LOWER PAXTON TOWNSHIP

PLANNING COMMISSION

September 2, 2020

Meeting Agenda

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

a. August 2020

IV. New Business

a. Preliminary/Final Land Development Plan Storage Building for Dauphin County Technical School

b. The Preliminary/Final Land Development Plan for the Life Storage Facility – 958 Peiffers Lane

V. Public Comment : Submitted Online via Twp website : https://www.lowerpaxton-pa.gov/FormCenter/Planning-Commission-8/Planning-Commission-Public-Comment-Submi-63

VI. Commissioners Comment

VII. Next Regular Meeting: **October 7, 2020**

VIII. Adjournment

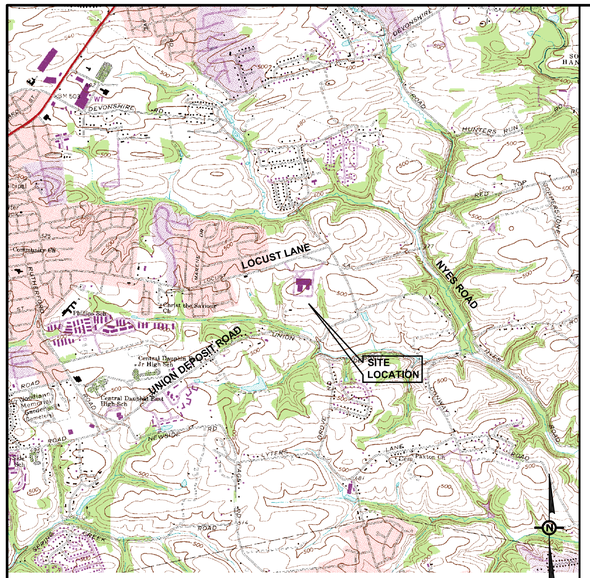
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

STORAGE BUILDING

FOR

DAUPHIN COUNTY TECHNICAL SCHOOL

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=XXXXX FEET

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

PA ONE-CALL SERIAL NUMBER: 20201754542
PA ONE-CALL SERIAL NUMBER DATE: 6/23/2020

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

LOWER PAXTON TOWNSHIP
425 PRINCE STREET #105
HARRISBURG, PA 17109

VERIZON PENNSYLVANIA LLC
11TH FLOOR STRAWBERRY SQUARE
HARRISBURG, PA 17101

ZAYO BANDWIDTH
1821 30TH St
BOULDER, CO 80301

PPL ELECTRIC UTILITIES CORPORATION
1801 BROOKWOOD STREET
HARRISBURG, PA 17104

COMCAST CABLE COMMUNICATIONS INC
1701 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19103

UGI UTILITIES HARRISBURG
1500 PAXTON ST
HARRISBURG, PA 17104

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION (OWNER)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO, BEING DULY SWORN OR AFFIRMED
[OWNER'S NAME]
ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED NOT FOR DEDICATION) ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____

_____

MY COMMISSION EXPIRES _____

PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 N FRONT ST, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: WILLIAM C. POMPEII II, R.L.A.

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 N FRONT ST, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, P.L.S.

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SUBDIVISION PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT. _____, 20_____.

_____
, P.E.

CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT. _____, 20_____.

_____
P.L.S.

LANDOWNER AND DEVELOPER

ADDRESS: DAUPHIN COUNTY AREA VOCATIONAL TECHNICAL SCHOOL AUTHORITY
6001 LOCUST LANE
HARRISBURG, PA 17109

CONTACT: RALPH MILLER
MAINTENANCE TEAM LEADER

TELEPHONE: 717.652.3170

ZONING DATA

ZONING DISTRICT: INSTITUTIONAL - IN

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 SF	2049139.64 SF	2049139.64 SF
LOT WIDTH	100 FEET	>2000 FEET	>2000 FEET
FRONT YARD SETBACK	40 FEET	40 FEET	40 FEET
SIDE YARD SETBACK	25 FEET	25 FEET	25 FEET
REAR YARD SETBACK	25 FEET	25 FEET	25 FEET
TOTAL LOT COVERAGE	75%	641,179.39 SF - 31.29%	641,179.39 SF - 31.29%
BUILDING COVERAGE	60%	257,800 SF - 12.6%	261,000 SF - 12.7%
TOTAL AREA TO BE DEVELOPED:	3200 SF		
PROPOSED WATER SUPPLY:	NONE		
PROPOSED SEWER SUPPLY:	NONE		

SITE DATA

ADDRESS: DAUPHIN COUNTY AREA VOCATIONAL TECHNICAL SCHOOL AUTHORITY
6001 LOCUST LANE
HARRISBURG, PA 17109
TAX PARCEL: 35-061-077-000-0000
DEED REFERENCE: 0005200251
TOTAL TRACT AREA: 47 ACRES

SHEET INDEX

1. COVER SHEET
2. EXISTING FEATURES & DEMOLITION PLAN
3. SITE LAYOUT, GRADING, E&S, & UTILITY PLAN
4. E&S NOTES & DETAILS

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____.

CHAIRMAN_____

SECRETARY_____

CERTIFICATE FOR REVIEW BY TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20_____.

TOWNSHIP ENGINEER_____

CERTIFICATE FOR APPROVAL BY TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON PLANNING COMMISSION THIS _____ DAY OF _____, 20_____.

CHAIRMAN_____

SECRETARY_____

CERTIFICATE FOR APPROVAL BY TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP BOARD OF SUPERVISORS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20_____.

CHAIRMAN_____

SECRETARY_____

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A BUILDING FOR SHALOM HOUSE TRANSITIONAL HOUSING.
2. ALL PUBLIC IMPROVEMENTS ASSOCIATED WITH THE PROJECT AREA SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF HARRISBURG'S CODES AND SPECIFICATIONS.
3. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EXISTING OR PROPOSED EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH ANY EXISTING OR PROPOSED EASEMENT AGREEMENT.
4. UPON APPROVAL AND PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/OWNER SHALL ARRANGE A PRE-CONSTRUCTION MEETING AND REQUIRED SITE WORK INSPECTIONS WITH THE CITY OF HARRISBURG'S ENGINEERING DEPARTMENT.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL PROPOSED UNDERGROUND UTILITIES SHOWN HEREON AND SHALL INSTALL THE PROPOSED UTILITIES TO THE SPECIFICATIONS OF THE CITY AND SERVING UTILITY COMPANIES.
6. LOCATIONS, SIZES, AND MATERIAL TYPES OF ABOVE AND BELOW GROUND UTILITY LINES, APPURTENANCES AND STRUCTURES AS DEPICTED HEREON ARE PER OBSERVABLE, ABOVE-GROUND EVIDENCE IN RELATION TO INTERPRETATIONS OF FURNISHED RECORD UTILITY INFORMATION. THEY ARE PLOTTED AS ACCURATELY AND AS COMPLETELY AS POSSIBLE FROM SAID EVIDENCE AND FURNISHED INFORMATION, BUT THEY ARE NOT ENTIRELY FIELD-VERIFIED AND MUST BE CONSIDERED APPROXIMATE. KUROWSKI AND WILSON, LLC MAKES NO GUARANTEE AS TO THE PRECISE LOCATIONS OR DEPTHS OF UNDERGROUND UTILITIES. IN ADDITION, THERE MAY BE OTHER ACTIVE OR ABANDONED UNDERGROUND UTILITY LINES, APPURTENANCES AND STRUCTURES OF WHICH THE DESIGNER AND SURVEYOR HAVE NOT BEEN ADVISED. PRIOR TO ANY EXCAVATION OR DEMOLITION, IT IS IMPERATIVE THAT SUCH UTILITY LOCATIONS, DEPTHS, SIZES AND MATERIAL TYPES BE VERIFIED THROUGH THE PA ONE-CALL SYSTEM AND/OR THROUGH THE INDIVIDUAL UTILITY COMPANY OR AUTHORITY.
7. THE SITE IS SERVED BY PUBLIC WATER.
8. THE SITE IS SERVED BY PUBLIC SEWER.
9. NO PORTIONS OF THE SITE LIE WITHIN THE 100-YEAR FLOOD FRINGE AREA AND THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CITY ORDINANCES IN EFFECT AT THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION.
10. THERE ARE NO WETLANDS WITHIN THE PROJECT SITE.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
STORAGE BUILDING FOR DAUPHIN COUNTY TECHNICAL SCHOOL
LOWER PAXTON TOWNSHIP DAUPHIN COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
ENGINEER
No. 052032-E

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JULY 10, 2020
K&W PROJECT:	2293.001
DRAWN BY:	PKB
CAD DRAWING: 2293001-A_COVER.dwg	

REVISIONS

NO.	DATE	DESCRIPTION
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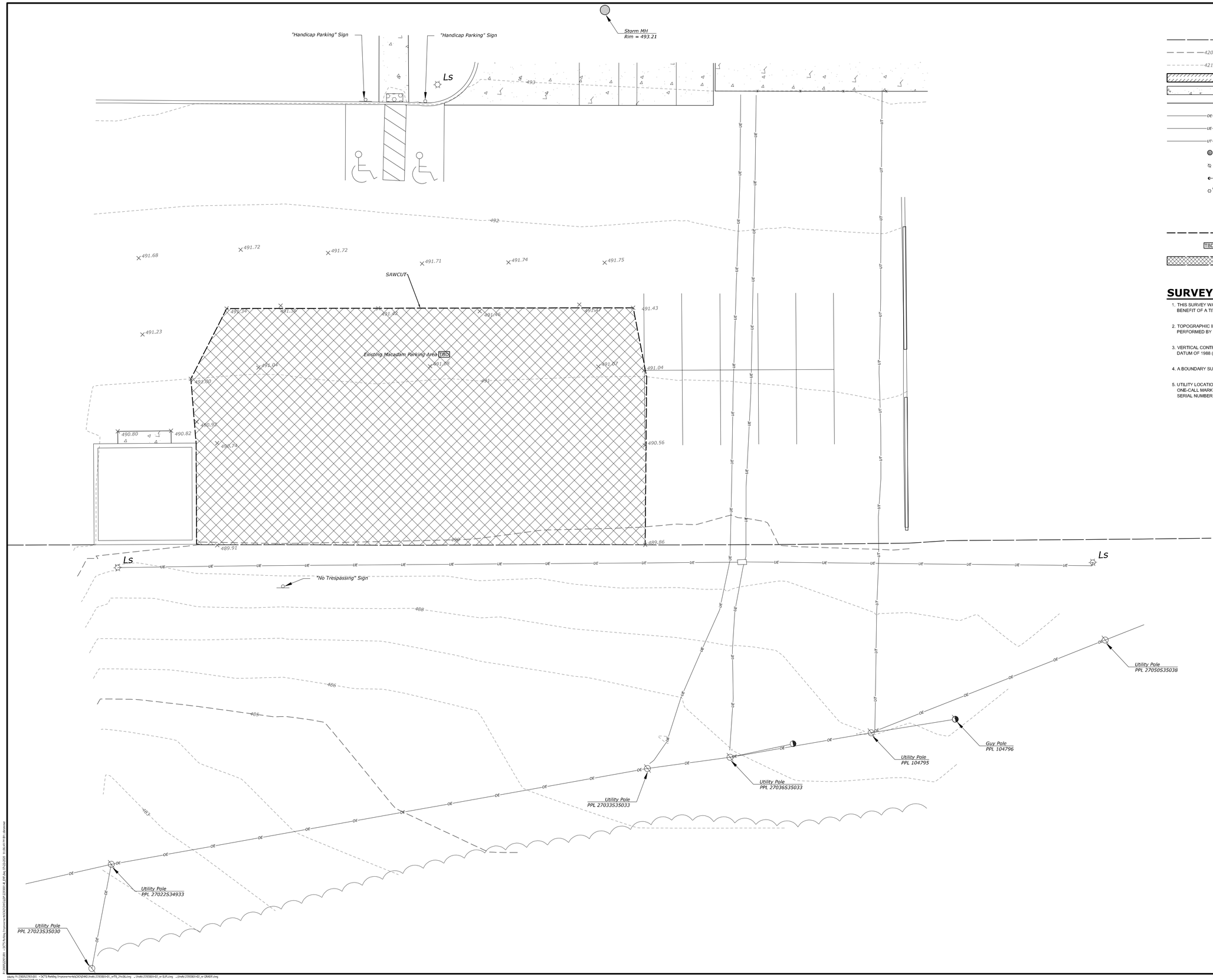
7		

PLAN TYPE:
COVER SHEET

SHEET:
1 OF 4



EXISTING AND DEMOLITION FEATURES

420

421

DE

UE

UT

Ls

TBD

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS, COMPLETED JUNE 2020.
3. VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. A BOUNDARY SURVEY WAS NOT PERFORMED AS PART OF THIS SURVEY.
5. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NUMBER 2020175542 WAS ASSIGNED ON JUNE 23, 2020.

GRAPHIC SCALE

10 0 5 10

1"= 10 FEET

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STORAGE BUILDING FOR DAUPHIN COUNTY TECHNICAL SCHOOL

LOWER PAXTON TOWNSHIP

DAUPHIN COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. MARC KUROWSKI
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PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JULY 10, 2020
K&W PROJECT:	2293.001
DRAWN BY:	PKB
CAD DRAWING: 2293001-B_EXF.dwg	

REVISIONS

NO.	DATE	DESCRIPTION
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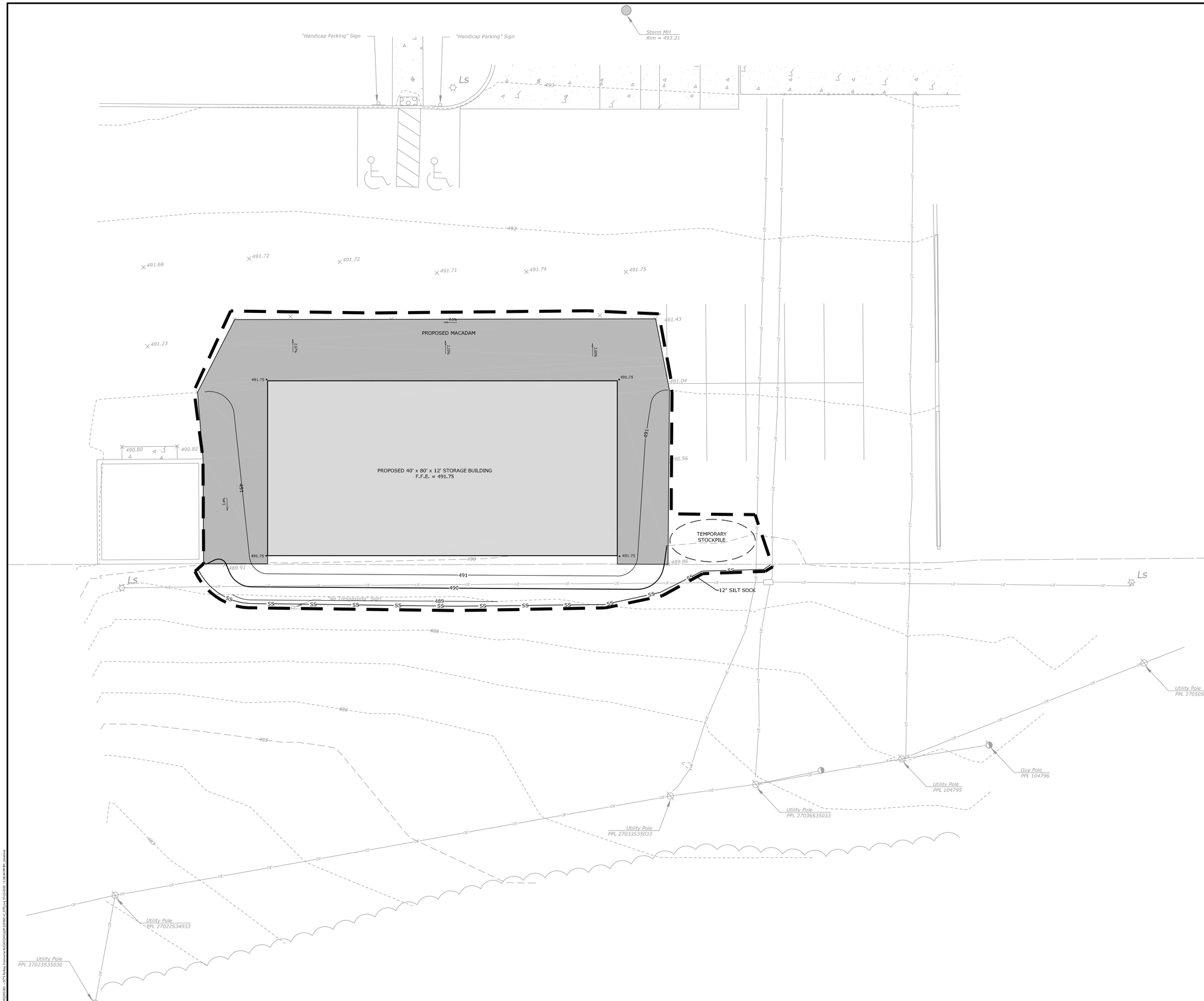
PLAN TYPE:

EXISTING FEATURES & DEMOLITION PLAN

SHEET:

2 OF 4

2020/2021/2020 - DCTS Parking Improvements\CAD\DWG\Draft\2293001-B1_xrf$_24x36.dwg ...\Draft\2293001-B2_xr SUP.dwg ...\Draft\2293001-B2_xr GRADE.dwg
Images:... (Images\logo\ryb.png)



LEGEND — PROPOSED SITE FEATURES

- BUILDING LINE
- CENTER LINE
- CONCRETE SURFACE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- POROUS PAVEMENT
- PAVEMENT OVERLAY
- HEAVY DUTY PAVEMENT
- PAINTED STRIPE TRAFFIC ISLAND
- EDGE OF ROADWAY SHOULDER
- EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE

LEGEND — PROPOSED GRADING FEATURES

- 421 — INTERMEDIATE CONTOUR LINES
- 420 — INDEX CONTOUR LINES
- 422.53 — SPOT ELEVATIONS
- 2.00% — SLOPE OR GRADE LABEL

GRADING NOTES

1. FINISHED GRADE ALONG THE EXTERIOR FACE OF THE BUILDING SHALL BE 491.75 UNLESS OTHERWISE NOTED.
2. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.

LEGEND — PROPOSED E&S CONTROL PLAN FEATURES

- SS — SILT SOCKS
- SOIL MATERIAL STOCKPILE
- LIMIT OF DISTURBANCE

GENERAL E&S NOTES

1. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CUMBERLAND COUNTY CONSERVATION DISTRICT.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT LADEN STORMWATER FROM ENTERING ALL STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES UNTIL THE SITE HAS BEEN PROPERLY STABILIZED.

SOIL LIMITATION RESOLUTIONS

1. SLOPES - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS.
2. DEPTH OF ROCK - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ACCORDING WITH PROJECT SPECIFICATIONS.
3. FROST ACTION - CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER/INSPECTOR REGARDING ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK WHICH IS TO OCCUR DURING PERIODS OF FROST.
4. SOIL pH LEVELS - CONTRACTOR SHALL HAVE SOIL pH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.
5. FLOODING POTENTIAL - ENSURE THAT THE SITE HAS PROPER DRAINAGE.
6. HIGH GROUNDWATER LEVEL - CONTRACTOR SHALL EMPLOY DEWATERING TECHNIQUES AS APPROVED BY THE CONSERVATION DISTRICT. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BELOW GRADE EXCAVATIONS.
7. EROSION - ANY EROSION THAT OCCURS THAT CAN NOT BE ADDRESSED BY MEASURES FOUND IN THE PLANS THE CONTRACTOR SHALL CONTACT THE SITE DESIGN ENGINEER AND THE CONSERVATION DISTRICT.
8. BASIN AREAS AND EMBANKMENTS - FILL FOR BASIN EMBANKMENTS SHALL BE COMPACTED IN 8" LIFTS TO 98% MAXIMUM DRY DENSITY (STANDARD PROCTOR) ±2% MOISTURE CONTENT PER PER ASTM D-1557. ANTI-SEEP COLLARS SHALL BE INSTALLED ON A BASIN DISCHARGE PIPING TO PREVENT SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH SITE DESIGN ENGINEER FOR THE SPECIFIC ANTI-SEEP COLLAR SIZE REQUIREMENTS.

GRAPHIC SCALE
10 5 0 5 10
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LOWER PAXTON TOWNSHIP — DAUPHIN COUNTY, PA

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REVISIONS NO.	DATE	DESCRIPTION
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PLAN TYPE:
SITE LAYOUT, GRADING, E&S, & UTILITY PLAN

SHEET:
3 OF 4

xref(s): P:\2002\2293\001 - DCTS Parking Improvements\CAD\DWG\Xrefs\2293001-01_wTTB_24x36.dwg ,_Xrefs\2293001-03_wr SUP.dwg P:\2002\2293\001 - DCTS Parking Improvements\CAD\DWG\Xrefs\2293001-02_wr GRADE.dwg
Images: --|PHOTO|$(PhLst)

E&S CONTROL PLAN STANDARD NOTES

1. ALL EARTH DISTURBANCE, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED SIGNED AND DATED BY THE REVIEW AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND THE EROSION AND SEDIMENT CONTROL PLAN PREPARER TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED 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 SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THE SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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 BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE OF 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.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN AN AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ., 271.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BE ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ONTO THE 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURES DESCRIBED ON THE PLAN. OVER UNDISTURBED VEGETATED AREAS. 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.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY ONTO ANY PUBLIC ROADWAY WITHOUT USING A ROCK CONSTRUCTION ENTRANCE.
15. UNTIL THE BUILDING IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PREFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED IS REQUIRED.
16. A LOG SHOWING DATES THAT THE 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.
17. SEDIMENT TRACKED ONTO PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED OF IN A MANNER DESCRIBED IN THE PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO A ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN A MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES-6 TO 12 INCHES OF COMPACTED SOILS- 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 OUT SLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. 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 HAVE A MINIMUM 2 INCHES OF TOPSOIL.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTIALS, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED TO BE VEGETATED. SEEDING IN AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKED ACCORDING TO THE STANDARDS OF THE PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED ON THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. 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 EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING OR OTHER MOVEMENTS.
29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE CUMBERLAND COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL OF THE E&S BMP'S.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OPERATORS SHALL CONTACT THE LOWER PAXTON TOWNSHIP FOR A FINAL INSPECTION.
33. 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 DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

TEMPORARY CONTROL MEASURES

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL KEEP THE SITE WELL DRAINED AT ALL TIMES. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
2. ANY WASTE MATERIAL ACCUMULATED DURING CONSTRUCTION, WHICH WILL NOT BE REUSED IN LATER CONSTRUCTION, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A RESPONSIBLE AND LEGAL MANNER.
3. ALL UNSTABILIZED SOIL STOCKPILED TEMPORARILY SHALL BE COVERED WITH A TARP OR OTHER SUITABLE STABILIZATION (SEEDED) IN ORDER TO PREVENT WASHOFF WHEN PRECIPITATION IS IMMINENT.
4. TEMPORARY SEEDING SHALL CONSIST OF ANNUAL RYEGRASS (100 PERCENT BY WEIGHT), OR EQUIVALENT, AND SHALL BE PLACED AT THE RATE OF 10 POUNDS PER 1000 SQUARE YARDS. TEMPORARY SEEDING SHALL BE APPLIED TO THOSE AREAS THAT ARE A POTENTIAL EROSION PROBLEM DURING CONSTRUCTION AND TO THOSE AREAS EXPOSED FOR LONGER THAN 20 CALENDAR DAYS. IF CONDITIONS DO NOT PERMIT TEMPORARY SEEDING, MULCHING SHALL BE EMPLOYED. ADDITIONALLY, NITROGEN FERTILIZER (50-50-50) @ ONE (1) TON PER ACRE, AGRICULTURAL LIME @ ONE (1) TON PER ACRE, AND STRAW MULCH @ THREE (3) TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
5. A TEMPORARY RISER PIPE SHALL BE INSTALLED IN SEDIMENT BASINS IN ORDER TO FURTHER FILTER STORMWATER DISCHARGE FROM THE SITE. SEE PLAN AND CALCULATIONS FOR DETAILS OF TEMPORARY RISER PIPE.
6. SILT BARRIER FENCE/SILT SOCK SHALL BE PLACED AT CRITICAL EROSION AREAS, AS SHOWN ON THE PLAN, IN ORDER TO PREVENT SEDIMENT FROM ENTERING ONTO PUBLIC ROADWAYS, ADJACENT PROPERTIES AND WATERWAYS.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT THE POINT OF CONSTRUCTION INGRESS AND EGRESS AS SHOWN ON THE PLAN. THIS STRUCTURE WILL PREVENT TRACKING AND FLOWING OF SEDIMENT ONTO THE PUBLIC ROADWAY. THE ENTRANCE SHALL REMAIN FUNCTIONAL FOR THE DURATION OF THE PROJECT.
8. WHERE DUST OR WIND EROSION IS A PROBLEM, THE UNSTABLE SURFACE(S) SHALL BE SPRINKLED WITH WATER OR OTHER SUITABLE DUST SUPPRESSOR.
9. ANY WATER PUMPED FROM SANITARY, STORM, OR UTILITY TRENCHES, FOR ANY REASON, SHALL BE DIRECTED THROUGH A BMP SUCH AS A SEDIMENT FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS
10. THE CONTRACTOR SHALL EMPLOY MEASURES DURING CONSTRUCTION TO PREVENT SPILLS OF FUELS OR LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO NEARBY WATERWAYS.
11. ALL EARTH MOVING ACTIVITIES SHALL BE CARRIED OUT IN SUCH A MANNER AS TO MINIMIZE THE AMOUNT OF DISTURBED AREA.
12. RESPONSIBILITY FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL SHALL BE DESIGNATED TO A MINIMUM OF ONE INDIVIDUAL WHO WILL BE PRESENT AT THE PROJECT SITE DAILY.
13. WHEN THE ENGINEER, MUNICIPAL OFFICIAL, OR COUNTY REPRESENTATIVE DETERMINES THAT EROSION CONTROL MEASURES ARE NECESSARY, THAT WERE NOT FORESEEN IN THE DESIGN STAGE, SAID OFFICIAL SHALL ESTIMATE THE EROSION POTENTIAL AND SELECT MEASURES ON THE BASIS OF BOTH COST EFFECTIVENESS AND THE CONSEQUENCES OF THE EROSION.
14. ANY TEMPORARY EROSION CONTROL MEASURE APPLIED TO EXPOSED SOIL SURFACES SHALL REMAIN FUNCTIONAL UNTIL VEGETATION COVER IS SUFFICIENTLY ESTABLISHED.
15. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE SUBJECT TO APPLICABLE REGULATIONS OF THE DEPARTMENT OF TRANSPORTATION FORM 408 SPECIFICATIONS, MOST RECENT EDITION.
16. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

SEQUENCE OF CONSTRUCTION

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.

SCHEDULE SHALL INCLUDE REGULAR INSPECTION AND MAINTENANCE REQUIREMENTS. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO CONSTRUCTION OF STAGES.

AT LEAST SEVEN (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, AND THE EROSION AND SEDIMENT CONTROL PLAN PREPARER TO AN ON-SITE PRE-CONSTRUCTION MEETING.

1. AT LEAST THREE (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.
2. CONTRACTOR SHALL CLEARLY MARK THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN. ORANGE CONSTRUCTION FENCE OR WOODEN STAKES WITH FLAG TAPE ARE ADEQUATE FOR FIELD MARKING. ADDITIONALLY, CONTRACTOR SHALL CLEARLY MARK ALL WATERS OF THE COMMONWEALTH.
3. INSTALL THE 12" COMPOST FILTER SOCK IN THE LOCATIONS SHOWN ON THE PLANS.
4. SAWCUT EXISTING PAVEMENT AS SHOWN ON PLANS.
5. CLEAR AND GRUB THE PORTIONS OF THE SITE FOR THE BUILDING AND DEMO ITEMS AS REQUIRED. STRIP TOPSOIL AND STOCKPILE AT THE TEMPORARY AREA PROVIDED, SURROUND WITH COMPOST FILTER SOCK AND SEED PER TEMPORARY SEEDING SPECIFICATIONS, FERTILIZE AND MULCH. BEGIN BULK EXCAVATION OF THE SITE TO THE REQUIRED GRADES AS SHOWN ON THE PLANS, ANY EXCAVATED SOIL MATERIAL REMOVED FROM THE SITE SHALL ONLY BE PLACED IN AN AREA THAT HAS AN APPROVED EROSION CONTROL PLAN. ENSURE SEDIMENT LADEN RUNOFF IS DIRECTED TO AN APPROPRIATE EROSION CONTROL BMP.
6. PLACE STONE SUBBASE IN AREAS OF PAVING AS SOON AS PRACTICAL TO PREVENT EROSION. E&S MATTING SHALL BE INSTALLED ON DISTURBED SLOPES WHICH ARE 3:1 OR GREATER. CONTRACTOR TO ENSURE SEDIMENT LADEN RUNOFF IS DIRECTED TO AN E&S CONTROL BMP.
7. UPON ACHIEVING FINAL ELEVATION IN THE PROPOSED BUILDING PAD AREAS, EXCAVATE THE BUILDING FOOTERS. POUR CONCRETE FOR FOOTERS; AND CONSTRUCT FOUNDATION WALL. WHEN CONDITIONS WARRANT, THE FOOTERS AND FOUNDATION WALLS MAY BE BACKFILLED. FILL MATERIAL SHALL BE FREE OF ROOTS, SOD, AND OTHER ORGANIC MATERIAL, FROZEN SOIL, STONES, AND DISCARDED CONSTRUCTION MATERIAL. THE FILL SHALL BE PLACED IN 8" LAYERS, WITH EACH LAYER BEING ROLLED AND COMPACTED PRIOR TO THE NEXT LAYER BEING PLACED. WHEN THE AREA REACHES THE PRESCRIBED ELEVATION, THE SUBBASE SHOULD BE THOROUGHLY ROLLED AND COMPACTED TO ELIMINATE ANY SOFT OR UNSETTLED AREAS.
8. INSTALL PAVEMENT OR CONCRETE TO ALL AREAS INDICATED ON THE PLANS AND APPLY TOPSOIL WITH PERMANENT SEEDING TO ALL AREAS TO REMAIN AS LANDSCAPE OR GRASS. IF NEEDED, IMPORT TOPSOIL AND APPLY THE MINIMUM REQUIRED DEPTH TO ESTABLISH PERMANENT VEGETATION. SEED, FERTILIZE, AND MULCH EXPOSED OR DISTURBED AREAS.
9. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT LOWER PAXTON TOWNSHIP FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMPS

* STABILIZATION- 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, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

ENVIRONMENTAL DUE DILIGENCE

1. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATABASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OF 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".
2. CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THIS INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. IT DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE SURFACE WATERS UNLESS OTHERWISE AUTHORIZED, MILLED ASPHALT, OR ASPHALT THAT HAS BEEN PROCESSED FOR REUSE.
3. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FR-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.

RECYCLING / DISPOSAL OF WASTES

1. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SE., 271.1., AND 287.1 ET ESQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
2. ANTICIPATED CONSTRUCTION WASTE MAY INCLUDE TYPICAL BUILDING MATERIALS (I.E. LUMBER, DRYWALL, MASONRY, CARDBOARD AND PAPER, INSULATION, ASPHALT, ROOFING, PLASTIC AND VINYL, PAINTS, STAINS, SOLVENTS AND SEALANTS, (ETC.)
3. IT IS STRONGLY ENCOURAGED THAT SUCH RECOVERABLE WASTE MATERIALS BE SEPARATED AND APPROPRIATELY RECYCLED. NO POTENTIAL TOXIC OR HAZARDOUS WASTE IS KNOWN TO BE PRESENT ON SITE. IF ANY TOXIC OR HAZARDOUS WASTE IS ENCOUNTERED, THE CONTRACTOR SHALL FOLLOW ANY AND ALL APPLICABLE STATE OR FEDERAL REGULATIONS ASSOCIATED WITH THE DISPOSAL OF SUCH MATERIALS.

SEED MIXTURES

TEMPORARY SEED MIXTURE

TEMPORARY SEEDING SHALL CONSIST OF ANNUAL RYEGRASS (100 PERCENT BY WEIGHT), OR EQUIVALENT, AND SHALL BE PLACED AT THE RATE OF 10 POUNDS PER 1000 SQUARE YARDS. TEMPORARY SEEDING SHALL BE APPLIED TO THOSE AREAS THAT ARE A POTENTIAL EROSION PROBLEM DURING CONSTRUCTION AND TO THOSE AREAS EXPOSED FOR LONGER THAN 20 CALENDAR DAYS. IF CONDITIONS DO NOT PERMIT TEMPORARY SEEDING, MULCHING SHALL BE EMPLOYED. ADDITIONALLY, NITROGEN FERTILIZER (50-50-50) @ ONE (1) TON PER ACRE, AGRICULTURAL LIME @ ONE (1) TON PER ACRE, AND STRAW MULCH @ THREE (3) TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

PERMANENT SEED MIXTURE

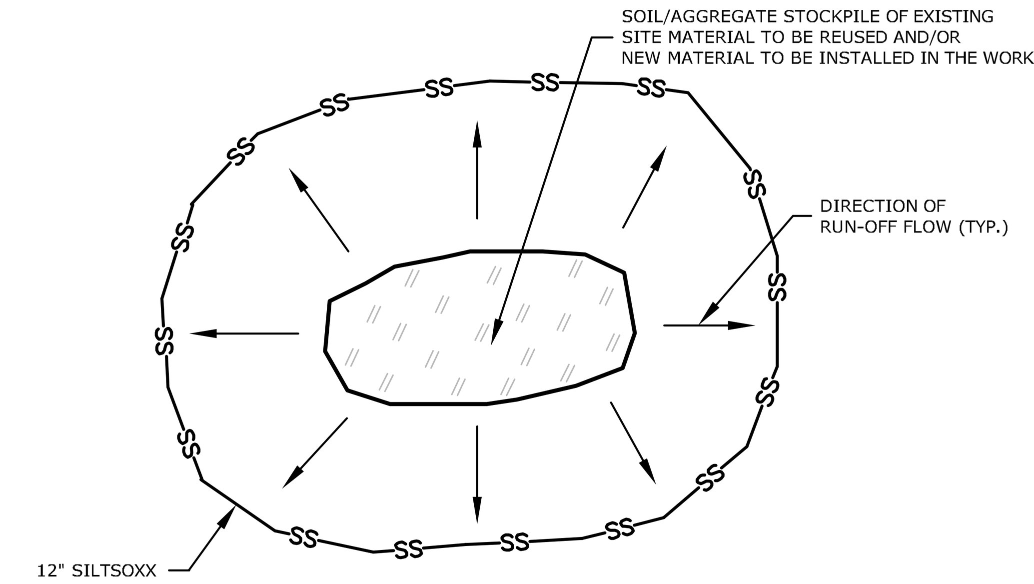
TURF TYPE TALL FESCUE SHALL BE APPLIED AT A RATE OF 21.0 POUNDS PER 1,000 SY. 80% MIN. GERMINATION; MIN. PURITY: 98%.

MULCH SPECIFICATIONS

ON ALL DISTURBED AREAS WHICH DO NOT HAVE AN EROSION CONTROL BLANKET SPECIFIED FOR INSTALLATION, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 3.0 TONS PER ACRE IMMEDIATELY AFTER SEEDING THE SURFACE. ON STEEP SLOPES OF 3:1 OR GREATER, MULCH SHALL BE ANCHORED THROUGH THE USE OF JUTE NETTING OR MIXING WITH ASPHALT AT THE RATE OF 100 GALLONS PER 3 TONS OF STRAW MULCH.

APPLY THE FOLLOWING SOIL SUPPLEMENTS PRIOR TO TEMPORARY AND PERMANENT SEEDING:

A) PULVERIZED AGRICULTURAL LIMESTONE CONFORMING TO PENN D.O.T. FORM 408, SECTION 804, APPLIED AT A RATE OF 800 POUNDS PER 1,000 SQUARE YARDS.
B) 10-20-20 ANALYSIS COMMERCIAL FERTILIZER CONFORMING TO PENN D.O.T. FORM 408, SECTION 804, APPLIED AT A RATE OF 140 POUNDS PER 1,000 SQUARE YARDS.
C) 38-0-0 UREAFORM SLOW-RELEASE NITROGEN FERTILIZER CONFORMING TO PENN D.O.T. FORM 408, SECTION 804, APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE YARDS.



NOTES:

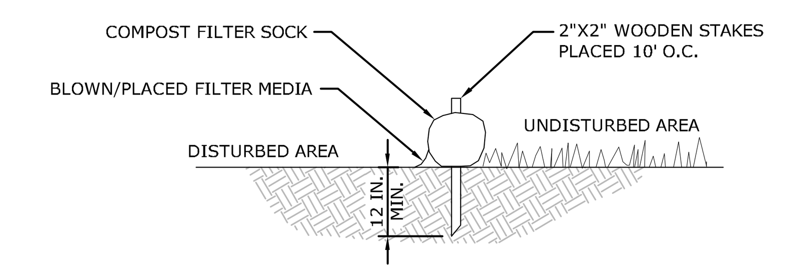
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

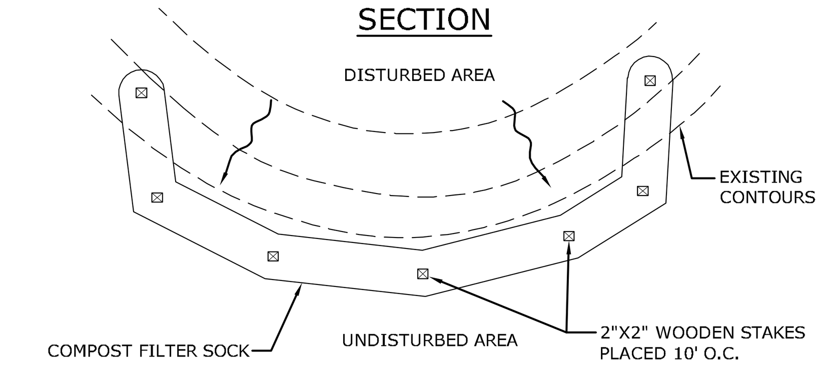
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

TEMPORARY TOPSOIL STOCKPILE

NOT TO SCALE



SECTION



PLAN VIEW

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 GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 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 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 MAY 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.

TO BE CONSTRUCTED WITH MATERIALS AND TECHNIQUES IN ACCORDANCE WITH THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL EFFECTIVE DATE MARCH 31, 2012 AS AMENDED. REFER TO TABLE 4.1 & 4.2 FOR FABRIC SPECIFICATIONS AND COMPOST STANDARDS.

TABLE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	26 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND FUSION WELDED JUNCTURES 3/4" X 3/4" MAX. APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH) 3/16" MAX. APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MO. OR LESS					

TABLE 4.2
COMPOST STANDARDS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 DS/M (MMHOS/CM) MAXIMUM

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

STORAGE BUILDING
FOR
DAUPHIN COUNTY TECHNICAL SCHOOL

DAUPHIN COUNTY, PA

LOWER PAXTON TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
J. MARC KUROWSKI
No. 052032-E

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JULY 10, 2020
K&W PROJECT:	2293.001
DRAWN BY:	PKB
CAD DRAWING:	2293001-C_SITE.dwg

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
E&S NOTES & DETAILS

SHEET:
4 OF 4

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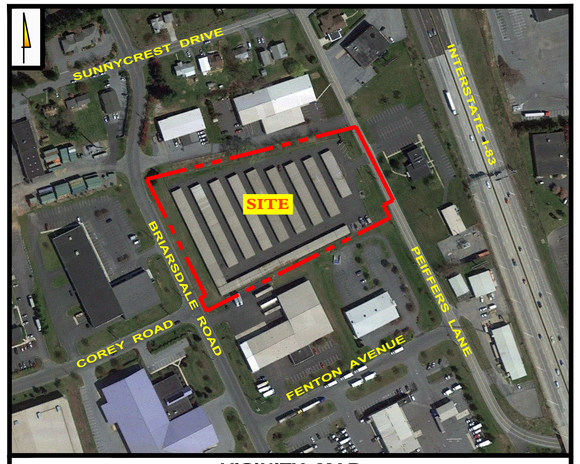
PRELIMINARY / FINAL
LAND DEVELOPMENT PLANS
LIFE STORAGE FACILITY - 958 PEIFFERS LANE
Lower Paxton Township Dauphin County, PA

SHEET INDEX:

SHEET	DESCRIPTION
TS-1	TITLE SHEET
EX-1	TOPOGRAPHIC & BOUNDARY SURVEY PLAN
DEMO-1	SITE DEMOLITION PLAN
SP-1	PRELIMINARY / FINAL DEVELOPMENT PLAN (SITE)
GU-1	PRELIMINARY / FINAL DEVELOPMENT PLAN (GRADING / UTILITIES)
ES-1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
ES-2	SOIL EROSION & SEDIMENTATION CONTROL NOTES
ES-3	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
PRO-1	UTILITY PROFILES & MISCELLANEOUS DETAILS
LS-1	SITE LANDSCAPING PLAN
LT-1	SITE LIGHTING PLAN
MD-1	MISCELLANEOUS DETAILS & OTHER INFORMATION



VICINITY MAP
SCALE: 1" = 200'

958 PEIFFERS LANE
HARRISBURG, PA 17109

WAIVERS REQUESTED:

THE FOLLOWING WAIVERS HAVE BEEN REQUESTED FROM THE LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

ARTICLE 4, SECTIONS 180-403.C.4 & 180-404.C.4
Pertaining to the depiction of existing, natural features a minimum of 100 feet beyond the property's boundary.

ARTICLE 4, SECTIONS 180-403.C.5 & 180-404.C.5
Pertaining to the depiction of existing and man made structures a minimum of 100 feet beyond the property's boundary.

ARTICLE 4, SECTIONS 180-403.C.8 & 180-404.C.8
Pertaining to the provision of existing contours a minimum of 100 feet beyond the property's boundary.

ARTICLE 5, SECTION 180-515.G.1
Pertaining to the requirement for a Registered Landscape Architect to seal the Site Landscape Plan.

LIST OF REQUIRED APROVALS:

LOWER PAXTON TOWNSHIP: Preliminary/Final Land Development Approval

Dauphin County Conservation District: The total amount of subgrade disturbance resulting from construction of proposed improvements will be less than one (1) acre, therefore the project will not require securing of a NPDES Permit. Soil Erosion & Sedimentation Control approval from the Conservation District is required.

STATEMENT OF INTENT / USE:

THE INTENT OF THIS SET OF PRELIMINARY/FINAL LAND DEVELOPMENT DRAWINGS IS TO SECURE APPROVAL FOR A PARTIAL REDEVELOPMENT OF THE SELF SERVICE STORAGE FACILITY LOCATED AT 958 PEIFFERS LANE. THE REDEVELOPMENT FOCUSES ON REPLACEMENT OF TWO EXISTING SINGLE STORY UNCONDITIONED STORAGE BUILDINGS ON THE EASTERN PORTION OF THE SITE WITH A NEW THREE STORY STRUCTURE CONTAINING CONDITIONED STORAGE SPACES.

I, Douglas S. Gosik, P.E., hereby certify that I have conducted a wetlands investigation on June 18, 2020 in accordance with the requirements of this ordinance and have determined that there are no regulatory wetlands on the subject property; that the proposed project will not impact any off-site wetlands and that no wetland permits are required from any State or Federal governmental agency having jurisdiction.

Douglas S. Gosik, P.E. — Date: 8-04-20

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.

Douglas S. Gosik, P.E.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS S. GOSIK — ENGINEER — NO. 047740-E

Date: 8-04-20

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.

James C. Hockenberry, P.L.S.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES C. HOCKENBERRY — LAND SURVEYOR — 044553-E

Date: 8-04-20

TAX OFFICE UPI CERTIFICATION

RECORDER OF DEEDS

OWNER / APPLICANT:

SOVRAN ACQUISITION LP
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
Telephone: (716) 650-6056

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2020.

TOWNSHIP ENGINEER: _____

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

CHAIRMAN: _____

SECRETARY: _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CHAIRMAN: _____

SECRETARY: _____

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

CHAIRMAN: _____

SECRETARY: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 2020 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

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 PUBLIC USE AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS S. GOSIK — ENGINEER — NO. 047740-E

DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

TITLE SHEET

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com

LOWER PAXTON TOWNSHIP DAUPHIN COUNTY, PA

ALL PLANS, DOCUMENTS AND COMPUTER FILES RELATED TO THIS PROJECT ARE THE PROPERTY OF WILLIAMS SITE CIVIL, LLC. WILLIAMS SITE CIVIL, LLC RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THERETO.

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REVISIONS

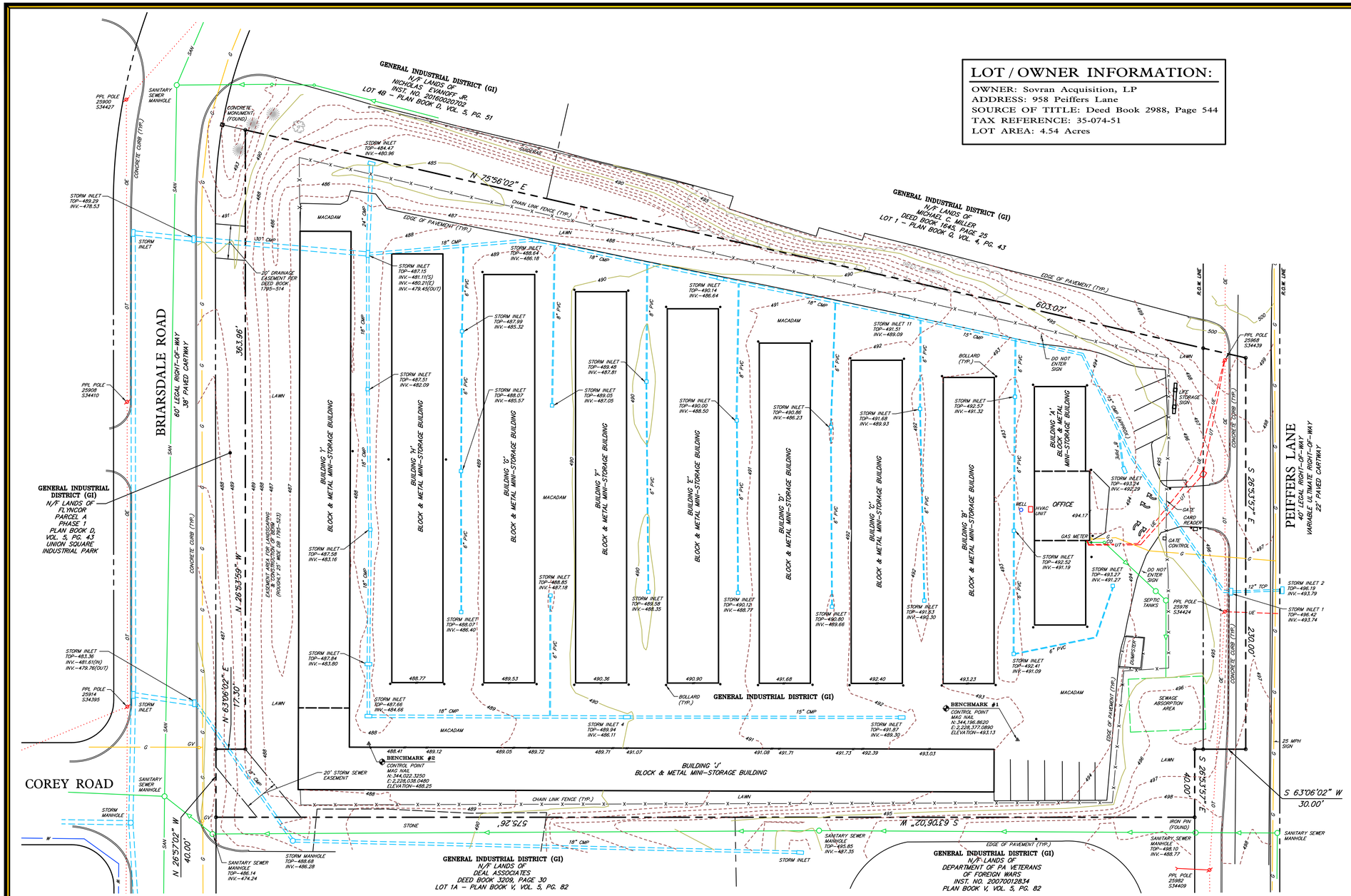
WSC PROJECT NUMBER: 2020LIFEST

DATE: AUGUST 4, 2020

SHEET TS-1

LOT / OWNER INFORMATION:

OWNER: Sovran Acquisition, LP
ADDRESS: 958 Peiffers Lane
SOURCE OF TITLE: Deed Book 2988, Page 544
TAX REFERENCE: 35-074-51
LOT AREA: 4.54 Acres



LOCATION MAP
SCALE: 1" = 2,000'

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- APPROXIMATE LOCATION OF EXISTING GAS LINE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SPOT ELEVATION

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A MARCH, 2020 FIELD SURVEY COMPLETED BY WILLIAMS SITE CIVIL, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
2. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS DEED BOOK 2988 PAGE 544. THE TAX REFERENCE IS PIN 35-074-51.
3. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
4. ALL EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (LOWER PAXTON TOWNSHIP SERIAL NUMBER: 20200703865).
5. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA - PANEL 339 OF 501 (EFFECTIVE DATE - AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN.

LIST OF AREA UTILITY PROVIDERS
(PER PA ONE CALL SERIAL NUMBER 20200703865)

SEWER: LOWER PAXTON TOWNSHIP SEWER AUTHORITY
425 PRINCE STREET, SUITE 139
HARRISBURG, PA 17109
TELEPHONE: (717) 657-5617

WATER: CAPITAL REGION WATER
100 PINE DRIVE
HARRISBURG, PA 17103
TELEPHONE: (888) 510-0606

GAS: UGI UTILITIES, INC.
MR. CHESTER WENTZ
1301 AIP DRIVE
MIDDLETOWN, PA 17057
TELEPHONE: (717) 255-1450

ELECTRIC: PPL ELECTRIC UTILITIES CORPORATION
1801 BROOKWOOD STREET
HARRISBURG, PA 17104
TELEPHONE: (800) 342-5775 (NEW SERVICE)
TELEPHONE: (610) 774-5151 (LOCAL)

STORM: LOWER PAXTON TOWNSHIP
STORMWATER DEPARTMENT
425 PRINCE STREET, SUITE 139
HARRISBURG, PA 17109
TELEPHONE: (717) 657-5617

TELEPHONE/FIBER: VERIZON COMMUNICATIONS
TELEPHONE: (800) 922-0204

CABLE: COMCAST CABLE
TELEPHONE: (603) 541-1068

BENCHMARK #1
MAG NAIL SET AT THE EAST END OF OF STORAGE BUILDING "A".
Elevation = 493.13 (NAVD 88)

BENCHMARK #2
MAG NAIL SET AT THE WEST END OF OF STORAGE BUILDING "J".
Elevation = 488.25 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES C. HOCKENBERRY
LAND SURVEYOR
044553-E

JAMES C. HOCKENBERRY, P.L.S.
SURVEYOR

LIFE STORAGE FACILITY - 958 PEIFFERS LANE
TOPOGRAPHIC & BOUNDARY SURVEY PLAN

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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REVISIONS

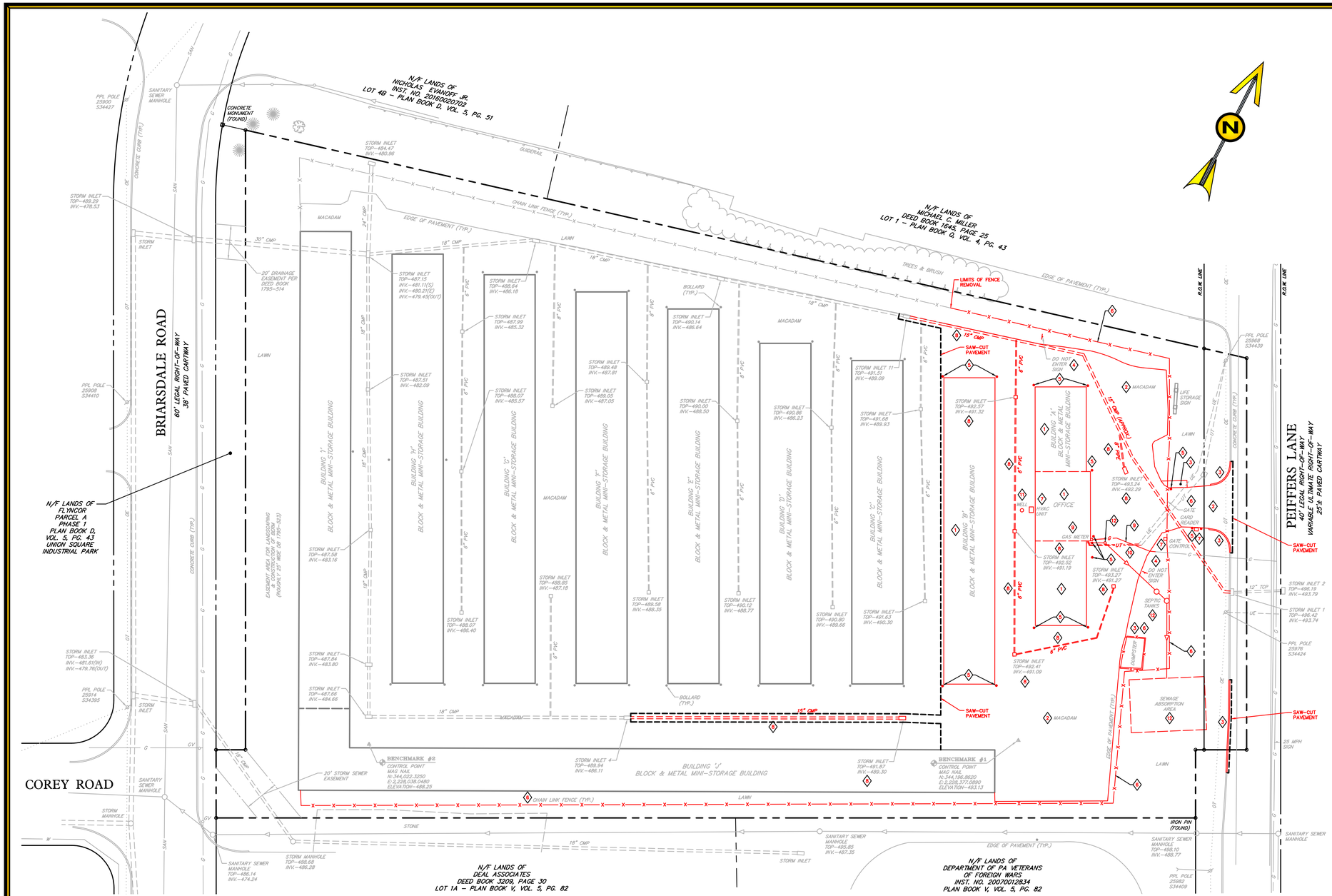
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	J.C.H.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: 1" = 30'

DATE: AUGUST 4, 2020

SHEET
EX-1



LOCATION MAP
SCALE: 1" = 2,000'

DEMOLITION DATA:

1. REMOVE BUILDING/FOUNDATION
2. REMOVE PAVEMENT/MACADAM
3. REMOVE CONCRETE/CURB
4. REMOVE/RELOCATE SIGN
5. REMOVE BOLLARD
6. REMOVE FENCE
7. REMOVE ELECTRIC STRUCTURE
8. REMOVE/ABANDON STORM SEWER STRUCTURE/PIPE
9. REMOVE/ABANDON GAS STRUCTURE/LINE
10. REMOVE/ABANDON ELECTRIC/TELEPHONE LINE
11. REMOVE/ABANDON WATER SERVICE STRUCTURE/PIPE
12. REMOVE/ABANDON SANITARY SEWER STRUCTURE/PIPE

LEGEND:

- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- APPROXIMATE LOCATION OF EXISTING GAS LINE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING UTILITY POLE
- EXISTING SIGN

DEMOLITION NOTES:

1. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH PADEP'S SOLID WASTE MANAGEMENT REGULATIONS PER PA CODE 260.1 et. seq., 271.1, AND 287.1 et. seq. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES/STRUCTURES THAT ARE TO REMAIN.
3. ALL STRUCTURES/LINES/PIPES IDENTIFIED "TO BE REMOVED" THAT ARE WITHIN TEN (10) FEET OF THE PROPOSED BUILDING SHALL BE REMOVED IN THEIR ENTIRETY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL DEMOLITION AND/OR EARTH MOVING IS COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AS SET FORTH IN THE FEDERAL CLEAN STREAMS LAW OR ANY OTHER FEDERAL STATE OR MUNICIPAL REGULATIONS.
5. DURING DEMOLITION AND CONSTRUCTION OF THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC AROUND THE CONSTRUCTION AREA.
6. ALL EXISTING TREES & SHRUBS WHICH INTERFERE WITH THE PROPOSED SITE LAYOUT AS DESIGNED SHALL BE REMOVED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTLY COORDINATING THE ABANDONMENT/REMOVAL OF ALL EXISTING UTILITY SERVICES (SANITARY, WATER, GAS, ELECTRIC, COMMUNICATIONS) WITH THE RESPECTIVE PROVIDERS. NO REMOVAL/ABANDONMENT OF SERVICES SHALL COMMENCE WITHOUT APPROVAL OF ABANDONMENT/REMOVAL METHODOLOGY BY THE APPROPRIATE PROVIDER.
8. THE CONTRACTOR IS RESPONSIBLE FOR SECURING OF ALL REQUIRED DEMOLITION PERMITS AND SCHEDULING OF ALL REQUIRED INSPECTIONS. UPON COMPLETION OF DEMOLITION ACTIVITIES THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMIT CLOSE OUT REQUIREMENTS.

BENCHMARK #1
MAG NAIL SET AT THE EAST END OF OF STORAGE BUILDING "J".
Elevation = 493.13 (NAVD 88)

BENCHMARK #2
MAG NAIL SET AT THE WEST END OF OF STORAGE BUILDING "J".
Elevation = 488.25 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047740-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

SITE DEMOLITION PLAN

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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REVISIONS

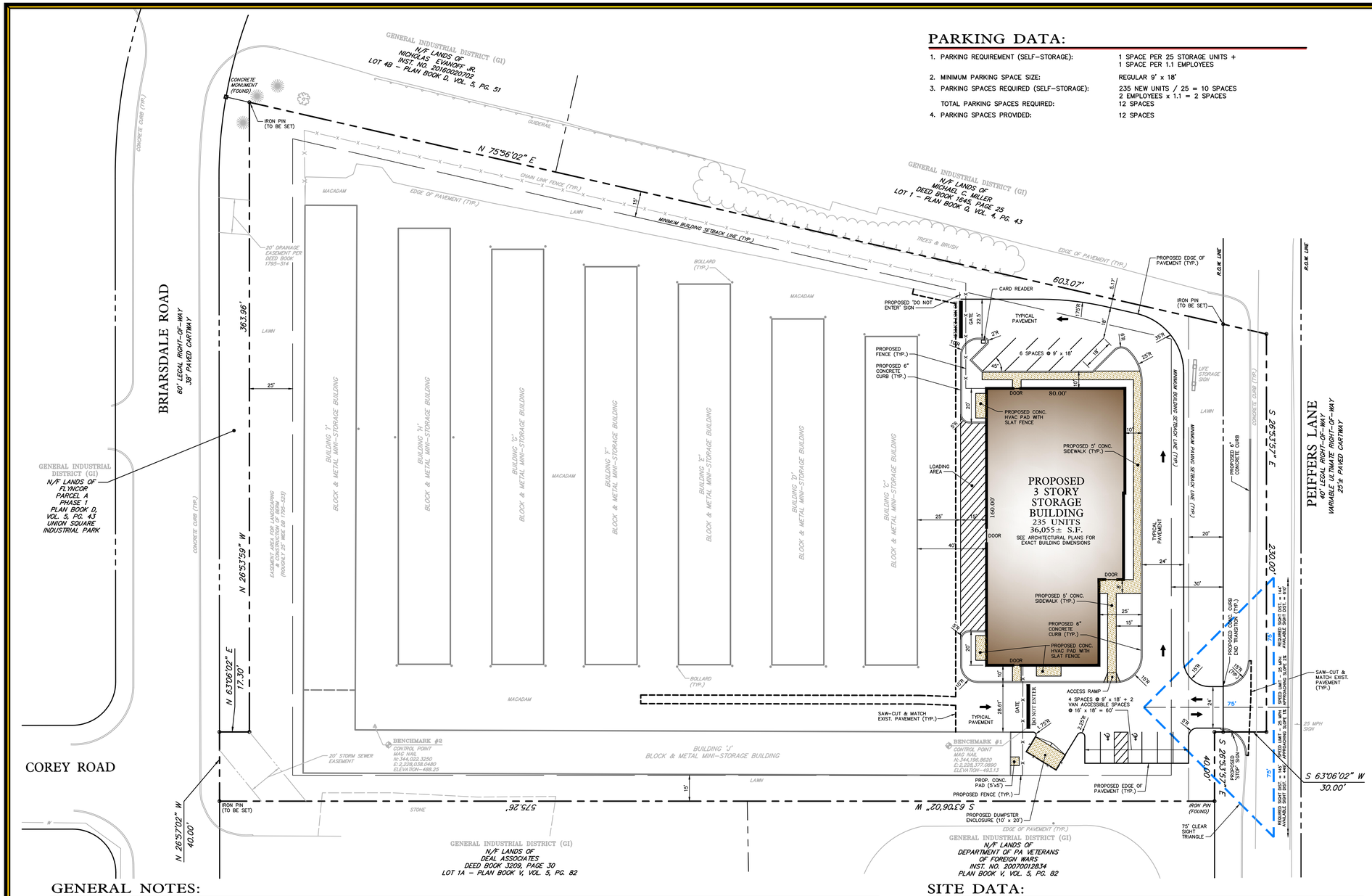
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: 1" = 30'

DATE: AUGUST 4, 2020

SHEET
DEMO-1



PARKING DATA:

1. PARKING REQUIREMENT (SELF-STORAGE):	1 SPACE PER 25 STORAGE UNITS + 1 SPACE PER 1.1 EMPLOYEES
2. MINIMUM PARKING SPACE SIZE:	REGULAR 9' x 18'
3. PARKING SPACES REQUIRED (SELF-STORAGE):	235 NEW UNITS / 25 = 10 SPACES 2 EMPLOYEES x 1.1 = 2 SPACES
TOTAL PARKING SPACES REQUIRED:	12 SPACES
4. PARKING SPACES PROVIDED:	12 SPACES

LOCATION MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

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5. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA – PANEL 339 OF 501 (EFFECTIVE DATE – AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN.
6. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
7. ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO GROUNDBREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE FINISH GROUND SURFACE UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT AREA, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, PUBLICATION #72, CURRENT EDITION, AND ALL SOUTH MIDDLETON TOWNSHIP ORDINANCES AND CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
12. ALL DIMENSIONS ARE TO FACE OF BUILDING OR FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
13. THE CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT OR CURBING.
14. ALL LINE STRIPING WITHIN THE SITE SHALL BE A 4 INCH WIDE WHITE STANDARD TRAFFIC PAINT, UNLESS INDICATED OTHERWISE.
15. ALL AREAS THAT DO NOT RECEIVE PAVEMENT OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL (SEE SOIL EROSION & SEDIMENTATION CONTROL PLAN FOR RECOMMENDED SEED MIXTURE).
16. ALL SITE ACCESSIBILITY FEATURES SHALL COMPLY WITH "ICC/ANSI A 117.1-2009" AND "2012 INTERNATIONAL BUILDING CODE" OR MOST CURRENT.
17. THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME OF FILING OF THIS PLAN.
18. THE APPLICANT SHALL 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.
19. THE APPLICANT SHALL PROVIDE, AT THE COMPLETION OF CONSTRUCTION, A COMPLETE SET OF AS-BUILT PLANS AS REQUIRED BY THE LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
20. THE APPLICANT IS AWARE OF NO DEED RESTRICTIONS OR COVENANTS WHICH ARE A CONDITION OF THE SALE OF THE PROPERTY.
21. ACCESS TO THE STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY A HIGHWAY OCCUPANCY PERMIT FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT). APPROVAL OF THIS PLAN IS MADE WITH THE EXPRESS UNDERSTANDING BY THE APPLICANT THAT THE INDIVIDUAL LOT OWNER(S) SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED HIGHWAY OCCUPANCY PERMIT(S). PLAN APPROVAL DOES NOT REPRESENT ANY GUARANTEE OR ASSURANCE BY LOWER PAXTON TOWNSHIP THAT A HIGHWAY OCCUPANCY PERMIT WILL BE ISSUED BY PENNDOT FOR ANY LOT SHOWN HEREON. A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY LOWER PAXTON TOWNSHIP.

SITE DATA:

1. EXISTING ZONE:	GENERAL INDUSTRIAL DISTRICT (GI)
2. EXISTING USE:	STORAGE AS A PRINCIPAL USE (PERMITTED)
3. MINIMUM LOT AREA:	87,120 S.F. OR 2 ACRES
4. EXISTING LOT AREA:	4.54 ACRES
5. MINIMUM LOT WIDTH:	200 FEET (MEASURED @ MINIMUM BLDG. SETBACK LINE)
6. EXISTING LOT WIDTH:	282.54 FEET
7 MAXIMUM BUILDING HEIGHT:	40 FEET
8. MAXIMUM BUILDING COVERAGE:	40%
9. PROPOSED BUILDING COVERAGE:	37.19%
10. MAXIMUM IMPERVIOUS COVERAGE:	75%
11. EXISTING IMPERVIOUS COVERAGE:	78.39%
12. PROPOSED IMPERVIOUS COVERAGE:	78.33%
13. MINIMUM BUILDING SETBACKS:	FRONT – 30 FEET SIDE – 15 FEET REAR – 25 FEET
14. PAVING SETBACK:	30 FEET FROM EDGE OF PUBLIC STREET, 20 FEET FROM R.O.W. LINE
15. SANITARY SEWER SERVICE:	EXISTING – PRIVATE (PROPOSED – PUBLIC)
16. WATER SERVICE:	EXISTING – PRIVATE (PROPOSED – PUBLIC)

BENCHMARK #1
MAG NAIL SET AT THE EAST END OF OF STORAGE BUILDING "J".
Elevation = 493.13 (NAVD 88)

BENCHMARK #2
MAG NAIL SET AT THE WEST END OF OF STORAGE BUILDING "J".
Elevation = 488.25 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047740-E
DOUGLAS S. GOSIK, P.E.
DESIGNER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

PRELIMINARY / FINAL DEVELOPMENT PLAN (SITE)

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com
DAUPHIN COUNTY, PA
LOWER PAXTON TOWNSHIP

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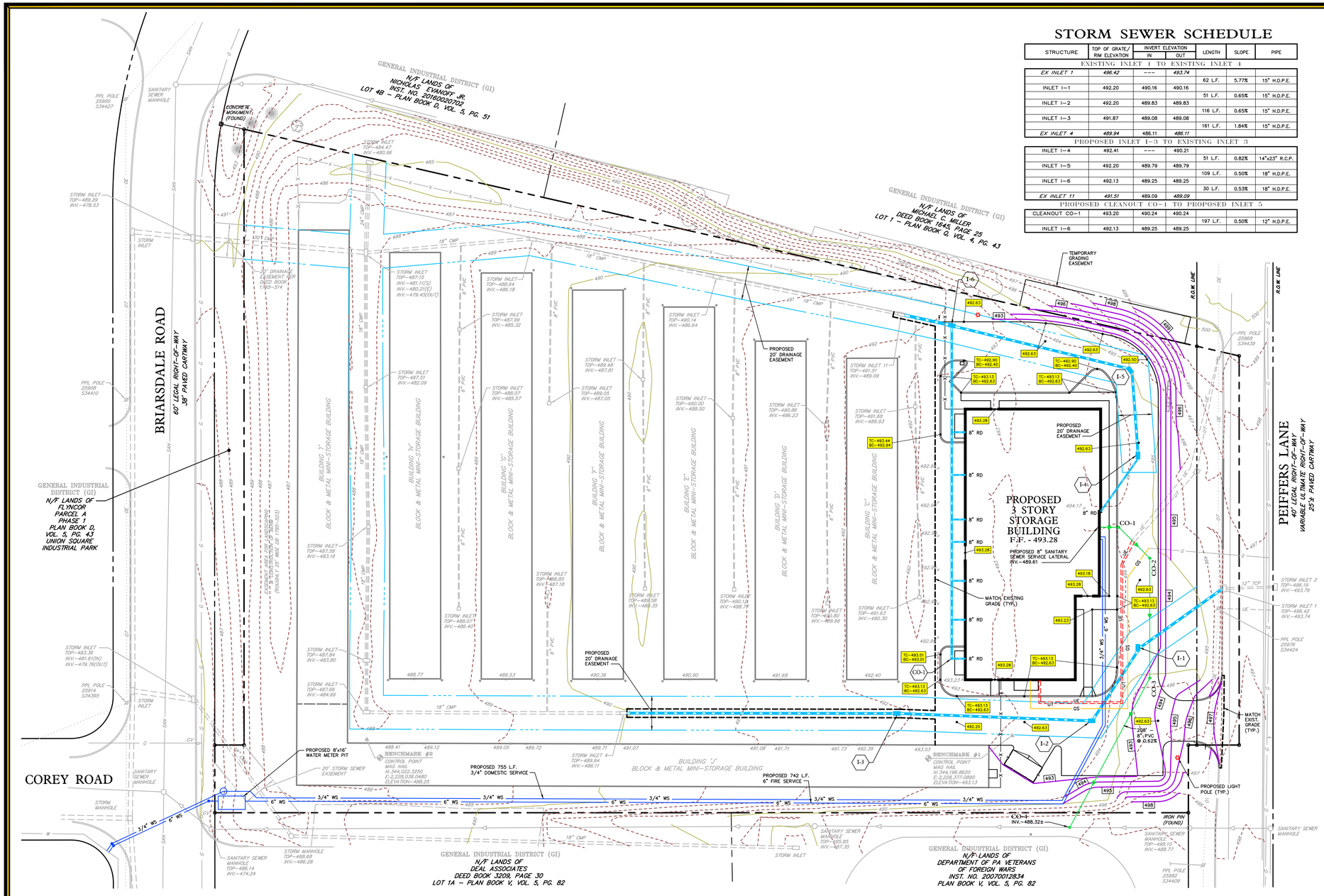
X.X.X.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: 1" = 30'

DATE: AUGUST 4, 2020

SHEET
SP-1



STORM SEWER SCHEDULE

STRUCTURE	TOP OF GRATE/ RIM ELEVATION	INVERT ELEVATION IN	INVERT ELEVATION OUT	LENGTH	SLOPE	PIPE
EXISTING INLET 1 TO EXISTING INLET 4						
EX INLET 1	*496.42*	---	*493.74*			
				62 L.F.	5.77%	15" H.D.P.E.
INLET I-1	492.20	490.16	490.16			
				51 L.F.	0.65%	15" H.D.P.E.
INLET I-2	492.20	489.83	489.83			
				116 L.F.	0.65%	15" H.D.P.E.
INLET I-3	491.87	489.08	489.08			
				161 L.F.	1.84%	15" H.D.P.E.
EX INLET 4	*489.94*	486.11	*486.11*			
PROPOSED INLET I-3 TO EXISTING INLET 3						
INLET I-4	492.41	---	490.21			
				51 L.F.	0.82%	14"x23" R.C.P.
INLET I-5	492.20	489.79	489.79			
				109 L.F.	0.50%	18" H.D.P.E.
INLET I-6	492.13	489.25	489.25			
				30 L.F.	0.53%	18" H.D.P.E.
EX INLET 11	*491.51*	489.09	*489.09*			
PROPOSED CLEANOUT CO-1 TO PROPOSED INLET 5						
CLEANOUT CO-1	493.20	490.24	490.24			
				197 L.F.	0.50%	12" H.D.P.E.
INLET I-6	492.13	489.25	489.25			

LOCATION MAP
SCALE: 1" = 2,000'

BENCHMARK #1
MAG NAIL SET AT THE EAST END OF OF STORAGE BUILDING "J".
Elevation = 493.13 (NAVD 88)

BENCHMARK #2
MAG NAIL SET AT THE WEST END OF OF STORAGE BUILDING "J".
Elevation = 488.25 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND:

- *EXISTING 1' CONTOUR*
- *EXISTING 5' CONTOUR*
- PROPOSED CONTOUR
- *APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE*
- PROPOSED SANITARY SEWER MANHOLE & SERVICE LINE
- *APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE*
- PROPOSED STORM SEWER INLET & LINE
- *APPROXIMATE LOCATION OF EXISTING WATER LINE*
- PROPOSED WATER SERVICE
- *APPROXIMATE LOCATION OF EXISTING GAS LINE*
- PROPOSED GAS SERVICE
- *APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE*
- *APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE*
- PROPOSED UNDERGROUND ELECTRIC LINE
- *EXISTING FENCE*
- *EXISTING GUIDE RAIL*
- *EXISTING FIRE HYDRANT*
- *EXISTING UTILITY POLE*
- *EXISTING SIGN*
- PROPOSED SIGN
- *EXISTING SPOT ELEVATION*
- PROPOSED SPOT ELEVATION

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A MARCH, 2020 FIELD SURVEY COMPLETED BY WILLIAMS SITE CIVIL, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
2. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS DEED BOOK 2988, PAGE 544. THE TAX REFERENCE IS PIN 35-074-51.
3. PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL, LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL, LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
4. ALL EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED PER PENNSYLVANIA ONE CALL (LOWER PAXTON TOWNSHIP SERIAL NUMBER: 20200703865).
5. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DAUPHIN COUNTY, PA - PANEL 339 OF 501 (EFFECTIVE DATE - AUGUST 2, 2012), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN.
6. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
7. ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO GROUNDBREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE FINISH GROUND SURFACE UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT AREA, AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED HEREON.
9. PROPOSED STORMWATER FACILITIES AND ASSOCIATED APPURTENANCES SHALL BE MAINTAINED BY THE PROPERTY OWNER, UNLESS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY. WHEN WITHIN A RIGHT-OF-WAY, THEN SAID ITEMS SHALL BE MAINTAINED BY THE OWNERS OF SUCH RIGHTS-OF-WAYS.
10. THE MAINTENANCE OF ALL PROPOSED ON-SITE STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE, AS WELL AS, REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY.
11. EXCEPT FOR THE STORM PIPE BETWEEN PROPOSED INLETS 4 AND 5, WHICH WILL BE REINFORCED CONCRETE PIPE (RCP), ALL STORM SEWER PIPE SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM PIPE SHALL CONTAIN WATER TIGHT CONNECTIONS. ADDITIONALLY, ALL STORM STRUCTURES SHALL BE INSTALLED IN A WATER TIGHT FASHION TO REDUCE THE POTENTIAL FOR SINKHOLE DEVELOPMENT.
12. PROPOSED SANITARY SEWER FACILITIES AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST LOWER PAXTON TOWNSHIP SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF ALL REQUIRED INSPECTIONS WITH THE APPROPRIATE TOWNSHIP/UTILITY COMPANY/COUNTY REPRESENTATIVES, AND IN ACCORDANCE WITH THE POLICIES OF THOSE PARTIES.
14. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE MUNICIPAL ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
15. LOWER PAXTON TOWNSHIP REPRESENTATIVES OR THEIR DESIGNEES ARE HEREBY GRANTED PERMISSION TO ACCESS ALL EASEMENTS FROM THE NEAREST PUBLIC RIGHT-OF-WAY.
16. A MINIMUM OF 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER, SANITARY AND STORM SEWER LINES.
17. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PROPOSED ROOF DRAIN LEADERS, SANITARY SEWER LATERALS, WATER SERVICES AND ALL OTHER UTILITY CONNECTIONS TO THE PROPOSED BUILDING VIA REVIEW OF THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. THE SITE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF ANY DISCREPANCIES WITH THESE DRAWINGS ARE IDENTIFIED.
18. ALL AREAS THAT DO NOT RECEIVE PAVING OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL.
19. CONNECTION TO ALL PUBLIC UTILITIES (WATER, ELECTRIC, SEWER, PHONE AND CABLE) SHALL BE MADE IN ACCORDANCE WITH THE GUIDELINES AND REGULATIONS OF THE RESPECTIVE UTILITY COMPANY.
20. ALL UTILITY INSTALLATION/TRENCHING SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047161-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

PRELIMINARY / FINAL DEVELOPMENT PLAN (GRADING / UTILITIES)

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
G.R.S.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: 1" = 30'

DATE: AUGUST 4, 2020

SHEET
GU-1

NATIVE SOIL TYPE:

BhC2 — BERKS CHANNERY SILT LOAM
8%–15% SLOPES

BkB2 — BERKS SHALY SILT LOAM
3%–8% SLOPES, MODERATELY ERODED

LIST OF PROPOSED E&S BMPS

1. COMPOST FILTER SOCK
2. ROCK CONSTRUCTION ENTRANCE WITH WASH RACK
3. INLET PROTECTION
4. EROSION CONTROL MATTING

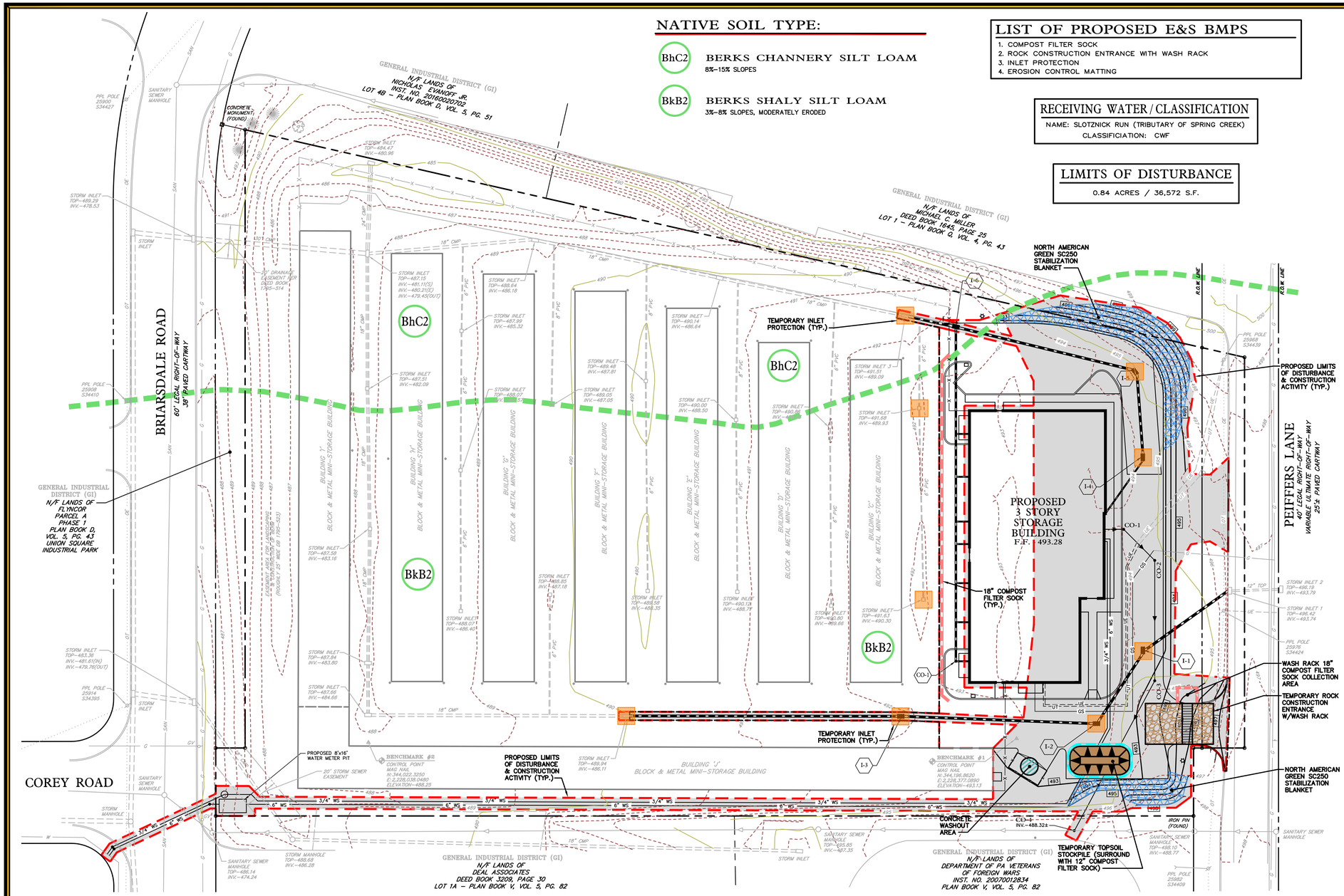
RECEIVING WATER / CLASSIFICATION

NAME: SLOTZNICK RUN (TRIBUTARY OF SPRING CREEK)
CLASSIFICIATION: CWF

LIMITS OF DISTURBANCE

0.84 ACRES / 36,572 S.F.

LOCATION MAP
SCALE: 1" = 2,000'



SOIL EROSION CONTROL MEASURES:

- LIMITS OF DISTURBANCE
- 18" COMPOST FILTER SOCK
- 12" COMPOST FILTER SOCK
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- TEMPORARY INLET PROTECTION
- CURLEX STABILIZATION MATTING
- AREA OF SUB-BASE DISTURBANCE

LEGEND:

EXISTING 1' CONTOUR	APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
EXISTING 5' CONTOUR	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
PROPOSED CONTOUR	PROPOSED UNDERGROUND ELECTRIC LINE
APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE	EXISTING FENCE
PROPOSED SANITARY SEWER MANHOLE & SERVICE LINE	EXISTING GUIDE RAIL
APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER INLET & LINE	EXISTING UTILITY POLE
APPROXIMATE LOCATION OF EXISTING WATER LINE	EXISTING SIGN
PROPOSED WATER SERVICE	PROPOSED SIGN
APPROXIMATE LOCATION OF EXISTING GAS LINE	
PROPOSED GAS SERVICE	

RECOMMENDED SEEDING RATES & TYPES:

1. TEMPORARY SEEDING (STABILIZATION DURING CONSTRUCTION):
   A. SEED @ 10 LBS/1,000 SY:
      (1) ANNUAL RYEGRASS
   B. AGRICULTURAL LIME @ 410 LBS/1,000 SY
   C. FERTILIZER (10–10–10) @ 100 LBS/1,000 SY
   D. STRAW MULCH @ 1,240 LBS/1,000 SY
   E. PERIOD: MARCH 15 TO OCTOBER 15
2. PERMANENT SEEDING (LAWN AREAS):
   A. SEED @ 11 LBS/1,000 SY:
      (1) KENTUCKY BLUEGRASS – 50%
      (2) PERENNIAL RYEGRASS – 30%
      (3) ANNUAL RYEGRASS – 20% (NURSE CROP)
   B. AGRICULTURAL LIME @ 2,480 LBS/1,000 SY
   C. FERTILIZER (10–10–20) @ 210 LBS/1,000 SY
   D. STRAW MULCH @ 1,240 LBS/1,000 SY
   E. PERIOD: MARCH 15 TO JUNE 1
      AUGUST 1 TO OCTOBER 15

NOTES:
1. STRAW MULCH SHALL BE STABILIZED BY CRIMPING, TACKING, OR NETTING AS APPROPRIATE.
2. VEGETATIVE STABILIZATION WILL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING WILL BE PROMPTLY RESEEDED.
3. AREAS THAT SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEEDED, AND REMULCHED AS SOON AS POSSIBLE.

E & S MAINTENANCE PROGRAM:

1. 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, RE–SEEDING, 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.
2. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
3. A LOG SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE CUMBERLAND COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

BENCHMARK #1
MAG NAIL SET AT THE EAST END OF OF STORAGE BUILDING "J".
Elevation = 493.13 (NAVD 88)

BENCHMARK #2
MAG NAIL SET AT THE WEST END OF OF STORAGE BUILDING "J".
Elevation = 488.25 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047161-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

SOIL EROSION & SEDIMENTATION CONTROL PLAN

CLIENT
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WILLIAMSVILLE, NY 14221
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LOWER PAXTON TOWNSHIP — DAUPHIN COUNTY, PA

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: 1" = 30'

DATE: AUGUST 4, 2020

SHEET ES-1

E & S CONTROL MEASURES:

THROUGH IMPLEMENTATION OF E&S BMPS AND OTHER MEASURES CONTAINED HEREIN, THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN INTENDS TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE, MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION, MINIMIZE SOIL COMPACTION, AND PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF.

THE PROPOSED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SELECTED FOR THIS PROJECT WILL PRIMARILY CONSIST OF THE CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCES, COMPOST FILTER SOCKS, INLET PROTECTION, EROSION CONTROL MATTING, PUMPED WATER FILTER BAGS AND TEMPORARY SEEDING AND MULCHING.

A STABILIZED CONSTRUCTION ENTRANCE SHOULD BE INSTALLED WHEREVER IT IS ANTICIPATED THAT CONSTRUCTION TRAFFIC WILL EXIT ONTO ANY ROADWAY. ACCESS TO THE SITE SHOULD BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE.

COMPOST FILTER SOCKS ARE A TYPE OF CONTAINED COMPOST FILTER BERM. THEY CONSIST OF A BIODEGRADABLE OR PHOTODEGRADABLE MESH TUBE FILLED, TYPICALLY USING A PNEUMATIC BLOWER, WITH A COARSE COMPOST FILTER MEDIA THAT MEETS CERTAIN PERFORMANCE CRITERIA (E.G. HYDRAULIC FLOW THROUGH RATE, TOTAL SOLIDS REMOVAL EFFICIENCY, TOTAL SUSPENDED SOLIDS REMOVAL EFFICIENCY, TURBIDITY REDUCTION, NUTRIENT REMOVAL EFFICIENCY, METALS REMOVAL EFFICIENCY, AND MOTOR OIL REMOVAL EFFICIENCY).

INLET PROTECTION IS PROPOSED TO PROTECT STORM SEWER LINES AND TRAP SEDIMENT AS CLOSE TO THE SOURCE AS POSSIBLE TO PREVENT RISKS ASSOCIATED WITH ACCUMULATION. INLET PROTECTION SHOULD BE MAINTAINED (I.E. KEPT IN GOOD REPAIR AND FREE FROM STRAW, GRASS CLIPPINGS, SEDIMENT, CONSTRUCTION DEBRIS, LITTER, SNOW AND ICE) UNTIL ALL EARTHWORK WITHIN THE TRIBUTARY DRAINAGE AREA HAS BEEN COMPLETED AND STABILIZED. PER THE E&S BMP MANUAL, ALL THE INLET PROTECTION TRIBUTARY DRAINAGE AREAS ARE UNDER 1 ACRE.

EROSION CONTROL MATTING IS MATTING THAT IS PLACED OVER SOIL TO PREVENT EROSION. EROSION CONTROL BLANKETS SHOULD BE USED ON ALL SLOPES THAT ARE 3H:1V OR STEEPER AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES NEED NOT BE BLANKETED. EROSION CONTROL BLANKETS SHOULD BE USED FOR ALL SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER -- 100 FEET OF A SPECIAL PROTECTION WATER -- REGARDLESS OF SLOPE. EROSION CONTROL BLANKETS SHOULD ALSO BE CONSIDERED WHERE SOIL CONDITIONS (E.G. LOW FERTILITY, DROUGHTY CONDITIONS, ERODIBILITY, ETC.) MAKE REVEGETATION DIFFICULT. WHEN PROPERLY INSTALLED, EROSION CONTROL BLANKETS CAN HELP HOLD SOIL PARTICLES IN PLACE AND RETAIN SOIL MOISTURE, PROMOTING SEED GERMINATION. THE BLANKET ALSO PROVIDES THE SEEDLINGS PROTECTION FROM INTENSE SUNLIGHT DURING EARLY STAGES OF GROWTH. A TEMPORARY BLANKET IS NECESSARY WHERE VEGETATION IS PROPOSED AS THE PROTECTIVE LINING FOR WATERWAYS. EROSION CONTROL BLANKETS ARE NOT EFFECTIVE IN PREVENTING SLOPE FAILURES. WHEREVER SLOPE STABILITY PROBLEMS ARE ANTICIPATED OR ENCOUNTERED, APPROPRIATE MEASURES SUCH AS REDUCING STEEPNESS OF SLOPE, DIVERTING UPSLOPE RUNOFF, REDUCING SOIL MOISTURE, LOADING THE TOE, OR BUTTRESSING THE SLOPE SHOULD BE CONSIDERED. WHEREVER EROSION CONTROL BLANKETS ARE SPECIFIED, THEY SHOULD BE INSTALLED OR APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. FOR ROLLED BLANKETS, THE AREAS TO BE BLANKETED SHOULD BE SMOOTH AND UNIFORM TO ENSURE CONTINUOUS CONTACT BETWEEN THE BLANKET AND THE UNDERLYING SOIL. SMOOTHING THE SURFACE IS NOT REQUIRED FOR SPRAY-ON BLANKETS. HOWEVER, EXTRA CARE IS NECESSARY FOR EXTREMELY ROUGH SURFACES TO ENSURE CONTINUOUS COVERAGE.

WHEREVER WATER IS PUMPED FROM A DISTURBED AREA, IT MUST BE TREATED FOR SEDIMENT REMOVAL BY A PUMPED WATER FILTER BAG SURROUNDED BY AN 8" DIAMETER COMPOST FILTER SOCK PRIOR TO DISCHARGING TO A SURFACE WATER UNLESS IT CAN BE SHOWN THAT THE QUALITY OF THE WATER BEING PUMPED ALREADY MEETS DISCHARGE STANDARDS. IF A PROPERLY FUNCTIONING SEDIMENT TRAP IS AVAILABLE, THE PUMP DISCHARGE MAY BE ROUTED THROUGH THE TRAP OR BASIN. WHILE PUMPING, THE MAXIMUM WATER LEVEL IN THE TRAP SHOULD NOT EXCEED THE CLEANOUT ELEVATION.

SEEDING INVOLVES THE PLANTING OF GRASS SEED TO STABILIZE THE SURFACE OF AREAS THAT WILL BE TEMPORARILY AND/OR PERMANENTLY DISTURBED TO PREVENT SOIL EROSION. MULCHING INVOLVES APPLYING A LAYER OF STRAW HELP KEEP THE SEED AND LOOSE SOIL FROM WASHING OR BLOWING AWAY.

TEMPORARY CONTROL MEASURES:

1. REVIEW AND AUTHORIZATION BY THE LOCAL COUNTY CONSERVATION DISTRICT SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBANCE ACTIVITIES.
2. TEMPORARY VEGETATION SHALL BE ESTABLISHED ON ALL SLOPES, ON STOCKPILED TOPSOIL AND ON ALL DISTURBED AREAS LEFT UNSTABILIZED FOR PERIODS LONGER THAN 3 DAYS. AREAS OF DISCONTINUED EARTHMOVING ACTIVITY SHALL ALSO BE IMMEDIATELY STABILIZED.
3. DURING CONSTRUCTION, THE AMOUNT OF DISTURBED SOILS SHALL BE KEPT TO A MINIMUM AND, WHENEVER POSSIBLE, A SUITABLE VEGETATIVE BUFFER WILL BE MAINTAINED AROUND ALL CONSTRUCTION AREAS.
4. ALL EARTHMOVING ACTIVITIES SHALL BE CARRIED OUT IN SUCH A MANNER AS TO MINIMIZE THE AMOUNT OF DISTURBED AREA.
5. RESPONSIBILITY FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL SHALL BE DESIGNATED TO A MINIMUM OF ONE INDIVIDUAL WHO WILL BE PRESENT AT THE PROJECT SITE DAILY.
6. ALL SOIL STOCKPILES ARE TO BE IMMEDIATELY SEEDED WITH A TEMPORARY GRASS COVER.
7. WHENEVER POSSIBLE, PLACE ALL EXCAVATED MATERIAL UPSLOPE FROM DISTURBED AREAS. STOCKPILES SHALL BE SET PARALLEL TO GRADE TO REDUCE RUNOFF.
8. UPON GENERAL COMPLETION OF THE FINAL GRADING, TOPSOIL SHALL BE PLACED AND FINAL-GRADING PASSES SHALL BE MADE PERPENDICULAR TO THE DIRECTION OF RUNOFF.
9. RE-SEED AND REESTABLISH ANY BARREN AND DISTURBED AREAS NOT HAVING ESTABLISHED GROUND COVER.
10. FILTER SOCK SHALL BE PLACED AT CRITICAL EROSION AREAS, AS SHOWN ON THE PLAN, IN ORDER TO PREVENT SEDIMENT FROM ENTERING INTO ADJACENT PROPERTIES, ROADWAY AND WATERWAYS.
11. FILTER SOCK SHALL BE PLACED END TO END, SECURELY STAKED IN PLACE, AND MAINTAINED UNTIL THE AREA IS STABILIZED.
12. WHERE DUST OR WIND EROSION IS A PROBLEM, THE UNSTABLE SURFACE(S) SHALL BE SPRINKLED WITH WATER OR OTHER SUITABLE DUST SUPPRESSOR; HOWEVER, WASHING OF ROADWAYS IS NOT PERMITTED.
13. ANY WATER PUMPED FROM ANY EXCAVATION, FOR ANY REASON, SHALL BE DIRECTED THROUGH A SEDIMENT FILTER BAG (DIRT BAG) CONFORMING TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
14. THE CONTRACTOR SHALL EMPLOY MEASURES DURING CONSTRUCTION TO PREVENT SPILLS OF FUELS OR LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO NEARBY WATERWAYS.
15. WHEN THE ENGINEER, TOWNSHIP OFFICIAL, OR COUNTY CONSERVATION DISTRICT OFFICIAL DETERMINES THAT EROSION CONTROL MEASURES ARE NECESSARY, THAT WERE NOT FORESEEN IN THE DESIGN STAGE, SAID OFFICIAL SHALL ESTIMATE THE EROSION POTENTIAL AND SELECT MEASURES ON THE BASIS OF BOTH COST EFFECTIVENESS AND THE CONSEQUENCES OF THE EROSION AND THE PERMITTEE SHALL IMMEDIATELY COMPLY WITH SAID DIRECTIVES.
16. ANY TEMPORARY EROSION CONTROL MEASURE APPLIED TO EXPOSED SOIL SURFACES SHALL REMAIN FUNCTIONAL UNTIL VEGETATED COVER IS SUFFICIENTLY ESTABLISHED.
17. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE SUBJECT TO APPLICABLE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 102 RULES AND REGULATIONS.
18. SHOULD ANY ADDITIONAL EROSION OR SEDIMENTATION OCCUR DURING CONSTRUCTION, OR QUESTIONS REGARDING THE MAINTENANCE CONTROL PRACTICES ARISE, CONTACT THE LOCAL COUNTY CONSERVATION DISTRICT.
19. PERMANENT SEEDING AND MULCHING WILL BE INCORPORATED INTO THE CONSTRUCTION PHASES DURING THE APPROVED PLANTING SEASON.
20. ALL AREAS DISTURBED BY CONSTRUCTION, OTHER THAN THOSE RECEIVING CONCRETE OR BITUMINOUS PAVING OR OTHER TYPE OF IMPERVIOUS COVER, SHALL BE STABILIZED BY APPLYING A SEED MIXTURE TO ESTABLISH AN EROSION RESISTANT STAND OF VEGETATION. TEMPORARY SEEDING SPECIFICATIONS ARE CONTAINED IN THIS REPORT.

PERMANENT CONTROL MEASURES:

1. PERMANENT SOIL PROTECTION WILL BE COMPLETED AS EARLY AS PRACTICAL.
2. ALL EXISTING STORM WATER DEVICES ARE TO BE INSPECTED DAILY AND CLEANED OUT AS NECESSARY.
3. ALL SEDIMENT CONTROL DEVICES ARE TO REMAIN UNTIL ALL DISTURBED AREAS ARE FULLY STABILIZED.
4. TEMPORARY AND PERMANENT SEEDING SHALL ADHERE TO THE SPECIFICATIONS PROVIDED IN THIS REPORT.
5. EACH STAGE OF EARTHMOVING ACTIVITIES MUST BE COMPLETED PRIOR TO INITIATING SUBSEQUENT STAGES.
6. ALL EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED WEEKLY AND AFTER ALL MEASURABLE PRECIPITATION EVENTS.
7. THE PERMITTEE AND ANY CO-PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF THIS PERMIT THAT HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.
8. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLANS AND NARRATIVE REPORTS MUST BE AVAILABLE AT THE SITE OF THE CONSTRUCTION ACTIVITY AT ALL TIMES.
9. IF FUEL OR OTHER DANGEROUS CHEMICALS ARE STORED ON SITE, THEN A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN MUST BE DEVELOPED AND KEPT ON SITE.

STAGING OF MAJOR CONSTRUCTION ACTIVITIES:

THE FOLLOWING IS THE RECOMMENDED STAGING OF MAJOR CONSTRUCTION ACTIVITIES FOR THE PROJECT.

1. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
2. 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.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING BY THE LOCAL CONSERVATION DISTRICT AT AN ON-SITE PRECONSTRUCTION MEETING.
4. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
5. INITIAL EROSION AND SEDIMENTATION CONTROL MEASURES AND BMPS MUST BE CONSTRUCTED, STABILIZED, AND OPERATIONAL BEFORE ANY EARTH DISTURBANCE WHICH IS TRIBUTARY TO THOSE MEASURES BEGINS.
6. INSTALL ALL FILTER SOCK BARRIERS AS SHOWN ON THE PLAN.
7. PER NEW NPDES REQUIREMENTS "UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT."
8. CONDUCT SITE DEMOLITION ACTIVITIES AND REMOVE ALL WASTE FROM THE SITE IN ACCORDANCE WITH THE DEP REGULATIONS.
9. REMOVE TOPSOIL AND PERFORM NECESSARY INITIAL GRADING. INSTALL THE ROCK CONSTRUCTION ENTRANCE AT THE POINT OF ENTRANCE INTO THE SITE. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT SITE ONTO ADJACENT ROADWAYS.
10. STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED TEMPORARY AREAS AS SHOWN ON THE PLAN. PLACE FILTER SOCK AROUND THE STOCKPILE. APPLY TEMPORARY SEEDING TO THE STOCKPILE.
11. INSTALL CONSTRUCTION ENTRANCE WITH WASH RACK AT THE LOCATION SHOWN ON THE PLANS. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT SITE ONTO ADJACENT ROADWAYS.
12. PHASE 1 – PROCEED WITH BULK SITE EXCAVATION AND ROUGH GRADING ACTIVITIES FOR THE SITE DRIVEWAY ON THE NORTH SIDE OF THE BUILDING AND BRING THE SITE AREAS TO SUBGRADE ELEVATIONS WHILE MAINTAINING PERIMETER E&S BMPS. MAINTAIN ACCESS TO THE STORAGE AREAS FROM PEIFFERS LANE AROUND THE SOUTH SIDE OF THE BUILDING. AS AREAS OF THE SITE REACH SUBGRADE ELEVATION, APPROPRIATE STABILIZATION SHALL BE APPLIED TO FILL SLOPES, LAWN AREAS, ETC. TO MINIMIZE ACCELERATED EROSION.
13. PHASE 1 – ONCE THE NORTH ACCESS DRIVE IS GRADED AND STABILIZED, OPEN THE NORTH ACCESS DRIVE FOR USE BY CUSTOMERS AND FENCE THE REMAINDER OF THE CONSTRUCTION SITE.
14. PHASE 2 – INSTALL STORM SEWER CONVEYANCE SYSTEM ON THE SOUTH SIDE BEGINNING AT THE DOWNSTREAM ENDS AND PROCEEDING UPSTREAM TO THE EXISTING INLETS IN PEIFFERS LANE. ANY WATER PUMPED FROM STORM SEWER TRENCHES SHALL BE DIRECTED TO A SEDIMENT REMOVAL FACILITY SUCH AS A FILTER BAG OR APPROVED EQUAL.
15. PHASE 2 – PROCEED WITH DEMOLITION AND BULK SITE EXCAVATION AND ROUGH GRADING ACTIVITIES FOR REMAINDER OF THE SITE WHILE MAINTAINING PERIMETER E&S BMPS. MAINTAIN ACCESS TO THE STORAGE AREAS FROM PEIFFERS LANE AROUND THE NORTH SIDE OF THE BUILDING. AS AREAS OF THE SITE REACH SUBGRADE ELEVATION, APPROPRIATE STABILIZATION SHALL BE APPLIED TO FILL SLOPES, LAWN AREAS, ETC. TO MINIMIZE ACCELERATED EROSION.
16. ONCE THE BUILDING PAD IS BROUGHT TO SUBGRADE ELEVATION, INSTALL STONE FOR STABILIZATION OF THE BUILDING PAD IMMEDIATELY.
17. PLACE SUBBASE MATERIAL TO STABILIZE THE SITE DRIVEWAYS AND PARKING AREAS IMMEDIATELY. THIS WILL ELIMINATE THE ROCK CONSTRUCTION ENTRANCE.
18. ONCE ACCESS IS COMPLETED AROUND THE SOUTH SIDE OF THE BUILDING, REDIRECT CUSTOMER TRAFFIC TO THE NEW DRIVEWAY AND CLOSE THE EXISTING DRIVEWAY. BEGIN DEMOLITION AND ROUGH GRADING TO REMOVE THE EXISTING DRIVEWAY WHILE MAINTAINING PERIMETER E&S BMPS.
19. PHASE 2 – INSTALL STORM SEWER CONVEYANCE SYSTEM ON THE NORTH SIDE BEGINNING AT THE DOWNSTREAM ENDS AND PROCEEDING UPSTREAM TO I-4. ANY WATER PUMPED FROM STORM SEWER TRENCHES SHALL BE DIRECTED TO A SEDIMENT REMOVAL FACILITY SUCH AS A FILTER BAG OR APPROVED EQUAL.
20. CONDUCT FINE GRADING ACTIVITIES AND PLACE TOPSOIL ON ALL REMAINING AREAS. APPLY PERMANENT SEEDING, SOIL SUPPLEMENTS, MULCHING, AND MATTING WHERE APPLICABLE IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS PRESENTED ON THE PLAN. INSTALL FINAL LANDSCAPING AND PLANTING PER PROJECT REQUIREMENTS AND PROCEDURES PRESENTED ON THE PLAN. IN ORDER TO ENSURE RAPID VEGETATION GROWTH, PLANTING AND SEEDING SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.
21. CONTINUE WITH GENERAL BUILDING CONSTRUCTION AND CONSTRUCTION OF OTHER LOCALIZED SITE ITEMS SUCH AS SITE CURBING, SITE LIGHTING, SIDEWALK SYSTEMS, FENCING, UTILITY CONNECTIONS, ETC.
22. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS. THE OWNER AND/OR OPERATORS SHALL CONTACT THE LOCAL COUNTY CONSERVATION DISTRICT FOR ANY INSPECTION PRIOR TO REMOVAL OF THE E&S BMPS.
23. ONCE APPROVED BY THE COUNTY CONSERVATION DISTRICT, REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES. PERMANENTLY RE-SEED, MULCH, AND MAT WHERE APPLICABLE ANY REMAINING AREAS WHICH REMAIN DISTURBED OR HAVE NOT BEEN ESTABLISHED FROM PREVIOUS SEEDING APPLICATIONS IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS PRESENTED ON THE PLAN.
24. INSTALL SITE SIGNAGE, FINAL WEARING COURSE, PAVEMENT MARKINGS, AND OTHER INCIDENTAL CONSTRUCTION ITEMS AS NECESSARY.
25. INSTALL TREES AND SHRUBS AS SHOWN ON THE LANDSCAPING PLAN.
26. CONTACT THE CONSERVATION DISTRICT IN ORDER TO REQUEST A FINAL SITE INSPECTION AS NECESSARY.

MAINTENANCE OF E&S CONTROL DEVICES:

THE SOIL EROSION AND SEDIMENTATION CONTROLS UTILIZED IN THE DEVELOPMENT OF THIS PLAN SHALL BE ROUTINELY MAINTAINED IN ORDER TO KEEP THEM FUNCTIONING PROPERLY UNTIL SITE STABILIZATION OCCURS. THE CONTRACTOR SHALL PERFORM CERTAIN PERIODIC DUTIES IN ORDER TO ASSURE PROPER CONTROL. MAINTENANCE OF THE VARIOUS EROSION AND SEDIMENTATION CONTROLS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING GENERAL MAINTENANCE PROCEDURES OUTLINED BELOW.

MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION MEASURES AFTER EACH SIGNIFICANT RUNOFF EVENT AND ON A WEEKLY BASIS BY A QUALIFIED PERSON TRAINED AND EXPERIENCED IN EROSION AND SEDIMENTATION CONTROL AND WHO HAS SITE SUPERVISION RESPONSIBILITIES, TO ASCERTAIN THAT THE EROSION CONTROL MEASURES ARE OPERATIONAL AND EFFECTIVE IN PREVENTING SEDIMENT FROM LEAVING THE SITE. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE: A SUMMARY OF SITE CONDITIONS, BMPS AND COMPLIANCE, AND THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INCLUDING THE COMPLIANCE ACTIONS, DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG SHALL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE CONSERVATION DISTRICT UPON REQUEST.

MISCELLANEOUS ADJUSTMENTS AND CORRECTIONS SHALL BE MADE TO ANY EROSION CONTROL STRUCTURE AS DEEMED NECESSARY BY THE ENGINEER, TOWNSHIP OFFICIAL, OR LOCAL COUNTY CONSERVATION DISTRICT REPRESENTATIVE IN ORDER TO CORRECT UNFORESEEN PROBLEMS.

COMPOST FILTER SOCK:

1. THE FILTER SOCK SHALL BE INSPECTED AFTER EVERY PRECIPITATION EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP THE DEVICES FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE ACCUMULATIONS REACH ½ ABOVE THE GROUND HEIGHT OF THE DEVICE.
3. ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR OR BASE SHALL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIAL.
4. ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER SOCK.
5. ANY DEBRIS ACCUMULATED AT SILT SOCK BARRIERS SHALL BE REMOVED AND PROPERLY DISPOSED IN A RESPONSIBLE MANNER. BARRIERS SHALL BE CHECKED AND REALIGNED OR RESET AS REQUIRED. ANY DEBRIS OR SOLID WASTE MATERIAL ACCUMULATED FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED LANDFILL. CONSTRUCTION WASTE SHALL NOT BE BURIED ON THE SUBJECT SITE.

ROCK CONSTRUCTION ENTRANCE WITH WASH RACK:

1. AT A MINIMUM, ROCK CONSTRUCTION ENTRANCES SHOULD BE CONSTRUCTED TO THE LENGTH, WIDTH, AND THICKNESS DIMENSIONS SHOWN ON THE CONSTRUCTION DETAILS.
2. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE SITE. WASHING OF THE ROADWAY IS NOT PERMITTED. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
3. ROCK CONSTRUCTION ENTRANCES SHALL BE CLEANED AND REDRESSED WHEN VOIDS BECOME CHOKED WITH MUD AND SEDIMENT.
4. GEOTEXTILE FABRIC SHALL BE INSTALLED UNDER ALL ROCK CONSTRUCTION ENTRANCES TO KEEP SOIL FROM PUMPING AND PENETRATING INTO THE STRUCTURE.
5. WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
6. WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
7. A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.
8. ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

INLET PROTECTION:

1. STANDARD TYPE C AND TYPE M INLETS SHALL USE A WIRE MESH AND STONE INLET PROTECTION DEVICE AS PER THE STANDARD CONSTRUCTION DETAILS SHOWN ON THE APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN.
2. INLET PROTECTION DEVICES SHALL BE INSPECTED REGULARLY AND AFTER EACH MEASURABLE PRECIPITATION EVENT.
3. SEDIMENT SHALL BE REMOVED FROM THE DEVICE WHEN THE DEPTH OF SEDIMENT IS 1/3 OF THE TOTAL HEIGHT.
4. STONE WHICH BECOMES CHOKED WITH SEDIMENT AND IS NOT FUNCTIONAL SHALL BE REMOVED AND REPLACED WITH CLEAN STONE.

CONCRETE WASHOUT FACILITY:

1. REMOVE MATERIAL AND CLEAN WASHOUT FACILITY WHEN THE DEPTH OF THE CONCRETE WASHOUT WATER REACHES 50% OF THE FILTER RING HEIGHT.
2. REPLACE THE GEOMEMBRANE LINER WITH EACH CLEANING. FOLLOW INSTALLATION NOTES IN THE COMPOST SOCK WASHOUT FACILITY CONSTRUCTION DETAIL.

PUMPED WATER FILTER BAG WITH COMPOST FILTER SOCK:

1. EITHER COMPLETELY SURROUND THE FILTER BAG WITH A 8" COMPOST FILTER SOCK OR PLACE THE INFLOW LINE UPHILL OF THE COMPOST FILTER SOCK TO ENSURE THAT ALL PUMPED WATER PASSES THROUGH THE COMPOST FILTER SOCK.
2. FILTER BAGS SHALL BE INSPECTED DAILY. IMMEDIATELY DISPOSE OF BAGS WHICH ARE SPLIT OR TORN.
3. DO NOT USE BAGS WHICH ARE GREATER THAN 1/2 FULL. WHEN BAGS REACH THAT CAPACITY, THEY SHALL BE REPLACED AND THE SEDIMENT SHALL BE PROPERLY DISPOSED.
4. REGULARLY INSPECT THE OPERATION OF FILTER BAGS TO ENSURE THAT THEY ARE LOCATED ON RELATIVELY FLAT, WELL VEGETATED AREAS AND THAT THE OUTFLOW IS BEING DISCHARGED TO A STABLE, EROSION RESISTANT AREA.

EROSION CONTROL MATTING:

1. EROSION CONTROL MATTING SHOULD BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. FOR ROLLED BLANKETS, THE AREA SHOULD BE SMOOTH AND UNIFORM TO ENSURE CONTINUOUS CONTACT BETWEEN THE BLANKET AND UNDERLYING SOIL.
2. A COPY OF THE INSTALLATION PROCEDURE IS INCLUDED IN THE CONSTRUCTION DETAILS. THE MINIMUM STANDARDS ARE BASED ON THE PRODUCT SPECIFIED.

STREET SWEEPING:

1. AT ANY TIME DURING CONSTRUCTION WHEN SOIL IS TRACKED ONTO THE ROADWAY, PARKING LOT PAVEMENT, OR DRIVEWAY PAVEMENT, THE SURFACE SHALL BE SWEPT IMMEDIATELY TO PREVENT CONVEYANCE OF SOIL FROM PROJECT AREA TO STORM SEWER OR SURFACE WATERS OF THE COMMONWEALTH OF PA.

RECYCLING & DISPOSAL OF WASTES:

1. ANTICIPATED CONSTRUCTION WASTES FROM THE PROJECT MAY INCLUDE TYPICAL BUILDING MATERIALS (LUMBER, DRYWALL, INSULATION, VINYL, MASONRY, ROOFING, ASPHALT, CONCRETE, PAINTS, SOLVENTS, ETC.), PLASTIC, CARDBOARD, WASH WATER AND SANITARY WASTES.
2. THE CONTRACTOR SHALL INSPECT THE PROJECT AREA DAILY AND PROPERLY DISPOSE OF ALL CONSTRUCTION WASTES IN ACCORDANCE WITH PADEP'S SOLID WASTE MANAGEMENT REGULATIONS AT PA CODE 260.1 et. seq., 271.1, AND 287.1 et. seq. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
3. LITTERING BY CONSTRUCTION CREWS WILL BE DISCOURAGED/POLICED, AND HOUSEKEEPING OF ALL PROJECT AREAS WILL BE ENCOURAGED.
4. WHENEVER POSSIBLE, REUSABLE WASTES WILL BE SEPARATED FOR RECYCLING.
5. ALL RECYCLING AND DISPOSAL OF CONSTRUCTION WASTE, INCLUDING MATERIALS WITH AND FROM THE BMPS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE RULES AND REGULATIONS FOR WASTE MANAGEMENT.
6. MATERIALS WITH AND FROM THE BMPS, EXCESS SOIL AND ROCK, BUILDING MATERIALS, CONCRETE AND CONCRETE WASH WATER, SANITARY WASTE AND ANY OTHER MATERIALS THAT COULD ADVERSELY IMPACT SURFACE OR GROUND WATER QUALITY SHALL BE DISPOSED OF IN ACCORDANCE WITH DEP LAWS, REGULATIONS AND REQUIREMENTS.

IMPLICATIONS & RESOLUTIONS OF SOIL TYPES:

1. IN GENERAL, THERE ARE NO KNOWN UNUSUAL SITE CHARACTERISTICS THAT ARE UNLIKE THOSE FOUND ELSEWHERE IN THE REGION WHERE SIMILAR SOILS ARE PRESENT.
2. ANY ROCK ENCOUNTERED WILL BE RIPPED OR BLASTED AS NECESSARY, AND USED FOR COMPACTED FILL IN OTHER AREAS OR REMOVED FROM THE SITE.
3. SLOPE WILL NOT BE AN ADVERSE FACTOR TO CONSTRUCTION. SLOPES WILL BE RE-SHAPED PER THE PROPOSED GRADING PLAN AND TYPICALLY WILL BE 3:1 OR FLATTER. ANY ACCELERATED RUNOFF OR EROSION FROM SLOPES WILL BE HANDLED BY EROSION CONTROL MATTING AND SILT SOCK ON THE SITE.
4. DRAINAGE WITHIN THE PROJECT AREA WILL BE ACCOMMODATED BY PROPOSED GRADING, STORM PIPING AND SWALES. THE GROUND SURFACE WILL BE RESHAPED, COMPACTED AND STABILIZED CONSISTENT WITH THE PROPOSED GRADING PLAN CONTAINED HEREIN.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
6. 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.
7. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. 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.
9. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
12. SEE SOIL EROSION AND SEDIMENTATION CONTROL PLAN, SHEET ES-1, FOR ADDITIONAL INFORMATION.

STABILIZATION SPECIFICATIONS:

1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED ONE DAY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
4. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
5. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
6. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
7. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.

GENERAL E & S NOTES:

1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE LOCAL COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE LOCAL COUNTY CONSERVATION DISTRICT.
3. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
4. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE EARTH DISTURBANCE ACTIVITY, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
5. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT PA CODE 260.1 et. seq., 271.1, AND 287.1 et. seq. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT POLLUTION CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
7. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM 'USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.).
8. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
9. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF CLEAN FILL".

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COMMONWEALTH OF PENNSYLVANIA
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DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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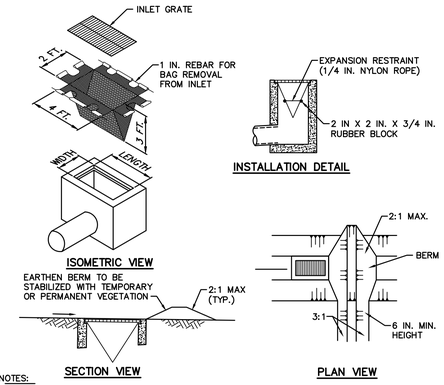
G.R.S.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: NONE

DATE: AUGUST 4, 2020

SHEET ES-2



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

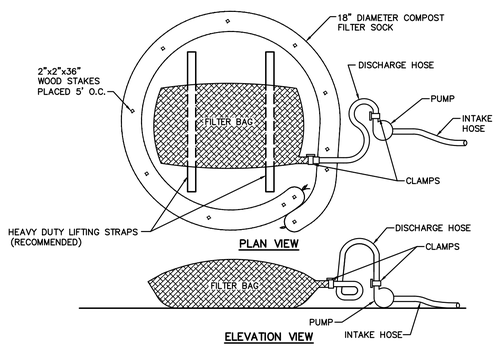
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET

N.T.S.



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. 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/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

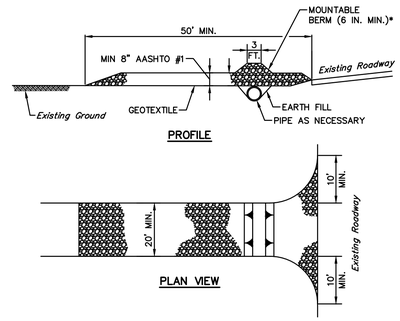
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG W/ COMPOST FILTER SOCK

N.T.S.



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

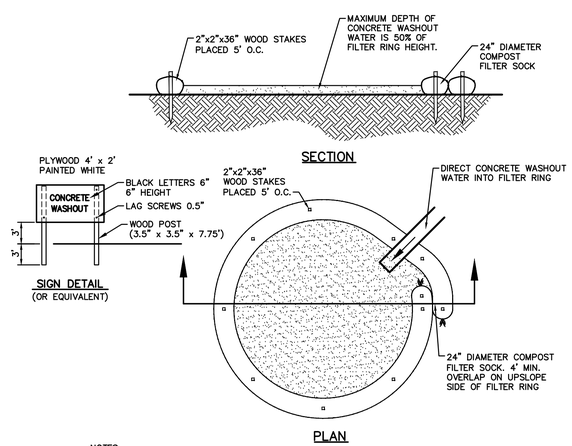
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL 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

N.T.S.



NOTES

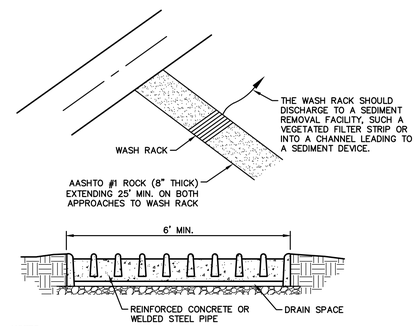
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
4. CONCRETE BLOCKS SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE COMPOST FILTER SOCKS USED FOR A CONCRETE WASHOUT INSTALLED ON A PAVED AREA TO HELP HOLD THE SOCKS IN PLACE. THE BLOCKS SHALL BE INSTALLED AT THE SAME INTERVAL RECOMMENDED FOR THE INSTALLATION OF THE STAKES AS INDICATED ABOVE.

MAINTENANCE:

1. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
2. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
3. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL

N.T.S.



NOTES:

1. WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
2. WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
3. A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION WASH RACK

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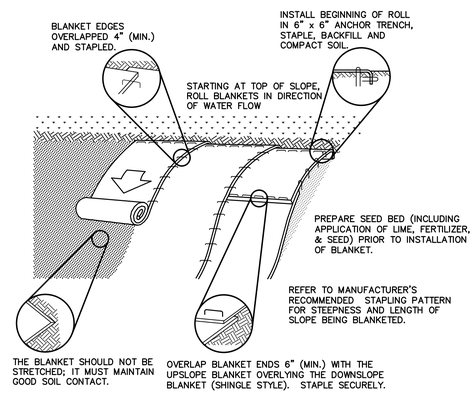
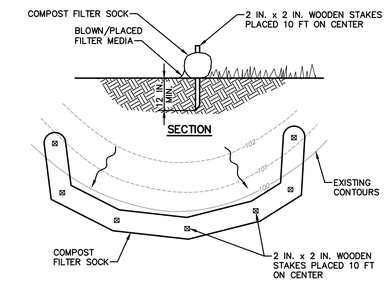


NOTES:

1. INSTALL THE BLANKET IMMEDIATELY AFTER BULK EXCAVATION. REMOVE THE BLANKET FOR FINE GRADING AND FOR THE APPLICATION OF SEED AND SOIL AMENDMENTS ACCORDING TO THE RATES IN THE PLAN DRAWINGS. REPLACE THE BLANKET IMMEDIATELY AFTERWARDS EACH STEP.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, 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. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL 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.

NORTH AMERICAN GREEN SC250 EROSION CONTROL BLANKET INSTALLATION

N.T.S.



COMPOST FILTER SOCK PLAN VIEW

N.T.S.

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting				HDPE biaxial net Continuously wound Fusion-welded junctures 3/4" X 3/4" Max. aperture size	
Outer Filtration Mesh				Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch) 3/16" Max. aperture size	
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

TABLE 4.2
Compost Standards

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.5
Moisture Content	30% - 60%
Particle Size	30% - 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

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 GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 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.

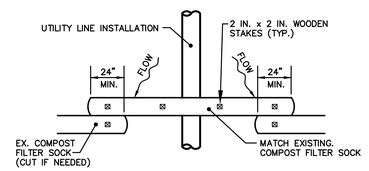
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

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 MAY 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 #4-1 COMPOST FILTER SOCK

N.T.S.



COMPOST FILTER SOCK REPAIR DETAIL (UTILITY CUT)

N.T.S.

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DOUGLAS S. GOSIK, P.E.
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SOIL EROSION & SEDIMENTATION CONTROL DETAILS

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
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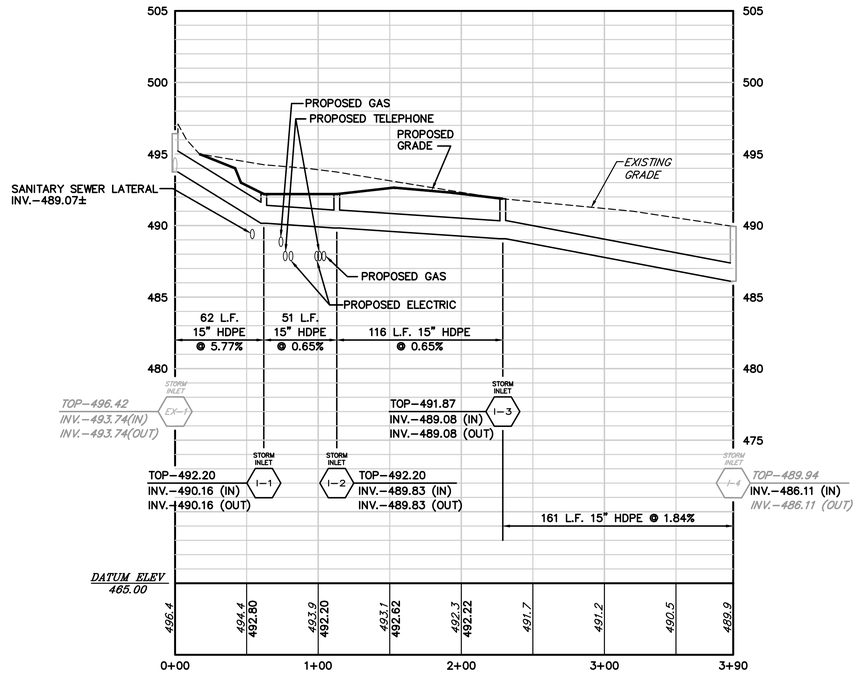
WSC PROJECT NUMBER: 2020LIFEST

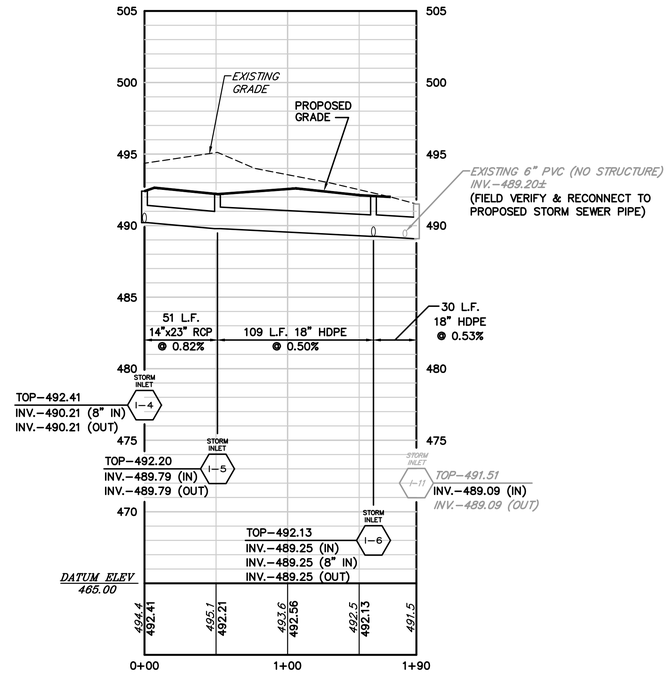
SCALE: 1" = 30'

DATE: AUGUST 4, 2020

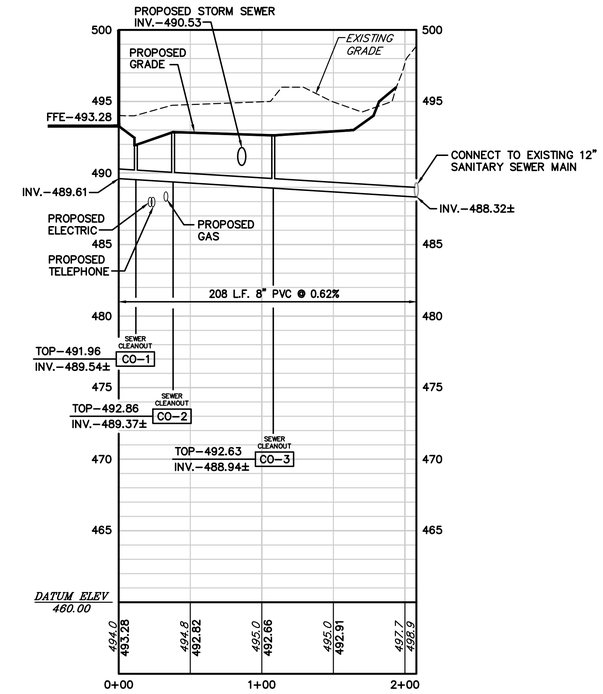
SHEET ES-3



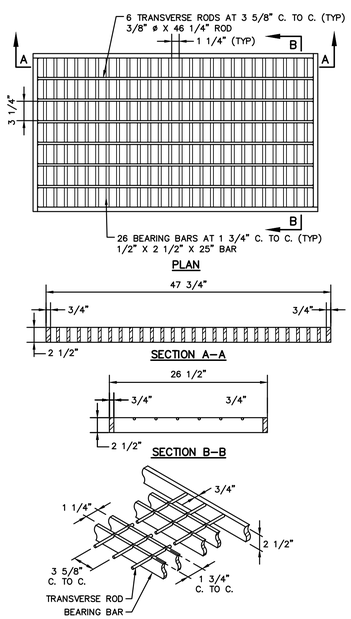
STORM SEWER PROFILE
EXISTING INLET 1 TO EXISTING INLET I-4
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



STORM SEWER PROFILE
INLET I-4 TO EXISTING INLET 11
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

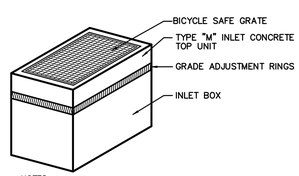


SANITARY SEWER PROFILE
PROPOSED SEWER LATERAL
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



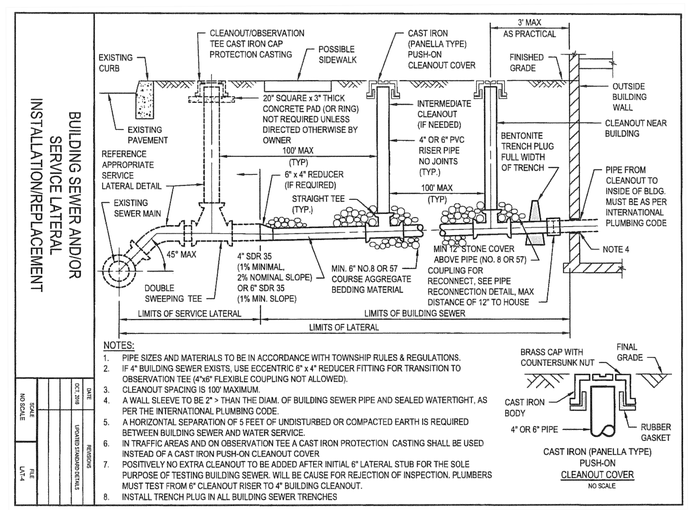
STRUCTURAL STEEL GRATE
(BICYCLE SAFE)
N.T.S.

NOTES:
1. THIS DETAIL DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. PERMIT ONLY GRATES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(r).
3. PROVIDE TRANSVERSE BARS MEETING THE REQUIREMENTS OF PUBLICATION 408.
4. PROVIDE BICYCLE–SAFE, STRUCTURAL STEEL OR CAST IRON VANE GRATES FOR INSTALLATION WHERE BICYCLE TRAFFIC IS ANTICIPATED, SUCH AS CURBED ROADWAYS IN URBAN AREAS OR ROADWAYS SPECIFICALLY ESTABLISHED AND SIGNED AS BIKEWAYS OR HAVING BIKE LANES. ALTERNATE BICYCLE–SAFE GRATE DESIGNS SHALL REQUIRE A SHOP DRAWING SUBMISSION, AS SPECIFIED IN NOTE 1, AND SHALL CONFORM TO THE DIMENSIONAL REQUIREMENTS FOR PROPER INSTALLATION WITH THE CURRENT CONCRETE TOP UNITS.
5. FABRICATION SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
6. PROVIDE STRUCTURAL STEEL GRATES WITH THE GRATE SPACERS LOCATED FLUSH ALONG THE TOP SURFACE OF THE GRATE.



NOTES:
1. INLETS SHALL CONFORM TO PENNDOT STANDARD INLET RC–34M.
2. PROVIDE STEPS WHERE INLET DEPTH EXCEEDS 5 FEET.

TYPE "M" INLET
N.T.S.



NOTES:
1. PIPE SIZES AND MATERIALS TO BE IN ACCORDANCE WITH TOWNSHIP RULES & REGULATIONS.
2. IF 4" BUILDING SEWER EXISTS, USE ECCENTRIC 6" x 4" REDUCER FITTING FOR TRANSITION TO OBSERVATION TEE (4"x6" FLEXIBLE COUPLING NOT ALLOWED).
3. CLEANOUT SPACING IS 100' MAXIMUM.
4. A WALL SLEEVE TO BE 2" > THAN THE DIAM. OF BUILDING SEWER PIPE AND SEALED WATERTIGHT, AS PER THE INTERNATIONAL PLUMBING CODE.
5. A HORIZONTAL SEPARATION OF 5 FEET OF UNDISTURBED OR COMPACTED EARTH IS REQUIRED BETWEEN BUILDING SEWER AND WATER SERVICE.
6. IN TRAFFIC AREAS AND ON OBSERVATION TEE A CAST IRON PROTECTION CASTING SHALL BE USED INSTEAD OF A CAST IRON PUSH-ON CLEANOUT COVER
7. POSITIVELY NO EXTRA CLEANOUT TO BE ADDED AFTER INITIAL 6" LATERAL STUB FOR THE SOLE PURPOSE OF TESTING BUILDING SEWER. WILL BE CAUSE FOR REJECTION OF INSPECTION. PLUMBERS MUST TEST FROM 6" CLEANOUT RISER TO 4" BUILDING CLEANOUT.
8. INSTALL TRENCH PLUG IN ALL BUILDING SEWER TRENCHES

REVISIONS	DATE
UPDATED DRAWING DETAILS	OCT. 2018

SCALE	DWG.
NO SCALE	LP1

LOWER PAXTON TOWNSHIP SANITARY SEWER LATERAL DETAIL
N.T.S.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047740-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE
UTILITY PROFILES & MISCELLANEOUS DETAILS

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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REVISIONS

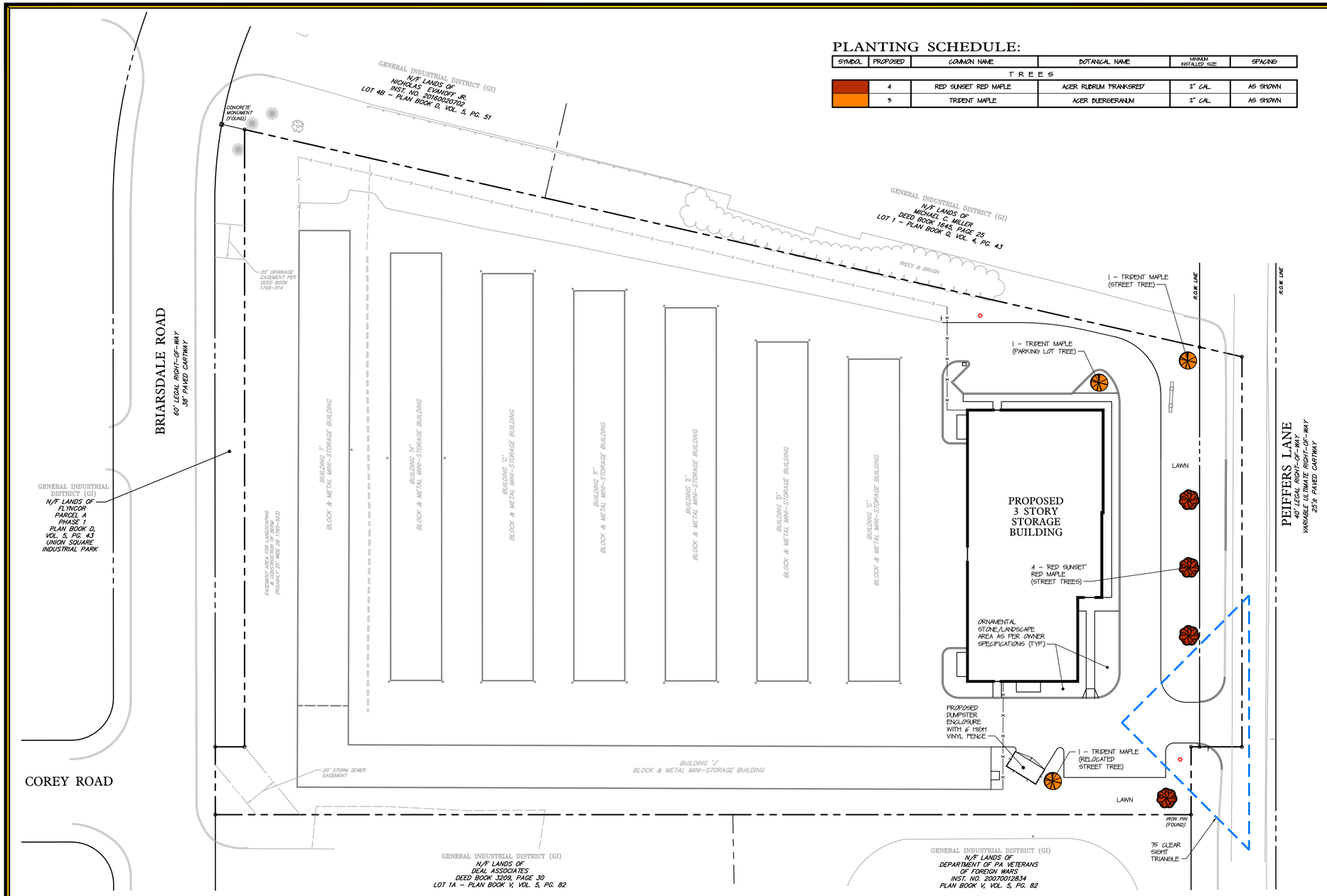
DESIGN BY:	DRAWN BY:	CHECKED BY:
G.R.S.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: AS NOTED

DATE: AUGUST 4, 2020

SHEET
PRO-1



PLANTING SCHEDULE:

SYMBOL	PROPOSED	COMMON NAME	BOTANICAL NAME	MINIMUM INSTALLED SIZE	SPACING
TREES					
	4	RED SUNSET RED MAPLE	ACER RUBRUM 'FRANKSRED'	2" CAL.	AS SHOWN
	3	TRIDENT MAPLE	ACER BUERGERANUM	2" CAL.	AS SHOWN

LOCATION MAP
SCALE: 1" = 2,000'

BENCHMARK #1
MAG NAIL SET AT THE EAST END OF OF STORAGE BUILDING "I".
Elevation = 493.13 (NAVD 88)

BENCHMARK #2
MAG NAIL SET AT THE WEST END OF OF STORAGE BUILDING "J".
Elevation = 488.25 (NAVD 88)

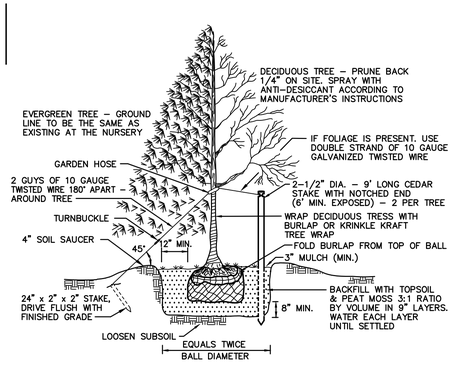
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LANDSCAPING NOTES:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWING, AND IN THE QUANTITIES INDICATED IN THE PLANTING SCHEDULE. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS SHOWN, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT AS SHOWN ON THE PLAN.
3. PLANTS SHALL BE TYPICAL TO THEIR SPECIES, CULTIVAR, OR VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED AND DENSE FOLIAGE, VIGOROUS FIBROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS OR INJURIES.
4. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
5. INSOFAR AS IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT ALL STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
6. ALL PLANTS SHALL BE PLANTED IN APPROVED BACKFILL MIXTURE THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
7. PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARK AND THE BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
8. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
9. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT, AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL RELATIONSHIP BETWEEN THE CROWN OF THE ROOT BALL AND THE GROUND SURFACE WILL BE ESTABLISHED. ALL PLANTS SHALL BE LOCATED IN THE CENTER OF THEIR RESPECTIVE PLANTING PITS.
10. EACH PLANT SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. SHEARS ARE TO BE STERILIZED BETWEEN TREES.
11. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED, SMALLER TREES SHALL BE STAKED. GUY WIRES AND STAKES SHALL BE INDICATED WITH BRIGHT FLAGGING.
12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE ENGINEER AND CONTRACTOR IN THE FIELD. IF THERE IS ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
13. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE COMPLETION DATE OF INSTALLATION.
14. ALL TREES SHALL HAVE THEIR STAKING AND WIRING REMOVED BY THE CONTRACTOR AFTER A PERIOD OF ONE (1) YEAR.
15. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1–2004, AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA).
16. ALL INJURED ROOTS SHALL BE PRUNED PRIOR TO PLANTING. IT IS ADVISABLE TO PRUNE BRANCHES THAT CROSS. THE CENTRAL LEADER OF TREES SHOULD NOT BE CUT. LONG SIDE BRANCHES SHOULD BE SHORTENED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND LOCATING ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UTILITIES. TREES OR SHRUBS SHALL NOT BE PLANTED WITHIN FIVE (5) FEET OF BURIED UTILITY LINES AND FIFTEEN (15) FEET OF OVERHEAD UTILITIES.
18. LANDSCAPE PLANS SHALL NOT BE UTILIZED TO DETERMINE LOCATIONS, DIMENSIONS, OR MEASUREMENTS OF OTHER PROPOSED SITE STRUCTURES. REFER TO APPROPRIATE DRAWINGS BY ENGINEER FOR OTHER INFORMATION.
19. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED TYPE ARE NOT AVAILABLE, SUBSTITUTIONS MAY OCCUR UPON REQUEST BY THE CONTRACTOR AND AS APPROVED BY THE ENGINEER.
20. ALL PROTECTIVE TREE WRAP AND NON–BIODEGRADABLE ROOT WRAP SHALL BE REMOVED IMMEDIATELY AFTER PLANTING.
21. ALL TREE AND SHRUB BEDS ARE TO BE COVERED WITH A THREE (3) INCH MINIMUM LAYER OF SHREDDED BARK MULCH.
22. TREES SHALL BE PLANTED SO AS TO NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SIDEWALKS. TREES SHALL NOT BE PLANTED WITHIN EIGHT (8) FEET OF SIDEWALKS. TREES OR SHRUBS SHALL NOT BE PLANTED IN THE BOTTOM OF SWALES.
23. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND THE LATEST EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK, ANSI.
24. ALL PLANT MATERIALS USED SHALL, AT THE TIME OF PLANTING, MEET MINIMUM SIZE REQUIREMENTS AS STATED IN SECTION 180–515 OF THE LOWER PAXTON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

LANDSCAPING DATA:

1. STREET TREE REQUIREMENT:	ONE (1) TREE FOR EVERY 50 FEET OF STREET RIGHT–OF–WAY
2. STREET TREES REQUIRED:	276 L.F. OF R.O.W. / 50 L.F. = 6 TREES
3. STREET TREES PROVIDED:	6 TREES
4. PARKING LOT REQUIREMENT:	ONE (1) DECIDUOUS TREE FOR EVERY FIFTEEN (15) NEW PARKING SPACES
5. PARKING LOT TREES REQUIRED:	12 SPACES = 1 TREE
6. PARKING LOT TREES PROVIDED:	1 TREE



TREE PLANTING DETAIL
N.T.S.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
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PH: 717-412-0142
FAX: 717-540-7958

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047740-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

SITE LANDSCAPING PLAN

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com

DAUPHIN COUNTY, PA
LOWER PAXTON TOWNSHIP

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
G.R.S.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: 1" = 30'

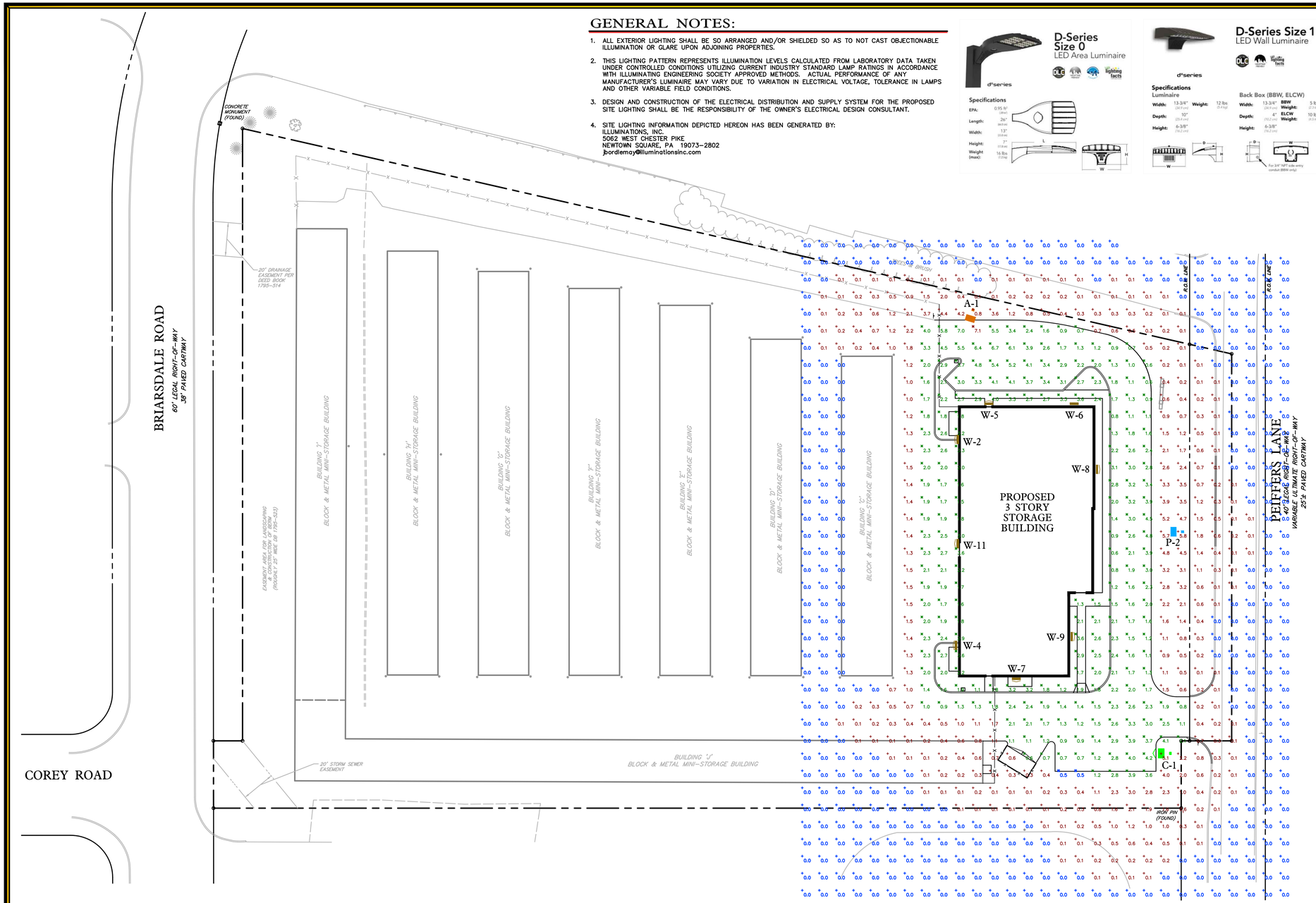
DATE: AUGUST 4, 2020

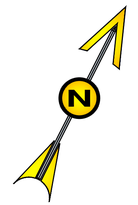
SHEET
LS-1

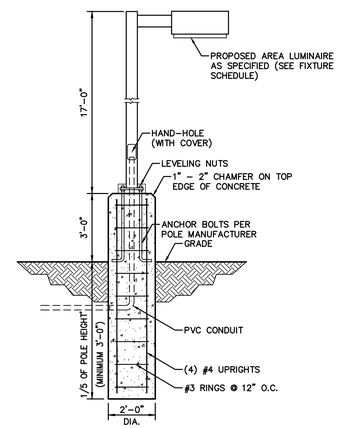
GENERAL NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE SO ARRANGED AND/OR SHIELDED SO AS TO NOT CAST OBJECTIONABLE ILLUMINATION OR GLARE UPON ADJOINING PROPERTIES.
2. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
3. DESIGN AND CONSTRUCTION OF THE ELECTRICAL DISTRIBUTION AND SUPPLY SYSTEM FOR THE PROPOSED SITE LIGHTING SHALL BE THE RESPONSIBILITY OF THE OWNER'S ELECTRICAL DESIGN CONSULTANT.
4. SITE LIGHTING INFORMATION DEPICTED HEREON HAS BEEN GENERATED BY:
   ILLUMINATIONS, INC.
   5062 WEST CHESTER PIKE
   NEWTOWN SQUARE, PA 19073-2802
   jordiemay@illuminationsinc.com

LOCATION MAP
SCALE: 1" = 2,000'







TYPICAL PARKING LOT LIGHTING STANDARD DETAIL

N.T.S.

SCHEDULE

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	P	1	Lithonia Lighting	DSX0 LED P7 40K T2M MVOLT HS	DSX0 LED P7 40K T2M MVOLT with houseside shield	LED	1	DSX0_LED_P7_40K_T2M_MVOLT_HS.ies	15010	1	0.9	166	100%	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G3
	W	8	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_TFTM_MVOLT.ies	7711	1	0.9	73.2	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2
	A	1	Lithonia Lighting	DSX0 LED P7 40K BLC MVOLT	DSX0 LED P7 40K BLC MVOLT	LED	1	DSX0_LED_P7_40K_BLC_MVOLT.ies	15050	1	0.9	166	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G2
	C	1	Lithonia Lighting	DSX0 LED P7 40K TFTM MVOLT HS	DSX0 LED P7 40K TFTM MVOLT WITH HOUSESIDE SHIELD	LED	1	DSX0_LED_P7_40K_TFTM_MVOLT_HS.ies	14332	1	0.9	166	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G3

LUMINAIRE LOCATIONS

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	2228265.00	344448.60	20.00	20.00	197.22	0.00	2228265.00	344447.60	0.00
1	C	2228381.00	344189.10	20.00	20.00	270.00	0.00	2228380.00	344189.10	0.00
2	P	2228389.00	344318.90	20.00	20.00	270.00	0.00	2228388.00	344318.90	0.00
2	W	2228256.00	344373.70	15.00	15.00	270.34	0.00	2228256.00	344373.70	0.00
4	W	2228256.00	344251.30	15.00	15.00	270.17	0.00	2228256.00	344251.30	0.00
5	W	2228274.00	344393.70	15.00	15.00	0.00	0.00	2228274.00	344393.70	0.00
6	W	2228324.00	344393.70	15.00	15.00	0.00	0.00	2228324.00	344393.70	0.00
7	W	2228290.00	344231.90	15.00	15.00	179.82	0.00	2228290.00	344231.90	0.00
8	W	2228337.00	344356.00	15.00	15.00	90.00	0.00	2228337.00	344356.00	0.00
9	W	2228322.00	344256.40	15.00	15.00	90.00	0.00	2228322.00	344256.40	0.00
11	W	2228256.00	344311.80	15.00	15.00	270.21	0.00	2228256.00	344311.80	0.00

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.2 fc	7.1 fc	0.0 fc	N/A	N/A
PARKING AND BUILDING PERIMETER	×	2.3 fc	7.1 fc	0.5 fc	14.2:1	4.6:1
PROPERTY LINE		0.1 fc	1.6 fc	0.0 fc	N/A	N/A

BENCHMARK #1
MAG NAIL SET AT THE EAST END OF OF STORAGE BUILDING "J".
Elevation = 493.13 (NAVD 88)

BENCHMARK #2
MAG NAIL SET AT THE WEST END OF OF STORAGE BUILDING "J".
Elevation = 488.25 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
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COMMONWEALTH OF PENNSYLVANIA
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DOUGLAS S. GOSIK
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NO. 047740-E
DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

SITE LIGHTING PLAN

CLIENT
LIFE STORAGE, INC.
(ATTENTION: DANIEL SCHAWANZ, PROJECT MANAGER)
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
EMAIL: dschawanz@lifestorage.com

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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REVISIONS

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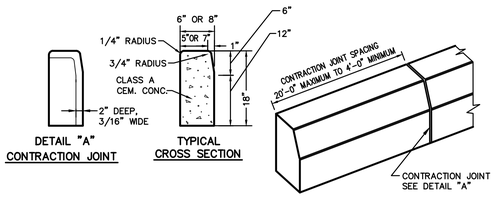
G.R.S.	B.E.R.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: 1" = 30'

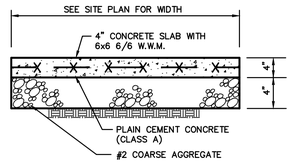
DATE: AUGUST 4, 2020

SHEET LT-1



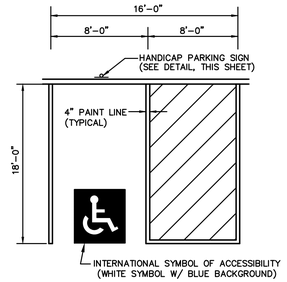
NOTES:
1. MAINTAIN 8" CURB REVEAL FOR ALL SITE CURBING EXCEPT FOR FLUSH CURB AND 6" REVEAL ALONG THE FRONT OF BUILDINGS. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL CURBING SHOWN WITHIN THIS PLAN SET. SEE GRADING/UTILITIES PLAN FOR SPOT ELEVATIONS ALONG CURBING.
2. PLACE 3/4" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

TYPICAL CONCRETE CURB DETAIL
N.T.S.



NOTES:
1. CONSTRUCT SIDEWALK IN ACCORDANCE WITH PADOT SPECIFICATIONS
2. PROVIDE TRANSVERSE TOOLED JOINTS @ 5' INTERVALS
3. PROVIDE 1/2" PREMOLDED EXPANSION JOINT MATERIAL @ 20' SPACING

TYPICAL CONCRETE SIDEWALK
N.T.S.



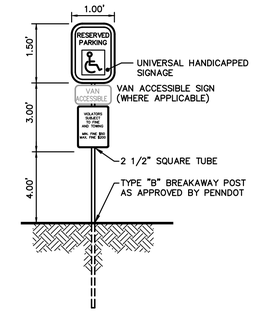
VAN ACCESSIBLE STALL

NOTE:
LAYOUT SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS, SECTION 4.30.

ALL HANDICAPPED SPACES SHALL NOT EXCEED A 2% SLOPE IN ALL DIRECTIONS.

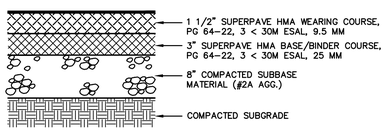
ADA = FEDERAL ACCESSIBILITY CODES (AMERICAN DISABILITIES ACT, JULY 26. 1991).

HANDICAP PARKING STALL DETAIL
N.T.S.



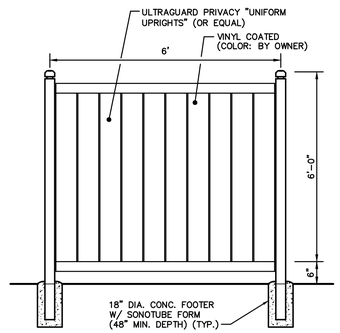
HANDICAP SIGN SHALL BE ATTACHED TO SAID STANDARD AT A MINIMUM HEIGHT OF SIX (6) FEET.

HANDICAP PARKING SIGN
N.T.S.

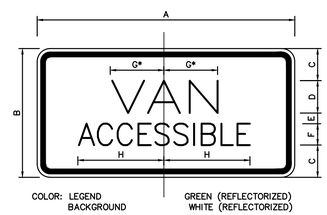


NOTE:
1. ALL COMPONENTS OF THE PAVEMENT STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. MATERIALS MUST BE PROVIDED BY A PENNDOT-APPROVED PLANT AND SHALL MEET THE CURRENT REQUIREMENTS APPROVED BY PENNDOT.

TYPICAL SITE PAVEMENT SECTION
N.T.S.



VINYL FENCE DETAIL
N.T.S.

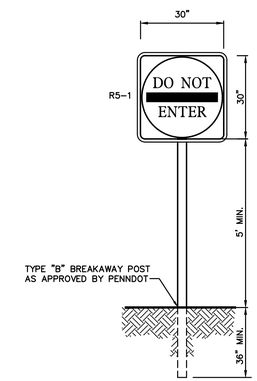


* REDUCE LETTER SPACING 50%

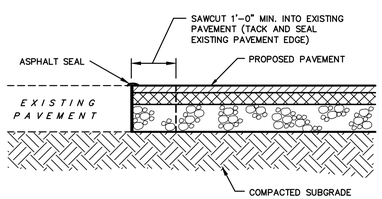
SIGN SIZE	DIMENSIONS							
	A	B	C	D	E	F	G	H
12x6	12	6	1 1/2	1 1/2	1/2	1	2 1/2	4

SIGN SIZE	SERIES LINES 1	SERIES LINES 2	MARGIN	BORDER	BLANK STD.
12x6	D	D	3/8	3/8	B5-1206

VAN ACCESSIBLE SIGN (PADOT R7-8A)
N.T.S.

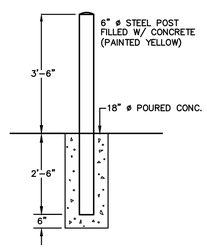


DO NOT ENTER SIGN DETAIL
N.T.S.



TYPICAL SECTION

SAW-CUT/PAVEMENT TIE-IN DETAIL
N.T.S.



PROTECTIVE BOLLARD DETAIL
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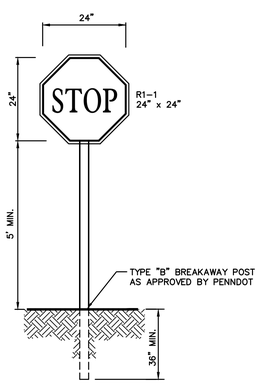
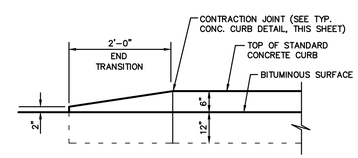
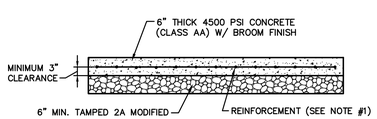


STOP SIGN DETAIL
N.T.S.

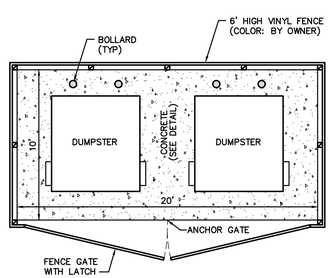


END TRANSITION FOR STANDARD CURBING
N.T.S.



NOTES:
1. REINFORCEMENT OPTIONS:
   A. No. 4, GRADE 60, DEFORMED STEEL REINFORCING BARS, SPACED AT 18 INCHES IN EACH DIRECTION.
   B. No. W4 WELDED WIRE FABRIC SPACED AT 4 INCHES IN EACH DIRECTION (WWF 4x4-W4xW4).
2. SEE SITE PLAN FOR PAD DIMENSION.

DUMPSTER PAD SECTION
N.T.S.



DUMPSTER PAD ENCLOSURE DETAIL
N.T.S.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS S. GOSIK
ENGINEER
NO. 047401-E

DOUGLAS S. GOSIK, P.E.
ENGINEER

LIFE STORAGE FACILITY - 958 PEIFFERS LANE

MISCELLANEOUS DETAILS & OTHER INFORMATION

CLIENT
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EMAIL: dschawanz@lifestorage.com

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA

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REVISIONS

DESIGN BY:	DRAWN BY:	CHECKED BY:
---	W.L.G.	D.S.G.

WSC PROJECT NUMBER: 2020LIFEST

SCALE: AS NOTED

DATE: AUGUST 4, 2020

SHEET
MD-1