

**Lower Paxton Township
Board of Supervisors Meeting
Wednesday, June 3, 2020 at 7 pm**

CALL TO ORDER - CHAIRMAN HENRY

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

PUBLIC COMMENT

CHAIRMAN & BOARD MEMBERS' COMMENTS

MANAGER'S REPORT

OLD BUSINESS

NEW BUSINESS

ACTION ON ORDINANCE 20-05; AUTHORIZING THE INCURRING OF NON-ELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS -
Mr. Wenger

SUBDIVISION AND LAND DEVELOPMENT

ACTION ON A FINAL SUBDIVISION PLAN FOR AMBER FIELDS, PHASE 7B
(PLAN # 20-02) - ***Mrs. Zerbe & Tim Mellot***

ACTION ON A FINAL SUBDIVISION PLAN FOR SHADEBROOK, PHASE IV
(PLAN# 20-01) - ***Mrs. Zerbe & Tim Mellot***

ACTION ON A PRELIMINARY/ FINAL SUBDIVISION AND LAND
DEVELOPMENT PLAN FOR GATEWAY, LOT 16 (PLAN # 20-07) - ***Mrs. Zerbe,
Mark DiSanto, & Robert Fisher***

ACTION ON A FINAL LAND DEVELOPMENT PLAN FOR LOT 6 AT BLUE
RIDGE VILLAGE (PLAN#20-05) - ***Mrs. Zerbe & Matt Fisher***

PAYMENT OF BILLS - LOWER PAXTON TOWNSHIP & LOWER PAXTON
TOWNSHIP AUTHORITY

ANNOUNCEMENTS

ADJOURN

NEXT BOARD MEETING (Workshop Meeting), TUESDAY, JUNE 9, 2020; 7:00 P.M.

**LOWER PAXTON TOWNSHIP
Dauphin County, Pennsylvania**

ORDINANCE NO. 20-05

AUTHORIZING THE INCURRING OF NONELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED FORTY SEVEN MILLION DOLLARS (\$47,000,000); COVENANTING TO PAY, AND PLEDGING ALL AVAILABLE TAXING POWER FOR THE PAYMENT OF, THE BONDS; ESTABLISHING A SINKING FUND AND APPOINTING A SINKING FUND DEPOSITORY; FIXING THE FORM, MAXIMUM INTEREST RATES, MATURITY DATES, AND OTHER PROVISIONS FOR THE PAYMENT THEREOF; COVENANTING TO ACCEPT A PROPOSAL FOR THE PURCHASE OF THE BONDS; AUTHORIZING A FILING OF REQUIRED DOCUMENTS WITH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; RATIFYING AND DIRECTING CERTAIN ACTIONS OF OFFICERS; AND MAKING CERTAIN OTHER COVENANTS AND PROVISIONS IN RESPECT OF THE BONDS.

WHEREAS, the Governing Body of the Township of Lower Paxton, Dauphin County, Pennsylvania (the "Township"), after due consideration of the public welfare and with full legal competence pursuant to its enabling legislation, has determined to undertake the Projects hereinafter described; and

WHEREAS, the Governing Body of the Township desires to incur indebtedness, within constitutional and statutory limitations, in order to undertake said Projects; and

WHEREAS, the incurrence of such indebtedness is governed by the provisions of the Township Debt Act, as codified by the Act of December 19, 1996 (P.L. 1158 No. 177), as amended (the "Debt Act"), with which this Ordinance, hereinafter the "Debt Resolution" and all related proceedings of the Township and all duly authorized actions of its officers are intended to comply;

NOW, THEREFORE, BE IT, AND IT HEREBY IS, ENACTED by the affirmative vote of a majority of all members of the Governing Body of the Township as follows:

ARTICLE 1 - DEFINITIONS

Unless the context clearly indicates otherwise, the following terms shall, for all purposes of this Debt Resolution, have the meanings hereby ascribed to them. Moreover, such terms, together with all other provisions of this Debt Resolution, shall be read and understood in a manner consistent with the provisions of the Debt Act, as generally interpreted by the Department of Community and Economic Development or by courts maintaining competent jurisdiction. Words or phrases importing the masculine gender shall be read and understood to include the feminine and neuter genders and those importing number shall include singular or plural, both as appropriate to the context. The word "person," in addition to natural persons, shall mean and include corporations, associations and public bodies and their successors unless the context shall indicate otherwise.

"Authentication Date" means that date or those dates, individual to respective Bonds, upon which the Sinking Fund Depository shall have executed and delivered a new and original instrument upon the transfer, exchange or other processing for registration of a Bond, thereby authenticating the same as, and to be, a valid and outstanding obligation of the Township.

"Authorized Investments" means: (1) **as to the proceeds of the Bond:** (i) United States Treasury bills; (ii) short-term obligations of the United States Government or its agencies or instrumentalities; (iii) deposits in savings accounts or time deposits or share accounts of institutions (including the Sinking Fund Depository) insured by the Federal Deposit Insurance Corporation to the extent that such accounts are so insured, and, for any amounts above the insured maximum, provided that approved collateral as provided by law therefor shall be pledged by the depository (including collateral pooled in accordance with the Act of August 6, 1971, P.L. 281, No. 72, relating to pledges of assets to secure deposits of public funds); (iv) obligations of the United States of America or any of its agencies or instrumentalities backed by the full faith and credit of the United States of America, the Commonwealth of Pennsylvania or any of its agencies or instrumentalities backed by the full faith and credit of the Commonwealth, or of any political subdivision of the Commonwealth of Pennsylvania or any of its agencies or instrumentalities backed by the full faith and credit of the political subdivision; and (v) shares of an investment company registered under the Investment Company Act of 1940, whose shares are registered under the Securities Act of 1933 provided, that the following are met: (a) the only investments of the company are in the authorized investments for second class townships funds listed in clauses (i) through (iv), and repurchase agreements fully collateralized by such investments; (b) the investment company is managed so as to maintain its shares at a constant net asset value in accordance with 17 CFR 270 2a-7 (relating to money market funds); and (c) the investment company is rated in the highest category by a nationally recognized rating agency; and (2) **as to moneys at any time on deposit in the Sinking Fund:** (i) obligations which are direct obligations of, or are fully guaranteed as to principal and interest by, the United States of America; (ii) direct general obligations of the Commonwealth of Pennsylvania, or in any securities in which the Commonwealth may, at such time, invest its moneys; or (iii) deposits at interest in time accounts, certificates of

deposit or other interest bearing accounts of any bank, bank and trust company (including the Sinking Fund Depository), savings bank, savings and loan association or building and loan association. The authorization set forth above for investment in obligations of the United States of America shall include money market funds invested solely in such obligations, including any such funds maintained by the Sinking Fund Depository. To the extent that any such deposits described in (b)(iii) above are insured by the Federal Deposit Insurance Corporation or similar Federal agency, they need not be secured. Otherwise, such deposits shall be secured as public deposits or as trust funds; provided in all events that such investments shall be made in a manner consistent with sound business practice and, if required for prompt expenditure, shall be held in demand deposits. In the event, from time to time, and to the extent such investments may periodically require valuation, their value shall be determined on the following bases (and if more than one basis applies, according to the lowest of them): (a) as to investments the bid and asked prices of which are published on a regular basis in The Wall Street Journal -- the arithmetic mean of the bid and asked prices for such investments so published on or immediately prior to such time of determination; (b) as to investments the bid and asked prices of which are not published on a regular basis in The Wall Street Journal -- the average bid price established for such investments by any three nationally recognized government securities dealers at the time making a market in such investments or the average bid price published by a nationally recognized pricing service; and (c) as to time deposits, certificates of deposit and bankers' acceptances -- the face amount thereof, plus accrued interest.

"Bond(s)" means General Obligation Bonds, Series of 2020 in an aggregate principal amount not to exceed \$47,000,000, which are hereinafter authorized to be issued, sold and delivered (in one or more series) for purposes of the Projects, and which constitute instruments imposing an obligation upon the Township for the repayment of money borrowed. The Bonds shall be printed substantially in the form hereinafter in Section 4.13 provided and shall fall within the definition of "Security" set forth in, and otherwise shall be governed by Article 8 of the Uniform Commercial Code, to the extent permitted by, and consistent with, the Debt Act. Such term may include a single or several Bonds, representing, in each case, a portion of this Series of 2020.

"Bond Insurance Policy" means that standard policy of insurance, to be issued in order to insure timely payment of the principal of and interest on the Bonds to the owners thereof, upon satisfaction of all preconditions set forth in said Bond Insurance Policy, as specifically Bond by a legend or other appropriate text hereby authorized to be printed on the Bonds themselves.

"Dated Date" means that date upon which interest will begin to accrue on the Bonds, as determined and fixed by the Township and the Purchaser in the Purchase Proposal.

"Debt Resolution" means this document, being the formal action taken by the Township according to the requirements of Section 8003 of the Debt Act in order to authorize and incur the debt represented by the Bonds. Such term shall apply whether, under the law and current practices of the Township, it would normally take formal action by enactment of an ordinance, adoption of a resolution or some other similar means.

"Designated Officer(s)" means and includes, individually or jointly, the Chairman, the Vice Chairman, the Treasurer and the Secretary of the Board of Township Supervisors and the Township Manager of the Township (and their appropriate successors acting by reason of absence or other incapacity), being those duly elected or appointed and acting officials of the Township hereby authorized to undertake and perform the actions herein specified, which are necessary and proper to the issuance of the Bonds and compliance with the Debt Act.

"First Interest Payment Date" that date upon which interest on the Bonds is first payable, as determined and fixed by the Township and the Purchaser in the Purchase Proposal.

"Governing Body" means the Board of Supervisors of the Township, being that entity authorized by law to fix the rate of, and to levy, taxes within the Township.

"Insurer" means the issuer of the Bond Insurance Policy, as identified in the Purchase Proposal.

"Interest Payment Date(s)" means, singularly or jointly, April 1 and October 1 of each year during the term of the Bonds, commencing with the First Interest Payment Date.

"Township" means the Township of Lower Paxton, situated in the County of Dauphin, a township of the second class of the Commonwealth of Pennsylvania, duly organized and validly existing under the Constitution and laws of the Commonwealth.

"Mandatory Redemption Date(s)" means those dates on which outstanding Bonds will be mandatorily redeemed by the Township in accordance with the terms of the Bonds and the Purchase Proposal.

"Maturity Date(s)" means those dates on which the Bonds mature in accordance with their terms, as determined and fixed by the Township and the Purchaser in the Purchase Proposal.

"Bond Counsel" means Mette, Evans & Woodside, Harrisburg, Pennsylvania.

"Optional Redemption Date" means the first date on which the outstanding Bonds could be redeemed, in whole or in part, at the option of the Township, as determined and fixed by the Township and the Purchaser in the Purchase Proposal.

"Projects" means payment of the costs of: (i) design, acquire, construct and implement a Sewer Remediation Project with respect to the Sewer System to comply with a Second Consent Decree with the Commonwealth of Pennsylvania, Department of Environmental Protection, approved by the Pennsylvania Commonwealth Court on September 18, 2013, as amended, **improvements** include the total sewer replacement in selected areas within the Beaver Creek, Spring Creek, and Paxton Creek Conveyance Systems and related activities that serve to reduce hydraulic overload in

the sewage systems; (ii) the current refunding, in order to reduce debt service over the life of the series all of the outstanding General Obligation Bonds, Series A of 2012, General obligations Bonds, Series of 2013 and its General Obligation Bonds, Series A of 2013 and (iii) paying the necessary and proper costs of incurring indebtedness in respect of the foregoing. Realistic estimates of the cost of the Projects have been obtained with the assistance of engineers, architects, financial advisors or other persons qualified by experience. The projects, identified in (i) above, have a realistic useful life in excess of thirty (30) years. The remaining useful life of the portion of the Projects related to the current refundings identified in (ii) above is in excess of thirty (30) years; the useful life, on a weighted average, of the remaining Projects are in excess of thirty (30) years. Nothing contained herein shall prohibit the Governing Body, under proper adoption of a resolution and compliance with all provisions of law, from amending, adding to, subtracting from, substituting for or otherwise altering the Projects undertaken hereby.

"Purchase Price" means not less than 95.0 % nor more than 125.0% of the par amount of the Bonds, less net original issue discount/plus net original issue premium, together with accrued interest to the date of delivery of the Bonds, if any such discount, premium or interest is specified in the Purchase Proposal.

"Purchase Proposal" means that one or those several written agreements for the purchase and sale of the Bonds, to be presented by the Purchaser, and accepted by the Township by execution and delivery of the same by the Designated Officers, at their discretion.

"Purchaser" means RBC Capital Markets LLC, Lancaster, Pennsylvania.

"Rating Agency" means Moody's Investor Service, New York, New York.

"Record Date(s)" means, singularly or jointly, the last day of the month next preceding a respective Interest Payment Date.

"Redemption Price" means 100% of the principal amount thereof, together with accrued interest to the date fixed for redemption.

"Registered Owner" or "Owner" or any similar term means, when used with respect to a Bond or any Bonds, the person whose name appears in the records of the Paying Agent as such owner.

"Sinking Fund Depository" means Manufacturers and Traders Trust Company a New York state chartered bank with trust powers, having a corporate trust office in Harrisburg, Pennsylvania. Said bank shall assume, undertake and perform the duties of the Sinking Fund Depository specified by this Debt Resolution or contained in the Debt Act, and shall further act as Paying Agent and Registrar in respect of the Bonds, according to the provisions of this Debt Resolution and the Debt Act and in compliance at all times with then-current industry standards and practices.

Notwithstanding the foregoing, in the event the payment of the Bonds has been insured to the owners thereof by a duly issued and outstanding Bond Insurance Policy, such Sinking Fund Depository shall be, and remain at all times, acceptable to the Insurer, who shall be empowered to request of the Township the appointment of a successor for cause shown.

- "Solicitor" means Steven A. Stine, Esq. Hummelstown, PA.
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 - "Term Bonds" means that one or those several sets of Bonds stated to mature on a date certain, but which shall be mandatorily redeemed on specified anniversary dates in preceding years, as designated and fixed by the Township and the Purchaser in the Purchase Proposal.
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--END OF ARTICLE 1--

ARTICLE 2 -- AUTHORIZATION OF DEBT

Section 2.01. Incurrence. The Township hereby authorizes and directs the incurrence of nonelectoral debt in an amount not to exceed the aggregate principal amount of \$47,000,000 for the purposes of the Project; such debt shall be evidenced by the Bonds, to be issued, sold and delivered according to the provisions of the Purchase Proposal, when executed, this Debt Resolution and the Debt Act, as general obligations of the Township.

Section 2.02. Preparation of Debt Statement; Exclusion of Indebtedness. The Designated Officers are hereby authorized and directed to prepare and verify under oath or affirmation, according to the requirements of Sections 8002 and 8110 of the Debt Act, the Debt Statement of the Township, including therewith a certification of the Borrowing Base, and, if desired, any statements required by Chapter 81, Subchapter B of the Debt Act necessary to qualify all or any portion of this, or any prior outstanding, debt for exclusion from the appropriate debt limit as self-liquidating or subsidized debt; all previous actions of Designated Officers in this regard are hereby ratified and confirmed.

Section 2.03. Proceedings Before the Department. The Designated Officers are hereby further authorized and directed to prepare and file all proceedings of the Township relative to this incurrence of debt with the Department of Community and

Economic Development and to respond to all inquiries or requests and to perform all other actions necessary to enable the Department to certify its approval to issue, sell and deliver the Bonds.

Section 2.04. Stated Maturity Dates; Yield. The Township hereby finds and determines that: (1) the Bonds are to be issued with: (a) a final stated maturity date which does not exceed the sooner to occur of forty years or the useful life of the Projects; and (b) an initial stated installment or maturity of principal which has not been deferred beyond the later of two years from the date of issuance of the Bonds or of one year from the date of expected completion of the Projects; and (2) the stated maturities, or principal installments subject to mandatory redemption, of the Bonds have been fixed either: (a) so as to amortize the Bonds on at least an approximately level debt service plan during the period specified for the payment of principal under Section 8142(b) of the Debt Act; or (b) in the alternative, in the event that an Exhibit B has been properly completed and is attached to this Debt Resolution and thereby incorporated by reference herein, so that the debt service on outstanding debt of the Township (being the Bonds, together with such other debt as has been identified on Exhibit B) will be brought more nearly into an over-all level annual debt service plan.

--END OF ARTICLE 2--

ARTICLE 3 -- SECURITY FOR DEBT; SINKING FUND

Section 3.01. General Obligation Covenant. The Bonds shall be general obligations of the Township. The Township hereby covenants with the owners from time to time of the Bonds to: (a) include the amount necessary to service the debt on the Bonds, for each fiscal year in which such sums are payable, in its budget for that year; (b) appropriate such amounts from its general revenues to the payment of such debt service; and (c) duly and punctually pay, or cause to be paid, from its Sinking Fund or from any other of its revenues or funds, the principal of and the interest on the Bonds at the dates and place and in the manner stated in the Bonds, according to the true intent and meaning thereof.

For such budgeting, appropriation and payment of the Bonds, the Township hereby irrevocably pledges its full faith, credit and taxing power. The maximum amounts of debt service hereby covenanted to be paid are set forth in Exhibit A, attached to this Debt Resolution and incorporated by reference herein.

As provided in the Debt Act, the foregoing covenants are specifically enforceable. Notwithstanding the foregoing, nothing contained herein shall prohibit or restrain the authorization, issuance, sale or delivery of additional general obligation bonds or Bonds of the Township on a parity with this Series of Bonds, upon adoption of an appropriate covenant to budget, appropriate and pay additional taxes and other revenues and funds for the payment and security of such additional obligations.

Section 3.02. Creation of Sinking Fund. The Township hereby creates, and orders to be established (in its name and identified by reference to this Series of Bonds), a Sinking Fund for the payment of the Bonds with the Sinking Fund Depository, and covenants to maintain such Sinking Fund until the Bonds are paid in full. The Designated Officer is hereby authorized and directed to contract with the Sinking Fund Depository for its services in such capacity, together with its services as Paying Agent and Registrar for the Bonds.

Section 3.03. Deposits into Sinking Fund. The Township covenants with the owners of the Bonds, and a Designated Officer (according to the duties specified in Section 8223 of the Debt Act) is hereby authorized and directed, to withdraw from the General Fund (or in the event debt service charges have been capitalized, from any Project fund established with the proceeds of the Bonds, as authorized in Section 11.04) and to deposit into the Sinking Fund on or before the appropriate Interest Payment Dates (or as and when otherwise due by their terms and in order to provide same-day, available funds for timely payment), amounts sufficient to pay: (a) the interest on the Bonds then outstanding; and (b) the principal of the Bonds then maturing or subject to redemption on each such Interest Payment Date as set forth in Section 3.01.

Section 3.04. Investment of Sinking Fund. All moneys in the Sinking Fund not required for prompt expenditure may, in accordance with written or telephonic (if subsequently confirmed in writing according to the reasonable practices and requests of

the Sinking Fund Depository) instructions of a Designated Officer, be invested in Authorized Investments.

Authorized Investments must mature or be subject to redemption, withdrawal or collection in their full amount at the option of the Sinking Fund Depository not later than the date upon which moneys are required to be paid to owners of the Bonds. All moneys in the Sinking Fund shall be applied exclusively to the payment of the Bonds as the same from time to time becomes due and payable. All moneys deposited into the Sinking Fund and all investments and proceeds thereof shall be subject to a perfected security interest for the benefit of the owners of the Bonds. Income received from any deposit or investment within the Sinking Fund shall remain within and be a part of the Sinking Fund and all such amounts may be applied in reduction or completion of any amount covenanted to be deposited pursuant to Section 3.01; provided, however, that the obligation of the Township to pay the Bonds is, and shall remain, absolute, and may not be satisfied or reduced merely by the deposit of moneys into the Sinking Fund or from the expectation of earnings thereon.

--END OF ARTICLE 3--

ARTICLE 4 - TERMS AND PROVISIONS OF THE BONDS

Section 4.01. Dates, Maturity Amounts and Interest Rates. The Bonds shall be identified by the Dated Date, shall be dated as of the Authentication Dates, shall bear (or accrue) interest at the rate(s) (or yield(s)), payable (or compounded) on the appropriate Interest Payment Dates, and shall mature on the Maturity Dates (or be redeemed, mandatorily, on the appropriate Mandatory Redemption Dates, as provided in Section 4.03) and in the principal amounts (or maturity amounts) set forth in Section 3.01.

Section 4.02. Optional Redemption. The Bonds scheduled to mature on a date after the Optional Redemption Date may be redeemed prior to maturity at the option of the Township (a) in whole, on the Optional Redemption Date or on any date thereafter, or (b) in part, from time to time, on the Optional Redemption Date or on any date thereafter, by lot within a maturity, upon payment of the applicable Redemption Price.

Section 4.03. Mandatory Redemption. Term Bonds shall be redeemed prior to maturity by the Sinking Fund Depository without further authorization on the appropriate Mandatory Redemption Dates and in the appropriate principal amounts set forth in Article 1 and in Section 3.01 hereof upon payment of the applicable Redemption Price.

Section 4.04. Book Entry System. The Bonds will be issued in denominations of \$5,000 or any multiple thereof initially in the form of one fully registered Bond for the aggregate principal amount of the Bonds of each maturity, which Bonds will be registered in the name of Cede & Co., as nominee of the Depository Trust Company, New York, New York ("DTC"). Initially, all of the Bonds will be registered in the name of Cede & Co., as nominee of DTC; provided that if DTC requests that the Bonds be registered in the name of a different nominee, the Sinking Fund Depository must exchange all or any portion of the Bonds for an equal aggregate principal amount of Bonds registered in the name of such nominee of DTC. No person other than DTC or its nominee is entitled to receive from the Township or the Sinking Fund Depository either a Bond or any other evidence of ownership of the Bonds, or any right to receive any payment in respect thereof unless DTC or its nominee transfers record ownership of all or any portions of the Bonds on the Register (as such term defined in Section 4.08), in connection with discontinuing the book entry system.

So long as the Bonds or any portion thereof are registered in the name of DTC or any nominee thereof, all payments of the principal or redemption price of or interest on such Bonds will be made to DTC or its nominee in immediately available funds on the dates provided for such payments in this Resolution. Each such payment to DTC or its nominee will be valid and effective to discharge fully all liability of the Township or the Sinking Fund Depository with respect to the principal or redemption price of or interest on the Bonds to the extent of the sum or sums so paid. In the event of the redemption of less than all of the Bonds outstanding of any maturity, the Sinking Fund Depository will not require surrender by DTC or its nominee of the Bonds so redeemed, but DTC (or its nominee) may retain such Bonds and make an appropriate notation on the Bond certificate as to the amount of the partial redemption provided that DTC must deliver to the Sinking Fund Depository, upon request, a written confirmation of the partial redemption and

thereafter the records maintained by the Sinking Fund Depository will be conclusive as to the amount of the Bonds of such maturity which have been redeemed.

The Township and the Sinking Fund Depository may treat DTC (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal or redemption price of or interest on the Bonds, selecting the Bonds or portions thereof to be redeemed, giving any notice permitted or required to be given to Registered Owners under this Resolution, registering the transfer of Bonds, obtaining any consent or other action to be taken by Registered Owners and for all other purposes whatsoever; and neither the Township nor the Sinking Fund Depository will be affected by any notice to the contrary. Neither the Township nor the Sinking Fund Depository will have any responsibility or obligation to any participant in DTC, any person claiming a beneficial ownership interest in the Bonds under or through DTC or any such participant, or any other person which is not shown on the Register as being Registered Owner, with respect to either (1) the Bonds; or (2) the accuracy of any record maintained by DTC or any such participant; or (3) the payment by DTC or any participant of any amount in respect of the principal or redemption price of or interest on the Bonds; or (4) any notice which is permitted or required to be given to Registered Owners under this Resolution; or (5) the selection by DTC or any participant of any person to receive payment in the event of partial redemption of the Bonds; or (6) any consent given or other action taken by DTC as Registered Owner.

So long as the Bonds or any portion thereof are registered in the name of DTC or any nominee thereof, all notices required or permitted to be given to the Registered Owners under this Resolution will be given to DTC as provided in the blanket representation letter delivered to DTC in September, 1995.

In connection with any notice or other communication to be provided to Registered Owners pursuant to this Resolution by the Township or the Sinking Fund Depository with respect to any consent or other action to be taken by Registered Owners, DTC will consider the date of receipt of notice requesting such consent or other action as the record date for the consent or other action, provided that the Township or the Sinking Fund Depository may establish a special record date for such consent or other action. The Township or the Sinking Fund Depository must give DTC notice of the special record date not less than 10 days in advance of such special record date.

Any successor Sinking Fund Depository must, in its written acceptance of its duties under this Resolution, agree to take any actions necessary from time to time to comply with the requirements of the representation letter.

The book-entry system for registration of the ownership of the Bonds may be discontinued at any time if either: (1) after notice to the Township and the Sinking Fund Depository, DTC determines to resign as securities Depository for the Bonds; or (2) after notice to DTC and the Sinking Fund Depository, the Township determines that a continuation of the system of book-entry transfers through DTC (or through a successor securities depository) is not in the best interest of the Township. In either of such events (unless in the case described in clause (2) above, the Township appoints a successor

securities depository), the Bonds will be delivered in registered certificate form to such persons, and in such maturities and principal amounts, as may be designated by DTC, but without any liability on the part of the Township or the Sinking Fund Depository for the accuracy of such designation. Whenever DTC requests the Township and the Sinking Fund Depository to do so, the Township and the Sinking Fund Depository must cooperate with DTC in taking appropriate action after reasonable notice to arrange for another securities depository to maintain custody of certificates evidencing the Bonds. The Bonds will also carry CUSIP numbers as a convenience to owners.

Section 4.05. Interest Payments; Accrual. The Bonds will bear interest, payable in arrears, initially on the First Interest Payment Date and then on each Interest Payment Date subsequent for the respective preceding period; provided, further, that interest may be paid from an Interest Payment Date next preceding the date of a Bond except when the date of such Bond is a date to which interest has been so paid, then from the date of such Bond, or when either (1) the date of such Bonds is prior to the First Interest Payment Date, or (2) no interest has been paid, then from the Dated Date.

Section 4.06. Record Date; Payments on Default. The person in whose name any Bond is registered at the close of business on any Record Date with respect to any Interest Payment Date or Maturity Date is entitled to receive the amounts payable on such payment date notwithstanding the cancellation of such Bond upon any transfer or exchange thereof subsequent to such Record Date and prior to such payment date.

When, if, and to the extent, the Township defaults in the payment of any amount due on any such dates, any moneys collected for such payment, as and when collected from time to time, may be paid to the persons in whose names Bonds are registered at the close of business on a Special Record Date established by the Sinking Fund Depository, notice of which shall have been mailed to all Registered Owners of Bonds not less than ten days prior to such date.

Section 4.07. Funds for Payment. The Bonds will be payable at the offices of the Sinking Fund Depository in the coin or currency of the United States of America that is legal tender for the payment of public and private debts at the time and place of payment; provided, however, in the absence of written demand for such payment by the Registered Owner, received by the Sinking Fund Depository not later than the Record Date, all payments of the Bonds shall be made by check or draft drawn on the Sinking Fund Depository and mailed, first class, postage prepaid, to the owner at his address as it appears in the Register, following presentation at the offices of the Sinking Fund Depository.

Section 4.08. Registration and Transfer. The Township will cause to be kept with the Sinking Fund Depository, in its capacity as Registrar, a Register in which, subject to reasonable regulations, the Township will provide for the registration of Bonds and the registration of transfers and exchanges of Bonds. No transfer or exchange of any Bond will be valid unless made at the offices of the Sinking Fund Depository and registered in the Register.

Upon surrender for registration of transfer of any Bond, the Township shall execute, and the Sinking Fund Depository shall authenticate and deliver in the name of the transferee or transferees, a new Bond or Bonds of any authorized denomination, of the same yield and maturity, and in the same maturity amount, as the Bond so surrendered.

Any Bond is exchangeable for other Bonds of the same yield and maturity, in any authorized denomination, in the same maturity amount as the Bond or Bonds presented for exchange. Upon surrender for exchange of any Bond, the Township shall execute, and the Sinking Fund Depository shall authenticate and deliver in exchange therefor, the new Bond or Bonds which the Registered Owner making the exchange shall be entitled to receive.

All Bonds issued upon any registration of transfer or exchange shall be valid obligations of the Township, evidencing the same indebtedness and entitled to the same benefits under this Debt Resolution as the Bonds surrendered for such registration of transfer or exchange. All Bonds so surrendered shall be cancelled and may be destroyed by the Sinking Fund Depository.

Every Bond presented or surrendered for registration of transfer or exchange shall be duly endorsed, or be accompanied by a written instrument of transfer, in form and with guaranty of signature satisfactory to the Township and the Sinking Fund Depository, duly executed by the owner thereof or his duly authorized agent or legal representative.

No service charge shall be imposed on any Registered Owner for any transfer or exchange of any Bond, but the Township may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

Neither the Township, nor the Sinking Fund Depository, shall be required to: (a) issue, or register the transfer or exchange of, any Bond during a period of fifteen (15) business days before any date of selection of Bonds to be redeemed; or (b) register the transfer or exchange of any Bond after it has been selected for redemption.

The Bonds shall be initially registered in accordance with instructions submitted to the Sinking Fund Depository by the Purchaser.

Section 4.09. Execution and Authentication. The Bonds shall be executed on behalf of the Township by the Designated Officers, and shall have a facsimile of the corporate seal of the Township affixed thereto, duly attested. The Bonds shall be authenticated by the manual execution of the Certificate of Authentication by a duly authorized officer of the Sinking Fund Depository. No Bond shall be valid until such Certificate of Authentication shall have been duly executed and such authentication shall be the conclusive and only proof that any Bond has been issued pursuant to, and is entitled to any benefits conferred under, the provisions of this Debt Resolution. To the extent that any one signature on a Bond (including the signature of the officer of the Sinking Fund Depository) is manual, all other signatures may be by facsimile.

Section 4.10. Notices, Selection of Bonds for Redemption. Notice of redemption shall be given by first class mail, postage prepaid, not less than 30 nor more than 60 days prior to the applicable redemption date, to the Registered Owners of Bonds to be redeemed at the addresses which appear in the Bond Register on the fifth business day preceding the date selected for the mailing of such notice and to the Rating Agency, and the Insurer, if any. Neither failure to mail such notice nor any defect in the notice so mailed or in the mailing thereof with respect to any one Bond shall affect the validity of the proceedings for the redemption of any other Bond. If the Township shall have duly given notice of redemption and shall have deposited funds for the payment of the Redemption Price of the Bonds with the Sinking Fund Depository, interest on such Bonds shall cease to accrue after such redemption date.

Notices of redemption shall be dated and shall state: (a) the redemption date; (b) the Redemption Price; (c) if less than all outstanding Bonds are to be redeemed, the identification numbers and the respective maturity amounts of the Bonds to be redeemed; (d) the applicable CUSIP numbers of the Bonds called for redemption (if then generally in use, but shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in the notice and that reliance may be placed only on the identification numbers printed on the Bonds); (e) that on the redemption date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date; and (f) that such Bonds are to be surrendered for payment at the principal corporate trust office of the Sinking Fund Depository.

If less than all Bonds maturing on any one date are to be redeemed at any time, the Sinking Fund Depository shall select by lot the Bonds to be redeemed at such time.

Any portion of any Bond of a denomination larger than \$5,000 may be redeemed, but only in the principal amount (or maturity amount) of \$5,000 or any integral multiple thereof. Prior to selecting Bonds for redemption, the Sinking Fund Depository shall assign numbers to each \$5,000 portion of any Bond of a denomination larger than \$5,000 and shall treat each portion as a separate Bond in the denomination of \$5,000 for purposes of selection for redemption. Upon surrender of any Bond for redemption of a portion thereof, the Sinking Fund Depository shall authenticate and deliver to the owner thereof a new Bond or Bonds of the same maturity and in any authorized denominations requested by the owner in a principal amount (or maturity amount) equal to the unredeemed portion of the Bond surrendered.

Section 4.11. Temporary Bonds. Bonds in definitive form shall be fully engraved or printed or lithographed on steel-engraved borders. Until Bonds in definitive form are ready for delivery, the Township may execute, and upon request the Sinking Fund Depository shall authenticate and deliver, in lieu thereof and subject to the same provisions, limitations and conditions, one or more printed, lithographed or typewritten Bonds in temporary form, substantially in the form in Section 4.13 hereinafter described, and with appropriate omissions, variations and insertions. Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be valid obligations entitled to the

benefit of this Debt Resolution. The Township shall, without unreasonable delay, prepare, execute and deliver to the Sinking Fund Depository, and thereupon, upon the presentation and surrender of any Bond or Bonds in temporary form, the Sinking Fund Depository shall authenticate and deliver, in exchange therefor, a Bond or Bonds in definitive form of the same maturity for the same aggregate maturity amount as the Bond or Bonds in temporary form surrendered. Such exchange shall be made by the Township at its own expense and without making any charge therefor.

Section 4.12. Bonds Lost or Destroyed. Upon receipt by the Township and the Sinking Fund Depository of evidence satisfactory to both of them that any outstanding Bond has been mutilated, destroyed, lost or stolen, and of indemnity satisfactory to both of them, the Township may, in its discretion, execute and thereupon the Sinking Fund Depository shall authenticate and deliver a new Bond of the same maturity and of like tenor in exchange and substitution for, and upon surrender and cancellation of, the mutilated Bond, or in lieu of and in substitution for the Bond so destroyed, lost or stolen. The Township may, for each new Bond authenticated and delivered under the provisions of this Section, require the payment of the expenses, including counsel fees. Any Bond issued under the provisions of this Section in lieu of any Bond alleged to be destroyed, lost or stolen, shall constitute an original additional and independent contractual obligation on the part of the Township whether or not the Bond so alleged to be destroyed, lost or stolen be at any time enforceable by anyone, and shall be equally and proportionately entitled to the benefits of this Debt Resolution with all other Bonds issued hereunder, and all limitations and debt limits imposed by the Debt Act shall be increased to the extent necessary to validate such new Bonds.

Section 4.13. Form of the Bonds. The Bonds shall be substantially in the following form(s):

FORM OF BOND

Unless this certificate is presented by an authorized representative of the Depository Trust Company, a New York corporation ("DTC"), to the Township or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL in as much as the registered owner hereof, Cede & Co., has an interest herein.

TOWNSHIP OF LOWER PAXTON
DAUPHIN COUNTY, PENNSYLVANIA
GENERAL OBLIGATION BONDS, SERIES OF 2020

<u>DATED DATE</u>	<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>CUSIP</u>
2020			

REGISTERED OWNER:

PRINCIPAL AMOUNT: DOLLARS

The Township of Lower Paxton, Dauphin County, Pennsylvania (the "Township"), a township of the second class of the Commonwealth of Pennsylvania, duly organized and validly existing under the Constitution and laws of the Commonwealth, for value received and intending to be legally bound, hereby acknowledges itself indebted and promises to pay, as a General Obligation of the Township, to the Registered Owner hereof, on the Maturity Date stated above, upon presentation and surrender hereof, the Principal Amount stated above and to pay interest thereon at the Interest Rate per annum stated above, semiannually on _____ and _____ in each year (beginning _____) during the term of this Bond from the most recent _____ and _____, respectively, to which interest has been paid or provided for (or from the Dated Date if no interest has been paid) until full payment of said Principal Amount to the Registered Owner has been made or provided for.

The principal of, interest on, and premium, if any, on this Bond are payable in the coin or currency of the United States of America that, at the time and place of payment, is legal tender for payment of public and private debts, at the designated corporate trust office of Manufactures and Traders Trust Company, Harrisburg, Pennsylvania, in its capacity as Sinking Fund Depository, Paying Agent and Registrar (the "Sinking Fund Depository"); provided that, absent written demand by the Registered Owner, received by the Sinking Fund Depository not later than the Record Date, periodic payments of current interest will be made by check or draft drawn on the Sinking Fund Depository and mailed, first class, postage prepaid, to the Registered Owner on the appropriate Record Date at the address that appears on the Register described below, and that payment of principal

will be made in like manner following presentation at the offices of the Sinking Fund Depository.

This Bond will not be valid or become obligatory for any purpose unless the Certificate of Authentication is signed by the manual signature of an authorized officer of the Sinking Fund Depository.

UNLESS THIS CERTIFICATE IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE TOWNSHIP OR ITS AGENT FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, AND ANY CERTIFICATE ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC) ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

This Bond is one of a duly authorized series of Bonds, designated "General Obligation Bonds, Series of 2020" of the Township (the "Bonds"), issued in accordance with the Township Debt Act of the General Assembly of the Commonwealth of Pennsylvania, as codified by the Act of December 19, 1996 (P.L. 1158, No. 177), as amended (the "Debt Act"), pursuant to all the terms and provisions of the formal action of the Township (the "Debt Resolution"), and with the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania.

Interest payable on any Interest Payment Date will be paid to the person in whose name this Bond is registered at the close of business on the fifteenth day of the _____ or _____ (the "Record Date") immediately preceding the applicable Interest Payment Date. Any interest which is not deposited with the Sinking Fund Depository on or before any Interest Payment Date for payment to the Registered Owner of record on the Record Date will forthwith cease to be payable to such Registered Owner on the Record Date, and will be paid to the person in whose name this Bond is registered on a Special Record Date for the payment of such defaulted interest to be fixed by the Sinking Fund Depository, notice of which shall be given to all Registered Owners not less than 10 days prior to the Special Record Date.

The Bonds maturing after April 1, 2030, are subject to redemption at the option of the Township prior to their stated Maturity Dates, as a whole or in part from time to time, by lot within a maturity, on April 1, 2029, or on any date thereafter, upon payment of the Redemption Price of 100% of the principal amount thereof, together with interest accrued to the date fixed for redemption.

The Bonds maturing _____ of the years 2041 and 2044 are subject to mandatory redemption prior to their stated maturity dates on _____ of each of the years 2040, 2042 and 2043, and in the principal amounts indicated in the Resolution, upon payment of

the Redemption Price of 100% of the principal amount thereof, together with interest accrued to the date fixed for redemption.

If less than all Bonds maturing on any one date are to be redeemed at any time, the Bonds to be called for redemption at such time will be chosen by the Sinking Fund Depository, by lot.

Notice of redemption of any Bond will be given to the Registered Owner of such Bond by first class mail, not less than thirty (30) nor more than sixty (60) days prior to the redemption date, all in the manner and upon the terms and conditions set forth in the Debt Resolution. A portion of a Bond of a denomination larger than \$5,000 may be redeemed, and in such case, upon the surrender of such Bond, there will be issued to the Registered Owner thereof, without charge, a registered Bond or Bonds for the unredeemed balance of the principal amount of such Bond, all as more fully set forth in the Debt Resolution. If notice of redemption is duly given, the Bonds or portions thereof specified in that notice shall become due and payable at the applicable Redemption Price on the designated redemption date, and if, on such date, moneys are held by the Sinking Fund Depository for the payment of the Redemption Price of the Bonds to be redeemed, together with interest to the date fixed for redemption, then from and after such date interest on that Bonds will cease to accrue.

The Township, pursuant to recommendations made by the Committee on Uniform Security Identification Procedures, has caused CUSIP numbers to be printed on the Bonds, and has directed the Sinking Fund Depository to use such numbers in notices of redemption and other notices, if any, as a convenience to the Registered Owners of the Bonds. No representation is made as to the accuracy of such numbers either as printed on the Bonds or as contained in any notice and reliance may be placed only on the identification number printed hereon.

This Bond may be transferred or exchanged only on the Register maintained by the Township at the offices of the Sinking Fund Depository upon surrender hereof by the Registered Owner at such office duly endorsed by, or accompanied by a written instrument of transfer duly executed by, the Registered Owner or the duly authorized agent or legal representative of the Registered Owner, in each case, in form and with a guaranty of signature satisfactory to the Township and the Sinking Fund Depository. No service charge will be imposed on any Registered Owner of any Bond for any transfer or exchange of any Bond, but the Township may require payment of any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

The Township is not required to register the transfer or exchange of any Bond: (a) during the period of fifteen (15) business days before any date of selection of Bonds to be redeemed or (b) after such Bond has been selected for redemption.

Subject to the provisions of this Bond and of the Debt Resolution, the Sinking Fund Depository may treat the Registered Owner of this Bond as the absolute owner hereof, for all purposes, whether or not this Bond is overdue, and neither the Township nor the Sinking Fund Depository will be affected by any notice to the contrary.

This Bond is hereby declared to be a general obligation of the Township. The Township hereby covenants with the Registered Owner of this Bond to include the amount necessary to pay the debt service hereon, in each fiscal year for which such sums are due, in its budget for that year, to appropriate such amounts from its general revenues to the payment of the debt service and to duly and punctually pay or cause to be paid from its Sinking Fund or any other of its revenues or funds the principal of this Bond and the interest hereon on the dates, at the place and in the manner stated herein, according to the true intent and meaning hereof.

It is hereby certified that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Bond or in the creation of the debt of which this Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Bond, together with all other indebtedness of the Township, is within every debt and other limit applicable to the Township prescribed by the Constitution and the laws of the Commonwealth of Pennsylvania; that the Township has established with the Sinking Fund Depository a Sinking Fund for this Bond and will deposit therein amounts sufficient to pay the principal of and interest on this Bond when due and payable; and that for the prompt and full payment of all obligations under this Bond, the full faith, credit and taxing power of the Township are hereby irrevocably pledged.

No recourse shall be had for the payment of the principal of or the interest on this Bond, or for any claim based hereon, against any officer, agent, attorney or employee, past, present or future, of the Township, as such, either directly or through the Township, whether by virtue of any constitutional provision, statute or rule of law, or by the enforcement of any assessment or penalty, or otherwise; all such liability of such officers, agents or employees is hereby renounced, waived and released as a condition of and as consideration for the issuance and acceptance of this Bond.

IN WITNESS WHEREOF, the Township has caused this Bond to be duly executed in its name by the facsimile signature of its President of the Board of Supervisors, together with a facsimile of its corporate seal affixed hereto duly attested by the facsimile signature of a Secretary, and dated as of the Date of its Authentication.

ATTEST:

TOWNSHIP OF LOWER PAXTON

Secretary

By:
Chairman, Board of Supervisors

[SEAL]

CERTIFICATE OF AUTHENTICATION

This Bond is one of the issue of \$47,000,000 Township of Lower Paxton, Dauphin County, Pennsylvania), General Obligation Bonds, Series of 2020 authorized by the within-mentioned Debt Resolution.

The Text of Opinion contained herewith is the text of the opinion of Mette, Evans & Woodside, Bond Counsel, of Harrisburg, Pennsylvania, an executed counterpart of which, dated the date of delivery of and payment for the Series of Bonds of which this Bond is one, is on file at the offices of the Sinking Fund Depository.

MANUFACTURERS AND TRADERS TRUST
COMPANY,
as Sinking Fund Depository and Paying Agent

— _____
Authorized Signatory

AUTHENTICATION DATE:

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

Please insert Social Security
or other identifying number
of assignee

Please print or typewrite name and address including postal zip code of transferee the
within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____ Agent to transfer the within Bond
on the books kept for registration thereof, with full power of substitution in the premises.

Dated

Signature(s) Guaranteed:

Signature(s) Guaranteed:

NOTICE: Signature(s) must be guaranteed by
an institution that is a participant in a
signature guarantee program recognized by
the Securities Transfer Association.

NOTICE: No transfer will be made in
the name of the Transferee unless
the signature(s) to this assignment
correspond(s) with the name(s)
appearing upon the face of the within
Bond in every particular, without
alteration or enlargement or any
change whatever and the Social
Security or Federal Employer
Identification Number of the
Transferee is supplied. If the
Transferee is a trust, the names and
Social Security or Federal Employer
Identification Numbers of the settlor
and beneficiaries of the trust, the
Federal Employer Identification
Number and date of the trust and the
name of the trustee must be supplied.

--END OF ARTICLE 4--

ARTICLE 5 -- CONCERNING THE SINKING FUND DEPOSITORY

Section 5.01. Maintenance of Sinking Fund. The Sinking Fund Depository shall maintain the Sinking Fund as a separate account and shall, without further authorization other than as herein contained, pay, from moneys therein, the principal of, interest on and premium, if any, on the Bonds, as and when due, to the Registered Owners thereof.

Section 5.02. Unclaimed Funds. The Sinking Fund Depository shall return to the Township all moneys deposited and held in a Sinking Fund for the payment of Bonds which have not been claimed by the Registered Owners after two years from the date when payment is due, except where such funds are held for the payment of outstanding checks, drafts or other instruments of the Sinking Fund Depository. Nothing in this Section or by reason of any action taken hereunder shall relieve the Township of its liability for payment to the Registered Owners of unrepresented Bonds.

Section 5.03. Registration Agents. In the event the Bonds are qualified by the Purchaser, or are otherwise determined to be eligible, for the deposit, book-entry, withdrawal and other related services of The Depository Trust Company (or another or additional recognized bond registration agent performing similar services), the Sinking Fund Depository shall undertake and perform those additional duties which may be required of it in order to enable The Depository Trust Company (or other similar agent) to perform such services for its Participants, including the processing of transfers of registration within necessary time periods, the payment of Bonds by acceptable fund transfers and the delivery of adequate redemption and other payment notices.

Section 5.04. Liability of Sinking Fund Depository. The Sinking Fund Depository may exercise any of the powers or perform any duty hereunder by or through attorneys, agents, receivers or employees, and it shall not be answerable or accountable for any act, default, neglect or misconduct of any such attorney, agent, receiver or employee, if reasonable care has been exercised in his appointment and retention, nor shall the Sinking Fund Depository be otherwise answerable or accountable under any circumstances whatever in connection with such powers or duties, except for its own negligence or willful misconduct. The Sinking Fund Depository shall be protected and shall incur no liability in relying, acting or proceeding in good faith upon any notice, request, order, certificate, report, opinion, statement, affidavit, voucher, or other paper or document believed by it to be genuine and to have been signed, passed or presented by the proper person, nor be bound to make any investigation into the matters stated therein. However, the Sinking Fund Depository may, at any time in its discretion, require of the Township full information and advice as to the above as well as to the performance of any of the covenants, conditions and agreements in this Debt Resolution and may further make or cause to be made independent investigations, at the expense of the Township, concerning its affairs. The Sinking Fund Depository may consult with legal counsel to be selected and employed by it and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance with the written opinion of such counsel.

Section 5.05. Ownership of Bonds. The Sinking Fund Depository, in its individual capacity or as a fiduciary, may become the owner of Bonds, with the same rights it would have if it were not the Sinking Fund Depository. The Sinking Fund Depository may also engage in, or be interested in, any financial or other transaction with the Township not in derogation of the rights of the Registered Owners of the Bonds.

Section 5.06. Interpretation. The Sinking Fund Depository may construe any of the provisions of this Debt Resolution insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Sinking Fund Depository in good faith shall be binding upon the Registered Owners of the Bonds.

Section 5.07. Fees and Expenses. The Sinking Fund Depository shall be paid such initial and periodic fees for its services and reimbursed for such expenses, as are specified in those proposals and other such communications made to and received by the Township in connection with the Bonds, if any, or, in all events, according to its usual, customary and reasonable schedule of fees and other charges.

Section 5.08. Removal; Resignation. The Sinking Fund Depository shall serve in such capacity at the will of the Township and may be removed, at any time, with or without cause, by the appointment of a qualified successor and upon sixty (60) days written notice to the Registered Owners of the Bonds and to the Sinking Fund Depository. Moreover, but if, and only in the event that, the payment of the Bonds has been insured to the Registered Owners thereof by a duly issued and outstanding Bond Insurance Policy, then the Sinking Fund Depository and any successor shall be, and remain at all times, acceptable to the Insurer, who shall be empowered to request the appointment of a successor for cause shown. The Sinking Fund Depository may at any time resign and be discharged of the trust hereby created by giving not less than sixty (60) days written notice to the Township and the Registered Owners, specifying the date when such resignation shall take effect, in the manner required for Bond redemption notices in Section 4.10 hereof, and such resignation shall take effect upon the day specified in such notice, unless previously a successor sinking fund Depository shall have been appointed by the Township as hereinbefore provided, in which event such resignation shall take effect immediately on the appointment of such successor.

Section 5.09. Duties upon Default. If the Township shall fail or refuse to make any required deposit in the Sinking Fund, the Sinking Fund Depository shall (a) independent of events and actions of Registered Owners, any trustee or any court or administrative or judicial officer undertaken or occurring pursuant to the provisions of Article 6 hereof: (1) notify the Department of Community and Economic Development of such failure or refusal, in order to facilitate an inspection of the Sinking Fund by the Department pursuant to Section 8226 of the Debt Act; and (2) notify the Insurer, if any; and (b) in conjunction with such events and actions under Article 6 hereof, may, and upon request of the Registered Owners of twenty-five per cent in principal amount of outstanding Bonds and upon being indemnified against cost and expense shall, exercise any remedy, provided in Article 6 of this Debt Resolution, in the Debt Act or at law or in equity, for the

equal and ratable benefit of the Registered Owners of the outstanding Bonds, and shall disburse all funds so collected equally and ratably to the Registered Owners thereof, pursuant to the requirements of Subchapter D of Chapter 82 of the Debt Act.

Notwithstanding the foregoing, however, if, and only in the event, the payment of the Bonds has been insured to the Registered Owners thereof by a duly issued and outstanding Bond Insurance Policy, then the Sinking Fund Depository shall diligently seek recovery of funds for the payment of the Bonds from the Insurer according to the terms of the Bond Insurance Policy and, in the event the terms of such Bond Insurance Policy are being fully met and satisfied by the Insurer, then the Sinking Fund Depository may undertake the remedies provided in subparagraph (b) of this Section 5.09 only after notice to, and with the consent of, the Insurer.

--END OF ARTICLE 5--

ARTICLE 6 -- DEFAULTS AND REMEDIES

Section 6.01. Failure to Budget Debt Service. Subject to the provisions of Section 6.06 hereof, if applicable, if the Township fails or refuses to make adequate provision in its budget for any fiscal year for the sums payable in respect of the Bonds, then at the suit of the Registered Owner of any Bond, the Court of Common Pleas of the county in which the Township is located, (or, if located in more than one county, then of either) shall after a hearing held upon such notice to the Township as the Court may direct, and upon a finding of such failure or neglect, by writ of mandamus, require the Designated Officer to pay into the Sinking Fund the first tax moneys or other available revenues or moneys thereafter received in such fiscal year by such Designated Officer until the sum on deposit in the Sinking Fund shall equal the moneys that should have been budgeted or appropriated for the Bonds.

Section 6.02. Failure to Pay Principal or Interest. Subject to the provisions of Section 6.06 hereof, if applicable, if the Township fails or neglects to pay or cause to be paid the interest or principal on any of the Bonds, as the same becomes due and payable, and such failure shall continue for thirty (30) days, the Registered Owner thereof shall, subject to any appropriate priorities created under the Debt Act, have the right to recover the amount due in an action in assumpsit in the Court of Common Pleas of Adams County. The judgment recovered shall have an appropriate priority upon the moneys next coming into the treasury of the Township.

Section 6.03. Trustee for Registered Owners.

(a) Subject to the provisions of Section 6.06 hereof, if applicable, notwithstanding any other provision in this Debt Resolution, if the Township defaults in the payment of the principal of or the interest on the Bonds after the same shall become due, and such default shall continue for thirty (30) days, or if the Township fails to comply with any provision of the Bonds or this Debt Resolution, the Registered Owners of twenty-five percent in aggregate principal amount of the Bonds then outstanding, by an instrument or instruments filed in the office for the recorder of deeds in the county in which the Township is located, signed and acknowledged in the same manner as a deed to be recorded, may appoint a trustee, who may be the Sinking Fund Depository, to represent the Registered Owners of all such bonds or Bonds, and such representation shall be exclusive for the purposes herein provided.

(b) Such trustee, may, and upon written request of the Registered Owners of twenty-five percent in principal amount of the Bonds then outstanding and upon being furnished with indemnity satisfactory to it shall, in his or its own name take one or more of the actions set forth below and the taking of such actions shall preclude similar action whether previously or subsequently initiated by individual Registered Owners of the Bonds:

(1) By mandamus or other suit, action or proceeding at law or in equity, enforce all rights of the Registered Owners of the Bonds or require the

Township to carry out any other agreement with the Registered Owners of the Bonds;

(2) Bring suit on the Bonds without the necessity for producing the same;

(3) Petition the Court to levy, and the Court is hereby empowered to levy, after a hearing upon such notice to the owners of assessable real estate as the Court may prescribe, the amount due before or after the exercise of any right of acceleration on the Bonds plus estimated costs of collection upon all taxable real estate and other property subject to ad valorem taxation within the Township, in proportion to the value thereof as assessed for tax purposes, and the trustee may collect, or cause the Township to collect, such amounts as by foreclosure of a mortgage or security interest on the realty or other property if not paid on demand. Any assessment levied pursuant hereto shall have the same priority and preference, as against other liens or mortgages on the real estate or security interests in fixtures thereon or other property, as a lien for unpaid taxes;

(4) By suit in equity, enjoin any acts or things which may be unlawful or in violation of the rights of the Registered Owners of the Bonds;

(5) After thirty (30) days prior written notice to the Township, declare the unpaid principal of all the Bonds to be, and it shall thereby become, forthwith due and payable with interest at the rates stated in the Bonds until final payment (and, if all defaults shall be made good, then to annul such declaration and its consequences).

(c) If the Sinking Fund Depository is willing to serve and exercise the powers conferred upon a trustee appointed by this Section 6.03, no trustee appointed in the manner provided in this Section shall have the powers herein set forth unless the appointment under this Section was executed by or pursuant to the authority of the Registered Owners of fifty-one (51%) percent of the outstanding principal amount of the Bonds.

(d) Proof of ownership of Bonds and of execution of instruments relative thereto shall be made according to the provisions of Section 8114 of the Debt Act.

Section 6.04. Costs of Suits or Proceedings. In any suit, action or proceeding by or on behalf of the Registered Owners of defaulted Bonds, the fees and expenses of a trustee or receiver, including operating costs of a project and reasonable counsel fees, shall constitute taxable costs, and all such costs and disbursements allowed by the court shall be deemed additional principal due on the Bonds, and shall be paid in full from any recovery prior to any distribution to the Registered Owners of the Bonds.

Section 6.05. Distribution of Moneys Realized for Registered Owners. Moneys or funds collected for the Registered Owners of defaulted Bonds shall, after the payment of costs and fees as provided in Section 6.04, be applied by the trustee or receiver as follows:

(a) Unless the principal of all the Bonds shall have become or have been declared due and payable, (i) to the payment to the Registered Owners entitled thereto of all installments of interest then due in the order of their respective due dates and, if the amount available shall not be sufficient to pay any installment in full, then to the payment ratably, according to the amounts due on such installment, to the Registered Owners entitled thereto, without any discrimination or preference; and (ii) to the payment to the Registered Owners entitled thereto of the unpaid principal of any Bonds which shall have become due, whether at stated Maturity Dates or by call for redemption, in the order of their respective due dates, and if the amount available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment ratably, according to the amounts of principal due on such dates, to the Registered Owners entitled thereto without any discrimination or preference;

(b) If the principal of all the Bonds shall have become or shall have been declared due and payable, to the payment of the principal and interest then due and unpaid upon the Bonds without preference or priority of principal over interest or interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, ratably according to the amounts due respectively for principal and interest, to the Registered Owners entitled thereto without any discrimination or preference.

Section 6.06. Bond Insurance Policy; Procedure for Payment Thereunder. Payment of the Bonds shall be insured to the Registered Owners by the Bond Insurance Policy hereby authorized to be purchased upon the issuance and delivery of the Bonds.

No provisions of this Debt Resolution, the Debt Act or otherwise arising at law or in equity for the enforcement of claims by Registered Owners for the payment of either principal or interest in respect of the Bonds shall be effectuated without the consent of the Insurer, so long as the terms of the Bond Insurance Policy are being fully met and satisfied.

In the event that the principal and/or interest on the Bonds is paid by the Insurer pursuant to the Bond Insurance Policy, all covenants, agreements and other obligations of the Township to the Registered Owners of the Bonds, under this Debt Resolution and under the Debt Act, will continue to exist and will run to the benefit of the Insurer, who will be subrogated to the rights of such Registered Owners. Accordingly, the Sinking Fund Depository shall abide and follow all instructions of the Insurer for the prompt payment of the principal of and/or interest due on the Bonds to the Registered Owners, including provision of the Register to the Insurer, processing of checks or other remittances on behalf of the Insurer, collection of Bonds and notation of the Insurer's interests as subrogee within its records and on its books.

--END OF ARTICLE 6--

ARTICLE 7 -- AMENDMENTS AND MODIFICATIONS

Section 7.01. Amendments Without Consent. The Township may, from time to time and at any time, enact, execute, file with the Department and deliver to the Sinking Fund Depository, who shall accept the same, debt resolutions amending, modifying or supplemental hereto as shall not be inconsistent with the terms and provisions hereof and which shall not adversely affect the rights of the Registered Owners of the Bonds (which modifying or supplemental debt resolutions shall thereafter form a part hereof) for the following purposes:

- (a) to cure any ambiguity, formal defect or omission in this Debt Resolution;
- (b) to grant or confer upon the Sinking Fund Depository for the benefit of the Registered Owners of the Bonds any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred thereupon;
- (c) to add to this Debt Resolution additional covenants and agreements thereafter to be observed by, or to surrender any right or power herein reserved to or conferred upon, the Township; or
- (d) to amend the definition of the Project and change the purposes of the Bonds, in compliance with all provisions of the Debt Act.

Section 7.02. Amendments With Consent. With the consent of the Registered Owners of not less than sixty-six and two-thirds percent (66 2/3%) in outstanding principal amount of the Bonds (and with the consent of the Insurer), the Township may, from time to time and at any time, enact, execute, file with the Department and deliver to the Sinking Fund Depository, who shall accept the same, debt resolutions amending, modifying or supplemental hereto for the purpose of adding any provision to or changing in any manner or eliminating any of the provisions of this Debt Resolution or of modifying in any manner the rights of the Registered Owners of the Bonds; provided, however, that no such modifying or supplemental debt resolution shall: (1) extend the fixed maturity date of any Bond, or reduce the principal amount thereof, or reduce the rate or extend the time of payment of interest thereon, or reduce any premium payable upon the redemption thereof, without the consent of the Registered Owner of each Bond so affected; or (ii) reduce the aforesaid percentage of Bonds, the Registered Owners of which are required to consent to any such modification or supplement, without the consent of the Registered Owners of all Bonds then outstanding. It shall not be necessary for the consent of the Registered Owners to approve the particular form of any proposed modification or supplement, if such consent shall approve the substance thereof.

Section 7.03. Acceptance of Amendment. The Sinking Fund Depository shall accept any amending, modifying or supplemental debt resolution which the Township is authorized to execute hereunder upon delivery of the following:

(a) The amending, modifying or supplemental debt resolution, duly executed with proof of filing with the Department; and

(b) An opinion of Bond Counsel to the effect that such amending, modifying or supplemental debt resolution was properly enacted, executed and delivered pursuant to: (i) the provisions of Section 7.01 hereof; or (ii) the provisions of Section 7.02 hereof and that the consent of the Registered Owners of the Bonds required hereunder has been secured, and that, in all events, the enactment, execution and delivery of such debt resolution complies with all applicable requirements of law, including the Debt Act.

Section 7.04. Effect of Amendment. Upon the execution of any amending, modifying or supplemental debt resolution pursuant to the provisions of this Article, this Debt Resolution shall be and be deemed to be amended, modified and supplemented in accordance therewith, and the respective rights, limitation of rights, obligations, duties and immunities of parties hereunder shall thereafter be determined, exercised and enforced hereunder subject in all respects to such amendments, modifications and supplements, and all the terms and conditions of any such debt resolution shall be and be deemed to be part of the terms and conditions of this Debt Resolution for any and all purposes.

Section 7.05. Notice of Amendment. Notice, including a summary description, of any amending, modifying or supplemental debt resolution once effectuated shall be confirmed promptly to all Registered Owners, and shall be given to the Rating Agency and the Insurer, if any, in the same manner that is provided in Section 4.10 for notices of redemption.

--END OF ARTICLE 7--

ARTICLE 8 -- DISCHARGE OF DEBT RESOLUTION

Section 8.01. If the Township shall pay or cause to be paid unto the Registered Owners the principal of, the interest on and the premium, if any, on the Bonds, at the times and in the manner stipulated therein, then this Debt Resolution and the estate and rights hereby granted shall cease, determine and be void, and thereupon the Sinking Fund Depository shall release, cancel and discharge the lien and obligations of this Debt Resolution and deliver to the Township any funds or documents at the time subject to the lien of this Debt Resolution which may then be in its possession; provided, however, that until such time as full and complete payment is so made, this Debt Resolution shall be and remain in full force and effect.

Bonds, for the payment or redemption of which cash and/or securities which upon maturity will yield funds in the full amount required therefor shall have been deposited with the Sinking Fund Depository, whether upon or prior to the Maturity Date or the Redemption Date of such Bonds, shall be deemed to be paid within the meaning of this Article, provided, however, that if such Bonds are to be redeemed prior to the Maturity Date(s) thereof, notice of such redemption shall have been duly given or adequate provision shall have been made thereof.

In the event that the principal and/or interest due on the Bonds shall be paid by the Insurer pursuant to the Bond Insurance Policy, the Bonds shall remain outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the Township, until full, proper and complete payment and reimbursement is made to the Insurer by the Township pursuant to the Bond Insurance Policy.

Section 8.02. The Governing Body of the Township does elect to exercise its option to call for redemption and does call for redemption all outstanding General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 in accordance with the right and privilege reserved to the Township in each of said series of bonds on or before July 15, 2020, upon no less than thirty (30) days' notice of redemption mailed by the Paying Agent to each registered owners of the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013.

Such redemption shall be accomplished in the manner and upon terms and conditions provided in the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013.

Section 8.03. The Governing Body of the Township does authorize and direct proper officers of this Township, to timely deliver by delivery of a certified copy of this Resolution to the Paying Agent, in its capacity as paying agent for the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 to give irrevocable instructions and authority to the Paying Agent, in its capacity as paying agent for the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 to give notice of redemption with respect to all General Obligation Bonds, Series A

of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 called for redemption, to the registered owners thereof, by depositing a copy of such notice of redemption in first class mail addressed to each registered owner of the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 so called for redemption not less than thirty nor more than forty-five days of the date called for redemption. This Township covenants and agrees to pay the costs and expenses of the Paying Agent, in its capacity as paying agent for the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013, incurred in connection with the redemption thereof. The Governing Body of the Township grants to the Paying Agent, in its capacity paying agent for the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013, full power and authority to do and perform every act and thing necessary in order to effectuate the redemption of the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 Bonds so called for redemption according to the intent hereof.

Section 8.04. The Governing Body of the Township does authorize and direct proper officers of the Township, on the date of the issuance of the Bonds, to irrevocably deposit, in trust, with the Paying Agent, in its capacity as paying agent for the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 an amount of moneys which shall be sufficient to effect the redemption on the date called for the redemption of all then outstanding General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013, including payment of accrued interest.

The Paying Agent, in its capacity as paying agent for the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013, is irrevocably authorized and directed to apply moneys available for the purpose for and toward payment of the principal of and interest on all outstanding General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 called for redemption on the date called for the redemption of all then outstanding General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013, according to the intent hereof and of the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013. Proper officers of the Township are authorized and directed to take all necessary action in connection with the redemption on the date called for the redemption of all then outstanding General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013, according to the intent and meaning hereof.

Section 8.05. If required, the Township, simultaneously with delivery of the Bonds to the Purchaser, shall enter into one or more Irrevocable Escrow Agreements (the "Escrow Agreement"), to be dated as of the date of execution and delivery thereof, with the Paying Agent, in its capacity as paying agent for the General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A

of 2013, as contemplated by provisions of Section 8250 of the Debt Act, so that simultaneously with such delivery of the Bonds all then outstanding General Obligation Bonds, Series A of 2012, General Obligation Bonds, Series of 2013, and General Obligation Bonds, Series A of 2013 no longer shall be deemed to be outstanding for the purpose of determining the net debt of the Township.

The President or Vice President and the Secretary or Assistant Secretary, respectively, of the Governing Body of the Township are authorized and directed to execute, to attest, and to seal, as appropriate, and to deliver the Escrow Agreement, in behalf of the Township, simultaneously with delivery of the Bonds to the Purchaser, in the form as such officers shall approve, their execution of the Escrow Agreement to constitute conclusive evidence of such approval; and a copy of the Escrow Agreement, in the form so approved, shall be filed with the Secretary of the Governing Body of the Township, for inspection, at reasonable times, by interested persons requesting such inspection.

--END OF ARTICLE 8--

ARTICLE 9 - FEDERAL INCOME TAX COVENANTS

Section 9.01. Compliance in General. The Township hereby states its intention to comply with all the provisions of Sections 103 and 141 through 150, inclusive, of the Internal Revenue Code of 1986, as amended (the "Tax Code"); the Township represents and covenants that it has undertaken and performed, and will undertake and perform, or, as appropriate, discontinue, upon appropriate instructions of Bond Counsel or otherwise, all those acts necessary and proper to the maintenance of the exclusion from gross income of the interest on the Bonds to the Registered Owners thereof conferred by said Sections, as interpreted by applicable regulations, rulings or other pronouncements of the Secretary of the United States Department of the Treasury.

Section 9.02. Not a Private Activity Bond; Taxing Powers. The Township covenants that the Bonds are not an issue: (1)(a) more than 10 percent of the proceeds of which are to be used for any private business use, and (b) the payment of the principal of, or the interest on, more than 10 percent of the proceeds, directly or indirectly, is (x) secured by any interest in property used or to be used for a private business use, or payments in respect of such property, or (y) to be derived from payments in respect of property, or borrowed money, used or to be used for a private business use; nor (2) the proceeds of which, in an amount exceeding the lesser of five percent of such proceeds, or \$5,000,000, are to be used to make or finance loans to persons other than governmental units.

The Township certifies that it is a political subdivision and governmental unit with general taxing powers.

Section 9.03. Non-Arbitrage. The Township covenants that no portion of the proceeds of the Bonds is reasonably expected (at the time of issuance of the Bonds) to be used, nor will intentionally be so used, directly or indirectly, (1) to acquire higher yielding investments, or (2) to replace funds which were used directly or indirectly to acquire higher yielding investments. This prohibition shall not apply to proceeds invested in higher yielding investments (a) for a reasonable temporary period until such proceeds are needed for the purpose of the Bonds, or (b) as a part of a reasonably required reserve or replacement fund. For these purposes, "higher yielding investment" means any investment property (generally, a security or debt obligation) which produces a yield over the term of the Bonds which is materially higher than the yield on the Bonds, but shall not include any tax-exempt Bond.

Section 9.04. Required Rebate. The Township covenants to pay and rebate its arbitrage profits (being an amount equal to the sum of: (1) the excess of (a) the amount earned on all nonpurpose investments over (b) the amount which would have been earned if such nonpurpose investments were invested at a rate equal to the yield on the Bonds; plus (2) any income attributable to said excess [provided, further, that any gain or loss on the disposition of a nonpurpose investment shall be taken into account]) to the United States in accordance with the provisions of Section 148(f) of the Tax Code and regulations thereunder, but only as and to the extent that none of the following exceptions apply to the Township.

Exceptions. Rebate to the United States as described above shall not be required of the Township if, and in the event that any one of the following exceptions applies: (i) **SIX MONTH SAFE HARBOR** -- the gross proceeds of the Bonds are expended for the Project by no later than the day which is six months after the date of issuance of the Bonds, or, the gross proceeds, except the lesser of five percent of the gross proceeds of the Bonds, or \$100,000, are so expended by said date and such remaining portion is expended by no later than the day which is one year after the date of issuance of the Bonds; or (ii) **18-MONTH SPEND-DOWN** -- the following cumulative percentages of the gross and investment proceeds of the Bonds are expended for the Project by no later than the day which is the indicated respective period of time following the date of issuance of the Bonds: 15% -- six months; 60% -- one year; 100% -- eighteen months (except that not more than 5%, representing only reasonable retainage on the costs of the Project, may remain unexpended after eighteen months, but not in excess of thirty months; or (iii) **TWO YEAR SPEND-DOWN (CONSTRUCTION ISSUES ONLY)** -- the following cumulative percentages of the gross and investment proceeds of the Bonds are expended for the Project by no later than the day which is the indicated respective period of time following the date of issuance of the Bonds: 10% -- six months; 45% -- one year; 75% -- eighteen months; 100% -- two years (except that not more than 5%, representing only reasonable retainage on the costs of the Project, may remain unexpended after two years, but not in excess of three years); or (iv) **SMALL ISSUER** -- (1) 95 percent or more of the net sale proceeds (being gross proceeds minus amounts deposited into a reasonably required reserve fund, if any) of the Bonds is to be used for local governmental activities of the Township (or a subordinate entity), and (b) the aggregate face amount of all tax-exempt Bonds, other than private activity bonds, issued by the Township, and all subordinate entities thereof (but not including any Bond not outstanding or to be redeemed, as may be excluded under prevailing interpretations of the Tax Code and regulations thereunder), during the calendar year in which the Bonds are issued, is not reasonably expected to exceed \$15,000,000, at least \$10,000,000 of which will be/was issued for capital purposes.

For these purposes, "gross proceeds" means any proceeds and replacement proceeds of the Bonds, "available construction proceeds" has the meaning used in §148(f)(4)(C)(vi) of the Tax Code, "sale proceeds" means all amounts actually or constructively received from the sale of the Bonds, except accrued interest on the Bonds deposited to the Sinking Fund, and "nonpurpose investment" means any investment property acquired with the gross proceeds of the Bonds and not required to carry out the governmental purpose of the Bonds.

The Designated Officer is hereby authorized and directed to contract with Bond Counsel, at its customary, usual and reasonable schedule of fees, for its services in calculating required rebate payments and making necessary reports to and filings with the United States on a periodic basis as required by the Tax Code and the rulings and regulations thereunder.

Section 9.05. Information Reporting. The Township shall prepare, or cause to be prepared, execute and submit to the Secretary IRS Form 8038-G (or 8038-GC, as

applicable) according to all the requirements for information reporting contained in Section 149(e) of the Tax Code.

--END OF ARTICLE 9--

ARTICLE 10 - FEDERAL SECURITIES LAW COVENANTS

Section 10.01. Compliance in General. The Township hereby states its intention to comply, and to facilitate compliance by the Purchaser and other related parties, with all the provisions of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), including for this purpose the related body of securities disclosure and anti-fraud laws; the Township represents and covenants that it has undertaken and performed, and will undertake and perform, or, as appropriate, discontinue, upon appropriate instructions of Bond Counsel or otherwise, all those acts necessary and proper to achieve compliance with the Rule, as interpreted by applicable regulations, rulings or other pronouncements of the Securities and Exchange Commission, or other appropriate regulatory body.

Section 10.02. Official Statement. The Township hereby authorizes the preparation of an Official Statement by the Purchaser, on its behalf and for its benefit, as an agent, for the purpose of marketing the Bonds. While matters of style and format may originate with the Purchaser, the Township will provide all substantive data and information to be contained in the Official Statement. The Township, upon review as to completeness and accuracy, will, in compliance with the Rule, deem the Preliminary Official Statement final as of its date, and certify the Preliminary Official Statement does not, as of its date, contain any untrue statements of a material fact or omit to state any material fact which should be included therein in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, as required by statute, regulation or substantive law. The distribution of a Preliminary Official Statement by the Purchaser is hereby approved.

The Township hereby covenants to provide a final Official Statement to the Purchaser within seven business days of the execution of the Purchase Proposal, or such other time as may be necessary to comply with the Rule. The Designated Officer is hereby authorized and directed to execute the same with such completions therein from the preliminary document as may be necessary. However, the execution of a certificate concurrently upon, or subsequent to, preparation of the final Official Statement, including any settlement certificate, by a Designated Officer, regarding the truth and accuracy of the final Official Statement is tantamount to execution of the original document and full and sufficient authority for the printing of one or more conformed signatures therein. The Township hereby covenants that the same representations regarding finality and completeness made regarding the Preliminary Official Statement will be true of the final Official Statement as of its date and as of Settlement. The Purchaser is authorized to use the final Official Statement in connection with the sale of the Bonds.

Section 10.03. Continuing Disclosure. The Township will execute and deliver a Continuing Disclosure Certificate under which it will agree to provide or cause to be provided (i) annual financial information and operating data, and (ii) timely notice of the occurrence of certain material events with respect to the Bonds. The Purchaser's obligation to purchase the Bonds is conditioned upon its receipt of the Continuing

Disclosure Certificate, at or prior to the delivery of the Bonds, in form and substance satisfactory to the Purchaser.

--END OF ARTICLE 10--

ARTICLE 11 - SALE OF BONDS; SETTLEMENT

Section 11.01. Award to Purchaser. After due consideration of sundry factors, including professional assistance, the Governing Body hereby determines that a private sale by negotiation of the Bonds is in the best financial interest of the Township and authorizes the Bonds to be awarded and sold pursuant to the terms of one or more Purchase Proposals. The Chairman, Vice Chairman, Secretary and/or Township Manager of the Governing Body of the Township are hereby authorized to execute such Purchase Proposal(s), once they have determined such Purchase Proposals to meet the parameters outlined in this Debt Resolution.

Upon satisfaction of the foregoing condition, and all other conditions of this Debt Resolution, the Bonds shall be awarded and sold at private sale by negotiation to the Purchaser at the Purchase Price, in accordance with all the terms of the Purchase Proposal which, once accepted, will be incorporated by reference into this Debt Resolution. The Designated Officers are authorized and directed to sign such Purchase Proposal(s), return them to the Purchaser and file copies of the same with the records of the Township. Notwithstanding any provision contained in this Debt Resolution to the contrary, the authorization to the Designated Officers as set forth in this Section 11.01 shall not extend beyond December 15, 2020.

Section 11.02. Delivery of Bonds. The Designated Officers are hereby authorized and directed to deliver the Bonds to the Sinking Fund Depository for authentication and thereafter to the Purchaser against confirmed receipt of the Purchase Price thereof.

Section 11.03. Clearing Fund. The Designated Officers are hereby authorized and directed to establish with the Sinking Fund Depository, in the name of the Township, a one-day demand deposit account to facilitate the settlement of the Bonds, designated the "Clearing Fund". The Purchase Price shall be deposited into the Clearing Fund immediately upon receipt and the Designated Officers are hereby authorized and directed to transfer and invest funds, to pay all necessary, usual and proper costs of issuance of the Bonds, to execute and deliver documents and to do all other acts, upon advice of Bond Counsel, Purchaser, or Solicitor, that are reasonable and necessary to ensure a satisfactory settlement of the sale of the Bonds and a proper application of the proceeds of the Bonds to the Project.

If deemed necessary by the Governing Body of the Township, the Designated Officers are hereby authorized and directed to establish, in the name of the Township, a Construction Fund for the administration of proceeds of the Bonds to be used for the construction-related and capital acquisition portion of the Project.

Section 11.04. Expeditious Settlement. The Township hereby authorizes and directs its Designated Officers, Bond Counsel, Purchaser or Solicitor to undertake and perform all actions on behalf of the Township necessary and proper to the expeditious settlement of the sale of the Bonds.

The Designated Officers are further authorized and directed to undertake and perform, or cause to be undertaken or performed, all the ordinary duties of the Township (and the same are hereby specifically approved) which may be required under, or reasonably contemplated by, the Purchase Proposal, including, without limitation, application and qualification for certain bond ratings and/or policy(ies) of bond insurance and upon initial delivery of the Bonds to pay the required premium for such bond insurance, establishment of bank accounts with authorized depositories for the deposit and management of Bond proceeds and other Project funds, purchase of necessary investments, retention of professionals, Bond printing, and execution and delivery of any certificates, orders and agreements that may be necessary, in the opinion of Bond Counsel or Solicitor, for settlement of the sale of the Bonds.

--END OF ARTICLE 11--

ARTICLE 12 - MISCELLANEOUS

Section 12.01. Ratification. The action of the proper officers or agents in advertising a Summary Notice of this Debt Resolution, as required by law, is ratified and confirmed. The advertisement of the Enactment Notice of this Debt Resolution is hereby directed.

Section 12.02. Debt Resolution A Contract. This Debt Resolution shall be a contract with the Registered Owners, from time to time, of the Bonds.

Section 12.03. Inconsistencies. All prior resolutions, resolutions, or other official acts or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Section 12.04 Statutory References. All references to specific provisions of statutory law herein contained may be read and interpreted by reference to amended, successor or replacement laws, but only to the extent consistent with the intent and clear meaning of this Debt Resolution. All inconsistencies shall be resolved with recognition of, and in favor of, the rights of the owners of the Bonds, whose rights shall not be impaired.

Section 12.05. Benefitted Parties. Nothing in this Debt Resolution, expressed or implied, is intended or shall be construed to confer upon, or to give to, any person or corporation, other than the Township, the Sinking Fund Depository, the Registered Owners of the Bonds (and the Insurer, if any), any right, remedy or claim under or by reason of this Debt Resolution or any covenant, condition or stipulation hereof; and all of the covenants, stipulations, promises and agreements in this Debt Resolution contained by and on behalf of the Township shall be for the sole and exclusive benefit of such persons.

Section 12.06. Severability. If any one or more of the covenants or agreements provided in this Debt Resolution on the part of the Township or the Sinking Fund Depository to be performed shall for any reason be held to be illegal or invalid or otherwise contrary to law, then such covenant or covenants or agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements, but shall in no way otherwise affect the validity of this Debt Resolution.

Section 12.07. No Personal Liability. No covenant or agreement contained in the Bonds or in this Debt Resolution shall be deemed to be the covenant or agreement of any member, officer, agent, attorney or employee of the Township in his individual capacity, and neither the members of the Governing Body nor any Designated Officer executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 12.08. Counterparts. This Debt Resolution may be executed in multiple counterparts, each of which shall be regarded for all purposes as an original; but such counterparts shall constitute but one and the same instrument.

--END OF ARTICLE 12--

DULY ADOPTED by the Governing Body of the Township, in lawful session assembled, on June 3, 2020.

[SEAL]

TOWNSHIP OF LOWER PAXTON

Chairman, Board of Supervisors

Attest: _____
Secretary

EXHIBIT A

TOWNSHIP OF LOWER PAXTON

**MAXIMUM DEBT SERVICE
AND PRINCIPAL AMORTIZATION SCHEDULE**

EXHIBIT B

TOWNSHIP OF LOWER PAXTON



LOWER PAXTON TOWNSHIP

425 PRINCE STREET, HARRISBURG, PA 17109
PHONE: (717) 657-5600 FAX: (717) 724-8311
www.lowerpaxton-pa.gov

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MEMO TO: Board of Supervisors

FROM: Amanda Zerbe, Community Development Manager
Nick Gehret, Zoning Officer

DATE: May 28, 2020

SUBJECT: Final Subdivision Plan for Amber Fields Phase 7B
Plan#20-02
Time Extension: June 15, 2020

az

Plan Summary:

The Final Subdivision Plan for Amber Fields Phase 7B consists of the extensions of Camden Court and Christian's Drive, along with the construction of 15 single family lots. The total area associated with the development is 10.98 acres.

The site is in the (R-C) Residential Cluster zoning district and will be served by public sewer and water supply.

No waivers have been requested for this plan.

This Plan was approved at the May 6, 2020 Planning Commission Meeting.

Administrative Comments:

1. A Zoning Permit shall be required for the plan. [ZO: 103.A.2]
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308. [SLDO: 180-404.E.16]
3. The plan has been reviewed by the Township Fire Marshal, SCEMS, Fire Chief and Public Safety. There are no comments for this plan.
4. The applicant shall pay all required fees prior to recording the plan. [SLDO: 180-1105]
5. The applicant shall pay a fee in-lieu of recreational land dedication. [SLDO: 180-522.C]

General Comments:

1. Plan approval shall be subject to addressing all comments of Lower Paxton Township Authority.
2. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
3. Plan approval shall be subject to addressing all 30 comments as stated in the memo dated March 13, 2020 from Jason Hinz, HRG.

After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with one recorded copy.



**FINAL SUBDIVISION PLAN
REVIEW REPORT #1**

TO: Amanda Zerbe, Zoning Officer
Lower Paxton Township

DATE: March 13, 2020

RE: Final Subdivision Plan
Amber Fields Phase VIIB

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-7 of 7	March 4, 2020	---

Please note that the Preliminary Plan for Amber Fields (formerly Christian Fields) was approved by the Board of Supervisors, as developed via requirements from ordinances in effect prior to the current ordinances. As such, this review was performed to verify conformance with the approved Preliminary Plan and preceding phases of the development with recorded Final Plans and commonly accepted engineering and planning principles. We have completed our review of the above-referenced plan and we offer the following comments:

General Comments:

1. Provide a reference to the active NPDES permit for the site and documentation that the Erosion and Sediment Pollution Control Plan has been approved by the Dauphin County Conservation District.
2. Identify the beneficiary of the proposed conservation easement shown on the plan.
3. Provide construction details for the following items:
 - The drainage pipe penetration through the proposed retaining walls
 - Trench restoration
 - Storm sewer inlets/endwalls
 - Curb ramps
 - Street signs
 - Concrete monuments
4. Clarify the location of the existing riprap located near the outfall of the existing endwall associated with the permanent outlet structure in the Northeast Area Detention Basin.
5. Provide detailed design information for proposed curb ramps to include slopes, spot elevations, detectable warning surface locations, etc. to demonstrate compliance with PennDOT and ADA requirements.

6. It is recommended that a curb ramp be added to the north side of the Christian's Drive – Camden Court intersection.
7. Add a north arrow to the plan view shown on Sheet 4.
8. Show the proposed location and MUTCD-referenced type of all street signs on the plan.
9. It is recommended that double inlets be provided at the locations of inlets D2 and D3 as they are located at the bottom of a vertical roadway curve.
10. Adjust the location of inlet A5 to provide at least 5 feet of separation between the inlet and the driveway location on Lot 101.
11. It is recommended that the proposed layouts and driveway locations associated with Lots 96 and 109 be adjusted to allow for more separation distance from the Christians Drive – Camden Court intersection.
12. Provide information on the plan related to the location of all utilities that will be serving the development (gas, electric, communications, etc.).
13. Show the location of all proposed pavement base drain as detailed on Sheet 5 on the plan and profiles.
14. Label all inlet box and top unit types in accordance with PennDOT nomenclature on the profile sheets.
15. The configuration of the primary outlet structure associated with the Northeast Area Detention Basin appears to differ from the configuration shown on the approved Preliminary Plan. Please clarify.
16. The layout of the proposed storm sewer network has been revised slightly from the approved Preliminary Plan. Please provide updated collection and conveyance calculations.

Administrative Items to be Addressed Prior to/Upon Plan Approval

1. Since the plan proposes an extension of the sewer service in the project from existing sewerage facilities owned and maintained by the Lower Paxton Township Authority, a report from the Authority indicating that the proposed design has been reviewed and is sufficient is required.
2. The applicant shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility since water is provided by means other than private wells.
3. Provide an improvement guarantee estimate.
4. A Zoning Permit shall be required for the plan.

5. Provide all signatures prior to final approval of the plan.
6. Provide an executed security agreement and financial security in amount approved by the Township Engineer.
7. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD).
8. The applicant shall pay all required fees prior to recording the plan.
9. The applicant shall schedule all required inspections a minimum of two (2) days prior to beginning the construction of any improvement under an approved plan.
10. The plans shall be reviewed by the Township Police Department for adequacy of development layout related to Police Protection.
11. Provide a copy of the Sewage Facilities Planning Module or similar documentation which has been completed and is ready for submission to DEP.
12. The plan shall be reviewed by the Township Fire Marshall for any necessary fire lanes, building connections, fire hydrant locations and specifications, etc.
13. Design information and calculations shall be submitted for review and approved prior to the issuance of building permits. Add a note to the plan stating such.
14. Once received, provide copies of any required PADEP and USACE permits for the project. Reference to the approval number(s) shall be listed on the plan once known.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.



Jason R. Hinz, P.E.
Herbert, Rowland & Grubic, Inc.

JRH/LB

R000184.0002 (Phase 4686)

P:\0001\000184_0002\Admin\4686 - Amber Fields PH VIIb - F SDIA - PLAN REVIEW\PR#1.docx

c: Shirley Hepschmidt (SHepschmidt@lowerpaxton-pa.gov)
Nick Gehret (ngehret@lowerpaxton-pa.gov)
Tim Mellott (mellotteng@comcast.net)

Plan No. 20-041

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer/landscape architect shown <i>(need seal/sign)</i>	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown <i>(as surveyed)</i>	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown - Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal - public(✓) on-lot ()	✓		
Water supply - public (✓) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width			✓
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles			
24. Curbs shown	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown	✓		
28. Traffic study completed	✓		
29. Recreation area shown/fee in-lieu-of provided		✓	
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown <i>(need sign/notar.)</i>	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		



April 1, 2020

Reference No. 8616025.5141

Timothy Mellott
Mellott Engineering, Inc.
7500 Devonshire Heights Rd
Hummelstown, PA 17036

Dear Mr. Mellott:

**Re: Lower Paxton Township Authority
Final Subdivision Plan for Amber Fields Phase VIIB
8616025.5141 – Amber Fields Phase VIIB – 1st Construction Drawing Review**

On behalf of the Lower Paxton Township Authority, GHD has reviewed the first submission of the Final Subdivision and Land Development Plan for Amber Fields Phase VIIB. These drawings have been reviewed for their conformance with the Lower Paxton Township Authority's standards for wastewater collection system extensions. All comments are based on the materials presented in the 8-sheet plan set that was prepared by Mellott Engineering, Inc., dated March 4, 2020. GHD has NOT reviewed them for conformance to any Zoning, Subdivision, or Land Development Ordinances, including building setbacks, street and side walk layouts, storm water runoff, water main installation, property surveys, erosion and sedimentation control or topography.

The mainline sewers and tees were installed in Phase VIIA. Phase VIIB consist of installing laterals to serve 15 residential lots in Phase VIIB. This phase of the project is located adjacent to existing Phase 6.

We offer the following specific comments:

Sheet 1 – Cover Sheet

1. A copy of the DEP permits for the wetlands crossing must be provided to the Authority and GHD before construction begins.
2. Sanitary Sewer & Water Note 4 can be removed. There are no manhole tie ins for Phase VIIB.
3. Sanitary Sewer & Water Note 5 should be revised. The sanitary sewer easement was obtained for all of Phase VII on August 5, 2019. Mainline sewers were dedicated to the Authority on March 4, 2020.

Since the comments are minor, please submit three (3) signed and sealed copies of the final construction drawings to our office. The plans will be distributed to the Authority, Contractor, and GHD for use during construction.

GHD

1240 North Mountain Road Harrisburg Pennsylvania 17112 USA
T 717 541 0622 F 717 541 8004 W www.ghd.com



If any proposed materials differ from what was used in Phase 7A, new shop drawings will be required prior to construction. This work must be inspected by Authority Staff. Please notify Jim Wetzel, at 717-657-5623, ten days in advance of the start of the sanitary sewer related work. If you have any questions or comments, please feel free to contact us.

Sincerely,

GHD

A handwritten signature in cursive script that reads "Melissa Tomich Smith".

Melissa Tomich Smith, P.E.
Project Engineer

Encl.

cc: William R. Weaver, LPTA
Jim Wetzel, LPTA
Amanda Zerbe, LPT
Joel McNaughton

Plan Overview Sheet

Name of Plan

Final Subdivision Plan for Amber Fields Phase VIII B

Location of Plan

Camden Court

Developer/Owner

The McNaughton Company



Planning and Development

Date Assigned: 3/9/2020

Zoning Officer Signature:

Date Due: 3/23/2020



Traffic Safety Unit

Recommendations:

Signature:

Date:



Patrol Division Commander

Signature:

Date:

3-13-20



Approved



Disapproved



Codes Enforcement/Fire Official

Recommendations:

No Comments

Signature:

Date:

3/12/20



Approved



Disapproved



Chief of Police/Public Safety Director

Recommendations:

No Comments

Signature:

Date:

03/20/20



Approved



Disapproved

INTENT OF PLAN
 The intent of this plan is to detail the Final Subdivision Plan for Amber Fields Phase VII.B. Amber Fields Phase VII.B consists of 15 new single family dwelling lots and the extensions of Camden Court and Christian's Drive, see Phasing Plan on this sheet. See the Drawing Index on this sheet for reference to specific plan sheets.

SITE DATA	ZONING REQUIREMENTS
1. Owner and applicant: The McNaughton Company 4400 Deer Path Road, Suite 201 Harrisburg, PA 17110 Phone: (717) 234-4000 2. Source of Title: (Allison Tract, now owned by McNaughton Company) Tax Map 35-047-50, d.b. 48-T-117 (Amber Fields Tract) Tax Map 35-047-19 & 20, d.b. 2683, pg. 684 & d.b. 1770, pg. 167 Phase III Plan recorded in P.B. P., Vol. 8, pg. 38-40 Phase IV Plan recorded in P.B. C., Vol. 9, Pg. 13-15 Phase V Plan recorded in instrument #20130027114 Phase VI Plan recorded in instrument #20150018715 Phase VIIA Plan recorded in instrument #20170008616 Phase VIIB&C Plan recorded in instrument #20180012899 Phase VIIA Plan recorded in instrument #20190026220 3. Type of development: single family detached dwellings 4. Total overall tract area: 111.34 acres 5. Total area of Phase VII.B: 478,258 sf or 10.979 acres 6. Total area proposed for recreation: none (applicant shall pay a fee in lieu of land dedication per existing agreement) 7. Proposed number of lots and units: 15 lots total 8. Overall Development Density: 1.4 lots/acre 9. Proposed water supply: public (United Water) 10. Proposed sewage disposal: public (LPTA) 11. Linear feet of new street: 639' (Camden) & 518' (Christian's) 12. Linear feet of new storm sewer: 13,000' 13. Linear feet of new sanitary sewer: 563' 14. Phase VII.B Construction: Fall/Winter 2020	(R-C Residential Cluster District) Minimum lot area: 10,000 square feet Minimum lot width: 90 feet at front setback line Minimum front yard: 25 feet Minimum side yard: 10 feet min, 30 feet total Minimum rear yard: 30 feet Maximum impervious coverage: 30% Maximum building height: 30 feet Minimum # of off-street parking spaces: 3 per lot

- GENERAL NOTES**
- The developer will comply with all applicable township ordinances in effect at the time of submission of the preliminary plan.
 - Perimeter and topographic information per a field survey conducted by Hartman & Associates, Inc. Benchmark is invert of existing sanitary sewer manhole at intersection of N. Highlands Drive and N. Highlands Circle. Elevation = 433.31 (U.S.G.S datum). Boundary checked by Bicon Land Surveying Company.
 - All known easements and rights-of-way have been shown, and all utilities have been notified via the One-Call System.
 - Wetland delineation shown in Phase VII.B is per wetland delineation performed by Vortex Environmental in February 2020. Wetlands located on individual lots shall not be built upon by property owners.
 - Outside agency approval and/or permits required for Phase VII.B construction consists of maintaining the existing NPDES Permit and obtaining a Water Obstruction and Encroachment General Permit 5 & 7 for the proposed Christian's Drive wetland crossing.
 - Property and street right of way corners shall be marked with concrete monuments or iron pins; markers to be in accordance with Lower Paxton Township requirements. Concrete monument shall be installed where shown on plan and all other unmarked corners to be marked with iron pins.
 - This parcel is not located within the 100-year floodplain as defined by the Flood Insurance Study of Lower Paxton Township.
 - All street proposed with this plan shall be constructed to township requirements and offered for dedication to Lower Paxton Township.
 - Handicap ramps shall be provided wherever sidewalk meets the street curb; ramps to be in accordance with township, Penn DOT and ADA requirements.
 - The developer shall be responsible for the cost of the erection of all street name signs and traffic control signs.
 - Drainage facilities, including detention basins, located outside of street right-of-way shall be owned and maintained by the owner of the lot on which the facilities are located. The lot owner shall maintain the drainage facilities to the design, dimensions and elevations indicated on these drawings, and such facilities shall be permanent unless and until a revised stormwater management plan is approved by Lower Paxton Township. Maintenance tasks shall include removal of debris blocking the basin outlet structure, and repair of any erosion. These restrictions shall be included in the applicable lot deeds. The Communities Home Owners Association and Lower Paxton Township shall be the beneficiary of the defined drainage easements shown on this plan. LPT shall have no duty or responsibility to maintain any of the drainage facilities within the easements.
 - All proposed utility extensions shall be underground.
 - The contractor shall comply with the provisions for notification of utilities provided in Act 287 as amended, before excavation in the project area in order to determine the existence and location of all utilities. Prior to any construction, the contractor will be required to contact all utilities and request them to mark their locations in the field. The one call system number is 811.
 - All construction shall be in accordance with Lower Paxton Township and Penn DOT construction requirements.
 - No building or other obstruction, such as shrubbery, etc. over three feet in height shall be constructed/planted within the clear sight triangle.
 - A traffic study was previously submitted and reviewed with the approved preliminary plan.
 - The proposed water main shown on this plan is a concept only; the final water system design layout shall be determined by the public water supplier (SUEZ) after plan approval.
 - Building setbacks shown hereon are one interpretation of the regulation, and are shown for illustration only. Two dimensional configurations are possible. Total of both side yards on a lot must equal 30 feet. All corner lots shall have (2) front yards, one (1) side yard and one (1) rear yard.
 - Construction As-Built Drawings shall be provided to the township upon completion of improvements. As-Built drawings shall be in accordance with township requirements.
 - A street-surf sewer construction permit is required and is to be obtained prior to earthmoving activities. A pre-construction meeting is to be held prior to starting the project. Contact Lower Paxton Township at 657-5615 to schedule the meeting; the meeting can be held in conjunction with the other required Conservation District Meeting. The applicant is responsible to schedule all inspections.
 - All materials, workmanship and methods of construction shall comply with the current Pennsylvania Department of Transportation Publication 408 Specifications and Publication 72 Roadway Construction Standards.

STORMWATER NOTE (Impervious Coverage on each lot)
 The maximum permitted impervious coverage on each lot within remaining Phase VII.B is the lesser of the following two areas: 5,033 sf or 30% of the lot area which ever is less. The Stormwater Management Design for Phase VII.B accounted for a maximum of 5,033 sf per lot although the maximum impervious coverage permitted on lots less than 16,777 sf are dictated by the 30% maximum lot coverage permitted per Zoning requirements.

SANITARY SEWER & WATER NOTES

All sanitary sewer mains and lateral tees were installed with previous phase construction. The only remaining sewer work is related to extending sewer laterals from the existing tees and manhole testing. The below standard notes are provided for general reference although as indicated above all sewer mains and manholes exist).

- All sanitary sewer construction materials and methods shall conform to Lower Paxton Authority standards. Contractor shall obtain specifications and construction details directly from the Authority.
- All water main construction materials and methods shall conform to SUEZ standards. Contractor shall obtain specifications and construction details directly from SUEZ.
- Sewer Module Planning was previously obtained for this project. DEP Sewer Module Code # P3-22921-194-IV (First 160 lots approved with Christian Fields Preliminary Plan) and DEP Code No. A3-22921-413-3 (additional 32 lots approved with the Amber Fields Extended Preliminary Plan). No additional sewer planning is required for the project.
- The existing manholes where the extension connections are made must be vacuum tested prior to pipe connection. Contact the Lower Paxton Township Authority representative to observe the test. A 72-hour notice is required. The developer is responsible to replace the manhole if the connection cannot be made satisfactorily.
- A 30' wide right-of-way shall be provided around the portion of proposed sewer that is not located within the public right-of-way. A legal description and plot of the proposed 30' wide right-of-way must be recorded prior to start of construction.
- Contractor shall test pit all existing utility crossings prior to installing any sanitary sewer pipe to verify existing horizontal and vertical elevations to assure no conflict with new sewer.
- When sewers are installed through Authority's right-of-way, including planter islands, no house, structure, trees, shrubs, gardens, or obstruction on or over, or that will interfere with vehicular access for the construction, maintenance or operation of any sewer, shall be installed within limits of the easement, and no changes in the grade or contour over the sewer shall be permitted in accordance with the Authority's standard deed of dedication.
- Contractor shall field verify existing manhole elevations (rims and inverts) prior to construction.
- All sanitary sewer pipe installed shall be inspected by a LPTA representative prior to backfilling. A 72 hour advance notification is needed for inspection and contractor should call Jim Wetzel @ 717-657-5623 to schedule inspections.
- The developer offers the sanitary sewers to the Lower Paxton Township Authority as a public sewer dedication.
- Gravity service is proposed for all lots within the development. Gravity basement sewer service shall be provided for Phase VII.B Lots 101, 102, 105 and 106; these lots are served from the sewer main downstream of Camden Court cul-de-sac.
- All manholes outside paved areas shall be Bolted Down Frames and Covers. MH rims outside paved areas are to be set a minimum of 2' above finished grade unless prior approval from LPTA has been permitted.
- All sanitary sewer installed during construction shall be tested in accordance with Authority Specifications.
- Sanitary Sewer Benchmark: invert of existing sanitary sewer manhole at intersection of N. Highlands Drive and N. Highlands Circle. Elevation = 433.31 (U.S.G.S datum).
- Water main design/location is determined by SUEZ after township approval, therefore it is the contractor's responsibility to verify required isolation distances between sanitary sewers and water mains is maintained. If separations are not maintained the sanitary sewer can not be encased in concrete; the water main or other conflicting utility must be redesigned to achieve the required separation. Water services shall maintain a minimum 10' horizontal separation from sanitary sewer laterals.
- Sewer lateral observation tees shall be installed between the curb and sidewalk. Contractor shall install the observation tee protective casing during the lateral installation.

FINAL SUBDIVISION PLAN

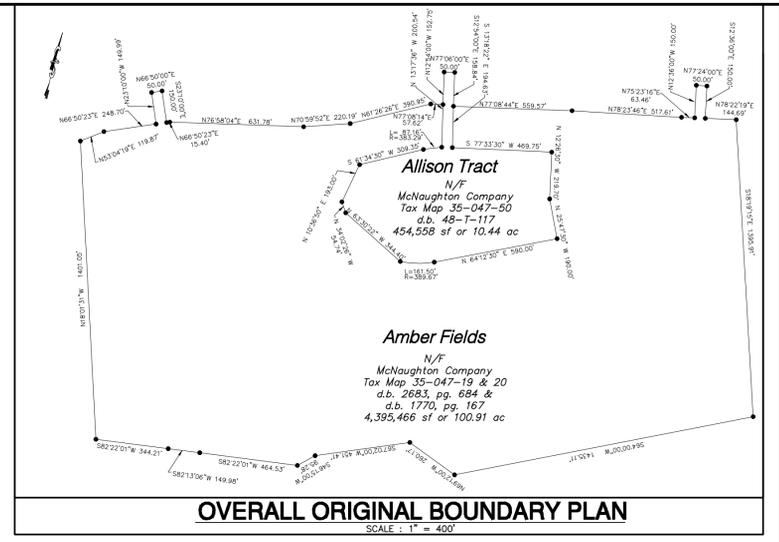
FOR

AMBER FIELDS PHASE VII.B

(Previously known as CHRISTIAN FIELDS)

LOCATED IN

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA.



DRAWING INDEX	
SHEET NO.	TITLE
1 of 7	COVER SHEET
2 of 7	EXISTING FEATURES PLAN
3 of 7	FINAL SUBDIVISION PLAN
4 of 7	GRADING-UTILITIES-PROFILES PLAN
5 of 7	CONSTRUCTION DETAILS
6 of 7	EROSION CONTROL PLAN (ES 1)
7 of 7	EROSION CONTROL DETAILS (ES 2)

All plan sheets shall be recorded.

Act 287
 PURSUANT TO PROVISIONS OF PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY PENNSYLVANIA ACT 181 (2006) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

Before You Dig Anywhere In PENNSYLVANIA STOP! Call 811 Toll Free PA Law requires 3 working days before you excavate PA One Call System, Inc. One Call Serial #:

COMPANY: CTSI, LLC ADDRESS: 100 CTE DR DALLAS, PA 18612 CONTACT: DAVID MORRIS

COMPANY: UNITED WATER PENNSYLVANIA ADDRESS: 4911 EAST PARK CIRCLE HARRISBURG, PA 17111 CONTACT: KATHY RICHMOND

COMPANY: LOWER PAXTON TOWNSHIP AUTHORITY ADDRESS: 5993 LOCUST LN HARRISBURG, PA 17109 CONTACT: JAMES W. WETZEL JR EMAIL: jwetzel@lowerpaxton-pa.gov

COMPANY: VERIZON PENNSYLVANIA INC ADDRESS: 11TH FLOOR, STRAWBERRY SQUARE HARRISBURG, PA 17101 CONTACT: FLORENCE WINEHEAD

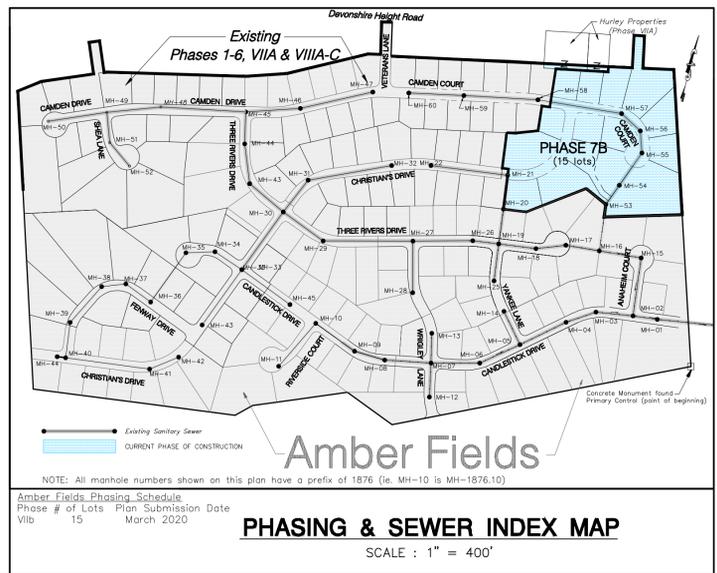
COMPANY: X0 COMMUNICATIONS INC ADDRESS: C/O DE-TECH INC 16363 PEARL ROAD SUITE 100-C STRONGSVILLE, PA 44136 CONTACT: ROGER LIPSCOMB

COMPANY: PPL ELECTRIC UTILITIES CORPORATION ADDRESS: 1801 BROOKWOOD ST HARRISBURG, PA 171042222 CONTACT: JEANETTE ANDERSON EMAIL: janderson@ppl.com

COMPANY: COMCAST CABLE COMMUNICATIONS INC ADDRESS: 4601 SMTH STREET HARRISBURG, PA 17109 CONTACT: CONSTRUCTION COORDINATOR

COMPANY: LIGI UTILITIES INCORPORATED ADDRESS: 1200 PAXTON ST HARRISBURG, PA 17104 CONTACT: TIM WITT EMAIL: twitt@ligi.com

APPLICANT & OWNER
THE MCNAUGHTON COMPANY
4400 DEER PATH ROAD, SUITE 201
HARRISBURG, PA 17110
(717) 234-4000
jmcnaughton@mcnaughtonhomes.com



MELLOTT ENGINEERING, INC.
 CIVIL ENGINEERING LAND PLANNING & DESIGN WATER RESOURCES
 7500 DEVONSHIRE HEIGHTS ROAD HUMMELSTOWN, PA 17036
 mellotteng@comcast.net
 (717)-566-6533

THIS PLAN REVIEWED BY DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____

CHAIRMAN _____ SECRETARY _____

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS _____ DAY OF _____

TOWNSHIP ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS THIS ____ DAY _____

CHAIRMAN _____ SECRETARY _____

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP SUPERVISORS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY _____

CHAIRMAN _____ SECRETARY _____

MY COMMISSION EXPIRES _____ DATE _____

NOTARY PUBLIC _____ DATE _____

RECORDER OF DEEDS _____

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

Todd A. Lyons
 Todd A. Lyons, P.E., Owner
 P.O. Box 367
 Olsburg, Pennsylvania
 17019
 (717) 432-1105 Phone

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

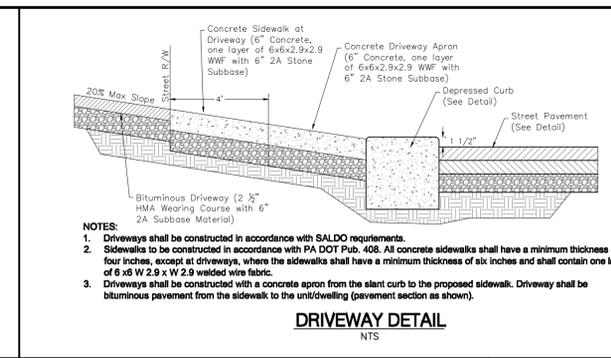
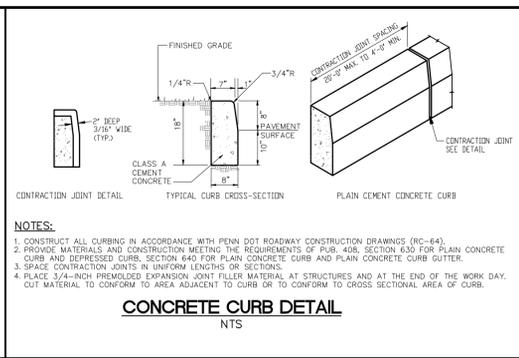
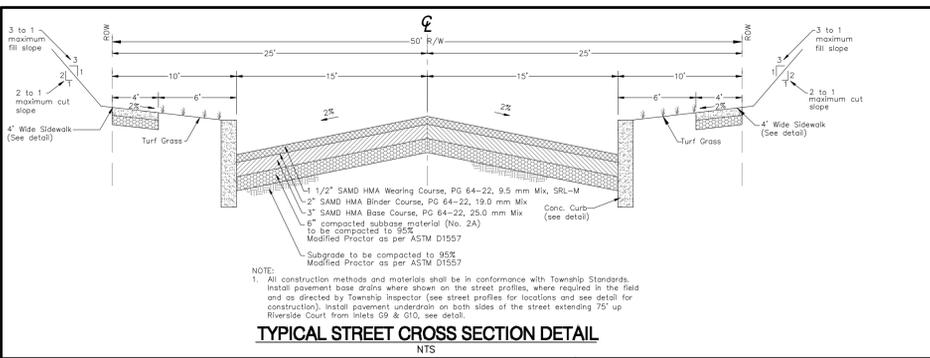
Timothy L. Mellott
 Timothy L. Mellott, P.E.
 Mellott Engineering, Inc.
 7500 Devonshire Heights Road
 Hummelstown, PA 17036
 Ph: 717-566-6533
 FAX: 717-427-2700

UPL #s for Phase VII.B

Lot 95 will be	35-130-095
Lot 96 will be	35-130-096
Lot 97 will be	35-130-097
Lot 98 will be	35-130-098
Lot 99 will be	35-130-099
Lot 100 will be	35-130-100
Lot 101 will be	35-130-101
Lot 102 will be	35-130-102
Lot 103 will be	35-130-103
Lot 104 will be	35-130-104
Lot 105 will be	35-130-105
Lot 106 will be	35-130-106
Lot 107 will be	35-130-107
Lot 108 will be	35-130-108
Lot 109 will be	35-130-109

No.	REVISION	DATE	DRAWING ID
1			202010COV
2			DATE: March 4, 2020
3			SHEET
4			1 of 7

MELLOTT ENGINEERING, INC.
Copyright © 2020

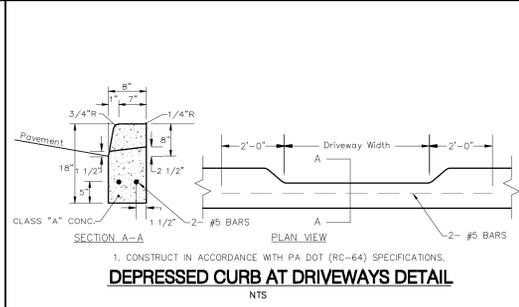
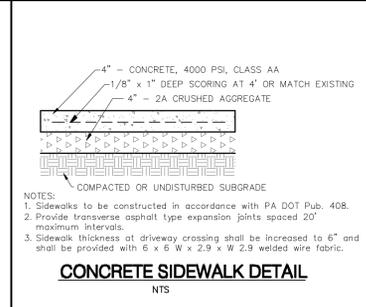
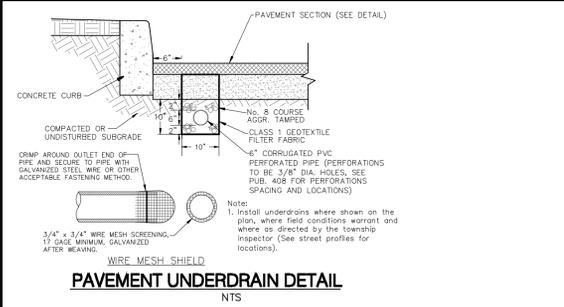


All materials, workmanship and methods of construction shall comply with the current Pennsylvania Department of Transportation Publication 408 Specifications and Publication 72 Roadway Construction Standards.

- See RC-45M & 46M for storm sewer inlet construction (all inlet tops shall be provided with bicycle safe grates per RC-45M and all inlets greater than 5' deep shall be provided with ladder runs)
- See RC-30M for sewer trench construction (full stone back fill is only required for sewer in existing paved areas)
- See RC-84M for curb construction
- See applicable RC Detail for all other construction

TRAFFIC CONTROL SIGNAGE

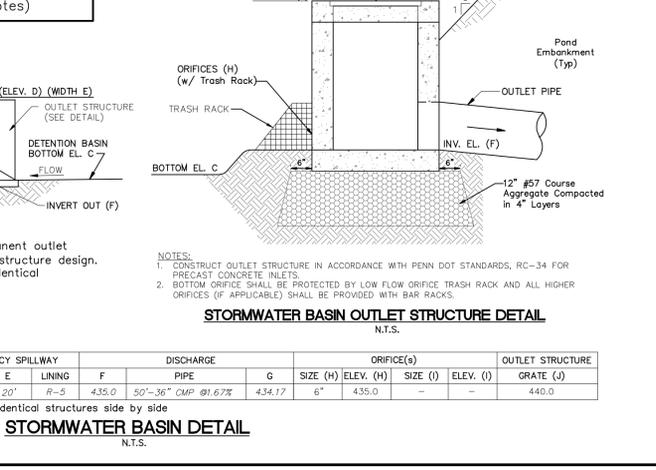
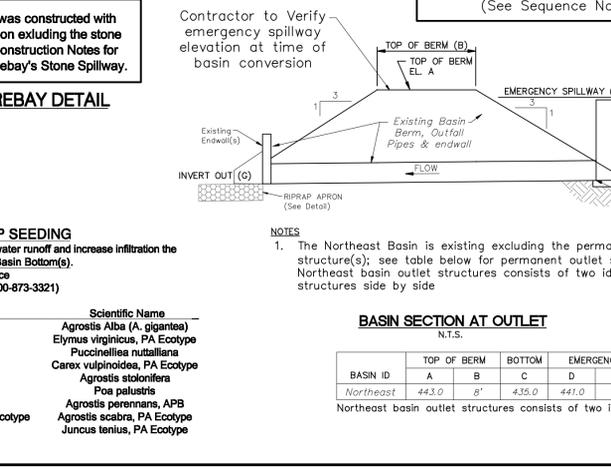
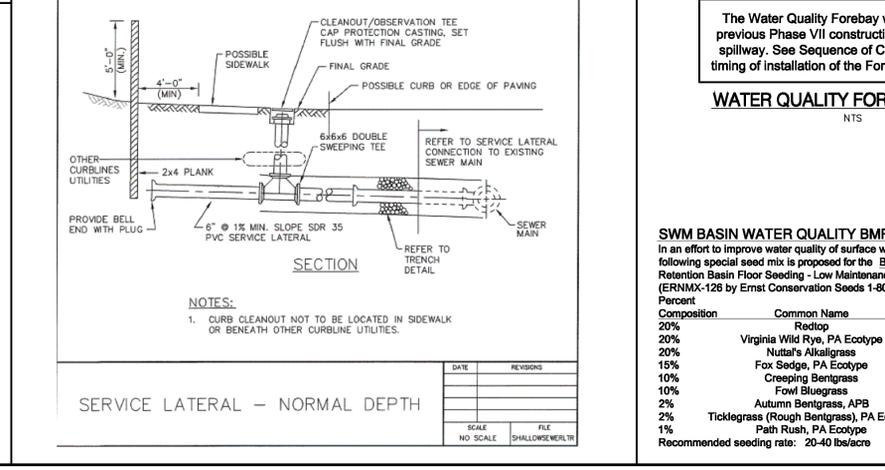
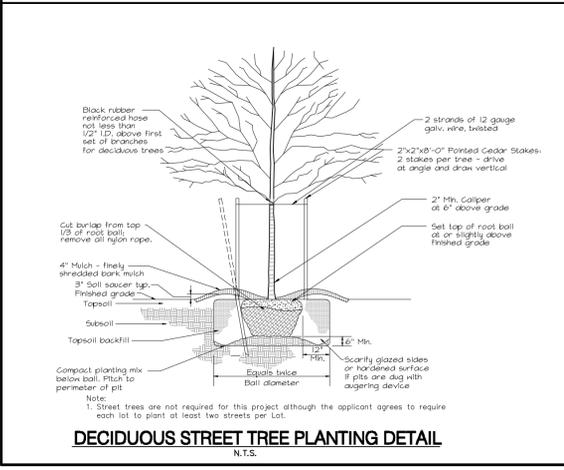
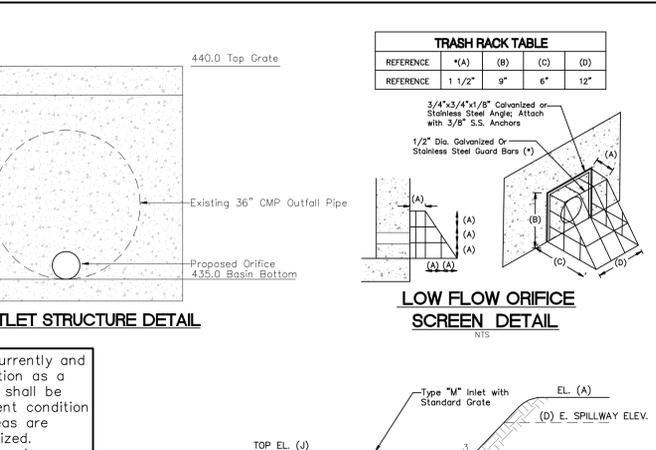
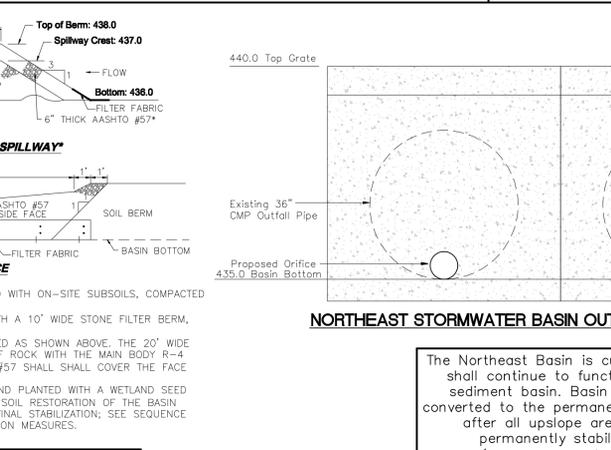
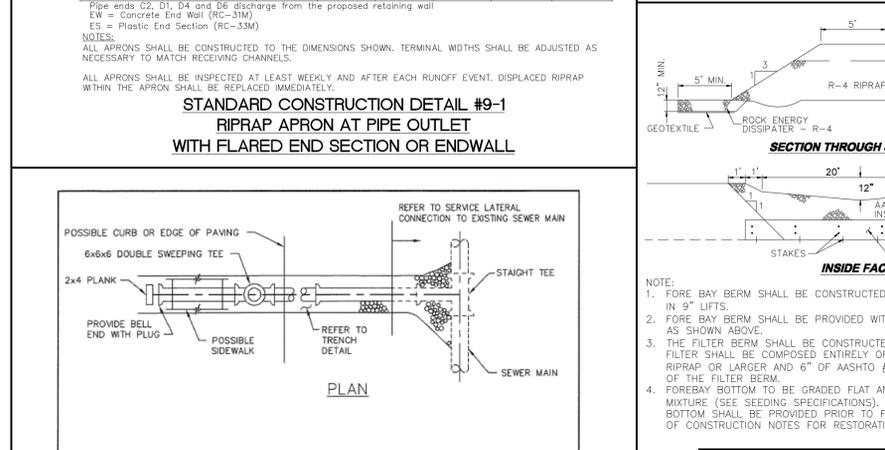
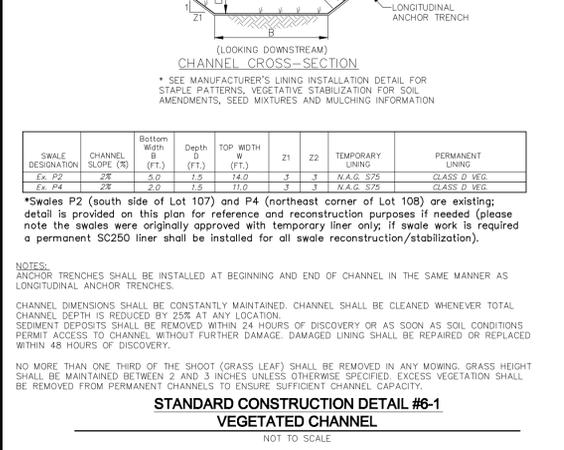
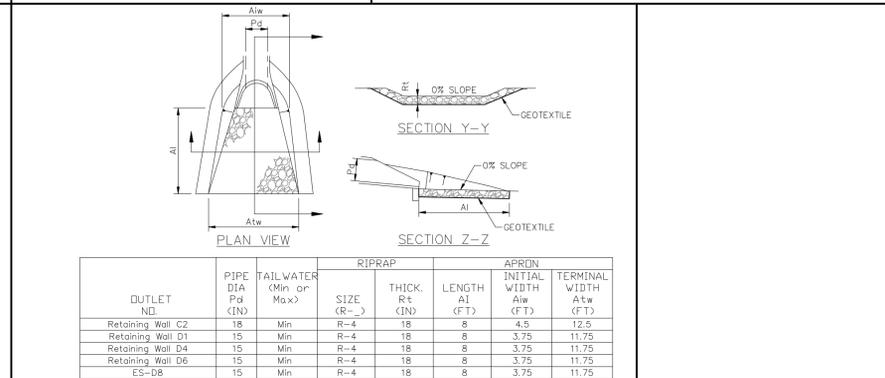
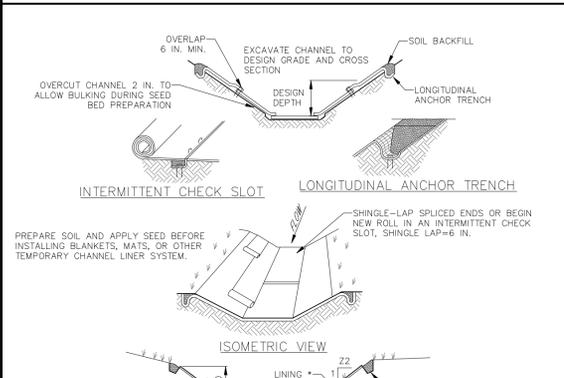
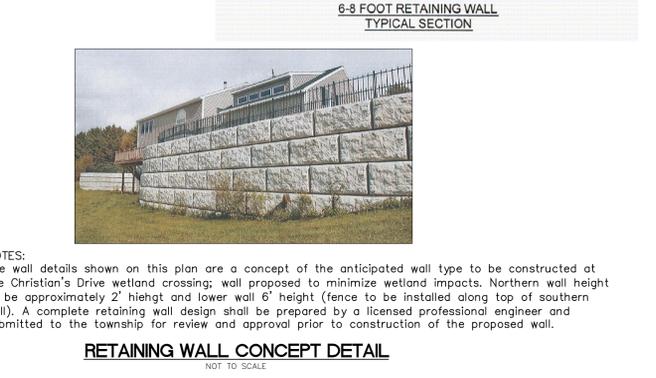
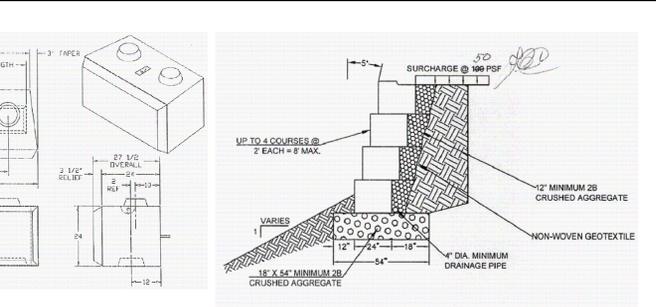
NOTES:
1. Traffic control signs shall be installed by Lower Paxton Township and paid for by the developer. Signs to be posted in accordance with Penn DOT standards.



STREET INTERSECTION SIGHT DISTANCE TABLE AND CLEAR SIGHT TRIANGLE DETAIL

Notes:
1. Design sight distances referenced in the above table are per PA Code Title 67 Chapter 441 "1982".

Street Intersection	Speed Limit (mph)	Street Grade (Avg. slope)		Required Sight Distance (Y) @ Posted Speed		Measured Sight Distance (Y)	
		Left	Right	Left	Right	Left	Right
Camden Ct. & Christian's Dr.	25	-2%	+2%	167'	157'	>350'	>300'



SWM BASIN WATER QUALITY BMP SEEDING

In an effort to improve water quality of surface water runoff and increase infiltration the following special seed mix is proposed for the Basin Bottom(s).

Retention Basin Floor Seeding - Low Maintenance (ERANM-126 by Ernst Conservation Seeds 1-800-873-3321)

Percent	Common Name	Scientific Name
20%	Redtop	Agrostis Alba (A. gigantea)
20%	Virginia Wild Rye, PA Ecotype	Elymus virginicus, PA Ecotype
20%	Nuttall's Alopecurus	Puccinellia nuttalliana
15%	Fox Sedge, PA Ecotype	Carex vulpinoidea, PA Ecotype
10%	Creeping Bentgrass	Agrostis stolonifera
10%	Fowl Bluegrass	Poa palustris
2%	Autumn Bentgrass, APB	Agrostis perennans, APB
2%	Ticklegrass (Rough Bentgrass), PA Ecotype	Agrostis scabra, PA Ecotype
1%	Path Rush, PA Ecotype	Juncus tenuis, PA Ecotype

Recommended seeding rate: 20-40 lbs/acre

DATE: _____

REVISIONS: _____

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

MELLOTT ENGINEERING, INC.
Civil Engineering - Land Planning & Development - Water Resources
7500 Devonshire Heights Road - Hummelstown, PA 17036
mellotteng@comcast.net
717-566-6533

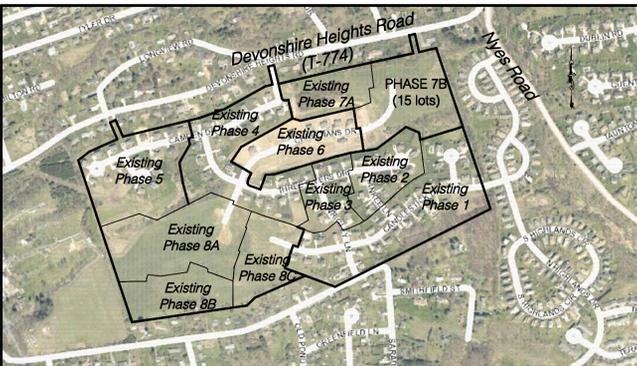
CONSTRUCTION DETAILS

FOR
AMBER FIELDS PHASE VIB

Owner: The McNaughton Company
DAUPHIN COUNTY
LOWER PAXTON TOWNSHIP

Project No. 202010
Date March 4, 2020
Sheet No. _____

5 of 7



AERIAL LOCATION MAP/NPDES BOUNDARY PLAN

2016 Aerial does not show existing improvements. Scale: 1" = 700'

EROSION CONTROL PLAN INTENT NOTE

The intent of this plan is to detail Erosion & Sediment Control Measures to be implemented with the construction/development of Amber Fields Phase VIB. Amber Fields Phase VIB consists of the extension of Camden Court, installation of associated utilities and development of 15 single family dwelling lots. All bulk earthwork was previously performed with Phase VIIA construction excluding the Christians Drive wetland crossing grading. All of Phase VIB drains to the existing Northeast Stormwater/Sediment Basin although additional measures are proposed as shown. The erosion control measures associated with Phase VIB consists of two stabilized rock construction entrances off the existing limit of Camden Court and Christian's Drive, one existing sediment basin, one existing sediment embankment trap, existing and proposed compost filter socks and stabilization measures. The entire disturbance area is located within the existing Amber Fields NPDES Permit Boundary (see aerial map on this sheet.) See Sequence of Construction on this sheet and additional notes and details on the following Erosion Control Detail sheet.

GENERAL EROSION CONTROL NOTES

- The DEP Permitting associated with this project is maintaining the existing NPDES Permit and obtaining a Water Obstruction and Encroachment General Permit 5 & 7 for the Christian's Drive wetland crossing. No outside agency approvals and/or permits are required for Phase VIB construction.
- Phase VIB project site consists of recently graded area associated with the Phase VIIA utility extensions and related road grading except for the wetland areas that are currently in a meadow coverage with some brush.
- All of Phase VIB drains to the existing Northeast Regional Stormwater Basin which currently is functioning as a sediment basin.
- The project site is located within the Beaver Creek (WWF) watershed.
- BMPs, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed 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. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.
- There are no known naturally occurring geologic features or soil conditions on site that have the potential to create pollution.

CRITICAL STAGES OF PLAN IMPLEMENTATION

This plan identifies the Post Construction Stormwater Management BMPs for the project. In accordance with NPDES permitting requirements, critical stages of implementation of the plan shall have a licensed professional or designee on site. The Northeast Stormwater Basin is existing therefore the only critical stage of construction associated with Phase VIB will be verification of the subsols restoration. All other BMPs can be inspected after construction to verify consistency with the design plans.

MAINTENANCE PROGRAM

- Until the site is stabilized, all erosion and sediment control BMPs must be maintained properly. Maintenance must include inspections of all erosion and sediment control BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including cleanout, repair, replacement, re-grading, reseeding, re-mulching and re-netting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.
 - a summary of the site conditions, E&S BMPs, and compliance; and
 - the date, time, and the name of the person conducting the inspection.
- Any sediment removed from BMPs during construction will be returned to upland areas on site and incorporated into the site grading.
- See Erosion Control Details for additional Maintenance Notes specific to each measure.

SEQUENCE OF CONSTRUCTION

- At least 7 days before starting any earth disturbance activities, the owner and/or operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer, and a representative of the Dauphin County Conservation District to an on-site pre-construction meeting.
- At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System incorporated at 1-800-242-1776 for the location of existing underground utilities.
- 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.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and sediment pollution, the operator shall implement appropriate best management practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
- If any fill material must be brought to the site, it must come from a site with an approved Erosion Control Plan and the contractor or developer must notify the Dauphin County Conservation District and provide the appropriate information pertaining to the borrow site prior to start of hauling operations.
- 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.

- Install the following temporary control measures: stabilized rock construction entrance #1 & #2 off the existing limits of Camden Court and Christian's Drive respectively, ingress/egress to the site shall be restricted to the construction entrances. All of Phase VIB disturbance shown on this plan drains to the existing Northeast Sediment Basin although additional erosion control measures shall be implemented as shown and described below.
- Install all Compost Filter Sock barriers (socks shown in green exist from previous Phase VIIA construction and sock shown in red are additional barriers proposed with this Phase VIB plan). Sock barriers shall also serve as wetland protection markings. All Phase VIB bulk earthwork was completed with previous Phase VIIA construction excluding the Christian's Drive wetland crossing.
- Christian's Drive wetland crossing shall be performed in accordance with the Water Obstruction and Encroachment General Permits 5 & 7 requirements and conditions. While the wetland crossing does not contain a stream channel nor continuous flow of runoff the crossing will be performed via installation of clean water bypass pumping. Install sandbag cofferdams at the upstream and downstream limits of work and initiating bypass pumping; the pumped water shall be discharged through a filter bag to grassed area prior to draining back into the wetland area. Install utility crossings and/or conduits followed by storm sewer and culvert installations; immediately install riprap apron at pipe discharges and inlet protection as shown. Install first row(s) of retaining wall as soon as possible; after first row (2) of wall is installed remove cofferdams and sandbag cofferdams. Stabilize all disturbed area with topsoil, seeding and S75 matting; all 3:1 slopes or steeper and all disturbed areas within 50' of the wetlands shall be stabilized with matting.
- Existing sediment trap on Lot 107 can be removed (no longer receiving pipe discharge). Stabilize disturbed areas per below sequence note 9.
- Strip topsoil in the area of the remaining Christian's Drive extension grading and stockpile topsoil as needed; stockpiles shall not exceed a maximum height of 35 feet and shall be no steeper than 2:1. Stockpiles to be stabilized accordingly. Stockpile locations shown on the plan are concepts only although erosion controls must be down slope of all stockpile locations.
- Perform remaining grading associated with extension of Christian's Drive.
- Install remaining utilities. Install utility conduit crossings.
- Install curbing. Place stone subbase on streets as soon as possible to shield soil from erosion.
- Critical Stage of Construction:** After bulk grading is complete and desired subgrades are achieved, soil restoration of all previous disturbed areas outside of the street right of way shall be provided via chisel plowing of the subsols prior to topsoil & seeding placement. Provide maximum till depth possible (10" desired). The tiling of the subsols is intended to enhance and restore permeability of the subsols and provide for enhanced interface with the topsoil. After tilling and/or chisel plowing, place minimum of 6" of topsoil over prepared subsols and smooth out with light track equipment followed by seeding and mulch. As disturbed areas within a project approach final grade, preparations should be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched. 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 intended permanent vegetative stabilization specifications.
- An erosion control blanket will be installed on all disturbed slopes 3:1 or steeper, all areas of concentrated flows, stream banks and all other areas specifically identified on the plans. N.A.G. S75 biodegradable matting shall be used for all general slope matting unless otherwise noted on the plans.
- Critical Stage of Construction:** Prior to topsoil placement, soil restoration of all non impervious disturbed areas shall be provided via chisel plowing of the subsols. Provide maximum till depth possible (10" desired). The tiling of the subsols is intended to enhance and restore permeability of the soils. After tilling and/or chisel plowing, smooth at the area with light weight equipment.
- Replace all topsoil where construction is complete (4" to 8" depth). Prior to seeding, prepare surface by removal of rocks and unsuitable matter by hand raking or the use of a rock hound with light weight equipment. Stabilize with intended seed, straw and mulch per intended seeding specifications (See plan for type; grass, meadow, wetland mix and vegetated filter strip). Matting is required for all slopes 3:1 and steeper, see plan for locations).
- Straw and hay mulch should be anchored immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil. This method is limited to slopes no steeper than 3:1. The machinery should be operated on the contour. (Note: Crimping of hay or straw by running over it with tracked machinery is not recommended.)
 - Asphalt, either emulsified or cut-back, containing no solvents or other diluting agents toxic to plant or animal life, uniformly applied at the rate of 31 gallons per 1000 sq. yd. may be used to tack mulch.
 - Synthetic Binders (chemical binders) may be used as recommended by the manufacturer to anchor mulch provided sufficient documentation is provided to show they are non-toxic to native plant and animal species.
 - Wood mulch can be used over straw at a rate of 210 lb. per 1000 sq. yd.
 - Lightweight plastic, fiber, or paper nets may be stapled over the mulch to manufacturer's recommendations.
- Tracking steep slopes (>25% or 4:1) may be utilized by running tracked machinery up and down the slope, leaving tread marks parallel to the contour. (Note: If a bulldozer is used, the blade shall be up.). Care should be exercised on soils having a clay content to avoid over-compaction. See notes above for permanent stabilization.

- After the Conservation District representative has inspected the site and agrees the site is stabilized the BMP's can be removed as follows:
 - Compost sock barriers and inlet protection can be removed and reinstalled at time of lot construction or can remain in place for use in future lot construction.
 - Critical Stage of Construction:** Convert Sediment Basin to permanent SWM Basin at appropriate time via coordination with conservation district: When authorized by conservation district the basin shall be converted to the permanent stormwater basin configuration via the following steps: Remove temporary CMP riser pipes from the outfall pipes. Install permanent concrete outlet structure to provide temporary filtering during basin construction operations. A Water Quality Forebay was constructed along the north side of the Basin with previous construction excluding the rock filter outlet which shall be installed at this time with the basin conversion; see detail. The water quality forebay shall be inspected at time of conversion to determine if bottom preparation measures are required or if vegetation growth exists. If forebay bottom preparation is required remove any accumulated sediment from the bottom of the basin and perform soil restoration of the basin bottom via chisel plowing of the subsols prior to final topsoil & basin seeding placement.
 - BMPs, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed 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. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

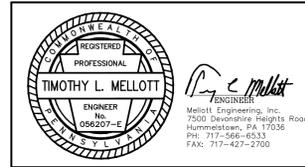
STABILIZATION NOTES

- Permanent stabilization is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
- Immediately after earth disturbance activities cease or temporary cessation preparations should be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched. 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 intended permanent vegetative stabilization specifications.
- An erosion control blanket will be installed on all disturbed slopes 3:1 or steeper, all areas of concentrated flows, stream banks and all other areas specifically identified on the plans. N.A.G. S75 biodegradable matting shall be used for all general slope matting unless otherwise noted on the plans.
- Critical Stage of Construction:** Prior to topsoil placement, soil restoration of all non impervious disturbed areas shall be provided via chisel plowing of the subsols. Provide maximum till depth possible (10" desired). The tiling of the subsols is intended to enhance and restore permeability of the soils. After tilling and/or chisel plowing, smooth at the area with light weight equipment.
- Replace all topsoil where construction is complete (4" to 8" depth). Prior to seeding, prepare surface by removal of rocks and unsuitable matter by hand raking or the use of a rock hound with light weight equipment. Stabilize with intended seed, straw and mulch per intended seeding specifications (See plan for type; grass, meadow, wetland mix and vegetated filter strip). Matting is required for all slopes 3:1 and steeper, see plan for locations).
- Straw and hay mulch should be anchored immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil. This method is limited to slopes no steeper than 3:1. The machinery should be operated on the contour. (Note: Crimping of hay or straw by running over it with tracked machinery is not recommended.)
 - Asphalt, either emulsified or cut-back, containing no solvents or other diluting agents toxic to plant or animal life, uniformly applied at the rate of 31 gallons per 1000 sq. yd. may be used to tack mulch.
 - Synthetic Binders (chemical binders) may be used as recommended by the manufacturer to anchor mulch provided sufficient documentation is provided to show they are non-toxic to native plant and animal species.
 - Wood mulch can be used over straw at a rate of 210 lb. per 1000 sq. yd.
 - Lightweight plastic, fiber, or paper nets may be stapled over the mulch to manufacturer's recommendations.
- Tracking steep slopes (>25% or 4:1) may be utilized by running tracked machinery up and down the slope, leaving tread marks parallel to the contour. (Note: If a bulldozer is used, the blade shall be up.). Care should be exercised on soils having a clay content to avoid over-compaction. See notes above for permanent stabilization.

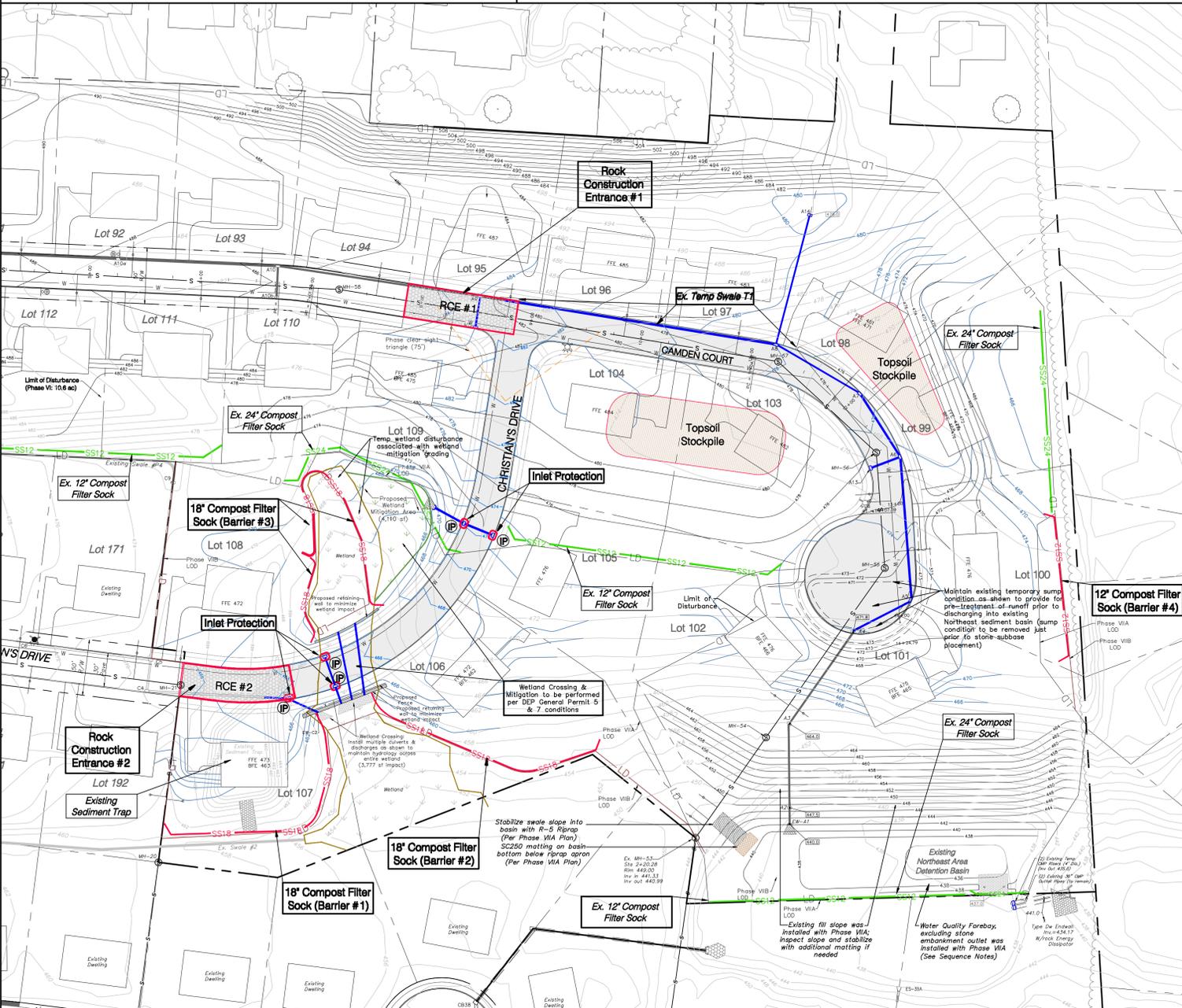
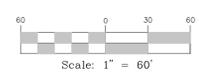
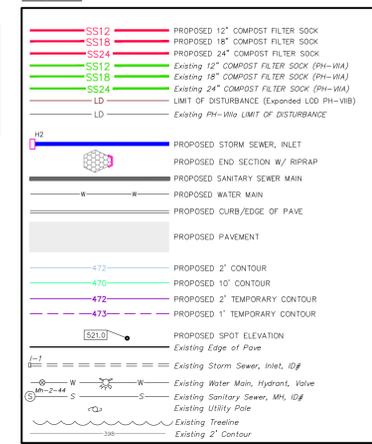
SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	HYDROLOGIC GROUP	HYDRIC
BEB2	Bedford Shaly Silt Loam	B	No
BkB2, BkC2, BkD2	Berks shaly silt loam	C	No
CkC2	Calvin-Klinesville shaly silt loam	D	Partially
CoB2	Comly silt loam	B	Partially
KoD2	Klinesville shaly silt loam	C	No

Implications and resolutions of the above soil types with proposed development are as follows:
 In general, the soils present should not pose any significant limitation to the type of development proposed. Reference the following recommendation pertaining to possible issues that may be encountered during construction.
 • If unrippable rock is encountered during proposed grading, blasting or drilling may be required. Removed rock can be crushed if necessary and used for fill.
 • If water table is encountered during excavation, dirty water shall be pumped out into a filter bag or sediment removal pond.



LEGEND



DATE: _____
 REVISIONS: _____

MELLOTT ENGINEERING, INC.
 Civil Engineering, Land Planning & Development, Water Resources
 7500 Devonshire Heights Road, Hummelstown, PA 17036
 melotteng@comcast.net
 717-566-6533



LOWER PAXTON TOWNSHIP
 DAUPHIN COUNTY
 PENNSYLVANIA

EROSION CONTROL PLAN
 FOR
AMBER FIELDS PHASE VIB
 Owner: The McNaughton Company
 LOWER PAXTON TOWNSHIP
 DAUPHIN COUNTY
 PENNSYLVANIA

STANDARD EROSION & SEDIMENT CONTROL PLAN NOTES

- A copy of the stamped approved drawings signed and dated by the Dauphin County Conservation District must be available at the project site at all times.
- 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 post construction stormwater management plan preparer, and a representative from the Dauphin County Conservation District to an on-site preconstruction 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 Dauphin County Conservation District or by DEP prior to implementation.
- 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 BMPs specified by the Construction Sequence for that stage or phase has been installed and are functioning as described in this document.
- 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 any operations begin.
- Stockpile heights must not exceed 35 feet. Stockpile slopes must 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 BMPs to minimize the potential for erosion and sediment pollution and notify the Dauphin County Conservation District and/or the regional office of DEP.
- All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code Chapter 260, §§260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- All off-site waste and borrow areas must have an E&S Plan approved by the Dauphin County Conservation District or DEP fully implemented prior to being activated.
- The contractor is responsible for ensuring that any material brought on site is Clean Fill.
- Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as Clean Fill due to analytical testing. Clean Fill is defined as: uncontaminated, non-water soluble, non-decomposable, non-toxic material, used asphalt, rock, stone, degraded material, used asphalt, and brick block concrete or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term does not include materials that have been processed for reuse.) Any placement of clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. Environmental due diligence must be performed to determine if the fill material associated with the project qualify as clean fill. Environmental due diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of a regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy Management of Clean Fill.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Until the site is stabilized, all E&S BMPs must be maintained properly. Maintenance must include inspections of all E&S BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, re-grading, re-seeding, mulching and re-matting, must be performed immediately. If E&S BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.
- A written report showing dates that E&S BMPs 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 swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Areas which one to be toppedshall be sacrificed to a minimum depth of 4 inches prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 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.
- Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- 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.
- Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface flow 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.
- 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, which or protective blanketing shall be applied as described in the plan. Areas not of 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, permanent 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 movement.
- E&S BMPs must remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the Dauphin County Conservation District or DEP.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the Dauphin County Conservation District for an inspection prior to removal/conversion of the E&S BMPs.
- After final site stabilization has been achieved, temporary E&S BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs must be stabilized immediately in order to ensure rapid revegetation of disturbed areas, such removal/conversions should 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 Dauphin County Conservation District to schedule a final inspection.
- Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.
- Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Pennsylvania Department of Environmental Protection 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 surface water or groundwater 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 materials/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 slope within the channel shall be conveyed past the work area in the manner described in this plan until such restoration is complete.
- 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.
- Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, Dauphin County Conservation District and the owner of the damaged property.
- Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.
- 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% modified proctor per ASTM D1557.

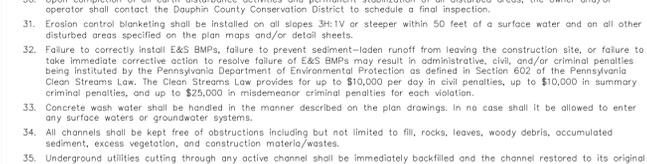
PERMANENT SEEDING

- A. All disturbed soil not to be covered with impervious surfaces, riprap or landscaping mulch shall be permanently seeded to provide protection against the impact of precipitation, running water and wind.
- B. Mulching shall be used to protect seeding and help in preventing runoff. Clean straw mulch shall be required in all disturbed areas and applied at a rate of 3 tons/acre (equivalent to 0.75" to 1" deep). Clean straw mulch should not be finely chopped nor broken during application.
- Permanent seeding schedule is as follows:
For gentle lawn areas:
Species: 40% Kentucky Bluegrass
40% Pennlawn Creeping Red Fescue
20% Norlawn Perennial Ryegrass
- For steep slopes and wet areas:
100% Tall Fescue, varieties such as K-31, Altro, or other recently released dwarf variety
- % Pure live seed: 98%
Fertilizer type: general purpose granular, 10-20-20
Fertilizer application rate: 1000 lbs per acre
Liming rate: Four (4) tons per acre of agricultural grade lime
Straw/mulch rate: three (3) tons per acre
Seeding dates: Between 4/1 and 10/15

TEMPORARY SEEDING

- The contractor shall temporarily stabilize any rough graded area, topsoil stockpile or unused excavated fill material. The grass will provide interim protection against the impact of precipitation, running water and wind.
- Temporary seeding schedule is as follows:
Species: annual rye grass
% Live Seed: 98%
Application rate: 1 lbs./1,000 sq. yds.
Fertilizer type: general purpose granular, 5-5-5
Fertilizer application rate: 1000 lbs per acre
Liming rate: one (1) ton per acre of agricultural grade lime
Straw/mulch rate: three (3) tons per acre
Seeding dates: no seeding between 1/1 and 3/15

ROAD AND UTILITY STREAM/WETLAND CROSSINGS DETAIL WITH PUMP BYPASS



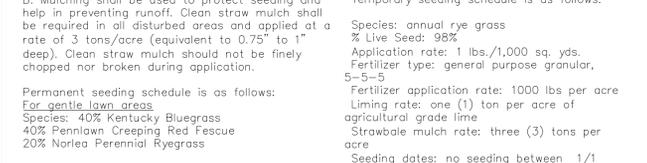
NOTES:
1. GRUBBING SHALL NOT TAKE PLACE WITHIN 50 FEET OF TOP-OF-BANK UNTIL ALL MATERIALS REQUIRED TO COMPLETE CROSSING ARE ON SITE AND PIPE IS READY FOR INSTALLATION.
2. BYPASS PUMP INTAKE SHALL BE MAINTAINED A SUFFICIENT DISTANCE FROM THE BOTTOM TO PREVENT PUMPING OF CHANNEL BOTTOM MATERIALS.
3. WATER ACCUMULATING WITHIN THE WORK AREA SHALL BE PUMPED TO A PUMPED WATER FILTER BAG OR SEDIMENT TRAP PRIOR TO DISCHARGING INTO ANY SURFACE WATER.
4. HAZARDOUS OR POLLUTANT MATERIAL STORAGE AREAS SHALL BE LOCATED AT LEAST 100 FEET BACK FROM THE TOP OF STREAMBANK.
5. ALL EXCESS EXCAVATED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE STREAM CROSSING AREA.
6. ALL DISTURBED AREAS WITHIN 50 FEET OF TOP-OF-BANK SHALL BE BLANKETED OR MATTED WITHIN 24 HOURS OF INITIAL DISTURBANCE FOR MINOR STREAMS OR 48 HOURS OF INITIAL DISTURBANCE FOR MAJOR STREAMS UNLESS OTHERWISE AUTHORIZED.

SEDIMENT BASIN DATA NOTE

Existing Northeast Sediment Basin was constructed with Amber Fields Phase VIIA. SEE: Amber Fields Phase VIIA plans for existing Sediment Basin Data.

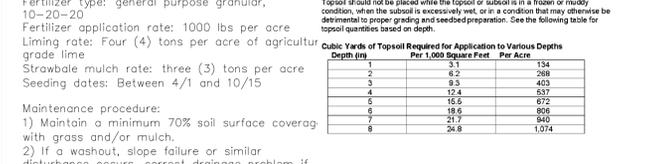
Depth (ft)	1000 Square Feet	Per Acre
1	42	134
2	82	268
3	93	403
4	94	537
5	105	672
6	116	806
7	117	840
8	118	1074

STANDARD CONSTRUCTION DETAIL #1-3 TYPICAL ON-LOT BMP FOR LOT ABOVE ROADWAY



NOTES:
THE AREA DOWNSLOPE OF THE FILTER FENCE/COMPOST SOCK BARRIER/SEDIMENT FILTER LOG MAY NOT BE UNDER DEVELOPMENT OR OTHERWISE DISTURBED.
THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER RUNOFF FROM AREAS ABOVE THE LOT ARE NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING. THE DESIGNER AND/OR CONTRACTOR MUST EXERCISE CAUTION TO PROTECT ALL DOWNSTREAM PROPERTY OWNERS WHEN SELECTING A DISCHARGE POINT FOR THIS CHANNEL.
IN AREAS WHERE SLOPE IS AT AN OBLIQUE ANGLE TO THE ROADWAY, BMPs SHALL BE ADJUSTED ACCORDINGLY.
DIVERSION CHANNEL MAY OUTLET TO ROADSIDE DITCH OR STORM SEWER SYSTEM, BUT NOT OUT TO STREET OR ROADWAY.

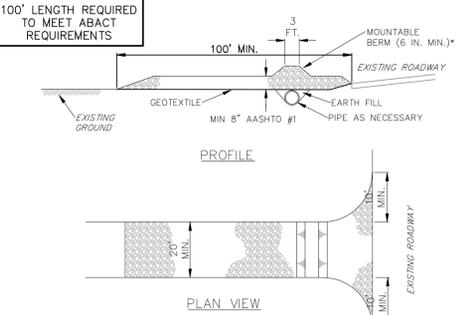
STANDARD CONSTRUCTION DETAIL #1-4 TYPICAL ON-LOT BMPs FOR LOT BELOW ROADWAY



NOTES:
THE AREA DOWNSLOPE OF THE FILTER FENCE/COMPOST SOCK BARRIER/SEDIMENT FILTER LOG MAY NOT BE UNDER DEVELOPMENT OR OTHERWISE DISTURBED.
THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER THE LOT EXTENDS MORE THAN 150 FEET ABOVE THE ROADWAY OR WHERE RUNOFF FROM AREAS ABOVE THE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING. THE DESIGNER AND/OR CONTRACTOR MUST EXERCISE CAUTION TO PROTECT ALL DOWNSTREAM PROPERTY OWNERS WHEN SELECTING A DISCHARGE POINT FOR THIS CHANNEL.
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK SHALL BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

SWALE DESIGNATION	CHANNEL SLOPE (%)	Bottom Width B (FT.)	Depth D (FT.)	TOP WIDTH W (FT.)	Z1	Z2	TEMPORARY LINING	PERMANENT LINING
Ex. P2	2%	5.0	1.5	14.0	3	3	N.A.C. S75	CLASS D VEG.
Ex. P4	2%	2.0	1.5	11.0	3	3	N.A.C. S75	CLASS D VEG.

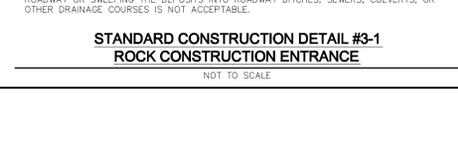
*Swales P2 (south side of Lot 107) and P4 (northeast corner of Lot 108) are existing; detail is provided on this plan for reference and reconstruction purposes if needed (please note the swales were originally approved with temporary liner only. If swale work is required a permanent SC250 liner shall be installed for all swale reconstruction/stabilization).



STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

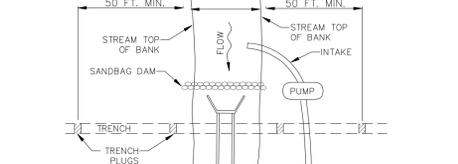
NOTES:
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
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 FT. INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SHEERING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

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



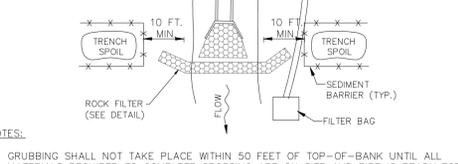
NOTES:
Pipe ends C2, D1, D4 and D6 discharge from the proposed retaining wall
EW = Concrete End Wall (RC-33M)
ES = Plastic End Section (RC-33M)
* Per Phase VIIA Plan, Riprap shall be installed down the slope of the basin where swale P2 enters the basin; 20' length down the inside berm slope with additional 5' extension into flat basin bottom

STANDARD CONSTRUCTION DETAIL #10-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL



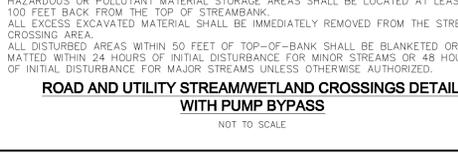
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* Per Phase VIIA Plan, Riprap shall be installed down the slope of the basin where swale P2 enters the basin; 20' length down the inside berm slope with additional 5' extension into flat basin bottom

STANDARD CONSTRUCTION DETAIL #10-2 TYPICAL ON-LOT BMPs FOR LOT ABOVE ROADWAY



NOTES:
THE AREA DOWNSLOPE OF THE FILTER FENCE/COMPOST SOCK BARRIER/SEDIMENT FILTER LOG MAY NOT BE UNDER DEVELOPMENT OR OTHERWISE DISTURBED.
THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER THE LOT EXTENDS MORE THAN 150 FEET ABOVE THE ROADWAY OR WHERE RUNOFF FROM AREAS ABOVE THE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING. THE DESIGNER AND/OR CONTRACTOR MUST EXERCISE CAUTION TO PROTECT ALL DOWNSTREAM PROPERTY OWNERS WHEN SELECTING A DISCHARGE POINT FOR THIS CHANNEL.
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK SHALL BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT BELOW ROADWAY



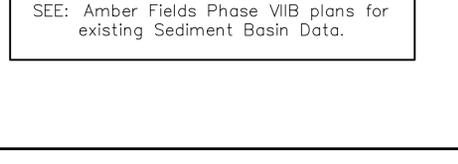
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STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION

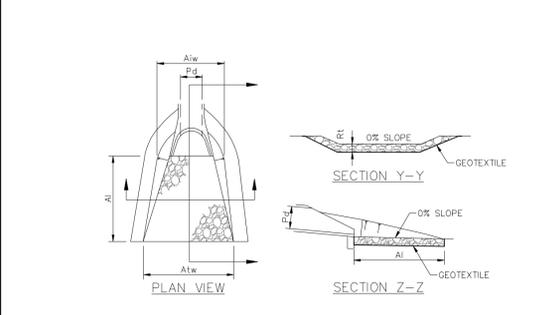


NOTES:
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED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

STANDARD CONSTRUCTION DETAIL #11-2 CONCRETE WASHOUT DETAIL



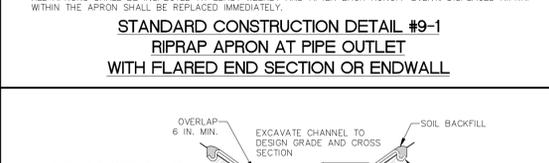
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE (2% MAX)
2. 18" DIAMETER FILTER SOCK CAN BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



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

NOTES:
Pipe ends C2, D1, D4 and D6 discharge from the proposed retaining wall
EW = Concrete End Wall (RC-33M)
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* Per Phase VIIA Plan, Riprap shall be installed down the slope of the basin where swale P2 enters the basin; 20' length down the inside berm slope with additional 5' extension into flat basin bottom

STANDARD CONSTRUCTION DETAIL #10-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL



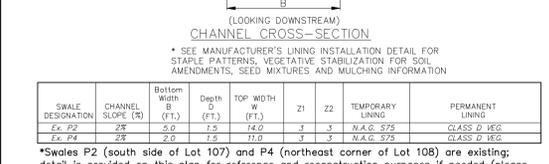
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STANDARD CONSTRUCTION DETAIL #10-2 TYPICAL ON-LOT BMPs FOR LOT ABOVE ROADWAY



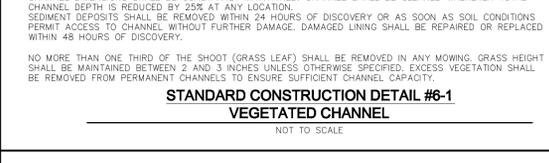
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STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT BELOW ROADWAY



NOTES:
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STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION



NOTES:
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CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
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STANDARD CONSTRUCTION DETAIL #11-2 CONCRETE WASHOUT DETAIL



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

STANDARD CONSTRUCTION DETAIL #11-3 PUMPED WATER FILTER BAG



NOTES:
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "Z" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 10 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:
PROPERTY TEST METHOD MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH ASTM D-4884 60 LB/FT
GRAB TENSILE ASTM D-4632 205 LB
PUNCTURE ASTM D-4633



LOWER PAXTON TOWNSHIP

425 PRINCE STREET, HARRISBURG, PA 17109
PHONE: (717) 657-5600 FAX: (717) 724-8311
www.lowerpaxton-pa.gov

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MEMO TO: Board of Supervisors

FROM: Amanda Zerbe, Community Development Manager
Nick Gehret, Zoning Officer

DATE: May 28, 2020

SUBJECT: Final Subdivision Plan for Shadebrook Phase IV
Plan# 20-01
Time Extension: June 15, 2020

Plan Summary:

The Final Subdivision Plan for Shadebrook Phase IV will consist of 20.76 acres to be developed in accordance with the plan. Phase IV will consist of 56 residential lots and 2 open space lots. Open Space Lot 265 is the Central Commons which will feature walking paths and benches. The residential lots will consist of 26 single family detached dwellings, 20 duplexes, and 10 townhouses.

The site is in the R-1 Low Density Residential District with (TND) Traditional Neighborhood Development overlay and will be served by public sewer and water.

This Plan was approved at the March 4, 2020 Planning Commission Meeting.

Waiver Requests:

1. [SLDO 180-507.H.1] The applicant is requesting a waiver of the requirement to provide a Lighting Plan associated with the Shadebrook Phase IV Subdivision Plan.

We support this waiver request.

Administrative Comments:

1. A Zoning Permit shall be required for the plan. [ZO: 103.A.2]
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308. [SLDO: 180-404.E.16]
3. The applicant shall pay all required fees prior to recording the plan. [SLDO: 180-1105]

General Comments:

1. Plan approval shall be subject to addressing all comments of the Lower Paxton Township Authority.
2. The plan has been reviewed by the Traffic Safety Unit, Township Fire Marshall, SCEMS, and the Public Safety Director.
4. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
5. Plan approval shall be subject to addressing all 16 comments as stated in the memo dated April 23, 2020 from Jason Hinz, HRG.

After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with one recorded copy.



**FINAL SUBDIVISION PLAN
REVIEW REPORT #2**

TO: Amanda Zerbe, Zoning Officer
Lower Paxton Township

DATE: April 23, 2020

RE: Final Subdivision Plan
Shadebrook Phase IV

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-20 of 20	February 5, 2020	April 9, 2020
PCSM Report	February 5, 2020	---

The Applicant has requested the following modifications, waivers, and deferrals:

	Requested Waivers:	Ordinance Section:
1	Provide Lighting Plan depicting the locations, types and heights of all street lights, lamp post lights and wall mounted lights. We support this waiver request for the proposed lighting plan is consistent with the approved preliminary plan excluding shifting of lamp post lights to accommodate unit types.	Chapter 180-507.H.1

We offer the following comments:

Subdivision and Land Development (Chapter 180):

1. Provide the individual lot impervious coverage on page two (180-404.C).
2. Complete details for "Patriot Road & Cider Mill Street (South)," "Patriot Road and Cider Mill Street (North)," and "Patriot Road and Cider Press Road" on page 18 (180-404.C).
3. Provide detailed designs to include details, spot shots, slopes, elevations, and all other necessary information to construct the proposed curb ramps in accordance with the latest PennDOT and ADA regulations. (180-503.J.8)

Administrative Items to be Addressed Prior to/Upon Plan Approval

1. Provide a letter from the Dauphin County Conservation District indicating that a final erosion and sedimentation control plan has been submitted for the project (180-404.E.4).
2. Since the plan proposes an extension of the sewer service in the project from existing sewerage facilities owned and maintained by the Lower Paxton Township Authority, a report from the Authority indicating that the proposed design has been reviewed and is sufficient is required (180-404.E.11).

3. The applicant shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility since water is provided by means other than private wells (180-404.E.12).
4. Provide an improvement guarantee estimate in accordance with this section (180-305).
5. A Zoning Permit shall be required for the plan (203-103.A.2).
6. A Certificate of Occupancy shall be required for the plan (203-103.A.3).
7. Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval (203-701).
8. Provide all signatures prior to final approval of the plan (180-404.E.1).
9. Provide an executed security agreement and financial security in a form prescribed in this Ordinance and in amount approved by the Township Engineer (180-404.E.13).
10. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308 (180-404.E.16).
11. The Landscaping Plan shall be sealed by a Registered Landscape Architect (180-515.G.1).
12. The applicant shall pay all required fees prior to recording the plan (180-1105).
13. The applicant shall schedule all required inspections a minimum of two (2) days prior to beginning the construction of any improvement under an approved plan. (170-901).

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.



Jason R. Hinz, P.E.
Herbert, Rowland & Grubic, Inc.

JRR/JRH/LB

R000184.0002 (Phase 4684)

P:\0001\000184_0002\Admin\4684 - Shadebrook Ph IV - F SD\A - PLAN REVIEW\PR#2.docx

- c: Shirley Hepschmidt (SHepschmidt@lowerpaxton-pa.gov)
Nick Gehret (ngehret@lowerpaxton-pa.gov)
Tim Mellott (mellotteng@comcast.net)

Plan No. 20-027

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer/landscape architect shown (<i>need seal/sign</i>)	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown (<i>as surveyed</i>)	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown -			
Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown -			
Building (s)	✓		
Storm drainage facilities	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown -			
Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal - public(✓) on-lot ()	✓		
Water supply - public (✓) well ()	✓		
22. Existing streets shown -			
Name	✓		
R/W width	✓		
Paving width			✓
Dedicated R/W width	✓		
23. Proposed streets shown -			
Name	✓		
R/W width	✓		
Paving width			✓
Profiles	✓		
24. Curbs shown	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown		✓	
27. Parking schedule provided shown	✓		
28. Traffic study completed	✓		
29. Recreation area shown/fee in-lieu-of provided	✓		
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown (<i>need sign/notar.</i>)		✓	
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans -			
County plans	✓		
Municipal plans	✓		

Plan Overview Sheet

Name of Plan

Final Subdivision Plan for Shadelbrook Phase IV

Location of Plan

Fairmont Drive & Cider Press Road

Developer/Owner

Cider Press Associates LLC

Planning and Development

Date Assigned: 2/3/2020

Zoning Officer Signature: 

Date Due: 2/24/2020

Traffic Safety Unit

Recommendations:

NOTED No VISITOR PARKING, which CAUSES CONCERN FOR TRAVEL WHEN GUESTS PARK ON THE STREET

Signature:  Puchalski

Date: 2/4/20

Patrol Division Commander

Signature:

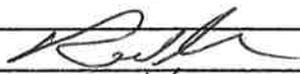
Date:

Approved Disapproved

Codes Enforcement/Fire Official

Recommendations:

No Comment

Signature: 

Date:

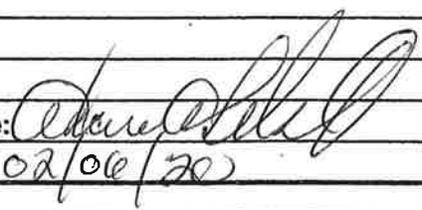
2/3/20

Approved Disapproved

Chief of Police/Public Safety Director

Recommendations:

No Comment

Signature: 

Date:

02/06/20

Approved Disapproved



LOWER PAXTON TOWNSHIP

425 PRINCE STREET, HARRISBURG, PA 17109
PHONE: (717) 657-5600 FAX: (717) 724-8311
www.lowerpaxton-pa.gov

BOARD OF SUPERVISORS

LOWMAN S. HENRY
CHAIRMAN

GARY A. CRISSMAN
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CHRIS JUDD
SECRETARY

ROBIN L. LINDSEY

NORMAN C. ZOUMAS

MEMO TO: Board of Supervisors

FROM: Amanda Zerbe, Community Development Manager *az*
Nick Gehret, Zoning Officer

DATE: May 27, 2020

SUBJECT: Preliminary/Final Subdivision and Land Development Plan, Gateway Lot 16
Plan#20-07
Time Extension: July 8, 2020

Plan Summary:

The Preliminary/Final Subdivision and Land Development Plan for Gateway Lot 16 proposes to construct a restaurant with drive-through facility at the Gateway Corporate Center. The site is located at the intersection of Allentown Boulevard and Shannon Road. To support the development of the drive-through restaurant, a property line adjustment is proposed between lots 11 and 16 of the Gateway Corporate Center.

Lot 11 (35-034-091) has a total area of 4.849 acres and Lot 16 (35-034-090) has a total area of 3.056 acres. With the proposed lot line adjustment, Lot 11 will have a residual area of 4.077 acres and Lot 16 will increase to 3.828 acres.

The site is in the (BC) Business Campus zoning district and will be served by public sewer and water supply.

This Plan was approved at the May 6, 2020 Planning Commission Meeting.

Zoning Approval:

Variance: *The following variance was granted on December 5, 2019 by the Zoning Hearing Board.*

1. [ZO: 203-306B(1)] – The applicant has received a variance of the requirement that no restaurant shall have drive-through service in the Business Campus Zoning District.

Waiver Request:

1. [SLDO:180-508-A.1] – The applicant has requested a waiver of the requirement to provide sidewalk along the frontage of existing streets that the subdivision and land development abuts.

We support this waiver request. There are no sidewalks along any of these streets that would support sidewalk connectivity. Likewise, due to the nature of the bordering streets, pedestrian traffic should not be encouraged in this area.

2. [SLDO: 180-514.A.(8).] – The applicant has requested a waiver of the requirement that stormwater basins cannot be within a 100-year floodplain.
 - Justification: The Flood Insurance Rate Map does not accurately reflect the floodplain. Basin#1 is not located within a 100-year floodplain; see attached “100-year floodplain Narrative” associated with this waiver request.

We support this waiver request. Proposed Basin #1 is shown to be partially located within an approximate 100-year floodplain zone per the current FEMA map. The Applicant has provided a detailed hydrologic and hydraulic analysis to show the actual 100-year floodplain does not encroach onto the basin.

Administrative Comments:

1. A Zoning Permit shall be required for the plan. [ZO: 103.A.2]
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308. [SLDO: 180-404.E.16]
3. The applicant shall pay all required fees prior to recording the plan. [SLDO: 180-1105]

General Comments:

1. Plan approval shall be subject to addressing all comments of Lower Paxton Township Authority.
2. The plan has been reviewed by the Township Fire Marshal, SCEMS, Fire Chief and Public Safety. There are no comments for this plan.
3. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
4. Plan approval shall be subject to addressing all 31 comments as stated in the memo dated May 11, 2020 from Jason Hinz, HRG.

After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with two recorded copies.



**SUBDIVISION AND LAND DEVELOPMENT PLAN
REVIEW REPORT #2**

**TO: Amanda Zerbe, Zoning Officer
Lower Paxton Township**

DATE: May 11, 2020

**RE: Preliminary/Final Subdivision and Land Development Plan for
Gateway Lot 16**

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-13 of 13	April 8, 2020	April 29, 2020
Geotechnical Engineering Report	April 7, 2020	---
Post Construction Stormwater Management Report	April 8, 2020	April 29, 2020
100 Year Floodplain Narrative	April 29, 2020	May 6, 2020

The Applicant has requested the following modifications, waivers, and deferrals:

Requested Waivers:		
1	Requirement to provide sidewalk along the frontage of existing streets that the subdivision and land development abuts We support this waiver request. There are no sidewalks along any of these streets that would support sidewalk connectivity. Likewise, due to the nature of the bordering streets, pedestrian traffic should not be encouraged in this area.	Chapter 180-508.A.1
2	Requirement that stormwater basins shall not be located within the 100-year floodplain We support this waiver request. Proposed Basin #1 is shown to be partially located within an approximate 100-year floodplain zone per the current FEMA map. The applicant has provided a detailed hydrologic and hydraulic analysis to show that the actual 100-year floodplain does not encroach onto the basin.	Chapter 180-514.A.8

We offer the following comments:

Zoning (Chapter 203)

- For the added planting strips along Shannon Road and Allentown Boulevard provide details/layout of shade trees, shrubs, and attractive vegetative ground cover in these strips (203-317.C.2).
- Dimension and label the paved area setback on the plan (203-603.H.2).

3. The loading zone added to the plan does not appear to be of a sufficient size to contain a large delivery vehicle that is customarily used by drive-thru restaurants. It is recommended that either a restriction on delivery vehicle size be imposed at the site, or the loading area be revised accordingly. Likewise, it is recommended that truck turning templates be provided to demonstrate that the delivery vehicle can safely navigate the site (203-604.A).

Subdivision and Land Development (Chapter 180)

1. Show the location of proposed easements on the same plan sheets that show the proposed stormwater management facilities, landscaping, and lighting features. *The added Easement Plan shows that lighting fixtures and the dumpster enclosure are to be located within the proposed easement area which is prohibited. Please reconcile* (180-403.C.26).
2. Indicate the level of illumination associated with the lighting contours shown on the added lighting plan (180-507.A.2).
3. Add perimeter parking lot plantings at one (1) tree and two (2) shrubs per every 50 feet of parking lot perimeter including a calculation of the required number of plantings. *Identify the number of required plantings to comply with this requirement on the plan* (180-515.C.3).
4. Address the requirement to provide street trees along Allentown Boulevard. Likewise, add calculations to indicate that the total amount of street trees required along Shannon Road has been provided (180-515.E.1).
5. It is recommended that guiderail be provided in addition to the proposed fencing along the top of the proposed retaining wall in the area adjacent to the parking stalls and access drive. *The limits of wooden guiderail claimed to have been added to the plan appear to be missing. Please reconcile* (180-519.E).

Administrative Items to be Addressed Prior to/Upon Plan Approval

1. A Zoning Permit shall be required for the plan (203-103.A.2).
2. A Certificate of Occupancy shall be required for the plan (203-103.A.3).
3. As the proposed earth disturbance associated with the plan exceeds 5,000 S.F., the Erosion and Sediment Pollution Control Plan shall be submitted to the Dauphin County Conservation District for review. Once received, provide copies of the Erosion and Sediment Pollution Control Plan adequacy letter from the Dauphin County Conservation District and approved Erosion and Sediment Pollution Control Plans (203-501.B & 170-602.C.3&4).
4. Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval (203-701).
5. The plans shall be reviewed by the Township Police Department for adequacy of development layout related to Police Protection (180-404.C.24).

6. Provide a wetlands delineation report in accordance with section 180-518 (180-403.E.4).
7. Provide a financial security estimate in accordance with this section (180-305.G & 170-301).
8. The Traffic Impact Study (TIS) is being reviewed concurrently and comments associated with the TIS have been issued under a separate measure. The applicant shall address all comments associated with the concurrent review to the satisfaction of the governing jurisdictions (180-404.E.7).
9. Provide all seals and signatures on the plan and reports prior to final approval of the plan (180-404.E.1).
10. Provide a report from the Lower Paxton Township Authority indicating the proposed design has been reviewed and approved (180-404.E.11).
11. Provide an executed security agreement and financial security in a form prescribed in this Ordinance and in amount approved by the Township Engineer (180-404.E.13).
12. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308 (180-404.E.16).
13. The plan shall be reviewed by the Township Fire Marshall for any necessary fire lanes, building connections, fire hydrant locations and specifications, etc. (180-404.C.19).
14. Provide an executed Developer's Agreement for the plan, if required by the Township (180-404.E.14).
15. The Landscaping Plan shall be sealed by a Registered Landscape Architect (180-515.G.1).
16. Provide evidence of approval of the proposed street tree species from the Township Shade Tree Commission (180-515.E.2.i).
17. Prior to the issuance of a building permit, the applicant shall provide detailed design drawings and calculations for the proposed retaining wall to the Township for review and approval (180-519.B).
18. Following completion of all required public improvements, the applicant shall provide As-Built plans in accordance with this section to the Township for review and approval (180-808).
19. The applicant shall pay all required fees prior to recording the plan (180-1105).
20. The applicant shall submit a signed Operations and Maintenance (O&M) Agreement from Appendix A (170-602.B.3.a).
21. Once received provide a copy of the NPDES permit for the project. Reference to the approval number shall be listed on the plan once known (170-602.B.3.d).

22. The applicant shall provide verification that the Post Construction Stormwater Management Plan and O&M Agreement have been recorded within 30 days following plan approval (170-1203.A).
23. The applicant shall schedule all required inspections a minimum of two (2) days prior to beginning the construction of any improvement under an approved plan. (180-802.A & 170-901).

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.



**Jason R. Hinz, P.E.
Herbert, Rowland & Grubic, Inc.**

JRH/LB

R000184.0002 (Phase 4625)

P:\0001\000184_0002\Admin\4625 - Blue Ridge Village - P SD-LDIA. Plan Review\SD-LD Plan Review\PR#1.docx

- c: Robert Fisher, P.E., P.L.S. (rjf@rjfisherengineering.com)
Mark DiSanto (disantom@triplecrowncorp.com)
Shirley Hepschmidt (SHepschmidt@lowerpaxton-pa.gov)
Nick Gehret (ngehret@lowerpaxton-pa.gov)
Andrew Bomberger (abomberger@tcrpc-pa.org)

Plan No. 20-049

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer/landscape architect shown <i>(need seal/sign)</i>	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown <i>(as surveyed)</i>	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown -		✓	
Wetlands		✓	
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified		✓	
20. Existing man-made features shown -			
Building (s)	✓		
Storm drainage facilities	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown -			
Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal - public(✓) on-lot ()	✓		
Water supply - public (✓) well ()	✓		
22. Existing streets shown -			
Name	✓		
R/W width	✓		
Paving width		✓	
Dedicated R/W width			✓
23. Proposed streets shown -			
Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown	✓		
25. Sidewalks shown		✓	
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown		✓	
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown <i>(need sign/notar.)</i>		✓	
32. Dedicatory statement shown			✓
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans -			
County plans	✓		
Municipal plans	✓		



April 28, 20209

Reference No. 11208032.02

Mr. Timothy Mellott, P.E.
Mellott Engineering, Inc.
7500 Devonshire Heights Rd.
Hummelstown, PA 17036

Dear Mr. Mellott:

**Re: Lower Paxton Township Authority
Developer Installed Sewer Extension
11208032.02 – Gateway Lot 16 – 1st Construction Drawing Review**

On behalf of the Lower Paxton Township Authority (LPTA), GHD has reviewed the first submission of the Preliminary/Final Subdivision & Land Development Plan for Gateway Lot 16. These drawings have been reviewed for their conformance with the Lower Paxton Township Authority's standards for wastewater collection system extensions. All comments are based on the materials presented in the 11-sheet plan set that was prepared by Mellott Engineering, Inc., dated April 8, 2020. GHD has NOT reviewed them for conformance to any Zoning, Subdivision, or Land Development Ordinances, including building setbacks, street and side walk layouts, storm water runoff, water main installation, property surveys, erosion and sedimentation control or topography.

This project consists of constructing a 6" lateral with grease interceptor and sampling manhole to service a proposed 2,615 square foot fast food restaurant. This project is located at corner of Allentown Blvd. and Shannon Rd. in mini-basin BC-4D.

We offer the following comments:

General Comments

1. Under the General Notes on Sheet 1, remove the word 'Water' from Lower Paxton Township Authority for Note 3.
2. General Note 3 indicates that an easement plat and legal description will be provided for review for the sanitary sewer mainline connection on the adjacent lot's property. This easement must be recorded prior to construction.

Sheet 5

3. Include a 6" observation tee with metal castings at the edge of the sewer main right-of-way for the lateral.



4. Cleanouts are required every 100 feet. All cleanouts will require metal castings to be installed at final grade.
5. Under the Utility Notes, remove the word 'Water' from Lower Paxton Township Authority for Note number 2.
6. Under the Utility Notes, add the following:
 - a. Connection to existing sanitary sewer must be air tested after connection is completed and inspected by LPTA.
 - b. All sanitary sewer pipe installation must be inspected by LPTA. Inspections must be scheduled a minimum 24 hours in advance and can be made by calling 717-657-5617.
7. Wyes are not permitted. The connection downstream of the sampling manhole should be made using a straight tee instead of a wye connection. The 90 degree bend shall use two 45 degree bends separated by a minimum of 1 foot of straight pipe.

Sheet 8

8. Include the following sanitary sewer details:
 - a. Trench Detail for New Public/Private Streets Following Grading When Sewer is Installed on Undisturbed Earth or Rock
 - b. Trench Detail in Unpaved Areas
 - c. Service Lateral Connection to Existing Sewer Main
 - d. Building Sewer and/or Service Lateral Installation/Replacement
 - e. Pipe Reconnection Detail
 - f. Precast Concrete Sampling Manhole
 - g. Typical Grease Interceptor to Sampling Manhole Connection
 - h. Typical 1000 Gallon Commercial Grease Interceptor

Please revise the drawing set and resubmit a PDF copy to GHD and LPTA for review and comment. Please include a detailed response letter addressing each comment in order to expedite the review.

If you have any questions or comments, please feel free to contact us.



Sincerely,

GHD

A handwritten signature in black ink, appearing to read "J. Bair".

Josiah Bair, P.E.

Project Engineer

A handwritten signature in blue ink, appearing to read "Melissa Tomich Smith".

Melissa Tomich Smith, P.E.

Project Engineer

Encl.

cc: William R. Weaver, LPTA
Jim Wetzel, LPTA
Amanda Zerbe, LPT
Nick Gehret, LPTA
Mark DiSanto, Triple Crown

Plan Overview Sheet

Name of Plan

Preliminary/ Final Subdivision & Land Development Plan

Location of Plan

Alletown Blvd

For Gateway Lot 16

Developer/Owner

Triple Crown



Planning and Development

Date Assigned: 4/15/2020

Zoning Officer Signature: 

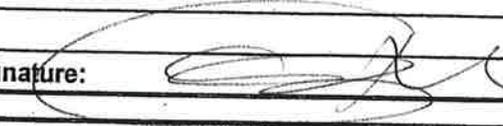
Date Due: 4/27/2020



Traffic Safety Unit

Recommendations:

No RECOMMENDATIONS, AS IS.

Signature: 

Date: 4/15/20



Patrol Division Commander

Signature: 

Date: 4-13-20

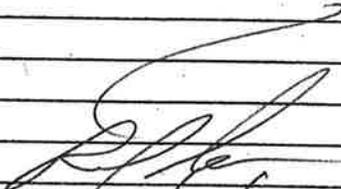
Approved Disapproved



Codes Enforcement/Fire Official

Recommendations:

No Comment

Signature: 

Date: 4/13/20

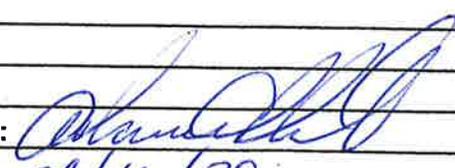
Approved Disapproved



Chief of Police/Public Safety Director

Recommendations:

No COMMENTS

Signature: 

Date: 04/14/20

Approved Disapproved



SUEZ

6310 Allentown Boulevard
Suite 104
Harrisburg, Pa 17112
TEL 717-901-6320
FAX 717-564-0448
Kim.Genetti@Suez.com

April 28, 2020

Jessica Hodnett
Triple Crown Corporation, Inc.
5351 Jaycee Avenue
Harrisburg, PA 17112

SUBJECT: Ability to Serve:
Gateway Corporate Center
Lot # 16
Lower Paxton Township, Dauphin County

Dear Ms. Hodnett:

Suez Water Pennsylvania, Inc. (SUEZ) has received your request for water service for the above referenced site. It has been determined that this site is within SUEZ's existing franchise area. The above referenced property can be served from the existing water main in Shannon Drive.

Water service can be provided to the site with the following conditions:

1. Service will be provided in accordance with the terms and conditions set forth in SUEZ's filed Tariff, as amended or modified from time to time.
2. Enclosed is a SUEZ Fixture Count sheet that must be completed and returned to SUEZ to determine the size of the domestic service and water meter required for domestic service.
3. If a fire suppression system is required, a letter stating the required fire service size must be submitted to SUEZ by the customer's Fire Suppression Company or Engineer.
4. A SUEZ specified and approved meter pit/vault will be required for service to this property. The meter pit/vault must be located within 5 feet of the public right-of-way line on the owner's property in an area protected from vehicular traffic.



SUEZ
6310 Allentown Boulevard
Suite 104
Harrisburg, Pa 17112
TEL 717-901-6320
FAX 717-564-0448
Kim.Genetti@Suez.com

5. Prior to a new service being initiated, the Customer is required to complete an Application for Service by contacting SUEZ Customer Service at (717) 920-6060 or (888) 299-8972.
6. SUEZ will install the water service from the existing SUEZ watermain to the public Right-of-Way line. The property owner is responsible for purchasing and installing the service line and meter pit/vault on the owner's property.

The maximum Company investment per Company service line shall be as follows:

Size of Service	Maximum Investment
1 ½ inches in diameter or less	\$2,000
Greater than 1 ½ inches but not to exceed four inches	\$4,000
Greater than 4 inches	\$6,000

The cost of any Company service line in excess of the applicable maximum Company investment shall be paid by the Customer. Any amount paid by Customer shall not be subject to refund. The Company requires payment of the estimated amount of such excess cost in advance of the installation.

This letter will expire on **April 28, 2021**. Upon expiration, a new request must be submitted to SUEZ.

Sincerely,

Kim Genetti
Engineering Administrative Assistant



Vortex Environmental, Inc.

ENVIRONMENTAL CONSULTANTS

April 28, 2020

Mr. Timothy L. Mellott, P.E.
Mellott Engineering, Inc.
7500 Devonshire Heights Road
Hummelstown, PA 17036

RE: Wetland Investigation on the Gateway Lot 16 Project; Shannon Road, Lower Paxton Township, Dauphin County, Pennsylvania.

Dear Tim,

Vortex Environmental, Inc. has completed a wetland investigation within an approximately 4.5-acre study area for the Gateway Lot 16 Project located along Shannon Road in Lower Paxton Township, Dauphin County, Pennsylvania. The study area for this wetland investigation included the 3.056-acre Lot 16 and the southern portion of adjacent Lot 11. The study area is currently undeveloped and contains no buildings or structures. A large existing stormwater basin / wet pond was observed in the northwestern portion of the study area. The study area is bounded to the north and east commercial properties, to the south by Allentown Boulevard (SR 22) and to the west by Shannon Road. The vegetation within the study area includes mowed lawn, old field, scrub-shrub and emergent wetlands. The mowed lawn was observed in the southwestern portion of the study area. The old field was observed in the northern and eastern portions of the study area. The scrub-shrub was observed in the eastern portion of the study area. The emergent wetlands (Wetlands 1 and 2) were associated with a small stream channel (Watercourse 1) in the central portion of the study area.

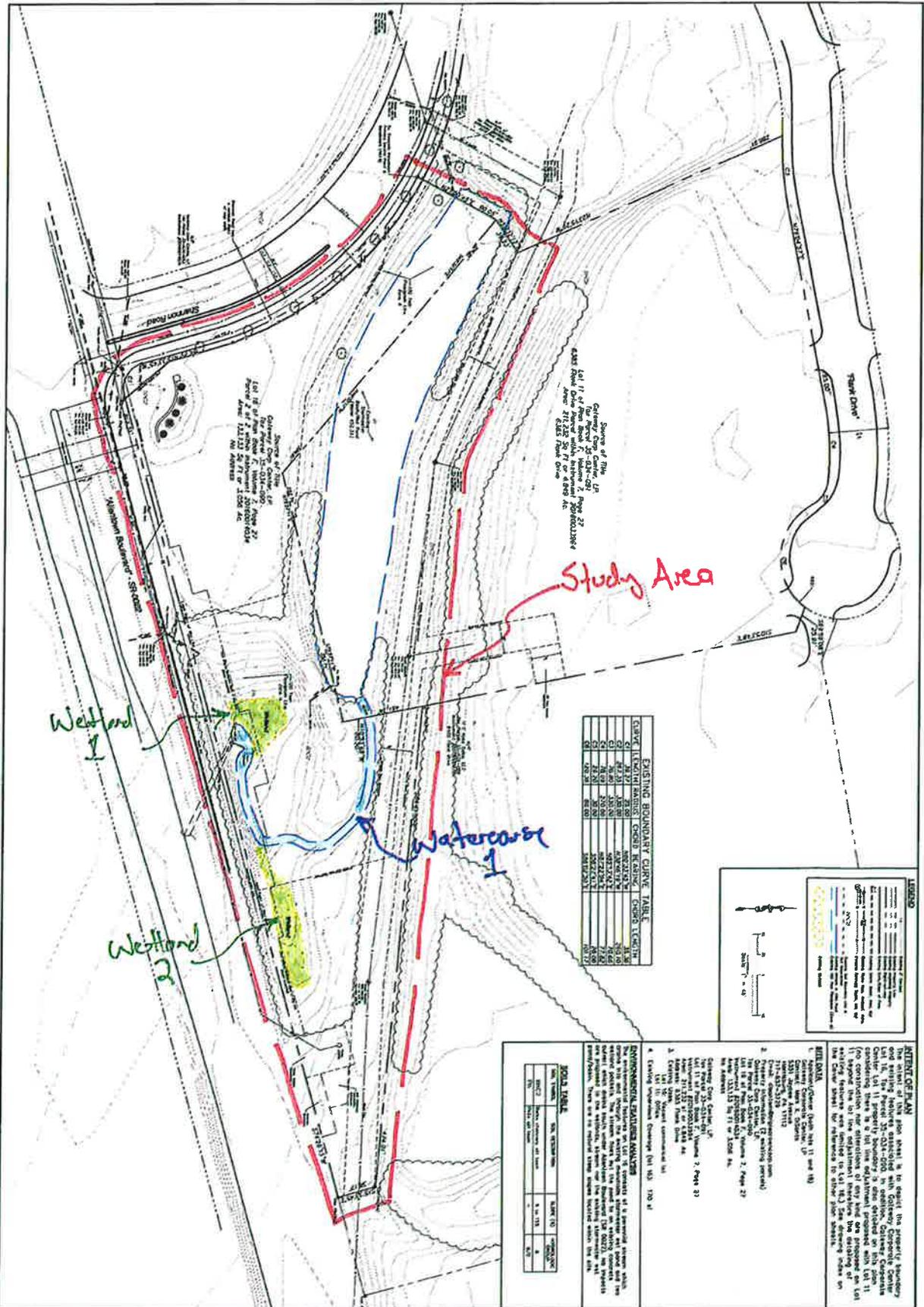
The purpose of this investigation was to examine the approximately 4.5-acre study area for the presence or absence of "waters of the United States and Commonwealth". Waters of the United States and Commonwealth include lakes, ponds, reservoirs, swamps, marshes, wetlands, rivers and/or streams (including intermittent streams). The wetland investigation was conducted in accordance with the requirements of the Pennsylvania Department of Environmental Protection and the United States Army Corps of Engineers. The field investigation was conducted on April 22, 2020. The soils, hydrology, and vegetation within the study area were examined for wetland characteristics in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region – Version 2.0 (April 2012).

Vortex Environmental, Inc. identified three (3) regulated features within the approximately 4.5-acre study area for the Gateway Lot 16 Project. A small perennial stream channel (UNT to the Beaver Creek – Watercourse 1) and two (2) associated emergent wetland areas (Wetlands 1 and 2) were observed in the central portion of the study area. The location of these three (3) regulated features are shown on the attached existing features plan. If there are any questions regarding this project, please feel free to contact me.

Sincerely,

Vortex Environmental, Inc.

Bradly J. Gochnauer
President



PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

FOR GATEWAY LOT 16

LOCATED IN
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA.

WAIVER SECTION	WAIVER REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
180-508.A.(1)	Sidewalks to be installed along existing roads	4-8-2020	-
-	-	-	-
-	-	-	-

INTENT OF PLAN

The intent of this plan is to obtain Subdivision/Land Development Plan approval for the construction of a restaurant with drive thru facility on Lot 16 in the Gateway Corporate Center located at the northeast intersection of Allentown Boulevard (SE 0022) and Shannon Road. In addition, a property line adjustment is proposed between Gateway Corporate Center Lots 16 and 11, lot line adjustment is proposed to accommodate the Lot 16 land development plan. Access to the site shall be via a private access driveway off Shannon Road. The restaurant shall be serviced with public sewer and public water. See all notes on this sheet for additional information and the Drawing Index for reference to other specific plan sheets.

DRAWING INDEX	
SHEET NO.	TITLE
1 OF 11	COVER SHEET
2 OF 11	EXISTING FEATURES PLAN
3 OF 11	SUBDIVISION PLAN
4 OF 11	LAND DEVELOPMENT PLAN
5 OF 11	GRADING-UTILITIES-PROFILES PLAN
6-7 OF 11	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM 1&2)
8 OF 11	CONSTRUCTION DETAILS
9 OF 11	LIGHTING PLAN
10-11 OF 11	EROSION CONTROL PLAN (ES 1&2)

* Lighting plan to be provided with future submission.



MELLOTT ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING & DESIGN WATER RESOURCES
7500 DEVONSHIRE HEIGHTS ROAD HUMMELSTOWN, PA 17036
mellotteng@comcast.net
(717)-566-6533

SITE DATA

- Applicant/Owner (both lots 11 and 16)
Gateway Corporate Center, LP
Contact: Mark X. DiSanto
5351 Jaycee Avenue
Harrisburg, PA 17112
717-657-5729
Email: disantom@triplecrowncorp.com
- Property Information (2 existing parcels)
Gateway Corp Center, LP
Tax Parcel 35-034-090
Lot 16 of Plan Book F, Volume 7, Page 27
Instrument #20160014034
Area: 133,133 Sq Ft or 3.056 Ac.
No Address

ZONING REQUIREMENTS

BC Zone (Business Campus District)
Minimum lot area: 30,000 square feet
Minimum lot width: 150 feet
Minimum front yard: 35 feet, except 50 feet adjacent to an arterial street (applies to SR 0022)
Minimum side yard: 20 feet
Minimum rear yard: 20 feet
Maximum principal building height: 40 feet or 3 stories
Maximum Building Coverage: 50%
Maximum Impervious Coverage: 50%
Parking spaces: 1 space per every 2 seats
Landscaping: (See Land Development Plan sheet)
Parking lot landscaping: 1 tree per every 15 spaces
Stormwater: 2 trees and 10 shrubs per 100 linear feet of basin perimeter

ZONING VARIANCE DECISION

Lower Paxton Township Zoning Hearing Board held a hearing on December 5, 2019 to consider an application by the applicant to allow a drive through restaurant in a Business Campus Zoning District at the Gateway Corporate Center Lot 16. The variance was approved, see Docket #1425 for complete decision.

ENVIRONMENTAL FEATURES ANALYSIS

The environmental features on Lot 16 consists of a perennial stream which drains into and through the existing manmade stormwater wet pond. The stream flows out the pond to an existing concrete culvert which drains south under Allentown Boulevard. No impacts are proposed to the stream nor the existing stormwater wet pond/basin. There are no natural steep slopes located within the site.

GENERAL NOTES

- All construction must be in accordance with Lower Paxton Township requirements and Penn DOT standards unless otherwise indicated.
- Erosion control measures shall be implemented in accordance with the approved Erosion Control Plan for the project and the associated NPDES Permit Conditions.
- Public sanitary sewer service shall be provided to lot 16 via sewer lateral connection to the existing sewer main as shown on this plan. The sewer connection location and portion of the sewer lateral shall be located on the abutting lot located along Shannon Drive (Lot 12 of the Gateway Corporate Center). An easement shall be provided from the owner of Lot 12 to provide for the sewer connection and portion of lateral located on Lot 12; owner of Lot 16 shall be the beneficiary of said easement. All sewer materials and methods of construction must be in accordance with Lower Paxton Township Water & Sewer Authority requirements. Sewer Planning was previously approved for the original Gateway Corporate Center including Lot 16, no additional planning is required.
- Public Water Service shall be provided to the project via connection to the existing water service that was previously provided to Lot 16, see plan.
- One additional concrete monument shall be installed as shown on this plan, all other unmarked property corners of Lot 16 shall be marked with iron pins in accordance with township requirements.
- Vehicular access to the site shall be via a new access driveway connection to Shannon Road. Access drive width shall be 25' and shall be installed with vertical curb. No access is permitted onto Allentown Boulevard (SR 0022).
- No building, structure, planting, or other obstruction higher than three (3') above the roadway grade shall be permitted within the driveways clear sight triangle; street tree limbs to be trimmed if needed.
- Soils information shown on this plan was obtained from a NRCS web site.
- There is a FEMA delineated flood plain on the property per Community - Township Of Lower Paxton Township Community Number - 420384, Panel 335 Of 501, Panel Number 42043C0355D, Effective Date: August 2, 2012
- A portion of the Property is Located in a Zone A - Special Flood Hazard Areas Subject To Inundation By The 1% Annual Chance Flood (100-year Flood) And No Base Flood Elevations Determined.
- All known existing easements and all proposed easements have been shown on this plan. There are no known applicable covenants running with the land; not the result of a title search.
- There is no access onto a state road proposed with this plan although the following notes are provided per Township SALDO requirements. A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428). * Editor's Note: See the State Highway Law, 36 P.S. § 670-101 et seq.
- All earthwork including but not limited to suitability of material, placement and compaction to be in accordance with Penn DOT Pub. 408 Section 200 Earthwork.
- A retaining wall with fence is proposed with this plan. A complete retaining wall design shall be prepared by a licensed professional engineer and submitted to the township for review and approval prior to construction of the proposed wall.
- The Applicant is responsible for scheduling all necessary inspections.
- Nothing shall be planted or placed within any easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
- The property owner shall be the party responsible for assuring the continued functionality and required maintenance of any easements.
- All information on this plan is the result from an actual field survey performed by Burget & Associates, Inc. All elevations on this plan are referenced to the NAVD-88 vertical datum and all horizontal data is tied to the NAD 83 datum.

Act 287
PURSUANT TO PROVISIONS OF PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY PENNSYLVANIA ACT 181 (2006) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

COMPANY: CTSI LLC
ADDRESS: 100 CTE DR
DALLAS, PA 18612
CONTACT: DAVID MORRIS

COMPANY: SUEZ
ADDRESS: 4211 EAST PARK CIRCLE
HARRISBURG, PA 17111
CONTACT: KATHY RICHMOND

COMPANY: LOWER PAXTON TOWNSHIP AUTHORITY
ADDRESS: 9282 LOCUST LN
HARRISBURG, PA 17109
CONTACT: JAMES W WETZEL JR
EMAIL: jwetzel@lowerpaxton-pa.gov

COMPANY: VERIZON PENNSYLVANIA INC
ADDRESS: 11TH FLOOR STRAWBERRY SQUARE
HARRISBURG, PA 17101
CONTACT: FLORENCE WINSTEAD

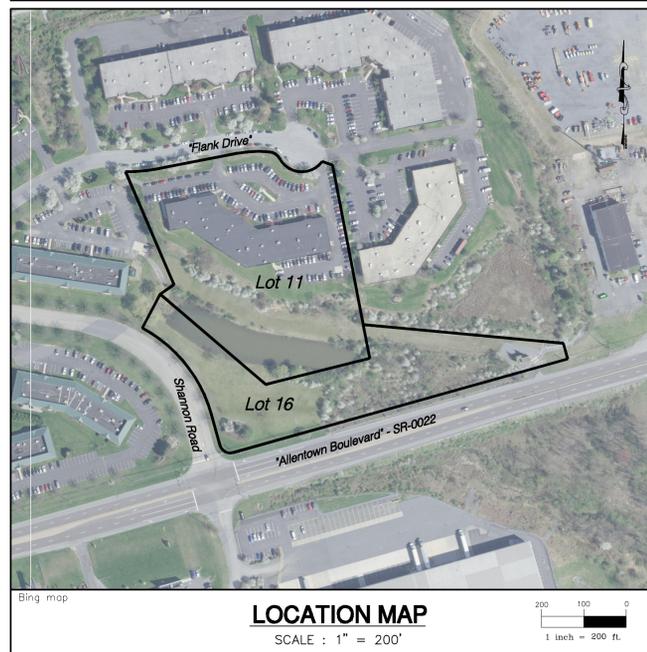
COMPANY: XO COMMUNICATIONS INC
ADDRESS: 670 DE-TECH INC
1663 PEARL ROAD SUITE 100-C
SPRINGVILLE, PA 17146
CONTACT: ROGER LIPSCOMB

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 1801 BROOKWOOD ST
HARRISBURG, PA 171042222
CONTACT: JEANETTE ANDERSON
EMAIL: jander@pplweb.com

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA 17108
CONTACT: CONSTRUCTION COORDINATOR

COMPANY: UGI UTILITIES INCORPORATED
ADDRESS: 1500 PAXTON ST
HARRISBURG, PA 17104
CONTACT: TOM WITT
EMAIL: twitt@ugicom.com

APPLICANT/OWNER
Gateway Corporation Center, LP
Contact: Mark X. DiSanto
5351 Jaycee Avenue
Harrisburg, PA 17112
Email: disantom@triplecrowncorp.com
717-657-5729



THIS PLAN REVIEWED BY DAUPHIN COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____

CHAIRMAN _____

SECRETARY _____

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER
THIS _____ DAY OF _____

TOWNSHIP ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS THIS _____ DAY _____ 2020

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP SUPERVISORS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY _____ 2020

CHAIRMAN _____

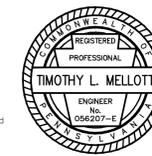
SECRETARY _____

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

Joe A. Burget, Jr., P.L.S.
Burget & Associates, Inc.
1787 New Bloomfield Rd
New Bloomfield, PA 17068-8038
Phone: 717-562-1011
License Number: 079175

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Timothy L. Mellott, P.E.
Mellott Engineering, Inc.
7500 Devonshire Heights Road
Hummelstown, PA 17036
PH: 717-566-6533
FAX: 717-427-2700



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ ON THIS THE _____ DAY OF _____ BEFORE ME THE UNDERSIGNED DID PERSONALLY APPEAR.

OWNER:

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER (S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO THE PUBLIC USE AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

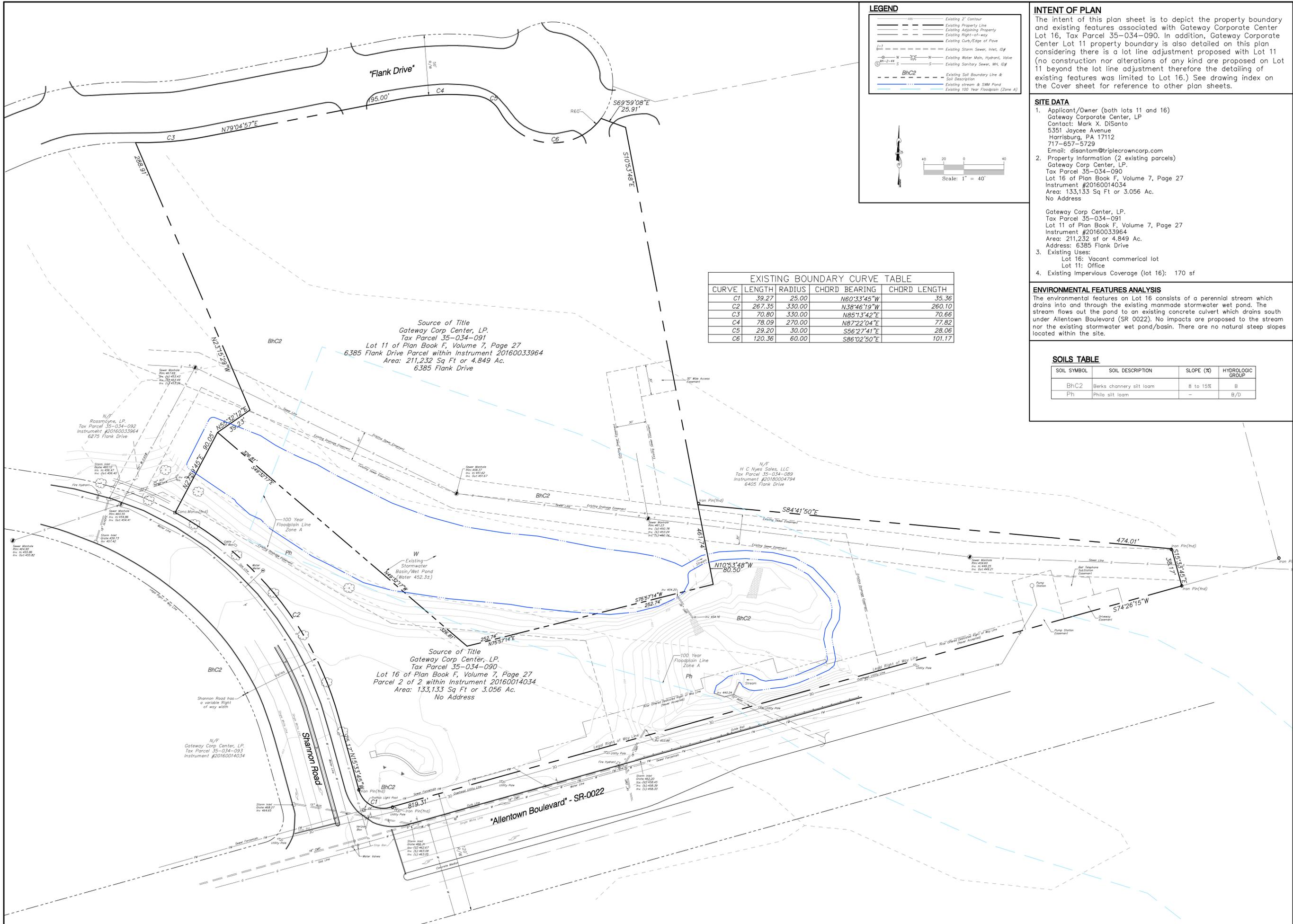
WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ DATE _____
NOTARY PUBLIC _____

RECORDER OF DEEDS

No.	REVISION	DATE	DRAWING ID
1	-	-	202003COV
2	-	-	DATE: April 8, 2020
3	-	-	SHEET 1 of 11
4	-	-	

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LEGEND

- Existing 2' Contour
- Existing Property Line
- Existing Adjoining Property
- Existing Right-of-way
- Existing Curb/Edge of Pavement
- Existing Storm Sewer, Inlet, ID#
- Existing Water Main, Hydrant, Valve
- Existing Sanitary Sewer, Mkt. ID#
- BhC2
- Existing Soil Boundary Line & Soil Description
- Existing stream & SWM Pond
- Existing 100 Year Floodplain (Zone A)

Scale: 1" = 40'

INTENT OF PLAN

The intent of this plan sheet is to depict the property boundary and existing features associated with Gateway Corporate Center Lot 16, Tax Parcel 35-034-090. In addition, Gateway Corporate Center Lot 11 property boundary is also detailed on this plan considering there is a lot line adjustment proposed with Lot 11 (no construction nor alterations of any kind are proposed on Lot 11 beyond the lot line adjustment therefore the detailing of existing features was limited to Lot 16.) See drawing index on the Cover sheet for reference to other plan sheets.

SITE DATA

- Applicant/Owner (both lots 11 and 16)
Gateway Corporate Center, LP
Contact: Mark X. DiSanto
5351 Jaycee Avenue
Harrisburg, PA 17112
717-657-5729
Email: disantom@triplecrowncorp.com
- Property Information (2 existing parcels)
Gateway Corp Center, LP
Tax Parcel 35-034-090
Lot 16 of Plan Book F, Volume 7, Page 27
Instrument #20160014034
Area: 133,133 Sq Ft or 3.056 Ac.
No Address
- Existing Uses:
Lot 16: Vacant commercial lot
Lot 11: Office
- Existing Impervious Coverage (lot 16): 170 sf

EXISTING BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	N60°33'45"W	35.36
C2	267.35	330.00	N38°46'19"W	260.10
C3	70.80	330.00	N85°13'42"E	70.66
C4	78.09	270.00	N87°22'04"E	77.82
C5	29.20	30.00	S56°27'41"E	28.06
C6	120.36	60.00	S86°02'50"E	101.17

ENVIRONMENTAL FEATURES ANALYSIS

The environmental features on Lot 16 consists of a perennial stream which drains into and through the existing manmade stormwater wet pond. The stream flows out the pond to an existing concrete culvert which drains south under Allentown Boulevard (SR 0022). No impacts are proposed to the stream nor the existing stormwater wet pond/basin. There are no natural steep slopes located within the site.

SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	HYDROLOGIC GROUP
BhC2	Berks channery silt loam	8 to 15%	B
Ph	Philo silt loam	-	B/D

Source of Title
Gateway Corp Center, LP.
Tax Parcel 35-034-091
Lot 11 of Plan Book F, Volume 7, Page 27
6385 Flank Drive Parcel within Instrument 20160033964
Area: 211,232 Sq Ft or 4.849 Ac.
6385 Flank Drive

Source of Title
Gateway Corp Center, LP.
Tax Parcel 35-034-090
Lot 16 of Plan Book F, Volume 7, Page 27
Parcel 2 of 2 within Instrument 20160014034
Area: 133,133 Sq Ft or 3.056 Ac.
No Address

DATE: _____

REVISIONS: _____

1. 2. 3. 4. 5. 6. 7. 8. 9.

MELLOTT ENGINEERING, INC.
Civil Engineering, Land Planning & Development, Water Resources
7500 Devonshire Heights, Harrisburg, PA 17036
mellottengr@aol.com
717-666-6533

EXISTING FEATURES PLAN
FOR
GATEWAY LOT 16
Developer: Gateway Corporate Center, LP
LOWER PAXTON TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

Project No. 202003
Date April 8, 2020
Sheet No. 2 of 11

PLAN INTENT

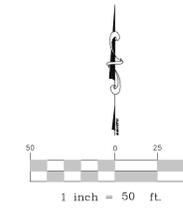
The subdivision associated with this plan is a proposed lot line adjustment between existing Tax Parcel 35-034-091 and 35-034-090; both parcels are owned by Gateway Corporate Center, L.P. The below overview plans provide existing and proposed lot configurations; see main plan view for lot geometry, easements and setbacks associated with the plan. See other plan sheets for existing and proposed features.

SITE DATA

- Property Information (2 existing parcels)
Gateway Corp Center, LP.
Tax Parcel 35-034-090
Lot 11 of Plan Book F, Volume 7, Page 27
Instrument #20160014034
Area: 133,133 Sq Ft or 3.056 Ac.
No Address
- Gateway Corp Center, LP.
Tax Parcel 35-034-091
Lot 11 of Plan Book F, Volume 7, Page 27
Instrument #20160033964
Area: 211,232 sf or 4.849 Ac.
Address: 6385 Flank Drive
- Existing Uses:
Lot 16: Vacant commercial lot
Lot 11: Office
- Proposed Use Lot 16: Restaurant with drive thru

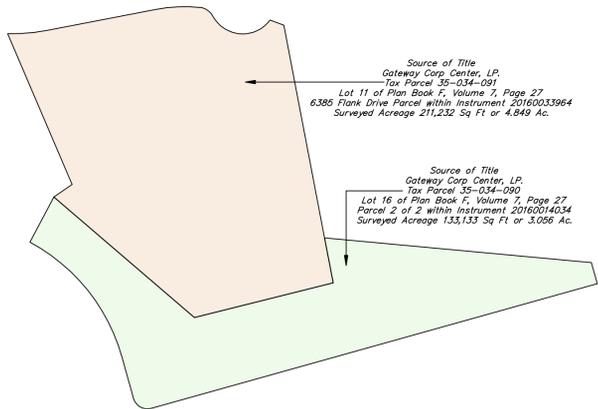
ZONING REQUIREMENTS

BC Zone (Business Campus District)
Minimum lot area: 30,000 square feet
Minimum lot width: 150 feet
Minimum front yard: 35 feet, except 50 feet adjacent to an arterial street (applies to SR 0022)
Minimum side yard: 20 feet
Minimum rear yard: 20 feet
Maximum principal building height: 40 feet or 3 stories
Maximum Building Coverage: 50%
Maximum Impervious Coverage: 60%
Parking spaces: 1 spaces per every 2 seats
Landscaping: (See Land Development Plan sheet)
Parking lot landscaping: 1 tree per every 15 spaces
Stormwater: 2 trees and 10 shrubs per 100 linear feet of basin perimeter

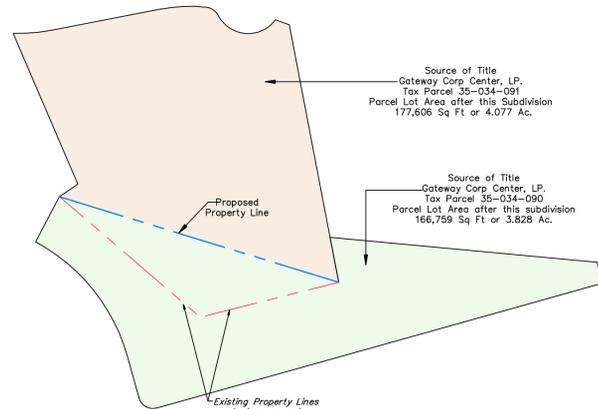


LEGEND

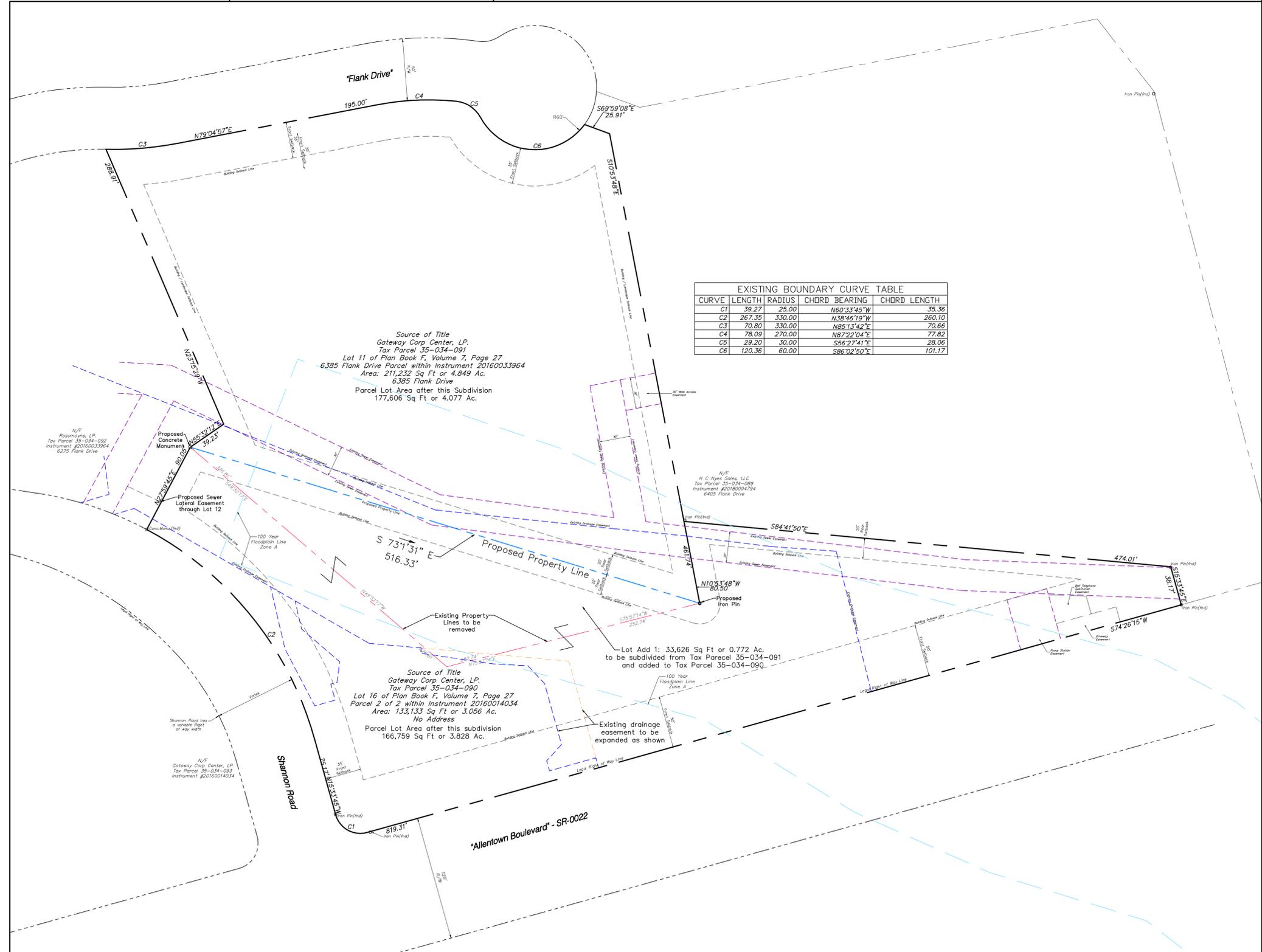
	PROPOSED PROPERTY LINE		PROPOSED PROPERTY LINE DESCRIPTION
	PROPOSED CONCRETE MONUMENT & PIN		PROPOSED DRAINAGE EASEMENT
	PROPOSED BUILDING SETBACK LINE		PROPOSED CONCRETE MONUMENT & PIN
	Existing Property Boundary Descriptions		PROPOSED BUILDING SETBACK LINE
	Existing Property Line to be removed		Existing Property Boundary Descriptions
	Existing Adjoining Property		Existing Property Line to be removed
	Existing Right-of-way		Existing Adjoining Property
	Existing Drainage Easement		Existing Right-of-way
	Existing Drainage Easement to be expanded		Existing Drainage Easement
	Existing Sanitary Sewer Easement		Existing Drainage Easement to be expanded
			Existing Sanitary Sewer Easement



OVERVIEW PLAN
(Existing Lot Configuration)
Scale: 1" = 150'



OVERVIEW PLAN
(Proposed Lot Configuration)
Scale: 1" = 150'



REVISIONS	DATE
1	
2	
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8	
9	

MELLOTT ENGINEERING, INC.
Civil Engineering, Land Planning & Development, Water Resources
7500 Devonshire Heights Blvd Harrisburg, PA 17036
mellotteng@comcast.net
717-566-6533



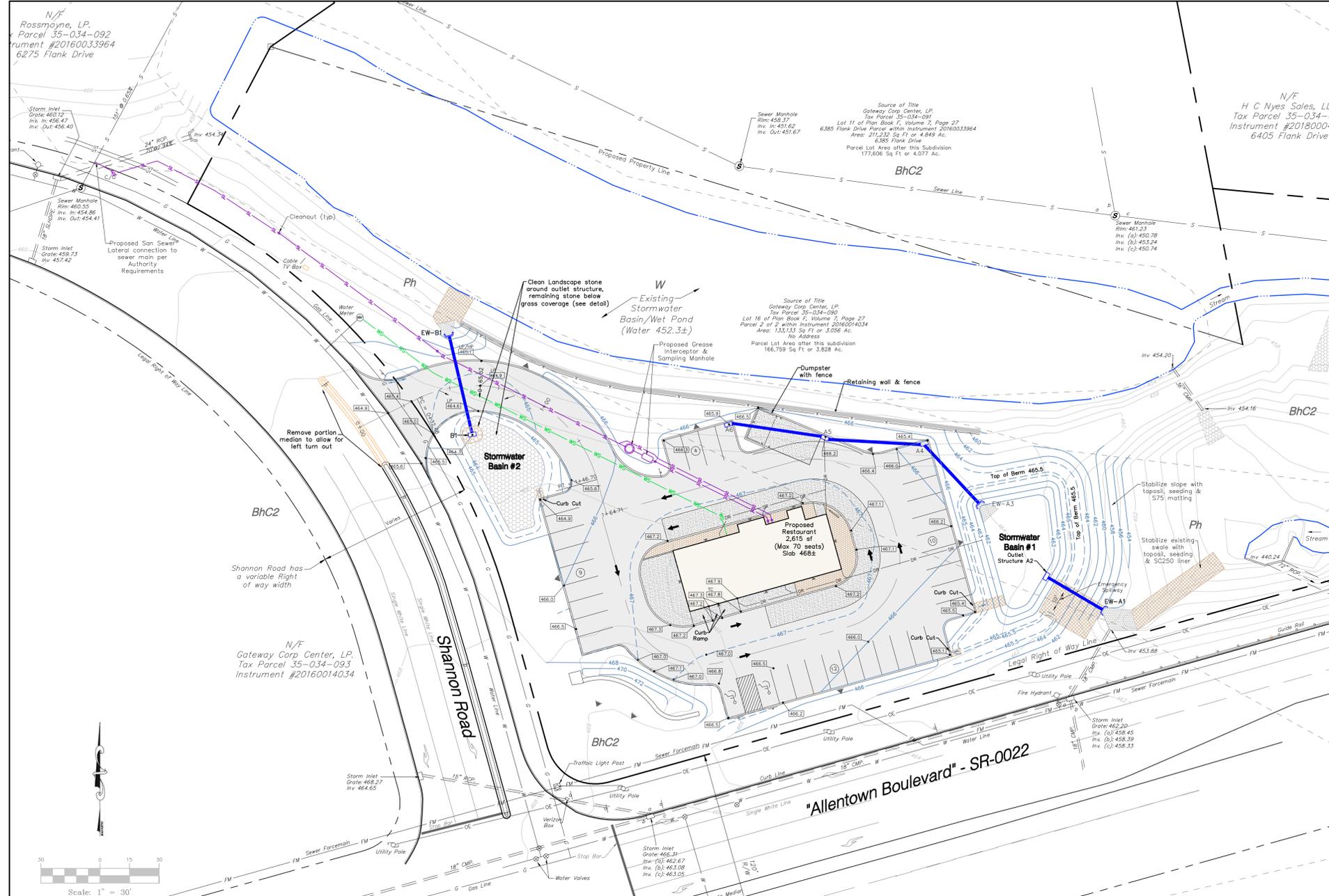
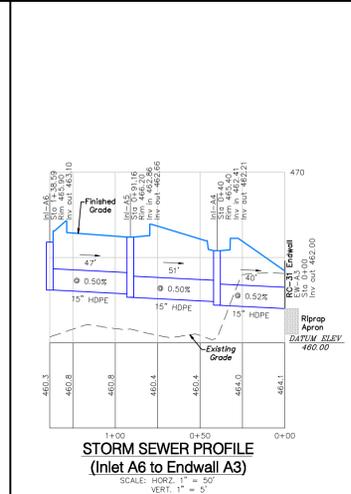
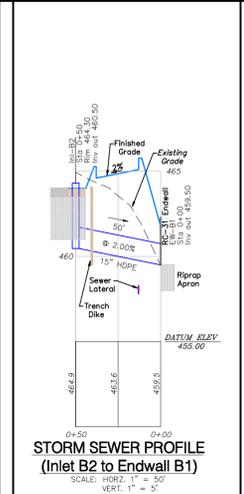
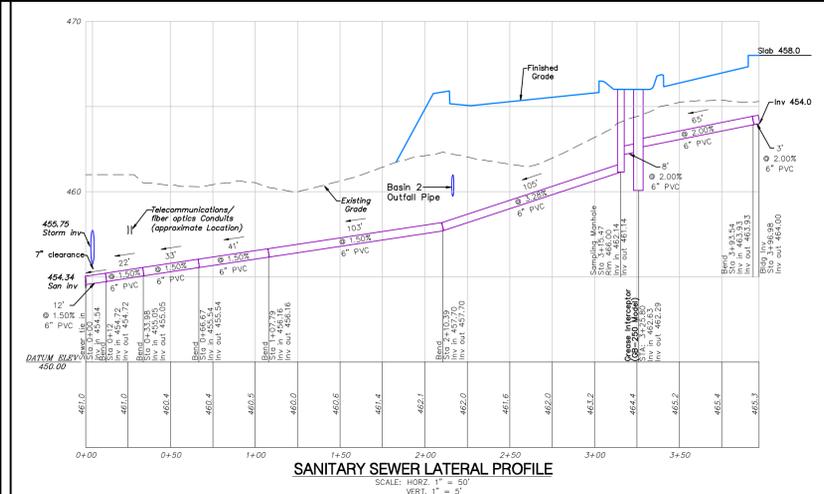
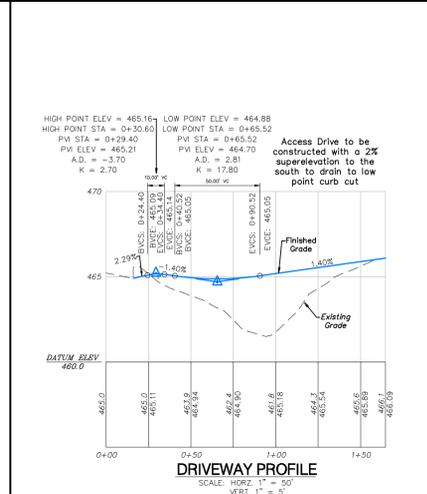
FINAL SUBDIVISION PLAN
FOR
GATEWAY LOT 16
Developer: Gateway Coporate Center, LP
LOWER PAXTON TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

INTENT OF PLAN

The intent of this plan sheet is to detail the proposed grading and utilities associated with the Gateway Lot 16 project. Refer to the Drawing Index on the cover sheet for reference to other specific plan sheets.

UTILITY NOTES

- Water service shall be provided via connection to the previously installed meter pit; see plan. Water service shall be coordinated with SUEZ prior to construction.
- Public sanitary sewer service shall be provided to lot 16 via a new sewer lateral connection to the existing sewer main as shown on this plan. The sewer connection location and initial portion of the sewer lateral shall be located on the abutting lot located along Shannon Drive (Lot 12 of the Gateway Corporate Center). An easement shall be provided from the owner of Lot 12 to provide for the sewer connection and portion of lateral located on Lot 12; owner of Lot 16 shall be the beneficiary of said easement. All sewer materials and methods of construction must be in accordance with Lower Paxton Township Water & Sewer Authority requirements.
- Contractor shall coordinate with each applicable utility company prior to start of any construction.
- All proposed storm sewers shall be HDPE smooth lined pipe; all storm sewer shown on this plan shall be owned and maintained by the property owner; see PCSM Plan for detailed O&M requirements.
- All construction shall be in accordance with township and Penn DOT requirements unless otherwise indicated.
- Erosion control measures shall be implemented per the approved Erosion Control Plan and associated NPDES Permit conditions; see E&S Plan.
- See PCSM Plan for detailed design information for the proposed stormwater management facilities. All on site stormwater management facilities shall be owned and maintained by the projects Association.
- Access shall be via a private driveway connection to Shannon Road. The access drive width shall be 25' and shall be constructed in accordance with township standards. See Pavement Cross Section Details for pavement within the lot and pavement within the Township street right of way. Concrete curbing shall be installed along the access driveway, entire outer edge of the parking lot and around the building perimeter. The curbing shall provide vehicular control and also drainage control. The curb height shall be flush with the pavement at the ADA access from the parking lot and at identified curb cut locations where stormwater runoff drains off the pavement into the proposed stormwater BMPs.
- Two ADA parking spaces are proposed with this plan. ADA spaces are to be graded at slopes not exceeding 2% in any direction.
- Pole lights and wall mounted lights are proposed for site lighting; see Lighting Plan for details and associated photometric plan.
- A dumpster is proposed behind the building. The dumpster shall be screened on all sides with a fence. A concept enclosure design is provided with this plan; alternate screening can be used although must comply with Township requirements.
- A retaining wall with fence is proposed with this plan. A complete retaining wall design shall be prepared by a licensed professional engineer and submitted to the township for review and approval prior to construction of the proposed wall.



LEGEND

PROPOSED CURB/EDGE OF PAVE	Existing Property Line
PROPOSED BUILDING	Existing Adjoining Property
PROPOSED PAVEMENT	Existing Right-of-way
PROPOSED CONCRETE	Existing Edge of Pave/Curb
PROPOSED LANDSCAPE STONE	Existing Storm Sewer, Inlet, 10"
PROPOSED STORM SEWER	Existing Gas Main
PROPOSED ROOF DRAIN PIPING	Existing Water Main
PROPOSED SAN SEWER LATERAL	Existing Sanitary Force Main
PROPOSED WATER SERVICE	Existing Sanitary Sewer, MH, 10"
PROPOSED EASEMENT	Existing Utility Pole
PROPOSED PERMANENT CONTOUR (2')	Existing Feature to be removed
PROPOSED PERMANENT CONTOUR (1')	Existing Soil Boundary Line & Soil Description
	Existing 2' Contour

DATE: _____

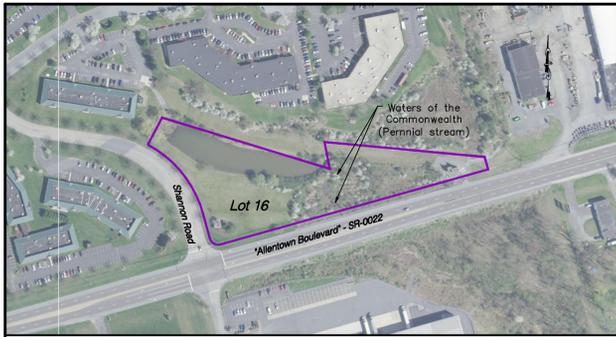
REVISIONS: _____

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Civil Engineering, Land Planning & Development, Water Resources
7500 Devonshire Heights Road, Hummelstown, PA 17036
mellotteng@comcast.net 717-566-6533

GRADING-UTILITIES-PROFILES PLAN
FOR **GATEWAY LOT 16**
Developer: Gateway Corporate Center, LP
LOWER PAXTON TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

Project No. 202003
Date April 8, 2020
Sheet No. **5 of 11**



LOCATION/NPDES BOUNDARY MAP
Scale: 1" = 200'

PCSM PLAN INTENT NOTE
The intent of the PCSM Plan sheets are to detail the Post Construction Stormwater Management facilities and Ownership and Maintenance Requirements associated with this project.

STORMWATER BEST MANAGEMENT PRACTICES SUMMARY
Post Construction Stormwater Management BMPs have been incorporated into the site design to collect, convey, promote infiltration, attenuate and treat stormwater runoff from the project. Reference the following list of proposed site Best Management Practices (BMPs) incorporated in the project's PCSM design

- Basin #1 - A Stormwater Bioretention-Detention Basin shall provide several key functions including but not limited to the following:
 - Stormwater Runoff Rate control shall be provided by using the basin storage and associated outlet structures to attenuate the stormwater discharge rates to below reduced pre-development rates.
 - The basin provides for extended detention. The extended attenuation of the basin discharge provides for stream bank protection, promotes infiltration and provides for longer periods of filtering and plant uptake within the basins.
 - The basin shall be constructed with flat bottoms with shallow sump and planted with wetland seed mixture which shall improve water quality, increase infiltration volume and promote evapotranspiration. Soil amendments shall also be used in the basin bottom preparation to enhance vegetation and associated root structure.
 - The basin discharges into the historical natural drainage way for the site (existing swale & culvert located along eastern property).
- Basin #2 - A Stormwater Basin with subsurface stone infiltration bed with vegetated surface shall also be constructed which shall provide the same functions as indicated above. The infiltration shall provide for groundwater recharge and also water quality benefits.
- Trees and landscaping are proposed with the project. The landscaping/trees shall provide the following benefits: nutrient uptake, evapotranspiration and thermal protection by shading of pavement and basins. Trees are also proposed around the stormwater basin. In addition, the retentive basin seeding proposed in Basin #1 shall also provide thermal protection of the basin runoff discharge through shading and additional uptake.
- Roof Top & Impervious Disconnect: All proposed impervious coverage, excluding small area at driveway entrance within the street right of way shall conveyed to and treated by a SWM BMP prior to discharge.
- Soil restoration & amendments: Soil restoration and amendments of the Stormwater Basin #1 bottom shall be provided at time of basin conversion; see sequence notes. The basin bottom preparation consists of over excavating the basin bottom to 12" below finished grade, scarification/till the subgrade bottom (10" depth desired). Place 12" of the amended soils mixture over the prepared (tilled) basin bottom followed by stabilization with intended basin seed mixture and mulch. The scarification/tilling of the subsols is intended to enhance permeability of the subsols and to provide increased interface between the subsols and the amended soils mixture and the amended soils mixture will promote infiltration and enhance vegetation growth.

GENERAL PCSM NOTES

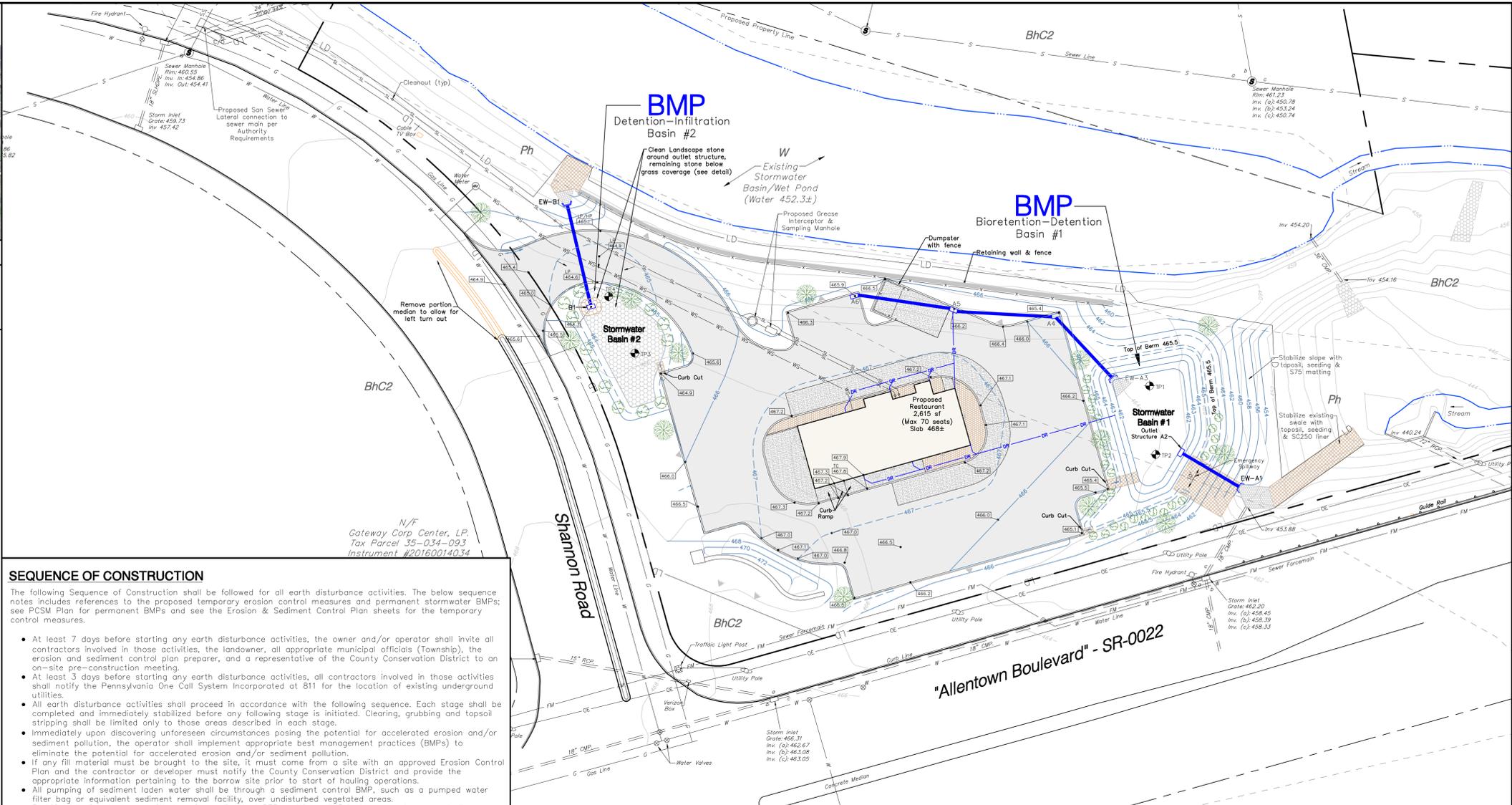
- An NPDES Permit related to construction activities is required for the project. NPDES Permit shall be obtained from the County Conservation District accordingly. No other DEP permitting is required for this project.
- The entire project site is located within the Beaver Creek watershed (WWF).
- There is a perennial stream which enters the manmade stormwater basin wet pond on site. The stream enters the northern end of the pond and drains out of the pond, via stream channel, at the southern end of the pond. The stream continues to drain south to an existing concrete culvert which drains north to south under Allentown Boulevard. No stream impacts are proposed with this plan.
- BMPs, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed 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. No building material, wastes or unused building materials shall be buried, dumped, or discharged at the site.

CRITICAL STAGES OF PLAN IMPLEMENTATION

This plan identifies the Post Construction Stormwater Management BMPs for the project. In accordance with NPDES permitting requirements, critical stages of implementation of the plan shall have a licensed professional or designee on site. The critical stages of construction associated with this project would be verification of proper subsoil preparation and soil amendments of Basin #1 bottom, verification of appropriate basin seeding and Basin #2 subsoil bottom preparation and geotextile fabric installation. All other BMPs can be inspected after construction to verify consistency with the intended design.

SOIL PROBE/PERCOLATION TEST

ECS Mid-Atlantic, LLC performed a soils evaluation and infiltration testing for the proposed infiltration BMPs on March 11, 2020. Two probes/infiltration tests were conducted for each of the Stormwater Basins. Infiltration testing was conducted at each BMP bottom elevation using the double ring method and the soil horizon (probe) depth was evaluated extending a minimum of 2' below BMP bottom elevation. Soils are suitable for the proposed BMPs; see the PCSM Report for infiltration test results, soil probe evaluations and pictures of the probe trenches and associated subsols. The site is located in the Hamburg sequence which is a type of sandstone marked by large detrital quartz and feldspars set in a fine-grained matrix. The measured infiltration rates were: TP1: 1.81 in/hr, TP2: 3.94 in/hr, TP3: 2.75 in/hr and TP4: 2.44 in/hr.



SEQUENCE OF CONSTRUCTION

The following Sequence of Construction shall be followed for all earth disturbance activities. The below sequence notes includes references to the proposed temporary erosion control measures and permanent stormwater BMPs; see PCSM Plan for permanent BMPs and see the Erosion & Sediment Control Plan sheets for the temporary control measures.

- At least 7 days before starting any earth disturbance activities, the owner and/or operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials (Township), the erosion and sediment control plan preparer, and a representative of the County Conservation District to an on-site pre-construction meeting.
- At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 811 for the location of existing underground utilities.
- 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.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
- If any fill material must be brought to the site, it must come from a site with an approved Erosion Control Plan and the contractor or developer must notify the County Conservation District and provide the appropriate information pertaining to the borrow site prior to start of hauling operations.
- 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.
- Stabilize all disturbed area with topsoil, seeding and S75 matting; all 3:1 slopes or steeper and all disturbed areas within 50' of Waters of the Commonwealth shall be stabilized with matting.

- Install stabilized rock construction entrance (100' minimum length) at the access driveway location onto Shannon Road, ingress and egress to the site will be restricted to the construction entrances only. Install construction flagging or fencing around the stormwater basin bottom areas to prevent undesired compaction from construction equipment.
- Install all compost filter sock barriers.
- There are no new swales proposed with this plan although the existing swale paralleling Allentown Boulevard shall be restabilized with topsoil, seeding and permanent liner; see detail.
- Install Sediment Traps 1 & 2 including outlet structure, skimmer, riprap apron, baffles and cleanout stakes (See Details). To minimize soil compaction of the subsols below the basin bottoms, no heavy equipment shall be used for basin excavation after the design grades are within 2' of finished grade. The remaining basin excavation shall be performed from the sides of the basin to the extent possible. Immediately install riprap aprons at pipe discharges. Both traps shall become permanent basins; see end of sequence notes for basin conversions and subsoil preparation and soil amendment notes. Basin 1 outside embankment slopes to be stabilized with topsoil seeding and S75 matting.
- After the above described perimeter erosion control measures are installed strip and stockpile topsoil; stockpiles shall not exceed a maximum height of 35 feet and shall be no steeper than 2:1. Stockpiles to be stabilized accordingly. Perform bulk grading. Install retaining wall in conjunction with site grading. Grading shall be such as to maintain sediment laden runoff to the intended receiving sediment control BMP(s).
- Install storm sewer system; immediately install riprap apron at pipe discharge into Basin 1.
- Install utilities. Minor disturbance associated with the sewer lateral installation shall be immediately stabilized with topsoil, seeding and S&S matting.
- Install curbing followed by stone subbase as soon as possible to shield soil from erosion. Install permanent SC250 matting at the four proposed curb cuts where pavement runoff drains over the depressed curb into Basins 1 and 2 respectively.
- Replace topsoil and permanently seed and mulch all non-paved areas where grading is complete. As disturbed areas within a project approach final grade, preparations should be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched.
- Begin building construction.
- The erosion control measures may not be removed until the entire upslope drainage area has been permanently stabilized. This occurs with a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements. All paved areas must be paved or have a compacted stone base in place. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operators shall contact the County Conservation District for an inspection prior to the removal of the erosion control BMPs.
- After the Conservation District representative has inspected the site and agrees the site is stabilized the BMPs can be removed as follows:
 - Silt barriers can be removed.
 - Critical Stage of Construction: Sediment trap conversions to permanent stormwater basins 1 & 2. At the appropriate time as authorized by DCCD the basins/trap can be converted to permanent stormwater basins. Install 12" compost sack around outlet structure to provide for filtering during final stabilization process. Preparation of subsols of both basins shall be provided and soil amendments shall be provided in Basin 1. Trap/Basin 1 bottom preparation consists of over excavating the basin bottom to 12" below finished grade, scarification/till the subgrade subsols (10" depth desired). Place 12" of the amended soils mixture across prepared basin bottom; smooth surface followed by stabilization with intended basin seed mixture and mulch. Basin 2 bottom preparation shall match the above excluding the 12" of over excavation. The scarification/tilling of the subsols is intended to enhance permeability of the subsols and improve soil mixture interface with subsols. The amended soils will promote infiltration through enhanced vegetation growth and root structure. See PCSM Plan for Basin 1 and 2 Construction Details.
- Basins, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed 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. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

UTILITY GENERAL NOTES

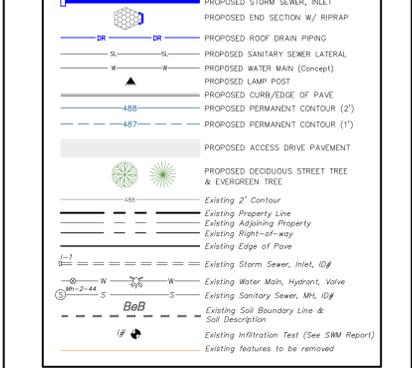
- Water service shall be provided via connection to the previously installed meter pit; see plan. Water service shall be coordinated with SUEZ prior to construction.
- Public sanitary sewer service shall be provided to lot 16 via a new sewer lateral connection to the existing sewer main as shown on this plan. The sewer connection location and initial portion of the sewer lateral shall be located on the abutting lot located along Shannon Drive (Lot 12 of the Gateway Corporate Center). An easement shall be provided from the owner of Lot 12 to provide for the sewer connection and portion of lateral located on Lot 12; owner of Lot 16 shall be the beneficiary of said easement. All sewer materials and methods of construction must be in accordance with Lower Paxton Township Water & Sewer Authority requirements.
- Contractor shall coordinate with each applicable utility company prior to start of any construction.
- All proposed storm sewers shall be HDPE smooth lined pipe; all storm sewer shown on this plan shall be owned and maintained by the property owner; see PCSM Plan for detailed O&M requirements.
- All construction shall be in accordance with township and Penn DOT requirements unless otherwise indicated.
- Erosion control measures shall be implemented per the approved Erosion Control Plan and associated NPDES Permit conditions; see E&S Plan.
- See PCSM Plan for detailed design information for the proposed stormwater management facilities. All on site stormwater management facilities shall be owned and maintained by the projects Association.
- Access shall be via a private driveway connection to Shannon Road. The access drive width shall be 25' and shall be constructed in accordance with township standards. See Pavement Cross Section Details for pavement within the lot and pavement within the Township street right of way. Concrete curbing shall be installed along the access driveway, entire outer edge of the parking lot and around the building perimeter. The curbing shall provide vehicular control and also drainage control. The curb height shall be flush with the pavement at the ADA access from the parking lot and at identified curb cut locations where stormwater runoff drains off the pavement into the proposed stormwater BMPs.
- Two ADA parking spaces are proposed with this plan. ADA spaces are to be graded at slopes not exceeding 2% in any direction.
- Pole lights and wall mounted lights are proposed for site lighting; see Lighting Plan for details and associated photometric plan.
- A dumpster is proposed behind the building. The dumpster shall be screened on all sides with a fence. A concept enclosure design is provided with this plan; alternate screening can be used although must comply with Township requirements.

Chapter 102.8.(b) Plan References

The project's PCSM Plan has been planned & designed in accordance with the following intentions:

- Preserve the integrity of stream channels and maintain and protect the physical, biological and chemical qualities of the receiving stream: All proposed impervious coverage shall be treated with a SWM BMP prior to discharge. The entire site drains to Beaver Creek (WWF). The proposed stormwater BMPs shall provide volume controls meeting CG-1 compliance and shall reduce post development runoff rates to less than pre-development rates.
- Prevent an increase in the rate of stormwater runoff: The proposed Stormwater Management Plan provides rate control for the 1-100 year storm events. See Summary Table and detailed calculations in this report.
- Minimize any increase in stormwater runoff volume: Runoff volume controls have been incorporated into the project's SWMP design that exceeds Control Guidance 1 (CG-1) requirements which requires the post development 2 year runoff volume to be equal to or less than the pre-development runoff volume while applying the required CG-1 pre development coverage assumptions to the calculations. Runoff volume control compliance was achieved through incorporating a stormwater basin with sumped bottom and stormwater basin with subsurface infiltration. See the Runoff Volume section of the report for detailed geology and soils testing information as well as detailed hydrology and hydraulic calculations.
- Minimize impervious areas: The plan design minimized impervious coverage to the extent practical. All parking spaces and access drives where designed to the minimum allowable widths per Township requirements. In addition, pervious clean landscape stone is proposed around the commercial building to further reduce runoff.
- Maximize the protection of existing drainage features and existing vegetation: The portion of the site being developed is in a grass coverage and no drainage features shall be impacted with the project.
- Minimize land clearing and grading: Clearing & grading proposed with the project was minimized to the extent required for proper site grading and drainage control.
- Minimize soil compaction: See sequence notes regarding protection of basin bottom from soil compaction. In addition, soil restoration of the subsols of each BMP shall be provided via tilling of the subsols and addition of soil amendments in the basin bottom. The tilling of the subsols shall improve soil permeability and the soil amendments shall enhance vegetation growth or soil porosity. The Limit of Disturbance line preserves the portions of the site that do not require disturbance.
- Utilize other structural or nonstructural BMPs that prevent or minimize changes in stormwater runoff: The proposed stormwater BMPs provide for runoff rate control for the 1-100 year storm events and runoff volume control exceeding Control Guidance 1 requirements (CG-1). See specific sections of the report rate and volume analysis.

LEGEND



TIMOTHY L. MELLOTT
REGISTERED PROFESSIONAL ENGINEER
No. 054297-E

Mellott Engineering, Inc.
Timothy L. Mellott, P.E.
7500 Devonshire Heights Road
Hummelstown, PA 17036
PH: 717-566-6533
FAX: 717-427-2700

Scale: 1" = 30'

MELLOTT ENGINEERING, INC.
Civil Engineering, Land Planning & Development, Water Resources
7500 Devonshire Heights Road, Hummelstown, PA 17036
mellottengr@aol.com
717-566-6533

FOR POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

GATEWAY LOT 16
Developer: Gateway Corporate Center, LP
LOWER PAXTON TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

Project No. 202003
Date April 8, 2020

Sheet No. **6 of 11**

DATE _____
REVISIONS _____

OPERATION AND MAINTENANCE NOTES

The property owner is responsible for operation and maintenance of all on site SWM BMPs. The owner shall enter into an Operations and Maintenance Agreement in accordance with Township requirements.

OPERATION AND MAINTENANCE REQUIREMENTS

The Property Owner shall be responsible for inspection and maintenance of all on site stormwater BMPs. All on site stormwater management facilities shall be regularly inspected and properly maintained by the property owner. The following inspection and maintenance activities shall be performed on a regular basis: bi-monthly during mowing months, monthly during non-mowing months and within 48 hours after a major storm event: (> 1 inch rainfall depth) and as otherwise specified by the Township.

Stormwater Bioretention—Detention Basin 1

1. Basin outlet structure shall be routinely inspected to verify the orifices and/or grate top are not clogged. Remove any accumulated debris from the outlet structure.
2. Emergency Spillway shall be inspected for erosion. Bare soil shall be stabilized with topsoil, seeding and permanent liner as detailed.
3. All trash and debris should be regularly removed from basins and upslope areas.
4. Reseed bare areas; install appropriate erosion control measures when native soil is exposed.
5. Mow or trim vegetation around the basin and the basin berms to maintain vegetation lengths as required by the Township although the Basin bottom shall not be mowed. The basin bottoms shall be planted with a wetland-type basin seed mix to aid in filtering and treatment of stormwater runoff; basin bottom may be trimmed for aesthetics.
6. Remove invasive weeds/vegetation, large shrubs and trees. No growth of trees or brush shall be permitted in the basin that would threaten the integrity of the basin berm.
7. Basin Embankments and surrounding areas shall be free of burrowing animals.
8. All piping inlet and outlet structures shall be free of holes, cracks, seepage, leakage or other defects.
9. Inspect of Basin dewatering times: All basins are to fully dewater within 72 hours of the completion of runoff draining into the basin. If standing water remains in a basin after maximum allowable 72 hours dewatering time the Owner shall contact the site engineer for an inspection. The following remediation measures should be implemented if it is believed the upper topsoil/amendment mixture (12" layer) is the limiting factor: chisel plow the top surface layer to the maximum depth practical, smooth out surface followed by stabilization with intended retentive basin seed mixture. The following remediation measures should be implemented if it is believed the subsoils (soil horizon below topsoil/amendments layer) is the limiting factor: remove and stockpile top soil/amendment layer (12" layer), chisel plow the subsoils to maximum depth practical, place the topsoil/amendment mixture over the remediated subsoils, smooth out surface followed by stabilization with intended retentive basin seed mixture.

Stormwater Detention Basin with subsurface infiltration (Basin 2)

1. Basin outlet structure shall be routinely inspected to verify the orifices and/or grate top are not clogged. Remove any accumulated debris from the outlet structure.
2. All trash and debris should be regularly removed from basins and upslope areas.
3. Reseed bare areas; install appropriate erosion control measures when native soil is exposed.
4. Mow or trim vegetation (Basin 2 bottom should be mowed due to proximity to street right of way).
5. Remove invasive weeds/vegetation, large shrubs and trees. No growth of trees or brush shall be permitted in the basin that would threaten the integrity of the basin berm.
6. Basin Embankments and surrounding areas shall be free of burrowing animals.
7. All piping inlet and outlet structures shall be free of holes, cracks, seepage, leakage or other defects.
8. Inspect of Basin dewatering times: All basins are to fully dewater within 72 hours of the completion of runoff draining into the basin. If standing water remains in a basin after maximum allowable 72 hours dewatering time the Owner shall contact the site engineer for an inspection. The following remediation measures should be implemented if it is believed the upper topsoil/amendment mixture (12" layer) is the limiting factor: chisel plow the top surface layer to the maximum depth practical, smooth out surface followed by stabilization with intended retentive basin seed mixture. The following remediation measures should be implemented if it is believed the subsoils (soil horizon below topsoil/amendments layer) is the limiting factor: remove and stockpile top soil/amendment layer (12" layer), chisel plow the subsoils to maximum depth practical, place the topsoil/amendment mixture over the remediated subsoils, smooth out surface followed by stabilization with intended retentive basin seed mixture.

Vegetated Swale (existing swale along Allentown Boulevard, Basin 1 discharge)

1. Swale shall be inspected for erosion. Any erosion shall be immediately stabilized with topsoil, seeding and permanent vegetated liner.
2. Mow and trim vegetation to ensure safety, aesthetics, proper snow operation and to suppress weeds and invasive vegetation; mow only when swale is dry to avoid rutting.

Storm Sewer System & Riprap Aprons

1. All riprap aprons shall be inspected and reestablished when/if needed. Remove all trash and debris from apron.
2. All inlets and the surrounding areas shall be free of all obstructions, spent liquids such as oils, fuels, petroleum products, antifreeze, sediment, grease, trash and debris.

Site Landscaping

1. Trees and shrubs shall be properly maintained and any dead plantings shall be replaced.

TOWNSHIP RIGHT OF ENTRY NOTE

- A. Upon presentation of proper credentials, duly authorized representatives of the Municipality may enter at reasonable times upon any property within the Municipality to inspect the implementation, condition or operation of the stormwater BMPs in regard to any aspect governed by this Ordinance.
- B. BMP owners and operators shall allow persons working on behalf of the Municipality ready access to all parts of the premises for the purposes of determining compliance with this Ordinance.
- C. Persons working on behalf of the Municipality shall have the right to temporarily locate on any BMP in the Municipality such devices as are necessary to conduct monitoring and/or sampling of the discharges from such BMP.
- D. Unreasonable delays in allowing the Municipality access to a BMP is a violation of this Ordinance.

SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	HYDROLOGIC GROUP
BhC2	Berks channery silt loam	8 to 15%	B
Ph	Philo silt loam	—	B/D

SOIL TYPES, DESCRIPTIONS AND LIMITATIONS

SOIL TYPE	SYMBOL(S)	SOIL USE LIMITATIONS*
Berks channery silt loam	BhC2	Susceptible to caving of cut banks, corrosive to concrete/steel, droughty, easily erodible, hydric/hydric inclusions, slow percolation, piling & poor source of topsoil
Philo silt loam	Ph	Susceptible to caving of cut banks, corrosive to concrete/steel, droughty, easily erodible, hydric/hydric inclusions, slow percolation, piling & poor source of topsoil

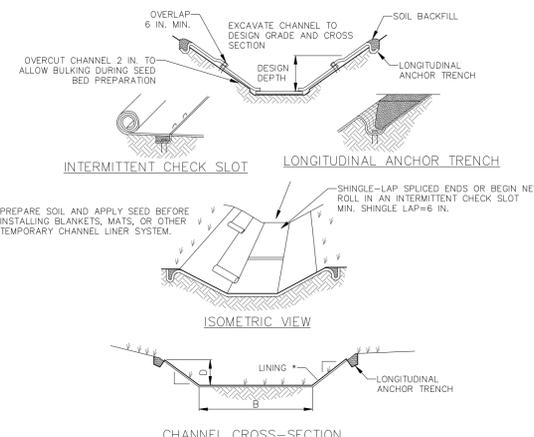
SOURCE: *PADEP Erosion & Sediment Pollution Control Manual, Appendix E

RESOLUTION OF SOIL LIMITATIONS

See the below Soil resolutions for various possible soil limitations: see above table for potential soil limitations for each on site soil per PADEP Erosion & Sediment Pollution Control Manual, Appendix E. Some of the resolutions indicated below are for soil limitations not identified for the specific on site soil although are provided for reference in the event such soil limitations are encountered in the field.

- **Susceptible to caving of cut banks** – Appropriate OSHA standards and regulations must be implemented by the contractor to safeguard workers during all trenching and excavation operations.
- **Corrosive to concrete and steel** – HD.P.E. pipe will be used for all proposed storm lines, and PVC pipe will be used for proposed sanitary sewer lines. Pipes will be bedded and backfilled with stone material.
- **Droughty** – If necessary to promote desired vegetation, droughty soil must be amended to increase its water holding capacity.
- **Easily erodible** – Disturbed areas must be temporarily/permanently stabilized in a prompt manner, as detailed on the Soil Erosion and Sedimentation Control Plan.
- **Depth to saturated zone/seasonal high water table** – Soil probes and infiltration rate tests have been performed at both locations of Stormwater BMPs in order to confirm depth to limiting zone factors and soil infiltration rates, and allow appropriate design of those BMPs. If water table is encountered during excavation, dirty water shall be pumped out into a filter bag or sediment removal pond.
- **Hydric/hydric inclusions** – No hydric soils were observed on the property.
- **Low strength/landslide prone** – All earthwork and road construction shall be performed in accordance with the General Grading Notes, Penn DOT Publication 408 and Township requirements. If on site soils are deemed in the field to be unsuitable for road construction, road fill material will be imported as needed. Basin Berms are to be constructed in accordance with the Basin Details. The site was designed to minimize creation of steep slopes and stabilization matting will be installed on all slope areas 3 to 1 steeper.
- **Slow percolation** – Soil probes and infiltration rate tests have been performed at locations of stormwater BMPs in order to confirm depth to limiting zone factors and soil infiltration rates, and allow appropriate design of those BMPs. The testing and evaluations provides accurate

No new swales are proposed although this detail is provided for reference to restabilization of the exiting swale; see plan.



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

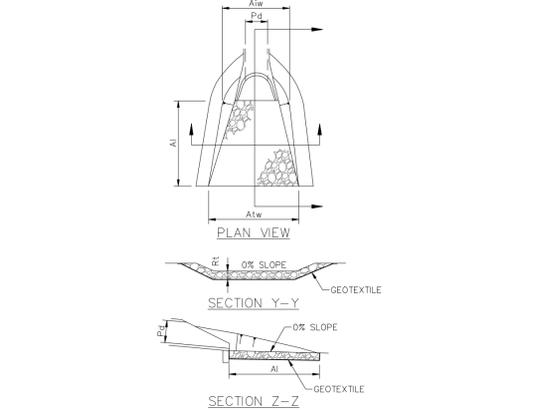
SWALE DESIGNATION	CHANNEL SLOPE (%)	Z1	Z2	BW (FT.)	D (MIN.) (FT.)	TW (MIN.) (FT.)	TEMPORARY LINING	PERMANENT LINING
Existing	exist	3	3	3	2	15	N.A.G. SC250	N.A.G. SC250/CLASS D VEG.

NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL



OUTLET NO.	PIPE DIA P/d (IN)	TAILWATER (Min or Max)	RIPRAP		APRON		TERMINAL WIDTH (FT)
			SIZE (R-#)	THICK. (IN)	INITIAL WIDTH A1 (FT)	WIDTH A2 (FT)	
EW-A1 (Basin 1 Outfall)	15	Min	R-5	27	See Plan	See Plan	See Plan
EW-A3 (Into Basin)	15	Min	R-4	18	8	3.75	11.75
EW-B1 (Basin 2 Outfall)	15	Min	R-4	18	8	3.75	11.75

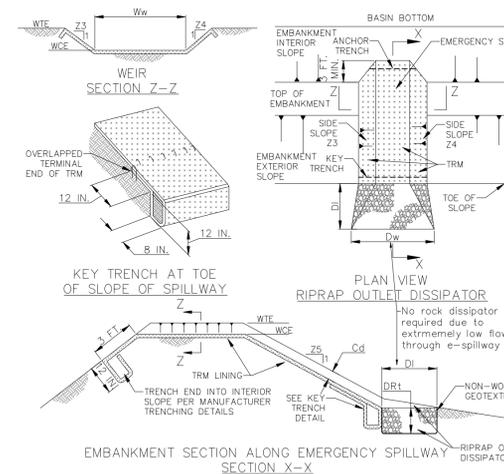
EW = Concrete End Wall (RC-31M)
ES = Plastic End Section (RC-33M)
*Basin 1 discharge is very small/low although R-5 riprap proposed to aid with existing pipe discharge.

NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

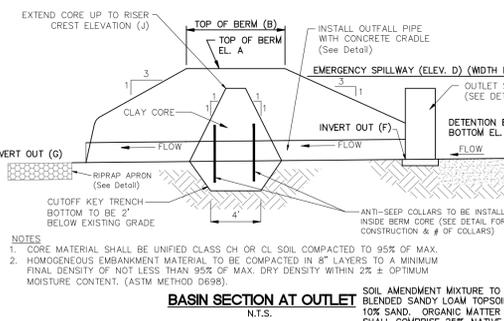
STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL



BASIN NO.	Z3 (FT)	Z4 (FT)	WEIR		LINING		CHANNEL		
			TOP ELEV (FT)	CREST ELEV (FT)	WIDTH (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)
1	3	3	464.3	465.5	10	SC250 Liner/Class D	D	3	0.5

- HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
- DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
- RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.
- USE OF BATTLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.

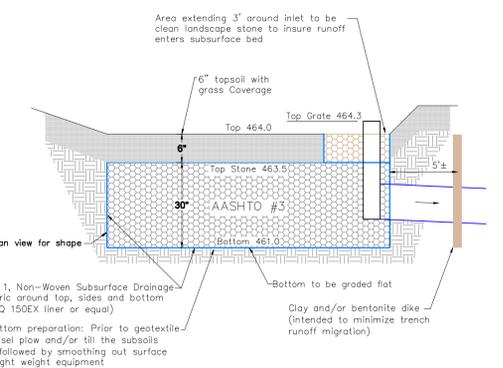
STANDARD CONSTRUCTION DETAIL #7-13 BASIN EMERGENCY SPILLWAY WITH TRM LINING



N.T.S.

BASIN ID	TOP OF BERM	BOTTOM	EMERGENCY SPILLWAY	DISCHARGE	ORIFICE(S)	OUTLET STRUCTURE
	A	B	C	D	E	F
1	465.5	6'	462.0	464.3	10'	* SC250 461.0

* SC250 Liner – as manufactured by North American Green, Inc.

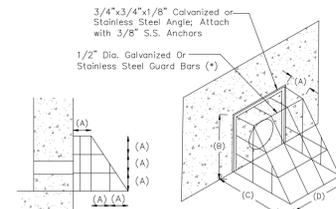


PA DOT Class 1, Non-Woven Subsurface Drainage Geotextile Fabric around top, sides and bottom of stone, (LINO 150EX liner or equal)
Subsurface bottom preparation: Prior to geotextile placement, chisel plow and/or till the subsoils (10" desired) followed by smoothing out surface bottom with light weight equipment
Stormwater Basin #2 shall be constructed at the northeast corner of the parking lot south of the access drive. The basin shall receive runoff from the access drive and portion of the parking lot via two curb cuts. The curb shall be flush with the pavement at these two locations to allow runoff to drain off the pavement into Basin #2. The surface of the basin shall be grass coverage excluding a 3' area around the outlet structure which shall be clean landscape stone; the clean landscape stone will insure runoff enters the subsurface stone bed and will also allow for overflow of runoff exceeding the subsurface stone capacity to flow up out of the stone and into the outlet structure. The subsurface stone shall be clean AASHTO #3 stone surrounded by non-woven geotextile fabric on all sides (bottom, sides and top); geotextile on top shall be between the grass topsoil surface as well as between the landscape stone and AASHTO stone at the outlet structure, see detail. The fabric between the landscape stone and AASHTO is intended to serve as a filter to minimize sediment/debris from entering the subsurface stone. A trench dike shall be installed outside of the stone infiltration area to minimize undesired drainage along the outfall pipe. It is extremely important to not allow sediment laden runoff to enter the subsurface stone; subsurface stone not to be installed until all upslope areas are completely stabilized and even then a silt sock shall be installed around the clean landscape stone area to provide for temporary sediment control for the disturbance associated with the subsurface stone installation. See Sequence of Construction Notes regarding timing of installation.

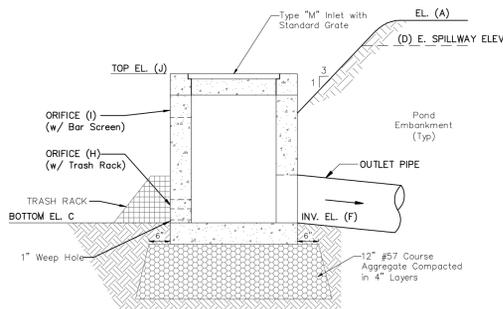
See Operation & Maintenance Notes

STORMWATER BASIN #2

TRASH RACK TABLE				
REFERENCE	(A)	(B)	(C)	(D)
REFERENCE	1 1/2"	9"	6"	12"



LOW FLOW ORIFICE SCREEN DETAIL

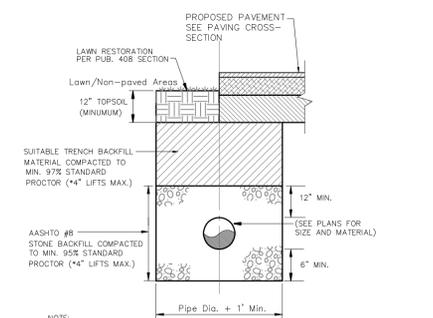


- 1. CONSTRUCT OUTLET STRUCTURE IN ACCORDANCE WITH PENN DOT STANDARDS, RC-34 FOR PRECAST CONCRETE INLETS.
- 2. BOTTOM ORIFICE SHALL BE PROTECTED BY LOW FLOW ORIFICE TRASH RACK AND ALL HIGHER ORIFICES (IF APPLICABLE) SHALL BE PROVIDED WITH BAR RACKS (SEE DETAILS).
- 3. PROVIDE 1" DIA. WEEP HOLE IN OUTLET STRUCTURE AT BASIN BOTTOM ELEVATION.

STORMWATER BASIN OUTLET STRUCTURE DETAIL

N.T.S.

STORM SEWER DETAIL FOR TRENCHES IN GRASSED AREAS OR NEW PAVEMENT



- NOTE: 1. USE THIS DETAIL FOR TRENCH RESTORATION OUTSIDE OF EXISTING PAVED AREAS.
- 2. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENN DOT PUBLICATION 408, MOST RECENT AMENDMENT.
- *3. BACKFILL MAY COMPACTED IN 6" LIFTS IF VIBRATORY EQUIPMENT IS USED.

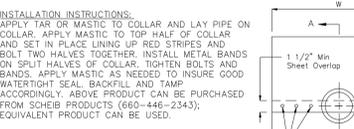
BIO-RETENTION BASIN SEEDING

In an effort to improve water quality of surface water runoff and increase infiltration the following special seed mix is proposed for all Basins (Bioretention—Detention Basins).

Retention Basin Floor Seeding – Low Maintenance (ERNM-126 by Ernst Conservation Seeds 1-800-873-3321)

Percent Composition	Common Name	Scientific Name
20%	Redtop	Agrostis Alba (A. gigantea)
20%	Virginia Wild Rye, PA Ecotype	Elymus virginicus, PA Ecotype
20%	Nuttall's Alkali Grass	Puccinellia nuttalliana
15%	Fox Sedge, PA Ecotype	Carex vulpinoidea, PA Ecotype
10%	Creeping Bentgrass	Agrostis stolonifera
10%	Fowl Bluegrass	Poa palustris
2%	Aulium Bentgrass, APB	Agrostis perennans, APB
2%	Ticklegrass (Rough Bentgrass), PA Ecotype	Agrostis scabra, PA Ecotype
1%	Path Rush, PA Ecotype	Juncus tenuis, PA Ecotype

Recommended seeding rate: 20-40 lbs/acre



BASIN OUTLET	# COLLARS	W (ft)
1	2	4

- GENERAL NOTES: 1. INSTALL COLLARS INSIDE OF EMBANKMENT CORE.
- 2. ANTI-SEEP COLLAR AND CONNECTION TO THE PIPE (BARREL) MUST BE WATER TIGHT.
- 3. COLLARS SHOULD NOT BE LOCATED CLOSER THAN 2 FEET TO A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL

STORMWATER BASIN DETAIL

N.T.S.

DATE _____

REVISIONS _____

PCSM 2

POST CONSTRUCTION STORMWATER MANAGEMENT CONSTRUCTION DETAILS FOR GATEWAY LOT 16

Developer: Gateway Corporate Center, LP

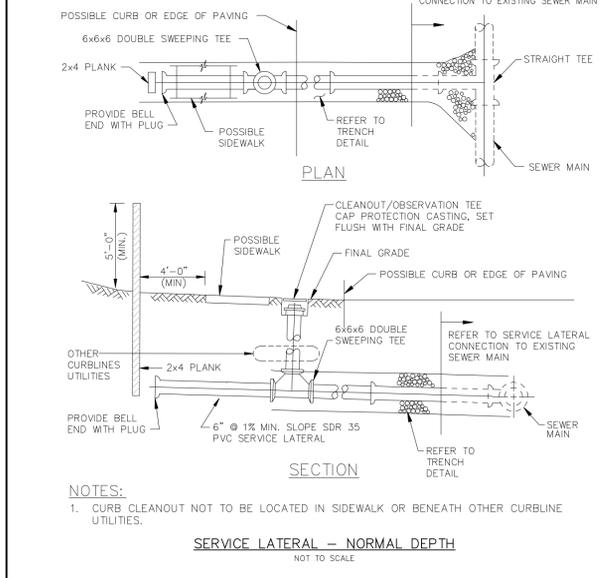
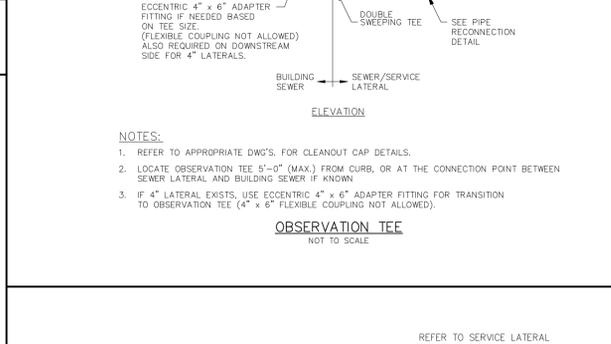
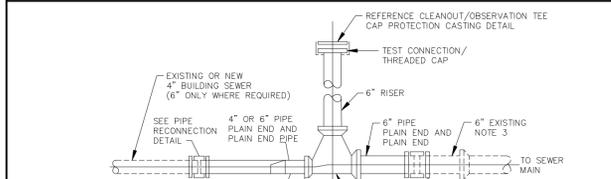
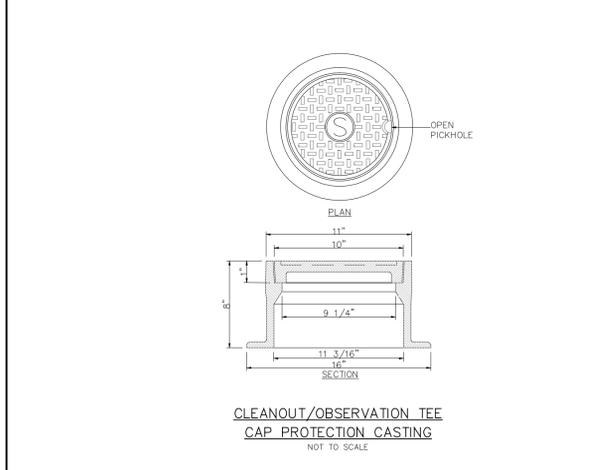
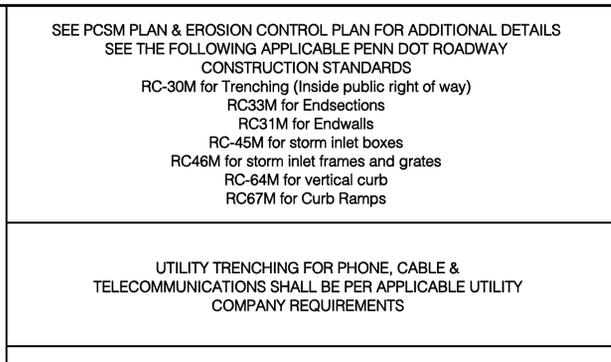
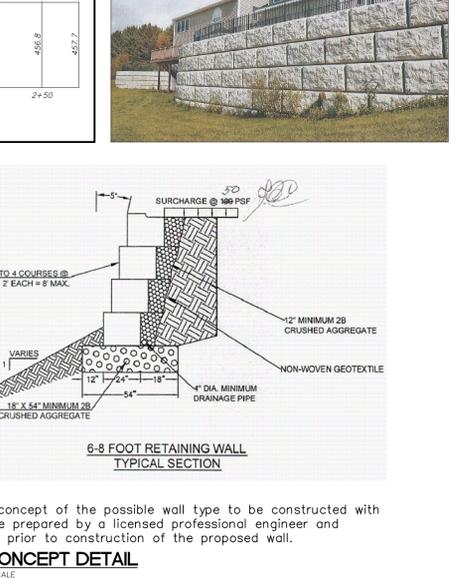
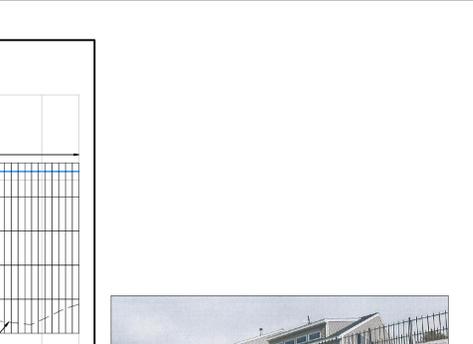
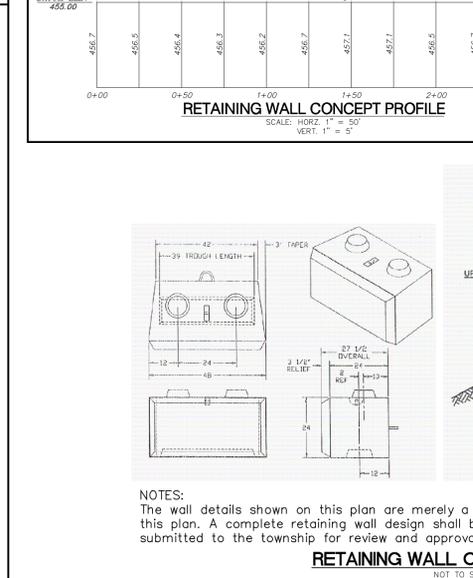
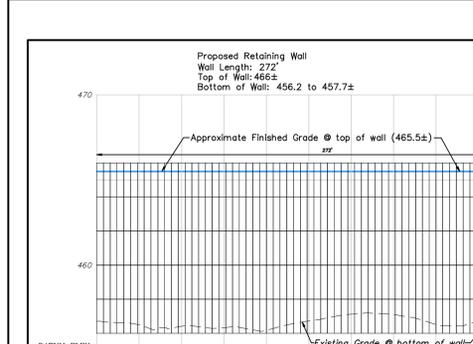
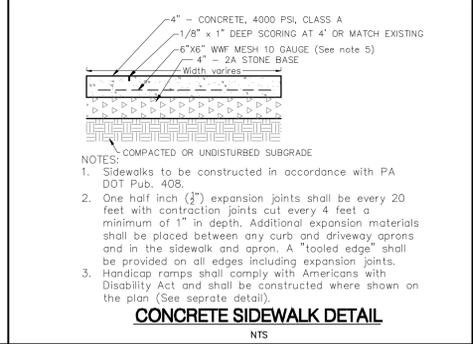
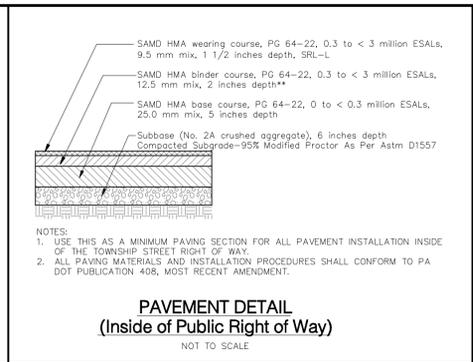
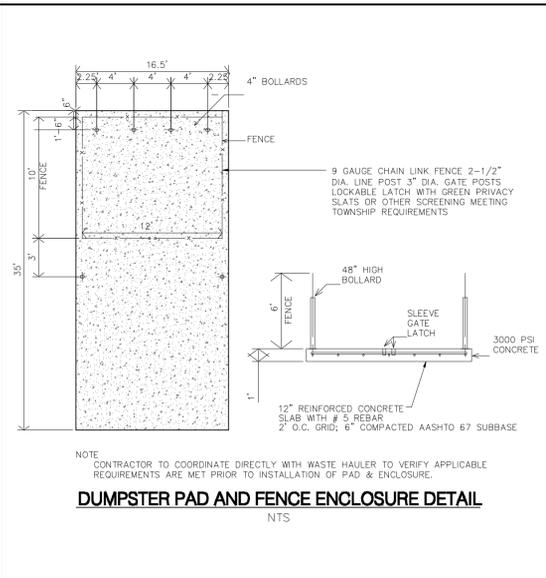
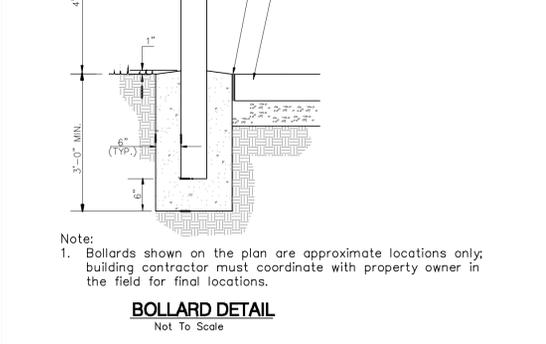
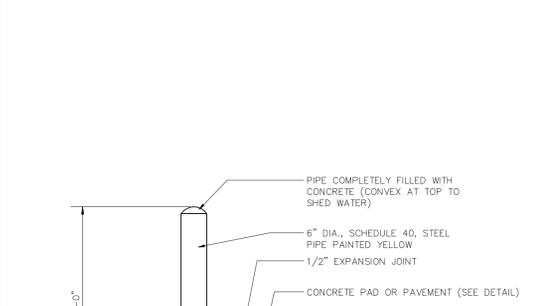
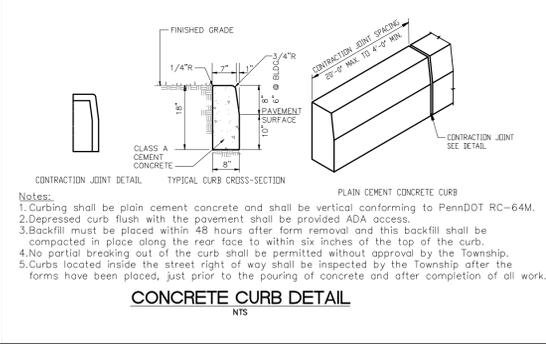
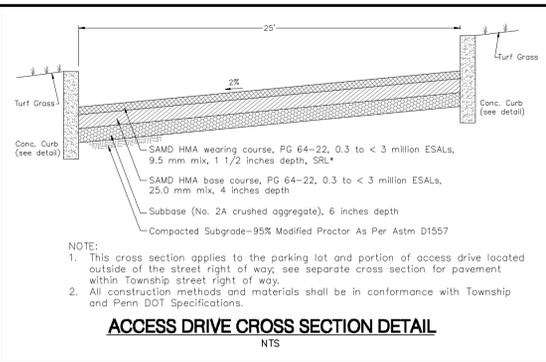
LOWER PAXTON TOWNSHIP

DAUPHIN COUNTY

PENNSYLVANIA

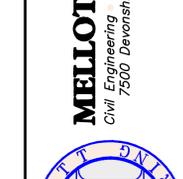
MELLOTT ENGINEERING, INC.
Civil Engineering, Land Planning & Development, Water Resources
7500 Devonshire Heights, Harrisburg, PA 17036
mellottengr@aol.com
717-566-6533

Project No. 202003
Date April 8, 2020
Sheet No. 7 of 11



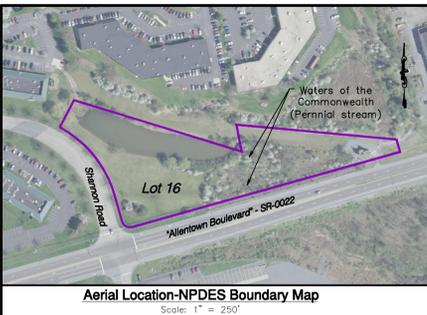
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MELLOTT ENGINEERING, INC.
Civil Engineering - Land Planning & Development - Water Resources
7500 Devonshire Heights Road - Hummelstown, PA 17036
mellotteng@comcast.net
717-566-6533



CONSTRUCTION DETAILS FOR GATEWAY LOT 16
Developer: Gateway Corporate Center, LP
LOWER PAXTON TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

Project No. 202003
Date April 8, 2020
Sheet No. 8 of 11



EROSION CONTROL PLAN INTENT NOTE

This Plan shall address erosion control BMP measures to be implemented during construction. The project construction consists of a commercial building, parking lot, utilities and stormwater BMPs. The Erosion and Sedimentation Control BMPs proposed with the project consists of the following:

Stabilized Rock Construction Entrance:
A Rock construction entrance (RCE) shall be installed at the proposed access driveway onto Shannon Road (RCE to be minimum 100' length; ABACT). All ingress & egress to the site shall be through the defined RCE locations.

Sediment Traps:
Two Sediment Traps are proposed with the project. The traps shall provide the main sediment control for the project. The traps shall be converted to permanent stormwater basins after final stabilization of the site.

Vegetated Swales:
There are no new swales proposed with this plan although the existing swale paralleling Allentown Boulevard shall be restabilized with topsoil, seeding and permanent liner.

Riprap Aprons:
Riprap aprons are proposed at all pipe discharges. Riprap aprons provide energy dissipation and returns concentrated flow to a sheet flow condition.

Silt Barriers:
Silt barriers shall be installed down slope of all earth disturbances that do not drain to a sediment trap. Silt barriers shall be compost filter socks. Silt barriers shall filter sediment laden runoff.

Stabilization:
All pervious disturbed areas shall be permanently stabilized with vegetated cover in accordance with the stabilization measures specified on the plan.

As a result of the above control measures, BMPs and the stormwater management measures, the project will have a positive or no effect on the downstream watercourses.

GENERAL EROSION CONTROL NOTES

1. An NPDES Permit related to construction activities is required for the project. NPDES Permit shall be obtained from the County Conservation District accordingly. No other DEP permitting is required for this project.
2. The entire project site is located within the Beaver Creek watershed (WVF).
3. There is a perennial stream which enters the manmade stormwater basin wet pond on site. The stream enters the northern end of the pond and drains out of the pond, via stream channel, at the southern end of the pond. The stream continues to drain south to an existing concrete culvert which drains north to south under Allentown Boulevard. No stream impacts are proposed with this plan.
4. BMPs, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed 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. No building material, wastes or unused building materials shall be buried, dumped, or discharged at the site.

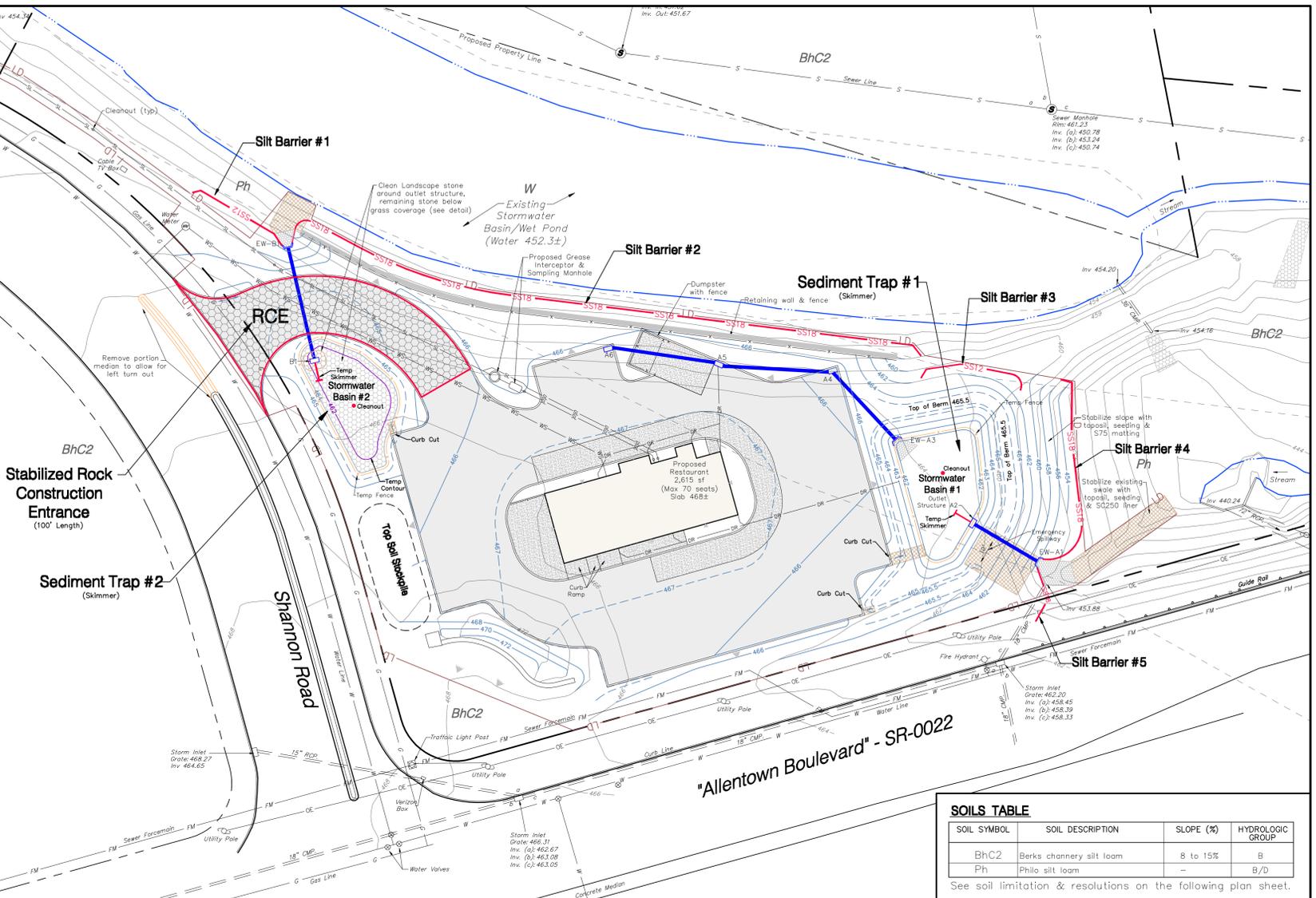
CRITICAL STAGES OF PLAN IMPLEMENTATION

This plan identifies the Post Construction Stormwater Management BMPs for the project. In accordance with NPDES permitting requirements, critical stages of implementation of the plan shall have a licensed professional or designee on site. The critical stages of construction associated with this project would be verification of proper subsoil preparation and soil amendments of Basin #1 bottom, verification of appropriate basin seeding and Basin #2 subsoil bottom preparation and geotextile fabric installation. All other BMPs can be inspected after construction to verify consistency with the intended design.

SEQUENCE OF CONSTRUCTION NOTES

The following Sequence of Construction shall be followed for all earth disturbance activities. The below sequence notes includes references to the proposed temporary erosion control measures and permanent stormwater BMPs; see PCSM Plan for permanent BMPs and see the Erosion & Sediment Control Plan sheets for the temporary control measures.

- At least 7 days before starting any earth disturbance activities, the owner and/or operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials (Township), the erosion and sediment control plan preparer, and a representative of the County Conservation District to an on-site pre-construction meeting.
 - At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 811 for the location of existing underground utilities.
 - 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.
 - Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
 - If any fill material must be brought to the site, it must come from a site with an approved Erosion Control Plan and the contractor or developer must notify the County Conservation District and provide the appropriate information pertaining to the borrow site prior to start of hauling operations.
 - 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.
 - Stabilize all disturbed area with topsoil, seeding and S75 matting; all 3:1 slopes or steeper and all disturbed areas within 50' of Waters of the Commonwealth shall be stabilized with matting.
1. Install stabilized rock construction entrance (100' minimum length) at the access driveway location onto Shannon Road. Ingress and egress to the site will be restricted to the construction entrances only. Install construction flagging or fencing around the stormwater basin bottom areas to prevent undesired compaction from construction equipment.
 2. Install all compost filter sock barriers.
 3. There are no new swales proposed with this plan although the existing swale paralleling Allentown Boulevard shall be restabilized with topsoil, seeding and permanent liner; see detail.
 4. Install Sediment Traps 1 & 2 including outlet structure, skimmer, riprap apron, baffles and cleanout stakes (See Details). To minimize soil compaction of the subsoils below the basin bottoms, no heavy equipment shall be used for basin excavation after the design grades are within 2' of finished grade. The remaining basin excavation shall be performed from the sides of the basin to the extent possible. Immediately install riprap aprons at pipe discharges. Both traps shall become permanent basins; see end of sequence notes for basin conversions and subsoil preparation and soil amendment notes. Basin 1 outside embankment slopes to be stabilized with topsoil seeding and S75 matting.
 5. After the above described perimeter erosion control measures are installed strip and stockpile topsoil; stockpiles not exceed a maximum height of 35 feet and shall be no steeper than 2:1. Stockpiles to be stabilized accordingly. Perform bulk grading. Install retaining wall in conjunction with site grading. Grading shall be such as to maintain sediment laden runoff to the intended receiving sediment control BMP(s).
 6. Install storm sewer system; immediately install riprap apron at pipe discharge into Basin 1.
 7. Install utilities. Minor disturbance associated with the sewer lateral installation shall be immediately stabilized with topsoil, seeding and S&M matting.
 8. Install curbing followed by stone subbase as soon as possible to shield soil from erosion. Install permanent SC250 matting at the four proposed curb cuts where pavement runoff drains over the depressed curb into Basins 1 and 2 respectively.
 9. Replace topsoil and permanently seed and mulch all non-paved areas where grading is complete. As disturbed areas within a project approach final grade, preparations should be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched.
 10. Begin building construction.
 11. The erosion control measures may not be removed until the entire upslope drainage area has been permanently stabilized. This occurs with a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements. All paved areas must be paved or have a compacted stone base in place. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operators shall contact the County Conservation District for an inspection prior to the removal of the erosion control BMP's.
 12. After the Conservation District representative has inspected the site and agrees the site is stabilized the BMP's can be removed as follows:
 - a. Silt barriers can be removed.
 - b. **Critical Stage of Construction:** Sediment trap conversions to permanent stormwater basins 1 & 2. At the appropriate time as authorized by DCCD the basins/trap can be converted to permanent stormwater basins. Install 12" compost sock around outlet structure to provide for filtering during final stabilization process. Preparation of subsoils of both basins shall be provided and soil amendments shall be provided in Basin 1. Trap/Basin 1 bottom preparation consists of over excavating the basin bottom to 12" below finished grade, scarification/fill the subgrade subsoils (10" depth desired). Place 12" of the amended soils mixture across prepared basin bottom; smooth surface followed by stabilization with intended basin seed mixture and mulch. Basin 2 bottom preparation shall match the above excluding the 12" of over excavation. The scarification/filling of the subsoils is intended to enhance permeability of the subsoils and improve soil mixture interface with subsoils. The amended soils will promote infiltration through enhanced vegetation growth and root structure. See PCSM Plan for Basin 1 and 2 Construction Details.
 - c. BMP's, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed 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. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.



STABILIZATION NOTES

1. Permanent stabilization is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
2. Immediately after earth disturbance activities cease or temporary cessation preparations should be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched. 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.
3. An erosion control blanket will be installed on all disturbed slopes 3:1 or steeper, all areas of concentrated flows, all disturbance with 50' of Waters of the Commonwealth and all other areas specifically identified on the plans. N.A.C. S75 biodegradable matting shall be used for all general slope matting unless otherwise noted on the plans.
4. Soil restoration and amendments of the basin bottoms shall be provided at time of conversion to permanent stormwater basins. The basin bottom preparation consists of over excavating the basin bottoms to 12" below finished grade, scarification/fill the subgrade bottom (10" depth desired). Place 12" of the amended soils mixture over the prepared (tiled) basin bottom followed by stabilization with intended basin seed mixture and mulch.
5. Replace all topsoil where construction is complete (4" to 8" depth). Prior to seeding, prepare surface by removal of rocks and unsuitable matter by hand raking or the use of a rock hoist with light weight equipment. Stabilize with intended seed, straw and mulch per intended seeding specifications (See plan for type: grass, meadow, wetland mix and vegetated filter strip). Matting is required for all slopes 3:1 and steeper, see plan for locations).
6. Straw and hay mulch should be anchored immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil. This method is limited to slopes no steeper than 3:1. The machinery should be operated on the contour. (Note: Crimping of hay or straw by running over it with tracked machinery is not recommended.)
 - A. Asphalt, either emulsified or cut-back, containing no solvents or other diluting agents toxic to plant or animal life, uniformly applied at the rate of 31 gallons per 1000 sq. yd. may be used to tack mulch.
 - B. Synthetic Binders (chemical binders) may be used as recommended by the manufacturer to anchor mulch provided sufficient documentation is provided to show they are non-toxic to native plant and animal species.
 - C. Wood mulch can be used over straw at a rate of 210 lb. per 1000 sq. yd.
 - D. Lightweight plastic, fiber, or paper nets may be stapled over the mulch to manufacturer's recommendations.
7. Tracking steep slopes (>25% or 4:1) may be utilized by running tracked machinery up and down the slope, leaving tread marks parallel to the contour. (Note: If a bulldozer is used, the blade shall be up.) Care should be exercised on soils having a clay content to avoid over-compaction. See notes above for permanent stabilization.

GENERAL GRADING NOTES

Grading should comply with the following specifications and all other details shown on this plan:

1. Areas to be filled should be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
2. Areas which are to be topsoiled should be scarified to a depth of 3 to 5 inches, or 6 to 12 inches on compacted soils, prior to placement of topsoil. Areas to be vegetated should have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops should have a minimum of 2 inches of topsoil.
3. All earthen fills should be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, roadways, structures and conduits, etc. should be compacted in accordance with local requirements or codes.
4. All earthen fills should be placed in compacted layers not to exceed 9 inches in thickness (see Basin Detail for Basin B Construction).
5. Fill materials should be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
6. Frozen materials or soft, mucky, or highly compressible materials should not be incorporated into fills.
7. Fill should not be placed on saturated or frozen surfaces.
8. Seeps or springs encountered during construction should be handled in accordance with standards and specifications for subsurface drains or other approved method.
9. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated.

PERMANENT SEEDING

A. All disturbed soil not to be covered with impervious surfaces, riprap or landscaping mulch shall be permanently seeded to provide protection against the impact of precipitation, running water and wind.

B. Mulching shall be used to protect seeding and help in preventing runoff. Clean straw mulch shall be required in all disturbed areas and applied at a rate of 3 tons/acre (equivalent to 0.75" to 1" deep). Clean straw mulch should not be finely chopped nor broken during application.

Maintenance procedure:
1) Maintain a minimum 70% soil surface coverage with grass and/or mulch.
2) If a washout, slope failure or similar disturbance occurs, correct drainage problem if necessary, then reapply soil to the proper grade, reapply soil amendments, seed and mulch.

Permanent seeding schedule is as follows:
For gentle lawn areas
Species: 40% Kentucky Bluegrass
40% Pennlawn Creeping Red Fescue
20% Norlea Perennial Ryegrass

For Swales, steep slopes and wet areas: 100% Tall Fescue, varieties such as K-31, Altra, or other recently released dwarf variety
% Pure live seed: 95%
Application rate: 6 lbs./1000 sq. ft.
Fertilizer type: general purpose granular, 10-20-20
Fertilizer application rate: 1000 lbs per acre
Liming rate: Four (4) tons per acre of agricultural grade lime
Straw/mulch rate: three (3) tons per acre
Seeding dates: Between 4/1 and 10/15

TEMPORARY SEEDING

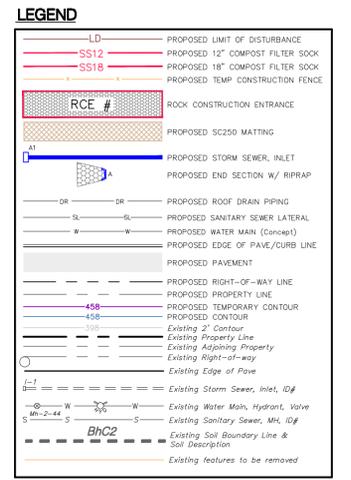
The contractor shall temporarily stabilize any rough graded area, topsoil stockpile or unused excavated fill material. The grass will provide interim protection against the impact of precipitation, running water and wind.

Temporary seeding schedule is as follows:
Species: annual rye grass
% Live Seed: 95%
Application rate: 1 lbs./1000 sq. ft.
Fertilizer type: general purpose granular, 5-5-5
Fertilizer application rate: 1000 lbs per acre
Liming rate: one (1) ton per acre of agricultural grade lime
Straw/mulch rate: three (3) tons per acre
Seeding dates: no seeding between 1/1 and 3/15

SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	HYDROLOGIC GROUP
BhC2	Berks channery silt loam	8 to 15%	B
Ph	Philo silt loam	-	B/D

See soil limitation & resolutions on the following plan sheet.



DATE: _____

REVISIONS: _____

1 2 3 4 5 6 7 8

MELLOTT ENGINEERING, INC.
Civil Engineering, Land Planning & Development, Water Resources
7500 Devonshire Heights Road, Hummelstown, PA 17036
mellotteng@comcast.net 717-566-6533

FOR EROSION AND SEDIMENTATION CONTROL PLAN

GATEWAY LOT 16

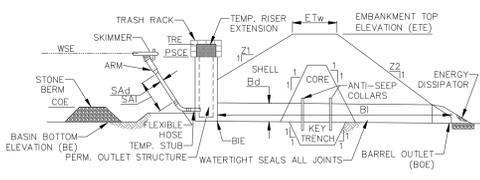
Developer: Gateway Corporate Center, LP
DAUPHIN COUNTY PENNSYLVANIA
LOWER PAXTON TOWNSHIP

Project No. 202003
Date April 8, 2020

Sheet No. **10 of 11**

STANDARD EROSION & SEDIMENT CONTROL PLAN NOTES

1. A copy of the stamped approved drawings signed and dated by the County Conservation District must be available at the project site at all times.
2. At least 7 days prior to starting any earth disturbance activities (including clearing and grubbing), the owner and/or operator shall notify the County Conservation District of the E&S Plan preparer, the post construction stormwater management plan preparer, and a representative from the County Conservation District to an on-site preconstruction meeting.
3. 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.
4. All earth disturbance activities shall proceed in accordance with the plan drawings. Deviation from that sequence must be approved in writing from the County Conservation District or by DEP prior to implementation.
5. 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 BMPs specified by the Construction Sequence for that stage or phase have been installed and are functioning as described in this document.
6. 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.
7. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2H:1V or flatter.
8. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate BMPs to minimize the potential for erosion and sediment pollution and notify the County Conservation District and/or the regional office of DEP.
9. All building materials and wastes must be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code Chapter 260, §§260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, burned, dumped, or discharged at the site.
10. All off-site waste and borrow areas must have an E&S Plan approved by the County Conservation District or DEP fully implemented prior to being activated.
11. The contractor is responsible for ensuring that any material brought on site is Clean Fill.
12. Form FP-001 must be retained by the property owner for the property owner for a spill or release of a regulated substance but qualifying as Clean Fill due to analytical testing. Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, concrete, brick or concrete from construction and demolition activities that are separated from other waste and is recognizable as such. The term does not include materials placed in or on the wetland. Clean fill does not include materials that are otherwise authorized by DEP. Clean fill does not include asphalt or asphalt that has been processed for re-use. Any placement of clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analysis of the material. Form FP-001 must be retained by the property owner of the property receiving the fill. Environmental due diligence must be performed to determine if the fill materials associated with the project qualify as clean fill. Environmental due diligence is defined as: Investigative techniques and methods, including but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required component of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of a regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's Policy Management of Clean Fill.
13. Pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Until the site is stabilized, all E&S BMPs must be maintained properly. Maintenance must include inspections of all E&S BMPs after each runoff event and on a weekly basis. Inspection and remedial maintenance work including clean out, repair, replacement, re-grading, reseeding, re-mulching and re-netting must be performed immediately. If E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
15. A written report showing dates that E&S BMPs 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.
16. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
17. All sediment removed from basins shall be disposed of in the manner described on the plan drawings.
18. Areas which are to be topsoiled shall be topsoiled to a minimum depth of 4 inches prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
19. 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.
20. Fill materials shall be free of frozen particles, brush, roots, sods, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
21. Frozen materials or soft, muddy, highly compressible materials shall not be incorporated into fills.
22. Fill shall not be placed on saturated or frozen surfaces.
23. Steps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
24. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated.
25. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-permitting 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.
26. 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.
27. E&S BMPs must remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the County Conservation District or DEP.
28. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the County Conservation District for an inspection prior to removal/conversion of the E&S BMPs.
29. After final site stabilization has been achieved, temporary E&S BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions shall be done only during the germinating season.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the County Conservation District to schedule a final inspection.
31. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.
32. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Pennsylvania Department of Environmental Protection as defined in Section 602 of the Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$100,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.
33. Concrete washout water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
34. All channels shall keep the free flow of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction materials/wastes.
35. 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.
36. 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 water.
37. Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, County Conservation District and the owner of the damaged property.
38. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.
39. Fill material for embankments shall be free of roots, woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 8" layered lifts of 90% modified proctor per ASTM D1557.



BASIN NO.	Z1 (FT)	Z2 (FT)	CREST ELEV. PSCE (FT)	TEMP RISER EXT. ELEV. TRE (FT)	TOP ELEV. ETE (FT)	TOP WIDTH (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BBE (FT)
1	3	3	464.0	NA	465.5	9	2	4	463.0	462.0
2	3	3	464.3	NA	465.5	5	NA	NA	463.0	462.0

* = temp elevation associated with permanent box without 6" top slab

BASIN NO.	SKIMMER			OUTLET BARREL		
	SIZE (IN)	DIA Sd (IN)	LENTH H Sd (IN)	DIA Bd (IN)	LENTH H (FT)	OUTLET ELEV (FT)
1	1.5	3.0	8	PVC	15	461.0
2	1.5	3.0	8	PVC	15	460.5

NOTES:
 SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.

AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL IN ORDER TO FACILITATE MAINTENANCE AND RESTORATION. THE FILL AREA SHALL BE CLEARED OF ALL BRUSH, TREES, AND OBJECTIONABLE MATERIAL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE FILL THICKNESS.

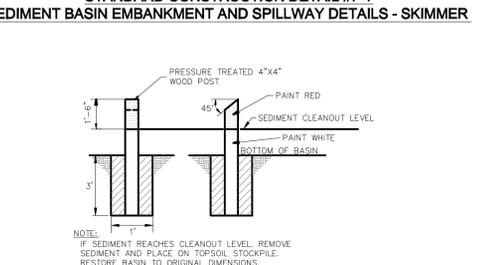
UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.

INSPECT ALL SEDIMENT BASINS ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. PROVIDE ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN.

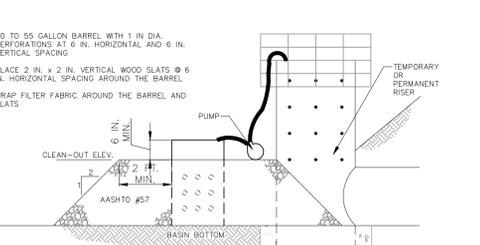
BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS SHALL BE INSPECTED FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE IMMEDIATELY DISCLOSED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE DEVICE SHOWN IN STANDARD CONSTRUCTION DETAIL #7-16 MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.

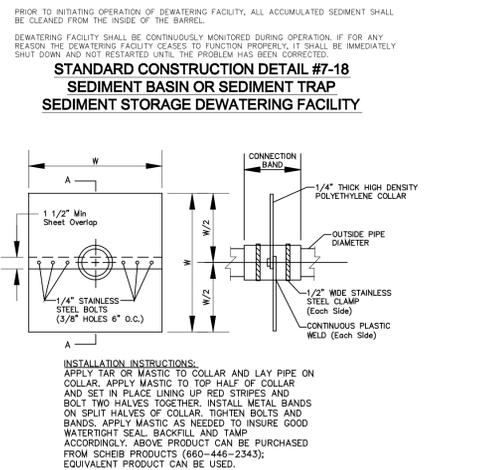
STANDARD CONSTRUCTION DETAIL #7-4 SEDIMENT BASIN EMBANKMENT AND SPILLWAY DETAILS - SKIMMER



SEDIMENT CLEANOUT STAKE DETAIL



STANDARD CONSTRUCTION DETAIL #7-18 SEDIMENT BASIN OR SEDIMENT TRAP SEDIMENT STORAGE DEWATERING FACILITY

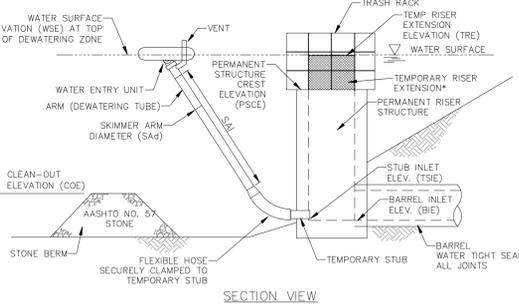


BASIN OUTLET	# COLLARS	W (ft)
1	2	4
2	NA	NA

Trap 2 has no true embankment although a trench dike shall be installed downstream of structure.

GENERAL NOTES:
 1. INSTALL COLLARS INSIDE OF EMBANKMENT CORE.
 2. ANTI-SEEP COLLAR AND CONNECTION TO THE PIPE (BARREL) MUST BE WATER TIGHT.
 3. COLLARS SHOULD NOT BE LOCATED CLOSER THAN 2 FEET TO A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL



BASIN /TRAP NO.	WATER SURFACE ELEV. (WSE) (FT)			SKIMMER			FLEXIBLE HOSE		
	DIA. (IN)	DIA. (IN)	HEAD (FT)	DIA. Sd (IN)	LENTH (FT)	MAT'L	DIA. (IN)	LENTH (IN)	MAT'L
1	464.2	1.5	1.2	2.1	3.0	8	PVC	3	3
2	464.5	1.5	1.2	2.1	3.0	8	PVC	3	3

BASIN /TRAP NO.	TEMPORARY STUB			PERMANENT RISER			RISER EXTENSION			BARREL		
	INSIDE DIA. (IN)	INVERT ELEV. TSE (FT)	MAT'L	CREST ELEV. PSCE (FT)	HORIZ. OPENING LENGTH (FT)	WIDTH (IN)	CREST ELEV. TRE (FT)	HORIZ. OPENING LENGTH (IN)	WIDTH (IN)	INLET ELEV. BE (FT)	OUTLET ELEV. BOE (FT)	
1	3	462.5	PVC	464.8	48	24	NA	NA	NA	461.0	460.5	
2	3	463.0	PVC	464.3	48	24	NA	NA	NA	460.5	460.5	

NOTES:
 ALL ORIFICES ON PERMANENT RISER BELOW TEMPORARY RISER EXTENSION SHALL HAVE WATER-TIGHT TEMPORARY SEALS PROVIDED. TEMPORARY STUB INVERT ELEVATION SHALL BE SET AT OR BELOW SEDIMENT CLEAN-OUT ELEVATION.

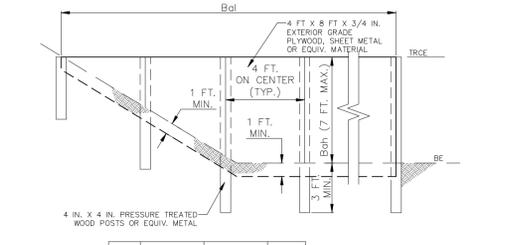
A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.

SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ANY MALFUNCTIONING COMPONENT SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

ICE OR SEDIMENT BUILDUP AROUND THE PERIPHERAL SPILLWAY SHALL BE REMOVED SO AS 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 STONE BERM. SEE STANDARD CONSTRUCTION DETAIL #7-3 FOR CONFIGURATION OF STONE BERM.

STANDARD CONSTRUCTION DETAIL #7-2 SKIMMER ATTACHED TO PERMANENT RISER



BASIN OR TRAP NO.	BAFFLE LENGTH (ft)	HEIGHT (ft)	CREST ELEV. (ft)	BOTTOM ELEV. (ft)
1	180	5.8	437.8	432.0
2	NA	NA	NA	NA

Super Silt Fence can be used for baffles installation, if height permits.

NOTES:
 SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.
 AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION.

IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRENCH ELEVATION.

BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.

SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.

DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.

BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

STANDARD CONSTRUCTION DETAIL #7-14 BAFFLE

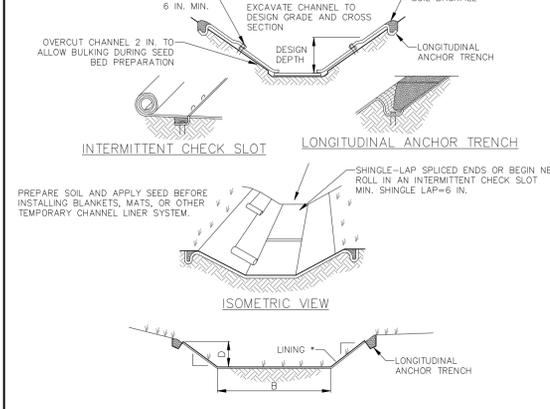


STANDARD CONSTRUCTION DETAIL #7-11 EROSION CONTROL BLANKET INSTALLATION



NOTES:
 1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 2. PROVIDE ANCHOR TRENCH AT TOP OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STOPS, AND GRASS.
 4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 5. BLANKET AREAS SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. UNPERMANENT VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

No new swales are proposed although this detail is provided for reference to restabilization of the existing swale; see plan.



CHANNEL CROSS-SECTION

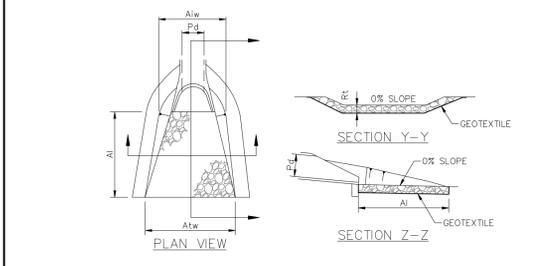
* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

SWALE DESIGNATION	CHANNEL SLOPE (%)	Z1	Z2	BW (FT)	D (MIN.) (FT)	TW (MIN.) (FT)	TEMPORARY LINING	PERMANENT LINING
Existing	exist	3	3	3	2	15	N.A.G. SC250	N.A.G. SC250/CLASS D VEG.

NOTES:
 ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
 CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
 SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT AFTER 48 HOURS OF DISCOVERY. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

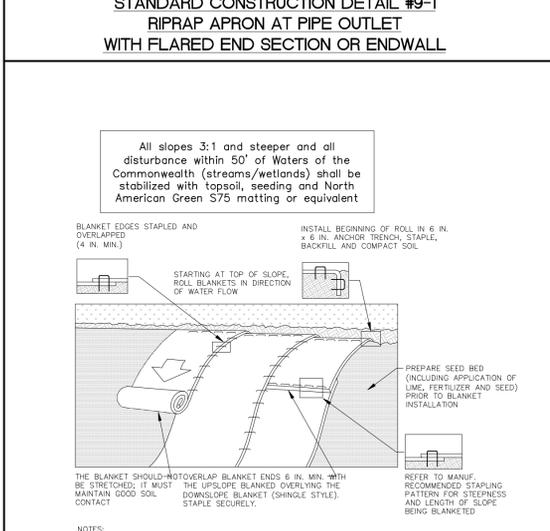


OUTLET NO.	PIPE DIA. (IN)	TAILWATER (Min. or Max.)	RIPRAP SIZE (R-)	THICK. (R) (IN)	LENGTH A1 (FT)	INITIAL A1w (FT)	TERMINAL A1w (FT)
*EW-A1 (Basin 1 Outfall)	15	Min	R-5	27	See Plan	See Plan	See Plan
*EW-A3 (into Basin)	15	Min	R-4	18	8	3.75	11.75
*EW-B1 (Basin 2 Outfall)	15	Min	R-4	18	8	3.75	11.75

EW = Concrete End Wall (RC-33M)
 ES = Plastic End Wall (RC-33M)
 *Basin 1 discharge is very small/low although R-5 riprap proposed to aid with existing pipe discharge.

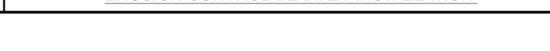
NOTES:
 ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
 ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPAIRED IMMEDIATELY.

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

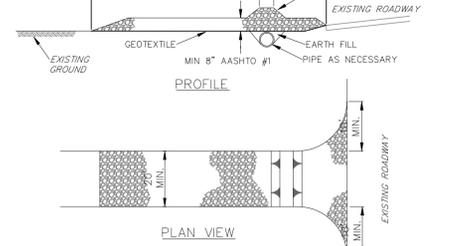


NOTES:
 1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 2. PROVIDE ANCHOR TRENCH AT TOP OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STOPS, AND GRASS.
 4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 5. BLANKET AREAS SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. UNPERMANENT VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #1-1 EROSION CONTROL BLANKET INSTALLATION



100' RCE length required to meet ABACT requirements



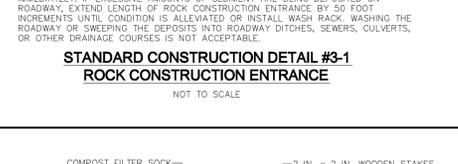
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

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

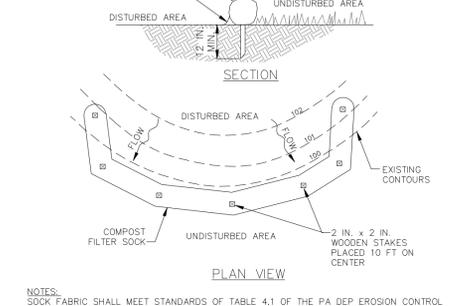
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CURBPIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED. THE SPECIFIED DIMENSIONS FOR ADJOINING 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. EXCEEDING LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREASES UNIT COST AND ALLEVIATES OR ELIMINATES WASH RACK WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



NOTES:
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL EDGE, BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 15 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED COMPOST FILTER SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATION OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 SOIL STABILIZATION OF THE AREA



LOWER PAXTON TOWNSHIP

425 PRINCE STREET, HARRISBURG, PA 17109
PHONE: (717) 657-5600 FAX: (717) 724-8311
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MEMO TO: Board of Supervisors

FROM: Amanda Zerbe, Community Development Manager *az*
Nick Gehret, Zoning Officer

DATE: May 28, 2020

SUBJECT: Final Land Development Plan for Lot 6 Blue Ridge Village
Plan# 20-05
Time Extension: July 7, 2020

Plan Summary:

The Final Land Development Plan for Lot 6, Blue Ridge Village proposes to develop a 1.84-acre lot located on the eastern side of Alexandra Lane, north of the intersection of EG Drive. The initial development will consist of the construction of a 7,784 sq. ft medical office building with associated parking and landscaping features. A 2,500 sq. ft office expansion is planned for a future date.

The site is in the Residential Retirement Development (RRD), Zoning District and will be served by public sewer and water supply. The medical office is permitted by right in the RRD.

This Plan was approved at the May 6, 2020 Planning Commission Meeting.

Administrative Items to be Addressed Prior to Plan Approval

1. Provide all required signatures and seals on the plan.
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD).
3. Provide evidence of review and approval of the proposed sanitary sewer system design from the Lower Paxton Township Authority.
4. A sign permit shall be required for all signage. [ZO: 701]

General Comments:

1. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
2. The plan has been reviewed by SCEMS and the LPT Police Department. Comment from Plan Overview Sheet will need to be addressed.
3. Plan approval shall be subject to addressing all 43 comments as stated in the memo dated April 30, 2020 from Jason Hinz, HRG.

After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with one recorded copy.



**FINAL LAND DEVELOPMENT PLAN
REVIEW REPORT #1**

**TO: Amanda Zerbe, Zoning Officer
Lower Paxton Township**

DATE: April 30, 2020

**RE: Final Land Development Plan
Lot 6, Blue Ridge Village**

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-14 of 14	April 8, 2020	---
PCSM Report	April 8, 2020	---

The Applicant has noted the following waiver on the plan:

	Waiver Previously Approved with Phase 1 of the Development	Ordinance Section:
1	To install sidewalk on both sides of the street.	Chapter 180-508.A.1

We offer the following comments:

Zoning (Chapter 203):

1. Identify the loading and unloading area for the medical office on the plan (203.604).
2. Account for street tree plantings within the landscaping table. It is noted that these were associated with the Phase 1 plan previously approved (203-804.C).
3. Account for stormwater basin landscaping within the landscaping table. It is noted that these were associated with the Phase 1 plan previously approved (203-804.G).

Subdivision and Land Development (Chapter 180):

1. Update the Owner's Certification and Dedicatory Statement to coincide with Exhibit Two of the Subdivision and Land Development Ordinance (180-404.B).
2. Provide the exact location of all existing easements including sewer, water, gas, etc. which exist at the time of the preparation and filing of the plan (180-404.C.6).
3. Provide a statement on the plan indicating that the applicant will be responsible for paying for the installation of all street and traffic control signs required for the project as deemed necessary by Lower Paxton Township (180-404.D.7).

4. Provide evidence that the uniformity ratio of the proposed lighting for the site meets a 3:1 ratio (180-507.C.1).
5. Provide the location of all utilities including electric, telephone, etc. where applicable (180-517).
6. Provide metes and bounds descriptions for any easement or right-of-way to be conveyed to Lower Paxton Township (180-404.C.16).
7. Provide the grate type and box size for all proposed stormwater and sanitary sewer structures (180-404.C.15.d).
8. No trees are allowed within the proposed and existing drainage easements. Please reconcile (180-504).
9. Clarify the location of all curb taper and slant curb for details are provided within the plan (180-404.C.18).
10. Provide a depressed curb and sidewalk detail (180-404.C.20).
11. For consistency with the rest of the development, it is recommended that the bituminous walking trail shown along Alexandra Lane and providing access to the lot be modified to a proposed concrete sidewalk (180-508.A.1).
12. Clarify the location of erosion and control matting, compost sock washout areas, and pumped water filter bags within the Erosion and Sediment Control plan for details are provided (180-404.C.18).
13. Clearly show the locations of proposed curb ramps on the plan and provide detailed designs to include details, spot shots, slopes, elevations, and all other necessary information to construct the proposed curb ramps in accordance with the latest PennDOT and ADA regulations. (180-503.J.8)
14. Provide a note that states in effect that all street and traffic control signs will be installed and paid for by the applicant (180-404.D.7).
15. Include the proposed water supply, proposed sewage disposal, linear feet of new storm sewer, and total number of inlets in a tabular form on the plan (180-404.D.1).
16. It is recommended that wheel stops be provided along parking stalls where no curb is proposed.
17. Remove the lighting fixture located within the Medical Office on the Land Development Plan sheet.
18. Provide the proper stopping sight distance along Alexandria Lane (180-503.H.4)

19. Several lighting fixtures located on the south and north side of the lot are in very close proximity to trees which may create a conflict as trees mature. Please reconcile.
20. Provide adequate lighting for the North and West entrances to the medical office building (180-507.H.2.h)
21. Provide a separate detail for the access drive pavement within the right of way of Alexandra Lane (180-503.I.8).

Stormwater Management, Drainage, and Erosion Control (Chapter 170):

1. Provide the name, address, and telephone number of the applicant/owner of the property within the PCSM report (170-602.B.2.a).
2. Provide the email address of the individual preparing the SWM site report (170-602.B.2.a).

Administrative Items to be Addressed Prior to/Upon Plan Approval

1. Provide a letter from the Dauphin County Conservation District indicating that a final erosion and sedimentation control plan has been submitted for the project (180-404.E.4).
2. Since the plan proposes an extension of the sewer service in the project from existing sewerage facilities owned and maintained by the Lower Paxton Township Authority, a report from the Authority indicating that the proposed design has been reviewed and is sufficient is required (180-404.E.11).
3. Provide an improvement guarantee estimate in accordance with this section (180-305).
4. A Certificate of Occupancy shall be required for the plan (203-103.A.3).
5. Provide all signatures prior to final approval of the plan (180-404.E.1).
6. Provide an executed security agreement and financial security in a form prescribed in this Ordinance and in amount approved by the Township Engineer (180-404.E.13).
7. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308 (180-404.E.16).
8. The Landscaping Plan shall be sealed by a Registered Landscape Architect (180-515.G.1).
9. The applicant shall pay all required fees prior to recording the plan (180-1105).
10. The applicant shall schedule all required inspections a minimum of two (2) days prior to beginning the construction of any improvement under an approved plan. (170-901).
11. Provide the size, location, pavement markings and signage for fire lanes and the location of any building's fire department connection in accordance with the requirements of the Township Fire Marshal and the current International Fire Codes (IFC) (180-404.C.19).
12. A Zoning Permit shall be required for the plan (203-103.A.2).

13. Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval (203-701).
14. The plans shall be reviewed by the Township Police Department for adequacy of development layout related to Police Protection (180-404.C.24).
15. Provide a report from the Lower Paxton Township Authority indicating the proposed design has been reviewed and approved (180-404.E.11).
16. Provide evidence of approval of the proposed arterial streetscape buffer yard design and proposed street tree species from the Township Shade Tree Commission (203-803.D. & 180-515.E.2.i).
17. Provide evidence from the water supply utility of ability to serve the land development and approval of the proposed water supply system design (180-404.E.12).

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.



**Jason R. Hinz, P.E.
Herbert, Rowland & Grubic, Inc.**

JRR/JRH/LB

R000184.0002 (Phase 4689)

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c: Shirley Hepschmidt (SHepschmidt@lowerpaxton-pa.gov)
Nick Gehret (ngehret@lowerpaxton-pa.gov)
R. J. Fisher (rjf@rjfisherengineering.com)

Plan No. 20-051

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #		✓	
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer/landscape architect shown <i>(need seal/sign)</i>		✓	
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown		✓	
12. Lot numbers shown	✓		
13. Lot dimensions shown <i>(as surveyed)</i>	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown - Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal - public(✓) on-lot ()	✓		
Water supply - public (✓) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown	✓		
28. Traffic study completed	✓		
29. Recreation area shown/fee in-lieu-of provided	✓		
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown <i>(need sign/notar.)</i>		✓	
32. Dedicatory statement shown			✓
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

Plan Overview Sheet

Name of Plan: Final Land Development Plan for Lot 6 Blue Ridge Village
Location of Plan: Alexandra Lane
Developer/Owner: Triple Crown

Planning and Development Date Assigned: 5/8/2020
Zoning Officer Signature: [Signature] Date Due: 5/14/2020

Traffic Safety Unit
Recommendations:

Signature: _____ Date: _____

Patrol Division Commander
Signature: _____
Date: _____ Approved Disapproved

Codes Enforcement/Fire Official
Recommendations:
NO PARKING IN FRONT OF
FIRE DEPT. CONSULTATION

Signature: [Signature]
Date: 05/11/20 Approved Disapproved

Chief of Police/Public Safety Director
Recommendations:
NO COMMENT

Signature: [Signature]
Date: 05/11/20 Approved Disapproved