ALL SLOPES SHALL BE PERMANENTLY SEEDDED AS REQUIRED IN ACCORDANCE WITH THE SEEDING SPECIFICATION SHOWN ON THE ATTACHED E&S&P PLAN.
 - PERMANENT GRASS COVER SHALL BE APPLIED AS SPECIFIED IN ACCORDANCE WITH THE SEEDING SCHEDULE AND NOTES CONTAINED ON THE ATTACHED E&S&P PLAN.
- SOD
 - A SOD SHALL BE INSTALLED IN AREAS WHERE PERMANENT STABILIZATION WITH SEED ALONE IS DIFFICULT.
 - SOD MATERIALS AND INSTALLATION SHALL MEET THE APPROVAL OF THE LOCAL CONSERVATION DISTRICT.
- RIP - RAP OUTLET PROTECTION
 - A RIP-RAP SHALL BE USED AT ALL PIPE OUTLETS TO REDUCE THE OUTFLOW VELOCITY AND MINIMIZE EROSION POTENTIAL AT THE OUTLET PIPE.
 - RIP-RAP SHALL BE INSTALLED IN ACCORDANCE WITH THE DIMENSIONS AND MATERIALS SHOWN ON THE ATTACHED PLAN.
- SWALES/SPILLWAYS/SLOPE LINING
 - PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
 - BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6' WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL CENTER BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
 - FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
 - IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40-FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
 - THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

STABILIZATION SPECIFICATIONS

- 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 SEEDDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- LIME AND FERTILIZER SHOULD BE APPLIED IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY AT LEAST 6 TONS OF AGRICULTURAL GRADE LIMESTONE AND 1000 POUNDS OF 10-20-20 FERTILIZER PER ACRE.
- APPLY SEED AT REQUIRED RATES. IF LEGUMES ARE PLANTED, BE SURE TO INOCULATE THE SEED WITH THE CORRECT LEGUME INOCULANT. SEED MAY BE BROADCAST ON THE SURFACE AND A LAYER OF MULCH APPLIED AT THE NECESSARY RATES. HYDROSEEDING IS ANOTHER METHOD OF SEEDING, WHERE THE SEED, FERTILIZER, AND MULCH ARE MIXED WITH WATER TO FORM AN EMULSION. THIS METHOD SHOULD ONLY BE DONE WITH THE CORRECT EQUIPMENT OR BY PROFESSIONALS.
- 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 SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.

MAINTENANCE NOTES

- THE APPLICANT OR HIS DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING ALL FACILITIES SHOWN ON THIS PLAN.
- DIVERSIONS, CHANNELS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.
- ANY PERMANENTLY SEEDDED AREA THAT BECOMES ERODED OR DISTURBED SHALL HAVE THE TOPSOIL REPLACED, THE GRASS RE-SOWN AND MULCH REAPPLIED, OR, AT THE DISCRETION OF THE OWNER, SOD INSTALLED.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IN ALL AREAS TRIBUTARY TO THE CONTROLS), TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.
- ANY SEDIMENT REMOVED FROM BMP'S DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING IN A MANNER THAT WILL NOT CAUSE EROSION OR SEDIMENTATION. ALL AREAS DISTURBED DURING THIS PROCESS SHALL BE MULCHED AND PERMANENTLY STABILIZED WITH SEED.
- E&S BMP'S SHALL BE INSPECTED FOLLOWING EACH MEASURABLE RAINFALL THROUGH THE DURATION OF THE PROJECT. INSPECTIONS SHALL BE LOGGED ON DEP FORM 3800-FM-BCW0271D (DATED 3/20/25) AND SHALL SHOW THE DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE LOCAL CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

STAGING OF EARTHMOVING

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

CONSTRUCTION OF THE SITE IMPROVEMENTS IS EXPECTED TO BEGIN IN THE FALL OF 2026. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. CONSTRUCTION WILL PROCEED IN A TIMELY MANNER IN ORDER TO LIMIT THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. SHOULD ANY SINKHOLES OR GROUNDWATER SOURCES BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

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

FOR ANY PROPERTY CONTAINING A POST-CONSTRUCTION STORMWATER CONTROL MEASURE (SCM), THE PERMITTED OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE DEPARTMENT WITHIN 45 DAYS OF THE 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 SCMS AND PROVIDE NOTICE THAT THE INSTRUMENT FOR LONG-TERM OPERATION AND MAINTENANCE OF THE SCM(S) IS A COVENANT THAT RUNS WITH THE LAND AND IS BINDING UPON ALL SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER §102(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.

SEQUENCE OF CONSTRUCTION

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONTRACTOR SHALL NOTIFY THE LOCAL SUB-CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE CIVIL ENGINEER, AND A REPRESENTATIVE OF THE LOCAL COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. PERIMETER E&S CONTROLS MAY BE INSTALLED PRIOR TO THE 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.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
- INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE ATTACHED PLAN.
- THE LIMITS OF DISTURBANCE (LOC) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.)
- LOCATE, STAKE, AND FLAG ALL AREAS MARKED AS PCSM SCMS. REFER TO PCSM PLAN FOR ADDITIONAL INFORMATION AND LOCATION OF PCSM SCMS. THESE AREAS SHOULD NOT BE COMPACTED DURING CONSTRUCTION. NO CONSTRUCTION TRAFFIC SHALL OCCUR IN THESE AREAS EXCEPT AS NECESSARY FOR EXCAVATION/GRADING.
- INSTALL ALL PERIMETER FILTER SOCK ON THE SITE LOCATIONS 1-15 AS INDICATED ON THE ATTACHED PLAN. FILTER SOCK IS TO BE INSTALLED ALONG THE CONTOUR, AT A LEVEL GRADE. THE FILTER SOCK SHOULD BE POSITIONED IN SUCH A WAY AS TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE. SEDIMENT ACCUMULATING TO HALF THE HEIGHT OF THE FILTER SOCK SHALL BE REMOVED IN ORDER TO RESTORE THE SEDIMENT STORAGE CAPACITY OF THESE AREAS. IN THE CASE OF A FAILURE OF THE

EROSION & SEDIMENTATION POLLUTION CONTROL PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

located in
North Lebanon Township
Lebanon County, Pennsylvania

DATE

BY

REVISION

FIELD CREW: MOD/JEC

BASE MAP: JEC

DRAWN: CDS

DESIGN: CDS

CHECKED: CDS

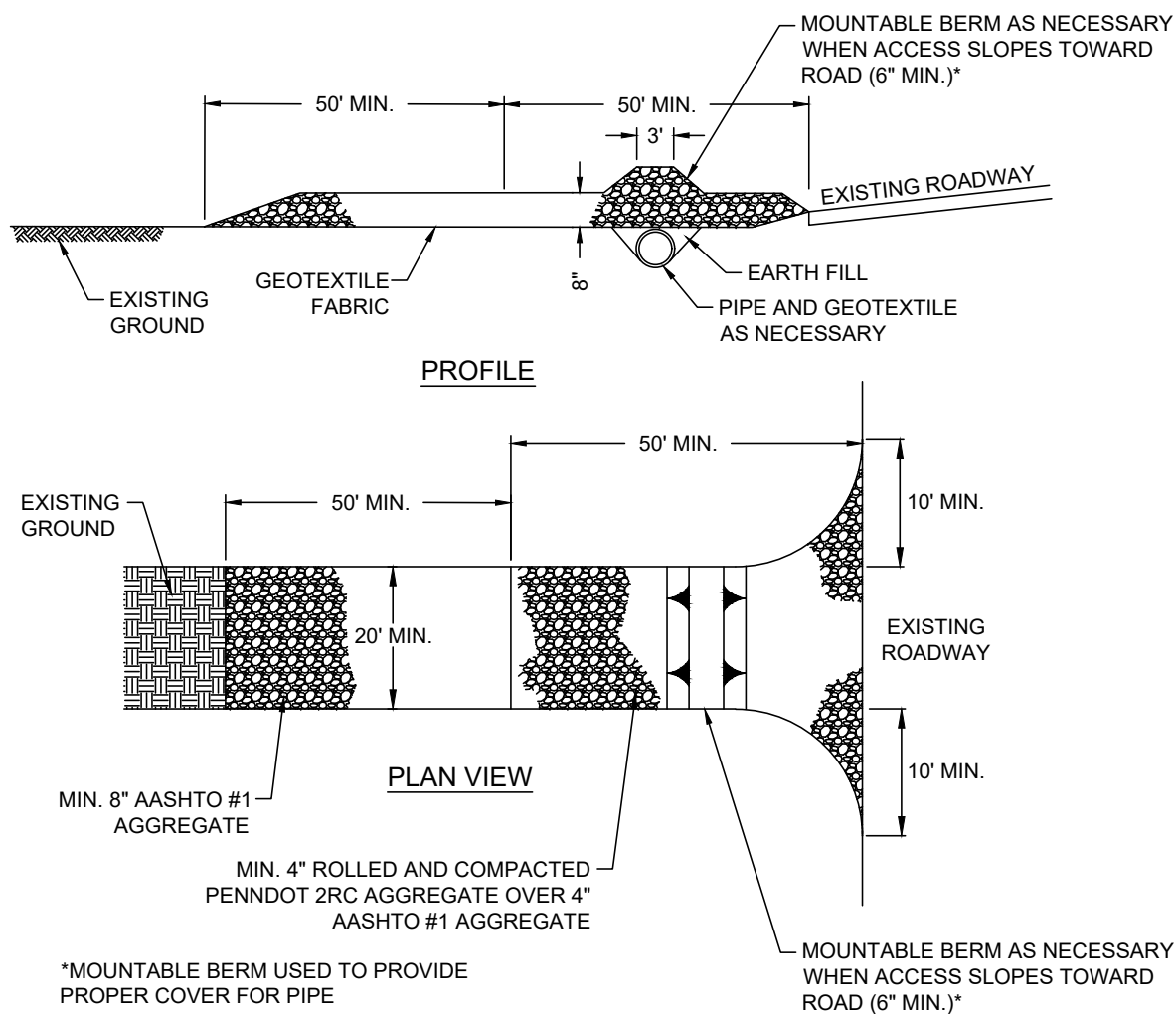
DATE: 5/7/26

SCALE: N/A

PROJECT # 2054-26-001

14

14 OF 16 SHEETS



- NOTES:**
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY THE MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
 4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ALTERNATE ROCK CONSTRUCTION ENTRANCE

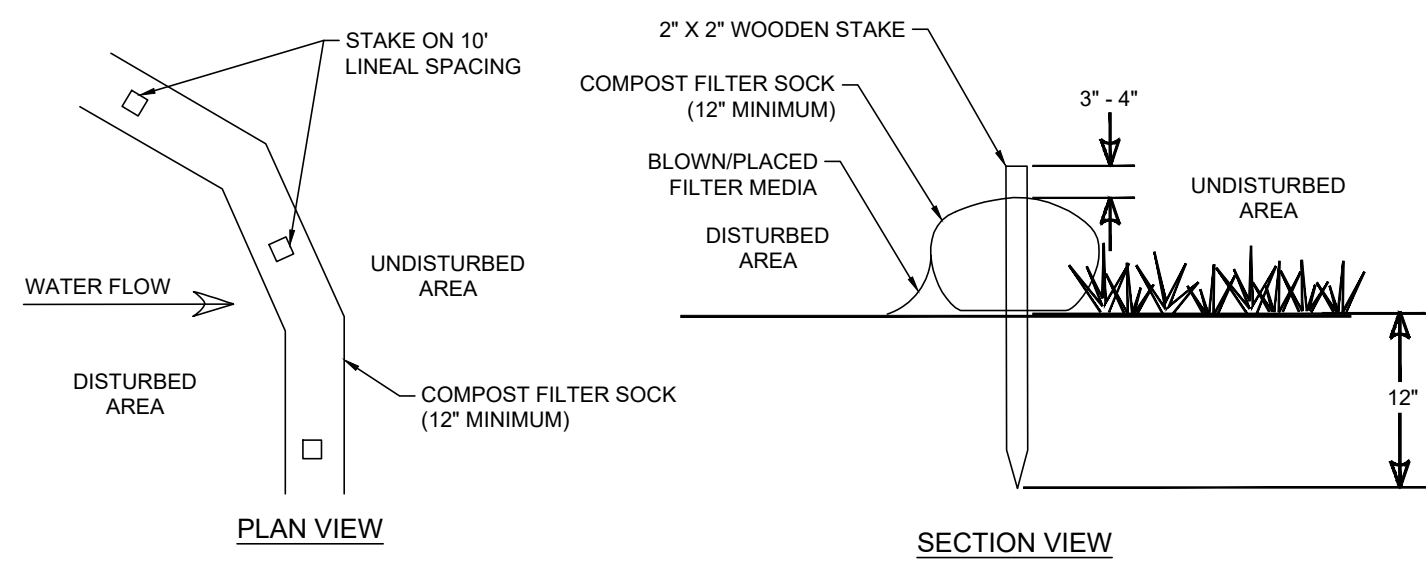
NO SCALE

APPLICATION	SPECIES	% BY WEIGHT	MINIMUM % PURITY	MINIMUM % GERMINATION	MAX % WEED SEED	SEEDING RATE (LB/1000 YD ²)	PLANTING SEASON	FERTILIZER FORMULA APPLICATION RATE	LIMING RATE
TEMPORARY SEEDINGS	ANNUAL RYEGRASS	100	97	90	0.15	10 (48)	MARCH 1 - AUGUST 15	10-10-10 100 LB/1000 YD ²	410 LB/1000 YD ²
	WINTER RYE	100	95	80	0.15	56 (271)	AUGUST 16 - OCTOBER 15	10-10-10 100 LB/1000 YD ²	410 LB/1000 YD ²
PERMANENT LAWNS	PERENNIAL RYEGRASS	20	97	90	0.10	8.5 (41.14)	MARCH 1 - JUNE 1 AND AUGUST 1 - OCTOBER 15	10-20-20 140 LB/1000 YD ²	800 LB/1000 YD ²
	CREeping RED FESCUE OR CHEWINGS FESCUE	30	97	85	0.10	12.5 (60.5)			
	KENTUCKY BLUEGRASS	50	97	80	0.15	21.0 (101.64)			

- NOTES:**
1. LIMING AND FERTILIZER RATES SHALL BE REVISED IN ACCORDANCE WITH ANY SOIL TEST RESULTS.
 2. ALL SEEDING AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 3 TONS PER ACRE. MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT A RATE OF 750 LBS PER ACRE.
 3. ALL DIVERSIONS, CHANNELS, SED TRAPS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.

SEEDING & FERTILIZER SPECIFICATIONS

NO SCALE

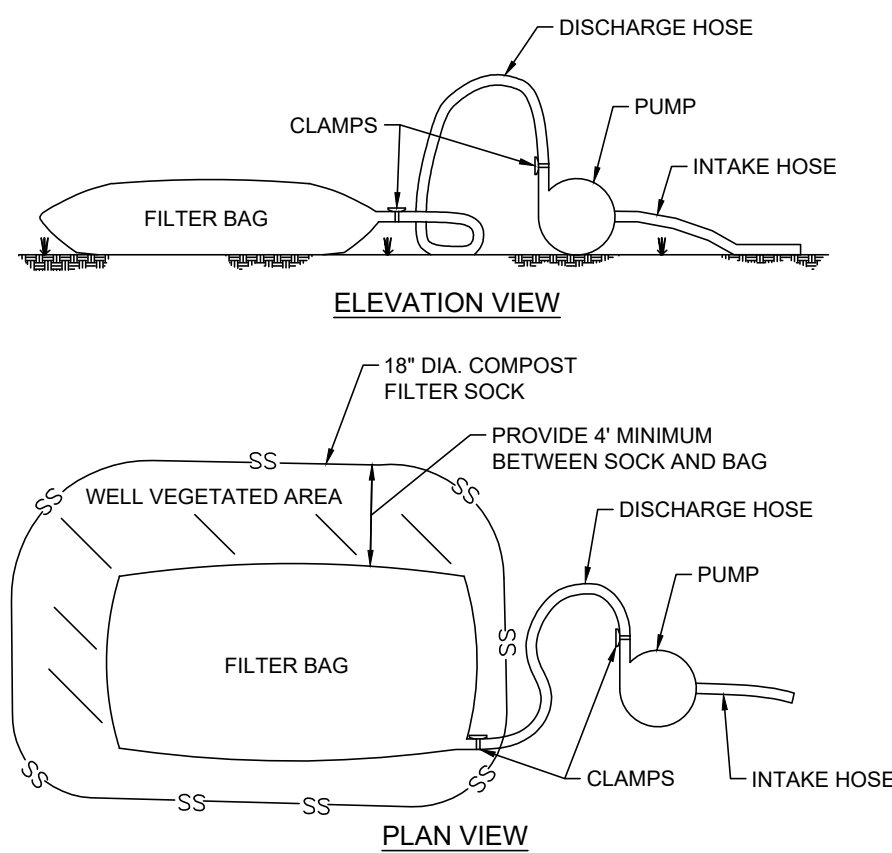


- INSTALLATION NOTES:**
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTER SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE,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

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

COMPOST FILTER SOCK DETAIL

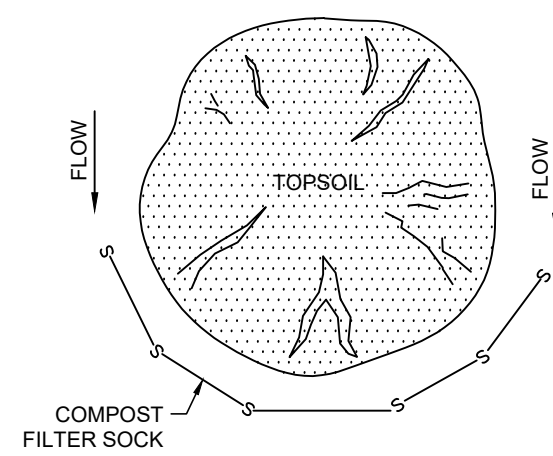
NO SCALE



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

PUMPED WATER FILTER BAG DETAIL

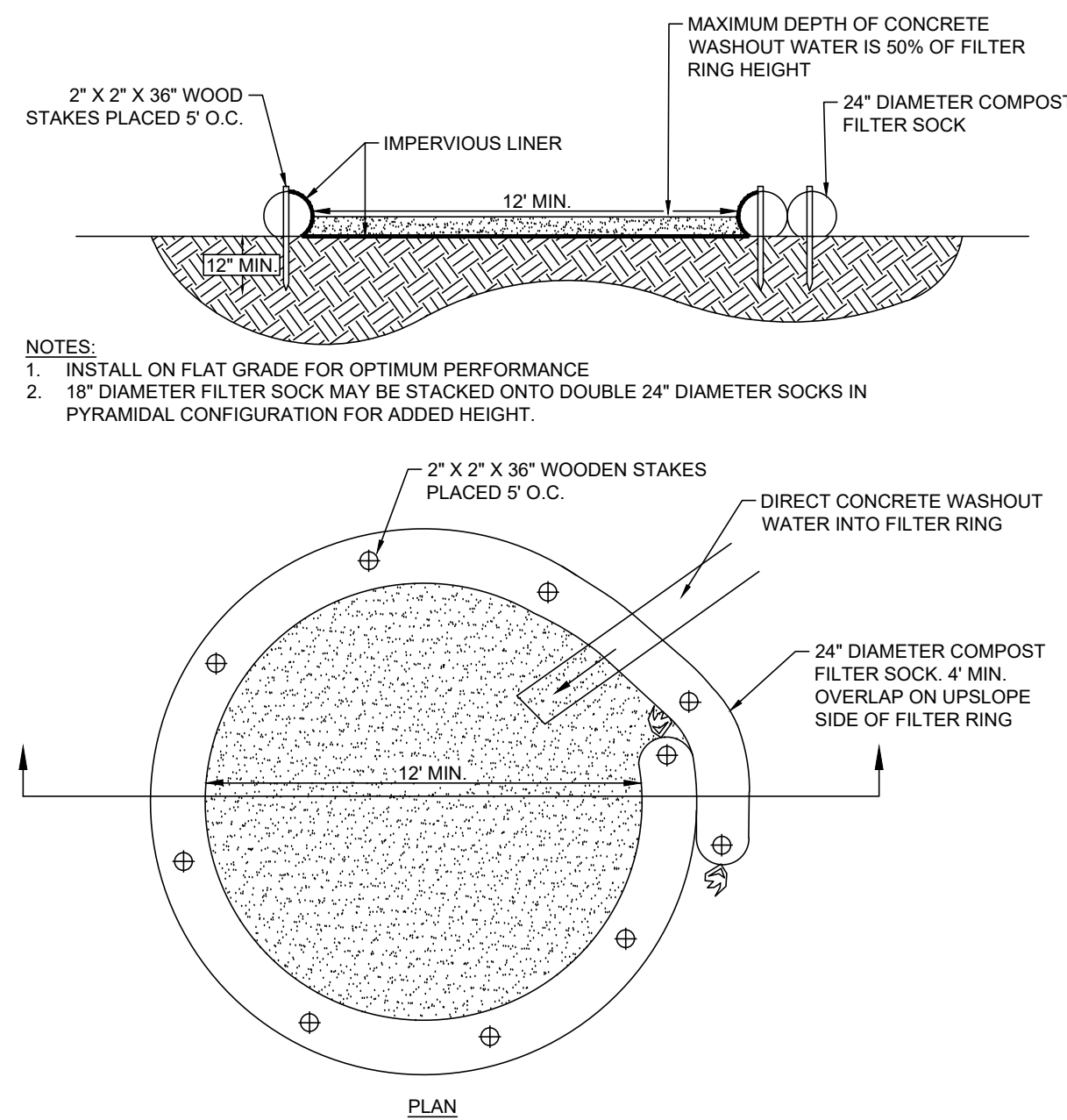
NO SCALE



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

TOPSOIL STOCKPILE

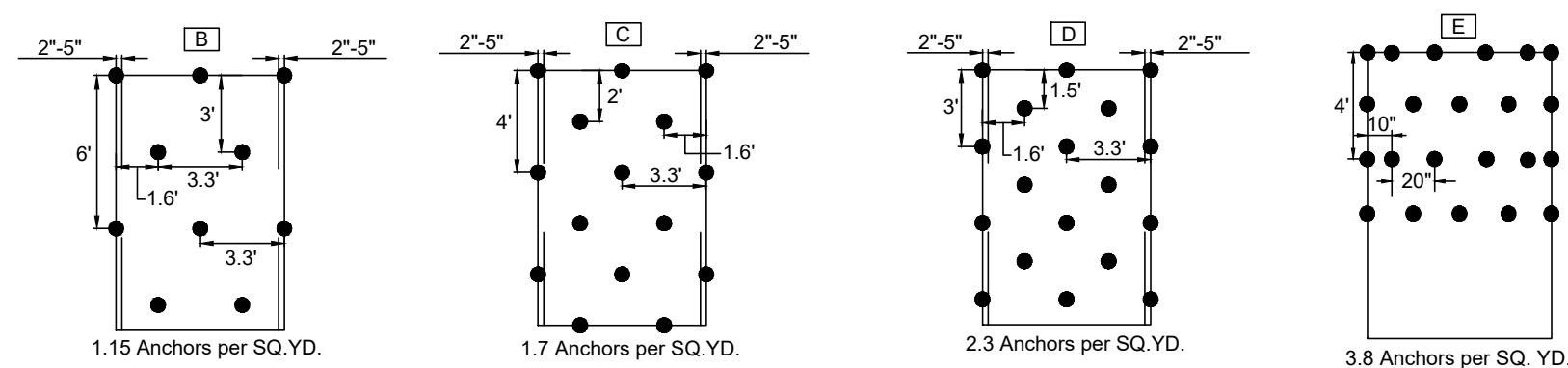
NO SCALE



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

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NO SCALE

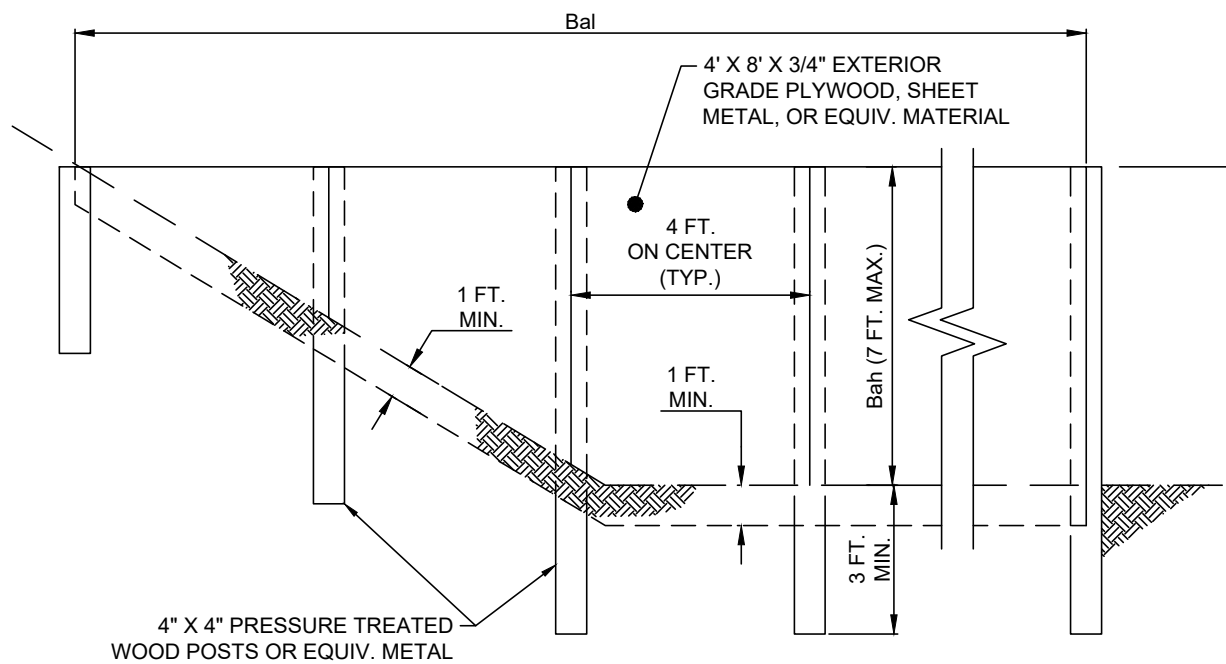


Tensar. NORTH AMERICAN GREEN
5401 St. Wendel - Cynthia Rd.
Pocahontas, IN 47633
PH: 800-772-2040
www.tensarngreen.com

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

STAPLE PATTERN DETAIL

NO SCALE

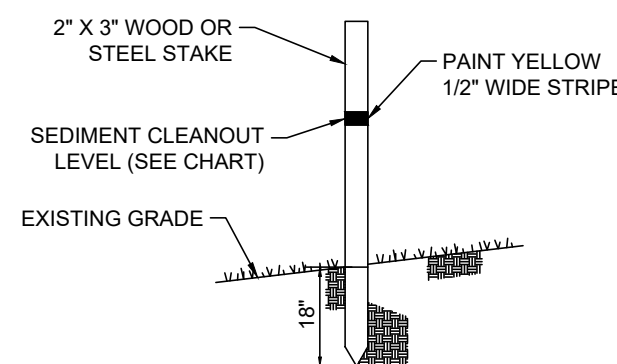


BASIN OR TRAP NO.	BAFFLE LENGTH Bal (FT)	HEIGHT Bah (FT)	CREST ELEV. TRCE (FT)	BOTTOM ELEV. BE (FT)
1	200	2.00	536.00	534.00
2	60 (x3)	2.00	541.00	539.00

- NOTES:**
1. SEE APPROPRIATE BASIN DETAIL PROPER LOCATION AND ORIENTATION.
 2. AN ACCEPTABLE ALTERNATIVE IS TO INSTALL THE SAME HEIGHT WITH SUPER SILT FENCE OR COMPOST FILTER SOCK AT THE BAFFLE LOCATION.
 3. IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.
 4. BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.
 5. SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.
 6. DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTIONS.
 7. BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

SEDIMENT BASIN/TRAP BAFFLE DETAIL

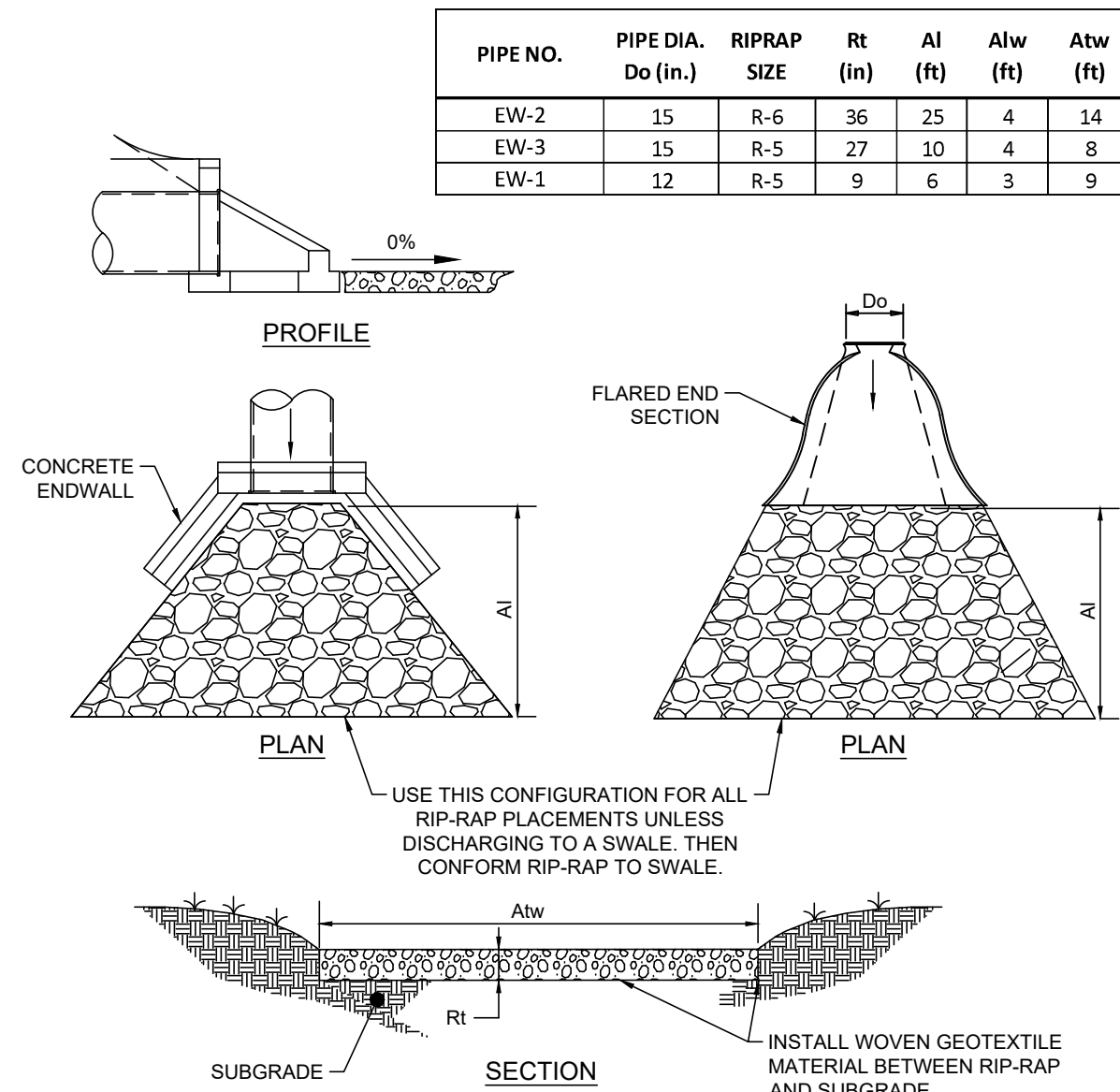
NO SCALE



BASIN/TRAP NO.	ELEVATION
1	535.00
2	540.00

CLEANOUT STAKE DETAIL

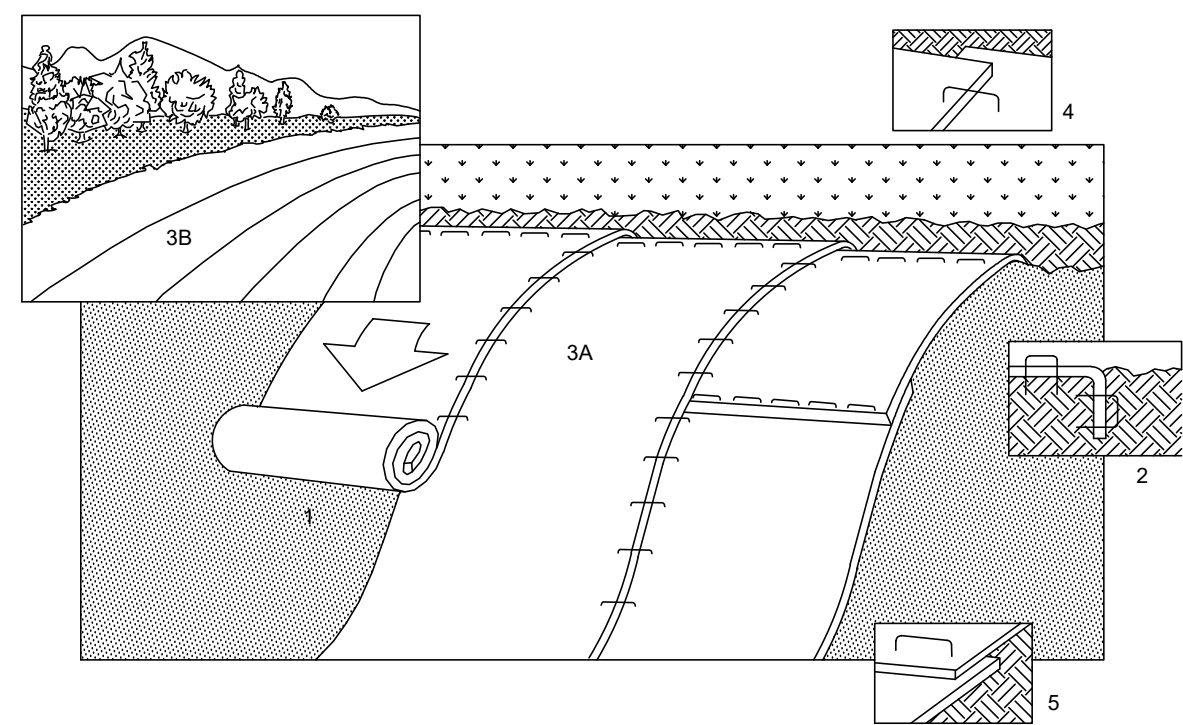
NO SCALE



FLARED END SECTION/ENDWALL RIP RAP DETAIL

NO SCALE

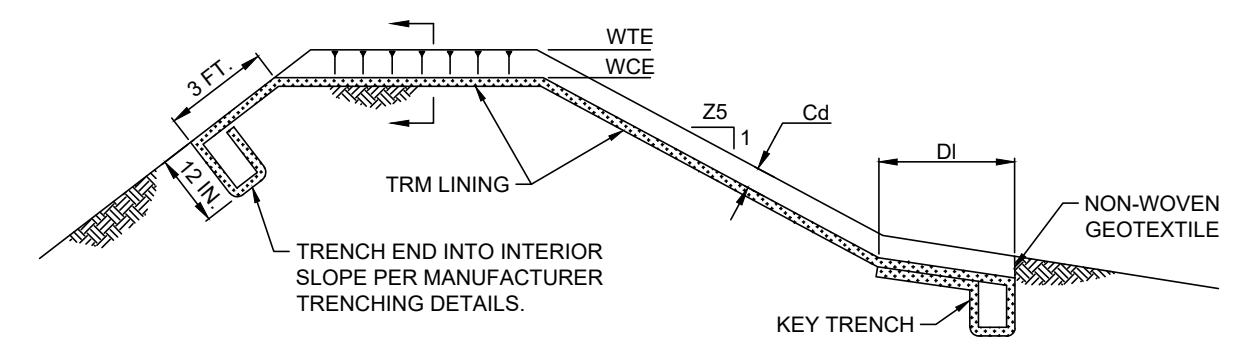
PIPE NO.	PIPE DIA. Do (in.)	RIPRAP SIZE	Rt (in)	At (ft)	Alw (ft)	Atw (ft)
EW-2	15	R-6	36	25	4	14
EW-3	15	R-5	27	10	4	8
EW-1	12	R-5	9	6	3	9



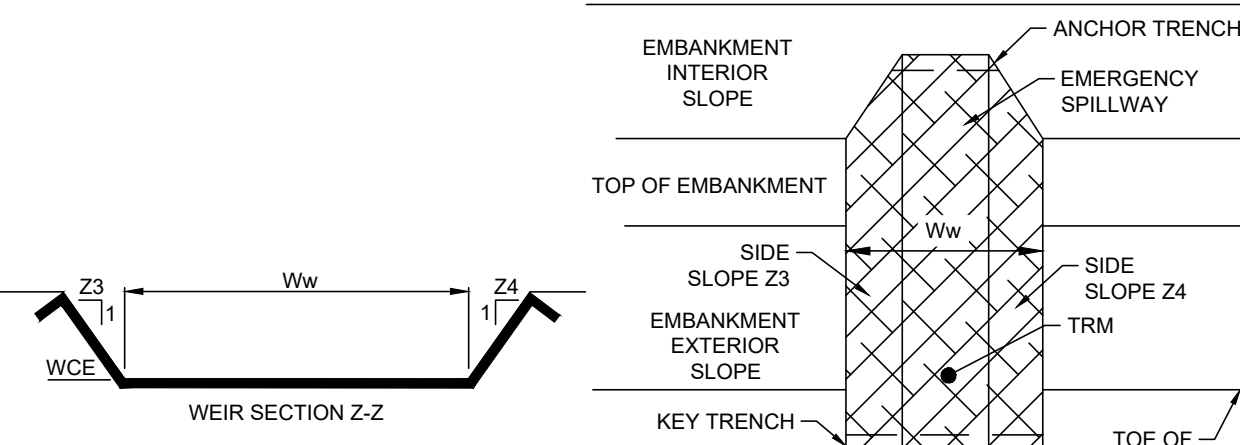
- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL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

SLOPE MATTING INSTALLATION DETAIL

NO SCALE



SCM NO.	WEIR					LINING		CHANNEL		DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-)	RIPRAP THICK. DRI (IN)
1	3	3	537.83	536.50	50	S200	E	N/A	N/A	15	N/A	N/A	N/A
2	3	3	542.83	541.50	50	S200	E	N/A	N/A	15	N/A	N/A	N/A



EMERGENCY SPILLWAY DETAIL

NO SCALE

EROSION & SEDIMENTATION POLLUTION CONTROL DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

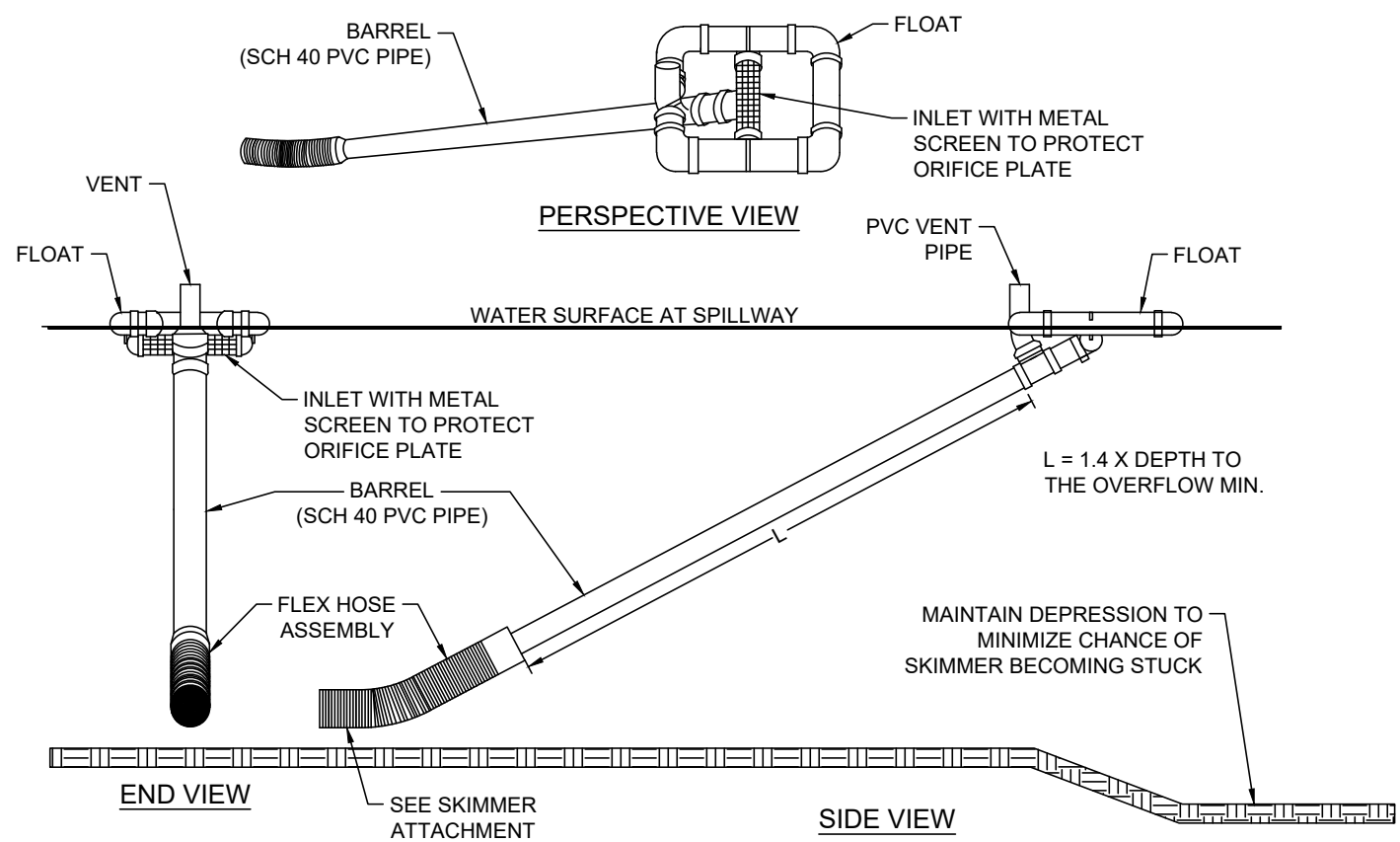
located in
North Lebanon Township
Lebanon County, Pennsylvania

SEI ENGINEERING SURVEYING
279 N. ZINNS MILL ROAD, LEBANON, PA 17042
717-272-7110 WWW.STECKBECK.NET

FIELD CREW: MOD,JEC
BASE MAP: JEC
DRAWN: CDS
DESIGN: CDS
CHECKED: SAS
DATE: 5/7/26
SCALE: AS NOTED
PROJECT # 2054-26-001

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15 OF 16 SHEETS



SKIMMER DESIGN CHART					
BASIN/TRAP NO.	BARREL		SKIMMER		CONNECTION POINT SIZE (IN)
	LENGTH (FT)	PIPE DIA. (IN)	SIZE (IN)	SLIDING ORIFICE %	
1	6.5	1.5	2	60%	4
2	6.5	1.5	2	50%	4

SKIMMER SHALL BE MANUFACTURED BY THE FOLLOWING:

1. FAIRCLOTH SKIMMER
525 DIMMOCK'S MILL ROAD
HILLSBOROUGH, NORTH CAROLINA
PHONE: 919-732-1244
FAX: 919-732-1286

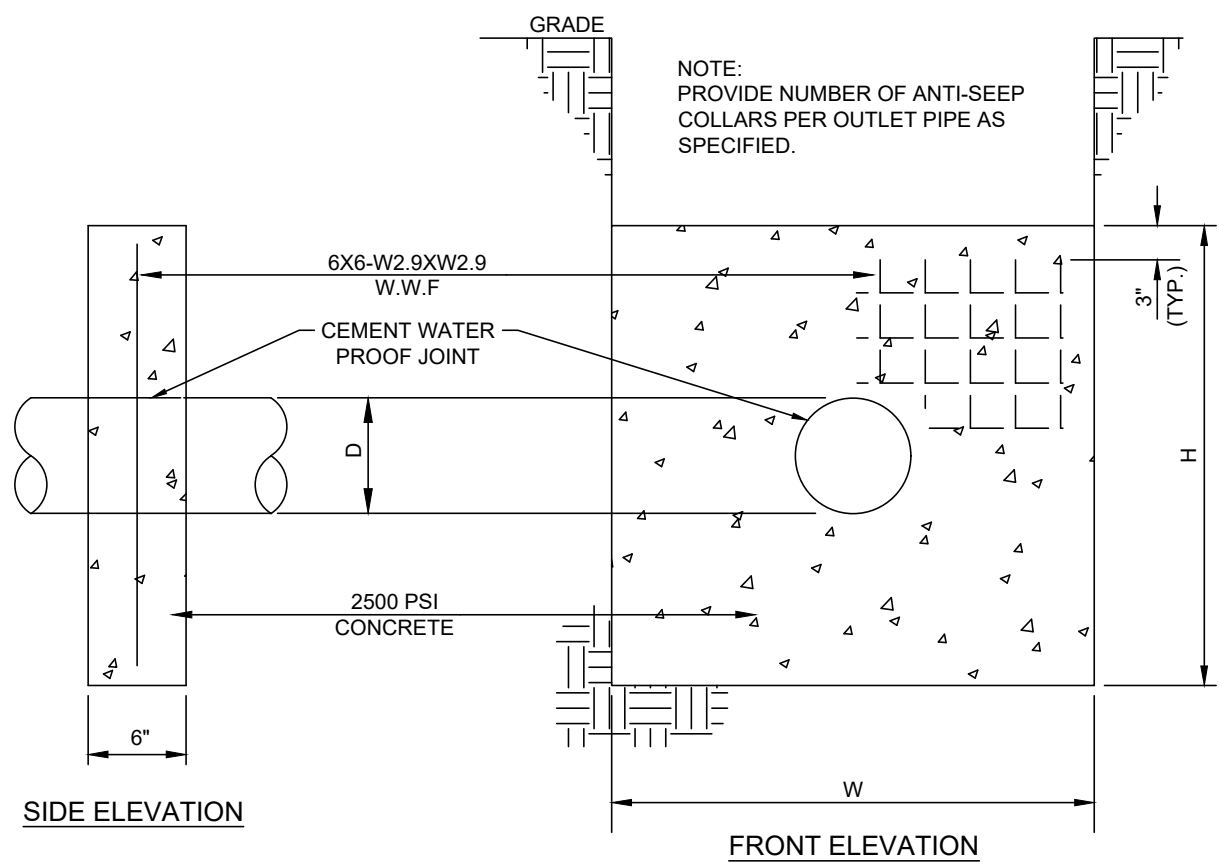
2. OR APPROVED EQUAL

E&S SKIMMER OUTLET DETAIL

NO SCALE

GENERAL NOTES:

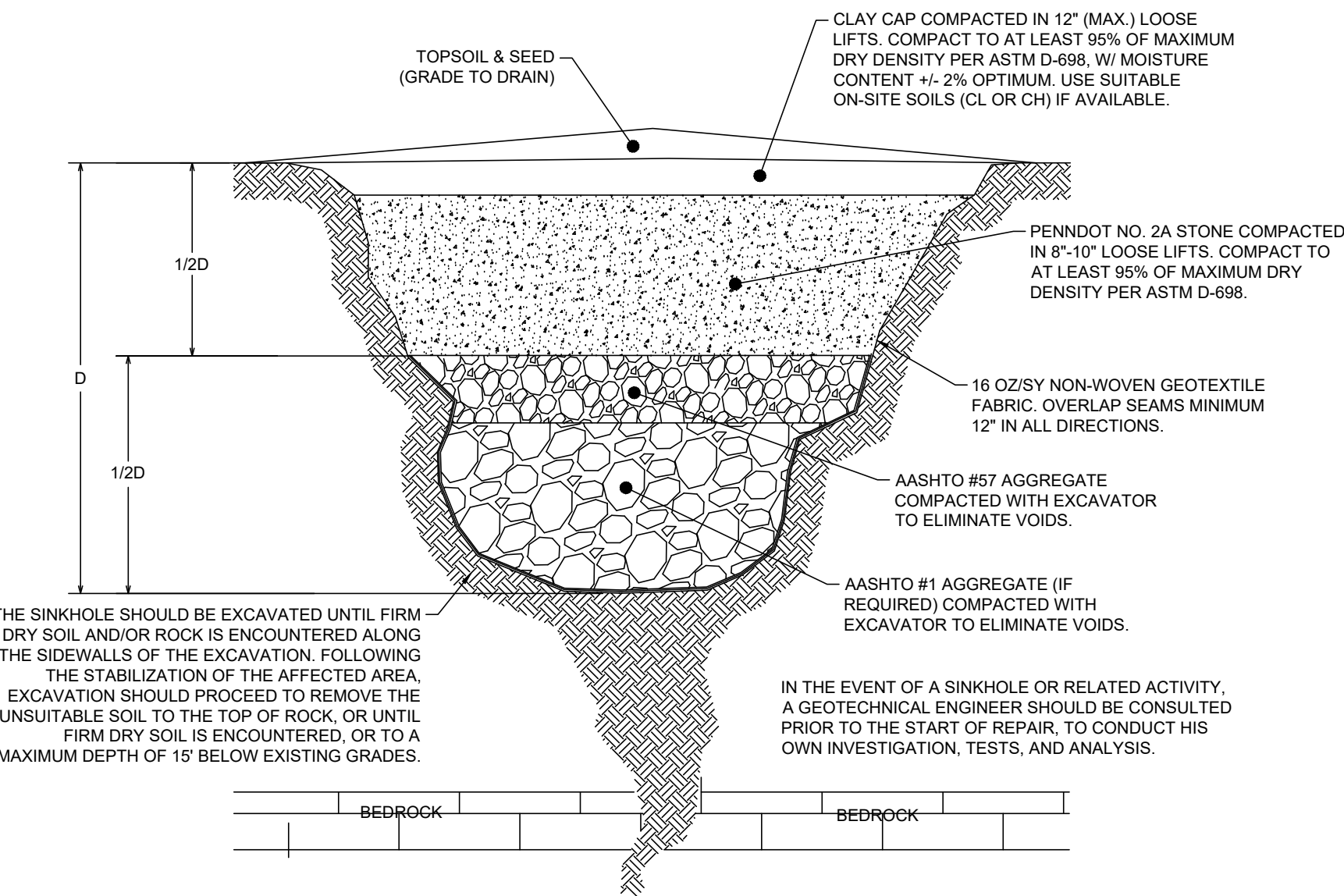
- FAIRCLOTH SKIMMER FLOW RATES WERE USED AS THE BASIS OF DESIGN WHEN DETERMINING DRAINAGE CALCULATIONS. UTILIZING A PRODUCT FROM AN ALTERNATIVE MANUFACTURER WILL CREATE A SIGNIFICANT DEVIATION TO THE DESIGN AND MUST BE APPROVED AND RECALCULATED BY THE DESIGN ENGINEER.
- PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
- BARREL PIPE SHOULD BE 1.4 X DEPTH OF THE BASIN TO ENSURE PROPER FUNCTION.



SCM NO.	W	H	D	# OF COLLARS
1	5.56'	4.89'	12"	2
2	7.44'	6.77'	12"	2

CONCRETE ANTI-SEEP COLLAR DETAIL

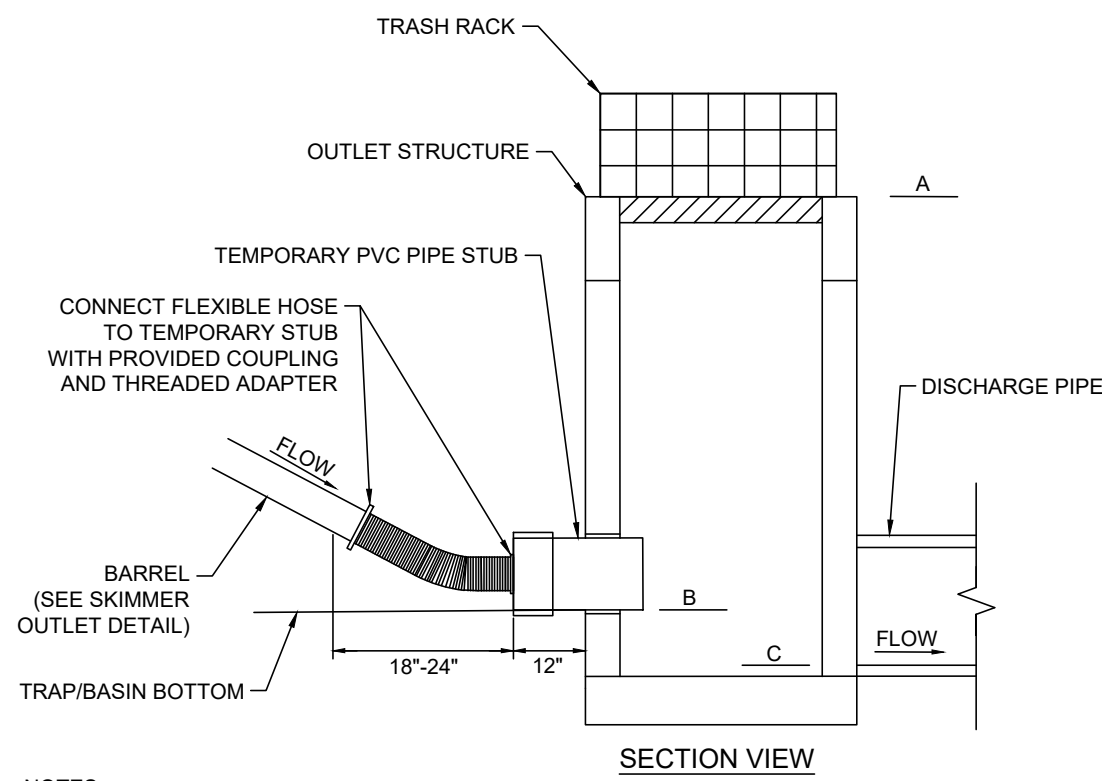
NO SCALE



SINKHOLE REPAIR DETAIL-BEDROCK THROAT NOT ENCOUNTERED

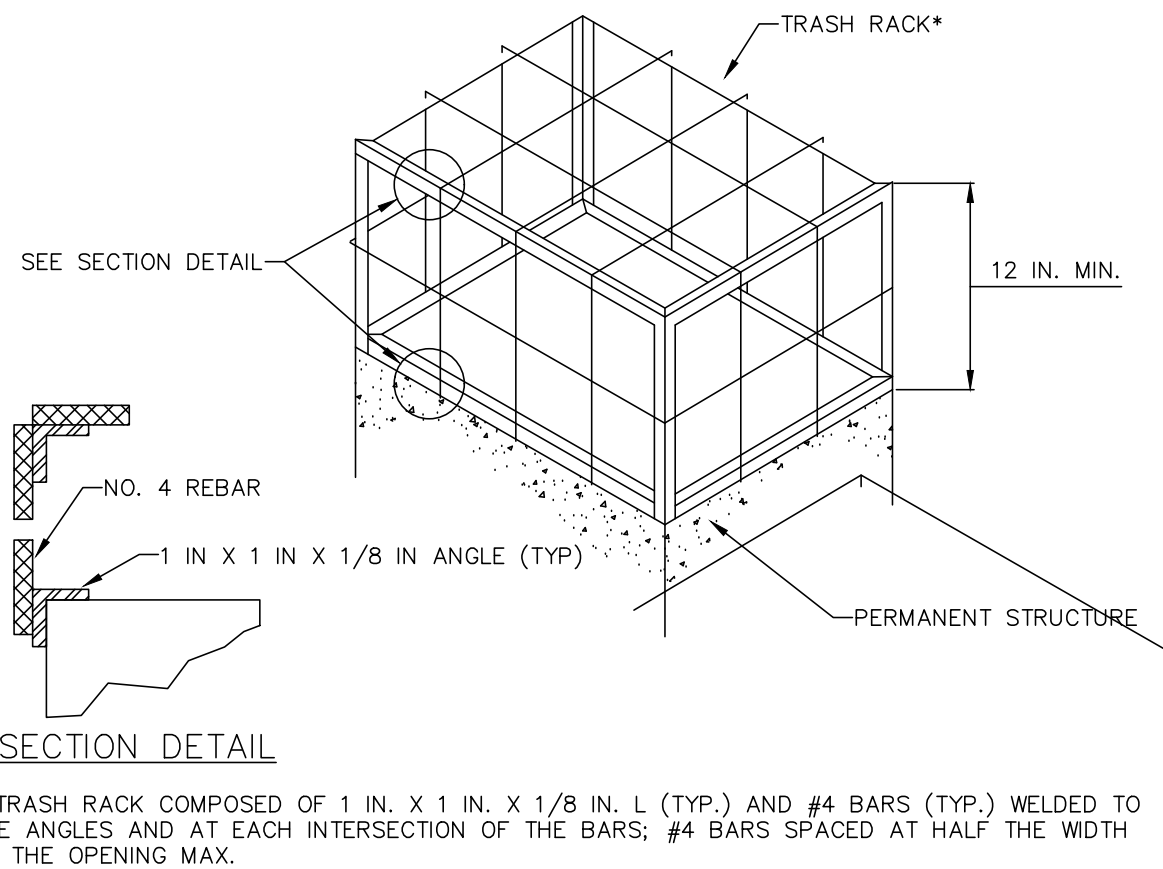
NO SCALE

SEDIMENT BASIN/TRAP OUTLET STRUCTURE					
BASIN /TRAP	BASIN /TRAP BOTTOM ELEV	ELEV A	ELEV B	TEMPORARY STUB PIPE DIA. (IN)	DISCHARGE PIPE DIA. (IN)
1	534.00	536.00	534.00	4	532.50
2	539.00	541.00	539.00	4	536.50



SKIMMER ATTACHMENT - SEDIMENT BASIN/TRAP OUTLET STRUCTURE DETAIL

NO SCALE



NOTES:

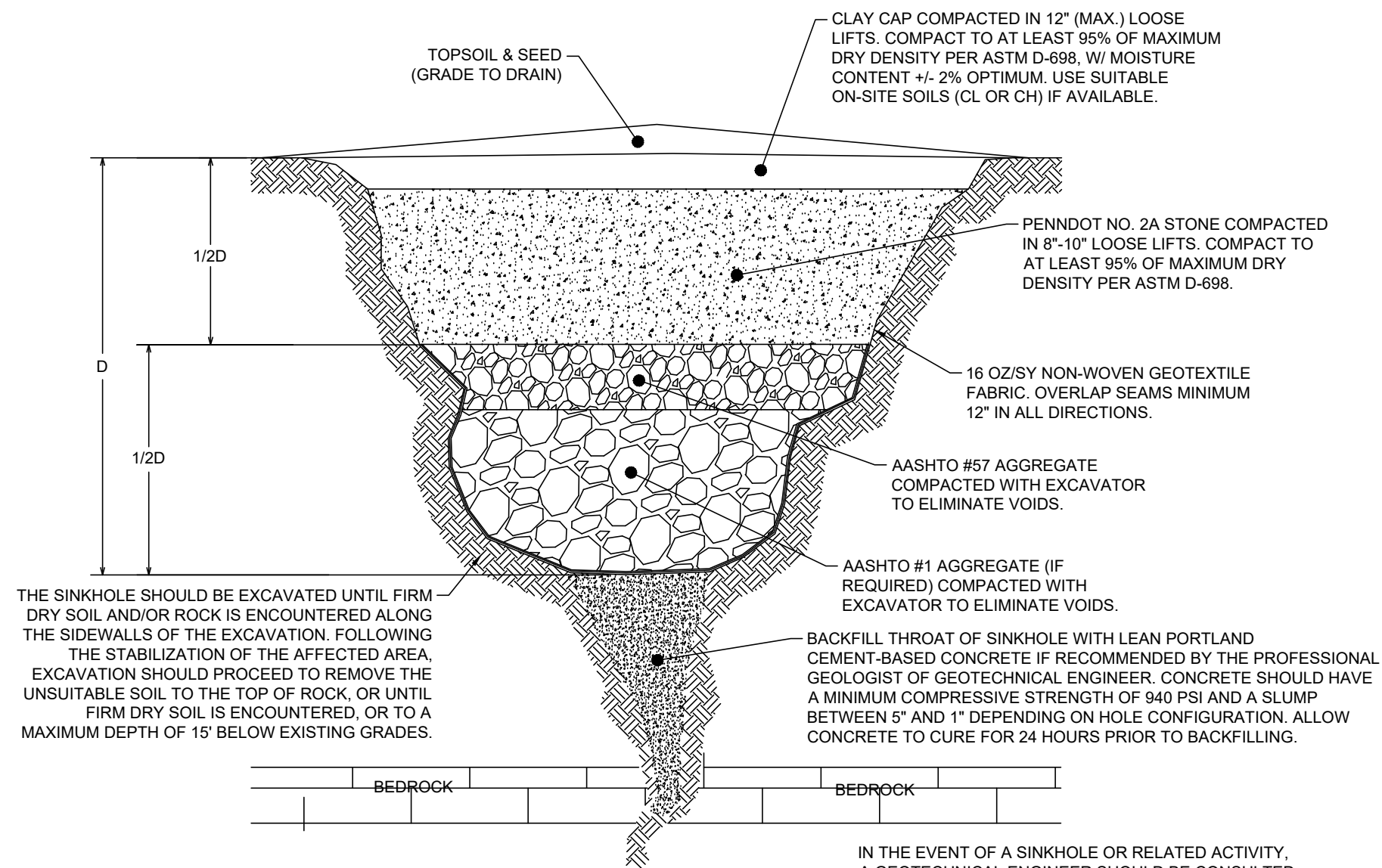
ALL JOINTS SHALL BE WATER TIGHT.

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

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

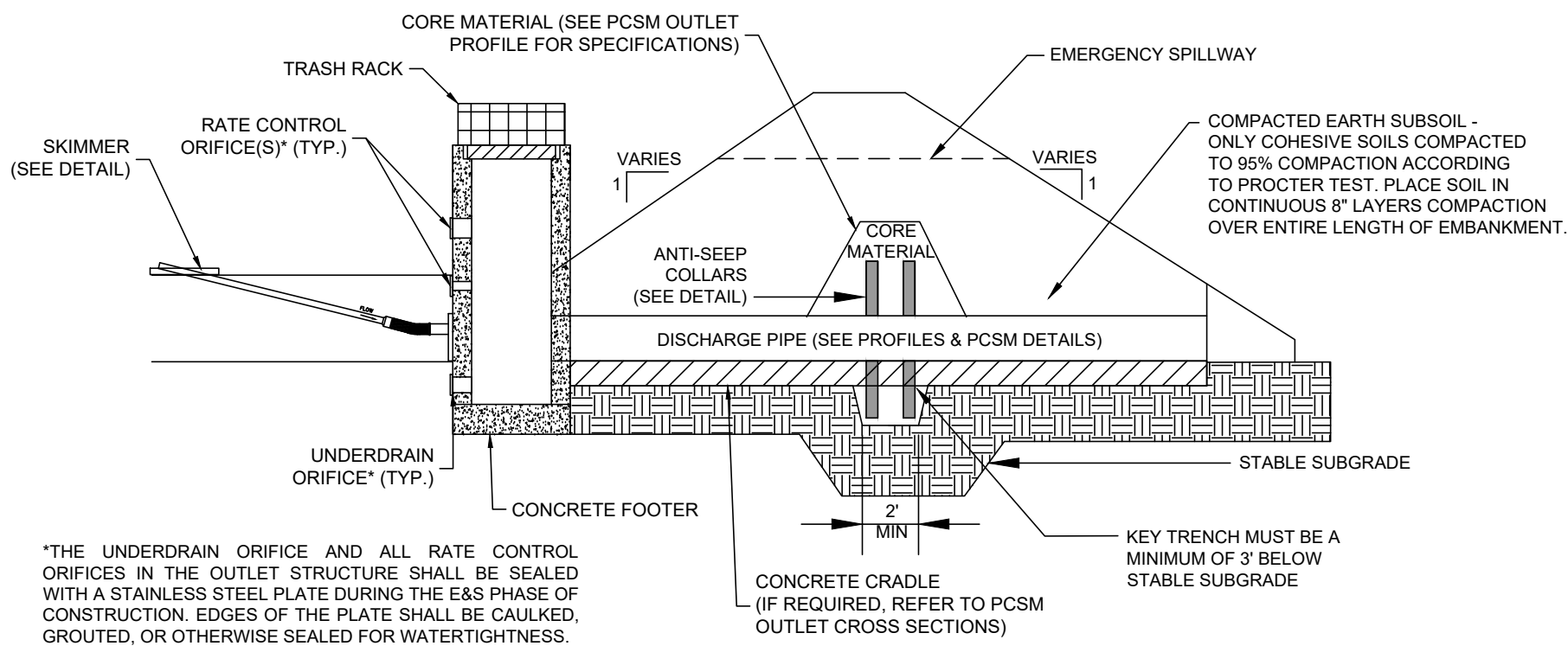
TRASH RACK FOR PERMANENT STRUCTURE DETAIL

NO SCALE



SINKHOLE REPAIR DETAIL-BEDROCK THROAT NOT ENCOUNTERED

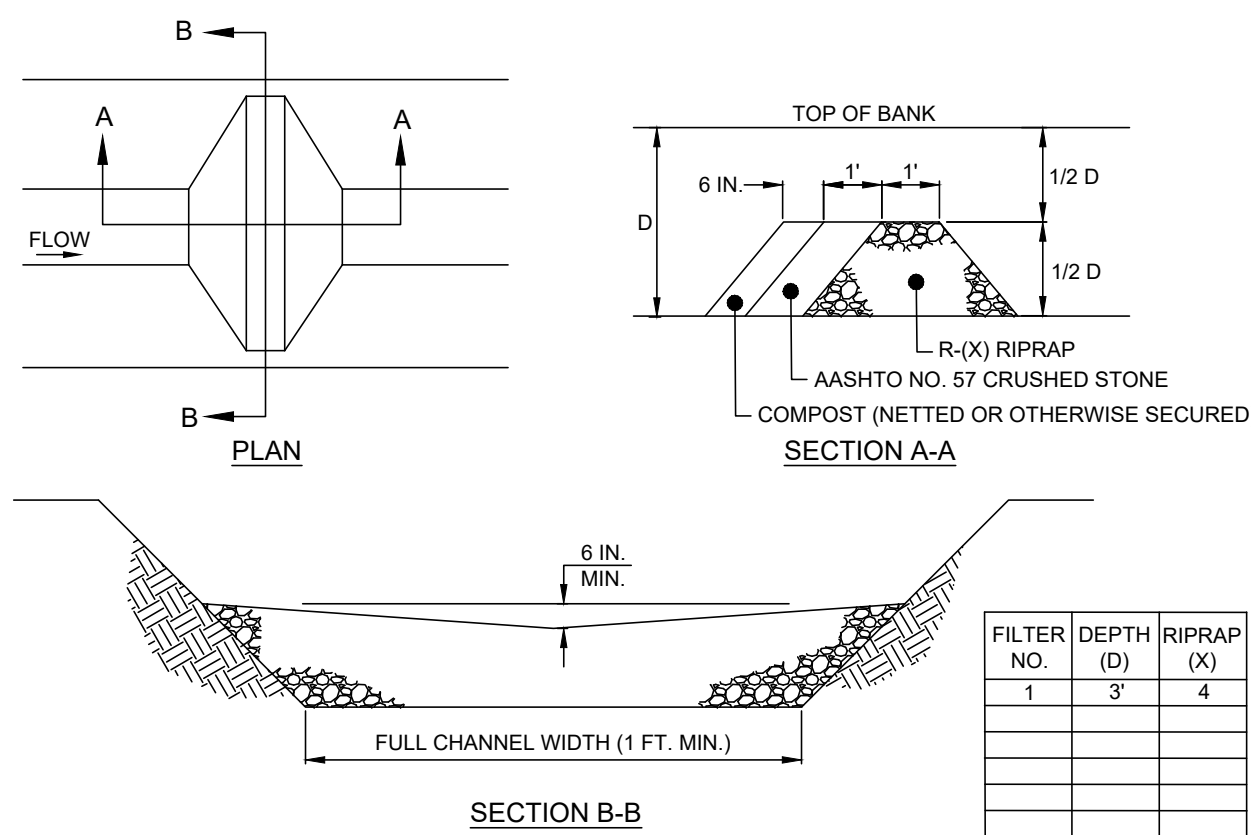
NO SCALE



SEDIMENT BASIN/TRAP DESIGN CHART										
BASIN/TRAP NO.	BASIN BOTTOM (FT)	INVERT OF SKIMMER ARM (FT)	TOP OF GRATE (FT)	SPILLWAY ELEVATION (FT)	SIZE OF DISCHARGE PIPE (IN)	(UPSTREAM) INV OF DISCHARGE PIPE (FT)	(DOWNSTREAM) INV OF DISCHARGE PIPE (FT)	PIPE LENGTH (FT)	HEIGHT OF RISER EXT.(FT)	SKIMMER
1	534.00	534.00	536.00	536.50	12	532.50	531.00	28	--	YES
2	539.00	539.00	541.00	541.50	12	536.50	529.37	69	--	YES

SEDIMENT BASIN OR TRAP W/ SKIMMER DETAIL

NO SCALE

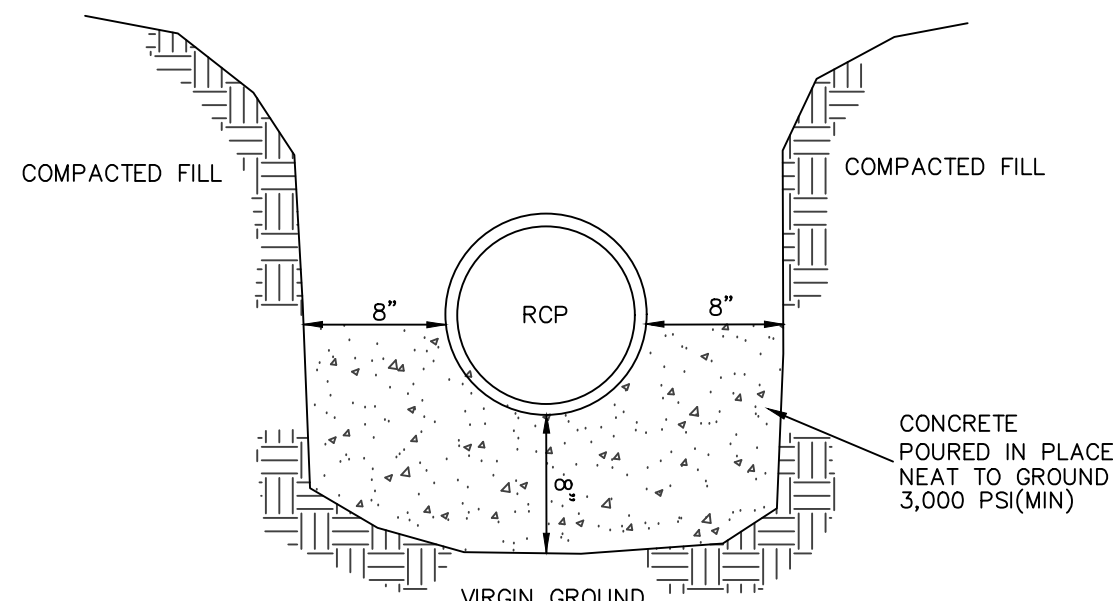


NOTES:

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

ROCK FILTER DETAIL

NO SCALE

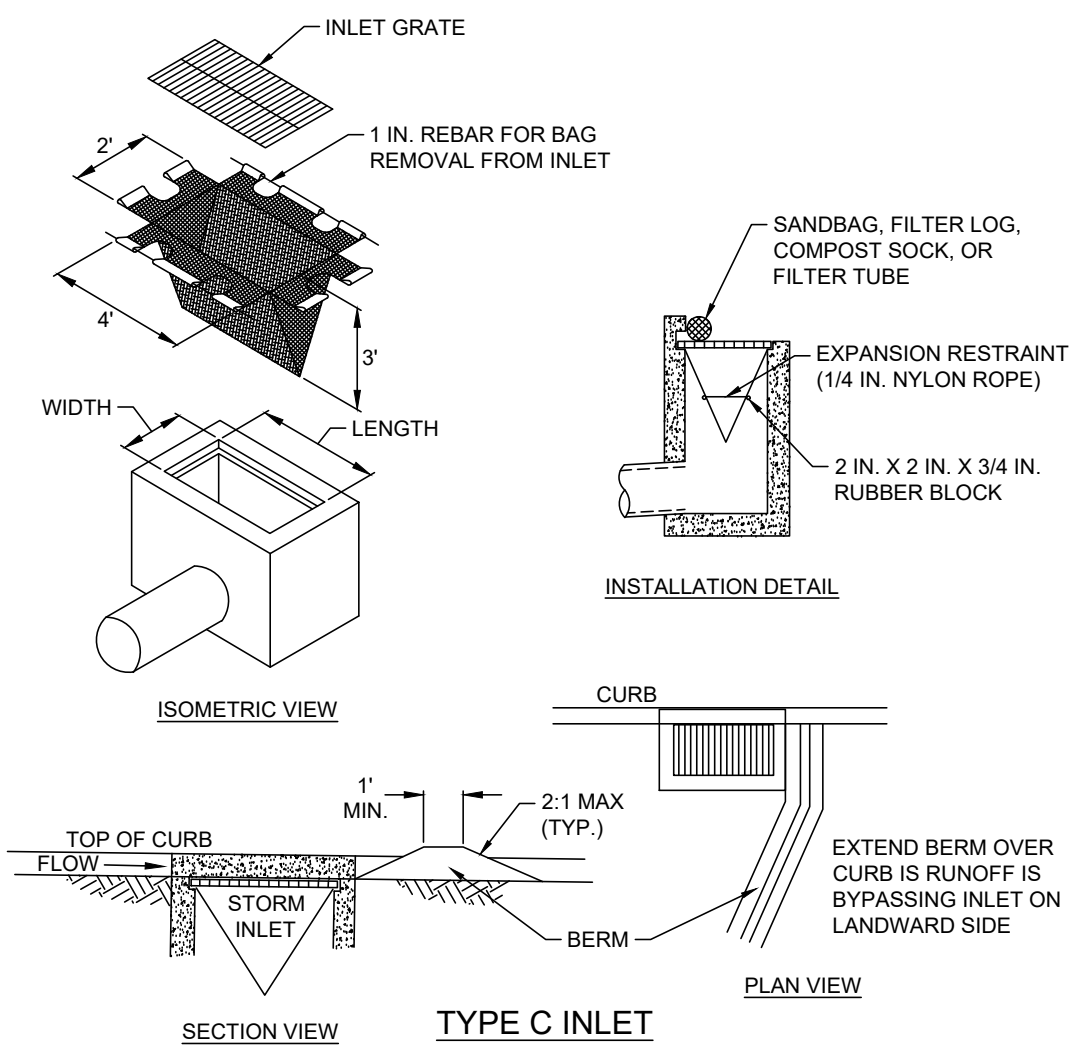


NOTES:

- A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.
- ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.
- THE CONCRETE CRADLE SHALL RUN ALONG THE ENTIRE LENGTH OF THE PIPE.

CONCRETE CRADLE DETAIL

NO SCALE



FILTER BAG INLET PROTECTION DETAIL - TYPE C INLET

NO SCALE

EROSION & SEDIMENTATION POLLUTION CONTROL DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SUZY STREET SELF-STORAGE FACILITY

located in
North Lebanon Township
Lebanon County, Pennsylvania



FIELD CREW:	MOD,JEC
BASE MAP:	JEC
DRAWN:	CDS
DESIGN:	CDS
CHECKED:	SAS
DATE:	5/7/26
SCALE:	AS NOTED
PROJECT	#2054-26-001

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16 OF 16 SHEETS