

**Lower Paxton Township
Board of Supervisors
Tuesday, July 7, 2020 7:00 PM
425 Prince Street, Harrisburg, PA**

CALL TO ORDER - CHAIRMAN HENRY

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

PUBLIC COMMENT

CHAIRMAN & BOARD MEMBERS' COMMENTS

MANAGER'S REPORT

OLD BUSINESS

NEW BUSINESS

ACTION ON TASK ORDER 2020-01; AUTHORIZING PAYMENT TO CRW FOR THE PAXTON CREEK WATERSHED SEDIMENT REDUCTION PROJECT - Mr. Weaver

ACTION ON ORDINANCE 20-06; REPEALING PRIOR BUILDING PERMIT ISSUANCE PROCEDURES UNDER ORDINANCE 95-6, 95-7, 95-10, AND 19-04 - Mr. Weaver

ACTION ON ORDINANCE 20-07; AMENDING THE LOWER PAXTON TOWNSHIP ZONING ORDINANCE TO CREATE A TOWNE CENTER (TC) ZONING DISTRICT - Mr. Gotshall

ACTION ON CHANGE ORDER #1 WITH ROGELE, INC., FOR THE EMERGENCY REPAIRS TO WASTEWATER SYSTEM 2018 CONTRACT - Mr. Weaver

SUBDIVISION AND LAND DEVELOPMENT

ACTION ON A FINAL LAND DEVELOPMENT PLAN FOR LOT 3 AT BLUE RIDGE VILLAGE (PLAN #20-06) - Mrs. Zerbe

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

ANNOUNCEMENTS

ADJOURN

Next Board Meeting (Workshop): Tuesday, July 14, 2020 at 7:00 PM

Memo

To: Bradley Gotshall, Township Manager
From: Bill Weaver, Sewer Department Director
CC: HRG, Tim Nolt, Jim Wetzel
Date: 6/30/20
Re: Approval of Task Order 2020-01 with CRW – Authorizing payment of \$570,000 in accordance with the Intergovernmental Cooperation Agreement ICA

Attached is Task Order 2020-01 that authorizes payment to CRW in the amount of \$570,000 for the PENNDOT/Municipal Group Joint Pollution Reduction Plan (PRP) project. Specifically, PENNDOT opened bids on 3/9/20 for the Joint Sedimentation Reduction Project and awarded the project to the low bidder First PA Resources, LLC, see attached approved proposal (note: this information is marked as confidential and cannot be shared with the public). This project involves a total allocation of 2 Million Dollars for a defined sedimentation reduction with a 1-million-dollar contribution from the Municipal Group (CRW/Susquehanna/LPT) and a 1 million-dollar contribution from PENNDOT. The PRP goal is to reduce 1.7 million pounds of sediment and this project will accomplish 47% of the goal.

The parties are required to share the costs and sediment reductions in accordance with the DEP approved PRP (see attached table). The LPT contribution under the approved PRP for these projects is 57% which results in a contribution of \$570,000. CRW approved the task order on 5/26/20 and is requesting approval by LPT and Susquehanna Township.

Staff and HRG recommend approval of Task Order 2020-01.

TASK ORDER FORM

In accordance with the INTERGOVERNMENTAL COOPERATION AGREEMENT FOR THE PREPARATION AND IMPLEMENTATION OF THE JOINT POLLUTION REDUCTION PLAN, made effective as of _____, 2020 written authorization by Capital Region Water is hereby given for performance of the below listed Services. Complete those blanks that are applicable. Enter “not applicable” or “N/A” where there is no insertion that needs to be made. Attach additional sheets or reference the RFP, Proposal, or Agreement as needed.

TITLE: Paxton Creek Watershed Sediment Reduction.

POINT OF CONTACT: Claire Maulhardt

TASK ORDER AUTHORIZATION NUMBER: 2020-01

SERVICES TO BE PERFORMED BY:

Pennsylvania Department of Transportation pursuant to IFB 6100050101 with First Pennsylvania Resource, L.L.C.

DESCRIPTION OF SERVICE:

See Attachment A (Executed Agreement between PennDOT and RES and the associated proposal) hereto.

SCHEDULE:

Allocated Task Order Costs (% of the Watershed – Table 7 of Joint PRP)	Capital Region Water (16%)	Lower Paxton Township (57%)	Susquehanna Township (27%)	Total Cost of Project
Paxton Creek Watershed Sediment Reduction Plan Contribution Costs	\$160,000.00	\$570,000.00	\$270,000.00	\$1,000,000.00
Total Costs	\$160,000.00	\$570,000.00	\$270,000.00	\$1,000,000.00

Payment is due to Capital Region Water by Lower Paxton Township and Susquehanna Township within thirty (30) days of receipt of invoice from Capital Region Water.

SEDIMENT REDUCTION CREDIT:

Total Annual Sediment Reduction Credit (Using Model My Watershed Method) = 793,500 lbs.

Total Annual Sediment Reduction Credit (Using Simplified Method) = 573,252 lbs.

ADDITIONAL COSTS:

N/A

REIMBURSABLES:

N/A

ATTEST:

CAPITAL REGION WATER

Secretary

By: _____
(Vice) Chairperson

(SEAL)

ATTEST:

SUSQUEHANNA TOWNSHIP

Secretary

By: _____
(Vice) President

(SEAL)

ATTEST:

LOWER PAXTON TOWNSHIP

Secretary

By: _____
(Vice) Chairperson

(SEAL)

Table 7. Municipal Baseline Pollutant Loading for the Joint Planning Area

MS4 Permittee	Percentage of Watershed	Baseline Sediment Load (lb/yr)
CRW (City of Harrisburg)	16%	3,667,006
Township of Lower Paxton	57%	9,324,542
Township of Susquehanna	27%	4,141,959
Joint Planning Area Total:	100%	17,507,254*

*Total Baseline Sediment Load based on MMW results for the entire watershed, not the sum of the individual municipalities.
Refer to Appendix D of this report for modeling outputs.

Paxton Creek TMDL and UNT to Spring Creek Planning Areas

Notwithstanding that the Joint Planning Area is the prevailing sediment reduction target area, the subwatersheds with impairments were modeled separately in MMW in order to confirm that local impairment goals are met by focusing projects in the impaired subwatersheds. The original AVGWLF model and associated data sets used by U.S. EPA to develop the 2008 Paxton Creek TMDL were not available for use in the preparation of the this Plan or the 2017 Plan. As such, the process to develop, validate, and apply the model of the Paxton Creek watershed began by developing a new projected baseline, 2008 condition model to simulate average annual sediment loads from land sources (non-point) and instream erosion. A preliminary baseline model of the Paxton Creek watershed was conducted using the default parameters to determine the inconsistency between the results generated using the AVGWLF model of the 2008 TMDL Report and those calculated via the new Model My Watershed modeling application. The initial MMW baseline model for the Paxton Creek watershed yielded a total sediment load much greater than the 2,715.1 tons per year (5,430,200 lb/yr) baseline load cited in EPA's 2008 TMDL Report, whose sediment goals are a regulation influencing the pollutant reduction effort.

Similar to the 2008 Paxton Creek TMDL, the MMW model of the projected 2008 baseline sediment loads was created using the application's data sets without the addition of existing or proposed control measures or BMPs. Due to the significant discrepancy between the two models, the MMW model of the projected 2008 baseline was adjusted to achieve a baseline sediment load consistent with existing annual MS4 loads published in the 2008 TMDL Report. Specifically, the instream erosion sediment load was significantly greater, which can be attributed to differences in the lateral erosion rate calculation or the precipitation, land use, or runoff characteristics used to calculate stream flow between the 2008 AVGWLF model and the latest GWLF-E (MMW) model. The AVGWLF model incorrectly assigned much of the streambank load to agricultural sources (the prevailing assumption at the time), while the GWLF-E (MMW) incorrectly assigns higher bank erosion rates based on urban runoff rather than stream instability when estimating streambank erosion rates on a watershed basis. To account for the discrepancies between the differing models and remove the equivalent contributory load associated with the areas of direct drainage within the Paxton Creek Watershed that do not enter the MS4, the Streambank Erosion Adjustment Factor, was set to 1.05 in order to achieve a baseline sediment of relatively consistent with the 2008 Paxton Creek TMDL baseline and the previously submitted 2017 Joint Plan (Table 8).



For the purpose of this Joint PRP, pollutant contributions from and pollutant removal achieved by the CSS include both land-based sediment capture within the combined sewer area and streambank erosion control. These reductions are attributed to flow volume/velocity reductions from existing and proposed future combined sewer system operation. Combined sewer effects on flows and loads are credited in this PRP for two reasons: (1) The Paxton Creek TMDL appeared to include the CSS in its load calculation and (2) under US EPA integrated planning guidelines, communities are encouraged to seek the most cost-effective method of achieving water quality compliance, regardless of the permitting vehicle used to regulate discharges. Since CRW's CSOs contribute to water quality issues within the Joint Planning Area and CRW is required to reduce these CSOs, it is appropriate to include the combined sewer area in its overall Joint PRP strategy.

- **Other Named MS4s and Industrial Permittees:** There are several other entities in the Joint Planning Area that own/operate permitted storm sewer systems, including PennDOT, Dixon University, and the Lancaster County Solid Waste Authority. The Municipal Entities are already in collaboration with PennDOT on pollutant reduction projects and intend to collaborate with other permitted entities as opportunities arise.
- **Public Properties with Direct Discharges:** These public entities are not served by the MS4s operated by the Municipal Entities, and many own and operate drainage systems that may be considered "municipal" under US EPA and PADEP stormwater regulations, including the United States government, the Commonwealth of Pennsylvania (e.g., Farm Show property and other properties owned by the Commonwealth outside the CSS), Dauphin County, and public universities (e.g., Harrisburg Area Community College). These properties are subject to stormwater fees and/or considered potential participants in collaborative projects within the Joint Planning Area.
- **Private Properties with Direct Discharges:** These are properties abutting a Water of the Commonwealth that, based on available MS4 mapping and topography, do not appear to drain through an MS4 operated by a Municipal Entity but still contribute to the overall watershed impairment. This includes much of the major rail line passing through Harrisburg, which is served by its own drainage system that does not enter the MS4, based on best available information.
- **Non-Urban Areas:** These are the areas that are not considered to be urbanized according to the 2010 US Census and, per US EPA and PADEP regulations, are not considered part of the MS4 pollutant loading contribution. However, the updated MS4 regulations have clarified this characterization by indicating that if the non-urban areas are tributary to urban areas, they indeed are included in the planning area and contribute to water quality.

CAPITAL REGION WATER

RESOLUTION NO. 2020-027

**TASK ORDER 2020-01 UNDER INTERGOVERNMENTAL COOPERATION AGREEMENT
FOR THE PREPARATION AND IMPLEMENTATION OF
THE JOINT POLLUTION REDUCTION PLAN**

WHEREAS, Capital Region Water, a municipal authority incorporated under the Act of May 2, 1945 (P.L. 382, No. 164), known as the Municipality Authorities Act of 1945;

WHEREAS, Capital Region Water has entered into the Intergovernmental Cooperation Agreement between Susquehanna Township and Lower Paxton Township (collectively referred to as the Municipalities) and Capital Region Water for the development and implementation of a Chesapeake Bay Pollutant Reduction Plan, Paxton Creek TMDL Watershed Plan, and a Pollutant Reduction Plan to address Wildwood Lake and an unnamed tributary to Spring Creek Joint Pollution Reduction Plan (adopted on November 20, 2019 by Resolution No. 2019-040);

WHEREAS, Capital Region Water has entered into the Contribution Agreement with PennDOT (on behalf of the Municipalities – Capital Region Water, Lower Paxton Township and Susquehanna Township) to construct the Paxton Creek Watershed Sediment Reduction Project (Resolution No. 2020-028); and

WHEREAS, the Chairperson and Secretary of Capital Region Water be authorized to execute Task Order 2020-01 under the Intergovernmental Cooperation Agreement for a total contribution of One Million Dollars (\$1,000,000) to PennDOT toward the Paxton Creek Watershed Sediment Reduction Project on behalf of Capital Region Water.

NOW THEREFORE, BE IT RESOLVED by the Board, that Capital Region Water hereby authorizes the Chairperson and Secretary to execute Task Order 2020-01 under the Intergovernmental Cooperation Agreement for the Preparation and Implementation of the Joint Pollution Reduction Plan which Task Order 2020-01 shall be attached hereto as Exhibit "A". A copy of the Intergovernmental Cooperation Agreement approved by Resolution No. 2019-040 on November 20, 2019 is also attached hereto as Exhibit "B".

This Resolution shall take effect immediately upon its adoption, and all prior Resolutions or parts thereof inconsistent herewith are hereby repealed.

Duly adopted this 27th of May, 2020 by the Board of Capital Region Water in lawful session duly assembled.

ATTEST


Secretary

CAPITAL REGION WATER

By: _____

Chairperson



CERTIFICATE

I, the undersigned Secretary of Capital Region Water, certify that the foregoing Resolution was adopted by a majority vote of the Board at a meeting duly convened according to law and held on May 27, 2020, at which meeting a quorum was present; said Resolution was adopted by an aye or nay vote; said Resolution and the vote thereon showing how each member voted have been recorded in the Minutes of said Board; and said Resolution remains in effect, unaltered and unamended as of the date of this Certificate.

IN WITNESS WHEREOF, I set my hand and official seal of Capital Region Water this 27th day of May, 2020.

(SEAL) 

Secretary



Memo

To: Bradley Gotshall, Township Manager
From: Bill Weaver, Sewer Department Director
CC: GHD, Tim Nolt, Jim Wetzel
Date: **6/30/20**
Re: Ordinance 20-06 – Eliminating Beaver Creek Permits Allocation Procedure

Attached is Ordinance 20-06 that repeals the prior Ordinance 95-6, 95-7, 95-10 and 19-04 that established the Beaver Creek Permits Allocation Procedure in 1995. There is no permit allocation procedure in the Paxton Creek Basin, as requested by the Developers in the Paxton Creek Basin back in 1995.

Also, I have attached the following supporting documents 1) Original 95-6 Ordinance establishing the allocation of permits; 2) the Settlement Agreement with Swatara Township Authority (STA) that allows for the accumulation of unused permits; 3) the list of current permits in the Beaver Creek Basin showing a balance of 390 permits at the end of March 31, 2020 and 4) Exhibit C from the DEP Annual Report that shows the projected connections over the next 5 year period with annual permits estimated at approximately 63 permits year.

You will note that LPT has accumulated a sufficient number of permits that exceeds demand, which eliminates the necessity of the annual permit allocations by Ordinance. Swatara has also approved the annual allocation for the maximum number of permits of 168 for the period of April 1, 2020 to March 31, 2021 which increases the total to 558 (390 + 168). If the accumulated permits are diminished in the future and demand approaches supply, the Board could re-establish the allocation procedure in Beaver Creek.

Staff recommends approval of Ordinance 20-06 to eliminate the Beaver Creek permits allocation procedure.

**LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PA
ORDINANCE 20-06**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF LOWER PAXTON TOWNSHIP REPEALING ORDINANCE 95-6, 95-7, 95-10 AND 19-04 WHICH ESTABLISHED POLICY AND PROCEDURES FOR THE ISSUANCE OF BUILDING PERMITS IN THE BEAVER CREEK BASIN

WHEREAS, Lower Paxton Township (LPT) and Lower Paxton Township Authority (LPTA) entered into a Consent Decree with the PADEP and a Settlement Agreement with Swatara Township Authority (STA), which settled the litigation regarding the prohibition of connections to the Beaver Creek Interceptor; and

WHEREAS, Ordinance 95-6, 95-7, 95-10 and 19-04 contain provisions that shall apply to all building permits issued, with connections to the public sewer system, tributary to the Beaver Creek Basin due to a limited amount of permits available, as provided by the Consent Decree and Settlement Agreement; and

WHEREAS, LPT and LPTA entered into a Second Amendment to the Second Consent Decree with the PADEP and a Settlement Agreement with STA, which established provisions for LPT to accumulate unused permits in the Beaver Creek Basin; and

WHEREAS, LPT has accumulated a sufficient number of permits that exceeds demand, which eliminates the necessity of the annual permit allocations by Ordinance; and

WHEREAS, the Board of Supervisors desires to repeal the Beaver Creek Permits issuance procedures established by Ordinance 95-6, 95-7, 95-10 and 19-04, which are no longer necessary, due to the accumulation of a sufficient amount of permits within the Beaver Creek Basin.

NOW THEREFORE, it is hereby ordained by the Board of Supervisors of Lower Paxton Township, Dauphin County, Pennsylvania that Ordinance 95-6, 95-7, 95-10 and 19-04 are hereby repealed.

ENACTED INTO LAW as Ordinance 20-06 this 7th day of July 2020.

Attest:

BOARD OF SUPERVISORS
LOWER PAXTON TOWNSHIP

Chris Judd, Township Secretary

Lowman S. Henry, Chairman

Gary A. Crissman, Vice-Chairman

Chris Judd, Secretary

Robin L. Lindsey, Supervisor

Norman C. Zoumas, Supervisor

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

ORDINANCE 95-06

WHEREAS, on June 6, 1994, the Board of Supervisors of Lower Paxton Township adopted a policy for the issuance of building permits in the Beaver Creek Drainage Basin, such policy being necessary to provide for the issuance of a limited number of building permits as provided by certain restrictions initiated by the Pennsylvania Department of Environmental Resources (DER); and

WHEREAS, on July 25, 1994, the Board of Supervisors adopted the first amendment of the policy for the issuance of building permits in the Beaver Creek Drainage Basin; and

WHEREAS, on January 3, 1995, the Board of Supervisors adopted the second amendment of the said policy and adopted it for the 1995 calendar year; and

WHEREAS, the Board of Supervisors has held a public meeting concerning said policy and has received comments and suggestions from builders, developers and the general public; and

WHEREAS, the Board of Supervisors desires to incorporate many of the said comments and suggestions into an ordinance which would govern the issuance of building permits in the Beaver Creek Drainage Basin for the next two years.

BE IT ORDAINED by the Board of Supervisors of Lower Paxton Township, Dauphin County, Pennsylvania as follows:

SECTION ONE: Resolution 95-03 entitled, "A Resolution Amending the Policy for Issuing Building Permits in the Beaver Creek Drainage Basin is hereby superseded and repealed. This Ordinance is entitled, "Issuance of Building Permits in the Beaver Creek Drainage Basin."

Building permits which result in sewer connections tributary to the Beaver Creek Interceptor shall be issued during 1995 and 1996 in accordance with the following provisions:

1. Lower Paxton Township (the "Township") shall, by a one-time random drawing, create an initial ranking of all developments (a subdivision consisting of two or more vacant lots) and miscellaneous single lots, all of which must have approved planning modules. All developments or miscellaneous single lots desiring to be included in the random drawing shall submit a written request to the Township in a form and at the time specified by the Township. Any developments or miscellaneous single lots desiring to be included in the ranking after its initial creation shall be added to the end of the ranking (the position in the ranking farthest from receiving a permit), in chronological order according to the date of the request for inclusion.

2. Within each development, the Township shall, by a one-time random drawing, create an initial ranking of all lots for which complete permit applications (which shall include a sanitary sewer permit fee, but not the payment of the permit fee) are on file with the Township. Any lots that are included in the ranking after its initial creation shall be added to the end of the ranking (the position in the ranking farthest from receiving a permit), in chronological order according to the date of the request for inclusion.

3. As building permits become available for issuance by the Township, they shall be issued to lots for which complete permit applications are on file with the Township in accordance with the rankings set forth in Sections 1 and 2, upon payment of the proper permit fees. The Township shall begin issuing permits with the first development or miscellaneous single lot on the

ranking and continue through the ranking issuing permits until all available permits have been issued. Each lot in a development or miscellaneous single lot shall be issued one (1) building permit for (1) equivalent dwelling unit (EDU). When additional permits become available, the Township shall resume issuing permits, beginning with the position in the ranking which is next after the position which was previously issued the last building permit.

For example, the first permit shall be issued for the development or miscellaneous single lot in the first position in the ranking as established in Section 1. If the first position is occupied by a miscellaneous single lot, the Township shall issue the first building permit for that lot. If the first position is occupied by a development, the Township shall issue the first building permit for the lot in the first position of the ranking within that development as established in Section 2. Each succeeding permit shall be issued in a like manner until all available permits have been issued.

4. If a permit is needed to construct a building which requires more than one EDU, the EDUs shall be accumulated each time the development's or miscellaneous single lot's position in the ranking is eligible for a permit until the requisite number of EDUs are obtained to enable a permit for the building to be issued. For example, if an application is filed to construct a four-unit residence, which requires four EDUs, the lot of the applicant would need to pass through the ranking four times to accumulate the necessary EDUs. Once the four EDUs are accumulated, a building permit for the four units will be issued.

5. Once a permit is issued, the permittee has ninety (90) days to begin construction. If the permittee does not commence construction in a timely manner, the permit shall lapse and be returned to the allocation of available permits for re-issuance in accordance with the procedure in Section 3. Permit fees for any permits which lapse shall be refunded.

6. A building permit possessed by a permittee may be transferred from one lot to another lot within the same development for use by the permittee, but under no circumstances may a building permit be transferred from a lot in one development to a lot in another development. All transfers of building permits shall be accomplished with a surrender of the issued permit to the Township by the permittee, followed by the reissuance of a permit by the Township to the permittee for a different lot. Upon surrender of the original permit to the Township, the original permit fee shall be refunded. When the permit is reissued for a different lot, the Township shall collect the applicable fee.

SECTION TWO: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION THREE: If any section or any part of any section of this Ordinance is held to be unconstitutional, illegal or invalid for any reason, the remainder of this Ordinance shall not be affected by the unconstitutionality, illegality or invalidity and shall remain in full force and effect.

ENACTED INTO LAW as Ordinance 95-06 this 27th day of February, 1995.

ATTEST:

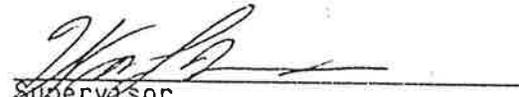

Township Secretary
(SEAL)

BOARD OF SUPERVISORS
LOWER PAXTON TOWNSHIP


Chairman


Vice Chairman


Supervisor


Supervisor


Supervisor

1.1 All terms and conditions of the Settlement Agreement and the subsequent Agreements not specifically extended by this Agreement shall be null and void and have no further effect.

1.2 As used in this Agreement, the terms "building permit," "sewer permit," and "connection" refer to one, single-EDU connection to the sewer system.

1.3 The effective date of this Agreement is April 1, 2012. This agreement shall automatically renew for successive one-year terms until the Agreement is otherwise terminated pursuant to the provisions of this Agreement or otherwise by agreement of the parties.

1.4 (a) STA has approved the issuance of building permits for 168 EDUs to connect to the Interceptor for the period from the date of execution of this Agreement until March 31, 2013.

(b) STA will authorize additional permits at a rate of 1 permit per every 2 EDUs of flow eliminated up to a Max of 168 permits/yr. (from April 1 to March 31) An EDU shall be defined as 705 gpd of peak flow removed. Lower Paxton will demonstrate reductions each year by the annual meeting for the following year. In the event that LPTA is prevented from demonstrating flow reductions due too a lack of sufficient flow data STA shall use a presumption of flow reduction based on previous flow reductions from similar mini-basins and compliance with the Second Beaver Creek CAP. If Lower Paxton does not demonstrate reductions necessary to receive the max 168 permits and/or is not in compliance with the CAP and DEP or STA subtracts building permits from the 168 permits authorized in any year subsequent to the year ending March 31, 2013, then the Developer-Petitioners' allotment of 96 building permits shall be affected last.

(c) STA agrees to allow Lower Paxton to accumulate unused permits, and Lower Paxton shall provide the number of permits unused as detailed under paragraph 2.5 of this agreement. After Lower Paxton has accumulated the 258 permits necessary to abandon and connect the Locust Lane Package Plant (see paragraph 2.9) units to the Interceptor, any future accumulated permits may be utilized in any year of this Agreement, subject to STA's prior approval, which approval shall not be unreasonably withheld, provided first that Lower Paxton is in compliance with the Second Beaver Creek Basin CAP. Lower Paxton shall issue any permits authorized by STA in accordance with the ratio described under paragraph 3.8.

(d) On or before March 15, 2013, and each March 15 thereafter that this agreement is in effect, Lower Paxton and STA will renegotiate the limitations on connections in good faith, based upon Lower Paxton's compliance with the preceding subparagraph and the Second Beaver Creek Basin CAP. If no agreement is reached after good faith negotiation, DEP will decide, in its sole discretion, the number of connections to be allowed for the following 12 months (from April 1 through March 31), with the limitation that DEP may not allow more than 75% of the number of connections allowed to LPTA's Beaver Creek collection system in the immediately preceding 12 months. In

April 2019

6066 Station Circle Rd
6064 Station Circle Rd
6509 Plowman Ridge
5986 Candlestick
725 Christians Drive
7065 Creek Crossing Drive
728 Hampton Court
5353 Wilshire Road
5000 Lancer Street (6 EDUs)
5040 Lancer Street (6EDUs)
5041 Lancer Street (4 EDUs)
6001 Station Circle Rd
6003 Station Circle Rd
5989 Candlestick Dr
719 Christians Dr
717 Riverside
5113 Pamela Rd
1646 Fairmont Dr
1702 Fairmont Dr
6051 Station Circle Rd
6065 Station Circle Rd
5351 Wilshire Rd
114 Memorial Dr
6510 Plowman Ridge
7052 Creek Crossing Dr
5991 Candlestick Dr
6067 Station Circle
6115 Weston Dr
6114 Weston Dr
6116 Weston Dr
6306 Overview Ln
6244 Overview Ln
6117 Weston Dr
7057 Creek Crossing Dr
6242 Overview Ln
726 Hampton Ct
5015 Findlay
5013 Findlay
5011 Findlay
6240 Overview Ln
6238 Overview Ln
6125 Weston Dr
6308 Overview Ln
6087 Station Circle Rd

Litigant

7031 Fawn Ridge
297 Mindy Drive
6108 Fireside Circle
110 Lentz
6100 Embers Ln
7052 Beaver Spring Rd
7050 Beaver Spring Rd
7094 Beaver Spring Rd
7093 Beaver Spring Rd
7083 Beaver Spring Rd
7040 Beaver Spring Rd
7092 Beaver Spring Rd
7018 Beaver Spring Rd
7023 Beaver Spring Rd
127 Koch Ln
6503 Snyder Dr
7022 Beaver Spring Rd
6448 Snavelly Ct

6515 Plowman Ridge
6118 Weston Dr
6304 Overview Ln
6124 Weston Dr
6120 Weston Dr
6213 Overview Ln
721 Christians Dr
6215 Overview Ln
5992 Candlestick
6416 Farmcrest Ln
6209 Overview Ln
6211 Overview Ln
6300 Overview Ln
6119 Weston Dr
1144 Lonberry
1142 Lonberry
1140 Lonberry
6007 Revolution Rd
6209-B Jerome Blvd
6003 Revolution Rd
6001 Revolution Rd
6302 Overview Dr
6310 Overview Dr
6113 Weston Dr
5347 Wilshire Rd
6069 Station Circle Rd
6071 Station Circle Rd
1500 Bridge Port St
1802 Fairmont Dr
6536 Plowman Ridge
6208 Overview Ln
6210 Overview Ln
6212 Overview Ln
6214 Overview Ln
6106 Weston Dr
6108 Weston Dr
723 Christians Dr
6011 Camden Dr

503 Permits
-95 Non-litigant
-18 Litigant

390 Balance as of 4/1/20

EXHIBIT C

LOWER PAXTON TOWNSHIP AUTHORITY

**PROJECTED EDUs TRIBUTARY TO
SWATARA TOWNSHIP AUTHORITY WASTEWATER TREATMENT FACILITY**

Development #	Development Name	Drainage Area	Proposed EDUs	Connected Pre-2019	Connected 2019	EDU Balance	Projected EDUs					EDU Balance after 2024	
							EDUs 2020	EDUs 2021	EDUs 2022	EDUs 2023	EDUs 2024		
1	Autumn Ridge												
	(a) Phases I, II, III	BC	99	89	2	8	2	2	2	2	0	0	
	(b) Phase IV	G	29	0	0	29	0	0	0	0	0	29	
2	Amber Fields	G	182	138	11	33	5	5	5	5	5	8	
3	Astoria Knoll	G	38	0	0	38	0	0	0	0	0	38	
4	Montrail	G	53	0	0	53	0	0	0	0	0	53	
5	Spring Creek Hollows (Spring Hill)	G	31	24	3	4	2	2	0	0	0	0	
6	Sunnyhill Farm - South	G	32	0	0	32	0	0	0	0	0	32	
7	Wilshire Estates	G	146	33	7	106	4	3	2	2	2	93	
8	Kendale Oaks	G	172	132	9	31	4	4	4	4	4	11	
9	Mindy Meadows	G	49	20	2	27	1	1	1	1	1	22	
10	Huntleigh	G	172	26	0	146	2	2	2	2	2	136	
11	Old Iron Estates	G	97	88	1	8	2	2	2	2	0	0	
12	Hearthside	G	14	10	4	0	0	0	0	0	0	0	
13	Maiden Creek	G	29	18	0	11	1	1	1	1	1	6	
14	Charleston Riding	G	18	15	0	3	2	1	0	0	0	0	
15	Deaven Woods	BC	35	23	3	9	2	2	2	2	1	0	
16	Schoffstall	G	10	5	0	5	5	0	0	0	0	0	
17	Shadebrook	G	353	115	48	190	25	20	20	20	20	85	
18	Pleasant Meadows	G	150	0	0	150	0	0	0	0	0	150	
19	Grove Road Property	G	4	0	0	4	0	0	0	0	0	4	
20	Gateway Corporate Center	BC	110	51	0	59	0	0	0	0	0	59	
21	Wynchase II	G	21	0	21	0	0	0	0	0	0	0	
	Miscellaneous	NA	NA	NA	4	NA	6	6	6	6	6	NA	
	TOTALS		1,844	787	115	946	63	51	47	47	42	726	

- NA Not Applicable
- G Gravity Flow to Swatara Township
- BC Beaver Creek Pump Station

ORDINANCE NO. 20-_____

AN ORDINANCE OF LOWER PAXTON TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA, AMENDING, MODIFYING
AND CHANGING THE LOWER PAXTON TOWNSHIP
ZONING ORDINANCE TO CREATE A TOWNE CENTER (TC) ZONING DISTRICT

BE IT ORDAINED by the Board of Supervisors of Lower Paxton Township, Dauphin County, Pennsylvania, as follows:

SECTION 1: Section 203-301.A of the Lower Paxton Township Zoning Ordinance (the “Zoning Ordinance”) is hereby amended to add TC Towne Center to the list of designated zoning districts.

ARTICLE III
Districts

§ 203-301. Designation of districts and purposes.

A. For the purpose of this chapter, Lower Paxton Township is hereby divided into the following zoning districts, with the following abbreviations:

CO	Conservation
AR	Agricultural Residential
R-1	Residential - Low Density
R-2	Residential - Medium Density
R-3	Residential - Medium High Density
R-C	Residential Cluster
V	Village
CN	Commercial – Neighborhood
CG	Commercial – General
ON	Office – Neighborhood
BC	Business Campus
LI	Light Industrial
GI	General Industrial
IN	Institutional
TND	Traditional Neighborhood Development Overlay District
OSD	Open Space Development Overlay District
TC	Towne Centre

SECTION 2: Section 203-301.D of the Zoning Ordinance is hereby amended to add paragraph 17, which provides as follows:

(17) TC Towne Centre District. The provisions of § 203-321.A. shall apply.

SECTION 3: A new Section 203-321, TOWNE CENTER (TC) District is hereby added to the Zoning Ordinance, and provides as follows:

§203-321. TOWNE CENTRE (TC) DISTRICT

321.A. Intent.

The primary purpose of the Towne Centre (TC) zone is to create walkable, livable, and attractive mixed- use development centers of a sustainable density to create a sense of place. Specifically, the Towne Centre zone is intended to blend residential, commercial, cultural, institutional, and/or entertainment uses, where those functions are physically and functionally integrated and:

1. Allow market-driven growth in places that are most conducive to accommodating additional activity.
2. Encourage economic development through the creation of a mix of uses within existing commercial centers.
3. Provide housing development.
4. Promote a walkable community with pedestrian-oriented buildings and open space.
5. Promote street-level activity with attractive first-floor retail, dining and personal service and other compatible uses to support the needs of local employees and residents.
6. Create and support lively, human-scaled activity areas and gathering places for the community by encouraging civic uses, plazas, and a mix of uses.
7. Ensure that new development is consistent with and enhances the internal and external streetscapes.
8. Promote the adaptive reuse of existing buildings.
9. Encourage the redevelopment of underutilized or obsolete industrial or commercial property.
10. Encourage a high level of architectural detail, aesthetically pleasing signage and functional site design through the utilization of design guidelines.

321.B. Uses.

1. Permitted Uses.

A lot and/or building may be used for one or more of the following by-right permitted uses:

- a. Office, entertainment, institutional and related uses, as listed below:
 - (1) Professional, administrative, and business offices.
 - (2) Financial institutions, excluding drive-through facilities.
 - (3) Hotels provided the building or part of a building so used is a minimum of five (5) stories in height, convention centers, meeting space, and banquet facilities.
 - (4) Galleries and museums.
 - (5) Theaters.
 - (6) Schools and day care centers.
 - (7) Government administrative uses, post offices, community centers, and libraries.

- b. Retail, restaurant, and related uses, as listed below:
 - (1) Retail commercial sales, excluding drive-through facilities.
 - (2) Personal service businesses.
 - (3) Restaurants and other food or beverage establishments including those that offer entertainment experiences but excluding drive through facilities.
 - (4) Studios for dance, music, fitness, art, or photography.
 - (5) Indoor sports facilities, racquet sports, and health club.
- c. Apartment and condominium units provided all dwelling units are located on the second floor and above except as conditionally permitted in section 321.B.2. and further provided that the building or part of a building so used is a minimum of four (4) stories in height
- d. Parks, open space uses, and plazas.
- e. Structured parking, in accordance with section 321.E.3.b. Multi-story parking decks are encouraged.
- f. Accessory uses to a principal use, including surface parking lots.

2. Conditional Uses.

A lot and/or building may be used for one or more of the following conditional uses, in conjunction with a permitted use, provided conditional use approval is received in accordance with the requirements of section 203-117 of this chapter and all standards of the TC District are met:

- a. Apartment and condominium dwelling units on the first floor, provided:
 - (1) The units are not located on a block or across the street from a block that is primarily comprised of existing or proposed retail and related uses, as listed in section 321.B.1.b., on the first floor.
- b. Townhouses provided:
 - (1) They are not located on a block or across the street from a block that is primarily comprised of existing or proposed retail and related uses, as listed in section 321.B.1.b., on the first floor.
 - (2) The townhouses are not located on a collector or higher classification street.
- c. Transit facilities, provided buildings over 1,000 square feet in size incorporate ground floor retail and related uses, as listed in section 321.B.1.a. and b., along at least fifty percent (50%) of the front facade(s) of the building.
- d. Temporary surface parking lots as a principal use, provided the parking lot is not located on the principal retail street of the development and an alternative permitted use is shown on the approved Master Plan for the development.

3. Prohibited Uses.

The following uses, as well as any use not specifically permitted, are prohibited:

- a. Drive-through window or facilities.
- b. Automobile or other vehicle sales, service, or repair establishments.
- c. Gasoline service station and filling station.
- d. Self-service storage facilities.
- e. Adult entertainment uses.
- f. Single-family detached homes.
- g. Tattoo parlors.
- h. Medical marijuana facilities.
- i. Bowling alleys unless a part of an adult amusement arcade.

321.C. Mixed Use, Master Plan, and General Requirements

1. Mix Requirements.

- a. Developments shall meet the following mix of uses requirements, depending on the size of the property at the time the property was zoned TC:

Land Use Group	Tracts greater than 10 acres in size		Tracts of 1 to 10 acres in size	Tracts of less than 1 acre in size
	Minimum Percent of Building Floor Area	Maximum Percent of Building Floor Area		
Group 1: Office, entertainment, institutional, and related uses, as listed in section 321.B.1.a.	5%	70%	Developments shall include at least two of the land use groups listed in the first column of this table, with each of the required groups comprising at least 10% of the development's total building floor area. In addition, retail, restaurant, and related uses (Group 2 uses) may not comprise more than 35% of the development's total building floor area.	No mixing requirement. Developments can consist of one or many uses
Group 2: Retail, restaurant, and related uses, as listed in Section 321.B.1.b.	5%	70%		
Group 3: Residential, as listed in sections 321.B.1. c. or 321.B.2. a. and b.	20%	70%		

- b. Usable open space and plaza uses shall comprise at least five percent (5%) of the net tract area of all TC developments.

Illustration of Mix of Uses

2. Master Plan. Before any use is approved or any lot is subdivided, all properties proposed for TC development shall be developed in accordance with an overall single master plan that has been approved by the Township Board of Supervisors after review and recommendation of the Township Planning Commission. Master plans shall be submitted as part of or prior to a preliminary plan submission for a TC development. Consistent with final plan approvals, individual portions of the TC may be owned and constructed by different entities, provided there is compliance with the overall master plan and any phasing plan.
 - a. Master plans shall meet the following requirements:
 - (1) Master plans shall be prepared when any property, existing at the time of adoption of this ordinance, is initially proposed for subdivision or land development. Subdivided properties that are intended to be developed at a later date shall be subject to this initial master plan.
 - (2) Master plans shall show land uses, proposed buildings, existing buildings that will remain post-development, proposed streets, existing streets that will remain post-development, cartway widths, approximate lot lines and dimensions, common open spaces, plaza areas, major pedestrian and bicycle pathways, parking areas, major detention basins and proposed types of housing and commercial uses. Master plans are not required to include the same level of engineering detail as a preliminary subdivision plan.
 - (3) Master plans must show coordinated vehicle access from all adjacent land owned, equitably owned or otherwise controlled by the applicant and be fully coordinated with any existing, proposed or approved development on adjacent land, including providing for pedestrian and bicycle access to adjacent tracts.
 - (4) Landscaped open space and plaza areas shall be strategically placed within the TC.
 - (5) Pedestrian and motor vehicle routes shall be laid out to create a sense of place and a main streetscape.
 - (6) Master plans shall include sufficient information to accurately show existing conditions and the proposed layout of the mixed uses, open spaces, plazas and streets. Master plans shall demonstrate that the mix requirements of Section 321.C.1.a. have been met.
 - b. The municipal governing body may require changes in the master plan in order to meet the legislative intent and other standards of the TC District. Development of property may be done in phases; however, any proposed subdivision or land development of a property or portion of a property must be consistent with the master plan. If a proposed subdivision or land development is not consistent with the master plan, the master plan as a whole may be revised, provided the following requirements are met:

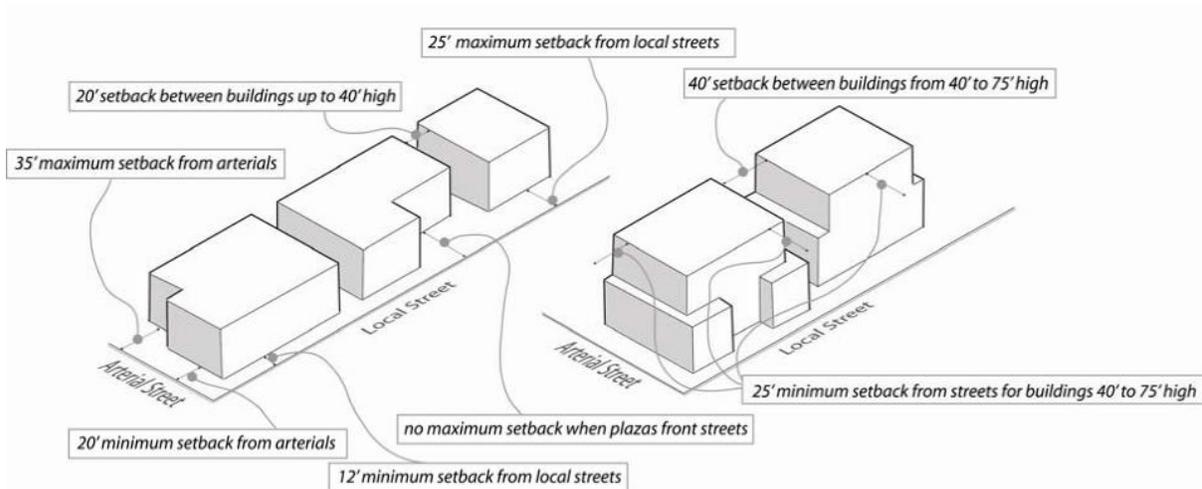
- (1) The master plan complies with all TC requirements, including the mix requirements of Section 321.C.1.a.
 - (2) All owners of land within the original master plan development area, whose property is affected by the revised master plan, approve the revisions to the master plan that affect their properties.
 - (3) The revised master plan is approved by the Township Board of Supervisors after review and recommendation of the Township Planning Commission.
- c. After any modifications, the master plan shall become part of the approved preliminary plan under the Subdivision and Land Development Ordinance. Once preliminary plan approval is granted for the TC development, then submission may be made for final plan approval under the Subdivision and Land Development Ordinance, and uses allowed by this section may occur as permitted by right uses. Changes to the master plan may occur, provided there is compliance with Township Ordinances. The Township may require that a revised preliminary subdivision or land development plan be submitted and approved if there are substantial changes from the previously approved preliminary plan.
- d. Stormwater calculations, construction details, erosion and sedimentation control plans, profiles and similar engineering details are not required at the master plan stage.
3. Other Plan Requirements. Applicants submitting preliminary and final plans shall also submit architectural drawings, such as elevations, perspective drawings, axonometrics, and cross-sections, that demonstrate compliance with the standards in the TC District.
 4. Utilities. All development in the TC District shall be served by public sewer and public water. All utilities, including cable, telephone, and FIOS, unless separate regulation by the Pennsylvania Public Utility requires otherwise, shall be underground.
 5. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall master plan and complying with all requirements of the TC District.
 6. Ownership and Perpetual Maintenance of Common Open Space, Plaza Areas, and Other Facilities. The proposed ownership and perpetual maintenance of common open space, plaza areas and other common facilities shall be described in the final land development plan and approved by the Township Board of Supervisors.
 7. Off street parking shall be provided in accordance with Chapter 203 Article VI unless otherwise provided for in this section.
 8. Signs shall meet the requirements of Chapter 203 Article VII.
 9. Landscaping, street trees, streetscaping, and buffers shall be provided in accordance with Lower Paxton Township Subdivision and Land Development Ordinance (Chapter 180 Article V.) unless otherwise provided for in this section.

321.D. Dimensional Requirements

All lots within TC developments shall meet the following dimensional requirements:

1. Lot Area Requirements.
 - a. Minimum Net Lot Area for all apartments and non-residential uses: no minimum lot size; however all lots must be consistent with the master plan.
 - b. Minimum Net Lot Area for townhouses: 2,000 square feet
2. Lot Width Requirements.
 - a. Minimum Lot Width for all apartments and non-residential uses: no minimum lot width; however all lots must be consistent with the master plan.
 - b. Minimum Lot Width for townhouses: 20 feet
3. Building Setback from the edge of street curblines:
 - a. When no plaza is between the building and the street:
 - (1) Minimum Building Setback from Street Curblines, portions of buildings up to 40 feet in height, provided buildings are not located within the street legal right-of-way line:
 - i. Arterial Streets: 20 feet
 - ii. All Other Streets: 12 feet
 - (2) Minimum Building Setback from Street Curblines, any portions of buildings from 40 to 75 feet in height: 25 feet.
 - (3) Maximum Building Setback from Street Curblines for 60% or more of the front façade of the ground floor level of buildings (these standards do not apply to structured parking garages):
 - i. Arterial Streets: 35 feet
 - ii. All Other Streets: 25 feet
 - b. Where a plaza is between the building and the street, the Minimum and Maximum Building Setback from Street Curblines shall be the depth of the plaza.

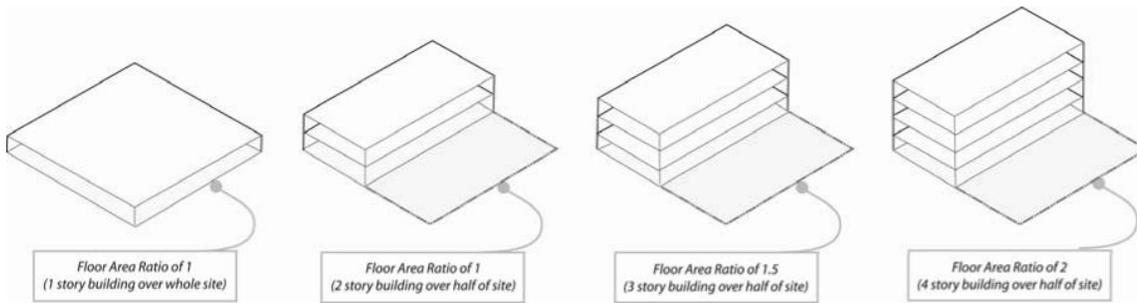
Illustration of Building Setbacks



4. Minimum Building Setback from property lines not abutting streets:
 - a. Portions of buildings sharing a party wall: 0 feet.
 - b. Portions of buildings not sharing a party wall, up to 40 feet in height: 10 feet.
 - c. Portions of buildings not sharing a party wall, from 40 to 75 feet in height: 20 feet.
5. Minimum setback between any portions of separate buildings not sharing a party wall:
 - a. Portions of buildings up to 40 feet in height: 20 feet.
 - b. Portions of buildings from 40 to 75 feet in height: 40 feet.
6. Minimum building and parking setback from abutting residential properties that are not part of the proposed Towne Center: 40 feet
7. Minimum surface parking area setback from street ultimate right-of-way lines and property lines: 10 feet
8. Maximum Building Height: 125 feet or 10 stories, whichever is less.
9. Maximum Impervious Coverage: 85% unless the TC development is a redevelopment of an existing tract in which case the impervious coverage maximum shall be no greater than exists pre-development.
10. Floor Area Ratio.

- a. Maximum Floor Area Ratio (FAR) with no bonus: 1.5.
- b. Maximum Floor Area Ratio with bonuses, as described in 321.F.: 3.

Illustration of Floor Area Ratio



321.E. Design Standards

All development within the TC District shall comply with the following design standards:

1. General Layout and Street Pattern.

The following general layout and street pattern requirements shall be shown on the Master Plan:

- a. Various land uses shall be laid out and spaced to make walking from one land use to any other land uses as easy as possible.
- b. Retail uses shall be located as physically close to as many of the following on and off-site features as possible: existing retail areas, transit stops, existing collector or higher classification streets, and proposed plaza areas.
- c. Single-use residential buildings, when proposed, shall be located and designed to provide a transition between abutting off-site residential zoning districts, when they exist, and the nonresidential uses in the TC district.
- d. TC developments shall be laid out with streets, in accordance with the following standards:
 - (1) Streets shall be laid out to create blocks, and blocks shall not exceed 1000 feet in length before being interrupted by a street intersection, unless the reuse of existing buildings longer than 1000 feet or the presence of unique barriers, such as a creek or a grade-separated highway, preclude the creation of a street intersection. In such cases, blocks shall be as small as feasible. Alley and driveway intersections shall not be used to meet the block length requirement.
 - (2) All proposed buildings, except structured parking garages, must be located within a certain distance of a street, as shown in Section 321.D.3., Building Setback from the edge of street curblines. Buildings do not have to meet these standards from alleys or driveways.
 - (3) Streets shall be interconnected with each other and with streets on abutting properties in a grid or modified grid pattern.

- (4) Streets shall be extended to abutting properties in logical locations, as determined by the municipal governing body. When warranted by unique circumstances, the municipal governing body may allow driveways to be used instead of streets for these connections, provided access for the driveway is guaranteed to the abutting property.
 - (5) On tracts of ten (10) acres or more, new streets within an TC development shall have a street connectivity index of 1.40 or more. The street connectivity index shall be computed by dividing the number of new street links (defined as street segments between intersections and/ or cul-de-sac heads) by the number of new street intersections/permanent cul-de-sac heads.
- e. At least every 500 linear feet, blocks shall include public pedestrian connections through the block between generally parallel streets, unless the reuse of existing buildings longer than 500 feet or the presence of unique barriers, such as a creek or grade-separated highway, preclude the creation of a pedestrian connection.
 - f. Developments shall be designed to support existing and/or future public transportation service through the provision of transit shelters, public transportation pick-up areas, roads and driveways designed to handle the weight and length of a forty-foot bus, and other similar features.
 - g. On tracts next to public transportation stations and/or on tracts of twenty (20) acres or more, the layout of uses and buildings shall be designed to encourage pedestrian access to the existing or future public transportation service.

2. Building Design Standards

a. Building Orientation and Entrances.

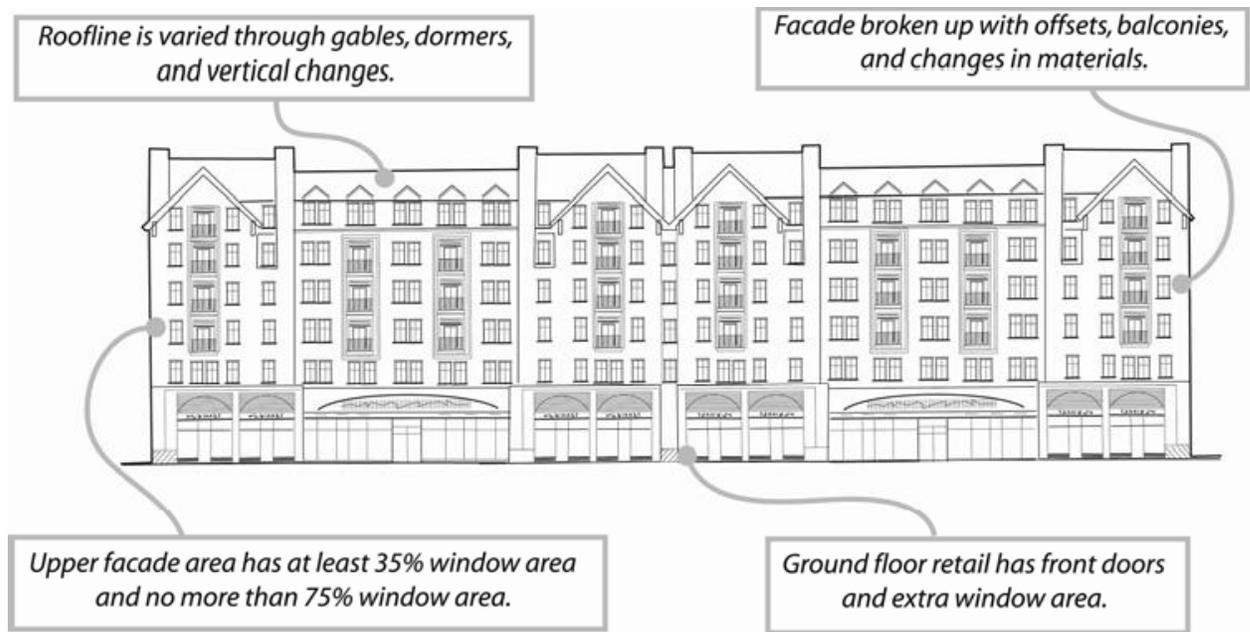
- (1) Front facades of buildings shall be oriented towards existing and proposed streets, with an everyday entrance in the front façade. Buildings with multiple front facades shall have entrances in each front façade, corner entrances, or, if permitted by the municipal governing body, entrances in only some of the front facades.
- (2) All primary building entrances shall be accentuated. Permitted entrance accents may include: recessed, protruding, canopy, portico, or overhang.
- (3) Loading doors, service doors, and loading docks shall not be located in any façade facing a street or any portion of a façade within 35 feet of a street.

b. Walls and Windows.

- (1) Blank walls shall not be permitted along any exterior wall facing a street or passenger train station. Walls in these locations shall comprise a minimum of 35 percent window area and a maximum of 75 percent window area, with windows interspersed across the façade.

- (2) Ground floor facades of retail, restaurant, and related uses facing a street or passenger train station shall comprise a minimum of 50 percent clear window area, with windows providing views of display areas or the inside of the building. These ground floor windows shall begin between 12 to 24 inches above ground level and shall end above 86 inches above ground level.
- (3) Smoked, reflective, or black glass in windows is prohibited.
- (4) Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least four of the following treatments: masonry but not flat concrete block; concrete or masonry plinth at the base of the wall; belt courses of a different texture or color; projecting cornice; projecting metal canopy; decorative tilework; trellis containing planting; medallions; opaque or translucent glass; artwork; vertical/ horizontal articulation; lighting fixtures; or a similar architectural element not listed above, as approved by the municipal governing body.

Illustration of Facade Requirements



- (5) Rear and side facades shall have colors and materials that are similar to the front façade and shall blend with structures within the development. Any development with more than one building on the site shall have a common and coherent architectural theme throughout the development.

c. Roofs.

- (1) Building ridgelines or roof planes facing a street, parking area, or walking area must be interrupted at least once every one hundred (100) feet by the inclusion of at least two of the following: a gable, a dormer, a vertical change of five (5) feet or more, a tower, a dome, a barrel vault, a projecting cornice, an articulated parapet of five (5) feet or more, or the inclusion of a similar architectural feature.
- (2) Buildings shall use parapets or mansard type roof styles to conceal flat roofs, elevator

and stair shafts, large vents, and rooftop equipment such as HVAC units along all roof edges.

d. Building Massing.

- (1) Buildings shall be designed to achieve a fine-grained texture by dividing large facades into the appearance of several sections or smaller buildings to avoid the appearance of a large, monotonous building mass.
- (2) Buildings must have at least a 3 foot break in depth in all front facades for every one hundred (100) feet of continuous façade. Such breaks may be met through the use of bay windows, porches, porticos, building extensions, building recesses, balconies, towers, and other architectural treatments.
- (3) In addition to the required 3 foot break, building facades of two hundred (200) feet or more facing a street, surface parking lot, passenger train station, or walking area shall include design elements that will break up the façade, such as awnings, porches, canopies, towers, balconies, bays, gables, changes in materials, changes in façade treatments, etc.

3. Parking Design Standards.

a. Surface Parking.

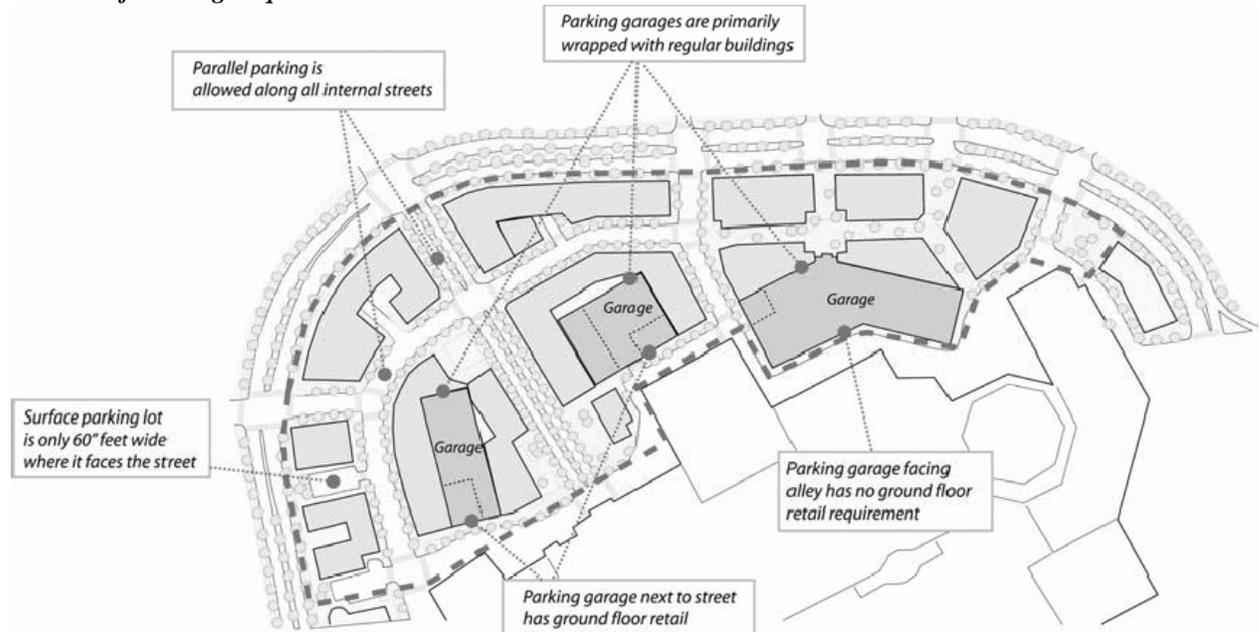
- (1) Surface parking lots shall be located to the rear of principal buildings or to the side. Surface parking shall not be located between a building and a street.
- (2) Surface parking shall not extend more than 70 feet in width along any street without being interrupted with a principal building.
- (3) Parking lots visible from a street shall be continuously screened by a 3-foot-high wall/fence or hedge. Parking lots adjacent to a residential use shall be continuously screened by a 6-foot high wall/fence or hedge. Screening shall also include street trees.
- (4) Surface parking lots within a block in a TC development shall be interconnected by access driveways.
- (5) Each lot created within an TC development shall provide cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots within the same block that are zoned TC. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

b. Structured Parking.

- (1) Except for their pedestrian and vehicular entrances, structured parking garages, or structured parking within a principal building, that is located within fifty (50) feet of a street curblin at street level shall have office, entertainment, institutional, apartment lobby, retail, restaurant, or a related use in occupied space along 70% of the first floor of the structured parking that faces the street.

- (2) Structured parking shall have design treatments such as colonnades, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted.
- (3) Cars shall be generally visually screened from the street through features such as grills, lattices, mock windows, louvers, false facades, etc.. Such screening shall be in keeping with the rest of the building's architectural style and materials.

Illustration of Parking Requirements



- c. Access to Off-Street Parking. When feasible, vehicular access to off-street parking facilities shall be from a street, alley, or driveway that has no retail or related uses facing this street or alley. When this is not feasible, access shall be located as far from retail or related uses' front facades as possible.
4. Pedestrian Design Standards.
- a. Sidewalks, with a minimum unimpeded width of 8 feet, are required along all street frontages with Retail, Restaurant, and Related Uses. Sidewalks with a minimum width of 6 feet are required along all street frontages with other uses.
 - b. Sidewalks are required to connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops.
5. Open Space and Plaza Design Standards.
- a. Required open space areas shall only consist of plazas, central greens, playing fields, playing courts, playgrounds, trails, greenways with trails, pedestrian malls, promenades, picnic areas, and other similar types of usable, public space, designed in accordance with the Lower Paxton Township Subdivision and Land Development Ordinance.

- b. Required open space areas shall be designed as focal points within the development and shall make public access as easy and straightforward as possible. Public access shall be guaranteed to all required open space through a deed restriction or other means acceptable to the municipal governing body.
- c. Plazas shall meet the following requirements:
 - (1) TC developments shall provide 1 square foot of plaza area for every 40 square feet of gross building floor area; however, TC developments with less than one hundred thousand (100,000) square feet of gross floor area are not required to provide any plaza area. Because of limits on the maximum size of plazas, more than one plaza area may be required in larger developments.
 - (2) Individual plazas shall be no smaller than 2,500 square feet and no larger than 40,000 square feet.
 - (3) Plazas shall be surrounded on all sides by either streets or the front facades of buildings. Perpendicular or angled parking spaces shall not abut plazas. When streets abut a plaza, the opposite side of the street from the plaza shall have building front facades rather than parking lots or open space facing the plaza.
 - (4) At least 25%, but no more than 80%, of the plaza shall be landscaped with trees, shrubs, and mixed plantings with year round interest.
 - (5) Plazas shall be centrally located within the TC development and easily and conveniently accessible from all residential and non-residential buildings. Plazas shall be integral to the development and designed as a focal point for the TC development.

Illustration of Plaza Designs

- (6) The plaza shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.
 - (7) Plazas shall include a defining central element, such as a large fountain, sculpture, gazebo, pond, or similar feature. They shall also be improved with a variety of other amenities, such as small fountains, public art, shade trees, trash containers, benches, decorative pedestrian lights, trellises, and/or other similar features. These improvements shall be provided in locations and amounts that are acceptable to the municipal governing body.
6. Lighting Standards.
- a. Adequate lighting for pedestrians and vehicles shall be provided in all areas open to the public.
 - b. Lighting shall be shielded to meet the following requirements:
 - (1) No light shall shine directly from a light source onto the ground, into the

- windows, or onto improvements of an abutting property, although incidental light may be permitted to fall on abutting property. Such incidental lighting shall not exceed one-half an ISO foot candle at ground level on the abutting property.
- (2) No light, except street lights, shall shine directly onto public roads.
- c. Where the abutting property is residentially zoned and used, lighting shall meet the following requirements:
 - (1) Light fixtures shall be directed towards the proposed development and away from the abutting property.
 - (2) The light source itself must not be visible from the abutting residential property.
 - (3) Light fixtures shall be set back at least twenty (20) feet from the property line.
 - (4) Light fixtures located within the building setback area that adjoins a residentially zoned and used property shall be no more than ten (10) feet in height.
 - d. No parking lot lighting standard or building fixture designed to illuminate the ground shall exceed eighteen (18) feet in height from grade level, and no pedestrian lighting standard shall exceed fourteen (14) feet in height from grade level.

7. Refuse Area Design Standards.

- a. The storage of refuse shall be provided inside the building(s) or within an outdoor area enclosed by either walls or opaque fencing at least 6 feet in height. Any refuse area outside of the building shall be designed to be architecturally compatible with the building(s) and shall not be located in the front of the building.

8. Screening Design Standards.

- a. All wall-mounted or ground-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.
- b. Service and loading areas must be visually screened from streets and pedestrian ways and must be located to the side or rear of buildings.

9. Outdoor Dining Design Standards.

- a. Outdoor dining areas shall not impede pedestrian traffic flow. A minimum pathway of at least 5 feet free of obstacles shall be maintained.
- b. Advertising or promotional features shall be limited to umbrellas, a menu board, and canopies.

10. Outdoor Storage. Outdoor storage is not permitted.

321.F. Bonus Provisions

1. TC developments with at least 15% of the development’s commercial building floor area providing experiential commerce shall receive a FAR bonus of .5.
2. TC developments which contain a regional attraction shall receive a FAR bonus of 1.
3. TC developments which construct a structured parking facility containing parking for 100 or more vehicles shall receive a FAR bonus of 1.25.
4. TC developments with eighty percent (80%) green buildings, in accordance with one of the following definitions, shall receive a FAR bonus of .5:
 - a. Green buildings shall include buildings that meet the silver or higher designation in the Leadership in Energy and Environmental Design (LEED) program, as determined by the Green Building Certification Institute.
 - b. Green buildings shall include buildings that meet any national, generally-accepted certification that is equivalent to the LEED silver or higher designation.

321.G. Parking Standards

1. Parking Ratios. Any building or structure erected, altered, or used and any lot used or occupied for any of the following purposes shall be provided with the maximum or minimum (specific to the use) number of parking spaces set forth below, except as adjusted for shared parking or on-street parking.

Use	Minimum Requirement	Maximum Requirement
Retail commercial sales, excluding drive through facilities		2 spaces/1000 Square Feet (SF) Gross Floor Area (GFA)
Restaurants and other food or beverage establishments, excluding drive through facilities	1 per 2 seats, or 5 spaces for a use without customer seats. Plus 1 for each 1.1 employee	
Professional, administrative, and/or business offices		2 spaces/1000 SF GFA
Convention centers, meeting facilities, banquet halls		1 space per every 4 persons of seating

		capacity
Banks or financial institutions, excluding drive through facilities		2 spaces/1000 SF GFA
Hotels		1 space/room (plus 50% of restaurant requirement if applicable)
Bed and breakfast facilities		1 space/room (plus 50% of restaurant requirement if applicable)
Museums		1 space per 450 square feet of gross floor area
Theaters		1 space/4 seats max occupancy
Schools		1/7 students design capacity
Day care centers		1/5 students design capacity
Post offices		1 space per 450 square feet of gross floor area
Community centers		1 space/4 seats max occupancy
Libraries		1 space/4 seats max occupancy
Personal service businesses		2 spaces/1000 SF GFA
Studios or galleries for dance, music, fitness, art, or photography		1 per 4 persons of maximum capacity of all facilities
Bowling alley / Racquet sports / Health club		1 per 4 persons of maximum capacity of all facilities
Transit facilities		1 space per 3 employees on the largest shift
Apartment units	1.5 space per unit	
Townhouses	1.25 spaces per unit	

2. Exception for parking spaces located above or below ground. Any parking located in a facility (Parking Structure) which is located above or below grade is not subject to restrictions or provisions identified in the minimum or maximum parking ratio requirements.

3. The Township Supervisors may allow installation of additional parking spaces when there is evidence of a continued overflow of parking as installed by the applicant. Evidence may consist of, and not limited to, the following: provide information that the employees and/or patrons will utilize public transportation services or other modes of transportation, which are not related to the use of automobile, documentation of observations or surveys of actual parking situations of same uses at similar locations, etc.
4. Shared Parking.
 - a. The parking spaces required in the above standards may be reduced when two or more establishments share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions:
 - (1) That some portion of the shared off-street parking area lies within 1000 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.
 - (2) That access and parking easements are prepared and recorded for each property affected by the shared parking.
 - (3) All shared parking shall consider safety, accessibility and convenience for the pedestrian traveling between the points of destinations.
5. On-Street Parking. On-street parking spaces within a development may be counted towards the amount of required parking.

321.H. Streetscaping Standards

1. Sidewalks and Crosswalks.
 - a. Sidewalks are required along all street frontages, alleys, and internal driveways. Sidewalks along alleys may be waived if an applicant can demonstrate that these areas are not anticipated to have pedestrians. Sidewalks shall meet the following width requirements:
 - (1) In areas that predominantly consist of retail, restaurant, and related uses on the ground floor of buildings, sidewalks shall have a minimum unimpeded width of 8 feet.
 - (2) In all other areas, sidewalks shall have a minimum unimpeded width of 6 feet.
 - b. Sidewalks shall be constructed of durable, attractive materials like brick, stone, or high quality concrete accented with pavers. Sidewalk materials shall be continued across curb cuts when possible.
 - c. Arterial streets shall be separated from sidewalks by a 6-foot wide landscaped strip, decorative verge area, or expanded sidewalk area, so as to allow for street trees and to buffer pedestrians from automobile traffic. All other streets shall be separated from sidewalks by a 4-foot wide landscaped strip, decorative verge area, or expanded sidewalk area.
 - d. Sidewalks shall be required to connect the street frontage to all front building

entrances, parking areas, plazas, other usable open space areas, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destinations and/or transit facilities.

- e. All sidewalks shall have accessibility ramps and shall comply with the regulations of the Americans with Disabilities Act.
- f. Crosswalks not more than 10 feet and not less than 6 feet wide shall be required at all street intersections and wherever necessary to provide safe pedestrian access to buildings, open space areas, and public transit facilities.
- g. Crosswalks shall be constructed of inlaid thermal plastic, patterned surface dressing, or stone/brick/concrete pavers that make them easy to view and distinguish from the rest of the roadway. Crosswalk borders shall be highlighted with white lines at least 6 inches in width. Minor streets within the development may have painted white crosswalks.

2. Traffic Calming Devices.

a. Curb extensions/bulb-outs.

- (1) Curb extensions/bulb-outs narrow the street cartway at intersections and mid-block locations to make pedestrian crossings shorter and/or reduce the perceived width of long, straight streets.
- (2) Curb extensions/bump-outs shall extend at least 6 feet from the rest of the curblines into the street.
- (3) Curb extensions/bump-outs shall be at least 15 feet in length.
- (4) Curb extensions/bump-outs must leave at least 20 feet of cartway for travel lanes on arterial streets, and 18 feet of cartway on all other streets.

b. Raised median islands.

- (1) Raised median islands are narrow islands between travel lanes that are designed with breaks in landscaping and curbing for pedestrians.
- (2) Raised median islands shall be at least 6 feet wide; however, the municipal governing body may allow this width to be reduced to 4 feet when existing street cartway and sidewalk widths warrant a narrower width.
- (3) Raised median islands shall be a minimum of 20 feet in length; however, the municipal governing body may allow this length to be reduced to 12 feet when a longer length would interfere with a driveway.
- (4) Portions of raised median islands not used for sidewalk area shall be landscaped.

c. Traffic circles.

- (1) Traffic circles are raised islands located in the center of an unsignalized intersection.
- (2) Traffic circles shall be designed to give vehicles adequate turning radii within the intersection, with all traffic negotiating the circle and circulating in a counterclockwise direction.
- (3) The diameter of traffic circles may not be less than 13 feet.
- (4) At least 16 feet of street width must be located between the traffic circle and the closest curbline.
- (5) Traffic circles shall be designed with mountable curbs.
- (6) Traffic circles shall be landscaped.
- (7) A plaza may be contained within a traffic circle.

d. Speed humps.

1. Speed humps are raised, elongated surfaces on the roadway designed to slow traffic.
2. Speed humps shall be 3 to 4 inches in height.
3. Speed humps shall be at least 14 feet in length.
4. Speed humps shall be constructed across the cartway, from curb to curb.
5. Speed humps shall have a parabolic cross section.
6. Speed humps are only allowed on local streets with a grade of less than 8%. They are not permitted on collector or arterial streets.

e. Speed tables.

- (1) Speed tables are raised, flat topped surfaces on roadways, often built with brick or other textured materials on the flat section.
- (2) Speed tables shall be 3 to 4 inches in height.
- (3) Speed tables shall have a total length of 22 feet, with 6 foot ramps on each end and a flat 10 foot section in the middle.
- (4) Speed tables shall be built from curb to curb.
- (5) Speed tables shall not be installed on arterial streets.

f. Raised crosswalks.

- (1) Raised crosswalks are marked and elevated pedestrian areas that are an extension of the sidewalk at mid-block locations or intersections.
 - (2) Raised crosswalks shall be 3 to 6 inches in height.
 - (3) The ramps on each side of the crosswalk shall have a grade of 4% to 8%.
 - (4) The flat area of the crosswalk shall be at least 10 feet in width.
 - (5) Raised crosswalks shall be installed curb to curb.
 - (6) Raised crosswalks shall not be installed on arterial streets.
- g. Raised intersections.
- (1) Raised intersections are intersections, including crosswalks, that are raised above the street cartway level.
 - (2) Raised intersections shall be 3 to 6 inches in height.
 - (3) The ramps on each side of the raised intersection shall have a grade of 4% to 8%.
 - (4) Raised intersections shall cover the whole intersection, including crosswalk areas.
 - (5) Raised intersections shall not be installed on arterial streets.

3. Street Furniture and Streetscape Elements.

- a. Street furniture shall be provided and include (though not limited to) benches, trash and recycling receptacles, planters, and bike racks. Street furniture shall be decorative, functional, and properly scaled to the space.
- b. Street furniture shall be provided to the (municipal governing body's) specifications on style and/or color, and shall be given final approval by the (municipal governing body).
- c. Street furniture shall be properly maintained by the property owner and be constructed of durable materials such as cast iron, aluminum, stainless steel, or similar materials.

- d. All furniture and streetscape items shall be offset from the curb by a minimum of 1.5 feet to avoid car door obstruction. Furniture intended for seating shall be set back from the curb by a minimum of five feet from arterial roads without on-street parking.
- e. A minimum of five linear feet of seating, such as a bench or a cluster of chairs, shall be provided for every 1,000 square feet of plaza area on public or private land. Areas seating at least 4 people at a time shall be provided at the rate of one per block face, outside of plaza areas.
- f. Between two and four paired trash and recycling receptacles shall be placed along each block face with more than 40,000 square feet of commercial uses; one pair at each end of the block and additional receptacles spaced evenly between. A minimum of one additional trash receptacle shall be provided for each 5,000 square feet of public open space.
- g. Sidewalk mounted trash receptacles shall have at least three feet clear on all sides from any standing object including, but not limited to, parking meters, lights, and sign posts.
- h. One drinking fountain shall be provided for each 10,000 square feet of usable public open space.
- i. Freestanding planters and protective devices, such as bollards, shall be installed between sidewalks and adjacent vehicular traffic to help shape the pedestrian environment.
- j. All new retail and office development shall provide a minimum of one bicycle parking rack per 20,000 square feet of gross floor area or fraction thereof. A minimum of one bicycle parking rack shall be provided for every 10,000 square feet of public open space.
- k. Bicycle racks shall be located in highly visible, well-lit areas near building entrances; bicycle parking areas shall not obstruct walkways. Bicycle parking may be provided within a building, but the location must be easily accessible for bicyclists. Establishments that provide internal bicycle parking may also want to consider providing lockers and shower facilities to encourage employees to bike to work.

4. Site and Streetscape Lighting

- a. Applications for development in the TC District shall include a lighting plan.
- b. Lighting that is oriented for vehicles shall be generally spaced at 100' - 120' on center in a staggered pattern.
- c. Pedestrian-oriented streetlights shall be provided and spaced at 40' - 60' on center, paired across the street or, 80' - 120' on center in a staggered pattern. They should be centered on a line 20 inches from the face of curb.
- d. With approval from the Board of Supervisors these spacing guidelines may be modified to meet minimum safety standards and provide a logical rhythm or cadence.

- Minor adjustments may be necessary to avoid utilities, vaults, and other conditions.
- e. Public areas and open spaces shall be lit for safety and ease of visibility.
 - f. Lighting fixtures and luminaries, both pole-mounted and building-mounted, shall be consistent and/or compatible with any existing light fixtures, and the Board of Supervisors shall have final approval over the style and placement of all lighting fixtures.
 - g. Light fixtures shall be constructed of durable, attractive materials and be easy to maintain. Light poles be constructed of durable materials such as cast iron, aluminum, stainless steel, or similar materials.
 - h. Where the abutting property is residentially zoned or used, nonresidential uses shall direct light fixtures toward the proposed development and shield the residential properties from direct lighting or glare. The light source itself must not be visible from the abutting residential property.
 - i. No streamers or festoon lighting, comprising a group of incandescent light bulbs, shall be hung or strung on a building or any other structure.
 - j. No flashing or intermittent or moving lights, including lights on signs, shall be permitted.

321.I. Usable Open Space Standards

The following requirements apply to all proposed usable open space in Towne Centre developments.

1. General Usable Open Space Standards.

- a. Usable open space areas shall be focal points of the community and key public assets. These areas must be visible and accessible from a public walkway or sidewalk, and shall not be in utility areas, stormwater management areas, or behind buildings.
- b. At the discretion of the Township, stormwater management ponds may be used as usable open space areas when these ponds (when permanently containing water) function as a focal point such as by installation of a fountain centered in the pond and equal in height to one-half the diameter of the pond or greater.
- c. Usable open space areas shall be located within 200 feet of an adequate parking area for the open space area or within 200 feet of a public street.
- d. Usable open space areas shall connect to outdoor cafes, restaurants or building entrances and have maximum direct sunlight. Necessary shade shall be provided by trees, canopies, trellises, building walls or tables with umbrellas.
- e. Usable open space areas shall be generally flat and unconstrained, and at-grade with sidewalks whenever possible. At most, a three-foot differential between the sidewalk and the space may be allowed for physical definition of space.
- f. Trails, paths, and sidewalks shall be clearly marked and separated from vehicular travel ways and shall connect to the sidewalk system.
- g. No parking, loading or vehicular access is allowed in or on the open space, other than

- for emergency or maintenance vehicles.
- h. The applicant must submit a maintenance plan describing how improvements will be managed and maintained. The responsibility for maintenance shall rest with the owner of the property.
 - i. Usable open space areas shall be deed restricted to permanently preserve the area and to guarantee permanent public access.
2. Specific Open Space Standards.
- a. Central Greens.
 - b. Buildings abutting central greens shall have entrances facing the central greens.
 - c. Central greens shall be surrounded on all sides by either streets or the front facades of buildings, with at least 45% of its perimeter surrounded by public streets.
 - d. Central greens shall contain both open grassed-areas and more formally landscaped areas, as well as pedestrian facilities, such as sidewalks, paths, benches, or gazebos. At least sixty percent of any central green shall be landscaped with trees, vines, shrubs and seasonal flowers, as well as lawn area around these features.
 - e. Central greens shall also include central public amenities, such as (but not limited to) a water feature, fountain, gazebo, bandshell, sculpture, play sculpture, etc..
 - f. Central greens shall be at least 10,000 square feet in size but no greater than 40,000 square feet.
3. Trails or Greenways with Trails.
- a. To the maximum extent feasible, trails and greenways with trails shall be installed in areas where significant natural and scenic resources exist on a site.
 - b. Trails shall be located in prominent areas with visual interest. The primary portion of trails and area of greenways shall not be constructed along private yards (unless separated by a fence and/or safety buffer), public or private streets or rights of way, parking areas and driveways, or stormwater detention facilities.
 - c. Trails or greenways with trails must be at least a half a mile in length, must directly connect with an existing trail that is at least half a mile in length, or must provide a critical link in a future trail shown in the municipality's Open Space Plan. Trails or greenways shall also directly connect with the development's retail area via a sidewalk connection or pathway.
 - d. Trails that are multiuse shall be at least 10 feet wide with an aggregate 6-foot wide shoulder and shall be constructed of macadam or a similar quality material. Pathways shall be at least 5 feet wide. The entire trail corridor shall be a minimum of thirty (30) feet in width.

- e. A corridor up to 30 feet wide containing the trail or greenway with trail shall be considered usable open space and shall count toward fulfilling the requirements of the TC District.

4. Picnic Areas.

- a. Picnic areas shall be located adjacent to playground areas, trails, greenways with trails, playing fields, playing courts, and scenic resources at appropriate and convenient spots.
- b. Picnic areas shall be used only during daylight hours; no lighting shall be installed.
- c. At least 2 picnic tables shall be provided for each picnic area.
- d. Adequate refuse and recycling containers shall be provided.
- e. Shelters and/or shade trees and other landscaping shall be provided at all picnic areas.
- f. Two trees of at least two-inch caliper shall be provided for every 1,000 square feet of picnic area.
- g. Gazebo or picnic-type shelters may be used in addition to, but not in exchange for, any landscaping requirements.
- h. Picnic areas shall be at least 3,000 square feet in size, and at least 30 feet wide.
- i. Picnic tables shall be set back at least 10 feet from lot lines, 10 feet from the ultimate right-of-way of local access streets, and 25 feet from the ultimate right-of-way of collector or arterial streets.

5. Playgrounds.

- a. Playgrounds shall include structured play equipment designed for the use and enjoyment of children.
- b. Playgrounds shall be used only during daylight hours; no lighting shall be installed.
- c. Sitting areas, including benches, shall be provided for the convenience of persons supervising children.
- d. Two trees of at least two-inch caliper shall be provided for every 1,000 square feet of playground area; gazebo or picnic-type shelters may be used instead of half the required shade trees.
- e. When a playground is placed adjacent to playing fields, practical measures, such as fencing and orientation of facilities, shall be used to reduce hazards, especially from balls, Frisbees, or other flying objects.

- f. Playgrounds shall be at least 2,500 square feet in size (within any fenced areas) and 35 feet wide.
- g. Playground equipment shall be set back at least 10 feet from lot lines, 10 feet from the ultimate right-of-way of local access streets, and 100 feet from the ultimate right-of-way of collector or arterial streets.
- h. Playgrounds shall be located within residential areas, and shall be easily visible from the street.

6. Playing Fields.

- a. Playing fields shall be used only during daylight hours; no lighting shall be installed.
- b. Playing fields shall consist of a lawn area, unobstructed by trees, shrubs, benches, and other playground equipment. Applicants shall locate trees and shrubs at the perimeter of playing fields to define their limits, enhance their appearance, and filter noise that may be generated by any activities.
- c. Playing fields shall be gently sloped, not less than 1 percent nor more than 3 percent grade, and shall be well drained so as to be suitable for use in good weather.
- d. Playing fields may be fenced and sitting areas may be provided along the perimeter if desired by the applicant.
- e. Playing fields shall be at least 8,000 square feet in size with a minimum width of 80 feet.
- f. The minimum setbacks to the edge of a playing field shall be at least 50 feet from any dwelling unit. The minimum setback from the ultimate right-of-way of streets shall be 25 feet from local access streets, and 50 feet from collector or arterial streets.
- g. Playing fields shall be located in residential areas or near the edges of an TC development.

7. Playing Courts.

- a. Playing courts shall be constructed in accordance with specifications approved by the municipal engineer, and shall be oriented in a north-south direction.
- b. Minimum dimensional standards shall be as follows:
 - (1) For court areas of standard size:
 - (i) Tennis courts shall be a minimum of 60 feet x 120 feet.
 - (ii) Basketball courts shall be a minimum of 70 feet x 104 feet.
 - (2) These standards can be divided accordingly to allow for half-court areas.

- (3) Minimum setbacks to the edge of paving:
 - (i) From any dwelling unit: 50 feet.
 - (ii) From the ultimate right-of-way of streets: 25 feet from local access streets, 50 feet from collector or arterial streets.
 - (iii) From any lot line: 15 feet.
 - c. Tennis courts shall be fenced around the entire perimeter with minimum ten foot high fencing.
 - d. Basketball courts shall be fenced with minimum six foot high fencing under the following conditions:
 - (1) When the edge of the pavement is less than 30 feet from a lot line, that edge shall be fenced.
 - (2) When the edge of the pavement is less than 30 feet from an area sloping steeply downward from the court, the edge shall be fenced.
 - e. Lighting may be provided for nighttime use of courts, so arranged that no glare affects abutting residences on nearby streets, on a demand-activated basis, until no later than 10:00 pm.
 - f. Landscaping shall be provided along the exterior perimeter of the playing courts, outside of the fenced-in area if applicable. Up to 50 percent of the landscaped area may be planted with shrubs, and one tree of at least two-inch caliper shall be planted for every 200 square feet of planting area. In addition to any required trees and shrubs, all of the landscaped area shall be covered with grass, organic mulch, or live groundcover.
 - g. Playing courts shall be placed at convenient locations within residential and/or retail areas, and may be used as a transitional use between more naturalized open space areas.
8. Pedestrian Malls or Promenades.
- a. Pedestrian malls or promenades shall be developed within the equivalent of a street right-of-way, with a minimum 50 foot right-of-way width. Buildings shall be set back from the right-of-way area the same distance as from a street. The pedestrian mall shall intersect a public street in the same manner that a street would.
 - b. Except for landscaping, pedestrian paving shall cover the entire right of way. Paving shall be enhanced, decorative paving and not asphalt.
 - c. Paving sections shall be designed to accommodate emergency as well as delivery vehicles. Necessary clear zones shall also be kept so that vehicles may access the buildings. Deliveries shall be restricted to hours when the pedestrian mall is not open to the public.

- d. Loading dock entries shall not face onto pedestrian malls.
- e. Seating areas, which may include benches or seats grouped around or attached to a table, must be provided along each block face at a rate of five linear seat of seating for each 300 linear feet of pedestrian mall.
- f. Landscaping shall be provided throughout pedestrian malls or promenades and shall comprise at least 25% of the pedestrian area. Up to 50 percent of the landscaped area may be planted with shrubs or flowers in planters and pots. Additionally, one tree of at least two- inch caliper shall be planted for every 500 square feet of planting area. In addition to any required trees and shrubs, the landscaped area shall be covered with grass, organic mulch, or live groundcover where appropriate.
- g. Between two and four paired trash and recycling receptacles shall be placed along each block face with more than 40,000 square feet of building area.

321.J. Definitions

As used in this Section 321 the following words shall have the following meaning:

ACCESSORY BUILDING - A subordinate structure, the use of which is incidental to that of the principal building, but is located on the same site as the principal building.

ALLEY - A narrow pedestrian or automobile lane that provides access to the rear of lots and/or buildings, and may provide access to structured parking.

ARCADE - An area contiguous to a street or plaza that is open and unobstructed to a height of not less than 12 feet and that is accessible to the public at all times. Any portion of an arcade occupied by building columns, landscaping, statuary, pools, or fountains shall be considered part of the arcade for the purpose of computing floor area.

AWNING - A roof-like cover, often of fabric, metal, or glass, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like.

BALCONY - A projecting platform that is open, roofless, surrounded by a railing, and which is suspended or cantilevered from, or supported solely by, the principal structure.

BARREL VAULT - A semi-cylindrical roof shape which extends an arch over a space.

BAY - A compartment projecting outward from the wall of a building and containing a window or windows.

BLOCK - A unit of land surrounded on all sides by streets or other transportation or utility rights-of-way, or by physical barriers to continued development such as bodies of water or public open spaces.

BUILDING - A structure that has a roof and walls, including structured parking, and stands permanently in one place.

CANOPY - A roof-like structure, including an awning, that projects from a wall of a building over a door, entrance, or window; or a freestanding or projecting cover above an outdoor service area, such as at a gasoline service station.

CENTRAL GREEN - A centrally-located open space area available for unstructured recreation, its landscaping consisting of grassy areas and trees.

COLONNADE - a sequence of architectural columns.

DORMER - A window vertical in a roof or the roofed structure containing such a window.

DRIVEWAY - A privately maintained vehicular access way on residential or commercial properties.

EXPERIENTIAL COMMERCE - (1) The use of ambience, emotion, sound, and/or hands-on activity to combine shopping and entertainment opportunities as an anchor for customers to produce a perceived or actual added value from their use of the product or service and time in the retail space; (2) The bringing together of retailing, entertainment, music and/or leisure in a combination of physical, functional, operational and psychological elements to produce physical and emotional sensations during their time in the space; or (3) Offering consumers a chance to buy an experience that is personally encountered, undergone, or lived through rather than just an object or service (the consumer buys a memory).

General examples may include, but are not limited to:

- Interactive art
- Live music
- Virtual reality environments
- Cafés and lounges
- Large interactive video display walls

Industry specific examples may include, but are not limited to:

- Arts and crafts and hobby shops that offer more than occasional classes in activities such as quilting, knitting, model making, paper art, etc.
- Home improvement stores that offer “do-it-yourself” classes and/or have interactive displays where consumers can personally test tools in real-world applications prior to purchase.
- Appliance stores that offer cooking classes or allow shoppers to try out a cooktop, dishwasher or washing machine in the store prior to purchase.
- Grocery stores that have incorporated food courts, buffets and wine bars where consumers can enjoy a meal or a drink and a social experience during shopping.
- Sporting goods stores that incorporate, golf and tennis simulators, etc. that enable shoppers to "test drive" equipment.
- Outdoor outfitters that offer climbing walls, lectures, classes and travel adventures.

- Clothing retailers with high-tech fitting rooms that enable shoppers to see what an item of clothing would look like in different sizes, colors, styles.

FLOOR AREA RATIO - The total building square footage (building area), excluding any structured parking facilities, divided by the site size square footage (site area).

FRONT FAÇADE - Those portions of a building's exterior elevation which face and are most closely parallel to any abutting street.

GABLE - The generally triangular portion of a wall between the edges of a sloping roof.

GREENWAY - An open space conservation area that provides passive recreational opportunities and may have pedestrian and/or bicycle trails

GROUND FLOOR FAÇADE - Those portions of a façade which face and are most closely parallel to the floor that is most closely above or on the same plane as the sidewalk.

MANSARD - A roof with two angles of slope, the lower portion of which is steeper, has an angle greater than 45 degrees, and derives part of its support from the building wall.

MASTER PLAN - A zoning plan to demonstrate use and design compliance for a tract as a whole, to be used as sub-areas of the tract are developed.

MULTIUSE TRAIL - A trail that permits more than one type of user group at a time, creating a two-way shared use area. The trail is constructed of a hard paved surface or hard compacted cinder to facilitate wheeled and pedestrian trail traffic.

PARTY WALL - A wall common to but dividing contiguous buildings; such a wall contains no openings and extends from its footing below the finished ground grade to the height of the exterior surface of the roof.

PATH - A temporary or permanent area that is normally dirt or cinder although some paths are asphalt or concrete. A path typically indicates the common route taken by pedestrians between two locations.

PARAPET - That portion of a wall which extends above the roofline.

PEDESTRIAN MALL - An area of street-like proportions given over entirely to pedestrian traffic, where the need for a vehicular right-of-way is not great and vehicular traffic can be routed elsewhere.

PEDESTRIAN ORIENTED - An area designed with an emphasis primarily on sidewalks and other passageways to allow for ease of walking, rather than on auto access and parking areas.

PICNIC AREA - A centrally located space sufficient for two or more picnic tables with the option of a roofed overhead shelter.

PLAYGROUND - A publicly accessible area developed with structured play apparatuses for active play and recreation.

PLAYING COURT - A recreational area with one or more structured playing fields or courts for competitive sports, such as, basketball, or tennis.

PLAYING FIELD - A grassy recreational area for recreational activity.

PLAZA - An open space that may be landscaped, or paved, typically surrounded by buildings or streets and used for passive recreation and relaxation.

PORCH - A covered but unenclosed projection from a front, rear, or side wall of a building that may or may not use columns or other ground supports for structural purposes.

PORTICO - A porch that leads to the entrance of a building, or extends as a colonnade, with a roofed structure over a walkway, supported by columns or enclosed by walls.

PRINCIPAL BUILDING - A building, or buildings, in which the principal use of the lot is situated.

STORY - A complete horizontal section of a building, having one continuous or practically continuous floor.

STREET - A publicly-accessible thoroughfare that provides the principal means of access for vehicular traffic to abutting property.

STREET CONNECTIVITY INDEX - a numerical measurement used to quantify how well a roadway network connects destinations.

STREETSCAPING - Improvements that may either abut or be contained within a public or private street right-of-way or accessway that may contain sidewalks, street furniture, landscaping, street lighting, trees, and similar features.

STRUCTURED PARKING - A structure or portion thereof composed of one or more levels or floors used primarily for the parking or storage of motor vehicles. Structured parking may be totally below grade (as in an underground parking garage) or either partially or entirely above grade with those levels being either open or enclosed.

STRUCTURED PARKING GARAGE - A partially or entirely above grade structure of two or more floors with the primary purpose of providing parking for motor vehicles. This term encompasses both commercial parking facilities as well as private parking structures. Structured parking garages may be designed to have commercial space on the ground floor.

SURFACE PARKING - Parking or storage areas for motor vehicles that are entirely at street grade and not enclosed by a building. This includes both on-street and off-street parking.

SURFACE PARKING LOT - A specific off-street area, at street grade, for the parking or storage of motor vehicles.

TRAIL - A pathway that is open to the public and is designed for and used by pedestrians and bicyclists.

TRANSIT FACILITY - An area designated as a waiting, pick-up, or drop-off area for bus and/or train riders.

TOTAL BUILDING FLOOR AREA - The total square footage of all habitable area of a building, not including covered outdoor space, as measured from the outside of all exterior walls and supporting columns.

USABLE OPEN SPACE - Land or water areas that are suitable and retained for use as active or passive recreation areas.

WORKFORCE HOUSING UNITS - Housing, both for-sale and rental units, built to be afforded by households making no more than 100 percent of the area median income.

321.K. Repealer

In the event of a conflict or discrepancy between any provision in this Section 321 and any other provision of any other Lower Paxton Township Ordinance, including but not limited to the Lower Paxton Township Zoning Ordinance or Lower Paxton Township Subdivision and Land Development Ordinance, then the provisions of this Section 321 shall govern.

SECTION 4: The provisions of this Ordinance shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect the validity of any remaining provisions of this Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted and enacted as if such unconstitutional, illegal or invalid provision had not been included therein.

SECTION 5: In all other respects, the Zoning Ordinance shall remain as heretofore enacted, ordained and amended.

SECTION 6: Any ordinances or parts of ordinances inconsistent herewith are hereby repealed.

DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 20-____ this ____ day of _____, 2020 by the Board of Supervisors of Lower Paxton Township.

ATTEST:

BOARD OF SUPERVISORS
LOWER PAXTON TOWNSHIP

Township Secretary

By: _____
Chairman

Memo

To: Bradley Gotshall, Township Manager
From: Bill Weaver, Sewer Department Director
CC: GHD, Tim Nolt, Jim Wetzel
Date: **6/30/20**
Re: Change Order #1, final adjustment of estimated quantities to actual quantities and extending final contract time

Attached is Change Order #1 with Rogele, Inc. for a contract price decrease and a contract time extension for Board action at the 7/7/20 BOS meeting. Specifically, the total final adjustment is a decrease in the amount of \$6,636.58, which decreases the Contract Price from \$78,552.32 to \$71,915.74. This Change Order also changes the contract times for substantial completion and ready for final payment.

The Change Order is required by the General Conditions of the Construction Contract documents which states that "the Contract Price may only be changed by a Change Order", this applies if quantities are lower than the original contract amount or greater than the original contract amount.

Staff and Engineer recommend approval of Change Order #1 for a decrease in the contract amount of \$6,636.58 for a final Contract amount of \$71,915.74 and changing the substantial completion date to March 29, 2020 and ready for final payment date to June 29, 2020.

Change Order No. 1

Date of Issuance: June 29, 2020

Effective Date: June 29, 2020

Project: Emergency Repairs to Wastewater Collection System -2018	Owner: <u>Lower Paxton Township</u>	Owner's Contract No.: <u>N/A</u>
Contract: General	Date of Contract: <u>January 8, 2019</u>	
Contractor: Rogele, Inc.	Engineer's Project No.: <u>8616785</u>	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

1. To adjust the estimated contract quantities to actual quantities installed for the project and to extend the Contract Times.

Attachments (list documents supporting change):

1. Final Quantity and Cost Adjustment Worksheet

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: <u>\$ 78,552.32</u>	Original Contract Times: <input checked="" type="checkbox"/> Working days <input type="checkbox"/> Calendar days Substantial completion (days or date): <u>January 8, 2020</u> Ready for final payment (days or date): <u>January 8, 2020</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> : <u>\$ 0</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> : Substantial completion (days): <u>0 days</u> Ready for final payment (days): <u>0 days</u>
Contract Price prior to this Change Order: <u>\$ 78,552.32</u>	Contract Times prior to this Change Order: Substantial completion (days or date): <u>January 8, 2020</u> Ready for final payment (days or date): <u>January 8, 2020</u>
[Increase] [Decrease] of this Change Order: <u>\$ -6,636.58</u>	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): <u>71 days</u> Ready for final payment (days or date): <u>173 days</u>
Contract Price incorporating this Change Order: <u>\$71,915.74</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): <u>March 19, 2020</u> Ready for final payment (days or date): <u>June 29, 2020</u>

RECOMMENDED: By: <u>Melissa Tomich Smith</u> Engineer (Authorized Signature) Date: <u>June 29, 2020</u>	ACCEPTED: By: _____ Owner (Authorized Signature) Date: _____	ACCEPTED: By: <u>[Signature]</u> Contractor (Authorized) Date: <u>6/29/2020</u>
--	---	--

Approved by Funding Agency (if applicable): _____ Date: _____

EMERGENCY REPAIRS TO WASTEWATER COLLECTION SYSTEM- 2018
Final Quantity and Cost Adjustment Worksheet

Line Item	Lot No.	Internal Reference Number	Description	Unit of Measure	Estimated Quantity	Bid Prices Rogele, Inc.		Final Adjusting CO		Revised Contract	
						Unit Price	Extended Baseline	Quantity	Total	Quantity	Total
1	1	Bonds and Insurances	Bonds and Insurances per year	LS	1	\$4,500.00	\$4,500.00	0.3	\$1,350.00	1.3	\$5,850.00
2	1	Emergency Repair Work- Major Pieces of Equipment; Line items 2 through 16	Rubber Tire Backhoe-Loader, 5/8 Cubic Yard and Larger Capacity	Hour	40	\$45.00	\$1,800.00	-30.5	(\$1,372.50)	9.5	\$427.50
3	1	Major Pieces of Equipment	Rubber Tire Backhoe-Loader, Less than 5/8 Cubic Yard Capacity	Hour	8	\$20.00	\$160.00	-8.0	(\$160.00)	0.0	\$0.00
4	1	Major Pieces of Equipment	Track Mounted Backhoe	Hour	8	\$90.00	\$720.00	60.0	\$5,400.00	68.0	\$6,120.00
5	1	Major Pieces of Equipment	Boom Mounted Pneumatic Breaker	Hour	8	\$60.00	\$480.00	-8.0	(\$480.00)	0.0	\$0.00
6	1	Major Pieces of Equipment	Air Compressor and Accessories	Hour	4	\$20.00	\$80.00	-4.0	(\$80.00)	0.0	\$0.00
7	1	Major Pieces of Equipment	Steel Wheeled Trench Roller	Hour	4	\$20.00	\$80.00	-3.5	(\$70.00)	0.5	\$10.00
8	1	Major Pieces of Equipment	Boom Mounted Tamper/Compactor	Hour	4	\$50.00	\$200.00	57.3	\$2,862.50	61.3	\$3,062.50
9	1	Major Pieces of Equipment	Dump Truck (5 to 8 ton)	Hour	16	\$20.00	\$320.00	-16.0	(\$320.00)	0.0	\$0.00
10	1	Major Pieces of Equipment	Dump Truck (8 to 15 ton)	Hour	16	\$45.00	\$720.00	135.0	\$6,075.00	151.0	\$6,795.00
11	1	Major Pieces of Equipment	Pick-up Truck	Hour	40	\$12.00	\$480.00	76.5	\$918.00	116.5	\$1,398.00
12	1	Major Pieces of Equipment	Track Mounted Front End Loader	Hour	8	\$35.00	\$280.00	-8.0	(\$280.00)	0.0	\$0.00
13	1	Major Pieces of Equipment	Rubber Tire Front End Loader	Hour	8	\$30.00	\$240.00	-8.0	(\$240.00)	0.0	\$0.00
14	1	Major Pieces of Equipment	Manhole Box 8' x 8' x 8'	Hour	16	\$25.00	\$400.00	3.0	\$75.00	19.0	\$475.00
15	1	Major Pieces of Equipment	Shoring Box 20' x 8' x 4'	Hour	8	\$25.00	\$200.00	86.5	\$2,162.50	94.5	\$2,362.50
16	1	Major Pieces of Equipment	Shoring Box 12' x 6' x 4'	Hour	16	\$25.00	\$400.00	-16.0	(\$400.00)	0.0	\$0.00
17	1	Major Pieces of Equipment	JD-135 Excavator	Hour	8	\$65.00	\$520.00	30.0	\$1,950.00	30.0	\$1,950.00
		Emergency Repair Work- Minor Pieces of Equipment; Line items 17 through 28	2-Inch Diaphragm Pump, Complete with Hoses	Hour	8	\$10.00	\$80.00	-4.0	(\$40.00)	4.0	\$40.00
18	1	Minor Pieces of Equipment	3-Inch Centrifugal or Diaphragm Pump, Complete with Hoses	Hour	8	\$15.00	\$120.00	-8.0	(\$120.00)	0.0	\$0.00
19	1	Minor Pieces of Equipment	4-Inch Centrifugal or Diaphragm Pump, Complete with Hoses	Hour	8	\$20.00	\$160.00	14.5	\$290.00	22.5	\$450.00
20	1	Minor Pieces of Equipment	6-Inch Centrifugal or Diaphragm Pump, Complete with Hoses	Hour	8	\$35.00	\$280.00	-8.0	(\$280.00)	0.0	\$0.00
21	1	Minor Pieces of Equipment	Self Propelled Concrete Saw with Accessories	Hour	4	\$60.00	\$240.00	-1.0	(\$60.00)	3.0	\$180.00
22	1	Minor Pieces of Equipment	Generator	Hour	8	\$7.00	\$56.00	-8.0	(\$56.00)	0.0	\$0.00
23	1	Minor Pieces of Equipment	Drill	Hour	4	\$7.00	\$28.00	-4.0	(\$28.00)	0.0	\$0.00
24	1	Minor Pieces of Equipment	Self Powered Hand Tamper	Hour	4	\$10.00	\$40.00	-3.0	(\$30.00)	1.0	\$10.00
25	1	Minor Pieces of Equipment	A/P Saw	Hour	4	\$15.00	\$60.00	0.0	\$0.00	4.0	\$60.00
26	1	Minor Pieces of Equipment	Lowboy	Hour	16	\$60.00	\$960.00	24.0	\$1,440.00	40.0	\$2,400.00
27	1	Minor Pieces of Equipment	Roadway Plates	Day	8	\$10.00	\$80.00	18.0	\$180.00	26.0	\$260.00
28	1	Minor Pieces of Equipment	Chain Saw	Hour	4	\$10.00	\$40.00	-4.0	(\$40.00)	0.0	\$0.00

Line Item	Lot No.	Internal Reference Number	Description	Unit of Measure	Estimated Quantity	Bid Prices Rogele, Inc.		Final Adjusting CO		Revised Contract	
						Unit Price	Extended Baseline	Quantity	Total	Quantity	Total
29	1	Emergency Repair Work- Labor Prices-Non Prevailing Wage; Line items 29 through 32	Foreman	Hour	40	\$50.00	\$2,000.00	42.0	\$2,100.00	82.0	\$4,100.00
30	1	Labor Prices	Equipment Operator	Hour	40	\$47.00	\$1,880.00	43.8	\$2,056.25	83.8	\$3,936.25
31	1	Labor Prices	Laborer	Hour	80	\$34.00	\$2,720.00	111.8	\$3,799.50	191.8	\$6,519.50
32	1	Labor Prices	Truck Driver	Hour	40	\$38.00	\$1,520.00	109.8	\$4,170.50	149.8	\$5,690.50
33	2	Emergency Repair Work- Prevailing Wage Markup; Line items 33 through 38	Foreman (Laborer Class 5); assume \$41.03/hour at 40 hours= \$1,641.20. Provide Contractor's % Markup as a decimal. (Example: \$1,641.20 plus 50% markup = \$2,461.80; insert 1.50 as unit price so extended price equals \$2,461.80).	% Markup	\$ 1,641.20	\$1.55	\$2,543.86	-1641.2	(\$2,543.86)	0.0	\$0.00
34	2	Prevailing Wage Markup	Equipment Operator (Operator Class 1); assume \$55.81/hour at 40 hours= \$2,232.40. Provide Contractor's % Markup as a decimal. (Example: \$2,120 plus 50% markup = \$3,348.60; insert 1.50 as unit price so extended price equals \$3,348.60).	% Markup	\$ 2,232.40	\$1.55	\$3,460.22	-2232.4	(\$3,460.22)	0.0	\$0.00
35	2	Prevailing Wage Markup	Roller Operator (Operator Class 2); assume \$59.60/hour at 20 hours= \$1,191.80. Provide Contractor's % Markup as a decimal. (Example: \$1,191.80 plus 50% markup = \$1,787.70; insert 1.50 as unit price so extended price equals \$1,787.70).	% Markup	\$ 1,191.80	\$1.55	\$1,847.29	-1191.8	(\$1,847.29)	0.0	\$0.00
36	2	Prevailing Wage Markup	Laborer (Laborer Class 1); assume \$37.75/hour at 20 hours= \$755. Provide Contractor's % Markup as a decimal. (Example: \$755 plus 50% markup = \$1,132.50; insert 1.50 as unit price so extended price equals \$1,132.50).	% Markup	\$ 755.00	\$1.55	\$1,170.25	-755.0	(\$1,170.25)	0.0	\$0.00
37	2	Prevailing Wage Markup	Laborer (Laborer Class 3); assume \$41.40/hour at 40 hours= \$1,654.40. Provide Contractor's % Markup as a decimal. (Example: \$1,654.40 plus 50% markup = \$2,481.60; insert 1.50 as unit price so extended price equals \$2,481.60).	% Markup	\$ 1,654.40	\$1.55	\$2,564.32	-1654.4	(\$2,564.32)	0.0	\$0.00

Line Item	Lot No.	Internal Reference Number	Description	Unit of Measure	Estimated Quantity	Bid Prices Rogge, Inc.		Final Adjusting CO		Revised Contract	
						Unit Price	Extended Baseline	Quantity	Total	Quantity	Total
38	2	Prevailing Wage Markup	Truck Driver (Class 1): assume \$35.32/hour at 30 hours = \$1,059.60. Provide Contractor's % Markup as a decimal. (Example: \$1,059.60 plus 50% markup = \$1,589.40; insert 1.50 as unit price so extended price equals \$1,589.40).	% Markup	\$ 1,059.60	\$1.55	\$1,642.38	-1059.6	(\$1,642.38)	0.0	\$0.00
39	3	Materials Markup	Assume Materials Cost of \$20,000. Provide Contractor's % Markup as a decimal. (Example: \$20,000 plus 15% markup = \$23,000. Insert 1.15 as unit price so extended price equals \$23,000).	% Markup	\$ 20,000	\$1.15	\$23,000.00	-10820.8	(\$12,443.90)	9179.2	\$10,556.10
40	3	Subcontractor Markup	Assume Materials Cost of \$20,000. Provide Contractor's % Markup as a decimal. (Example: \$20,000 plus 15% markup = \$23,000. Insert 1.15 as unit price so extended price equals \$23,000).	% Markup	\$ 20,000	\$1.05	\$21,000.00	-11178.2	(\$11,737.11)	8821.8	\$9,262.89
Project Total=							\$78,552.32		(\$6,636.58)		\$71,915.74



LOWER PAXTON TOWNSHIP

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

BOARD OF SUPERVISORS

LOWMAN S. HENRY
CHAIRMAN

GARY A. CRISSMAN
VICE CHAIRMAN

CHRIS JUDD
SECRETARY

ROBIN L. LINDSEY

NORMAN C. ZOUMAS

MEMO TO: Board of Supervisors

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

DATE: July 1, 2020

**SUBJECT: Final Land Development Plan for Lot 3 Blue Ridge Village
Plan# 20-06
Time Extension: July 7, 2020**

Plan Summary:

The Final Land Development Plan for Lot 3, Blue Ridge Village proposes to construct a 7,700 sq. ft multi-tenant Retail Building on Lot 3 of the Blue Ridge Village development. Site improvements for the lot will consist of the installation of associated parking, utilities, and landscaping. No new stormwater management facilities are being proposed for this plan. Lot 3 will utilize the stormwater facilities that were constructed as part of Phase 1 of Blue Ridge Village.

The site has a total area of 1.83 acres and is in the Residential Retirement Development (RRD), Zoning District and will be served by public sewer and water supply.

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

Requested Modification:

1. [SLDO: 180-515.B 4. & 180-515.B 5.] – The applicant is requesting a modification of the Design Standards for Screening in required Buffer Yards.

The applicant is proposing that one tree shall be planted every 1500 square feet of required landscape buffer area. Trees shall be mixed evergreen and deciduous species with no more than 70% of the screen being composed of deciduous trees. Shrubs within buffer areas must be planted that one shrub is provided for each 750 square feet of buffer area.

- **Justification:** A less intensely planted buffer yard between an arterial road and the commercial use is more appropriate for retail visibility. 35-foot buffer yard will be provided and will be otherwise in accordance with Buffer yard

requirements of the Lower Paxton Township zoning ordinance. Planting intensity will be similar to buffer yard intensity allowed and precedent established for adjacent retail lots.

We support this modification request for planting intensity will be similar to buffer yard intensity allowed and precedent established for adjacent retail lots.

Waiver Requests:

1. [SWMO: 170-701.G.] - The applicant is requesting a waiver of the requirement to prohibit landscaping, utilities, and sight lighting within a drainage easement.
 - Justification: Utility service must cross thru this easement to make connect from existing utility lines in EG Drive to the proposed building on the south side of easement. Plants and light post, although horizontally close, are vertically separated since they are up on a bank and storm sewer is below grade at a lower elevation. Retaining Wall is very short and low and is beyond the end of storm sewer and will not present an obstruction to storm sewer maintenance. It will be Owner responsibility to maintain and replace any facilities occupying the drainage easement.

We support this waiver request if a note is added to the plan that states in effect “The Township and its agents shall have no obligation or responsibility to repair or replace any items located within the designated easement areas that are affected in the event that the Township or its agents need to access and maintain the facilities within the easement area.

2. [SLDO:180-503.K.] -The applicant is requesting a waiver that of the requirement that no obstructions are allowed within the clear sight triangle (CST).
 - Justification A waiver is requested to allow light post in CST since to be effective to illuminate the driveway it must be located adjacent to the driveway is not much more obstructive then the stop sign which also must be adjacent to driveway to be effective.

We support this waiver request for the light post in the CST as it is necessary to effectively illuminate the driveway.

3. [SLDO:180-515.D.1] – The applicant is requesting a waiver of the requirement to provide site landscaping amenities around the retail building foundation and building entrance point.
 - Justification: Pavement up to façade of retail buildings of this nature is industry standard and what the market bears. Little to no foundation/ entry landscaping is the precedent established for adjacent retail lots.

We support this waiver request for little to no foundation/entry landscaping is the precedent established for adjacent retail lots.

Administrative Items to be Addressed Prior to Plan Approval

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

General Comments:

1. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
2. The plan has been reviewed by the, Township Fire Marshall, SCEMS, and the Public Safety Director.
3. Plan approval shall be subject to addressing all 14 comments as stated in the memo dated May 27, 2020 from Jason Hinz, HRG.

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



**FINAL LAND DEVELOPMENT PLAN
REVIEW REPORT #2**

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

DATE: May 27, 2020

**RE: Final Land Development Plan
Lot 3, Blue Ridge Village**

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

Submission:	Dated:	Last Revised:
Plan Sheets 1-17 of 17	April 8, 2020	May 13, 2020
PCSM Report	April 8, 2020	May 13, 2020

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

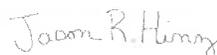
	Requested Waivers:	Ordinance Section:
1	<p>No obstructions are allowed within the clear sight triangle (CST).</p> <p>We support this waiver request for the light post in the CST is necessary to effectively illuminate the driveway. The light post obstruction is no much more than the stop sign which must also be located adjacent to the driveway in the CST.</p>	Chapter 180-503.K
2	<p>To allow landscaping, utilities, and sight lighting within drainage easement.</p> <p>We support this waiver request if a note is added to the plan that states in effect "The Township and its agents shall have no obligation or responsibility to repair or replace any items located within the designated easement areas that are affected in the event that the Township or its agents need to access and maintain the facilities within the easement area."</p>	Chapter 170-701.G.
3	<p>Provide site landscaping amenities around the retail building foundation and building entrance point.</p> <p>We support his waiver request for little to no foundation/entry landscaping is the precedent established for adjacent retail lots.</p>	Chapter 180-515.D.1
4	<p>Modify design standards for screening in required buffer yards. One tree shall be planted every 1500 square feet of required landscape buffer area. Trees shall be mixed evergreen and deciduous species with no more than 70% of the screen being composed of deciduous trees. Shrubs within buffer areas must be planted such that one shrub is provided for each 750 square feet of buffer area.</p> <p>We support the modification request for planting intensity will be similar to buffer yard intensity allowed and precedent established for adjacent retail lots.</p>	Chapter 180-515.B.4 180-515.B.5

We offer the following comments:

Administrative Items to be Addressed Prior to/Upon Plan Approval

1. Provide a letter of acknowledgment from the Dauphin County Conservation District indicating that an erosion and sedimentation control plan has been submitted for the Lot 3 project (180-404.E.4).
2. Provide an improvement guarantee estimate in accordance with this section (180-305).
3. A Certificate of Occupancy shall be required for the plan (203-103.A.3).
4. Provide all signatures prior to final approval of the plan (180-404.E.1).
5. Provide an executed security agreement and financial security in a form prescribed in this Ordinance and in an amount approved by the Township Engineer (180-404.E.13).
6. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308 (180-404.E.16).
7. The Landscaping Plan shall be sealed by a Registered Landscape Architect (180-515.G.1).
8. The applicant shall pay all required fees prior to recording the plan (180-1105).
9. The applicant shall schedule all required inspections a minimum of two (2) days prior to beginning the construction of any improvement under an approved plan. (170-901).
10. A Zoning Permit shall be required for the plan (203-103.A.2).
11. Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval (203-701).
12. The plans shall be reviewed by the Township Police Department for adequacy of development layout related to Police Protection (180-404.C.24).
13. Provide a report from the Lower Paxton Township Authority indicating the proposed design has been approved (180-404.E.11).
14. Provide evidence of approval of the proposed arterial streetscape buffer yard design and proposed street tree species from the Township Shade Tree Commission (203-803.D. & 180-515.E.2.i).

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



Jason R. Hinz, P.E.

Herbert, Rowland & Grubic, Inc.

JRR/JRH/LB

R000184.0002 (Phase 4690)

P:\0001\000184_0002\Admin\4690 - Blue Ridge Village Lot #3 - Retail F LDA - PLAN REVIEW\PR#2.docx

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

Plan No. 20-050

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



Kim Genetti
4211 East Park Circle
Harrisburg, PA 17111
(717) 920-6320
(717) 564-0448
Kim.genetti@suez.com

August 15, 2018

R.J. Fisher & Associates, Inc.
Mr. Robert J. Fisher, P.L.S., P.E.
1546 Bridge Street
New Cumberland, PA 17070

SUBJECT: Ability to Serve Proposed Subdivision:
Blue Ridge Village
Lower Paxton Township, Dauphin County, PA

Dear Mr. Fisher:

This is to acknowledge that Suez Water Pennsylvania (SUEZ) has received your request for water service for the above site and determined that it is within SUEZ's existing franchise area. Water service to the proposed site will be provided by connecting to the existing watermain located in Linglestown Road and extending the watermain through the proposed subdivision along the frontage of all proposed lots.

The cost of this extension along with all on site water infrastructure will be at the owner/developers expense. With the extension of this water main, SUEZ would be able to provide water pressure and capacity to serve your site.

A SUEZ specified meter pit will be required for each service in the proposed subdivision. The meter pit must be installed as part of the water system prior to SUEZ's acceptance of the water system. The meter pit must be installed within 5 feet of each service curb stop. The curb stop must be installed on the public right-of-way line as designed by SUEZ. The meter pit must be installed in a non-traffic area.

Service will be provided in accordance with the terms and conditions set forth in SUEZ's filed Pennsylvania Utility Commission (PUC) Tariff, as amended or modified from time to time. All SUEZ facilities must be installed by a SUEZ Pre-qualified Contractor.

The next step in SUEZ providing service to the proposed site requires submittal of a package containing the following items:

- An electronic copy of the final approved subdivision plan in AutoCAD 2018 or earlier,
- A hard copy of the approved subdivision plan signature page,
- A letter from the local municipality official approving all proposed fire hydrant locations and that the local municipality agrees to pay SUEZ the monthly fee for any public fire hydrants when the water facilities are complete and accepted by SUEZ,
- A check for \$1,000 payable to Suez Water Pennsylvania which covers the costs of water main design. The \$1000 is non-refundable; however, it will be applied to the final cost of the project.



Enclosed is an information package including a sample water main extension agreement, SUEZ's pre-qualified contractor list, the procedures and cost associated with developer projects, and a list of SUEZ contacts.

This project will be scheduled for design when the complete submittal package is received by SUEZ.

This letter will expire on August 15, 2019. Upon expiration, a new request for ability to serve must be submitted to SUEZ.

Best regards,

A handwritten signature in black ink that reads "Kim Genetti".

Kim Genetti
Engineering Administrative Assistant

Nick Gehret

From: Adam Kosheba
Sent: Thursday, May 28, 2020 9:10 AM
To: Nick Gehret
Subject: RE: Blue Ridge Village Lot 3

Nick,

My only response is that there should be no parking spaces in front of areas surrounding fire department connections to the building or fire hydrants. It appears from the drawings that is not the case.

AK

Adam R. Kosheba, Jr.
Director of Public Safety
Lower Paxton Township
425 Prince Street
Harrisburg, PA 17109
(717) 657-5656
akosheba@lowerpaxton-pa.gov



From: Nick Gehret <NGerhret@lowerpaxton-pa.gov>
Sent: Tuesday, May 26, 2020 10:06 AM
To: Adam Kosheba <akosheba@lowerpaxton-pa.gov>
Subject: Blue Ridge Village Lot 3

Adam,

Here is the other Plan that I am resending to you that we need comments for. This is Retail Lot #3 for Blue Ridge Village. Planning Commission is Thursday June 4th.

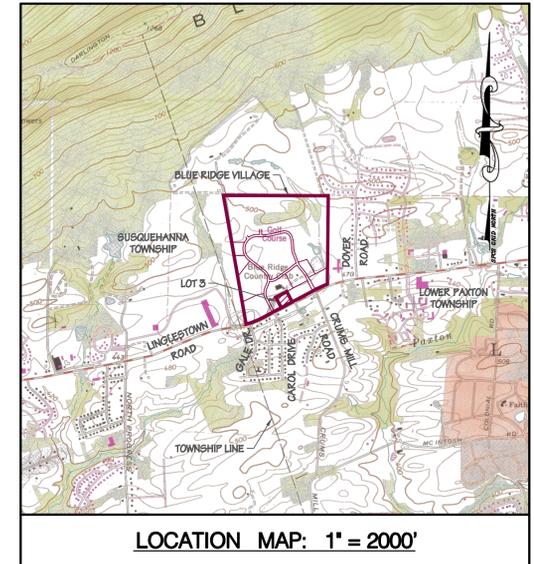
Thank you and have a good day.

Nicholas Gehret
Codes Enforcement Officer
Lower Paxton Township
425 Prince Street
Harrisburg, PA 17109
717-657-5600 ext 1159
Fax 717- 7248311

DRAWING INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LAND DEVELOPMENT PLAN
4	GRADING & PCSM PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE NOTES
7	LIGHTING PLAN
8	EROSION & SEDIMENT POLLUTION CONTROL PLAN
9	SANITARY SEWER & STORM SEWER PROFILES
10	STORM SEWER PROFILES
11	MISCELLANEOUS DETAILS
12	PCSM, SANITARY SEWER & UTILITY DETAILS
13	SANITARY SEWER DETAILS
14	SANITARY SEWER DETAILS
15	EROSION & SEDIMENT POLLUTION CONTROL DETAILS
16	EROSION & SEDIMENT POLLUTION CONTROL DETAILS
17	EROSION & SEDIMENT POLLUTION CONTROL DETAILS

FINAL LAND DEVELOPMENT PLAN FOR LOT 3, BLUE RIDGE VILLAGE LOCATED IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA



LOCATION MAP: 1" = 2000'

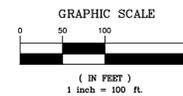
GENERAL NOTES

- The pre-existing use of the development site was a golf course and clubhouse/restaurant.
- The proposed use of Lot 3 is a retail building.
- The following reports are part of this plan submission, and are in the Township file for this project:
 - Wetland Delineation Report, by Vortex Environmental, dated 05/09/18.
 - Traffic Impact Study by Traffic Planning & Design Inc. for Blue Ridge Village, was previously submitted to the Township and PennDOT.
 - Stormwater Management Narrative, prepared by R.J. Fisher & Assoc., Inc. last revised 11/13/18.
- These documents contain proposed covenants and restrictions for this project, which are too numerous to repeat here.
- Previously proposed and now existing streets shown hereon are local/minor roads with a posted speed limit of 25 MPH.
- All utilities have been contacted, and all easements and rights-of-way are shown.
- The applicant shall comply with all applicable Township ordinances in effect at the time of submission of the Preliminary Plan.
- All public improvements will comply with the Township's construction specifications.
- Within clear sight triangles shown hereon, no permanent walls, fences, signs, structures, obstructions, grading and/or plant materials over 30 inches high shall be placed or maintained, so that vision of motorists is not obscured.
- No new stormwater management facilities are being proposed as part of this plan. This lot will utilize the stormwater facilities constructed as part of the land development plan for Blue Ridge Village, Phase 1.
- Drainage facilities located outside of accepted public street rights-of-way shall be owned and maintained by the developer, until turned over to a homeowners association(s). The developer or association(s) shall maintain the drainage facilities to the design, dimensions and elevations indicated in these drawings, and such facilities shall be permanent unless and until a revised stormwater management plan is approved by the applicable Township. Required maintenance tasks shall include removal of debris and sediment, and repair of any erosion.
- The vertical datum is based on the U.S.G.S. North American Vertical Datum of 1988 (NAVD 88). The vertical control is based on PennDOT benchmark KC36. The following additional field survey work has been completed by R.J. Fisher & Associates: aerial mapping on February 2, 2020; field survey on March 17, 2020. Primary Control Point/Benchmark is as labeled/shown on plan.
- A Flood Plain is near but not on this lot. Floodplain shown is from Flood Insurance Rate Map for Lower Paxton Township, Panel 9 of 11, Community Panel #42043 CO30D, effective date 8/2/2012.
- All other lot corners not already marked shall be marked with iron rebar or as noted on the plan.
- The PCSM plan, inspection reports and monitoring records shall be available for review and inspection by the PADEP or conservation district.
- As-built Plans shall be provided in accordance with Subdivision and Land Development Ordinance 180-808.
- All ADA ramp locations and details shall meet the current ADA requirements and PENNDOT RC details.
- Maximum impervious coverage for the overall tract development after completion is 60%.
- Areas located within conservation easements shall be protected from any further development or destruction.
- All materials, workmanship and methods of work shall comply with the current editions, as supplemented, of PennDOT Publication 408 and PennDOT Publication 72M.
- An NPDES Permit has been issued for the entire Blue Ridge Village development including this lot by the Dauphin County Conservation District. An Erosion & Sediment Control Plan is prepared for this lot and will be submitted to DCCD to confirm compliance with the NPDES permit.
- Nothing shall be planted or placed within the easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
- A sign permit shall be required for all signage. Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval.
- All inlets will be sized to accept the specified pipe sizes without corner penetrations. All pipes entering or exiting inlets shall be cut flush with the inlet well.
- Operation and Maintenance (O&M) will be submitted as part of the SWM site plan.
- Any financial security related to the Final plans and associated with any curb ramps which cannot be installed to satisfy all current ADA/PennDOT specifications shall not be released until a completed Technical Infeasibility Form (TIF) using the current PennDOT TIF format is provided by the applicant and approved by the Township.
- Within the public right-of-way, the project Geotechnical Engineer and Township Engineer shall be required to be on-site for all proof-rolling procedures, structural fill placement, foundation subgrade review, pavement placement and all critical earthwork operations.
- The Township or their designee shall have access to all easements via the nearest public right-of-way.
- A certificate of occupancy shall be required for all buildings.
- Sanitary easement beneficiary will be Lower Paxton Township Authority.
- Storm easement beneficiary will be Lower Paxton Township Authority.
- Conservation easement beneficiary will be Lower Paxton Township.
- Sidewalk easement beneficiary will be Lower Paxton Township.
- EG Drive access easement beneficiary will be Commercial Lots 2,3,4,7 and 8.
- Contractor will need to provide Shop Drawings for Grease Interceptors and Sampling Manholes prior to ordering and installation.
- Sanitary sewer construction will require a permit prior to sanitary sewer installation. All sanitary sewer installation must be inspected prior to backfilling; pipe installation will require an air test.
- Sanitary sewer inspections must be scheduled a minimum of 24 hours in advance by calling 717-657-5617.
- Street Trees, if applicable, shall be in accordance with approved Phase 1 Land Development for Blue Ridge Village.
- The applicant will be responsible for paying for the installation of all street and traffic control signs required for the project as deemed necessary by Lower Paxton Township.
- Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval. A sign permit shall be required for all signage.



AERIAL PLAN

SCALE: 1" = 100'
(AERIAL PHOTOGRAPH CAPTURED 12/04/19)



PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017, REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. SERIAL NO. 1000001090. COMPLETED ON MARCH 3, 2020.

LIST OF UTILITIES

- | | |
|---|--|
| SUEZ WATER PENNSYLVANIA INC.
8189 ADAMS DRIVE
HARRISBURG, PA 17105
CONTACT: LOUISE DOLAN
EMAIL: LOUISE.DOLAN@SUEZ.COM | PG&E ELECTRIC UTILITIES CORPORATION
503 NEW MARKET STREET
WILKES BARRE, PA 18702
CONTACT: MARK SANTAYANA
EMAIL: MCSANTAYANA@PG&E.COM |
| VERIZON PENNSYLVANIA LLC
1028 MAY STREET
PITTSBURGH, PA 15213
CONTACT: DEBRAH BARUM
EMAIL: DEBRAH.D.BARUM@VERIZON.COM | COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEGGARD
EMAIL: MIKE_SWEGGARD@COMCAST.COM |
| LOWER PAXTON TOWNSHIP AUTHORITY
5993 LOCUST LANE
HARRISBURG, PA 17109
CONTACT: JAMES WETZEL
EMAIL: JWETZEL@LOWERPAXTON.PA.GOV | UGI UTILITIES
1301 AIP DRIVE
MIDDLETON, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM |

ACKNOWLEDGMENT OF PLAN, STATEMENT OF OWNERSHIP AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

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

OWNER: MARK X. DISANTO _____ SIGNATURE _____

WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSE 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 LAND 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 AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MODIFICATIONS

THE FOLLOWING MODIFICATIONS ARE REQUESTED OR WERE APPROVED FROM THE LOWER PAXTON TOWNSHIP SALDO CODE:

WAIVER SECTION	REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
180.515.B.4. & 5.	TO INSTALL SCREENING IN REQUIRED BUFFER YARDS PER DESIGN STANDARDS - ALTERNATIVE PROPOSED PER PLAN	05/13/20	/ /

ZONING DATA

- SITE IS ZONED RESIDENTIAL RETIREMENT DISTRICT (RRD)
- ASSUMED IMPERVIOUS COVERAGE OF LOT 3 USED TO CALCULATE OVERALL DEVELOPMENT COVERAGE: 57%
- PROPOSED IMPERVIOUS COVERAGE OF LOT 3: 57%
- MAXIMUM ALLOWED BUILDING HEIGHT: 40 FEET (60 FEET WITH EXCEPTIONS)
THE MINIMUM YARD SETBACK TO THE LOT LINE SHALL BE INCREASED BY 2 FEET FOR EACH FOOT THAT THE HEIGHT OF THE BUILDING EXCEEDS 40 FEET, EXCEPT ALONG LOT LINES ABUTTING A LOT IN COMMON OWNERSHIP, A STREET RIGHT OF WAY, OR A LOT USED AS A SINGLE FAMILY DETACHED OR TOWNHOME DWELLING UNIT.
- REQUIRED OFF-STREET PARKING: 39 SPACES
(1 SPACE PER 200 S.F. OF FLOOR AREA X 7,700 S.F.)
- PROPOSED OFF-STREET PARKING: 65 SPACES
- FRONT SETBACK: 15 FEET SIDE SETBACK: 10 FEET REAR SETBACK: 25 FEET

SITE DATA

- RECORD OWNER:
BRCC LP
5351 JAYCEE AVE.
HARRISBURG, PA 17112
- TAX PARCEL NUMBER: 35-009-209
- LOT 3 AREA: 79872 S.F., 1.834 ACRES
- PRE-EXISTING USE: PART OF A GOLF COURSE
- PROPOSED LOT 3 USE: RETAIL
- EXISTING WATER SUPPLY: PUBLIC
- PROPOSED WATER SUPPLY: PUBLIC
- EXISTING SANITARY SEWER DISPOSAL: PUBLIC
- PROPOSED SANITARY SEWER DISPOSAL: PUBLIC
- LINEAR FEET OF NEW PUBLIC STREETS: 0 LINEAR FEET
- LINEAR FEET OF NEW STORM SEWERS: 0 LINEAR FEET
- LINEAR FEET OF NEW SANITARY SEWERS: 0 LINEAR FEET

WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED OR WERE APPROVED FROM THE LOWER PAXTON TOWNSHIP SALDO & STORMWATER CODE

WAIVER SECTION	REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
170-701.G.	RESTRICTING PLANTS, UTILITIES, RETAINING WALL, AND SITE LIGHTING WITHIN DRAINAGE EASEMENT	05/13/20	/ /
180-503.K	NO OBSTRUCTIONS ARE ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE (CST)	05/13/20	/ /
180-515.D.1	PROVIDE SITE LANDSCAPING AMENITIES AROUND THE RETAIL BUILDING FOUNDATION AND BUILDING ENTRANCE POINT	05/13/20	/ /

AGENCY APPROVALS / PERMITS

APPROVAL	NUMBER	APPROVAL DATE	EXPIRATION DATE
PA DEP SEWAGE APPROVAL- WQM PERMIT	WQG02221902	6/13/2019	6/12/2021
SUEZ WATER ABILITY TO SERVE		8/15/2018	8/15/2019
LOWER PAXTON TOWNSHIP BLUE RIDGE VILLAGE, PHASE 1 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN APPROVAL	RECORDER I# 20190011907	9/18/2018	
LOWER PAXTON TOWNSHIP LOT 3 FINAL LAND DEVELOPMENT PLAN APPROVAL			
DAUPHIN COUNTY CONSERVATION DISTRICT EROSION & SEDIMENT CONTROL PLAN ADEQUACY DETERMINATION	see NPDES	2/21/2019	2/20/2024
PADEP NOTICE OF INTENT NPDES GENERAL PERMIT (PHASE 1)	PAC220134	2/21/2019	2/20/2024

OWNER / APPLICANT

BRCC LP
5351 JAYCEE AVENUE
HARRISBURG, PA, 17112
PHONE: 717-657-5729
WEBSITE: TRIPLECROWNCORP.COM

I HEREBY ACKNOWLEDGE THAT STORMWATER MANAGEMENT FACILITIES AND BMPs ARE TO BE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY.

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.

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.

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER PAXTON TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

MARK DISANTO, CEO

ROBERT J. FISHER, P.L.S., P.E. DATE

DESIGN ENGINEER

R.J. FISHER & ASSOCIATES, INC.
1546 BRIDGE STREET
NEW CUMBERLAND, PA 17070
PHONE: (717) 774-7534
E-MAIL: RJF@RJFISHERENGINEERING.COM



R. J. FISHER & ASSOCIATES, INC.

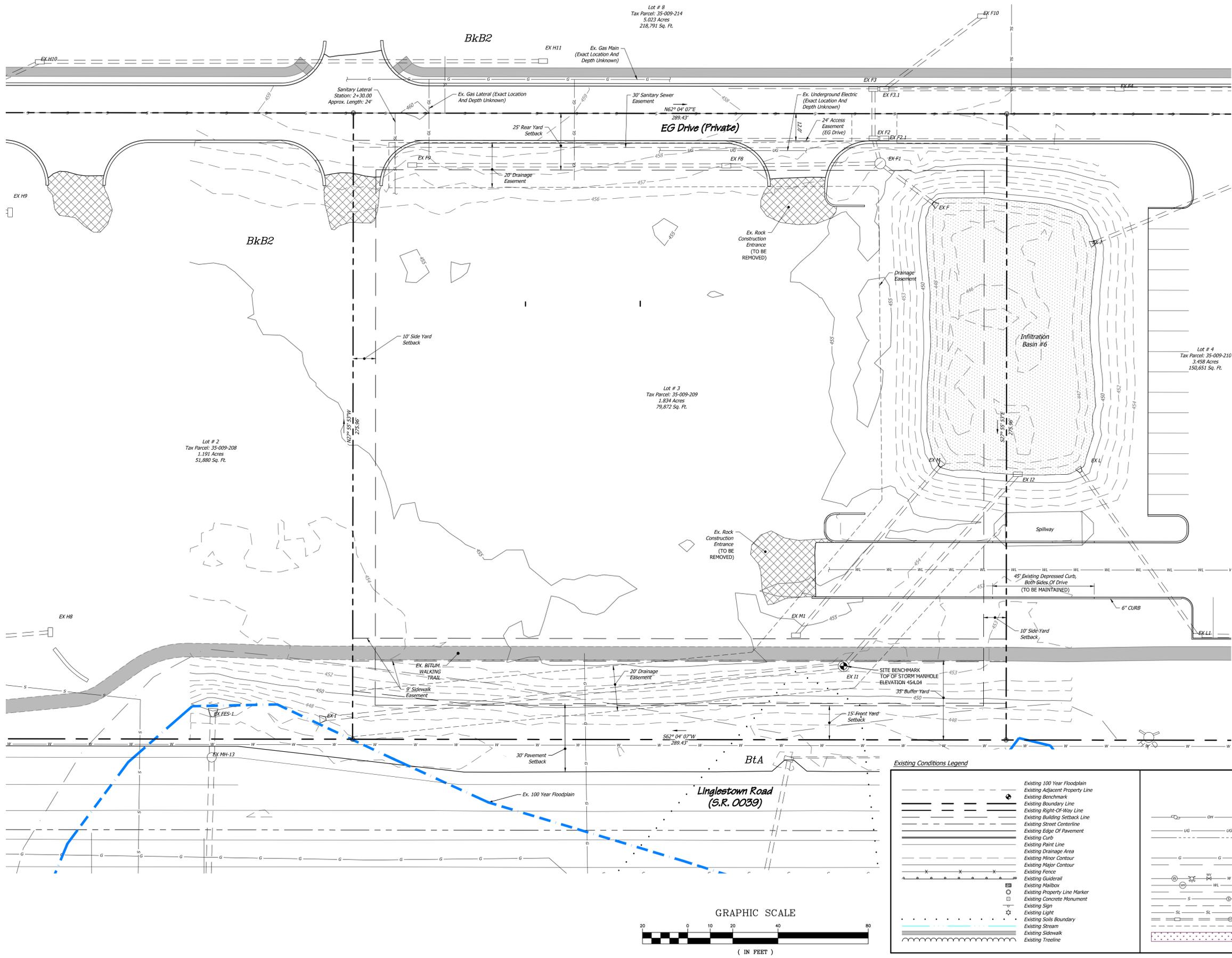
□ SITE PLANNING □ CIVIL ENGINEERING □ LAND SURVEYS

1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 FAX: (717) 774-7190

WWW.RJFISHERENGINEERING.COM

No.	REVISION	DATE	DRAWING ID:
1	TWP/CTY COMMENTS	05/13/20	220014-COV
2	TWP PC COMMENT	06/15/20	
3	---	---	DATE: 04/08/20
4	---	---	SHEET 1 OF 17

COPYRIGHT © 2020 BY R.J. FISHER & ASSOCIATES, INC.



NO.	REVISION	DATE
1	TWP/CITY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING • CIVIL ENGINEERING • LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM

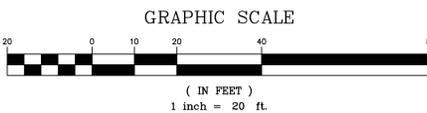


EXISTING CONDITIONS PLAN
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

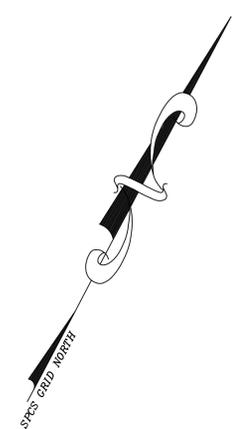
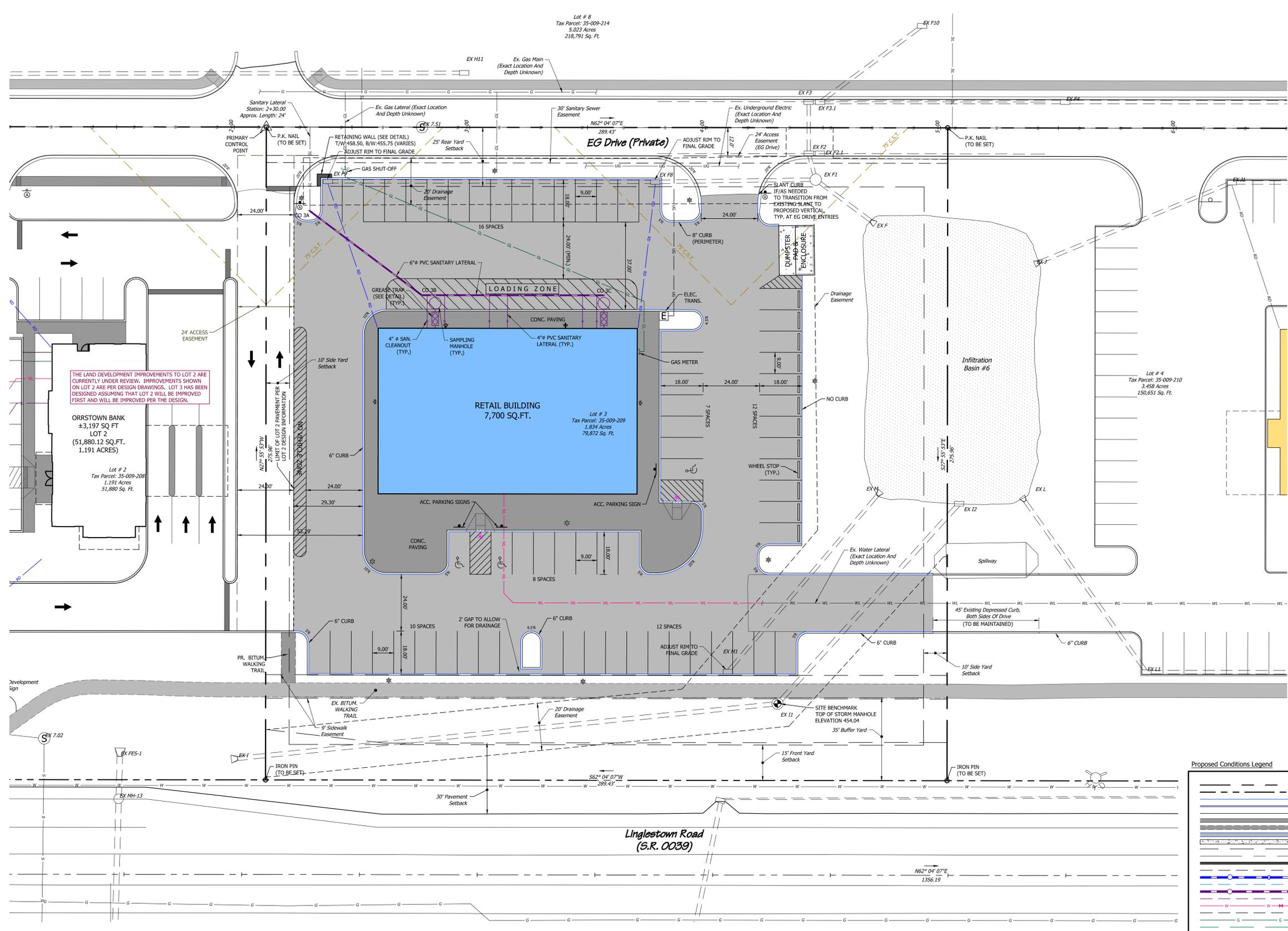
DRAWING ID:
220014-EXC
 DATE: 04/08/20
 SHEET: 2 OF 17

Existing Conditions Legend

	Existing 100 Year Floodplain		Existing Deciduous Tree
	Existing Adjacent Property Line		Existing Coniferous Tree
	Existing Benchmark		Existing Overhead Utility Wire, Utility Pole, Guy Pole, Guy Wire
	Existing Boundary Line		Existing Underground Utilities
	Existing Right-Of-Way Line		Existing Utility Easement
	Existing Building Setback Line		Existing Communications Box
	Existing Street Centerline		Existing Underground Electric Transformer
	Existing Edge of Pavement		Existing Gas Main, Valve
	Existing Curb		Existing Gas Easement
	Existing Paint Line		Existing Gas Lateral, Service Shut-Off
	Existing Drainage Area		Existing Water Main, MH, Hydrant, Valve
	Existing Minor Contour		Existing Undergound Electric Transformer
	Existing Major Contour		Existing Water Easement
	Existing Fence		Existing Sanitary Sewer Line, MH
	Existing Guidelral		Existing Sanitary Sewer Easement
	Existing Mailbox		Existing Sanitary Lateral
	Existing Property Line Marker		Existing Storm Sewer Line, Inlet, MH
	Existing Concrete Monument		Existing Storm Sewer Easement
	Existing Sign		Existing Wetlands
	Existing Light		
	Existing Soils Boundary		
	Existing Stream		
	Existing Stream		
	Existing Sidewalk		
	Existing Treeline		



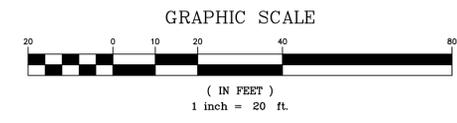
1546 BRIDGE STREET, NEW CUMBERLAND, PA 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM



TRAFFIC SIGN CHART

PLAN SYMBOL	PENNDOT DESIGNATION	SIGN DESCRIPTION	SIZE
	R1-1	STOP	30" X 30"

NOTE: SIGN MATERIALS, COLORS, LETTERING, HEIGHT, CLEARANCE, POST AND MOUNTING SHALL CONFORM TO PENNDOT PUBLICATION TITLE 67, CHAPTER 212, "OFFICIAL TRAFFIC CONTROL DEVICES".



Proposed Conditions Legend

	Proposed Property Line
	Proposed Right-Of-Way
	Proposed Edge Of Pavement
	Proposed Curb / Depressed Curb
	Proposed Paint
	Proposed Conc. Sidewalk / Pavement
	Proposed Bituminous Trail
	Proposed Asphalt Pavement
	Proposed Heavy-duty Conc. Pavement
	Proposed Building Setback Line
	Proposed Street Centerline
	Proposed Wall
	Proposed Stream / Wetland Easement
	Proposed Storm Sewer Line, Inlet, MH
	Proposed Drainage Easement
	Proposed Sanitary Sewer Line, MH
	Proposed Sanitary Sewer Easement
	Proposed Water Line, Valve, Hydrant, Meter
	Proposed Water Line Easement
	Proposed Gas Line, Valve
	Proposed Gas Line Easement
	Proposed Overhead Utility
	Proposed Underground Utility
	Proposed Utility Easement
	Proposed Treeline
	Proposed Property Monument (To Be Set)
	Proposed Concrete Monument (To Be Set)
	Proposed Sign
	Proposed Light
	Proposed Pedestrian Ramp Location (See Detail)

NO.	REVISION	DATE
1	TWP/CTY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

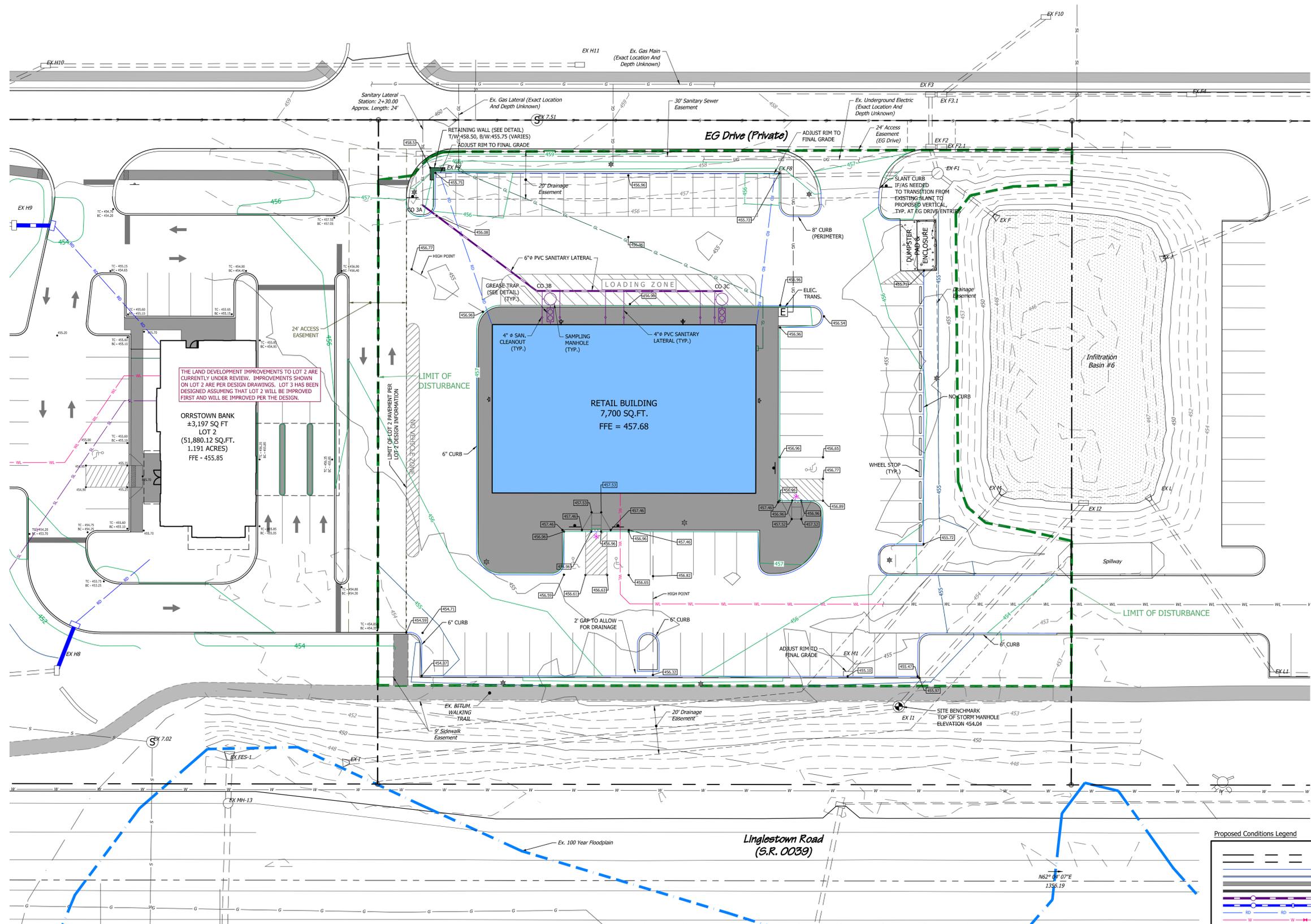
R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING • CIVIL ENGINEERING • LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM



LAND DEVELOPMENT PLAN
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 220014-LDP
 DATE: 04/08/20
 SHEET: 3 OF 17

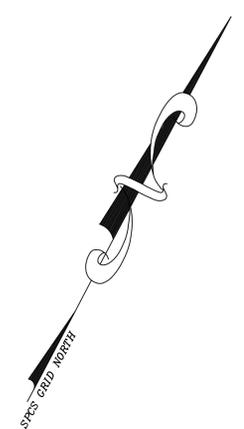
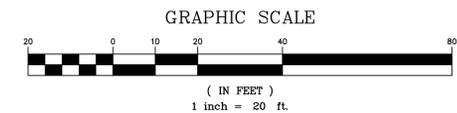
3449
 10/15/2020 10:00:00 AM
 C:\Users\jfisher\OneDrive\Documents\2020\20200404-LDP-2020-1409-001.dwg
 10/15/2020 10:00:00 AM
 10/15/2020 10:00:00 AM



THE LAND DEVELOPMENT IMPROVEMENTS TO LOT 2 ARE CURRENTLY UNDER REVIEW. IMPROVEMENTS SHOWN ON LOT 2 ARE PER DESIGN DRAWINGS. LOT 3 HAS BEEN DESIGNED ASSUMING THAT LOT 2 WILL BE IMPROVED FIRST AND WILL BE IMPROVED PER THE DESIGN.

Proposed Conditions Legend

	Proposed Property Line
	Proposed Right-Of-Way
	Proposed Edge Of Pavement
	Proposed Curb / Depressed Curb
	Proposed Sidewalk
	Proposed Retaining Wall
	Proposed Sanitary Sewer Line, MH
	Proposed Storm Sewer Line, Inlet, MH
	Proposed Roof Drain
	Proposed Water Line, Valve, Hydrant, Meter
	Proposed Gas Line
	Proposed Overhead Utility
	Proposed Underground Utility
	Proposed Minor Contour
	Proposed Major Contour
	Proposed Sign
	Proposed Light
	Proposed Pedestrian Ramp Location (See Detail)
	Proposed Rip-Rap Apron (See Detail)
	Proposed Spot Elevation



NO.	REVISION	DATE
1	TWP/CTY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING • CIVIL ENGINEERING • LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM



GRADING & PCSM PLAN
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 220014-GRD
 DATE: 04/08/20
 SHEET: 4 OF 17

4-GRD

GENERAL LANDSCAPE NOTES

- ALL LANDSCAPE MATERIALS SHALL BE PLACED AND PLANTED IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE LOWER PAXTON TOWNSHIP ZONING AND SUBDIVISION/ LAND DEVELOPMENT ORDINANCES AND THE LOWER PAXTON TOWNSHIP SHADE TREE COMMISSION WHERE APPLICABLE.
- THE OWNER WILL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL PLANT MATERIALS. ALL PLANTINGS WILL BE INSTALLED, MAINTAINED AND REPLACED BY THE OWNER, IF DEAD OR DISEASED, IN LOCATIONS AS SHOWN ON THIS APPROVED LANDSCAPE PLAN.
- ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH GOOD NURSERY AND LANDSCAPING PRACTICES WITH ADEQUATE UNPAVED SURFACE AROUND EACH FOR WATER AND AIR AND SHALL BE PROPERLY PROTECTED BY CURBS, CURB STOPS, DISTANCE OR OTHER PROTECTIVE DEVICES TO PREVENT DAMAGE FROM VEHICLES. A MINIMUM VEGETATIVE AREA SHALL BE PROVIDED FOR ALL PLANT MATERIALS WHICH SHALL INCLUDE AT LEAST A 4-FOOT MINIMUM RADIUS OF PERVIOUS AREA AROUND ALL SIDES OF THE TRUNK OF EACH REQUIRED DECIDUOUS TREE OR SHRUB WITHIN OR ADJACENT TO A PARKING LOT. ANY AND ALL OTHER APPLICABLE STANDARDS ESTABLISHED BY THE TOWNSHIP SHALL ALSO APPLY.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE LOCALITY OF THE SUBJECT TRACT.
- ALL PLANT MATERIALS SHALL HAVE A NORMAL, SYMMETRICAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY AND VIGOROUS AND SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS AND LARVAE.
- REQUIREMENTS FOR THE MEASUREMENT, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANT MATERIALS SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSIZ60, CURRENT EDITION, AS AMENDED. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE AND INSECTS OF ANY KIND.
- LAYOUT OF PLANTS PRIOR TO PLANTING SHALL BE VERIFIED BY THE OWNER/DEVELOPER AND/OR THEIR REPRESENTATIVE.
- PRIOR TO PLANTING, TREES SHALL BE INSPECTED BY THE OWNER/DEVELOPER AND/OR THEIR REPRESENTATIVE FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATION, OR IMPROPER PRUNING.
- ALL ROPES, STAVES, TAGS OR OTHER BINDINGS SHALL BE CUT OFF THE TOPS AND SIDES OF THE BALLS AND REMOVED FROM PITTS. ALLROT-PROOF, ROT-RESISTANT, PLASTIC BURLAP AND TOP HALF OF WIRE BASKET (MINIMUM) BALL COVERINGS SHALL BE REMOVED BEFORE PLANTING.
- DIAMETER OF PITS FOR TREES AND B+B SHRUBS SHALL BE AT LEAST 2 FEET GREATER THAN THE DIAMETER OF THE BALL OR SPREAD OF ROOTS. DIAMETER OF PITS FOR BARE-ROOTED TREES AND SHRUBS SHALL BE AT LEAST 1 FOOT GREATER THAN THE SPREAD OF ROOTS. NEVER CUT LEADER, PRUNE TOP OF BARE-ROOTED SHRUBS AND LATERAL BRANCHES OF TREE TO BALANCE LOSS OF ROOTS RESULTING FROM DIGGING.
- PLANT SUBSTITUTIONS WILL BE PERMITTED ONLY UPON APPROVAL BY THE OWNER/DEVELOPER OR THE PROJECT LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR IDENTIFYING ANY AND ALL UNDERGROUND UTILITY LOCATIONS, PRIOR TO DIGGING, BY PERFORMING A PA ONE-CALL OR AS MAY OTHERWISE BE REQUIRED. ANY AND ALL DAMAGE TO UNDERGROUND UTILITIES, WHETHER KNOWN OR UNKNOWN, IS AND WILL BE THE SOLE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL SPRAY PAINT OR OTHERWISE MARK ALL PROPOSED PLANTING BED LINES FOR OWNER APPROVAL PRIOR TO CUTTING IN PROPOSED BEDS.

LANDSCAPE REPLACEMENT NOTES

- ALL NON-SURVIVING PLANTS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH ANY NEGOTIATED WARRANTY OR GUARANTEE PERIODS. AFTER ANY WARRANTY OR GUARANTEE PERIODS HAVE EXPIRED, THE LOT OWNER SHALL BE RESPONSIBLE FOR REPLACING ANY NON-SURVIVING PLANT MATERIALS WITH A LIKE-KIND SPECIES AT THE MINIMUM SIZES IDENTIFIED IN THE PLANT LIST FOUND ON THIS PLAN SHEET.
- ALL LANDSCAPING WHICH IS REQUIRED BY LOWER PAXTON TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF PLAN APPROVALS, SHALL AND MUST BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER(S). ANY LANDSCAPING NEEDED TO MEET THE REQUIREMENTS OF ANY APPLICABLE ORDINANCES, WHICH DIES, IS REMOVED, OR IS SEVERELY DAMAGED SHALL AND MUST BE REPLACED BY THE CURRENT PROPERTY OWNER(S), ON A ONE-TO-ONE BASIS, AS SOON AS IS PRACTICAL CONSIDERING GROWING SEASONS, WITHIN A MAXIMUM OF 150 DAYS.

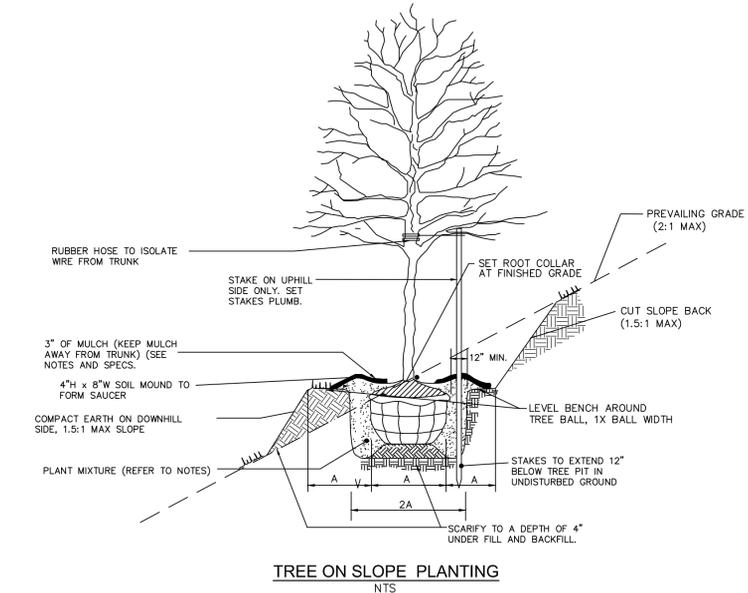
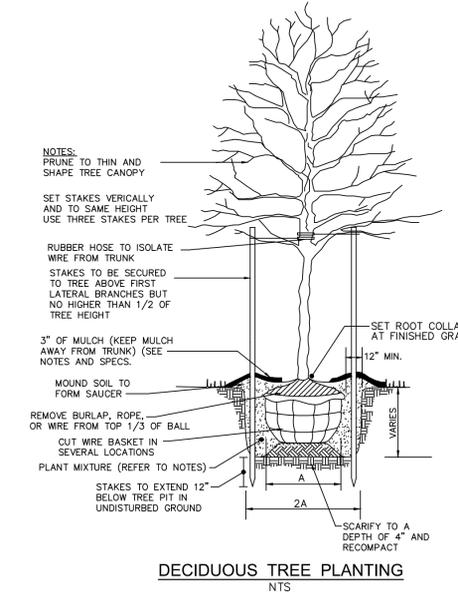
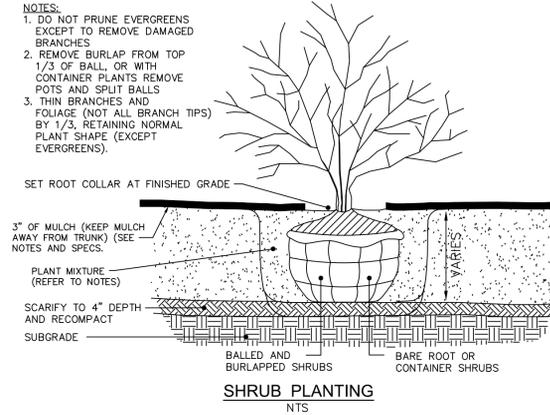
PLANTING & MULCH SPECIFICATION

PLANTING BED MULCH SPECIFICATION

- ALL PROPOSED PLANTING BEDS, AS SHOWN, SHALL BE MULCHED WITH A 3 INCH MINIMUM DEPTH OF PREMIUM MULCH OF LIKE KIND, QUALITY, TEXTURE AND COLOR TO THE EXISTING MULCH WHICH CURRENTLY EXISTING IN CLOSE PROXIMITY TO THE PROPOSED IMPROVEMENTS.
- ALL PROPOSED MULCH SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE SUPPLIER'S SUGGESTED RECOMMENDATIONS AND SPECIFICATIONS.

PLANT BACKFILL MIXTURE

- TO CONSIST OF REMOVED TOPSOIL AND SUBGRADE FROM THE DUG HOLE ONLY, THOROUGHLY MIXED WITH ALL ROOTS AND STONES REMOVED PRIOR TO REPLACEMENT IN THE HOLE.

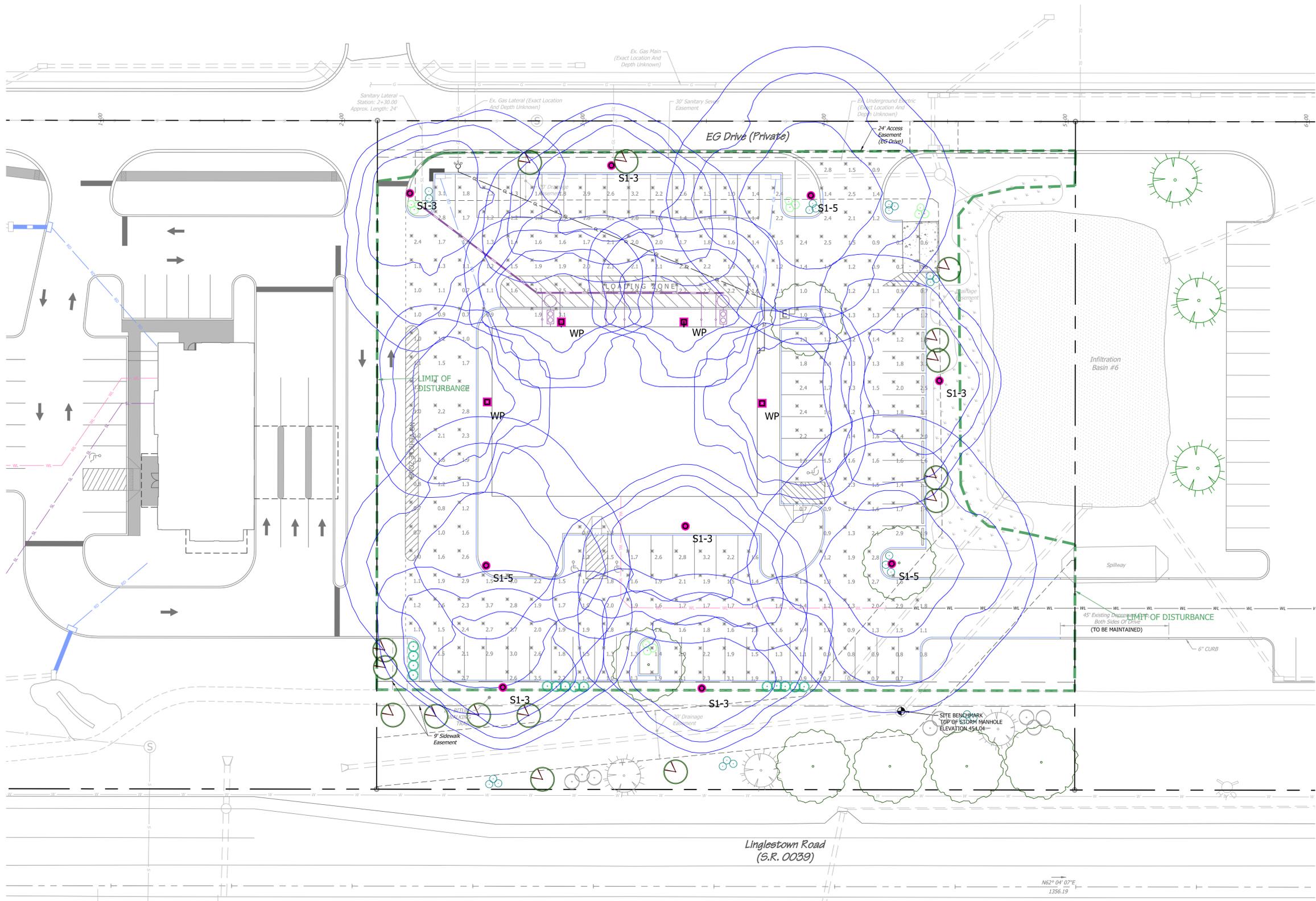


NO.	REVISION	DATE
1	TWP/CTY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING & CIVIL ENGINEERING & LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
WWW.RJFISHERENGINEERING.COM



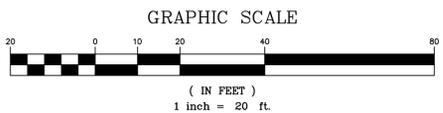
LANDSCAPE NOTES
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Lumens Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution
●	S1-5	3	Holophane	WFCL2_P50_30K_AS_LS_S_P7_PCLL_HLA_14_FSJ_15_P07_ABG_BK	Washington FCD LED 2, P50, 3000K, Type 5, Optic	LED	1	WFCL2_P50_30K_XX_LS.ies	11151	1	0.9	139	100%	Type V5, Bug Rating: B4 - U0 - G2
●	S1-3	6	Holophane	WFCL2_P50_30K_AS_L3_HSS_S_P7_PCLL_HLA14_FSJ_15_P07_ABG_BK	Washington FCD LED 2, P50, 3000K, Type 3, Optic, With House Side Shield	LED	1	WFCL2_P50_30K_XX_L3_HSS.ies	7321	1	0.9	139	100%	Type IV, Short, Bug Rating: B2 - U0 - G2
■	WP	4	Holophane	HLWPC2_P20_30K_XX_TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Forward Throw Medium	LED	1	HLWPC2_P20_30K_XX_TFTM.ies	5440	1	0.9	47	100%	Type IV, Short, Bug Rating: B1 - U0 - G2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Design Area, Lot 3	※	1.7 fc	3.7 fc	0.6 fc	6.2:1	2.8:1

- Notes**
- Type S1 Meets Full Cutoff Classification
 - Design Area Meets Illumination Engineering Society's Recommended Practice For Parking Areas Per RP-20. Calculations For Parking Lot Can Be Provided



NO.	REVISION	DATE
1	TWP/CTY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

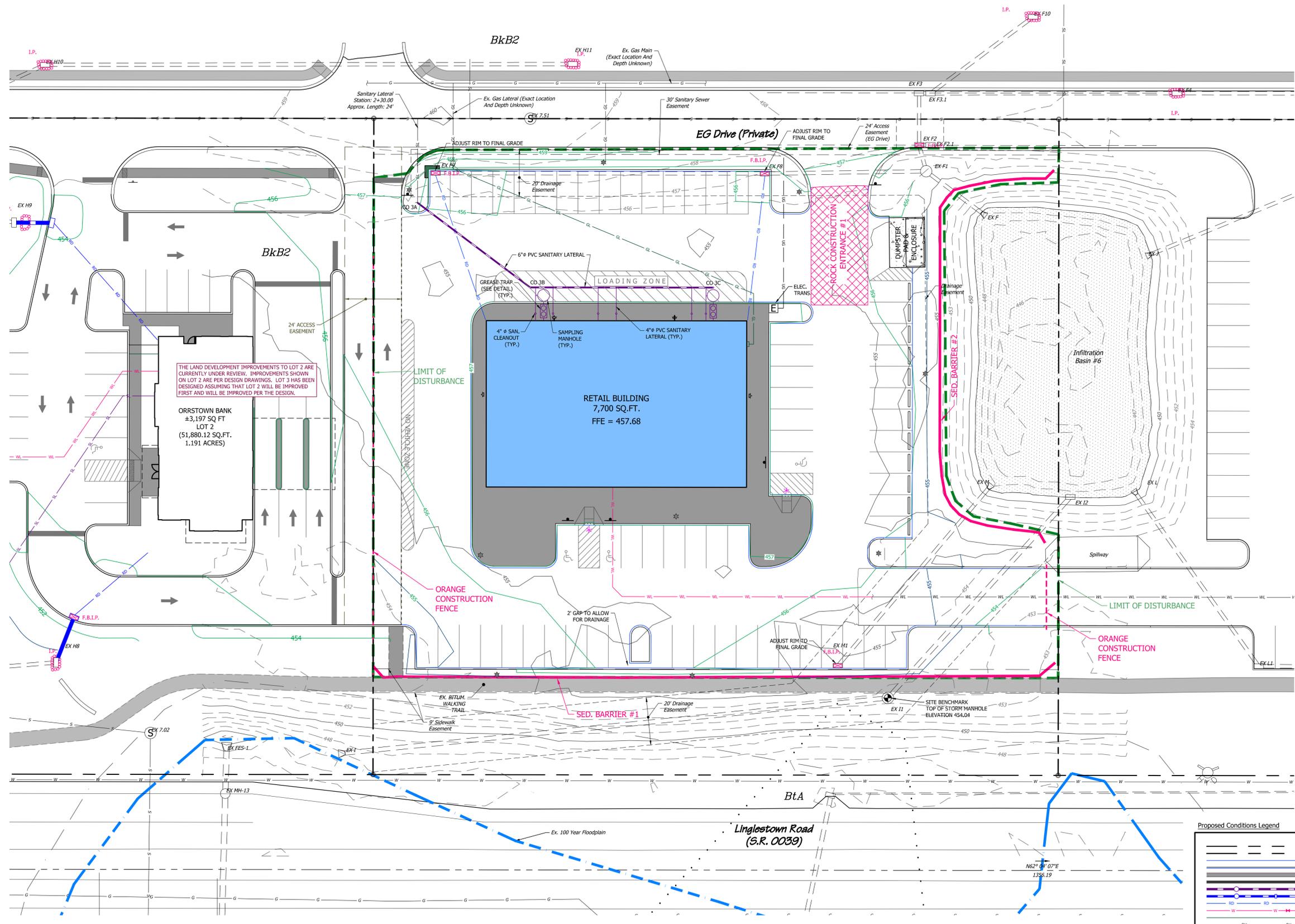
R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING • CIVIL ENGINEERING • LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM



LIGHTING PLAN
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID:
 220014-LIGHT
 DATE: 04/08/20
 SHEET: 7 OF 17

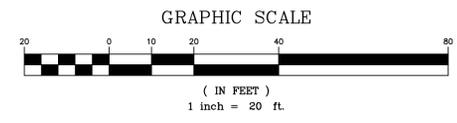
I:\Projects\2020\220014-LIGHT\Drawings\220014-LIGHT.dwg
 7/4/2020 10:44:47 AM
 R.J.F.



THE LAND DEVELOPMENT IMPROVEMENTS TO LOT 2 ARE CURRENTLY UNDER REVIEW. IMPROVEMENTS SHOWN ON LOT 2 ARE PER DESIGN DRAWINGS. LOT 3 HAS BEEN DESIGNED ASSUMING THAT LOT 2 WILL BE IMPROVED FIRST AND WILL BE IMPROVED PER THE DESIGN.

Proposed Conditions Legend

	Proposed Property Line
	Proposed Right-Of-Way
	Proposed Edge of Pavement
	Proposed Curb / Depressed Curb
	Proposed Sidewalk
	Proposed Retaining Wall
	Proposed Sanitary Sewer Line, Inlet, MH
	Proposed Storm Sewer Line, Inlet, MH
	Proposed Roof Drain
	Proposed Water Line, Valve, Hydrant, Meter
	Proposed Gas Line
	Proposed Overhead Utility
	Proposed Underground Utility
	Proposed Minor Contour
	Proposed Major Contour
	Limit of Disturbance
	Drainage Area
	Existing Soil Boundary
	Proposed Inlet Protection, Waterbar, Inlet I.D.
	Proposed Inlet Protection, Filter Bag
	Proposed Spot Elevation



NO.	REVISION	DATE
1	TWP/CITY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING • CIVIL ENGINEERING • LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM



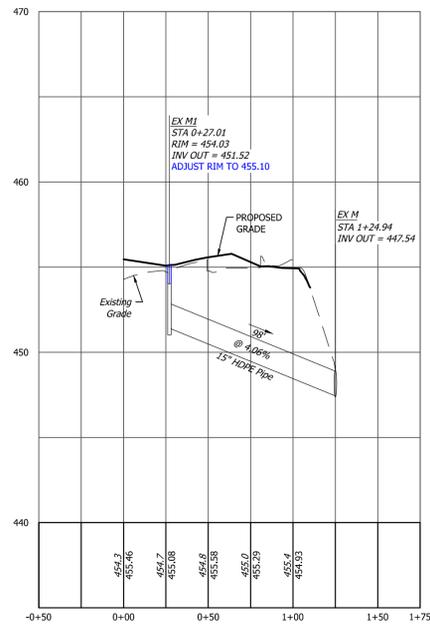
EROSION & SEDIMENT POLLUTION CONTROL PLAN
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 220014-ENS
 DATE: 04/08/20
 SHEET: 8 OF 17

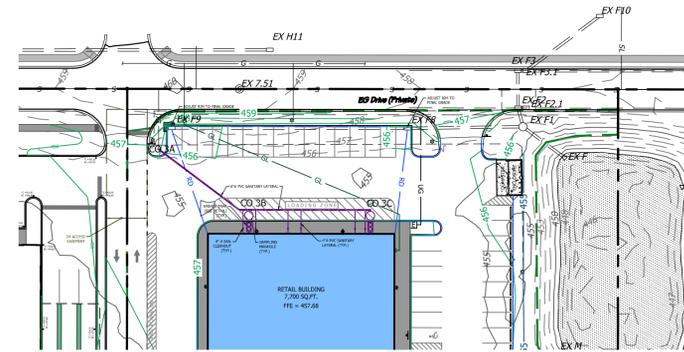
1546 BRIDGE STREET, NEW CUMBERLAND, PA 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM



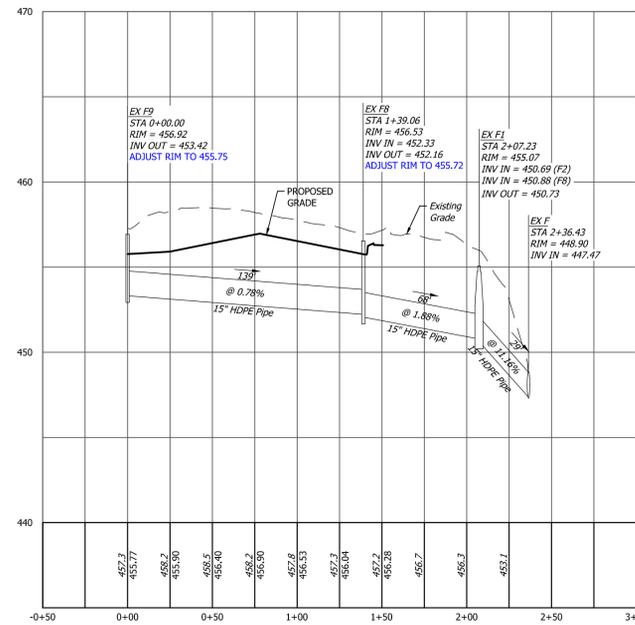
Profile View Of M2 To Ex M
Scale: 1"=50'



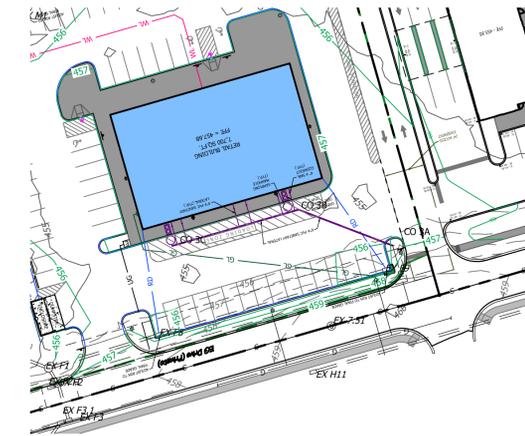
Profile View Of M2 To EX M Sta: -0+50.00 - 1+75.00
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



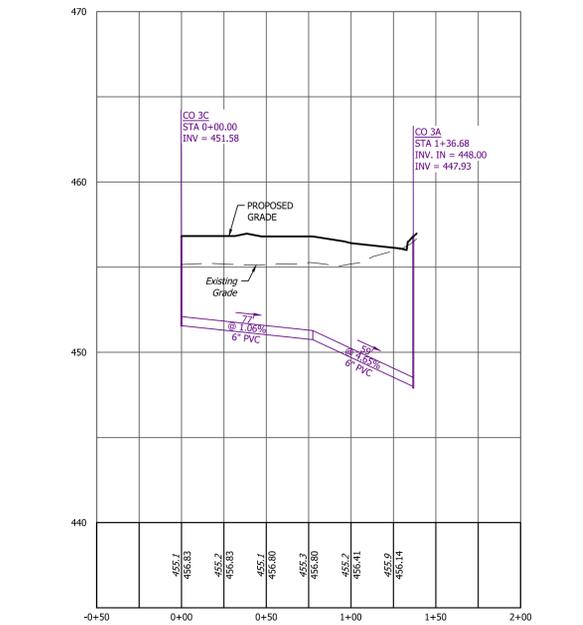
Profile View Of EX F9 To F
Scale: 1"=50'



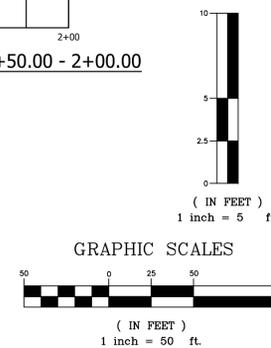
Profile View Of EX F9 To EX F Sta: -0+50.00 - 3+00.00
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



Profile View Of Lot 3 Sanitary Sewer Lateral
Scale: 1"=50'



Profile View Of Lot 3 Sanitary Sewer Lateral Sta: -0+50.00 - 2+00.00
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



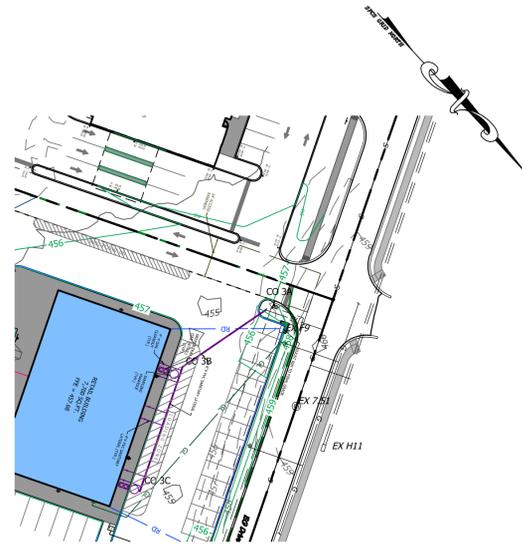
NO.	REVISION	DATE
1	TWP/CITY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING • CIVIL ENGINEERING • LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM

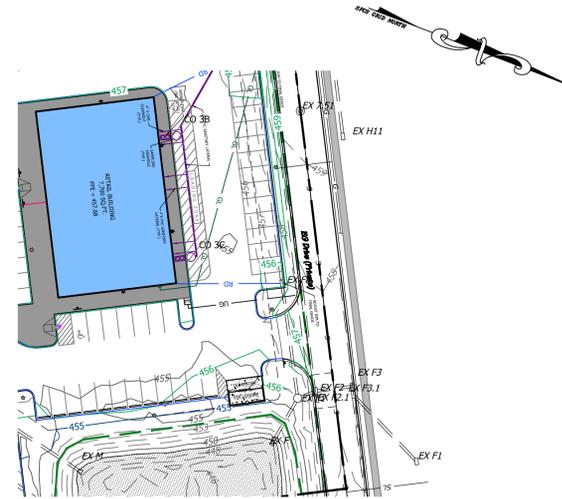


SANITARY SEWER & STORM SEWER PROFILES
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

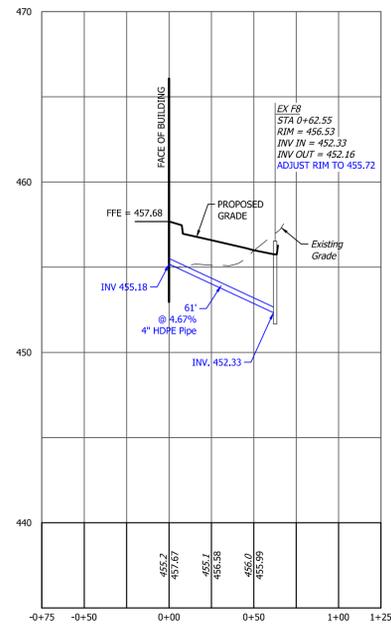
DRAWING ID: 220014-PRO
 DATE: 04/08/20
 SHEET: 9 OF 17



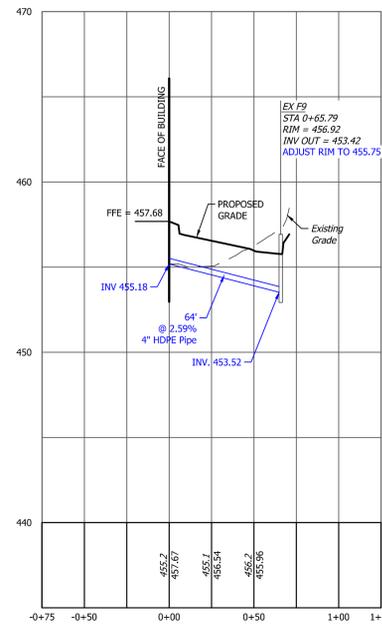
Profile View Of RD To EX F8
Scale: 1"=50'



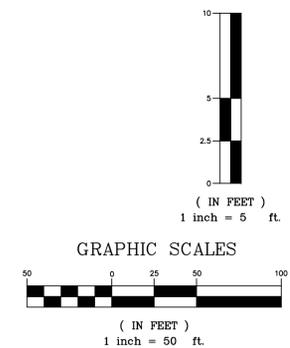
Profile View Of RD To EX F9
Scale: 1"=50'



Profile View Of RD To EX F8 Sta: -0+75.00 - 1+25.00
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



Profile View Of RD To EX F9 Sta: -0+75.00 - 1+25.00
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



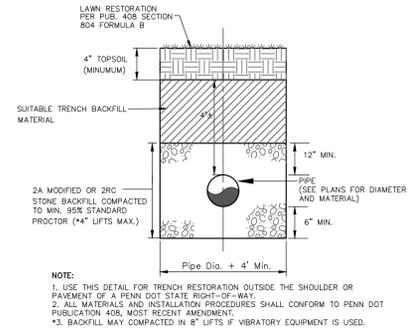
NO.	REVISION	DATE
1	TWP/CTY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

R. J. FISHER & ASSOCIATES, INC.
 SITE PLANNING ▫ CIVIL ENGINEERING ▫ LAND SURVEYS
 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 FAX: (717) 774-7190
 WWW.RJFISHERENGINEERING.COM

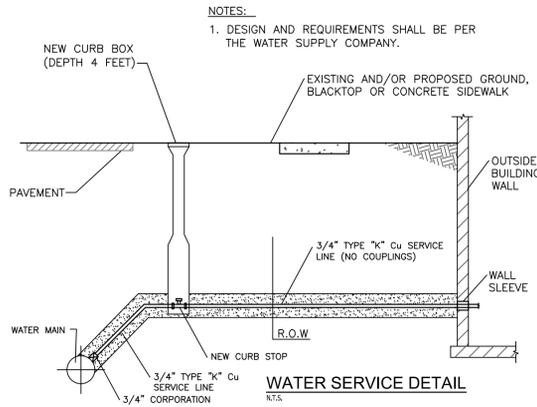


STORM SEWER PROFILES
 FOR
LOT 3, BLUE RIDGE VILLAGE
 LOCATED IN
 LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

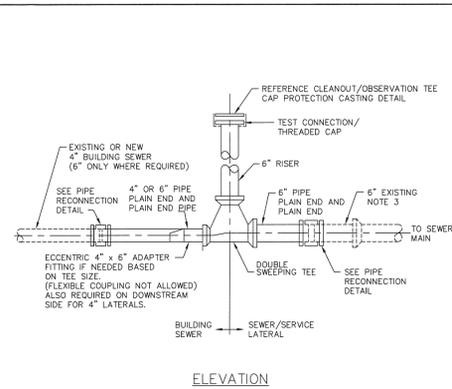
DRAWING ID:
220014-PRO
 DATE: 04/08/20
 SHEET: 10 OF 17



DETAIL FOR TRENCHES
N.T.S.

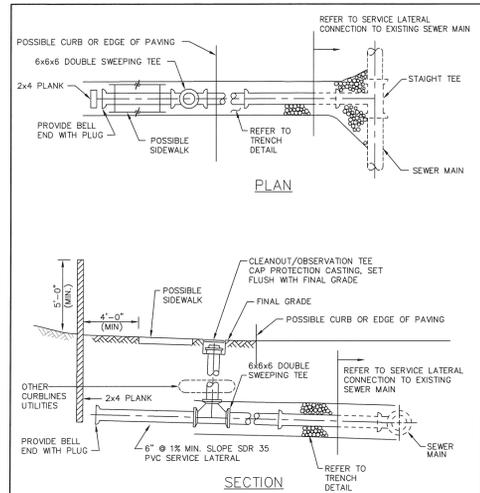


WATER SERVICE DETAIL
N.T.S.



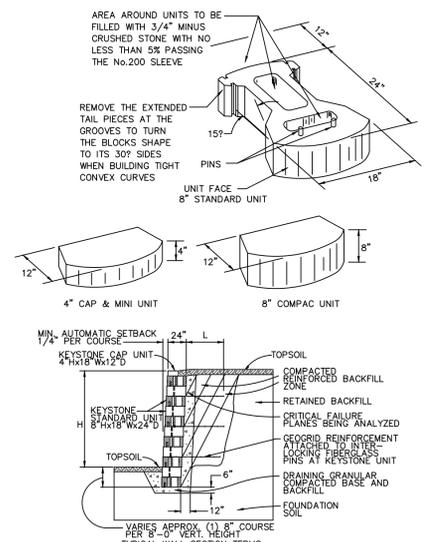
- NOTES:
- REFER TO APPROPRIATE DWGS. FOR CLEANOUT CAP DETAILS.
 - LOCATE OBSERVATION TEE 5'-0" (MAX.) FROM CURB, OR AT THE CONNECTION POINT BETWEEN SEWER LATERAL AND BUILDING SEWER IF KNOWN.
 - IF 4" LATERAL EXISTS, USE ECCENTRIC 4" x 6" ADAPTER FITTING FOR TRANSITION TO OBSERVATION TEE (4" x 6" FLEXIBLE COUPLING NOT ALLOWED).

CLEANOUT/OBSERVATION TEE



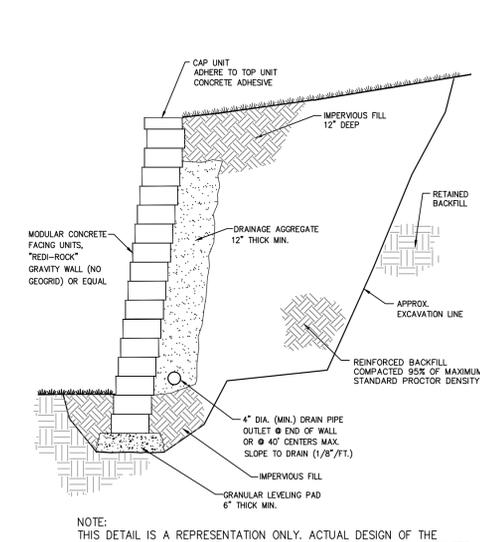
- NOTES:
- CURB CLEANOUT NOT TO BE LOCATED IN SIDEWALK OR BENEATH OTHER CURBLINE UTILITIES.

SERVICE LATERAL - NORMAL DEPTH



- NOTE:
- THIS DETAIL IS A REPRESENTATION ONLY. ACTUAL DESIGN OF THE RETAINING WALL SHALL BE AS CERTIFIED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH MANUFACTURER'S DESIGN REQUIREMENTS.

'KEYSTONE' RETAINING WALL OPTION DETAIL
N.T.S.



- NOTE:
- THIS DETAIL IS A REPRESENTATION ONLY. ACTUAL DESIGN OF THE RETAINING WALL SHALL BE AS CERTIFIED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH MANUFACTURER'S DESIGN REQUIREMENTS.

TYPICAL SECTION-POSSIBLE REINFORCED RETAINING WALL
NOT TO SCALE

STORMWATER BMP OPERATION AND MAINTENANCE PLAN

The stormwater Best Management Practices (BMPs) as shown on this plan shall be maintained to function as designed as per the procedures described below. Facilities located outside the public right-of-ways shall be owned and maintained by the owners of the development.

The facilities are to remain permanent and can only be removed or altered after approval by one or more of the following entities which may have jurisdiction: Lower Paxton Township; Dauphin County Conservation District; and/or PA DEP.

The following facilities located outside the public right-of-ways shall be maintained to the original design and dimensions shown on the design plans, approved by Lower Paxton Township, until such a time as an amended plan is approved by the Township.

- Infiltration Basins, Emergency Spillways & Outlet Structures (previous Preliminary / Phase 1 Plan development/ developer responsibility)
- Stormwater Inlets, Manholes, & Pipes
- Riprap Aprons (previous Preliminary / Phase 1 Plan development/ developer responsibility)

For any structure facility (pipe, inlet, manhole), it must be repaired or replaced if damaged more than superficially, in a way that is a safety hazard, if structurally unsound, or if not substantially performing as it is intended per the original design. The responsible owners shall keep a record of any repaired or replaced facility, including costs, dates, materials removed, materials placed, and the contractor(s) information.

Inspection and maintenance tasks for stormwater inlets, manholes, pipes & swales:

- Examine annually at a minimum. Remove man-made trash and dispose of properly.
- Examine inlet bottoms via grates, for accumulated debris. Remove accumulated grit and debris. Check for any obvious structural deterioration.
- The swales shall be maintained as turf grass or meadow, being mowed at least several times per year.
- Any erosion shall be re-stabilized with rock, or seeding (seed, mulch and matting), or sod that is watered until established; rock should be placed in non-growing seasons, even if temporary.
- All inlets, storm piping, swales and drainage structures shall be kept free of any obstructions and foreign material that would cause disruption of water flow in a manner not designed for the facility, such as sediment, vegetation, wood, sand, debris, or vegetative growth in excess of 12 inches if not part of the landscape design. Removal of sediment/debris shall take place when the area has dried, if possible. Man-made trash shall be disposed of properly in containers collected by a licensed commercial trash hauler.
- All impervious surfaces shall be maintained clean of oil, fuel or other toxic spills, in accordance with State, Federal or local regulations.

Drawing Number	WFCL2 P50 30K AS BK LS S P7 PCLL HLA 14 FSJ 16 P07 ABG BK
Type	Notes

Customer Approval:

signature: _____ date: _____ Job Name: Blue Ridge
 Client Name: Triple Crown
 Created By: Ken Roth Date: 02-Jan-19

Drawing Number: WFCL2 P50 30K AS BK LS S P7 PCLL HLA 14 FSJ 16 P07 ABG Dwg. # HLP-50508 Page: 2 of 2

Specifications

Depth (D1): 7"
 Depth (D2): 1.5"
 Height: 9"
 Weight: 11.5"
 Weight (without options): 13.5 lbs

Luminaire	Standard SLL, FT	Color Temp., 28°C	Series	F1	F2	F3	F4	F5	F6
WDGE2LD	4W	—	—	1,200	2,000	—	—	—	—
WDGE2LD	10W	18W	Standard/height	1,200	2,000	3,000	4,000	6,000	—
WDGE2LD	15W	18W	Standard/height	2,000	4,500	10,000	12,000	—	—
WDGE4LD	—	—	Standard/height	12,000	16,000	18,000	20,000	22,000	25,000

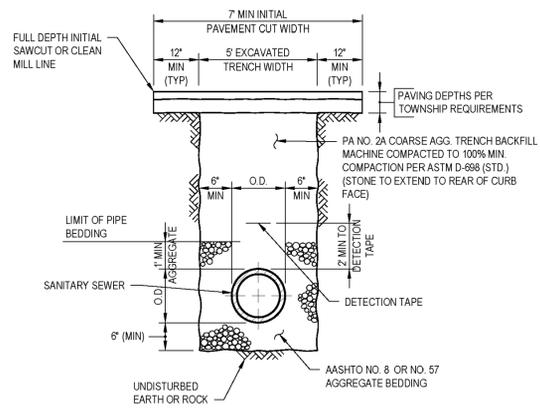
Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CR	Distribution	Mounting	Shipped separately
WDGE2 LED	P1*	27K	2700K	90CRI	VF	Visual control forward throw
	P2*	30K	3000K	90CRI	VF	Visual control forward throw
	P3*	35K	3500K	—	VF	Visual control wide
	P4*	40K	4000K	—	VF	Visual control wide
	P5*	50K	5000K	—	VF	Visual control wide

System Options

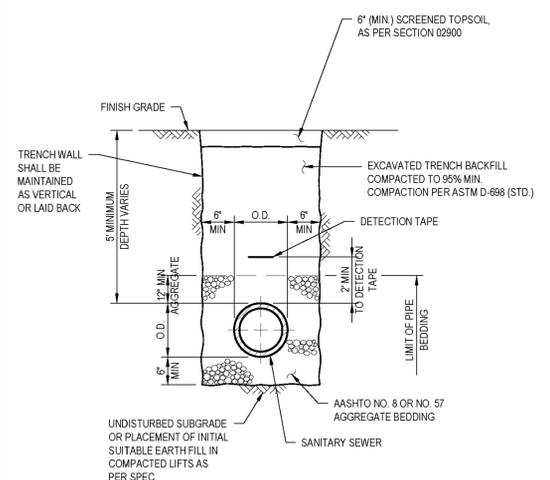
System	Description	Finish
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Dark bronze
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Black
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Natural aluminum
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	White
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Dark bronze
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Natural aluminum
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	White
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Dark bronze
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Natural aluminum
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	White
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Dark bronze
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	Natural aluminum
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000)	White
EDN	Emergency battery backup, CE compliant (100, 175, 200, 250, 300, 350, 400,	



TRENCH DETAIL FOR NEW PUBLIC / PRIVATE STREETS FOLLOWING GRADING WHEN SEWER IS INSTALLED ON UNDISTURBED EARTH OR ROCK

DATE	REVISIONS
JUNE 2007	UPDATED STANDARD DETAILS

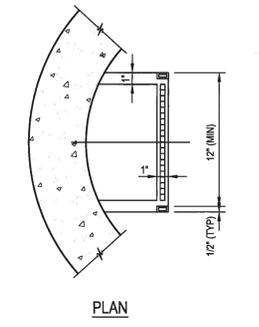
SCALE	FILE
NO SCALE	TR-1B



TRENCH DETAIL IN UNPAVED AREAS

DATE	REVISIONS
JUNE 2007	UPDATED STANDARD DETAILS

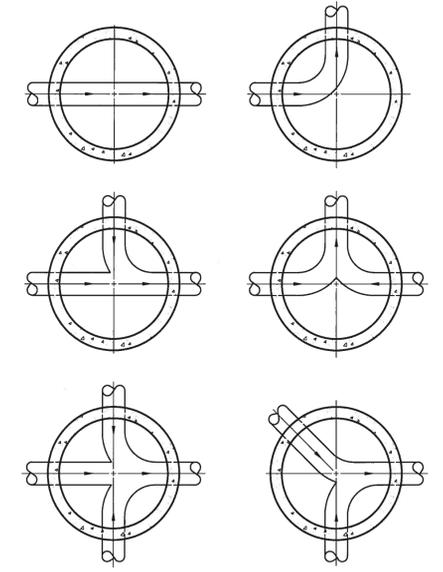
SCALE	FILE
NO SCALE	TR-2



MANHOLE STEPS

DATE	REVISIONS

SCALE	FILE
NO SCALE	MH-8

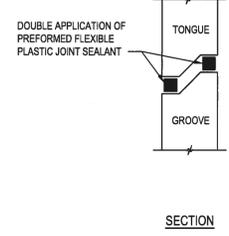


TYPICAL PLAN OF MANHOLE CHANNELS

DATE	REVISIONS
OCT 2016	UPDATED STANDARD DETAILS

SCALE	FILE
NO SCALE	MH-9

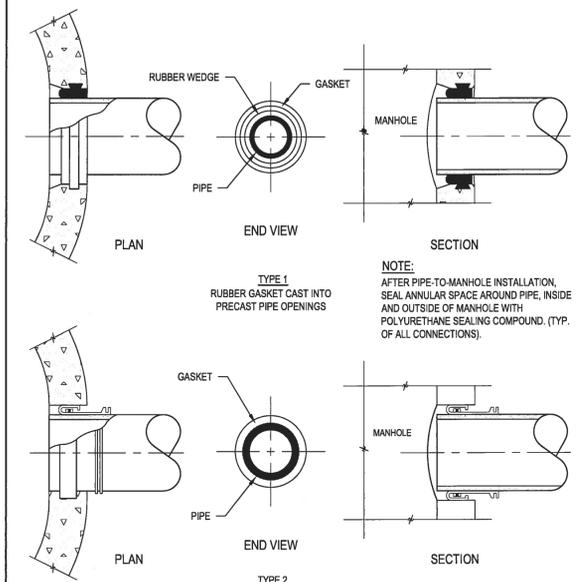
NOTE:
1. KEEP CURVE(S) TO A MINIMUM TO FACILITATE INSERTION AND REMOVAL OF TEST PLUGS AND INTERNAL INSPECTION EQUIPMENT.



MANHOLE GASKET

DATE	REVISIONS

SCALE	FILE
NO SCALE	MH-10

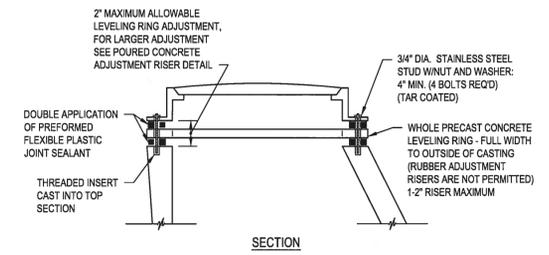


MANHOLE PIPE GASKETS

DATE	REVISIONS
OCT 2016	UPDATED STANDARD DETAILS

SCALE	FILE
NO SCALE	MH-11

NOTE:
AFTER PIPE-TO-MANHOLE INSTALLATION, SEAL ANNUAL SPACE AROUND PIPE, INSIDE AND OUTSIDE OF MANHOLE WITH POLYURETHANE SEALING COMPOUND, (TYP. OF ALL CONNECTIONS).

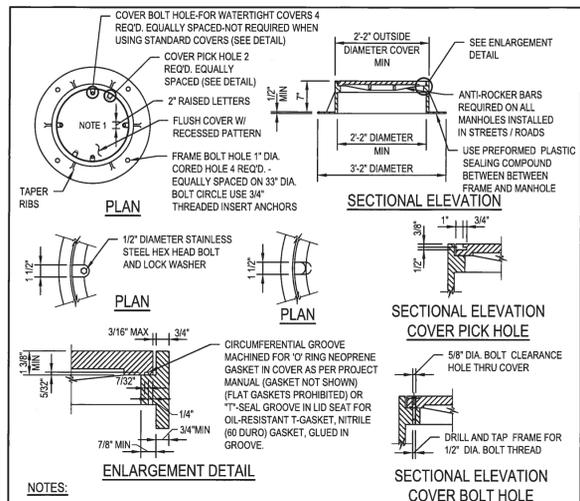


LEVELING RINGS AND BOLTED FRAME DETAILS

DATE	REVISIONS
OCT 2016	UPDATED STANDARD DETAILS

SCALE	FILE
NO SCALE	MH-13

NOTES:
1. ALL NON-SHRINK, NON-METALLIC GROUT SHALL BE TROWELED SMOOTH.
2. LEVELING AND/OR GRADE RINGS IN EXCESS OF 2-INCHES ARE NOT PERMITTED. IN LIEU OF LEVELING/GRADE RINGS, PROVIDE \"POURED CONCRETE ADJUSTMENT RISER\".



STANDARD OR WATERTIGHT SEWER FRAME AND COVER

DATE	REVISIONS
OCT 2016	UPDATED STANDARD DETAILS

SCALE	FILE
NO SCALE	MH-15A

NOTES:
1. LETTERING SHALL BE \"SEWER\".
2. ALL MANHOLE FRAMES AND COVERS SHALL BE FOR HEAVY DUTY TRAFFIC, AASHTO HIGHWAY LOADING CLASS HS-20.
3. USE NEENAH FOUNDRY COMPANY, MODEL 1642 381-1 (STANDARD), MODEL 1916F (WATERTIGHT) AND MODEL 16422018 (LOW PROFILE). NO SUBSTITUTIONS WILL BE ACCEPTED.
4. APPLY LUBRICANT TO COVER BOLTS. USE 20 - 30 FT.LBS. MAXIMUM TORQUE.
5. APPLY ANTI-SEIZE COMPOUND TO ALL THREADED SURFACES.
6. LOW PROFILE MANHOLE FRAME AND COVERS SHALL ONLY BE USED TO COMPLY WITH LIMITATIONS ON RISER ADJUSTMENTS, AND AS APPROVED BY THE ENGINEER.
7. WATERTIGHT FRAME AND COVER TO BE USED IN ALL RIGHTS-OF-WAY OR AS DIRECTED BY OWNER.

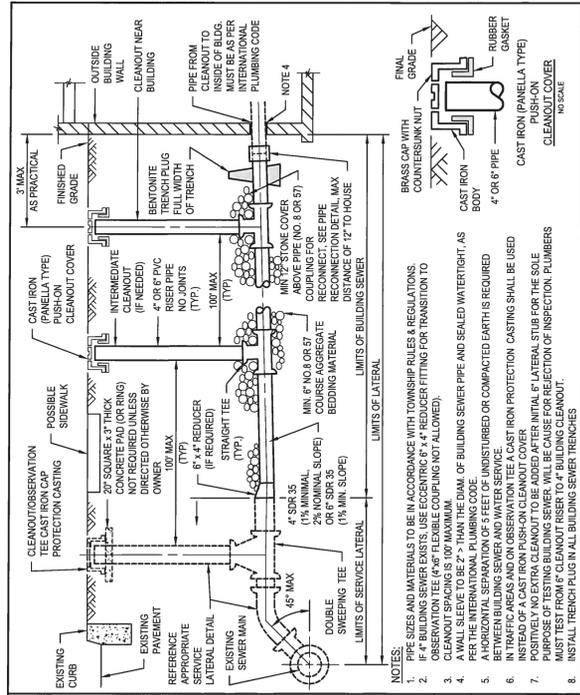
SANITARY SEWER DETAILS
FOR
LOT 3, BLUE RIDGE VILLAGE
LOCATED IN
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID:
220014-DET
DATE: 04/08/20
SHEET: 13 OF 17

R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING & CIVIL ENGINEERING & LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 FAX: (717) 774-7190
WWW.RJFISHERENGINEERING.COM

NO.	REVISION	DATE
1	TWP/CITY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

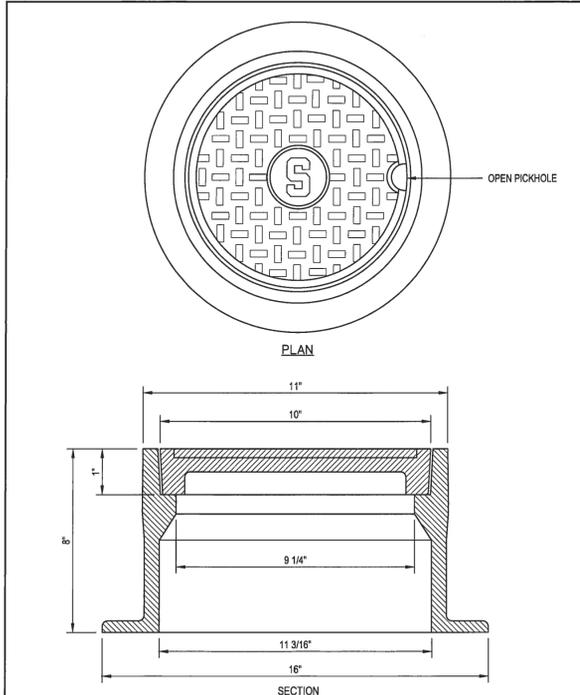
COPYRIGHT © 2020 BY
R.J. FISHER & ASSOCIATES, INC.



BUILDING SEWER AND/OR SERVICE LATERAL INSTALLATION/REPLACEMENT

DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

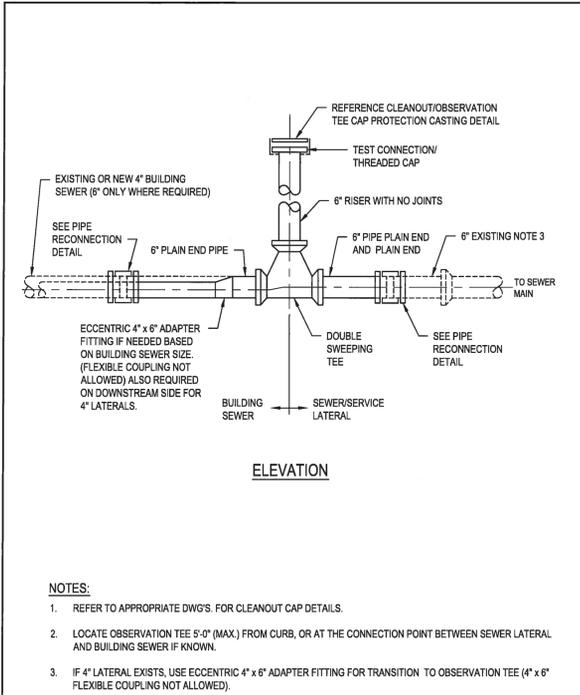
SCALE: NO SCALE FILE: LAT-4



CLEANOUT/OBSERVATION TEE CAP PROTECTION CASTING

DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

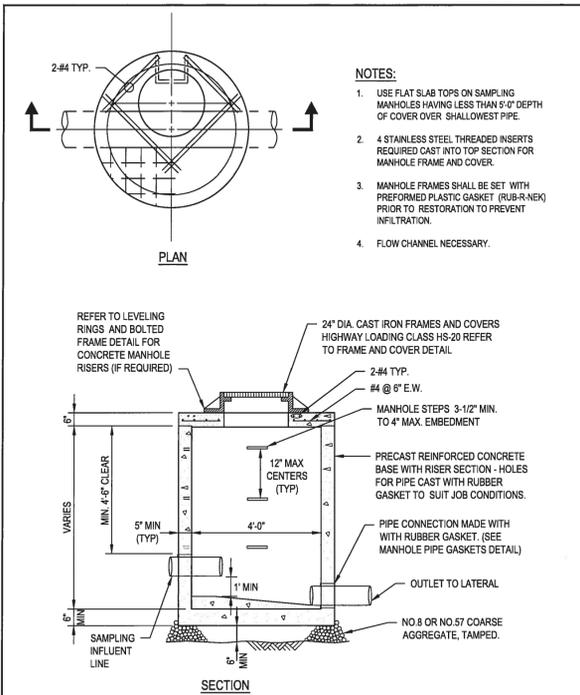
SCALE: NO SCALE FILE: LAT-5



OBSERVATION TEE

DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

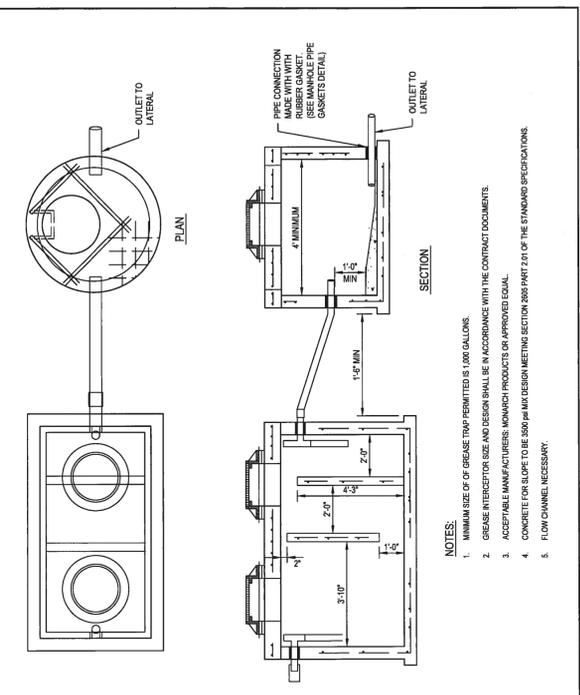
SCALE: NO SCALE FILE: LAT-6



PRECAST CONCRETE SAMPLING MANHOLE

DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

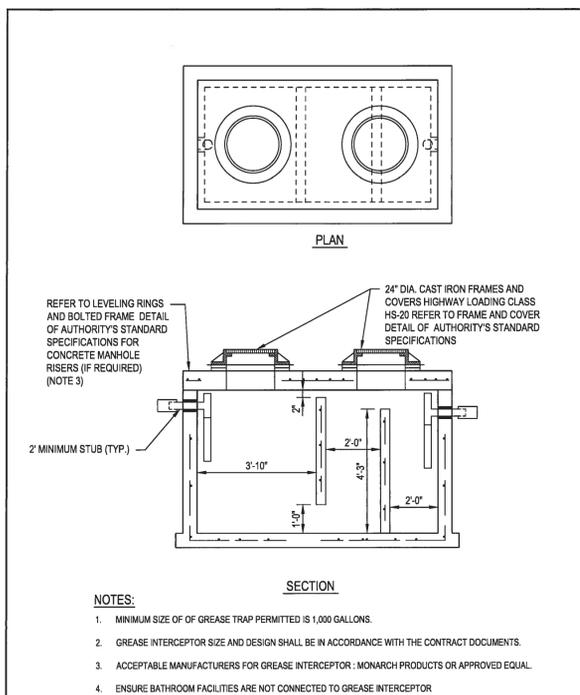
SCALE: NO SCALE FILE: G-1



TYPICAL GREASE INTERCEPTOR TO SAMPLING MANHOLE CONNECTION

DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

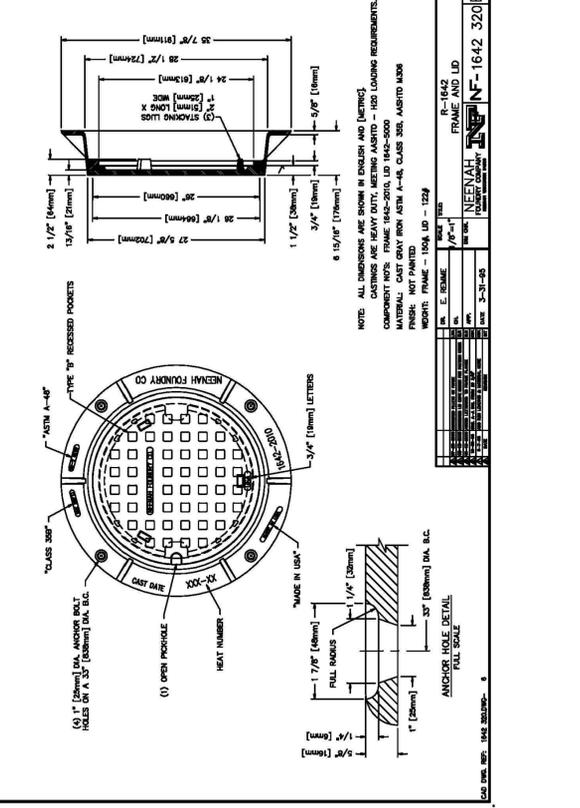
SCALE: NO SCALE FILE: G-2



TYPICAL 1000 GALLON COMMERCIAL GREASE INTERCEPTOR

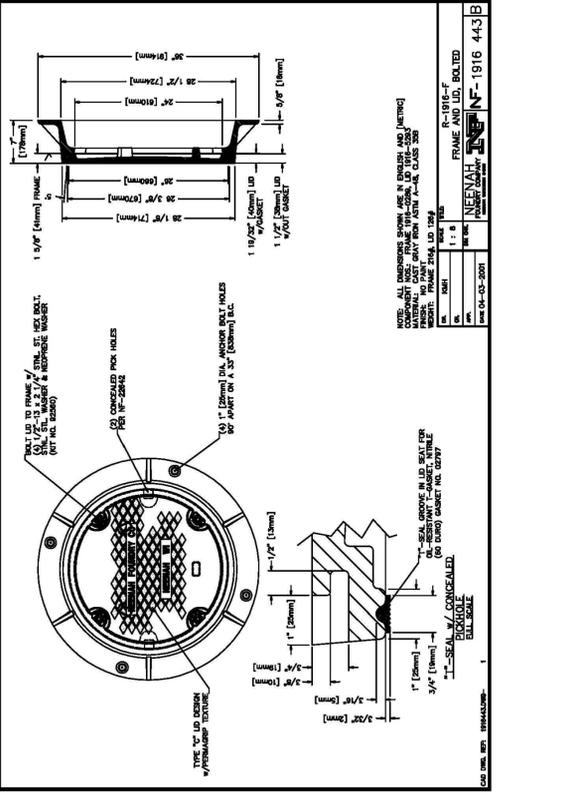
DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

SCALE: NO SCALE FILE: G-3



DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

SCALE: NO SCALE FILE: G-3



DATE	REVISIONS
OCT. 2018	UPDATED STANDARD DETAILS

SCALE: NO SCALE FILE: G-3

SANITARY SEWER DETAILS
FOR
LOT 3, BLUE RIDGE VILLAGE
LOCATED IN
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

R. J. FISHER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 FAX: (717) 774-7190
WWW.RJFISHERENGINEERING.COM

NO.	REVISION	DATE
1	TWP/CTY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

DRAWING ID: 220014-DET
DATE: 04/08/20
SHEET: 14 OF 17

R:\PROJECTS\2020\2020-04-08\2020-04-08-01\2020-04-08-01-01.dwg
 2020-04-08 10:00:00 AM
 R. J. FISHER & ASSOCIATES, INC.

EROSION CONTROL PLAN

GENERAL NOTES

- 1. The site contractor and their designees shall familiarize themselves with this Erosion Control Plan. The site contractor shall be responsible for implementation of this Erosion Control Plan.
2. The site contractor shall ensure that the erosion control plan is implemented in accordance with the Erosion Control Plan.
3. The site contractor shall ensure that earth disturbance activities are planned and implemented to the extent practicable in accordance with the following:
a. Minimize the extent of earth disturbance.
b. Maximize protection of existing drainage features and vegetation.
c. Minimize soil compaction.
d. Utilize other measures or controls that prevent or minimize the generation of increased stormwater runoff.
4. Erosion and sedimentation controls must be constructed, stabilized, and functional before site disturbance within the tributary areas to the controls.
5. A copy of the approved Erosion and Sediment Control Plan / Drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times.
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 Construction Sequence for that stage or phase have been installed and are functioning as described in this document.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operation begin.
8. Topsoil stockpile heights shall not exceed 35 feet. Stockpile side slopes must be 2:1 or flatter.
9. Solids, trash and other pollutants shall be disposed in accordance with federal and state regulations in order to prevent any pollutant in such materials from adversely affecting the environment. All building materials and wastes must be removed from the site and recycled or disposed in accordance with the Department of Environmental Protection's Solid Waste Management regulations at 25 Pa. Code 260.1, and 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.
10. All off-site waste and borrow areas must have an E & S Plan approved by the Conservation District or DEP, and fully implemented prior to being activated.
11. The contractor will be responsible for the removal of any excess material and make sure the site(s) remains in compliance with the approved erosion and sediment control plan that meets the conditions of Chapter 102 and/or other State or Federal regulations.
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. Areas which are to be topsoiled shall be scarified to a minimum depth of 4 inches prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
14. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated.
15. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
16. All E & S BMPs must remain functional as long as until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the Conservation District or PA DEP.
17. After final site stabilization has been achieved, temporary E & S BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal / conversions should be done only during the germinating season.
18. Failure to correctly install E & S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E & S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Pennsylvania Department of Environmental Protection as defined in Section 602 of the Pennsylvania Clean Streams law. The Clean Streams law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.
19. Only limited disturbance will be permitted to initially access and acquire borrow to construct control facilities, before general site alteration begins.
20. 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.
21. Underground utilities cutting through any active channel shall be immediately backfilled and the channel restored to its original cross-section and protective lining. Any base fill within the channel shall be replaced past the work in the manner described in this plan until such restoration is complete.
22. All channels must be kept free of obstructions such as fill ground, fallen leaves & woody debris, accumulated sediment, and construction materials/wastes. Channels should be kept mowed and/or free of all woody growth. Any underground utilities running across/through the channel(s) shall be immediately backfilled and the channel(s) repaired and stabilized per the channel cross-section detail.
23. Vegetated channels shall be constructed free of rocks, tree roots, stumps or other projections that will impede normal channel flow and/or prevent good trim to soil contact. The channel shall be initially over-excavated to allow for the placement of topsoil.
24. Sediment basins/traps shall be kept free of all trash, concrete wash water and other debris that pose the potential for clogging the basin/trap outlet structures and/or pose the potential for pollution to waters of the Commonwealth.
25. All building materials and wastes shall be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
26. Fill Materials:
a. The NPDES Permit covers the "moving, depositing, stockpiling, or storing of soil rock or earth materials." If the site will need to have fill imported from an off site location, the responsibility for performing due diligence and the determination of clean fill will in most cases reside with the Operator. If the site will have excess fill that will need to be exported to an off site location, the responsibility of clean fill determination and the environmental due diligence rests on the applicant. If all cut and fill materials will be used on the site, a clean fill determination is not required by the operator unless there is a belief that a spill or release of a regulated substance occurred on site. 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.
b. Applicants and/or operators must use environmental due diligence to ensure that the fill material associated with this project qualifies as Clean Fill. Definitions of Clean Fill and Environmental Due Diligence are provided below. All fill material must be used in accordance with the Department's policy "Management of Fill", document number 258-2182-773. A copy of this policy is available online at www.depweb.state.pa.us. Under the heading Quick Access on the left side of the screen, click on "Forms and Publications." On the left side of the screen click on "Technical Guidance Documents- Final." Then type in the document number 258-2182-773 into the search window and conduct the search. Click on "Management of Fill."
c. 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 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.)
d. Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill."
e. Environmental due diligence: 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 regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill."
f. Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable.
27. The potential for thermal impacts exists in the temporary condition as the existing vegetation on the site is disturbed, and un-shaded water will sit in the sediment traps. The thermal impacts will be minimized by infiltrating a portion of the runoff and temporary seeding disturbed areas as soon as possible. Trees in and around pavement areas will shade pavement and cool runoff.

SOIL LIMITATIONS & RESOLUTIONS

The soils on this site tend to be easily erodible, and may be susceptible to piping. A solution to this limitation is to grade the site at acceptable slopes (2:1 cut, 3:1 fill), and to stabilize the slopes as soon as they've been graded. The soils on this site are also corrosive to concrete, which the use of plastic pipes will help to alleviate. As are most soils in PA, the soils on this site can lead to cut banks that may cave. Proper stabilization will be utilized when digging pipe trenches and foundations. The soils on this site also have issues with slow percolation. Test pits and infiltration tests were performed in the area of the basins and underground infiltration beds to ensure that these limitations were analyzed for this site. These tests also allowed us to analyze the amount of topsoil present, which may be a limitation on the site.

SITE PRESERVATION ANALYSIS

There are no stream channels located on this site to preserve, maintain or protect. Due to the nature of the development, which includes a large building and a large amount of parking surfaces, it was not possible to minimize the impervious areas on the site. There are no significant drainage features and vegetation to protect on this site. Most of the site area will have to be cleared and graded in order to construct the proposed improvements. The soil will experience some compaction in all of the areas where grading will occur, however compaction will be kept to a minimum in the areas of the basins and underground infiltration beds. Amended soils will be added to the bottoms of the basins to promote infiltration. A number of BMPs including the stormwater basins and underground infiltration beds have been utilized to minimize changes in stormwater runoff. The increase in the stormwater runoff volume in the 2-year storm will be infiltrated through the bottoms of the basins and underground infiltration beds.

STABILIZATION SPECIFICATIONS

- 1. Upon temporary cessation of an earth disturbance activity or any stage or phase of an activity where a cessation of earth disturbance activities will exceed 4 days, the site shall be immediately seeded, mulched, or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.
2. Permanent stabilization is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
3. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan drawings in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Topsoil stockpile heights shall not exceed 35 feet. Stockpile side slopes must be 2:1 or flatter.
4. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches (6 to 12 inches on compacted soils) prior to placement of topsoil. Areas to be topsoiled shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
5. Topsoil should not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. Compacted soils should be scarified 6 to 12 inches along contour whenever possible prior to seeding.
6. 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.

TEMPORARY SEEDING SCHEDULE

The contractor shall immediately temporarily stabilize any rough graded area, topsoil stockpile or unused excavated fill material that will be left idle for less than 1 year. The grass will provide interim protection against the impact of precipitation, running water and wind. Permanently seed any area that will be idle for more than 1 year.
Temporary seeding schedule is as follows:
Species: Annual Rye grass
% Live Seed: 88.2%
Application rate: 10 lbs./1,000 sq. yds.
Fertilizer type: general purpose granular, 10-20-20
Fertilizer application rate: 100 lbs./1,000 sq. yds. (Fertilizers should be reduced or eliminated based on soil test recommendations from approved lab.
Powdered Liming rate: per soil test; minimum of 410 lbs/1000 yds.
Strawbale mulch rate: 1,200 lbs/1,000 sq. yds.
Seeding dates: March 15 - October 15
Mulch anchoring: Asphalt, either emulsified or cut-back, containing no solvents or other diluting agents toxic to plant or animal life, uniformly applied at the rate of 31 gallons per 1,000 square yards. Synthetic binders (chemical binders) may be used per manufacturer's recommendation provided they are non-toxic to plant and animal species.

When seeding is not possible due to the time of year or other limitations, disturbed area shall be mulched with strawbales at the rate above. An erosion control blanket must be installed on all disturbed slopes steeper than 3:1, and all areas with concentrated flows. Matting can be North American Green 'S75' or approved equal.

PERMANENT SEEDING SCHEDULE

All disturbed soil not to be covered with impervious surfaces, riprap or landscaping mulch shall be permanently seeded to provide protection against the impact of precipitation, running water and wind. Permanent seeding schedule for the general project area is as follows:
Species: 50% Kentucky bluegrass
30% Pennlawn Creeping Red Fescue
20% Noria Perennial ryegrass
% Pure live seed: 88.2%, 83.3%, 78.4% Respectively
Application rate: 21 lbs./1,000 sq. yds.
Fertilizer type: general purpose granular, 10-20-20
Fertilizer application rate: 210 lbs./1,000 sq. yds., see temporary seed note
Powdered Liming rate: per soil test; minimum of 2480 lbs/1000 yds
Seeding dates: between March 15 - June 1, August 1 - October 15
Strawbale mulching rate: 1200 lbs/1000 sq. yds.
Mulch anchoring: Asphalt, either emulsified or cut-back, containing no solvents or other diluting agents toxic to plant or animal life, uniformly applied at the rate of 31 gallons per 1,000 square yards. Synthetic binders (chemical binders) may be used per manufacturer's recommendation provided they are non-toxic to plant and animal species.

An erosion control blanket must be installed on all disturbed slopes steeper than 3:1, and all areas with concentrated flows. Matting can be North American Green 'S75' or approved equivalent.

A minimum of 6" of topsoil shall be placed prior to seeding.

MAINTENANCE PLAN SCHEDULE

- 1. Until the site is stabilized, all erosion and sediment control BMPs must be maintained properly. Responsibility for implementing and maintaining erosion and sedimentation control measures shall be designated to a minimum of one individual who will be present at the project site each working day. Maintenance must include inspections of all erosion and sediment control BMPs after each runoff event and on a weekly basis, to ensure that they are in place, stable, and functioning properly. All preventative and remedial maintenance work, including clean out, repair, replacement, re-grading, re-seeding, re-mulching, and re-netting must be performed immediately to restore the control measure to the original design. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs, or modifications of those installed, will be required.
2. A log showing dates that E & S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
3. Any sediment removed from BMPs during construction shall be returned to upland areas within the project area, and incorporated into the site grading, or in the manner described on the plan drawings.
4. See the construction details and seeding specifications for maintenance procedures for the various control measures.
5. Mud must be removed from vehicle tires before they exit the site. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in a manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer or surface water.

STAGING OF EARTH MOVING ACTIVITIES

- 1. A licensed professional or a designee shall be present on site during construction of any critical stages of implementation of the approved PCSM plan.
2. At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call system incorporated at 1-800-242-1776 for the location of existing underground utilities.
3. All earth disturbance activities shall proceed in accordance with the following specific sequencing. Each stage shall be completed and immediately stabilized before any following stage is initiated. Clearing, grubbing and topsoil stripping shall be limited only to those areas described in each stage. Any deviation from the following sequence must be approved in writing from the County Conservation District.
4. 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.
5. At least 7 days before starting any earth disturbance activities, the owner and/or operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, and a representative of the County Conservation District to an on-site pre-construction meeting.
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 seeding vegetative stabilization specifications. Disturbed areas which are not at final grade or which will not be re-disturbed within 1 year must be stabilized in accordance with the permanent seeding vegetative stabilization specifications.
7. 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.

SPECIFIC STAGING OF MAJOR EARTH MOVING ACTIVITIES AND PCSM BMP SEQUENCE

- 1. No earth disturbance should be started until the E&S BMP's treating the disturbed area are installed and functioning.
2. Clearly mark the limits of disturbance.
3. Install the rock construction entrance. The rock construction entrance shall be continually maintained to the specified dimensions. A stockpile of AASHTO #1 coarse aggregate shall be on the site for this purpose. At the end of each workday, any sediment deposited on paved roadways shall be removed and returned to the construction site.
4. Install Sediment Barriers at the locations shown on the E&S Plan. Disturbance shall be restricted to that which is necessary to access and install the designated sediment barriers.
5. Install Inlet Protection at existing inlets where indicated.

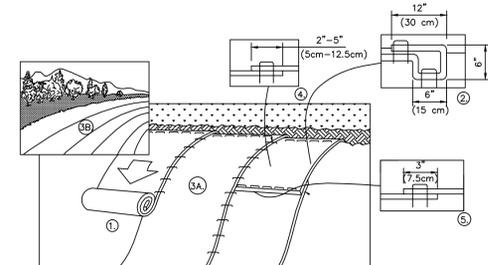
- 6. Strip the topsoil within the remaining areas that will be graded. Clear and grub as necessary. Field mark the topsoil stockpile locations. Topsoil stockpiles shall be stabilized utilizing the temporary seeding schedule and shall have sediment barriers located downstream to capture any sediment laden runoff. Stockpiles shall not exceed 35' in height and side slopes must be 2:1 or flatter.
7. Complete the mass grading. Minimize soil compaction within the undisturbed areas. Stabilize soil permanently and install temporary seeding as soon as possible. Permanent slopes of 3:1 or greater require temporary N.A.G. S75 matting or equivalent, as shown on the E&S plan.
8. Install Storm Sewers & Inlets. Filter inlet bags or standard inlet protection must be installed on units as indicated as soon as the inlets are installed to ensure that only clean water is entering the system.
9. Install curbing where indicated.
10. Install parking lot and access drive binder course.
11. Begin building construction.
12. Construction entrance may be removed with approval from Dauphin County Conservation District.
13. Install landscaping per landscape plan. Permanently seed and mulch as required.
14. Finish pavement with wearing course.

Conversion to Final PCSM Condition

- 1. Temporary control measures can only be removed when the watershed draining to the measure is permanently stabilized and removal is authorized by the County Conservation District. Permanently stabilized is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density capable to resist accelerated surface erosion, and subsurface characteristics sufficient to resist sliding and other movements. The location of the control measure must be immediately permanently stabilized upon its removal. All areas to be permanently seeded shall have a minimum depth of 6" of topsoil before seeding.
2. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operators shall contact the County Conservation District for an inspection prior to the removal/conversion of the E&S BMP's.
3. Any areas disturbed during the removal of the temporary BMPs shall be immediately repaired and permanently stabilized.
4. Upon approval from the County Conservation District, all sediment deposited within storm sewers shall be removed prior to converting the sediment trap.
5. Upon approval from the County Conservation District, all silt barriers shall be properly removed.
6. Upon completion of all earth disturbance activities, removal of all temporary BMPs, installation of all permanent BMPs and permanent stabilization of all disturbed areas, the owner/operators shall contact the County Conservation District for a final inspection.

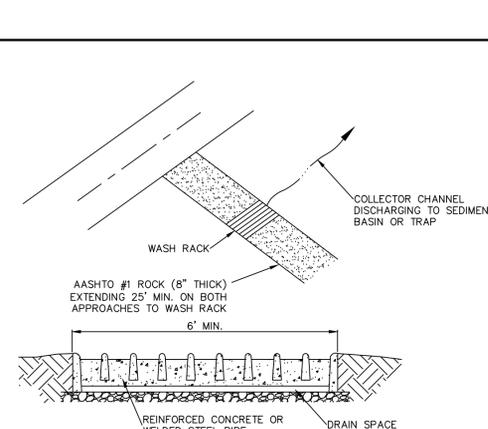
Maintenance of Temporary Erosion & Sediment Control Facilities

- 1. Until the site is stabilized, all erosion and sediment control BMPs must be maintained properly. Responsibility for implementing and maintaining erosion and sedimentation control measures shall be designated to a minimum of one individual who will be present at the project site each working day. Maintenance must include inspections of all erosion and sediment control BMPs after each runoff event and on a weekly basis, to ensure that they are in place, stable, and functioning properly. All preventative and remedial maintenance work, including clean out, repair, replacement, re-grading, re-seeding, re-mulching, and re-netting must be performed immediately to restore the control measure to the original design. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs, or modifications of those installed, will be required.
2. A log showing dates that E & S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
3. Any sediment removed from BMPs during construction shall be returned to upland areas within the project area, and incorporated into the site grading, or in the manner described on the plan drawings.
4. See the construction details and seeding specifications for maintenance procedures for the various control measures.
5. Mud must be removed from vehicle tires before they exit the site. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in a manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.



NOTE: EROSION CONTROL MATTING SHALL BE NORTH AMERICAN GREEN S75, OR APPROVED EQUAL.
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIQUID FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. PLACE THE EDGE OF THE OVERLAPPING BLANKET 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. THE SINGLES OF THE OVERLAPPING BLANKET BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

EROSION CONTROL MATTING ON SLOPE N.T.S.



NOTES:
WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.
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.

STANDARD CONSTRUCTION DETAIL #3-2 ROCK CONSTRUCTION ACCESS WITH WASH RACK NOT TO SCALE

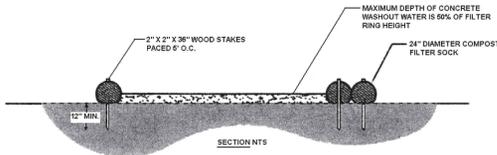
Vertical sidebar containing project information: EROSION & SEDIMENT POLLUTION CONTROL DETAILS FOR LOT 3, BLUE RIDGE VILLAGE LOCATED IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA. Includes company name R.J. FISHER & ASSOCIATES, INC., contact information (1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070), and drawing details (DRAWING ID: 220014-DET, DATE: 04/08/20, SHEET: 15 OF 17).

Vertical text on the far left edge of the page, likely a reference or identification number.

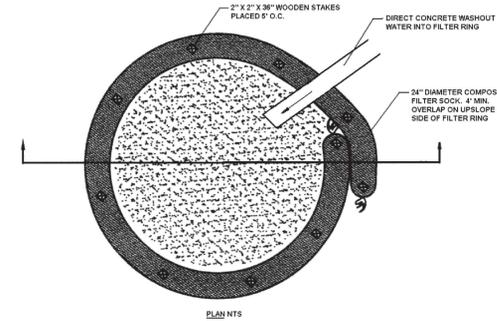


Filtrex

FIGURE 3.18
Typical Compost Sock Washout Installation

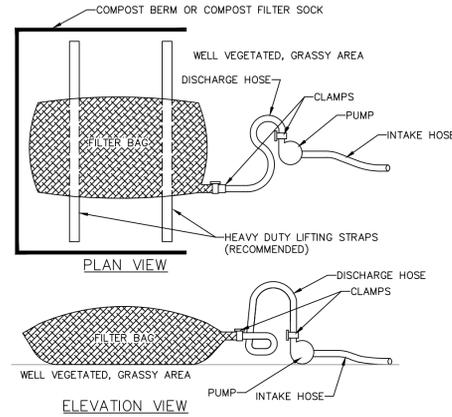


NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrex

363-2134-008 / March 31, 2012 / Page 58



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.

COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS DUE TO THE FACT THAT THIS BMP NEEDS TO BE ABACT DUE TO IMPAIRED WATER SOURCE.

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.

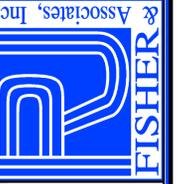
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

PUMPED WATER FILTER BAG
N.T.S.

NO.	REVISION	DATE
1	TWP/CTY COMMENTS	05/13/20
2	TWP PC COMMENT	06/15/20
3		
4		

R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 FAX: (717) 774-7190
WWW.RJFISHERENGINEERING.COM



**EROSION & SEDIMENT
POLLUTION CONTROL DETAILS**
FOR
LOT 3, BLUE RIDGE VILLAGE
LOCATED IN
LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID:
220014-DET
DATE: 04/08/20
SHEET: 17 OF 17