PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FOR
THE TERRACES AT MAPLEWOOD
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY

CERTIFICATE OF ACCURACY - SURVEY

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

_____, 20___. _____
SURVEYOR'S SIGNATURE

CERTIFICATE OF ACCURACY - PLAN

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

_____, 20___, _____

CERTIFICATE OF ACCURACY - LANDSCAPE PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LANDSCAPE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT ORDINANCES.

_____, 20___, _____

STORMWATER MANAGEMENT PLAN CERTIFICATION

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

_____, 20___, _____

CERTIFICATE OF STORMWATER DESIGN

I, _____, HEREBY CERTIFY THAT THE STORMWATER SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SUSQUEHANNA TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

_____, 20___, _____

ACKNOWLEDGEMENT OF WETLANDS

I _____, HEREBY CERTIFY THAT THERE ARE WETLANDS ON THE SUBJECT PROPERTY. THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND PERMITS ARE REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

_____, 20___, _____

OWNER ACKNOWLEDGEMENT OF PERMANENT BMPS

I _____, ACKNOWLEDGE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY SUSQUEHANNA TOWNSHIP.

_____, 20___, _____

CERTIFICATE FOR REVIEW BY THE PLANNING COMMISSION

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

_____ _____
CHAIRMAN SECRETARY

CERTIFICATE FOR REVIEW BY THE TOWNSHIP ENGINEER

REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20__.

_____
TOWNSHIP ENGINEER

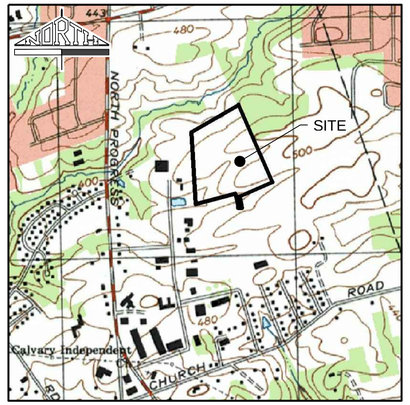
MUNICIPAL PLAN NOTIFICATION CERTIFICATE

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS_____ DAY OF_____ 20__.

_____ _____
CHAIRMAN SECRETARY

CERTIFICATE FOR APPROVAL BY THE COMMISSIONERS

THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS ____DAY OF _____, 20__.



Copyright MyTopo Terrain Navigator

LOCATION MAP
SCALE: 1" = 1000'

SITE / ZONING DATA

TOTAL SITE ACREAGE	EXISTING: 24.765 AC. PROPOSED: 22.785 AC. (EXCLUDES PROPOSED RIGHT OF WAY)	
EXISTING LAND USE:	VACANT LAND / AGRICULTURAL	
PROPOSED LAND USE:	RESIDENTIAL - MULTIPLE FAMILY	
SEWER:	PUBLIC	
WATER:	PUBLIC	
PROPOSED TOTAL NUMBER OF UNITS: PROPOSED MULTIPLE FAMILY APARTMENT UNITS: PROPOSED MULTIPLE FAMILY TOWNHOUSE UNITS:	236 90 146	
ZONING:	BOR - BUSINESS/OFFICE/RESIDENTIAL	
TRACT AREA	REQUIRED 40,000 SF. MIN.	PROPOSED OVERALL TRACT: 22.785 AC. PROPOSED PARCEL A: 12.173 ACRES PROPOSED PARCEL B: 10.612 ACRES
DENSITY:	12 DU/AC. MAX.	9.53 DU/AC
LOT AREA:	NA	NA
FRONT YARD:	25 FT. MIN.	25 FT.
REAR YARD:	25 FT. MIN.	25 FT.
SIDE YARD:	20 FT. MIN.	20 FT.
INTERIOR YARDS:	REQUIRED	PROPOSED
FRONT TO FRONT:	70 FT. MIN.	70 FT. MIN.
FRONT TO SIDE:	50 FT. MIN.	50 FT. MIN
FRONT TO REAR:	70 FT. MIN.	70 FT. MIN.
SIDE TO REAR:	30 FT. MIN	30 FT. MIN.
SIDE TO SIDE:	15 FT. MIN.	15 FT. MIN.
REAR TO REAR:	50 FT. MIN.	50 FT. MIN.
CORNER TO CORNER	20 FT. MIN.	20 FT. MIN.
BUILDING HEIGHT:	42 FT. MAX. 4 STORIES MAX. (ADDITIONAL 1' OF HEIGHT FOR EVERY 1' ADDITIONAL SETBACK NOT TO EXCEED 55' MAX. HEIGHT)	52.5' TO 55' MAX. PER ADDITIONAL SETBACKS 4 STORIES MAX.

	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE:	20% MAX.	0%	12.8%
IMPERVIOUS COVERAGE:	45% MAX.	4.3%	42.8% (INCLUDES POTENTIAL FUTURE PARKING LOT FOR EXISTING TOWNHOUSES)
VEGETATIVE COVERAGE:	55% MIN.		57.2%
PARKING:	2 SPACES PER DWELLING UNIT TOTAL SPACES REQUIRED = 472		TOTAL SPACES PROVIDED = 550

SOURCE OF TITLE

DAUPHIN COUNTY, PA
TAX MAP NO.: 62-021-038-000-0000
DEED REF: 20070003180

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:
HERSHEY SURVEYING, INC
325 BROAD STREET
EAST EARL, PA. 17519
(717)-445-0333
DATE: 05-13-19

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:
VORTEX ENVIRONMENTAL, INC.
WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
(717)-509-3934
DATE: 02-05-2009

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

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

_____ _____
OWNER(S) OWNER(S)

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED 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 (SEAL) MY COMMISSION EXPIRES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____ _____
OWNER(S) OWNER(S)

OWNER OF RECORD

THEA DRIVE ASSOCIATES LLC
474 MT. SYDNEY ROAD
LANCASTER, PA. 17602
(717) 537-6968

EQUITABLE OWNER

BURKENTINE BUILDERS INC.
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163
(RESPONSIBLE FOR ALL PERMANENT STORMWATER OPERATIONS AND MAINTENANCE OR IT'S SUCCESSORS, HEIRS, OR ASSIGNS.)

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY:
GROVE MILLER ENGINEERING, INC.
4800 LINGLESTOWN ROAD
SUITE 307
HARRISBURG, PA 17112
(717)-545-3636
DATE: JANUARY, 2015

GEOLOGIC INFORMATION

GEOLOGY STUDY PROVIDED BY:
ECS MID-ATLANTIC, LLC
56 GRUMBACHER ROAD, SUITE D
YORK, PA 17406
(717)-767-4788
DATE: 08-02-2019
JOB NO.: 18:4776

RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF 20__, PLAN BOOK _____, VOLUME _____, PAGE _____.

PRIOR KNOWN RECORDED PLANS

MAPLEWOOD - 3/16/2007; INSTRUMENT NO. 20070010447
MAPLEWOOD- 10/12/2007; INSTRUMENT NO. 20070041282
MAPLEWOOD - PHASE 1A - 10/20/2008; INSTRUMENT NO. 20080038354

DRAWING INDEX

LAND DEVELOPMENT
1 COVER SHEET
* 2 GENERAL NOTES
* 3 OVERALL EXISTING CONDITIONS PLAN
* 4 EXISTING CONDITIONS & DEMOLITION PLAN
* 5 EXISTING CONDITIONS & DEMOLITION PLAN
* 6 EXISTING CONDITIONS & DEMOLITION PLAN
* 7 EXISTING CONDITIONS & DEMOLITION PLAN
* 8 SUBDIVISION PLAN
* 9 OVERALL SITE PLAN
* 10 LAYOUT PLAN
* 11 LAYOUT PLAN
* 12 LAYOUT PLAN
* 13 LAYOUT PLAN
* 14 EASEMENT PLAN
* 15 EASEMENT PLAN
* 16 EASEMENT PLAN
* 17 EASEMENT PLAN
* 18 EASEMENT DESCRIPTION SHEET
* 19 GRADING PLAN
20 GRADING PLAN
21 GRADING PLAN
22 GRADING PLAN
23 OVERALL UTILITY PLAN
24 UTILITY PLAN
25 UTILITY PLAN
26 UTILITY PLAN
27 UTILITY PLAN
28 LANDSCAPE NOTES & DETAILS SHEET
29 LANDSCAPE PLAN
30 LANDSCAPE PLAN
31 LANDSCAPE PLAN
32 LANDSCAPE PLAN
33 PROFILES SHEET
34 STORM PROFILES
35 STORM PROFILES
36 STORM PROFILES
37 STORM PROFILES
38 SEWER PROFILES
39 SEWER PROFILES
40 SEWER PROFILES
41 SEWER PROFILES
42 WATER PROFILES
43 SITE DETAIL SHEET
44 SITE DETAIL SHEET
45 SITE DETAIL SHEET
46 SEWER DETAILS
47 SEWER DETAILS
48 WATER DETAILS
49 STORM DETAILS
50 STORM DETAILS
51 STORM DETAILS
52 BMP 1 DETAILS
53 BMP 2 DETAILS
54 BMP 3 DETAILS
55 BMP 4 DETAILS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
1 COVER SHEET
2 GENERAL NOTES
3 SENSITIVE AREA RESOURCE MAP
4 BMP LOCATION MAP
5 PCSM GRADING PLAN
6 PCSM GRADING PLAN
7 PCSM GRADING PLAN
8 PCSM GRADING PLAN
9 PROFILES SHEET
10 STORM PROFILES
11 STORM PROFILES
12 STORM PROFILES
13 STORM PROFILES
14 DETAIL SHEET
15 DETAIL SHEET
16 DETAIL SHEET
17 BMP 1 DETAILS
18 BMP 2 DETAILS
19 BMP 3 DETAILS
20 BMP 4 DETAILS
EROSION AND SEDIMENT CONTROL PLAN
1 COVER SHEET
2 GENERAL NOTES
3 E&S EXISTING CONDITIONS PLAN
4 E&S OVERALL SITE PLAN
5 EROSION AND SEDIMENT CONTROL PLAN
6 EROSION AND SEDIMENT CONTROL PLAN
7 EROSION AND SEDIMENT CONTROL PLAN
8 EROSION AND SEDIMENT CONTROL PLAN
9 DETAILS SHEET
10 DETAILS SHEET
11 DETAILS SHEET
12 E&S DRAINAGE AREA MAP
DRAINAGE AREA MAPS
1 PRE-DEVELOPMENT DRAINAGE AREA MAP
2 POST-DEVELOPMENT DRAINAGE AREA MAP
3 POST-DEVELOPMENT SUB-DRAINAGE AREA MAP
4 POST-DEVELOPMENT SUB-DRAINAGE AREA MAP
5 POST-DEVELOPMENT SUB-DRAINAGE AREA MAP
6 POST-DEVELOPMENT SUB-DRAINAGE AREA MAP
7 POST-DEVELOPMENT CULVERT DRAINAGE AREA MAP

* SHEETS TO BE RECORDED

REQUESTED WAIVERS

THE FOLLOWING WAIVERS OF THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:

1. SECTION 22-404 - WAIVER OF PRELIMINARY PLAN PROCEDURE
   ACTION: DATE:
2. SECTION 22-502.1 TABLE 502.1 - WAIVER OF PRIVATE SERVICE DRIVE MATERIAL SPECIFICATIONS.
   ACTION: DATE:

SITE FEATURE LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
454	GRADE CONTOUR	454	GRADE CONTOUR
455	GRADE INDEX CONTOUR	455	GRADE INDEX CONTOUR
× 428.17	SPOT ELEVATION	X 496.70	SPOT ELEVATION
	BENCHMARK	X BC 496.70	SPOT ELEVATION- BOTTOM OF CURB
	IRON PIN	X TC 496.70	SPOT ELEVATION- TOP OF CURB
	MONUMENT	X BW 496.70	SPOT ELEVATION- BOTTOM OF WALL
	BOUNDARY LINE	X TW 496.70	SPOT ELEVATION- TOP OF WALL
	ADJOINER	X HP 496.70	SPOT ELEVATION- HIGH POINT
	LEGAL RIGHT-OF-WAY LINE	X LP 496.70	SPOT ELEVATION- LOW POINT
	EASEMENT LINE		IRON PIN
	ZONING BOUNDARY		MONUMENT
	BUILDING		BOUNDARY LINE
	EDGE OF PAVEMENT		RIGHT-OF-WAY LINE
	CURB		SETBACK LINE
	EDGE OF GRAVEL/DRIVEWAY		CENTERLINE
	SIDEWALK		CLEAR SIGHT TRIANGLE
	SIGN		SAFE SIGHT STOPPING DISTANCE
	SILT FENCE		EASEMENT LINE
	PLANTING BED		BUILDING
	EDGE OF WETLANDS		DOOR LOCATION
	TREELINE		EDGE OF PAVEMENT
	SOILS		CURB
UTV UTV	UNDERGROUND CABLE-TV-SATELLITE		SIDEWALK & RAMP - CONCRETE
E E	ELECTRIC		TRAIL - CRUSHED STONE
UE UE	UNDERGROUND ELECTRIC		STOCKADE FENCE
G G	GAS		RETAINING WALL
	OVERHEAD LIGHT FIXTURE		SIGN
S	GRAVITY SEWER LINE & MANHOLE		POND
S S S	SEWER LATERAL		PONDING ELEVATION
CMP CMP	STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET		TREELINE
T T	TELEPHONE		OVERHEAD LIGHT FIXTURE
W W	WATER MAIN, VALVE & HYDRANT		GRAVITY SEWER LINE & MANHOLE
	HVAC		SEWER LATERAL
		EW-A / I-A1	STORM DRAIN PIPE & INLET & MANHOLE & ENDWALL
			STORMWATER INFILTRATION
			ROOF DRAIN
			UNDERDRAIN
			WATER LINE, VALVE, & HYDRANT
			WATER LATERAL

STRUCTURE TYPE
SYSTEM ID
NUMBER W./IN SYSTEM

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SLYTHE	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

SCALE: AS NOTED

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
COVER SHEET

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 Fax: (717) 854-3920
320 N. Market Street
Suite 350W, Harrisburg, PA 17101
(717) 599-7615 Fax: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 1 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:47PM

FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Cover.dwg XREFS: Cover; Titleblock IMAGES:

GENERAL PLAN NOTES

1. BENCHMARK IS LOCATED: MAG NAIL ELEV. 465.99' (SEE SHEET 3 FOR LOCATION). DATUM IS NAVD 1988 (BASED ON GPS OBSERVATION AND OPUS REDUCTION).
2. BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY HERSHEY SURVEYING.
3. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORDS AND WITHOUT THE BENEFIT OF A "TITLE SEARCH."
4. BASIS OF BEARINGS IS GRID NORTH, PENNSYLVANIA STATE PLANE SOUTH ZONE.
5. PERMANENT MONUMENTS ⬢ AND LOT MARKERS ○ SHALL BE SET UPON COMPLETION OF FINAL GRADING AT THE LOCATIONS TO BE SHOWN ON THE FINAL PLAN.
6. ANY ALTERATIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF RGS ASSOCIATES, INC.
7. SITE ACCESS VIA ELMWOOD DRIVE FROM MAPLEWOOD PHASE 1 AND 1A IS EXISTING/CONSTRUCTED.
8. THE PURPOSE OF THIS PLAN IS FOR THE DEVELOPMENT OF 236 RENTAL UNITS, 90 APARTMENT & 146 TOWNHOUSE UNITS, WITH ASSOCIATED INFRASTRUCTURE INCLUDING ELMWOOD DRIVE, PARKING, STORM WATER, SANITARY SEWER, AND WATER.

UTILITY NOTES

A. GENERAL NOTES - SANITARY SEWER

1. ALL MATERIALS USED AND CONSTRUCTION METHODS EMPLOYED ARE TO BE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF THE SUSQUEHANNA TOWNSHIP AUTHORITY.
2. FOR SEWER DETAIL DRAWINGS REFERENCE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS, SUSQUEHANNA TOWNSHIP AUTHORITY.
3. CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITY CROSSINGS PRIOR TO INSTALLING ANY SANITARY SEWER PIPE TO VERIFY EXISTING HORIZONTAL AND VERTICAL ELEVATIONS TO ASSURE NO CONFLICT WITH NEW SEWER.
4. NO TREES, LANDSCAPE WALLS, ETC. SHALL BE INSTALLED WITHIN LIMITS OF EASEMENT IN ACCORDANCE WITH THE AUTHORITY'S STANDARD DEED OF DEDICATION.
5. MINIMUM OF 5' OF COVER IS REQUIRED OVER ALL SEWER LINES. THE SEWER MAIN SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND "RECORD DRAWINGS" PER THE AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL SANITARY SEWER LATERAL LOCATIONS, AND SHALL PROVIDE THIS INFORMATION TO THE DESIGN ENGINEER FOR PREPARATION OF AS-BUILT DRAWINGS.
7. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER CROSSINGS. IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.
8. ALL SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUNICIPAL SEWER AUTHORITY CONSTRUCTION SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
9. 95% STANDARD PROCTOR FILL COMPACTION IS REQUIRED FOR ALL SANITARY SEWER FACILITIES LOCATED IN FILL MATERIAL. TESTING MUST BE IN ACCORDANCE WITH THE APPROPRIATE AASHTO AND ASTM STANDARDS.
10. ALL SANITARY SEWER MANHOLES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THE MANHOLE CONE SECTION ROTATED TO MINIMIZE IMPACTS WITHIN THE VEHICLE WHEEL PATHS.
11. ALL CLEANOUTS & SANITARY MANHOLES LOCATED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING TOPS.
12. ALL PROPOSED SANITARY SEWERS WILL BE OFFERED FOR DEDICATION TO THE SUSQUEHANNA TOWNSHIP SEWER AUTHORITY.
13. A MINIMUM OF 0.1 FEET OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES OF 0.5% TO 4% SLOPE. A MINIMUM OF 0.33 FEET (4 INCHES) OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES OF 4% TO 9% OF SLOPE. A MINIMUM OF 0.5 FEET (6 INCHES) OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES OF 9% TO 20% OF SLOPE. A MINIMUM OF 1.0 FEET (12 INCHES) OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES OF 20% OR GREATER SLOPE.
14. ALL SANITARY SEWERS SHALL BE CONSTRUCTED FROM SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PLANS. IN AREAS WHERE COVER EXCEEDS 18 FEET, DUCTILE IRON PIPE (DIP) SHALL BE USED FOR BOTH MAINS AND LATERALS.
15. MANHOLES LOCATED IN GRASS AREAS SHALL HAVE WATER-TIGHT FRAMES AND COVERS.

B. GENERAL NOTES - WATER SERVICE

1. CONTRACTOR SHALL INSTALL A COMPLETE WATER SYSTEM TO INCLUDE THE EXTENSION OF AN 8-INCH WATER MAIN AND INDIVIDUAL SERVICE LATERALS (SIZE AND LOCATION TO BE DETERMINED BY MEP) IN CONFORMANCE WITH THE SPECIFICATIONS AND DETAILS OF SUEZ WATER PENNSYLVANIA INC.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND "RECORD DRAWINGS" PER SUEZ WATER PENNSYLVANIA INC. REQUIREMENTS.
3. ALL WATER MAINS SHALL COMPLY WITH SUEZ WATER PENNSYLVANIA INC. SPECIFICATIONS UNLESS SPECIFIC WAIVERS HAVE BEEN GRANTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
4. 95% FILL COMPACTION IS REQUIRED FOR ALL WATER DISTRIBUTION FACILITIES LOCATED IN FILL MATERIAL.
5. THE CONSTRUCTION OF WATER AND SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH PA DEP AND COMPANY/AUTHORITY REGULATIONS RELATED TO HORIZONTAL AND VERTICAL SEPARATION.
6. ALL WATER APPURTENANCES SHALL BE SET TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. IF A FIRE DEPARTMENT CONNECTION (FDC) IS REQUIRED FOR ANY BUILDING, THE FDC SHALL BE PLACED WITHIN A DISTANCE AS DETERMINED BY LOCAL, STATE AND FEDERAL REGULATIONS, PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE, AS REVISED, IN COORDINATION WITH MUNICIPAL STAFF AND THE LOCAL FIRE DEPARTMENT. THE FIRE HYDRANT LOCATION(S) DEPICTED ON THE PLANS HAVE BEEN PLACED WITH THE BEST AVAILABLE INFORMATION AVAILABLE AT THIS TIME. HOWEVER, RELOCATION OR ADDITIONS OF THE FDC MAY CAUSE THE NEED TO RELOCATE FIRE HYDRANTS.

C. GENERAL NOTES - STORM DRAINAGE

1. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES TO ENSURE THEY ARE KEPT IN DESIGN CONDITION.
2. THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH DESIGN STANDARDS AND SPECIFICATIONS IN PLACE AT THE TIME OF PLAN APPROVALS. RGS ASSUMES NO RESPONSIBILITY FOR CHANGES IN SPECIFICATIONS THAT MAY OCCUR AFTER PLAN APPROVAL THAT WOULD REQUIRE ALTERNATE MATERIALS OR INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL CURRENT STANDARDS AND NOTIFY THE OWNER/DEVELOPER AND RGS ASSOCIATES OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION OF STORMWATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
4. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
5. ALL STORM SEWER PIPES, CULVERTS, MANHOLES, INLETS AND ENDWALL SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ROADWAY CONSTRUCTION STANDARD(S) (PUBLICATION 72 AS REVISED), UNLESS OTHERWISE NOTED.
6. THE MUNICIPALITY WILL HAVE THE RIGHT TO ACCESS THROUGH EASEMENTS FOR ALL STORMWATER MANAGEMENT FACILITIES AND CONVEYANCE SYSTEMS.
7. NOTHING SHALL BE PLANTED OR PLACED WITHIN THE EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, OR CONFLICT WITH ANY CONDITIONS WITH SUCH EASEMENT.
8. WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION, THE CONTRACTOR SHALL COMPACT ALL SELECT FILL MATERIAL TO 95% OF ASTM D-698 (AASHTO T-99) WITH A MOISTURE CONTENT ± 3% OF OPTIMUM UP TO THE PIPE BEDDING. REFER TO THE "STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS" FOR A DESCRIPTION OF SELECT FILL MATERIAL.
9. STANDARD TYPE-C INLETS WITH 8" HOODS SHALL BE USED ALONG ALL VERTICAL CURBS.
10. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR SLCPP/HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

D. ADS PIPE INSTALLATION NOTES

1. STORMDRAIN PIPES SHALL BE ADS (N-12) HDPE PIPE WITH ADS PRO-LINK ULTRA (IN-LINE BELL) PIPE JOINTS FOR SOIL TIGHT CONNECTIONS. REFER TO PLAN AND PROFILES FOR MATERIALS USED.
2. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

E. GENERAL NOTES - OTHER

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

MUNICIPAL SPECIFIC NOTES

1. LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 22-506. OF THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
2. STREET LIGHTING WILL BE COORDINATED WITH PPL IN ACCORDANCE WITH TOWNSHIP ROAD & LIGHTING REQUIREMENTS.
3. THE MUNICIPALITY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE, AND NO ALTERATION TO SWALES, OR BASINS, OR PLACEMENT OF STRUCTURES SHALL BE PERMITTED WITHIN EASEMENTS.
4. PARK AND RECREATION FEES ARE TO BE PROVIDED IN ACCORDANCE WITH THE SETTLEMENT AGREEMENT FOR THE MAPLEWOOD DEVELOPMENT DATED DECEMBER 6TH, 2006 AS FOLLOWS: 236 UNITS x $1,000/ UNIT = $236,000.
5. A SEPARATE PERMIT IS REQUIRED FOR SIGNS. ANY NEW SIGNS WILL MEET THE TOWNSHIP STANDARDS OF 27-2403 - 27-2406.
6. ALL STREET ADDRESS NUMBERS MUST COMPLY WITH 22-1112.
7. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS.

CONTRACTOR NOTES

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

WETLAND NOTES

1. WETLANDS DELINEATED ON THE PLANS SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS. NO DISTURBANCE SHALL OCCUR WITHIN THE BOUNDARY OF THE WETLANDS EXCEPT AS APPROVED BY THE JOINT PERMIT.
2. IN JUNE OF 2008 A WETLANDS INVESTIGATION TO DETERMINE THE EXTENT OF WETLANDS PRESENT ON THE SITE WAS CONDUCTED BY VORTEX ENVIRONMENTAL, INC. THE WETLANDS WERE DELINEATED IN A REPORT TITLED "WETLAND DELINEATION ON THE MAPLEWOOD PROJECT," DATED FEBRUARY 5, 2009.

EROSION AND SEDIMENT CONTROL NOTES

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

SYMBOL	NAME	SLOPE	HYDRO GROUP
BHC2	BERKS CHANNERY SILT LOAM	8-15%	B
BKB2	BERKS SHALY SILT LOAM	3-8%	B
BTB2	BRINKERTON AND ARMAGH SILT LOAMS	3-8%	C/D
COB2	COMLY SILT LOAM	2-8%	C
WEC2	WEIKERT SHALY SILT LOAM	5-15%	D
WED2	WEIKERT SHALY SILT LOAM	15-25%	D

PADOT/STREET NOTES

1. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE STREET OR DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND THE PLANNING COMMISSION'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES AND LINE OF SIGHT EASEMENTS SHALL PROVIDE THAT NO STRUCTURE, PLANTINGS, OR GRADING SHALL BE ERECTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WILL OBSCURE THE VISION OF MOTORISTS.
3. SPEED LIMIT SHALL BE POSTED AT 25 MILES PER HOUR.
4. DESIGN AND PLACEMENT OF TRAFFIC SIGNS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN PADOT PUBLICATION 236, HANDBOOK OF APPROVED SIGNS, AND PADOT PUBLICATION 201, ENGINEERING AND TRAFFIC STUDIES.

UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY ACT 121 OF 2008, RGS ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

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

SOILS LEGEND

SYMBOL	NAME	SLOPE	HYDRO GROUP
BHC2	BERKS CHANNERY SILT LOAM	8-15%	B
BkB2	BERKS SHALY SILT LOAM	3-8%	B
BtB2	BRINKERTON AND ARMAGH SILT LOAMS	3-8%	C/D
CoB2	COMLY SILT LOAM	2-8%	C
WeC2	WEIKERT SHALY SILT LOAM	5-15%	D
WeD2	WEIKERT SHALY SILT LOAM	15-25%	D

SLOPES TABLE

NUMBER	SLOPE RANGE	AREA	COLOR
1	15.00% - 25.00%	164,703 SF	
2	25.00% - 5500.00%	62,127 SF	

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

LIDAR FIELD RUN TOPOGRAPHY

R-1 LOW DENSITY RESIDENTIAL

BOR - BUSINESS OFFICE RESIDENTIAL

TND-1 TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT-1

BOR - BUSINESS OFFICE RESIDENTIAL

S24°22'33"E 1405.71'

CONVERTIBLE REAL STATE/ WITHDRAWABLE REAL ESTATE NEED NOT BE BUILT

OAKWOOD LANE

BENCHMARK: MAG NAIL
ELEVATION=465.99'
DATUM=NAVD88

Stop/Elmwood Dr/Oakwood Ln

Maplewood – Phase 1A

Maplewood – Phase 1A No Soliciting

PREVIOUS PHASE DESIGN INFORMATION

ELMWOOD DRIVE

S03°49'39"E 432.99'

N86°08'20"W 432.99'

BIRCHWOOD CIR

Stop/Elmwood Dr/ Birchwood/Cir
Speed Limit 25 MPH/ No Parking

THEA DRIVE

S88°10'24"W 400.00'

N/F Water Polo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418
Maplewood – Phase 1

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

N37°50'39"W 1004.05'

30' Wide Sanitary Sewer Easement

TP-1 TP-2 TP-3 TP-4 TP-5 TP-6 TP-7 TP-8 TP-9

Existing Wetlands
Brush Area
Stone Pile
Stone Driveway
Paved Driveway
Landscape Area
Office Building
Stone Area
No Parking
No Trespassing
Do Not Block Driveway Low Zone
Conc. Pad
Dwelling Units
Wood Deck (Typ.)
Silt Fence
Forested Area

A	MICHELLE NGUYEN & DIANE LE ACCT. NO: 62-021-328-000-0000 DEED REF: 20100014427	P	BRYAN P. & LUCY E. FRITZ ACCT NO: 62-021-304-000-0000 DEED REF: 20150019002
B	FRED G. & JULIE L. HELLER ACCT. NO: 62-021-329-000-0000 DEED REF: 20100022104	Q	KAITLIN NICOLE BOWSER ACCT NO: 62-021-305-000-0000 DEED REF: 20190013599
C	FRED G. & JULIE L. HELLER ACCT. NO: 62-021-330-000-0000 DEED REF: 20100022104	R	MARJORIE L. MIRELES ACCT NO: 62-021-306-000-0000 DEED REF: 20190020203
D	TRENISHA D. GRAY ACCT. NO: 62-021-331-000-0000 DEED REF: 20170009270	S	OLIVIA ALEXANDER BOYER & MEGAN C. SCHUMAN ACCT NO: 62-021-307-000-0000 DEED REF: 20100005352
E	MICHAEL L. & MOLLIE A. ECKERT ACCT NO: 62-021-332-000-0000 DEED REF: 20150007354	T	CHRISTOPHER P. SEAFORTH ACCT NO: 62-021-346-000-0000 DEED REF: 20190022975
F	JOHN CURTIS TAYLOR ACCT NO: 62-021-294-000-0000 DEED REF: 20190025376	U	STEVEN SEAFORTH ACCT NO: 62-021-347-000-0000 DEED REF: 20160006856
G	PATRICK M. MILLER ACCT NO: 62-021-295-000-0000 DEED REF: 20150005261	V	JASON J. GARCIA ACCT NO: 62-021-348-000-0000 DEED REF: 20200019375
H	JORDAN F. SHRIVER ACCT NO: 62-021-296-000-0000 DEED REF: 20090021204	W	JORDON W. VIQUERS ACCT NO: 62-021-349-000-0000 DEED REF: 20120001443
I	MEZA T. TESFAMICHAEL ACCT NO: 62-021-297-000-0000 DEED REF: 20090023022	X	MERVIN J. GARDNER ACCT NO: 62-021-350-000-0000 DEED REF: 20120012849
J	LYNN M. DAY ACCT NO: 62-021-298-000-0000 DEED REF: 20090017659	Y	ANDREW S. WALLETT ACCT NO: 62-021-351-000-0000 DEED REF: 20110032909
K	SHANON G. HEREDIA ACCT NO: 62-021-299-000-0000 DEED REF: 250140027396	Z	KEITA K. JOHNSON ACCT NO: 62-021-323-000-0000 DEED REF: 20200025858
L	THERESA BOYD ACCT NO: 62-021-300-000-0000 DEED REF: 20190009328	AA	CHAD M. STOLTZFUS ACCT NO: 62-021-324-000-0000 DEED REF: 20120002611
M	SANDRA L. YOUNG ACCT NO: 62-021-301-000-0000 DEED REF: 20170005387	BB	CAROL R. BAIR ACCT NO: 62-021-325-000-0000 DEED REF: 20180015962
N	ROBYN E. DAIBER ACCT NO: 62-021-302-000-0000 DEED REF: 20160013250	CC	MELISSA G. WILLIAMS ACCT NO: 62-021-326-000-0000 DEED REF: 20200002862
O	MARIA L. MENDOZA ACCT NO: 62-021-303-000-0000 DEED REF: 20170017154	DD	ABOUL BROOKS ACCT NO: 62-021-327-000-0000 DEED REF: 20110015356

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	[illegible]	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

SCALE 1" = 60' (0', 60', 120', 180')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
OVERALL EXISTING CONDITIONS PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3823 FAX: (717) 854-3920
328 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005
SHEET NO.: 3 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:48PM
OVERALL-EXISTING.SHT FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Overall-Existing.dwg XREFS: Existing; Titleblock; EG; Demolition; EG-Lidar; Soils; Existing-GIS; 05013_extopo_ph2; EG-Slopes IMAGES:

SITE FEATURE LEGEND

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

NOTES:
1. EXISTING TREES WITH A CALIPER OF SIX INCHES OR MORE MEASURED AT A HEIGHT OF 4.5' ABOVE EXISTING GRADE SHALL BE MAINTAINED/PRESERVED TO THE GREATEST EXTENT POSSIBLE.
2. ANY INVASIVE SPECIES TO BE REMOVED.

SHEET KEY MAP

MATCHLINE 4/5

MATCHLINE 4/6

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 202000012047 RECORDED: 05/19/2020
INST# 202000012048 RECORDED: 05/19/2020

LIDAR FIELD RUN TOPOGRAPHY

S24°22'33"E

758.81'

EXISTING FORESTED AREA T.B.R.

Forested Area

R-1 LOW DENSITY RESIDENTIAL

BOR - BUSINESS OFFICE RESIDENTIAL

TND-1 TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT-1

BOR - BUSINESS OFFICE RESIDENTIAL

BkB2
BlC2

TP-9

TP-8

Brush Area T.B.R.

Silt Fence T.B.R.

Stone Pile T.B.R.

Stone Pile T.B.R.

EXISTING BRUSH T.B.R.

EXISTING STONE DRIVEWAY T.B.R.

Existing Wetlands

Brush Area

Inv=480

18" CMP

NO	BY	DATE	REVISION
1	SJH/MM	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ESJ
CHECKED BY: WMF
DRAWN BY: ESJ
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3800 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com

RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 4 OF 55

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTTED: Thursday, April 08, 2021 @ 12:49PM
EXIST-DEMO.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Exist-Demo.dwg XREFS: Titleblock;Existing;EG;Soils;Existing-GIS;EG-Lidar;Demolition;05013_extopo_ph2 IMAGES:

SITE FEATURE LEGEND

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

NOTES:
1. EXISTING TREES WITH A CALIPER OF SIX INCHES OR MORE MEASURED AT A HEIGHT OF 4.5' ABOVE EXISTING GRADE SHALL BE MAINTAINED/PRESERVED TO THE GREATEST EXTENT POSSIBLE.
2. ANY INVASIVE SPECIES TO BE REMOVED.

MATCHLINE 4 5

MATCHLINE 5 7

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

LIDAR
FIELD RUN TOPOGRAPHY

1405.71'

R-1 LOW DENSITY RESIDENTIAL

BOR - BUSINESS/OFFICE RESIDENTIAL

EXISTING FORESTED AREA T.B.R.

Forested Area

Existing Wetlands

EXISTING BRUSH T.B.R.

Brush Area

EXISTING STONE DRIVEWAY T.B.R.

Stone Driveway T.B.R.

EXISTING BRUSH T.B.R.

EXISTING BRUSH T.B.R.

Brush Area

T.B.R.

Inv=460.

18" CMP

Silt Fence T.B.R.

Silt Fence

Existing Wetlands

EXISTING WETLAND AND PIPE T.B.R.

Inv=458.60' T.B.R.

Inv=456.87' T.B.R.

Paved Driveway Landscape Area

Conc

Stone Area

Office Building

CONVERTIBLE REAL STATE/ WITHDRAWABLE REAL ESTATE NEED NOT BE BUILT

San. Manhole Top=481.26' Inv=476.05'

Stone Area

Wood Deck (Typ.)

Air Conditioner (Typ.)

Dwelling Units

Roof Drain(Typ.)

Inlet Top=473.79' Inv=468.89'

Maplewood - Phase 1A

Dwelling Units

Silt Fence T.B.R.

Maplewood - Phase 1A

San. Manhole Top=474.64' Inv=

Inlet Top=473.14' Inv=464.94'

Private Property

EXISTING SIDEWALK (TYP.)

No Soliciting

Inlet Top=468.41' Inv=461.76' (In from N) Inv=462.91' (In from S) Inv=461.21' (Out)

No Parking Do Not Block Driveway Tow Zone

No Trespassing T.B.R.

Inlet Top=468.35' Inv=460.90' No Parking

EXISTING CURB (TYP.)

Speed Limit 25 MPH/ No Parking PPL25049 S36148

PPL25049 S36148

San. Manhole Top=472.28' Inv=

Inlet Top=468.56' Inv=462.86' (In) Inv=462.36' (Out)

Storm Manhole Top=467.20' Inv=462.10'

San. Manhole Top=466.27' Inv=458.79'

Stop/Dogwood Dr/Oakwood Ln

BENCHMARK: MAG NAIL
ELEVATION=465.99'
DATUM=NAVD88

Forested Area

SHEET KEY MAP

4 5 6 7

CoB2 BtB2

BkB2 CoB2

N23°54'25"W 100.00'

N28°54'25"W 113.00'

108.57'

S66°05'35"W 378.05'

S66°05'35"W 358.64'

N66°05'35"E 417.95'

S17°27'40"E 23.89'

N17°27'40"W 65.50'

C1 C2 C3 C4

OAKWOOD LANE

ELMWOOD DRIVE

EM (3)

EM (4)

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD

TP-3

TP-1

NORTH

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTTED: Thursday, April 08, 2021 @ 12:48PM

EXIST-DEMO.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Exist-Demo.dwg XREFS: Titleblock;Existing;EG;Soils;Existing-GIS;EG-Lidar;Demolition;05013_xstopo_ph2 IMAGES:

NO	BY	DATE	REVISION
1	SJ-YORK	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ESJ
CHECKED BY: WMF
DRAWN BY: ESJ
CHECKED BY: WMF

SCALE 1" = 30' (0' 30' 60' 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

Land Planning
Landscape Architecture
Civil Engineering
33 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 Fax (717) 435-8277
221 W. Philadelphia Street
Suite 108, York, PA 17401
(717) 854-3800 Fax (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 Fax (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com

RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 5 OF 55

4/6 MATCHLINE

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NORTH

BkD2
BlC2

EXISTING BRUSH T.B.R.

N59°26'58"E

TP-7

TP-6

LIDAR
FIELD RUN TOPOGRAPHY

Stone Pile T.B.R.

Stone Pile T.B.R.

EXISTING STONE DRIVEWAY T.B.R.

Inv=460

18" CMP

EXISTING BRUSH T.B.R.

Brush Area

Brush Area

Existing Wetlands

BkB2
WeD2

Brush Area T.B.R.

Brush Area T.B.R.

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

1004.05'

Brush Area

N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

FIELD RUN TOPOGRAPHY
LIDAR

6/7 MATCHLINE

BkB2
BnB2

4 5 6 7

SHEET KEY MAP

SITE FEATURE LEGEND

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

NOTES:
1. EXISTING TREES WITH A CALIPER OF SIX INCHES OR MORE MEASURED AT A HEIGHT OF 4.5' ABOVE EXISTING GRADE SHALL BE MAINTAINED/PRESERVED TO THE GREATEST EXTENT POSSIBLE.
2. ANY INVASIVE SPECIES TO BE REMOVED.

A	MICHELLE NGUYEN & DIANE LE ACCT. NO: 62-021-328-000-0000 DEED REF: 20100014427	P	BRYAN P. & LUCY E. FRITZ ACCT NO: 62-021-304-000-0000 DEED REF: 20150019002
B	FRED G. & JULIE L. HELLER ACCT. NO: 62-021-329-000-0000 DEED REF: 20100022104	Q	KAITLIN NICOLE BOWSER ACCT NO: 62-021-305-000-0000 DEED REF: 20190013599
C	FRED G. & JULIE L. HELLER ACCT. NO: 62-021-330-000-0000 DEED REF: 20100022104	R	MARJORIE L. MIRELES ACCT NO: 62-021-306-000-0000 DEED REF: 20190020203
D	TRENISHA D. GRAY ACCT. NO: 62-021-331-000-0000 DEED REF: 20170009270	S	OLIVIA ALEXANDER BOYER & MEGAN C. SCHUMAN ACCT NO: 62-021-307-000-0000 DEED REF: 20100005352
E	MICHAEL L. & MOLLIE A. ECKERT ACCT NO: 62-021-332-000-0000 DEED REF: 20150007354	T	CHRISTOPHER P. SEAFORTH ACCT NO: 62-021-346-000-0000 DEED REF: 20190022975
F	JOHN CURTIS TAYLOR ACCT NO: 62-021-294-000-0000 DEED REF: 20190025376	U	STEVEN SEAFORTH ACCT NO: 62-021-347-000-0000 DEED REF: 20160006856
G	PATRICK M. MILLER ACCT NO: 62-021-295-000-0000 DEED REF: 20150005261	V	JASON J. GARCIA ACCT NO: 62-021-348-000-0000 DEED REF: 20200019375
H	JORDAN F. SHRIVER ACCT NO: 62-021-296-000-0000 DEED REF: 20090021204	W	JORDON W. VIGUERS ACCT NO: 62-021-349-000-0000 DEED REF: 20120001443
I	MEZA T. TESFAMICHAEL ACCT NO: 62-021-297-000-0000 DEED REF: 20090023022	X	MERVIN J. GARDNER ACCT NO: 62-021-350-000-0000 DEED REF: 20120012849
J	LYNN M. DAY ACCT NO: 62-021-298-000-0000 DEED REF: 20090017659	Y	ANDREW S. WALLETT ACCT NO: 62-021-351-000-0000 DEED REF: 20110032909
K	SHANON G. HEREDIA ACCT NO: 62-021-299-000-0000 DEED REF: 250140027396	Z	KEITA K. JOHNSON ACCT NO: 62-021-323-000-0000 DEED REF: 20200025858
L	THERESA BOYD ACCT NO: 62-021-300-000-0000 DEED REF: 20190009328	AA	CHAD M. STOLTZFUS ACCT NO: 62-021-324-000-0000 DEED REF: 20120002611
M	SANDRA L. YOUNG ACCT NO: 62-021-301-000-0000 DEED REF: 20170005387	BB	CAROL R. BAIR ACCT NO: 62-021-325-000-0000 DEED REF: 20180015962
N	ROBYN E. DAIBER ACCT NO: 62-021-302-000-0000 DEED REF: 20160013250	CC	MELISSA G. WILLIAMS ACCT NO: 62-021-326-000-0000 DEED REF: 20200002862
O	MARIA L. MENDOZA ACCT NO: 62-021-303-000-0000 DEED REF: 20170017154	DD	ABDUL BROOKS ACCT NO: 62-021-327-000-0000 DEED REF: 20110015358

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ/WMF	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ESJ
CHECKED BY: WMF
DRAWN BY: ESJ
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 Fax (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 Fax (717) 854-3820
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 Fax (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 6 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:48PM
EXIST-DEMO.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Exist-Demo.dwg XREFS: Titleblock;Existing;EG;Soils;Existing-GIS;EG-Lidar;Demolition;05013_extopo_ph2 IMAGES:

EXISTING STONE DRIVEWAY T.B.R.

EXISTING BRUSH T.B.R.

Stone Driveway T.B.R.

EXISTING BRUSH T.B.R.

EXISTING WETLAND AND PIPE T.B.R.

Inv=458.60' T.B.R.

Brush Area T.B.R.

Brush Area

Existing Wetlands

TP-3

TP-1

TP-2

T.B.R. Silt Fence

WEC2

EXISTING FORESTED AREA T.B.R.

Existing Wetlands

Brush Area

Existing Wetlands

Brush Area T.B.R.

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

TP-5

TP-4

Brush Area

Existing Wetlands

Brush Area

WeD2
CoB2

N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

FIELD RUN TOPOGRAPHY
LIDAR

N03°50'38"W

572.24'

B1B2
B1B2

MATCHLINE 6 7

San. Manhole
Top=440.78'
Inv=428.58' (In from N)
Inv=428.58' (In from S)
Inv=428.36' (Out)

30' Wide Sanitary Sewer Easement

S17°27'40"E
23.89'

N17°27'40"W
65.50'

N74°49'03"E

C1

C2

C3

C4

MATCHLINE 5 7

San. Manhole
Top=466.07'
Inv=458.79'

No Soliciting

Inlet
Top=468.41'
Inv=461.76' (In from N)
Inv=462.91' (In from S)
Inv=461.21' (Out)

Inlet
Top=473.14'
Inv=464.94'

Private Property

EXISTING SIDEWALK (TYP.)

No Parking
Do Not Block Driveway
Tow Zone

No Trespassing T.B.R.

ELMWOOD DRIVE

Inlet
Top=468.35'
Inv=460.90'

No Parking

EXISTING CURB (TYP.)

Poved Driveway Landscape Area

Inv=456.87' T.B.R.

Conc

Stone Area

Office Building

Speed Limit
25 MPH
No Parking
PPL25049
S36155

PPL25049
S36148

San. Manhole
Top=472.28'
Inv=

Stop/Elmwood Dr/
Birchwood Cir

Inv=460.17'

Silt Fence

Dwelling Units

BIRCHWOOD CIR.

Roof Drain (Typ.)

N/F Water Palo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418

Dwelling Units

Drainage Swale

Maplewood — Phase 1

San. Manhole
Top=471.99'
Inv=

Silt Fence

Inv=449.07'

Berm
Elev=450.23'

Dwelling Units

San. Manhole
Top=466.86'
Inv=453.66'
EM (3)

24" SLOPP

Inv=445.14'

Inv=444.52'

30" SLOPP

Silt Fence

EM (2)

Storm Manhole
Top=453.29

San. Manhole
Top=447.35'
Inv=438.95' (In)
Inv=429.57' (Out)

SITE FEATURE LEGEND

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

NOTES:
1. EXISTING TREES WITH A CALIPER OF SIX INCHES OR MORE MEASURED AT A HEIGHT OF 4.5' ABOVE EXISTING GRADE SHALL BE MAINTAINED/PRESERVED TO THE GREATEST EXTENT POSSIBLE.
2. ANY INVASIVE SPECIES TO BE REMOVED.

SHEET KEY MAP

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	ESJ	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ESJ — CHECKED BY: WMF
DRAWN BY: ESJ — CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP — DAUPHIN COUNTY, PA.

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com

RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 7 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:49PM
EXIST-DEMO.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Exist-Demo.dwg XREFS: Titleblock;Existing;EG;Soils;Existing-GIS;EG-Lidar;Demolition;05013_extopo_ph2 IMAGES:

OVERALL EXISTING TRACT AREA : 24.765 ACRES
PROPOSED PARCEL A: 12.173 ACRES
PROPOSED PARCEL B: 10.612 ACRES
TOTAL RESULTANT LOT: 22.785 ACRES

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

R-1 LOW DENSITY RESIDENTIAL
BOR - BUSINESS OFFICE RESIDENTIAL

TND-1 TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT-1
BOR - BUSINESS OFFICE RESIDENTIAL

PARCEL A
530,258 SF
12.173 AC

PARCEL B
462,271 SF
10.612 AC

TOTAL LOT:
22.785 ACRES

EXISTING EASEMENT

EXISTING MAPLEWOOD PHASE 1A LOTS

EXISTING MAPLEWOOD PHASE 1 LOT

OAKWOOD LANE

BIRCHWOOD CIR.

THEA DRIVE

ELMWOOD DRIVE

Maplewood – Phase 1A

Maplewood – Phase 1

N/F Hawthorne Spe, LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

N/F Water Polo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418

Maplewood – Phase 1

PROPOSED ROW LINE DATA		
LINE	BEARING	LENGTH
R-1	N03°49'39"W	432.99
R-2	N17°27'40"W	65.50
R-3	N17°27'40"W	1009.21
R-4	N59°26'58"E	52.69
R-5	S17°27'40"E	1050.82
R-6	S17°27'40"E	23.89
R-7	S03°49'39"E	432.99
R-8	S86°10'24"W	50.00

PROPOSED ROW CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-1	575.00	136.82'	68.74'	13°38'01"	N10°38'40"W	136.50'
RC-2	825.00	68.09'	34.06'	4°43'44"	N15°05'48"W	68.07'
RC-3	175.00	1.03'	0.51'	0°20'11"	S11°47'04"E	1.03'
RC-4	775.00	79.06'	39.57'	5°50'42"	S14°32'19"E	79.03'
RC-5	625.00	90.90'	45.53'	8°19'58"	S13°17'41"E	90.82'
RC-6	625.00	29.15'	14.58'	2°40'19"	S7°47'32"E	29.15'
RC-7	625.00	28.68'	14.34'	2°37'43"	S5°08'31"E	28.67'

A	MICHELLE NGUYEN & DIANE LE ACCT. NO: 62-021-328-000-0000 DEED REF: 20100014427	P	BRYAN P. & LUCY E. FRITZ ACCT NO: 62-021-304-000-0000 DEED REF: 20150019002
B	FRED G. & JULIE L. HELLER ACCT. NO: 62-021-329-000-0000 DEED REF: 20100022104	Q	KAITLIN NICOLE BOWSER ACCT NO: 62-021-305-000-0000 DEED REF: 20190013599
C	FRED G. & JULIE L. HELLER ACCT. NO: 62-021-330-000-0000 DEED REF: 20100022104	R	MARJORIE L. MIRELES ACCT NO: 62-021-306-000-0000 DEED REF: 20190020203
D	TRENISHA D. GRAY ACCT. NO: 62-021-331-000-0000 DEED REF: 20170009270	S	OLIVIA ALEXANDER BOYER & MEGAN C. SCHUMAN ACCT NO: 62-021-307-000-0000 DEED REF: 20100005352
E	MICHAEL L. & MOLLIE A. ECKERT ACCT NO: 62-021-332-000-0000 DEED REF: 20150007354	T	CHRISTOPHER P. SEAFORTH ACCT NO: 62-021-346-000-0000 DEED REF: 20190022975
F	JOHN CURTIS TAYLOR ACCT NO: 62-021-294-000-0000 DEED REF: 20190025376	U	STEVEN SEAFORTH ACCT NO: 62-021-347-000-0000 DEED REF: 20160006856
G	PATRICK M. MILLER ACCT NO: 62-021-295-000-0000 DEED REF: 20150005261	V	JASON J. GARCIA ACCT NO: 62-021-348-000-0000 DEED REF: 20200019375
H	JORDAN F. SHRIVER ACCT NO: 62-021-296-000-0000 DEED REF: 20090021204	W	JORDON W. VIGUERS ACCT NO: 62-021-349-000-0000 DEED REF: 20120001443
I	MEZA T. TESFAMICHAEL ACCT NO: 62-021-297-000-0000 DEED REF: 20090023022	X	MERVIN J. GARDNER ACCT NO: 62-021-350-000-0000 DEED REF: 20120012849
J	LYNN M. DAY ACCT NO: 62-021-298-000-0000 DEED REF: 20090017659	Y	ANDREW S. WALLETT ACCT NO: 62-021-351-000-0000 DEED REF: 20110032909
K	SHANON G. HEREDIA ACCT NO: 62-021-299-000-0000 DEED REF: 250140027396	Z	KEITA K. JOHNSON ACCT NO: 62-021-323-000-0000 DEED REF: 20200025858
L	THERESA BOYD ACCT NO: 62-021-300-000-0000 DEED REF: 20190009328	AA	CHAD M. STOLTZFUS ACCT NO: 62-021-324-000-0000 DEED REF: 20120002611
M	SANDRA L. YOUNG ACCT NO: 62-021-301-000-0000 DEED REF: 20170005387	BB	CAROL R. BAIR ACCT NO: 62-021-325-000-0000 DEED REF: 20180015962
N	ROBYN E. DAIBER ACCT NO: 62-021-302-000-0000 DEED REF: 20160013250	CC	MELISSA G. WILLIAMS ACCT NO: 62-021-326-000-0000 DEED REF: 20200002862
O	MARIA L. MENDOZA ACCT NO: 62-021-303-000-0000 DEED REF: 20170017154	DD	ABDUL BROOKS ACCT NO: 62-021-327-000-0000 DEED REF: 20110015358

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MJH	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 60'
0' 60' 120' 180'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
SUBDIVISION PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3910 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 8 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:49PM
SUBDIVISION.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Subdivision.dwg XREFS: Existing;Layout;Titleblock;SUG IMAGES:

NORTH

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

R-1 LOW DENSITY RESIDENTIAL
BOR - BUSINESS OFFICE RESIDENTIAL
TND-TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT-1
BOR - BUSINESS OFFICE RESIDENTIAL

S24°22'33"E 1405.71'
N66°56'81"W 1156.81'
S68°05'35"W 708.57'
N25°54'25"W 100.00'
S68°05'35"W 376.05'
N68°05'35"E 417.95'
S17°27'40"E 23.89'
C1
C2
C3
N17°27'40"W 55.50'
S03°49'39"E 432.99'
N85°06'56"E 1004.05'
N03°50'38"W
S86°10'24"W 60.00'
N17°49'08"E 572.24'

BUILDING #5 18 UNITS
BUILDING #4 18 UNITS
BUILDING #3 18 UNITS
BUILDING #2 18 UNITS
BUILDING #1 18 UNITS

ACCESS DRIVE A
ACCESS DRIVE B
ACCESS DRIVE C
ACCESS DRIVE D
ACCESS DRIVE E

97 UNITS
67 UNITS
72 UNITS

ELMWOOD DRIVE
OAKWOOD LANE
BIRCHWOOD CIR.
THEA DRIVE

Existing Wetlands
Silt Fence
Stone Area
Wood Deck (Typ.)
Dwelling Units
Maplewood – Phase 1A
Maplewood – Phase 1

PROPOSED CLUBHOUSE ±6,500 SF.
PROPOSED POOL/PATIO ±4,500 SF.
SMWF 1
SMWF 2

Paved Driveway
Landscape Area
Conc.
Office Building
Stone Area

N/F Hawthorne Spe, LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

N/F Water Polo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418
Maplewood – Phase 1

PREVIOUS PHASE DESIGN INFORMATION

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJH/MB	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

SCALE
1" = 60'
0' 60' 120' 180'

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
OVERALL SITE PLAN

Land Planning
Landscape Architecture
Civil Engineering
33 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108, York, PA 17401
(717) 854-3901 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 9 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:48PM
OVERALL-SITE.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Overall-Site.dwg XREFS: Existing;Layout;Titleblock;SUG;Existing-GIS;05013_extopo_ph2 IMAGES:

PROPOSED CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
C-1	100.00'	N3°49'39"W	ELMWOOD DRIVE
C-2	1074.70'	N17°27'40"W	ELMWOOD DRIVE
C-3	50.00'	N39°09'20"W	ELMWOOD DRIVE

PROPOSED CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-1	600.00'	142.77'	71.72'	N10°38'40"W	142.43'	13°38'01"	ELMWOOD DRIVE
CLC-2	800.00'	81.61'	40.84'	N14°32'19"W	81.58'	5°50'42"	ELMWOOD DRIVE
CLC-3	150.00'	72.10'	36.76'	N25°23'09"W	71.41'	27°32'22"	ELMWOOD DRIVE

PROPOSED STREET SIGN LEGEND		
QUANTITY	SYMBOL	SIGN DESCRIPTION
16	S	"STOP" SIGN
18	HP	HANDICAP PARKING SIGN
3		"DO NOT ENTER" SIGN
2		"ONE WAY" SIGN

MATCHLINE 10 / 11

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

PROPOSED TREELINE

MINIMUM BUILDING SETBACK LINE

25' REAR

20' SIDE

MINIMUM BUILDING SETBACK LINE

PROPOSED APARTMENT BUILDING (TYP)

BUILDING #5
18 UNITS

PROPOSED DUMPSTER

3 SPACES RAMP C

PROPOSED PAINTED CROSSWALK (TYP)

7 SPACES

8 SPACES

PROPOSED DRIVEWAY (TYP)

PROPOSED RAMP

8 SPACES

5 SPACES

PROPOSED SIDEWALK (TYP)

PROPOSED VERTICAL CURB (TYP)

5 SPACES

BUILDING #4
18 UNITS

PROPOSED CURB STOP (TYP)

PROPOSED ADA PARKING SPACE (TYP)

7 SPACES

PROPOSED HANDICAP PARKING SIGN (TYP.)

PROPOSED RETAINING WALL WITH RAILING/FENCE AS REQUIRED PER APPLICABLE BUILDING CODE (TYP.)

BUILDING #3
18 UNITS

PROPOSED STAIRS WITH HANDRAILS (TYP)

ACCESS DRIVE C

97 UNITS
210 PARKING SPACES
(2.16 SPACES PER DWELLING)

ACCESS DRIVE B

PROPOSED DECK (TYP)

PROPOSED CURB TAPER (TYP)

MINIMUM BUILDING SETBACK LINE

PROPOSED TOWNHOUSE (TYP)

PARCEL A
530,258 SF
12.173 AC

Existing Wetlands

PROPOSED RETAINING WALL WITH RAILING/FENCE AS REQUIRED PER APPLICABLE BUILDING CODE (TYP.)

20' MIN.

Existing Wetlands

SHEET KEY MAP

TIE INTO SUSQUEHANNA UNION GREEN PROPERTY PAVEMENT WITH SMOOTH LINE AND GRADE

PROPOSED TRANSITION FROM 30' CARTWAY TO 24' CARTWAY

CLC-3

CLC-2

PROPOSED MAILBOXES (TYP)

PROPOSED APARTMENT BUILDING (TYP)

ACCESS DRIVE E

ACCESS DRIVE D

PROPOSED STOP SIGN(TYP)

PROPOSED STAIRS WITH HANDRAILS (TYP)

MINIMUM BUILDING SETBACK LINE

PROPOSED CROSSWALK

ELMWOOD DRIVE

C-2

PROPOSED DROPOFF

PROPOSED DEPRESSED CURB

PROPOSED CLUBHOUSE ±6,500 SF.

PROPOSED RIGHT-OF-WAY (TYP)

PROPOSED SIDEWALK (TYP)

PROPOSED EDGE OF PAVEMENT (TYP)

PROPOSED VERTICAL CURB (TYP)

10 / 12 MATCHLINE

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MJH	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

SCALE: 1" = 30'

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

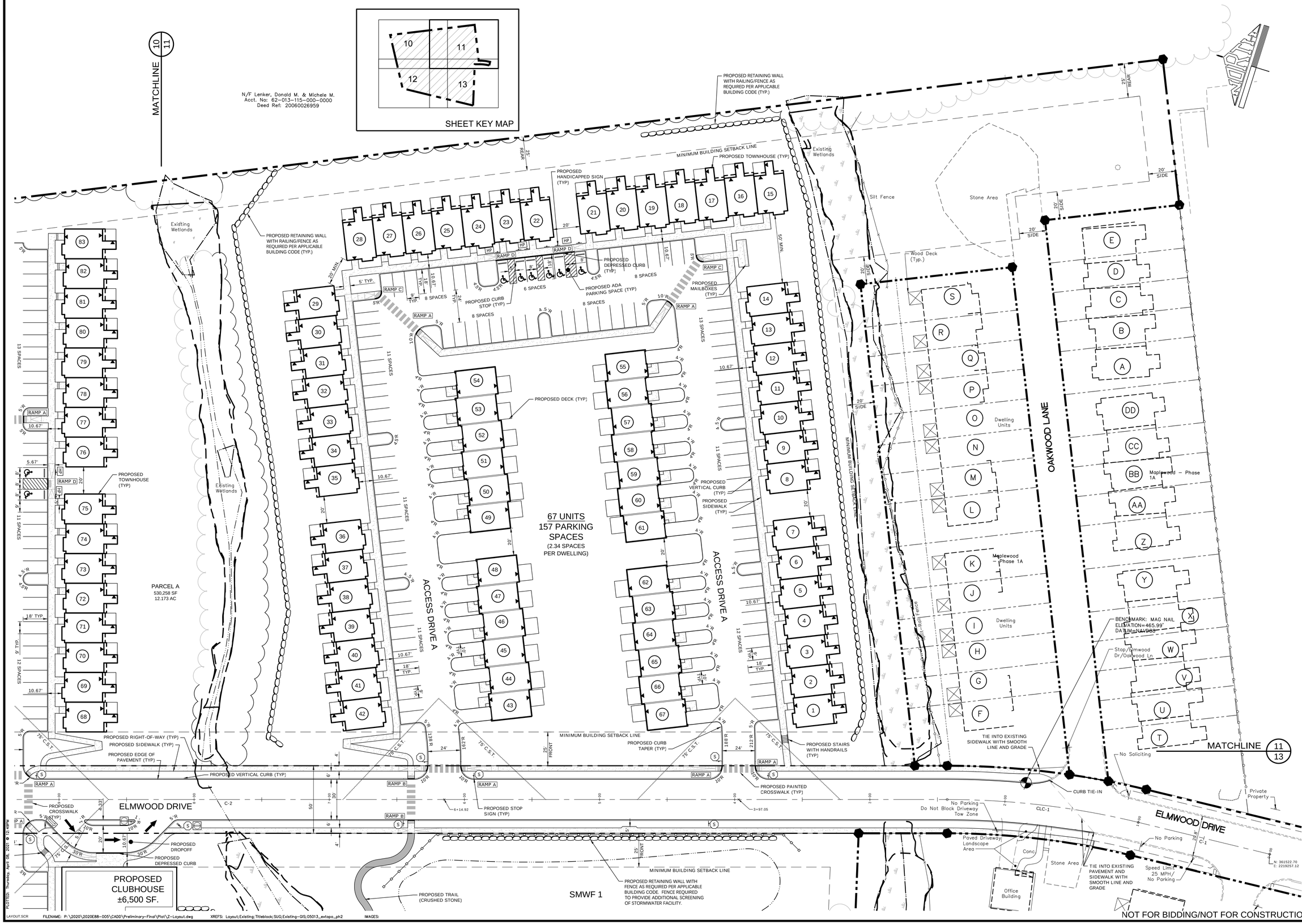
SHEET TITLE
LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering
33 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3910 FAX: (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 10 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:49PM
LAYOUT.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Layout.dwg
XREFS: Layout; Existing; Titleblock; SUG; Existing-GIS; 05013_extopo_ph2
IMAGES:



NO	BY	DATE	REVISION
1	S.Hines	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

SCALE 1" = 30' (30', 0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615
E-mail: info@rgsassociates.com www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 11 OF 55

10/12 MATCHLINE

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

TIE INTO SUSQUEHANNA UNION GREEN PROPERTY PAVEMENT WITH SMOOTH LINE AND GRADE

PROPOSED TRANSITION FROM 30' CARTWAY TO 24' CARTWAY

CLC-2

CLC-3

PROPOSED MAILBOXES (TYP.)

MINIMUM BUILDING SETBACK LINE

PROPOSED CURB TAPER (TYP.)

PROPOSED RIGHT-OF-WAY (TYP.)

PROPOSED SIDEWALK (TYP.)

PROPOSED EDGE OF PAVEMENT (TYP.)

PROPOSED VERTICAL CURB (TYP.)

ELMWOOD DRIVE

PROPOSED CROSSWALK

PROPOSED STOP SIGN(TYP.)

PROPOSED STAIRS WITH HANDRAILS (TYP.)

PROPOSED DROPOFF

PROPOSED DEPRESSED CURB

PROPOSED APARTMENT BUILDING (TYP.)

BUILDING #2
18 UNITS

BUILDING #1
18 UNITS

ACCESS DRIVE E

ACCESS DRIVE D

PROPOSED RETAINING WALL WITH RAILING/FENCE AS REQUIRED PER APPLICABLE BUILDING CODE (TYP.)

PROPOSED ADA PARKING SPACE (TYP.)

PROPOSED CLUBHOUSE ±6,500 SF.

PROPOSED POOL/PATIO ±4,500 SF.

Existing Wetlands

PARCEL B
462,271 SF
10.612 AC

72 UNITS
183 PARKING SPACES
(2.54 SPACES PER DWELLING)

PROPOSED DECK (TYP.)

PROPOSED PAINTED CROSSWALK (TYP.)

PROPOSED DRIVEWAY (TYP.)

PROPOSED CURB STOP (TYP.)

PROPOSED RETAINING WALL WITH RAILING/FENCE AS REQUIRED PER APPLICABLE BUILDING CODE (TYP.)

SMWF 2

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

PROPOSED TREELINE

PROPOSED TRAIL (CRUSHED STONE)

N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

12/13 MATCHLINE

SHEET KEY MAP

NORTH

NO | BY | DATE | REVISION
1 | LJ Hess | 04/09/2021 | REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

SCALE: 1" = 30' (0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP | DAUPHIN COUNTY, PA.

SHEET TITLE
LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3920 Fax: (717) 435-8277
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 Fax: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 12 OF 55

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTTED: Thursday, April 08, 2021 @ 12:56PM
LAYOUT.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Layout.dwg
XREFS: Layout;Existing;Titleblock;SUG;Existing-GIS;05013_extopo_ph2
IMAGES:

PROPOSED RIGHT-OF-WAY (TYP)
PROPOSED SIDEWALK (TYP)
PROPOSED EDGE OF PAVEMENT (TYP)
PROPOSED VERTICAL CURB (TYP)
ELMWOOD DRIVE
C-2
CLC-1
CL-1
PROPOSED CROSSWALK
5' R (TYP)
PROPOSED DROPOFF
PROPOSED DEPRESSED CURB
PROPOSED CLUBHOUSE ±6,500 SF.
PROPOSED POOL/PATIO ±4,500 SF.
13 SPACES
RAMP D
HP
20' MIN
PROPOSED DEPRESSED CURB (TYP)
PROPOSED SIDEWALK (TYP)
PROPOSED VERTICAL CURB (TYP)
RAMP C
5 SPACES
PROPOSED MAILBOXES (TYP)
8 SPACES
6 SPACES
PROPOSED CURB STOP (TYP)
111
112
113
114
115
116
117
118
119
120
121
122
PARCEL B
462.271 SF
10.612 AC
PROPOSED RETAINING WALL WITH RAILING/FENCE AS REQUIRED PER APPLICABLE BUILDING CODE (TYP.)
PROPOSED CROSSING
SMWF 1
SMWF 2
Existing Wetlands
PROPOSED TRAIL (CRUSHED STONE)
Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres
N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593
MINIMUM BUILDING SETBACK LINE
PROPOSED CURB TAPER (TYP)
PROPOSED STAIRS WITH HANDRAILS (TYP)
PROPOSED PAINTED CROSSWALK (TYP)
PROPOSED STOP SIGN (TYP)
PROPOSED RETAINING WALL WITH FENCE AS REQUIRED PER APPLICABLE BUILDING CODE. FENCE REQUIRED TO PROVIDE ADDITIONAL SCREENING OF STORMWATER FACILITY.
TIE INTO EXISTING SIDEWALK WITH SMOOTH LINE AND GRADE
CURB TIE-IN
TIE INTO EXISTING PAVEMENT AND SIDEWALK WITH SMOOTH LINE AND GRADE
No Soliciting
Private Property
No Parking
Do Not Block Driveway
Tow Zone
No Parking
Paved Driveway Landscape Area
Conc
Stone Area
Office Building
Speed Limit 25 MPH/ No Parking
N: 361522.70
E: 2219257.12
Stop/Elmwood Dr/ Birchwood Cir
BIRCHWOOD CIR.
NORTH
Dwelling Units
Silt Fence
N/F Water Polo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418
Maplewood — Phase 1
MATCHLINE 11/13
MATCHLINE 12/13
SHEET KEY MAP
10
11
12
13
NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ/MW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

SCALE 1" = 30' (0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005
SHEET NO.: 13 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:58PM
LAYOUT.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Layout.dwg
XREFS: Layout;Existing;Titleblock;SUG;Existing-GIS;05013_extopo_ph2
IMAGES:

NORTH

SHEET KEY MAP

14 | 15 | 16 | 17

EASEMENT HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED CONSERVATION EASEMENT

MATCHLINE 14 | 15

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

S24°22'33"E

758.81'

BUILDING #5
18 UNITS

BUILDING #4
18 UNITS

BUILDING #3
18 UNITS

ACCESS DRIVE C

ACCESS DRIVE B

ACCESS DRIVE E

ACCESS DRIVE D

PARCEL A
530,258 SF
12.173 AC

PROPOSED CLUBHOUSE
±6,500 SF.

ELMWOOD DRIVE

SAFE SIGHT STOPPING DISTANCE (TYP.)

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED SANITARY SEWER EASEMENT

PROPOSED WATER EASEMENT

PROPOSED CONSERVATION EASEMENT

P.O.B. STORM EASEMENT

P.O.B. WATER EASEMENT

P.O.B. SEWER EASEMENT

75' C.S.T.

30' (TYP.)

20' (TYP.)

MATCHLINE 14 | 16

N/F Hawthorne Spe, LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MJW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

SCALE: 1" = 30' (0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP | DAUPHIN COUNTY, PA.

SHEET TITLE
EASEMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603, (717) 715-1396
221 W. Philadelphia Street, Suite 108E, York, PA 17401, (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101, (717) 599-7277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005
SHEET NO.: 14 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:50PM
EASEMENT.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Easements.dwg XREFS: Titleblock;Existing;Easements;Layout;SUG;Existing-GIS;05013_extopo_ph2 IMAGES:

MATCHLINE 14 15

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

1405.71'

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED ACCESS EASEMENT

AE-106

CONVERTIBLE REAL STATE/ WITHDRAWABLE REAL ESTATE NEED NOT BE BUILT

S66°05'35"W 108.57'

AE-100

AE-101

N23°54'25"W 100.00'

AE-105

N23°54'25"W 113.00'

AE-104

S66°05'35"W 378.05'

OAKWOOD LANE

AE-103

AE-102

N66°05'35"E 417.95'

S66°05'35"W 358.64'

PROPOSED WATER EASEMENT

WE-233

PARCEL A
530,258 SF
12.173 AC

ACCESS DRIVE A

ACCESS DRIVE A

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED WATER EASEMENT

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED SANITARY SEWER EASEMENT

P.O.B. STORM EASEMENT

P.O.B. SEWER EASEMENT

P.O.B. SEWER EASEMENT

P.O.B. STORM EASEMENT

P.O.B. WATER EASEMENT

P.O.B. STORM EASEMENT

P.O.B. SEWER EASEMENT

P.O.B. CONSERVATION EASEMENT

P.O.B. STORM EASEMENT

P.O.B. SEWER EASEMENT

S17°27'40"E 23.89'

N17°27'40"W 65.50'

Dwelling Units

Maplewood - Phase 1A

Dwelling Units

Office Building

PROPOSED CLUBHOUSE ±6,500 SF.

BMP 1

PROPOSED CONSERVATION EASEMENT

SAFE SIGHT STOPPING DISTANCE (TYP.)

ELMWOOD DRIVE

ELMWOOD DRIVE

MATCHLINE 15 17

EASEMENT HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED CONSERVATION EASEMENT

SHEET KEY MAP

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MJ Hines	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: ALB
DRAWN BY: WMF
CHECKED BY: WMF

SCALE 1" = 30' (0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
EASEMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3802 Fax: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 Fax: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com

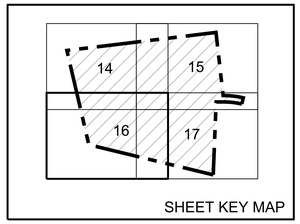
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 15 OF 55

14/16 MATCHLINE

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020



EASEMENT HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED CONSERVATION EASEMENT

N59°26'58"E 1004.05'

ELMWOOD DRIVE

SAFE SIGHT STOPPING DISTANCE (TYP.)

ACCESS DRIVE E

ACCESS DRIVE D

BUILDING #2
18 UNITS

BUILDING #1
18 UNITS

PROPOSED CLUBHOUSE
±6,500 SF.

PROPOSED POOL/PATIO
±4,500 SF.

PROPOSED CONSERVATION EASEMENT

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED SANITARY SEWER EASEMENT

PROPOSED WATER EASEMENT

PARCEL B
462,271 SF
10.612 AC

BMP 2

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

16/17 MATCHLINE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	LLH/WMF	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: ALB
DRAWN BY: WMF
CHECKED BY: WMF

SCALE: 1" = 30' (0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
EASEMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-4513 FAX: (717) 854-4920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 16 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:50PM
EASEMENT.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Easements.dwg XREFS: Titleblock; Existing; Easements; Layout; SUG; Existing-GIS; 05013_extopo_ph2 IMAGES:

ELMWOOD DRIVE

SAFE SIGHT STOPPING DISTANCE (TYP.)

PROPOSED CLUBHOUSE ±6,500 SF.

PROPOSED POOL/PATIO ±4,500 SF.

PROPOSED CONSERVATION EASEMENT

BMP 1

BMP 2

PARCEL B
462,271 SF
10.612 AC

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED STORM DRAINAGE EASEMENT

PROPOSED SANITARY SEWER EASEMENT

PROPOSED CONSERVATION EASEMENT

PROPOSED SANITARY SEWER EASEMENT

P.O.B. STORM EASEMENT

P.O.B. SEWER EASEMENT

P.O.B. STORM EASEMENT

P.O.B. CONSERVATION EASEMENT

P.O.B. SEWER EASEMENT

P.O.B. STORM EASEMENT

P.O.B. SEWER EASEMENT

P.O.B. WATER EASEMENT

P.O.B. STORM EASEMENT

P.O.B. SEWER EASEMENT

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

N/F Water Polo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418

Office Building

Dwelling Units

Dwelling Units

Dwelling Units

Maplewood — Phase 1

BIRCHWOOD CIR.

MATCHLINE 15 17

MATCHLINE 16 17

S17°27'40"E 23.89'

N17°27'40"W 65.50'

N74°49'03"E 572.24'

N03°50'38"W 100

30' Wide Sanitary Sewer Easement

EASEMENT HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED CONSERVATION EASEMENT

SHEET KEY MAP

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ-PMC	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: ALB
DRAWN BY: WMF
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
EASEMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3800 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 17 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:50PM
EASEMENT.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Easements.dwg XREFS: Titleblock;Existing;Easements;Layout;SUS;Existing-GIS;05013_extopo_ph2 IMAGES:

CONSERVATION EASEMENT LINE DATA		
LINE	BEARING	LENGTH
CE-1	S72°32'20"W	0.99
CE-2	N26°21'23"W	7.86
CE-3	S67°09'22"W	27.49
CE-4	S25°08'20"W	48.18
CE-5	N71°10'56"W	32.66
CE-6	S23°15'55"W	6.84
CE-7	N20°58'27"E	25.90
CE-8	N17°27'40"W	47.78
CE-9	N72°32'20"E	10.00
CE-10	S17°27'40"E	47.78
CE-11	S20°58'27"W	25.90
CE-12	N23°15'55"E	6.84
CE-13	S71°10'56"E	32.66
CE-14	N25°08'20"E	48.18
CE-15	N67°09'22"E	27.49
CE-16	S26°21'23"E	7.86
CE-17	???	0.00
CE-18	S17°27'40"E	10.00

CONSERVATION EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
CEC-1	25.00	35.39'	21.39'	81°06'17"	N66°54'32"W	32.51'
CEC-2	12.50	26.21'	21.70'	120°07'07"	N86°24'56"W	21.66'
CEC-3	42.50	24.95'	12.84'	33°37'52"	S50°20'26"W	24.59'
CEC-4	27.50	20.17'	10.56'	42°01'02"	S46°08'51"W	19.72'
CEC-5	37.50	54.77'	33.58'	83°40'44"	S66°58'42"W	50.03'
CEC-6	15.00	22.40'	13.88'	85°33'09"	S66°02'30"W	20.37'
CEC-7	205.00	18.69'	9.35'	5°13'25"	N25°52'38"E	18.68'
CEC-8	105.00	47.21'	24.01'	25°45'44"	S41°22'12"W	46.81'
CEC-9	95.00	48.19'	24.62'	29°03'46"	S39°43'11"W	47.67'
CEC-10	105.00	24.25'	12.18'	13°13'50"	S31°48'12"W	24.19'
CEC-11	55.00	90.89'	59.69'	94°41'01"	S85°45'38"W	80.90'
CEC-12	102.50	118.06'	66.56'	65°59'43"	N13°53'59"W	111.64'
CEC-13	297.50	52.65'	26.39'	10°08'21"	N14°01'41"E	52.58'
CEC-14	255.00	53.48'	26.84'	12°00'56"	N14°57'59"E	53.38'
CEC-15	20.00	13.42'	6.97'	38°26'07"	N1°45'24"E	13.17'
CEC-16	30.00	20.12'	10.46'	38°26'07"	S1°45'24"W	19.75'
CEC-17	245.00	51.38'	25.78'	12°00'56"	S14°57'59"W	51.29'
CEC-18	307.50	54.42'	27.28'	10°08'21"	S14°01'41"W	54.35'
CEC-19	92.50	106.54'	60.06'	65°59'43"	S13°53'59"E	100.75'
CEC-20	45.00	74.36'	48.84'	94°41'01"	N85°45'38"E	66.19'

CONSERVATION EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
CEC-21	95.00	21.94'	11.02'	13°13'50"	N31°48'12"E	21.89'
CEC-22	105.00	53.26'	27.22'	29°03'46"	N39°43'11"E	52.69'
CEC-23	95.00	42.72'	21.72'	25°45'44"	N41°22'12"E	42.36'
CEC-24	195.00	17.78'	8.89'	5°13'25"	N25°52'38"E	17.77'
CEC-25	25.00	37.33'	23.13'	85°33'09"	N66°02'30"E	33.96'
CEC-26	27.50	40.16'	24.62'	83°40'44"	N66°58'42"E	36.69'
CEC-27	37.50	27.50'	14.40'	42°01'02"	N46°08'51"E	26.89'
CEC-28	32.50	19.08'	9.82'	33°37'52"	N50°20'26"E	18.80'
CEC-29	22.50	47.17'	39.06'	120°07'07"	S86°24'56"E	38.99'
CEC-30	15.00	21.23'	12.83'	81°06'17"	S66°54'32"E	19.50'

ACCESS EASEMENT LINE DATA		
LINE	BEARING	LENGTH
AE-100	S66°05'35"W	108.57
AE-101	N23°54'25"W	100.00
AE-102	S66°05'35"W	417.95
AE-103	N66°05'35"E	378.05
AE-104	N23°54'25"W	113.00
AE-105	N65°37'27"E	138.41
AE-106	S24°22'33"E	242.14

ACCESS EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
AEC-100	625.00	29.15'	14.58'	2°40'19"	N7°47'32"W	29.15'

STORM DRAINAGE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SDE-500	N17°27'40"W	20.04
SDE-501	N76°22'33"E	37.16
SDE-502	N66°05'35"E	296.38
SDE-503	N46°44'51"E	9.04
SDE-504	N43°15'09"W	52.22
SDE-505	N23°54'25"W	159.71
SDE-506	N66°05'35"E	20.00
SDE-507	S23°54'25"E	98.08
SDE-508	N66°05'35"E	98.97
SDE-509	N23°54'27"W	111.17
SDE-510	N66°05'33"E	20.00
SDE-511	S23°54'27"E	120.93
SDE-512	S26°35'44"E	160.37
SDE-513	S63°24'16"W	20.00
SDE-514	N26°35'44"W	151.06
SDE-515	S66°05'35"W	99.43
SDE-516	S23°54'25"E	38.21
SDE-517	S43°15'36"E	126.21
SDE-518	S46°44'01"W	20.00
SDE-519	N43°15'59"W	57.41
SDE-520	S46°44'51"W	12.45
SDE-521	S66°05'35"W	137.27
SDE-522	S23°54'25"E	55.21
SDE-523	S66°05'35"W	20.00
SDE-524	N23°54'25"W	55.21
SDE-525	S66°05'35"W	144.32
SDE-526	S76°22'33"W	37.62
SDE-527	N17°27'40"W	20.03
SDE-528	N69°24'27"E	40.51
SDE-529	N66°05'35"E	95.67
SDE-530	S23°54'25"E	20.00
SDE-531	S66°05'35"W	96.25
SDE-532	S69°24'27"W	42.18
SDE-533	N17°27'40"W	20.10
SDE-534	N78°18'04"E	33.25
SDE-535	N66°05'35"E	215.36
SDE-536	N71°03'11"E	89.64
SDE-537	N32°30'16"E	99.37
SDE-538	S57°29'44"E	20.00
SDE-539	S32°30'16"W	106.36
SDE-540	S71°03'11"W	95.76
SDE-541	S66°05'35"W	216.64
SDE-542	S78°18'04"W	33.37
SDE-543	N17°27'40"W	37.31
SDE-544	N14°57'10"E	40.08
SDE-545	S75°02'50"E	20.00
SDE-546	S14°57'10"W	71.58
SDE-547	N17°27'40"W	20.11
SDE-548	N78°35'09"E	28.86
SDE-549	N72°32'20"E	233.91
SDE-550	N20°22'27"E	78.47
SDE-551	S69°37'33"E	20.00
SDE-552	S20°22'27"W	88.26
SDE-553	S72°32'20"W	244.76
SDE-554	S78°35'09"W	27.80
SDE-555	N17°27'40"W	20.42
SDE-556	N60°57'19"E	24.48
SDE-557	N72°32'20"E	105.75
SDE-558	N79°15'23"E	142.38
SDE-559	S10°44'37"E	20.00
SDE-560	S79°15'23"W	141.20
SDE-561	S72°32'20"W	102.55

STORM DRAINAGE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SDE-562	S60°57'19"W	26.56
SDE-563	N17°27'40"W	20.64
SDE-564	N58°13'26"E	24.16
SDE-565	N62°20'22"W	33.18
SDE-566	N17°27'40"W	28.34
SDE-567	S62°20'22"E	33.06
SDE-568	N17°27'40"W	17.40
SDE-569	N72°32'20"E	93.91
SDE-570	N17°29'40"W	69.18
SDE-571	N47°22'51"E	67.95
SDE-572	S42°37'09"E	20.00
SDE-573	S47°22'51"W	55.24
SDE-574	S17°29'40"E	56.48
SDE-575	N72°32'20"E	11.93
SDE-576	S17°27'40"E	44.17
SDE-577	N72°32'20"E	99.33
SDE-578	N17°27'40"W	48.47
SDE-579	N72°32'20"E	20.00
SDE-580	S17°27'40"E	58.36
SDE-581	S18°43'55"E	78.91
SDE-582	S71°16'05"W	20.00
SDE-583	N18°43'55"W	69.24
SDE-584	S72°32'20"W	99.55
SDE-585	S17°27'40"E	23.50
SDE-586	S72°32'20"W	125.84
SDE-587	N17°27'40"W	21.18
SDE-588	S58°13'26"W	24.08
SDE-589	S17°27'40"E	20.23
SDE-590	S64°05'20"W	104.64
SDE-591	S23°16'49"W	43.88
SDE-592	S17°27'40"E	72.45
SDE-593	N72°32'20"E	66.97
SDE-594	S17°27'40"E	20.00
SDE-595	S72°32'20"W	106.16
SDE-596	S20°36'55"W	71.79
SDE-597	N69°23'05"W	20.00
SDE-598	N20°36'55"E	56.12
SDE-599	S72°32'20"W	144.60
SDE-600	N17°27'40"W	20.00
SDE-601	N72°32'20"E	133.19
SDE-602	N17°27'40"W	97.07
SDE-603	N72°32'20"E	27.02
SDE-604	N21°38'26"W	37.81
SDE-605	N68°21'34"E	20.00
SDE-606	S21°38'26"E	39.28
SDE-607	N72°32'20"E	23.73
SDE-608	N23°16'49"E	36.06
SDE-609	N64°05'10"E	115.05
SDE-610	S17°27'40"E	20.06
SDE-611	S77°03'18"W	124.93
SDE-612	S60°02'01"W	84.63
SDE-613	S18°27'27"E	83.55
SDE-614	S09°44'20"W	87.52
SDE-615	N72°32'20"E	60.15
SDE-616	N24°26'04"E	25.65
SDE-617	N01°25'00"W	42.47
SDE-618	N72°32'11"E	105.23
SDE-619	N69°36'23"E	51.54
SDE-620	S17°27'40"E	20.03
SDE-621	S69°36'23"W	51.03
SDE-622	S72°32'11"W	90.68
SDE-623	S01°25'00"E	32.00

STORM DRAINAGE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SDE-624	S24°26'04"W	39.16
SDE-625	S72°32'20"W	86.47
SDE-626	S84°05'10"W	67.96
SDE-627	S09°25'31"W	52.27
SDE-628	S49°31'32"E	44.51
SDE-629	N52°31'09"E	23.21
SDE-630	N71°34'06"E	96.56
SDE-631	S77°56'14"E	33.53
SDE-632	S24°47'05"E	54.63
SDE-633	S24°38'12"W	45.13
SDE-634	S63°28'38"W	50.17
SDE-635	S31°15'00"W	28.92
SDE-636	S44°50'49"E	28.20
SDE-637	S32°35'49"W	30.49
SDE-638	S49°28'07"W	30.78
SDE-639	N48°38'15"W	29.11
SDE-640	S51°45'23"W	46.29
SDE-641	S70°18'49"W	24.14
SDE-642	S19°40'29"W	64.21
SDE-643	N70°19'31"W	20.00
SDE-644	N19°40'29"E	61.63
SDE-645	N23°08'58"W	46.59
SDE-646	N12°39'12"E	67.71
SDE-647	N21°33'31"E	60.65
SDE-648	N49°31'32"W	53.49
SDE-649	N09°25'31"E	78.83
SDE-650	N84°05'10"E	74.62
SDE-651	N09°44'20"E	91.30
SDE-652	N18°27'27"W	78.28
SDE-653	S81°20'23"W	135.02
SDE-654	N08°39'37"W	20.00
SDE-655	N81°20'23"E	141.56
SDE-656	N60°02'01"E	93.91
SDE-657	N77°03'18"E	126.35
SDE-658	N87°36'34"W	11.89
SDE-659	S22°19'54"W	29.14
SDE-660	S88°12'36"W	36.99
SDE-661	N49°04'25"W	138.79
SDE-662	N18°45'39"W	46.06
SDE-663	N03°57'10"E	34.54
SDE-664	N17°57'37"W	44.92
SDE-665	N77°51'25"W	27.50
SDE-666	N25°06'58"E	51.45
SDE-667	S79°46'20"E	20.90
SDE-668	N38°39'12"E	13.62
SDE-669	N56°10'19"E	52.22
SDE-670	S48°21'29"E	26.61
SDE-671	N42°04'35"E	26.15
SDE-672	S17°27'40"E	23.20
SDE-673	S42°04'35"W	13.08
SDE-674	S17°12'32"E	91.95
SDE-675	S19°36'08"E	20.85
SDE-676	N69°24'27"E	10.91
SDE-677	S17°27'40"E	20.03
SDE-678	S69°24'27"W	10.16
SDE-679	S19°36'08"E	53.09
SDE-680	S21°00'41"E	48.77
SDE-681	S87°36'34"E	5.47
SDE-682	S17°27'40"E	21.26
SDE-683	S87°21'10"E	32.94
SDE-684	N52°42'40"E	132.36
SDE-685	N69°46'57"E	141.73

STORM DRAINAGE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SDE-686	S20°13'03"E	20.00
SDE-687	S69°46'57"W	138.73
SDE-688	S52°42'40"W	127.77
SDE-689	S02°23'45"E	49.55
SDE-690	S87°36'15"W	20.00
SDE-691	N02°23'45"W	45.61
SDE-692	N87°21'10"W	21.86

WATER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
WE-200	N17°27'40"W	68.38
WE-201	N72°32'20"E	4.26
WE-202	N17°27'40"W	148.53
WE-203	N66°05'35"E	338.16
WE-204	S23°54'25"E	230.00
WE-205	S66°05'35"W	221.50
WE-206	S72°32'20"W	120.19
WE-207	S23°54'25"E	20.00
WE-208	S66°05'35"W	13.57
WE-209	S23°54'25"E	84.89
WE-210	N66°05'35"E	147.97
WE-211	N23°54'25"W	14.60
WE-212	N66°05'35"E	20.00
WE-213	S23°54'25"E	14.60
WE-214	N66°05'35"E	132.32
WE-215	N17°27'40"W	179.04
WE-216	S72°32'20"W	95.92
WE-217	S66°05'35"W	12.61
WE-218	S23°54'25"E	13.76
WE-219	S66°05'35"W	20.00

WATER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
WE-220	N23°54'25"W	13.76
WE-221	S66°05'35"W	168.89
WE-222	S23°54'25"E	85.11
WE-223	N66°05'35"E	13.57
WE-224	N72°32'20"E	17.39
WE-225	S17°27'40"E	70.00
WE-226	N72°32'20"E	132.78
WE-227	N17°27'40"W	152.00
WE-228	N72°32'20"E	72.00
WE-229	S17°27'40"E	152.00
WE-230	N72°32'20"E	72.83
WE-231	S17°27'40"E	195.00
WE-232	N72°32'20"E	97.00
WE-233	S17°27'40"E	20.00
WE-234	S72°32'20"W	243.83
WE-235	S17°27'40"E	12.20
WE-236	S72°32'20"W	20.00
WE-237	N17°27'40"W	12.20
WE-238	S72°32'20"W	128.17
WE-239	N17°27'40"W	20.00

WATER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
WE-240	N72°32'20"E	275.00
WE-241	N17°27'40"W	84.50
WE-242	S72°32'20"W	12.37
WE-243	N17°27'40"W	20.00
WE-244	N72°32'20"E	12.37
WE-245	N17°27'40"W	70.50
WE-246	S72°32'20"W	275.00
WE-247	N17°27'40"W	90.00
WE-248	S17°27'40"E	13.75
WE-249	N72°32'20"E	20.14
WE-250	N17°27'40"W	132.00
WE-251	S72°32'20"W	32.00
WE-252	S17°27'40"E	118.25
WE-253	N72°32'20"E	11.86
WE-254	S17°27'40"E	20.00
WE-255	S72°32'20"W	182.34
WE-256	S17°27'40"E	175.00
WE-257	N72°32'20"E	182.34
WE-258	S17°27'40"E	20.00
WE-259	S72°32'20"W	161.34

WATER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
WE-260	S17°27'40"E	12.11
WE-261	S72°32'20"W	21.00
WE-262	S17°27'40"E	39.89
WE-263	S72°32'20"W	140.38
WE-264	N17°27'40"W	72.00
WE-265	N72°32'20"E	120.38
WE-266	N17°27'40"W	81.50
WE-267	S72°32'20"W	12.18
WE-268	N17°27'40"W	20.00
WE-269	N72°32'20"E	12.18
WE-270	N17°27'40"W	61.85
WE-271	S72°32'20"W	24.79
WE-272	N17°27'40"W	11.65
WE-273	S72°32'20"W	122.92
WE-274	N17°27'40"W	20.00
WE-275	N72°32'20"E	350.05
WE-276	N17°27'40"W	18.81
WE-277	S72°32'20"W	13.84
WE-278	N17°27'40"W	13.19
WE-279	S72°32'20"W	86.53

WATER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
WE-280	S17°27'40"E	32.00
WE-281	N72°32'20"E	100.38

WATER EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
WEC-200	230.00	25.88'	12.95'	6°26'45"	S69°18'57"W	25.86'
WEC-201	210.00	23.63'	11.83'	6°26'45"	S69°18'57"W	23.61'

SEWER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SSE-400	N17°27'40"W	30.00
SSE-401	N72°32'20"E	132.29
SSE-402	N66°05'35"E	218.60
SSE-403	N23°54'25"W	68.20
SSE-404	N66°05'35"E	30.00
SSE-405	S23°54'25"E	98.20
SSE-406	S66°05'35"W	250.29
SSE-407	S72°32'20"W	133.98
SSE-408	N17°27'40"W	30.19
SSE-409	N66°10'44"E	144.64
SSE-410	N66°05'35"E	211.08
SSE-411	S23°54'25"E	154.08
SSE-412	S66°05'35"W	30.00
SSE-413	N23°54'25"W	124.08
SSE-414	S66°05'35"W	181.11
SSE-415	S66°10'44"W	148.01
SSE-416	N17°27'40"W	30.00
SSE-417	N72°32'20"E	389.50
SSE-418	S17°27'40"E	30.00
SSE-419	S72°32'20"W	389.50
SSE-420	N17°27'40"W	30.00
SSE-421	N72°32'20"E	135.17
SSE-422	N17°27'40"W	152.00
SSE-423	N72°32'20"E	94.50
SSE-424	S17°27'40"E	30.00
SSE-425	S72°32'20"W	64.50
SSE-426	S17°27'40"E	122.00
SSE-427	N72°32'20"E	144.83
SSE-428	S17°27'40"E	185.33
SSE-429	S72°32'20"W	30.00
SSE-430	N17°27'40"W	155.33

SEWER EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SSE-431	S72°32'20"W	280.00
SSE-432	S17°27'40"E	30.00
SSE-433	S72°32'20"W	347.55
SSE-434	N17°27'40"W	30.00
SSE-435	N72°32'20"E	347.55
SSE-436	N59°54'13"W	69.49
SSE-437	S44°00'00"W	133.12
SSE-438	S53°23'14"W	301.72
SSE-439	S57°53'01"W	52.55
SSE-440	N03°50'38"W	24.85
SSE-441	S78°49'23"W	22.70
SSE-442	N57°53'01"E	46.39
SSE-443	N32°06'59"W	77.68
SSE-444	N14°23'22"E	253.56
SSE-445	N17°28'55"W	55.45
SSE-446	N02°20'03"W	88.04
SSE-447	N72°32'20"E	334.43
SSE-448	S17°27'40"E	30.00
SSE-449	S72°32'20"W	311.27
SSE-450	S02°09'58"E	43.54
SSE-451	N72°32'20"E	147.92
SSE-452	S17°27'40"E	30.00
SSE-453	S72°32'20"W	152.56
SSE-454	S17°28'55"E	46.99
SSE-455	S14°23'22"W	249.24
SSE-456	S32°06'59"E	63.56
SSE-457	N53°23'14"E	282.45
SSE-458	N44°00'00"E	154.14
SSE-459	S59°54'13"E	60.17
SSE-460	S17°27'40"E	44.45

STORM DRAINAGE EASEMENT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
SDEC-500	775.00	20.76'	10.38'	1°32'05"	N12°52'20"W	20.76'

PLOTTED: Thursday, April 08, 2021 @ 12:50PM

FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Easements.dwg XREFS: Titleblock;Existing;Easements;Layout;SUG;Existing-GIS;05013_extopo_ph2 IMAGES:

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJH/MW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
AS NOTED

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
EASEMENT DESCRIPTION SHEET

Land Planning
Landscape Architecture
Civil Engineering
33 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108, York, PA 17401
(717) 854-3920 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 18 OF 55

NORTH

SHEET KEY MAP
19 | 20
21 | 22

REFER TO GRADING NOTES ON COVER SHEET.

MATCHLINE 19 / 20

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

Forested Area

Existing Wetlands

BUILDING #5
18 UNITS
FFE=478.54

BUILDING #4
18 UNITS
FFE=475.00

BUILDING #3
18 UNITS
FFE=472.36

BMP 4

PROPOSED CLUBHOUSE
±6,500 SF.
FFE=470.44

UNIT 90 FFE=480.80 GFE=480.30
UNIT 89 FFE=480.80 GFE=480.30
UNIT 88 FFE=481.80 GFE=481.30
UNIT 87 FFE=481.80 GFE=481.30
UNIT 86 FFE=481.80 GFE=481.30
UNIT 85 FFE=482.80 GFE=482.30
UNIT 84 FFE=482.80 GFE=482.30
UNIT 83 FFE=487.38
UNIT 82 FFE=486.38
UNIT 81 FFE=485.38
UNIT 80 FFE=484.38
UNIT 79 FFE=483.38
UNIT 78 FFE=483.38
UNIT 77 FFE=482.38
UNIT 76 FFE=482.38
UNIT 91 FFE=478.62 GFE=478.12
UNIT 92 FFE=477.62 GFE=477.12
UNIT 93 FFE=476.62 GFE=476.12
UNIT 94 FFE=476.62 GFE=476.12
UNIT 95 FFE=475.62 GFE=475.12
UNIT 96 FFE=474.40 GFE=473.90
UNIT 97 FFE=473.40 GFE=472.90
UNIT 98 FFE=472.40 GFE=471.90
UNIT 99 FFE=472.40 GFE=471.90
UNIT 100 FFE=471.40 GFE=470.90
UNIT 110 FFE=482.05 GFE=481.55
UNIT 109 FFE=482.05 GFE=481.55
UNIT 108 FFE=482.05 GFE=481.55
UNIT 107 FFE=481.05 GFE=480.55
UNIT 106 FFE=481.05 GFE=480.55
UNIT 105 FFE=480.65 GFE=480.15
UNIT 104 FFE=479.65 GFE=479.15
UNIT 103 FFE=479.65 GFE=479.15
UNIT 102 FFE=478.65 GFE=478.15
UNIT 101 FFE=478.65 GFE=478.15
UNIT 135 FFE=468.67 GFE=468.17
UNIT 136 FFE=468.67
UNIT 134 FFE=473.36 GFE=472.86
UNIT 133 FFE=472.36
UNIT 75 FFE=481.42
UNIT 74 FFE=481.42
UNIT 73 FFE=480.42
UNIT 72 FFE=480.42
UNIT 71 FFE=479.42
UNIT 70 FFE=479.42
UNIT 69 FFE=478.42
UNIT 68 FFE=478.42
UNIT 29 FFE=487.82
UNIT 30 FFE=487.82
UNIT 31 FFE=486.82
UNIT 32 FFE=485.82
UNIT 33 FFE=484.82
UNIT 34 FFE=483.82
UNIT 35 FFE=482.82

ACCESS DRIVE B
ACCESS DRIVE C
ACCESS DRIVE D
ACCESS DRIVE E
SWALE 2
SWALE 4
ELMWOOD DRIVE

19 / 21 MATCHLINE

N/F Hawthorne Spe, LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MJH/MMD	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB/ESJ | CHECKED BY: WMF
DRAWN BY: ALB/ESJ | CHECKED BY: WMF

SCALE 1" = 30'

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP | DAUPHIN COUNTY, PA.

SHEET TITLE
GRADING PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615
E-mail: info@rgsassociates.com
www.rgsassociates.com

RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 19 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:51PM
GRADING.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Grading.dwg XREFS: Titleblock;Existing;EG;Profiles-Utilities;Easements;Layout;SUG;Existing-GIS;EG-Lidar;PG;05013_extopo_ph2;SUG-PG IMAGES:

MATCHLINE 19 / 20

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

Forested Area

Existing Wetlands

SWALE 1

SWALE 2

ACCESS DRIVE A

ACCESS DRIVE A

Silt Fence

Stone Area

Wood Deck (Typ.)

Dwelling Units

Dwelling Units

Maplewood – Phase 1A

Maplewood – Phase 1A

OAKWOOD LANE

Existing Wetlands

Brush Area

Existing Wetlands

Paved Driveway

Landscape Area

Conc

Stone Area

Office Building

BENCHMARK: MAG NAIL
ELEVATION=465.99'
DATUM=NAVD88

REFER TO GRADING NOTES ON COVER SHEET.

SHEET KEY MAP

MATCHLINE 20 / 22

ELMWOOD DRIVE

ELMWOOD DRIVE

BMP 1

PROPOSED CLUBHOUSE ±6,500 SF. FFE=470.44

NOT FOR BIDDING/NOT FOR CONSTRUCTION

UNIT 83 FFE=487.38
UNIT 82 FFE=486.38
UNIT 81 FFE=485.38
UNIT 80 FFE=484.38
UNIT 79 FFE=483.38
UNIT 78 FFE=483.38
UNIT 77 FFE=482.38
UNIT 76 FFE=482.38
UNIT 75 FFE=481.42
UNIT 74 FFE=481.42
UNIT 73 FFE=480.42
UNIT 72 FFE=480.42
UNIT 71 FFE=479.42
UNIT 70 FFE=479.42
UNIT 69 FFE=478.42
UNIT 68 FFE=478.42

UNIT 29 FFE=487.82
UNIT 30 FFE=487.82
UNIT 31 FFE=486.82
UNIT 32 FFE=485.82
UNIT 33 FFE=484.82
UNIT 34 FFE=483.82
UNIT 35 FFE=482.82
UNIT 36 FFE=480.58
UNIT 37 FFE=479.58
UNIT 38 FFE=478.58
UNIT 39 FFE=477.58
UNIT 40 FFE=476.58
UNIT 41 FFE=475.58
UNIT 42 FFE=474.58

UNIT 28 FFE=488.40
UNIT 27 FFE=489.40
UNIT 26 FFE=489.40
UNIT 25 FFE=489.40
UNIT 24 FFE=490.40
UNIT 23 FFE=489.40
UNIT 22 FFE=489.40
UNIT 21 FFE=490.00
UNIT 20 FFE=490.00
UNIT 19 FFE=490.00
UNIT 18 FFE=490.00
UNIT 17 FFE=490.00
UNIT 16 FFE=489.00
UNIT 15 FFE=489.00

UNIT 14 FFE=487.80
UNIT 13 FFE=486.80
UNIT 12 FFE=485.80
UNIT 11 FFE=484.80
UNIT 10 FFE=483.80
UNIT 9 FFE=482.80
UNIT 8 FFE=481.80
UNIT 7 FFE=479.60
UNIT 6 FFE=478.60
UNIT 5 FFE=477.60
UNIT 4 FFE=476.60
UNIT 3 FFE=475.60
UNIT 2 FFE=474.60
UNIT 1 FFE=473.60

UNIT 55 FFE=486.54 GFE=486.04
UNIT 56 FFE=485.54 GFE=485.04
UNIT 57 FFE=484.54 GFE=484.04
UNIT 58 FFE=483.54 GFE=483.04
UNIT 59 FFE=482.54 GFE=482.04
UNIT 60 FFE=481.54 GFE=481.04
UNIT 61 FFE=480.54 GFE=480.04
UNIT 62 FFE=478.86 GFE=478.36
UNIT 63 FFE=477.86 GFE=477.36
UNIT 64 FFE=476.86 GFE=476.36
UNIT 65 FFE=475.86 GFE=475.36
UNIT 66 FFE=474.86 GFE=474.36
UNIT 67 FFE=473.86 GFE=473.36

UNIT 54 FFE=485.89 GFE=485.39
UNIT 53 FFE=484.89 GFE=484.39
UNIT 52 FFE=483.89 GFE=483.39
UNIT 51 FFE=482.89 GFE=482.39
UNIT 50 FFE=481.89 GFE=481.39
UNIT 49 FFE=480.89 GFE=480.39
UNIT 48 FFE=479.23 GFE=478.73
UNIT 47 FFE=478.23 GFE=477.73
UNIT 46 FFE=477.23 GFE=476.73
UNIT 45 FFE=476.23 GFE=475.73
UNIT 44 FFE=475.23 GFE=474.73
UNIT 43 FFE=474.23 GFE=473.73

NO	BY	DATE	REVISION
1	JLH/MG	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB/ES/JJ — CHECKED BY: WMF
DRAWN BY: ALB/ES/JJ — CHECKED BY: WMF

SCALE: 1" = 30' (0' 30' 60' 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP — DAUPHIN COUNTY, PA.

SHEET TITLE
GRADING PLAN

Land Planning
Landscape Architecture
Civil Engineering
33 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street, Suite 105E, York, PA 17401 (717) 854-3920 FAX (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 20 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:51PM
GRADING.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Grading.dwg XREFS: Titleblock;Existing;EG;Profiles-Utilities;Easements;Layout;SUG;Existing-GIS;EG-Lidar;PG;05013_extopo_ph2;SUG-PG IMAGES:

19/21 MATCHLINE

N/F Hawthorne Spe, LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NORTH

BUILDING #1
18 UNITS
FFE=466.62

BUILDING #2
18 UNITS
FFE=465.79

BMP 3

BMP 2

ACCESS DRIVE E

ACCESS DRIVE D

SWALE 3

SWALE 5

ELMWOOD DRIVE

PROPOSED CLUBHOUSE
±6,500 SF.
FFE=470.44

PROPOSED POOL/PATIO
±4,500 SF.
FFE=470.44

Existing Wetlands

Brush Area

UNIT 135 FFE=468.67 GFE=468.17
UNIT 136 FFE=468.67 GFE=468.17
UNIT 137 FFE=467.67 GFE=467.17
UNIT 138 FFE=467.67 GFE=467.17
UNIT 139 FFE=467.67 GFE=467.17
UNIT 140 FFE=467.67 GFE=467.17
UNIT 141 FFE=466.63 GFE=466.13
UNIT 142 FFE=466.63 GFE=466.13
UNIT 143 FFE=465.63 GFE=465.13
UNIT 144 FFE=465.63 GFE=465.13
UNIT 145 FFE=465.63 GFE=465.13
UNIT 146 FFE=465.63 GFE=465.13

UNIT 134 FFE=473.36 GFE=472.86
UNIT 133 FFE=472.36 GFE=471.86
UNIT 132 FFE=472.36 GFE=471.86
UNIT 131 FFE=471.36 GFE=470.86
UNIT 130 FFE=471.36 GFE=470.86
UNIT 129 FFE=471.36 GFE=470.86
UNIT 128 FFE=472.79 GFE=472.29
UNIT 127 FFE=472.79 GFE=472.29
UNIT 126 FFE=473.79 GFE=473.29
UNIT 125 FFE=473.79 GFE=473.29
UNIT 124 FFE=473.79 GFE=473.29

UNIT 111 FFE=469.73
UNIT 112 FFE=470.73
UNIT 113 FFE=470.73
UNIT 114 FFE=470.73
UNIT 115 FFE=471.73
UNIT 116 FFE=471.73
UNIT 117 FFE=471.73
UNIT 118 FFE=472.97

UNIT 123 FFE=475.05
UNIT 122 FFE=475.05
UNIT 121 FFE=474.05
UNIT 120 FFE=474.05
UNIT 119 FFE=473.05

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

21/22 MATCHLINE

SHEET KEY MAP
19 20 21 22

REFER TO GRADING NOTES ON COVER SHEET.

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ/WMF	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB/ESJ — CHECKED BY: WMF
DRAWN BY: ALB/ESJ — CHECKED BY: WMF

SCALE 1" = 30' (0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP — DAUPHIN COUNTY, PA.

SHEET TITLE
GRADING PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3823 Fax: (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 Fax: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 21 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:51PM
GRADING.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Grading.dwg XREFS: Titleblock;Existing;EG;Profiles-Utilities;Easements;Layout;SUG;Existing-GIS;EG-Lidar;PG;05013_extopo_ph2;SUG-PG IMAGES:

ELMWOOD DRIVE

PROPOSED CLUBHOUSE ±6,500 SF. FFE=470.44

PROPOSED POOL/PATIO ±4,500 SF. FFE=470.44

UNIT 111 FFE=469.73
UNIT 112 FFE=470.73
UNIT 113 FFE=470.73
UNIT 114 FFE=470.73
UNIT 115 FFE=471.73
UNIT 116 FFE=471.73
UNIT 117 FFE=471.73
UNIT 118 FFE=472.97
UNIT 122 FFE=475.05
UNIT 121 FFE=474.05
UNIT 120 FFE=474.05
UNIT 119 FFE=473.05

BMP 1

BMP 2

Existing Wetlands

Brush Area

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

MATCHLINE 21 22

ELMWOOD DRIVE

Paved Driveway
Landscape Area

Conc

Stone Area

Office Building

Silt Fence

BIRCHWOOD CIR.

NORTH

Dwelling Units

N/F Water Polo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418

Maplewood — Phase 1

WETLAND MITIGATION AREA (SEE JOINT PERMIT PLANS)

MATCHLINE 20 22

SHEET KEY MAP

19 20 21 22

REFER TO GRADING NOTES ON COVER SHEET.

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	[illegible]	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB/ES/JSJ
CHECKED BY: WMF
DRAWN BY: ALB/ES/JSJ
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
GRADING PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3808 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com

RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 22 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:52PM
GRADING.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Grading.dwg XREFS: Titleblock;Existing;EG;Profiles-Utilities;Easements;Layout;SUG;Existing-GIS;EG-Lidar;PG;05013_extopo_ph2;SUG-PG IMAGES:

NORTH

BUILDING #5
18 UNITS

BUILDING #4
18 UNITS

BUILDING #3
18 UNITS

BUILDING #2
18 UNITS

BUILDING #1
18 UNITS

97 UNITS

67 UNITS

72 UNITS

SWMF 1

SWMF 2

SWMF 3

SWMF 4

ACCESS DRIVE A

ACCESS DRIVE B

ACCESS DRIVE C

ACCESS DRIVE D

ACCESS DRIVE E

ELMWOOD DRIVE

OAKWOOD LANE

BIRCHWOOD CIR.

THEA DRIVE

PROPOSED CLUBHOUSE ±6,500 SF.

PROPOSED POOL/PATIO ±4,500 SF.

Dwelling Units

Office Building

CONNECT TO EXISTING STORM

CONNECT TO EXISTING WATER IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS

CONNECT TO EXISTING WATER IN ACCORDANCE WITH AUTHORITY SPECIFICATIONS

CONNECTION TO EXISTING SEWER MANHOLE

BENCHMARK: MAG NAIL
ELEVATION=465.99'
DATUM=NAVD88

CONNECTION TO EXISTING WATER LINE IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS

PREVIOUS PHASE DESIGN INFORMATION

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	LAYNE	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

SCALE
1" = 60'
0' 60' 120' 180'

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
OVERALL UTILITY PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3800 FAX (717) 854-3820
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com

RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 23 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:32PM
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Overall-Utility.dwg
XREFS: Existing;Titleblock;Profiles-Utilities;Layout;SUG;Existing-GIS;05013_xrtopo_ph2
IMAGES:
OVERALL-UTILITY.SCR

NORTH

SHEET KEY MAP

24 | 25 | 26 | 27

MATCHLINE 24 / 25

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

BUILDING #5
18 UNITS

BUILDING #4
18 UNITS

BUILDING #3
18 UNITS

SMWF 4

ACCESS DRIVE C

ACCESS DRIVE B

ACCESS DRIVE E

ACCESS DRIVE D

SWALE 4

SWALE 2

Existing Wetlands

PROPOSED BLOW OFF VALVE

PROPOSED 8" WATER MAIN (TYP.)

PROPOSED 8" SEWER MAIN (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED WATER LATERAL (TYP.)

PROPOSED SPRINKLER/ FIRE LATERAL (TYP.)

INSERTA-TEE (TYP.) (SEE DETAIL)

11 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

13 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

21"X21" YARD INLET (TYP.) (SEE DETAIL)

PROPOSED SEWER LATERAL WITH CLEANOUT (TYP.)

PROPOSED WATER METER PIT (TYP.)

PROPOSED WATER VALVE (TYP)

PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY WATER MAIN IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS

PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY STORM PIPE

PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY SEWER IN ACCORDANCE WITH AUTHORITY SPECIFICATIONS

CULVERT 2 - 2.83' X 11.58' CORRUGATED METAL ARCH CULVERT - OPEN BOTTOM (SEE JOINT PERMIT PLANS)

PROPOSED 8" WATER MAIN

16 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

PROVIDE HEADWALLS / ENDWALLS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

ELMWOOD DRIVE

PROPOSED CLUBHOUSE ±6,500 SF.

24 / 26 MATCHLINE

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ-HW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

SCALE: 1" = 30' (0' 30' 60' 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
UTILITY PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603, (717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401, (717) 854-3920 Fax: (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101, (717) 599-7615 Fax: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 24 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:52PM
UTILITY.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Utility.dwg
XREFS: Titleblock;Existing;Profiles-Utilities;Easements;Layout;SUG;Existing-GIS;05013_extopo_ph2
IMAGES:

MATCHLINE 24 25

N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

PROPOSED BLOW OFF VALVE
PROPOSED 8" WATER MAIN (TYP.)

Existing Wetlands

SWALE 1

I-A15 I-A16 I-A17 I-C8

Existing Wetlands

Silt Fence

Stone Area

San. Manhole
Top=481.26'
Inv=476.05'

PPL25088
S36170
50

EM (3)

E

Wood Deck (Typ.)

EM (4)

Air Conditioner (Typ.)

S R Q P O N M L K J I H G F

Dwelling Units

Roof Drain(Typ.)

Inlet
Top=473.79'
Inv=468.89'

Maplewood – Phase 1A

OAKWOOD LANE

DD CC BB AA Z Y X W V U T

BENCHMARK: MAG NAIL
ELEVATION=465.99'
DATUM=NAVD88

Stop/Elmwood Dr/Oakwood Ln

Inlet
Top=468.56'
Inv=462.86' (In)
Inv=462.76' (Out)

Storm Manhole
Top=467.20'
Inv=462.00'

San. Manhole
Top=466.07'
Inv=458.79'

No Soliciting

Inlet
Top=468.41'
Inv=461.76' (In from N)
Inv=462.91' (In from S)
Inv=461.21' (Out)

Inlet
Top=473.14'
Inv=464.94'

Private Property

MATCHLINE 25 27

SHEET KEY MAP

24 25 26 27

PROPOSED FIRE HYDRANT (TYP.)
PROPOSED 8" SEWER MAIN (TYP.)
PROPOSED 8" WATER MAIN (TYP.)

PROPOSED WATER LATERAL (TYP.)

PROPOSED SEWER LATERAL WITH CLEANOUT (TYP.)

ACCESS DRIVE A

SWALE 2

Existing Wetlands

I-D22 I-D21 I-D20 I-D19

I-A1 I-A2 I-A3 I-A4 I-A5 I-A6 I-A7 I-A8 I-A9 I-A10 I-A11 I-A12 I-A13 I-A14

I-B1 I-B2

I-C1 I-C2 I-C3 I-C4 I-C5 I-C6 I-C7 I-C9 I-C10 I-C11

I-D23 I-D24 I-D25 I-D26

I-E1 I-E2 I-E3 I-E4

MH-1 MH-2 MH-3 MH-4 MH-5 MH-6 MH-7

PROPOSED WATER METER PIT (TYP.)
PROPOSED WATER VALVE (TYP)
PROPOSED FIRE HYDRANT (TYP.)

CULVERT 2 - 2.83' X 11.58'
CORRUGATED METAL ARCH
CULVERT - OPEN BOTTOM
(SEE JOINT PERMIT PLANS)

PROPOSED 8" WATER MAIN

CULVERT 1 - 3.83' X 17.75'
CORRUGATED METAL ARCH
CULVERT - OPEN BOTTOM
(SEE JOINT PERMIT PLANS)

ELMWOOD DRIVE

16 L.F. OF 8" DIA. SLCPP
@ 1.00% MIN. SLOPE

PROPOSED
CLUBHOUSE
±6,500 SF.

PROVIDE HEADWALLS / ENDWALLS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

PROPOSED 8" SEWER MAIN (TYP.)

EW-A1 EW-B1 EW-C1

PROVIDE HEADWALLS / ENDWALLS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

SMWF 1

No Parking
Do Not Block Driveway
Fire Zone

Paved Driveway
Landscape Area

Conc

Stone Area

Office Building

Inlet
Top=468.35'
Inv=460.90'
No Parking

Speed Limit
25 MPH
No Parking
PPL25049
S36155

PPL25049
S36148

San. Manhole
Top=472.28'
Inv=

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SLH/WMF	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

SCALE
1" = 30'
0' 30' 60' 90'

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
UTILITY PLAN

Land Planning
Landscape Architecture
Civil Engineering
33 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 105E, York, PA 17401
(717) 854-3910 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com

GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 25 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:53PM
UTILITY.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Utility.dwg
XREFS: Titleblock;Existing;Profiles-Utilities;Easements;Layout;SUG;Existing-GIS;05013_extopo_ph2
IMAGES:

PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY WATER MAIN IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS

PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY STORM PIPE

PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY SEWER IN ACCORDANCE WITH AUTHORITY SPECIFICATIONS

24/26 MATCHLINE

N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NORTH

SHEET KEY MAP
24 25 26 27

PROPOSED WATER METER PIT (TYP.)
PROPOSED WATER VALVE (TYP)

CULVERT 2 - 2.83' X 11.58' CORRUGATED METAL ARCH CULVERT - OPEN BOTTOM (SEE JOINT PERMIT PLANS)

PROPOSED 8" WATER MAIN

ELMWOOD DRIVE

ACCESS DRIVE E

ACCESS DRIVE D

SWALE 3

SWALE 5

16 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

PROVIDE HEADWALLS / ENDWALLS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

PROPOSED CLUBHOUSE ±6,500 SF.

PROPOSED POOL/PATIO ±4,500 SF.

Existing Wetlands

BUILDING #2
18 UNITS

16 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE
42 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

PROPOSED WATER LATERAL (TYP.)
PROPOSED SPRINKLER/ FIRE LATERAL (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

21"X21" YARD INLET (TYP.) (SEE DETAIL)

16 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

SMWF 3

PROPOSED WATER LATERAL (TYP.)

PROPOSED SEWER LATERAL WITH CLEANOUT (TYP.)

PROPOSED WATER LATERAL (TYP.)
PROPOSED SPRINKLER/ FIRE LATERAL (TYP.)

41 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

40 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

INSERTA-TEE (TYP.) (SEE DETAIL)

21"X21" YARD INLET (TYP.) (SEE DETAIL)

21"X21" YARD INLET (TYP.) (SEE DETAIL)
19 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

BUILDING #1
18 UNITS

PROPOSED 8" WATER MAIN (TYP.)

SMWF 2

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

PROPOSED BLOW OFF VALVE

PROPOSED 8" SEWER MAIN (TYP.)

26/27 MATCHLINE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	AJ Hess	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

SCALE
1" = 30'
0' 30' 60' 90'

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
UTILITY PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3910 Fax: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 Fax: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 26 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:53PM
UTILITY.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Utility.dwg
XREFS: Titleblock;Existing;Profiles-Utilities;Easements;Layout;SUQ;Existing-GIS;05013_extopo_ph2
IMAGES:

CULVERT 2 - 2.83' X 11.58' CORRUGATED METAL ARCH CULVERT - OPEN BOTTOM (SEE JOINT PERMIT PLANS)

PROPOSED 8" WATER MAIN

PROPOSED WATER METER PIT (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED WATER VALVE (TYP)

CULVERT 1 - 3.83' X 17.75' CORRUGATED METAL ARCH CULVERT - OPEN BOTTOM (SEE JOINT PERMIT PLANS)

San. Manhole Top=468.07' Inv=458.79'

MATCHLINE 25 27

No Soliciting

Inlet Top=468.41' Inv=461.76' (In from N) Inv=462.91' (In from S) Inv=461.21' (Out)

Inlet Top=473.14' Inv=464.94'

Private Property

ELMWOOD DRIVE

16 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

PROVIDE HEADWALLS / ENDWALLS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

PROPOSED 8" SEWER MAIN (TYP.)

PROVIDE HEADWALLS / ENDWALLS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

No Parking
Do Not Block Driveway
Fire Zone

Paved Driveway Landscape Area

Conc

Stone Area

Office Building

Inlet Top=468.35' Inv=460.90'

No Parking

Speed Limit 25 MPH/ No Parking

PPL25049 S36155

PPL25049 S36148

San. Manhole Top=472.28' Inv=

Stop/Elmwood Dr/ Birchwood Cir

PROPOSED CLUBHOUSE ±6,500 SF.

PROPOSED POOL/PATIO ±4,500 SF.

PROPOSED WATER LATERAL (TYP.)

PROPOSED SPRINKLER/ FIRE LATERAL (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

21"X21" YARD INLET (TYP.) (SEE DETAIL)

16 L.F. OF 8" DIA. SLCPP @ 1.00% MIN. SLOPE

SMWF 1

Existing Wetlands

PROPOSED CONNECTION TO EXISTING WATER LINE IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS

Inv=460.17'

Silt Fence

BIRCHWOOD CIR.

Dwelling Units

Roof Drain (Typ.)

111 112 113 114 115 116 117 118 119 120 121 122

PROPOSED 8" WATER MAIN (TYP.)

SMWF 2

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003180
Area: 24.765 Acres

N/F Water Palo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150032418

Drainage Swale

Maplewood — Phase 1

San. Manhole Top=471.99' Inv=

PROPOSED 8" SEWER MAIN (TYP.)

PROPOSED CONNECTION TO EXISTING SEWER MANHOLE

Inv=449.07'

Berm Elev=450.23'

San. Manhole Top=466.86' Inv=453.66' EM (3)

Inv=445.14'

Inv=444.52'

30" SLCPP

EM (2)

Storm Manhole Top=453.29

San. Manhole Top=440.78' Inv=428.58' (In from N) Inv=428.58' (In from S) Inv=428.36' (Out)

San. Manhole Top=447.35' Inv=438.95' (In) Inv=429.57' (Out)

MATCHLINE 26 27

SHEET KEY MAP

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ/WMF	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE 1" = 30' (0' 30' 60' 90')

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
UTILITY PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3800 Fax: (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 Fax: (717) 435-8277
E-mail: info@gsaassociates.com
www.gsaassociates.com

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 27 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:53PM
UTILITY.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Utility.dwg
XREFS: Titleblock;Existing;Profiles-Utilities;Easements;Layout;SUG;Existing-GIS;05013_extopo_ph2
IMAGES:

LANDSCAPE CONTRACTOR NOTES:

A. GENERAL PLANTING NOTES:

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

B. PLANT STANDARDS AND GUARANTEE

1. ALL TREES SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
2. ALL PLANTS SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY, AND VIGOROUS. THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
4. REQUIREMENTS FOR PLANT MEASUREMENTS, BRANCHING, GRADING, QUALITY, AND BALLING AND BURLAPPING SHALL FOLLOW THE CODE OF STANDARDS AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, AS AMENDED. DO NOT PRUNE TO ATTAIN REQUIRED SIZES.
5. IF FORMAL PLANTING ARRANGEMENTS OR A CONSISTENT ORDER OF PLANTS IS INDICATED ON THE DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.
6. ALL STREET TREES AND SCREENING PLANT MATERIALS SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF OTHER SITE WORK.
7. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS PRIOR TO THE BEGINNING OF THE GUARANTEE PERIOD BY WATERING, FERTILIZING, DISEASE CONTROL, PRUNING, AND WEEDING TO KEEP THE COMPLETED WORK AND/OR UNCOMPLETED WORK IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
8. INSPECTION TO DETERMINE WORK COMPLETION FOR BEGINNING THE ONE-YEAR GUARANTEE PERIOD WILL BE MADE BY THE OWNER AND LANDSCAPE ARCHITECT UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION SUBMITTED BY THE CONTRACTOR AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
9. AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED OF THE DATE THAT THE WORK HAS BEEN APPROVED FOR BEGINNING THE GUARANTEE PERIOD. IF THERE ARE ANY DEFICIENCIES, THE CONTRACTOR WILL BE GIVEN A LIST OF ITEMS TO BE CORRECTED PRIOR TO THE BEGINNING OF THE GUARANTEE PERIOD.
10. DURING THE TIME BETWEEN THE INSTALLATION OF PLANTS AND THE BEGINNING OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SUPERINTENDENCE OF THE PLANTINGS. SHOULD ANY PLANT BE STOLEN OR OTHERWISE REMOVED, ANY SUCH PLANT SHALL BE REPLACED BY THE CONTRACTOR. THE GUARANTEE PERIOD WILL BEGIN WHEN ALL PLANTS ARE INSTALLED AS SHOWN AND SPECIFIED IN THESE PLANS.
11. THE CONTRACTOR SHALL GUARANTEE THAT PLANTS SHALL BE IN VIGOROUS AND THRIVING CONDITION AT THE END OF THE GUARANTEE PERIOD. SHOULD ANY PLANTS APPEAR TO BE IN POOR HEALTH OR LACK NORMAL GROWTH HABIT, THEY SHALL BE REMOVED AT ONCE AND REPLACED IN A MANNER AND TIME AS PREVIOUSLY SPECIFIED.
12. WITHIN THE GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY MAINTENANCE PRACTICES BEING FOLLOWED OR OMITTED WHICH WOULD BE DETRIMENTAL TO THE HEALTHY VIGOROUS GROWING CONDITIONS OF PLANTS.
13. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT AT THE TIME OF PLANTING COMPLETION TO REQUEST A FINAL INSPECTION PRIOR TO ISSUANCE OF THE FINAL WORK PAYMENT.
14. ALL MATERIAL SHALL BE GUARANTEED BY INSTALLER FOR THE DURATION OF 12 MONTHS FOLLOWING FINAL INSPECTION AND ACCEPTANCE OF THE WORK. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

C. SOIL PREPARATION:

1. PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND FORWARD A SOIL AGRONOMY TESTING REPORT FROM AN APPROVED SOILS LABORATORY SUCH AS PENNSYLVANIA STATE UNIVERSITY'S AGRICULTURAL ANALYTICAL SERVICES LABORATORY. THE REPORT IS TO BE FORWARDED TO THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE UPON RECEIPT.
2. ALL SOIL AMENDMENTS SHALL BE INSTALLED PER THE SOIL AGRONOMY REPORT, AND SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. LANDSCAPE PLANTING AREAS SHALL BE FREE ON ANY DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE RUBBLE, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE TAR, ROOFING COMPOUND, ACID, AND STONES LARGER THAN 3" IN ANY DIRECTION.
3. APPLY AMENDMENTS ON-SITE, AND MIX SOIL TO FULLY ADDRESS ALL EXISTING SOIL DEFICIENCIES. DO NOT APPLY AMENDMENTS NOR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
4. TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 6" IN ALL PLANTING AREAS. IF INSUFFICIENT TOPSOIL IS PRESENT PRIOR TO PLANTING, THE SITE CONTRACTOR SHALL PROVIDE AND PLACE THE REQUIRED TOPSOIL AT THE LANDSCAPE CONTRACTOR'S REQUEST. THE TOPSOIL SHALL BE ROUGH GRADED BY THE SITE CONTRACTOR AND FINISH GRADED BY THE LANDSCAPE CONTRACTOR.
5. TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBSOIL AT A DEPTH OF NOT LESS THAN 8".
6. PERENNIAL, ANNUAL AND BULB PLANTING AREAS SHALL HAVE AMENDED SOILS AS FOLLOWS
   FOR EACH 100 S.F. AREA
   6 CU. FT. OF CLEAN COMPOST
   5-6 LBS. MILORGANITE OR EQUAL
   2-3 LBS. OF 0-20-20 FERTILIZER
7. CONTRACTOR SHALL KILL OFF ANY EXISTING TURF AND UNWANTED VEGETATION WITHIN PROPOSED BED LIMITS. COMPLETE REMOVAL OF TURF BY MEANS OF A SOD CUTTER OR SCUFFING IS AN ACCEPTABLE ALTERNATIVE METHOD TO HERBICIDE APPLICATION. IF HERBICIDE IS NOT USED, THE CONTRACTOR SHALL COMPLETELY REMOVE ALL EXISTING PLANT ROOTS.

D. FERTILIZER

1. PRIOR TO PLANTING, CONTRACTOR SHALL APPLY AN ALL-PURPOSE FERTILIZER EVENLY TO THE ENTIRE PLANTING BED PER THE RECOMMENDATIONS OF THE SOIL AGRONOMY TEST AND PER THE MANUFACTURERS SPECIFICATIONS. FERTILIZER SHALL BE TILLED INTO THE TOP 6"-8" OF TOPSOIL.
2. AGRIFORM 20-10-5 PLANTING TABLETS OR EQUIVALENT SHALL BE USED FOR ALL TREE AND SHRUB PLANTINGS PER THE MANUFACTURER'S SPECIFICATIONS.

E. MULCH:

1. THE CONTRACTOR MAY APPLY A PRE-EMERGENT HERBICIDE PER THE MANUFACTURERS SPECIFICATIONS TO THE ENTIRE PLANTING BED FOR CONTROL OF WEED GERMINATION.
2. A LAYER OF NATURAL, NON-COLORED ORGANIC MULCH SHALL BE APPLIED ACROSS THE ENTIRE PLANTING BED AREA UNLESS OTHERWISE INDICATED ON THE PLAN. MULCH DEPTH SHALL NOT BE GREATER THAN 3" NOR LESS THAN 2".
3. MULCH SHALL BE ORGANIC, DOUBLE-CUT, NATURAL, UN-DYED AND FREE FROM DELETERIOUS MATERIALS.
4. MULCH SHALL NOT COVER THE CROWNS OF ANY HERBACEOUS PLANTS. NOR THE ROOT FLARES OF ANY WOODY PLANTS.

F. SEED/SOD ESTABLISHMENT NOTES

1. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULING FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. TURFGRASS SOD SHALL COMPLY WITH 'SPECIFICATIONS FOR TURFGRASS SOD MATERIALS' IN TPI GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING. TURFGRASS SOD SHALL BE A VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. IT SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT.
3. RECOMMENDED TIME OF TURFGRASS SEEDING IS SEPTEMBER 1ST TO OCTOBER 15TH. WHERE SPRING SEEDINGS ARE NECESSARY,SEED NO LATER THAN APRIL 1ST FOR BEST RESULTS.
4. SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE IN CLIMATIC CONDITIONS OF THE SPECIFIC SITE AREA.
5. PRIOR TO SEEDING AND/OR SODDING, REMOVE ANY EXISTING VEGETATION FROM PROPOSED LAWN AREAS. A LICENSED SPRAY TECHNICIAN CAN APPLY AN APPROVED HERBICIDE TO CONTROL UNDESIRABLE SPECIES, BUT AVOID SPRAYING IN ANY RIPARIAN AREAS BETWEEN APRIL 15TH AND AUGUST 15TH, THE MATING AND NEWBORN PERIOD OF LOCAL WILDLIFE. SOME PLANT SPECIES MAY REQUIRE MULTIPLE APPLICATIONS.
6. EXCESS DEAD VEGETATION SHOULD BE BURNED OR TURNED UNDER, IF THE SITE IS NOT TOO WET FOR TILLING WITHOUT EXCESSIVE SOIL COMPACTION.
7. IF TOPSOIL HAS BEEN DEPLETED OR REMOVED IN THE AREA TO BE SEEDED OR SODDED, ORGANIC MATERIALS SHALL BE ADDED. THE USE OF LIME OR FERTILIZER IN, OR NEAR, WETLANDS IS NOT RECOMMENDED.
8. DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION, AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.
9. EXTRA CARE SHALL BE TAKEN TO ELIMINATE DEPRESSIONS OR AIR POCKETS BY ROLLING OR TAMPING LAWN BASE BEFORE INSTALLATION. ALL SOD MUST BE DELIVERED AND INSTALLED WITHIN 36 HOURS OF BEING CUT. SOD SHALL BE LAID SMOOTHLY, EDGE TO EDGE WITH STAGGERED JOINTS. IMMEDIATELY AFTER INSTALLATION, THE SOD SHALL BE WATERED TO A DEPTH OF 4" INTO THE SOIL.
10. MULCHING WITH STRAW, HYDROMULCH, OR FIBER MATS IS RECOMMENDED TO PROTECT SEED FROM DRYING OUT OR WASHING AWAY. HEAVY MULCHES SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.
11. BOUNDARIES OF NEWLY SEEDED AREAS SHALL BE WELL DEFINED WITH SIGNS OR OTHER MARKERS TO DETER INTRUSION UNTIL LAWN AREAS ARE FULLY ESTABLISHED.

PLANT SCHEDULE

TREES - EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
Je	8	Juniperus virginiana `Corcorcor` TM	Emerald Sentinal Juniper	6` HT. MIN.	
Pa	23	Picea abies	Norway Spruce	6` HT. MIN.	B&B
Ps	30	Pinus strobus	White Pine	6` HT. MIN.	B&B
TREES - ORNAMENTAL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
Ag	2	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Apple Serviceberry	8-10` Ht.	B&B, MULTI-STEM
TREES - DECIDIOUS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
AF	19	Acer rubrum `Franksred` TM	Red Sunset Maple	2.5" Cal.	B&B
GP	24	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	2.5" Cal.	B&B
GS	27	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	2.5" Cal.	B&B
LT	15	Liriodendron tulipifera	Tulip Tree	2.5" Cal.	B&B
NS	24	Nyssa sylvatica	Sour Gum	2.5" Cal.	B&B
PxA	12	Platanus x acerifolia	London Plane Tree	2.5" Cal.	B&B
ZG	27	Zelkova serrata `Green Vase	Sawleaf Zelkova	2.5" Cal.	B&B

PERMANENT SEEDING BMP 1
LOW MAINTENANCE NATIVE SEED MIXES

Seeding dates
Aug. 15 to Oct.15

BASIN FLOOR LOW MAINTENANCE NATIVE SEED MIX - 22,510 S.F. ±

Seeding rate	% by wt.		
Little Bluestem `Standing Ovation`	8 lbs/ac.	30%	
Tufted Hair Grass	2 lbs/ac.	70%	

BASIN SIDE SLOPES LOW MAINTENANCE NATIVE SEED MIX - 6,715 S.F. ±

Seeding rate	% by wt.	
Little Bluestem `Standing Ovation`	8 LBS/AC.	100%

PERMANENT SEEDING BMP 2
LOW MAINTENANCE NATIVE SEED MIXES

Seeding dates
Aug. 15 to Oct.15

BASIN FLOOR LOW MAINTENANCE NATIVE SEED MIX - 14,831 S.F. ±

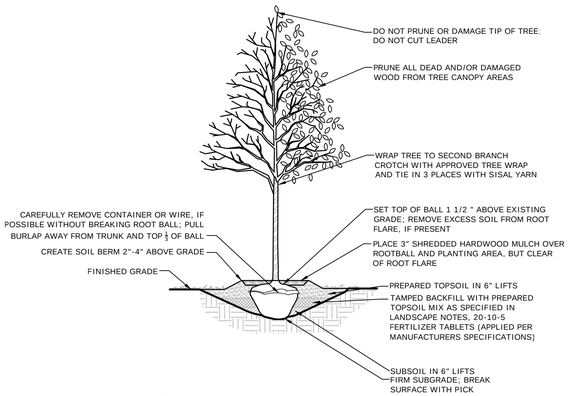
Seeding rate	% by wt.	
Little Bluestem `Standing Ovation`	8 lbs/ac.	30%
Tufted Hair Grass	2 lbs/ac.	70%

BASIN SIDE SLOPES LOW MAINTENANCE NATIVE SEED MIX - 11,105 S.F ±

Seeding rate	% by wt.	
Little Bluestem `Standing Ovation`	8 LBS/AC.	100%

BMP SEED MIX DETAIL

NOT TO SCALE

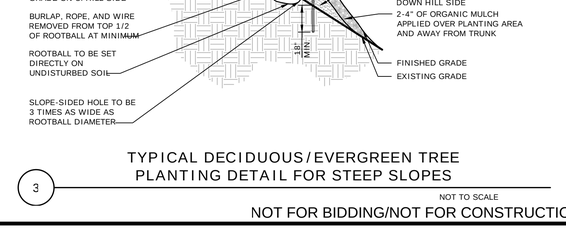


PLANT SPECIFICATION NOTES:

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

1 TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

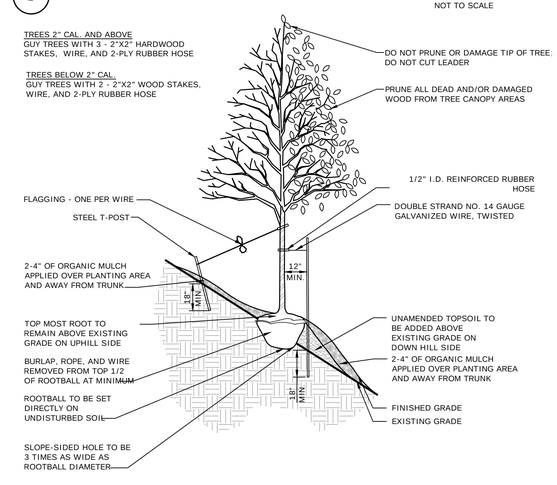


PLANT SPECIFICATION NOTES:

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

2 TYPICAL EVERGREEN TREE- PLANTING DETAIL

NOT TO SCALE



3 TYPICAL DECIDUOUS/EVERGREEN TREE PLANTING DETAIL FOR STEEP SLOPES

NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ+MG	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE: AS NOTED

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP | DAUPHIN COUNTY, PA.

SHEET TITLE
LANDSCAPE NOTES & DETAILS SHEET

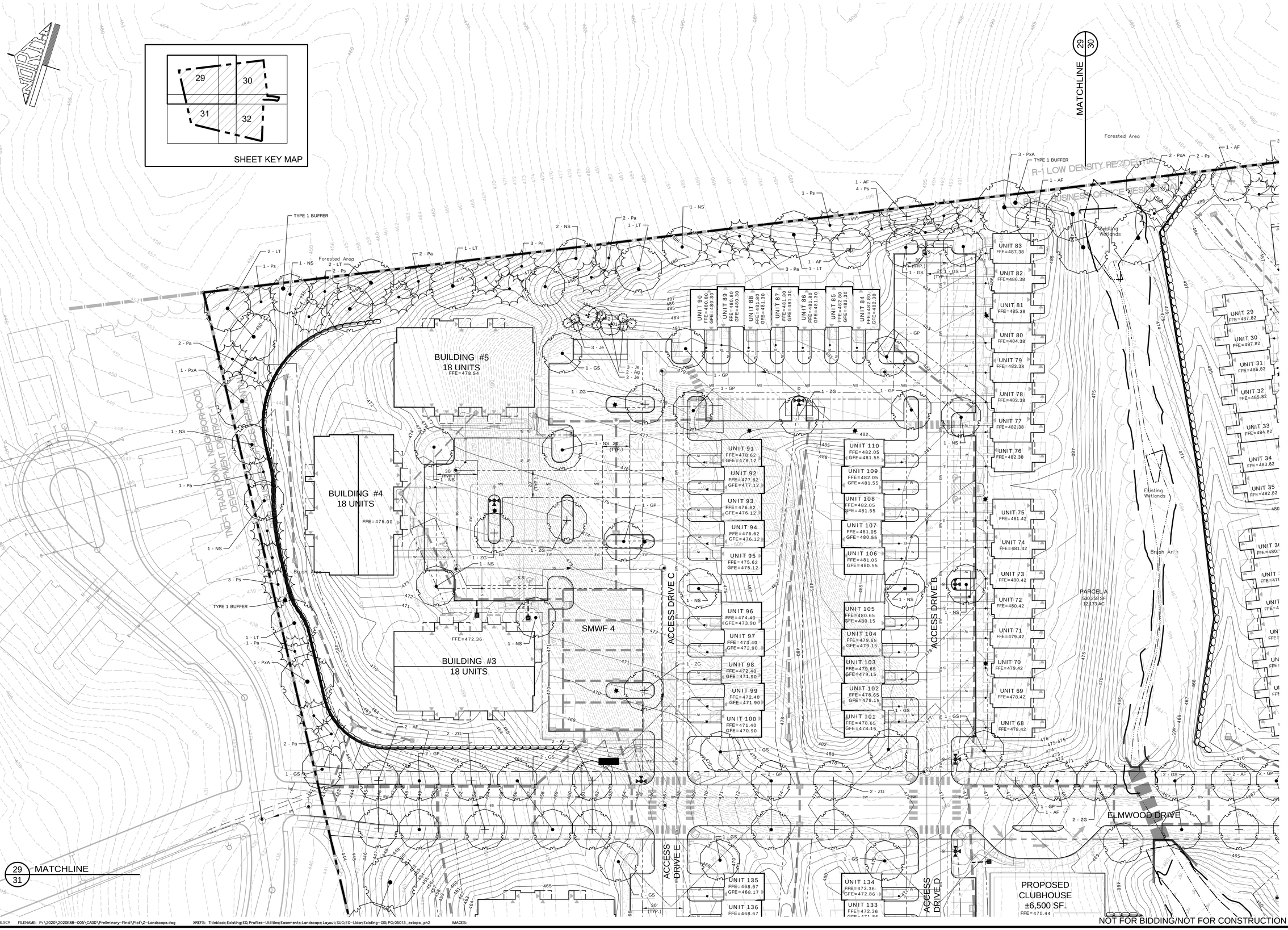
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3835 FAX (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 FAX (717) 435-8277
E-mail: info@gsassociates.com
www.gsassociates.com
GS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 28 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:53PM

FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Landscape-Details.dwg XREFS: Details; Titleblock; Landscape IMAGES:



PLOTTED: Thursday, April 08, 2021 @ 12:54PM

LANDSCAPE.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Landscape.dwg XREFS: Titleblock;Existing;EG;Profiles-Utilities;Easements;Landscape;Layout;SUG;EG-Lidar;Existing-GIS;PG;05013_extopo_ph2 IMAGES:

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	ALB/WMF	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

SCALE 1" = 30' (0', 30', 60', 90')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
LANDSCAPE PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 Fax (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 Fax (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 Fax (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 29 OF 55

MATCHLINE 29 30

R-1 LOW DENSITY RESIDENTIAL

B - BUSINESS/OFFICE RESIDENTIAL

PARCEL A
530,258 SF
12.173 AC

PROPOSED
CLUBHOUSE
±6,500 SF.
FFE=470.44

ACCESS DRIVE A

ELMWOOD DRIVE

OAKWOOD LANE

Forested Area

Existing Wetlands

Brush Area

Stone Area

Dwelling Units

Silt Fence

Wood Deck (Typ.)

Concrete Pad

Paved Driveway/ Landscape Area

Office Building

Private Property

No Soliciting

No Parking
Do Not Block Driveway
Tow Zone

No Parking

Speed Limit
25 MPH
No Parking

SMWF 1

BMP SEED MIX
(SEE DETAIL)

MATCHLINE 30 32

TYPE 1 BUFFER

UNIT 83 FFE=487.38
UNIT 82 FFE=486.38
UNIT 81 FFE=485.38
UNIT 80 FFE=484.38
UNIT 79 FFE=483.38
UNIT 78 FFE=483.38
UNIT 77 FFE=482.38
UNIT 76 FFE=482.38
UNIT 75 FFE=481.42
UNIT 74 FFE=481.42
UNIT 73 FFE=480.42
UNIT 72 FFE=480.42
UNIT 71 FFE=479.42
UNIT 70 FFE=479.42
UNIT 69 FFE=478.42
UNIT 68 FFE=478.42

UNIT 29 FFE=487.82
UNIT 30 FFE=487.82
UNIT 31 FFE=486.82
UNIT 32 FFE=485.82
UNIT 33 FFE=484.82
UNIT 34 FFE=483.82
UNIT 35 FFE=482.82
UNIT 36 FFE=480.58
UNIT 37 FFE=479.58
UNIT 38 FFE=478.58
UNIT 39 FFE=477.58
UNIT 40 FFE=476.58
UNIT 41 FFE=475.58
UNIT 42 FFE=474.58

UNIT 54 FFE=485.89 GFE=485.39
UNIT 53 FFE=484.89 GFE=484.39
UNIT 52 FFE=483.89 GFE=483.39
UNIT 51 FFE=482.89 GFE=482.39
UNIT 50 FFE=481.89 GFE=481.39
UNIT 49 FFE=480.89 GFE=480.39
UNIT 48 FFE=479.23 GFE=478.73
UNIT 47 FFE=478.23 GFE=477.73
UNIT 46 FFE=477.23 GFE=476.73
UNIT 45 FFE=476.23 GFE=475.73
UNIT 44 FFE=475.23 GFE=474.73
UNIT 43 FFE=474.23 GFE=473.73

UNIT 55 FFE=486.54 GFE=486.04
UNIT 56 FFE=485.54 GFE=485.04
UNIT 57 FFE=484.54 GFE=484.04
UNIT 58 FFE=483.54 GFE=483.04
UNIT 59 FFE=482.54 GFE=482.04
UNIT 60 FFE=481.54 GFE=481.04
UNIT 61 FFE=480.54 GFE=480.04
UNIT 62 FFE=478.86 GFE=478.36
UNIT 63 FFE=477.86 GFE=477.36
UNIT 64 FFE=476.86 GFE=476.36
UNIT 65 FFE=475.86 GFE=475.36
UNIT 66 FFE=474.86 GFE=474.36
UNIT 67 FFE=473.86 GFE=473.36

UNIT 28 FFE=489.40
UNIT 27 FFE=489.40
UNIT 26 FFE=489.40
UNIT 25 FFE=489.40
UNIT 24 FFE=490.40
UNIT 23 FFE=489.40
UNIT 22 FFE=489.40
UNIT 21 FFE=490.00
UNIT 20 FFE=490.00
UNIT 19 FFE=490.00
UNIT 18 FFE=490.00
UNIT 17 FFE=490.00
UNIT 16 FFE=489.00
UNIT 15 FFE=489.00

UNIT 14 FFE=487.80
UNIT 13 FFE=486.80
UNIT 12 FFE=485.80
UNIT 11 FFE=484.80
UNIT 10 FFE=483.80
UNIT 9 FFE=482.80
UNIT 8 FFE=481.80
UNIT 7 FFE=479.60
UNIT 6 FFE=478.60
UNIT 5 FFE=477.60
UNIT 4 FFE=476.60
UNIT 3 FFE=475.60
UNIT 2 FFE=474.60
UNIT 1 FFE=473.60

SHEET KEY MAP
29 30 31 32

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MMW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: WMF
DRAWN BY: ALB | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
LANDSCAPE PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3802 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com

RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 30 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:54PM
LANDSCAPE.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Landscape.dwg XREFS: Titleblock; Existing; EG; Profiles-Utilities; Easements; Landscape; Layout; SUG; EG-Lidar; Existing-GIS; PG; 05013_extopo_ph2 IMAGES:

29/31 MATCHLINE

NORTH

BUILDING #2
18 UNITS
FFE=466.62

BUILDING #1
18 UNITS
FFE=465.79

SMWF 3

SMWF 2

ACCESS DRIVE E

ACCESS DRIVE D

ELMWOOD DRIVE

PROPOSED CLUBHOUSE ±6,500 SF.
FFE=470.44

PROPOSED POOL/PATIO ±4,500 SF.
FFE=470.44

PARCEL B
462,271 SF
10.612 AC

Existing Wetlands

Brush Area

BMP SEED MIX (SEE DETAIL)

TYPE 1 BUFFER

UNIT 135 FFE=468.67 GFE=468.17
UNIT 136 FFE=468.67 GFE=468.17
UNIT 137 FFE=467.67 GFE=467.17
UNIT 138 FFE=467.67 GFE=467.17
UNIT 139 FFE=467.67 GFE=467.17
UNIT 140 FFE=467.67 GFE=467.17
UNIT 141 FFE=466.63 GFE=466.13
UNIT 142 FFE=466.63 GFE=466.13
UNIT 143 FFE=465.63 GFE=465.13
UNIT 144 FFE=465.63 GFE=465.13
UNIT 145 FFE=465.63 GFE=465.13
UNIT 146 FFE=465.63 GFE=465.13

UNIT 134 FFE=473.36 GFE=472.86
UNIT 133 FFE=472.36 GFE=471.86
UNIT 132 FFE=472.36 GFE=471.86
UNIT 131 FFE=471.36 GFE=470.86
UNIT 130 FFE=471.36 GFE=470.86
UNIT 129 FFE=471.36 GFE=470.86
UNIT 128 FFE=472.79 GFE=472.29
UNIT 127 FFE=472.79 GFE=472.29
UNIT 126 FFE=473.79 GFE=473.29
UNIT 125 FFE=473.79 GFE=473.29
UNIT 124 FFE=473.79 GFE=473.29

UNIT 111 FFE=469.73
UNIT 112 FFE=470.73
UNIT 113 FFE=470.73
UNIT 114 FFE=470.73
UNIT 115 FFE=471.73
UNIT 116 FFE=471.73
UNIT 117 FFE=471.73
UNIT 118 FFE=472.97
UNIT 119 FFE=473.05
UNIT 120 FFE=474.05
UNIT 121 FFE=474.05
UNIT 122 FFE=475.05
UNIT 123 FFE=475.05

31/32 MATCHLINE

SHEET KEY MAP

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	[illegible]	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
LANDSCAPE PLAN

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3800 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 31 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:54PM
LANDSCAPE.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Landscape.dwg XREFS: Titleblock;Existing;EG;Profiles-Utilities;Easements;Landscape;Layout;SUG;EG-Lidar;Existing-GIS;PG;05013_extopo_ph2 IMAGES:

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	[illegible]	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 30'
0' 30' 60' 90'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

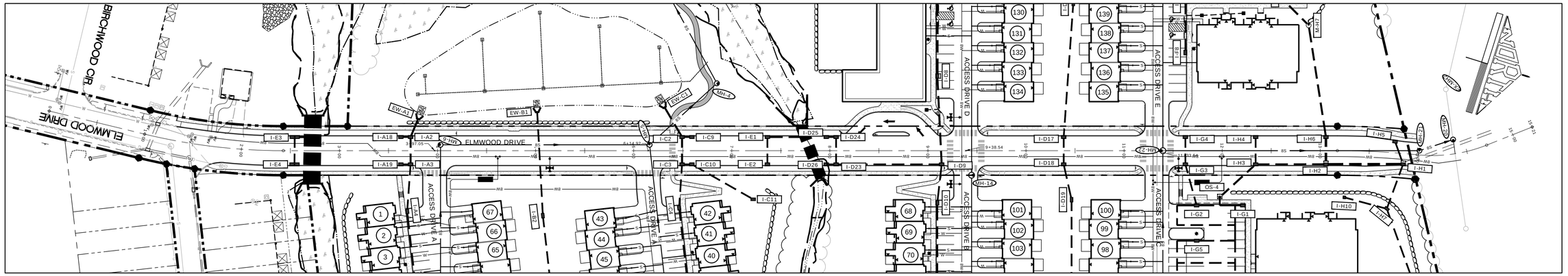
SHEET TITLE
LANDSCAPE PLAN

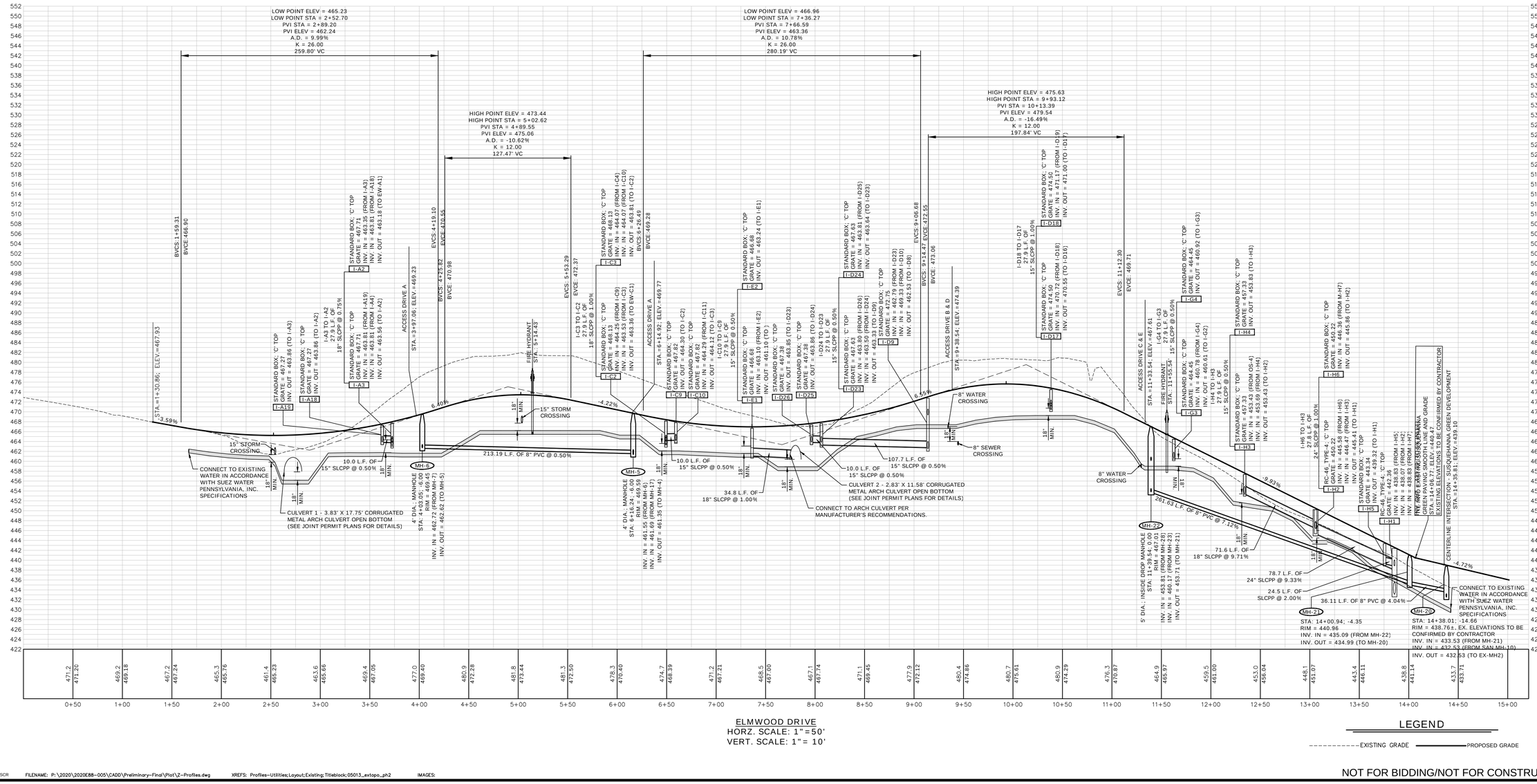
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

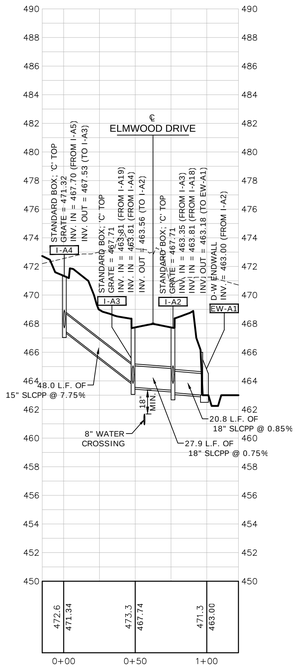
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 32 OF 55

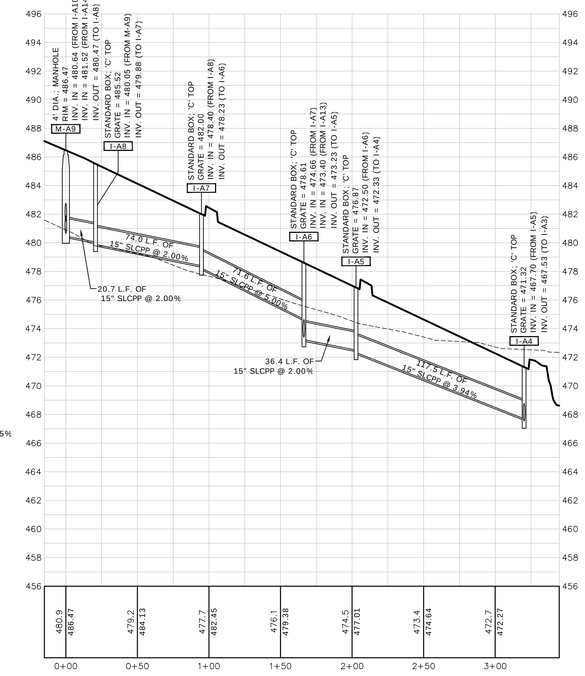
PLOTTED: Thursday, April 08, 2021 @ 12:54PM
LANDSCAPE.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Landscape.dwg XREFS: Titleblock;Existing;EG;Profiles-Utilities;Easements;Landscape;Layout;SUG;EG-Lidar;Existing-GIS;PG;05013_extopo_ph2 IMAGES:



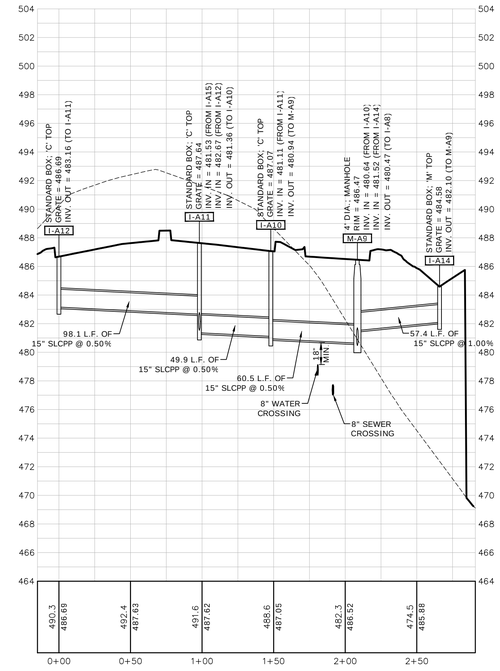

LOW POINT ELEV = 465.23
LOW POINT STA = 2+52.70
PVI STA = 2+89.20
PVI ELEV = 462.24
A.D. = 9.99%
K = 26.00
259.80' VC
HIGH POINT ELEV = 473.44
HIGH POINT STA = 5+02.62
PVI STA = 4+89.55
PVI ELEV = 475.06
A.D. = -10.62%
K = 12.00
127.47' VC
LOW POINT ELEV = 466.96
LOW POINT STA = 7+36.27
PVI STA = 7+66.59
PVI ELEV = 463.36
A.D. = 10.78%
K = 26.00
280.19' VC
HIGH POINT ELEV = 475.63
HIGH POINT STA = 9+93.12
PVI STA = 10+13.39
PVI ELEV = 479.54
A.D. = -16.49%
K = 12.00
197.84' VC
STA.=1+30.86; ELEV.=467.93
-3.59%
BVCS: 1+59.31
BVCE: 466.90
STANDARD BOX; 'C' TOP
GRATE = 467.27
INV. IN = 463.36 (FROM I-A3)
INV. OUT = 463.86 (TO I-A3)
I-A3 TO I-A2
27.9 L.F. OF
18" SLCPP @ 0.75%
STANDARD BOX; 'C' TOP
GRATE = 467.71
INV. IN = 463.81 (FROM I-A19)
INV. IN = 463.81 (FROM I-A4)
INV. OUT = 463.56 (TO I-A2)
STANDARD BOX; 'C' TOP
GRATE = 467.35 (FROM I-A3)
INV. IN = 463.81 (FROM I-A18)
INV. OUT = 463.18 (TO EW-A1)
I-A19 TO I-A18
10.0 L.F. OF
15" SLCPP @ 0.50%
I-A18 TO I-A3
213.19 L.F. OF 8" PVC @ 0.50%
I-A3 TO I-A2
27.9 L.F. OF
18" SLCPP @ 6.40%
I-A2 TO I-C2
27.9 L.F. OF
18" SLCPP @ 1.00%
I-C2 TO I-C3
27.9 L.F. OF
18" SLCPP @ 1.00%
I-C3 TO I-C9
27.9 L.F. OF
18" SLCPP @ 1.00%
I-C9 TO I-C10
27.9 L.F. OF
15" SLCPP @ 0.50%
I-C10 TO I-C11
27.9 L.F. OF
15" SLCPP @ 0.50%
I-C11 TO I-D1
27.9 L.F. OF
15" SLCPP @ 0.50%
I-D1 TO I-D2
27.9 L.F. OF
15" SLCPP @ 0.50%
I-D2 TO I-D9
27.9 L.F. OF
15" SLCPP @ 0.50%
I-D9 TO I-D17
27.9 L.F. OF
15" SLCPP @ 1.00%
I-D17 TO I-D18
27.9 L.F. OF
15" SLCPP @ 1.00%
I-D18 TO I-D23
27.9 L.F. OF
15" SLCPP @ 0.50%
I-D23 TO I-D24
27.9 L.F. OF
15" SLCPP @ 0.50%
I-D24 TO I-D25
27.9 L.F. OF
15" SLCPP @ 0.50%
I-D25 TO I-D26
27.9 L.F. OF
15" SLCPP @ 0.50%
I-D26 TO I-E1
27.9 L.F. OF
15" SLCPP @ 0.50%
I-E1 TO I-E2
27.9 L.F. OF
15" SLCPP @ 0.50%
I-E2 TO I-C1
27.9 L.F. OF
18" SLCPP @ 1.00%
I-C1 TO I-C2
27.9 L.F. OF
18" SLCPP @ 1.00%
I-G1 TO I-G2
27.9 L.F. OF
15" SLCPP @ 0.50%
I-G2 TO I-G3
27.9 L.F. OF
15" SLCPP @ 0.50%
I-G3 TO I-G4
27.9 L.F. OF
15" SLCPP @ 0.50%
I-G4 TO I-G5
27.9 L.F. OF
15" SLCPP @ 0.50%
I-H1 TO I-H2
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H2 TO I-H3
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H3 TO I-H4
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H4 TO I-H6
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H6 TO I-H3
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H3 TO I-H5
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H5 TO I-H1
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H1 TO I-H10
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H10 TO I-H11
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H11 TO I-H12
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H12 TO I-H13
27.9 L.F. OF
24" SLCPP @ 1.00%
I-H13 TO



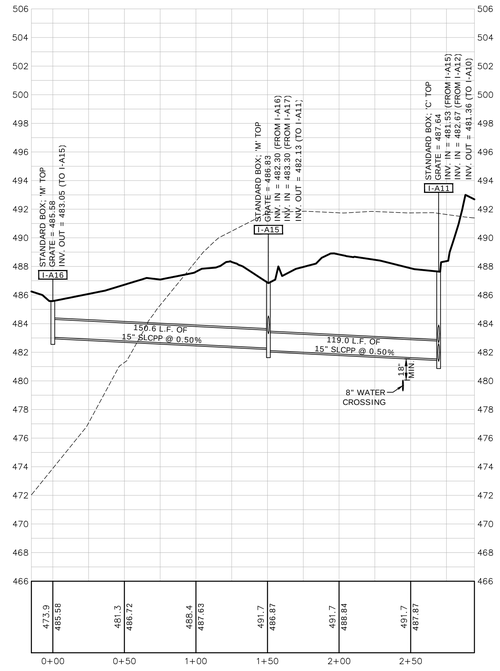
I-A4 TO EW-A1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



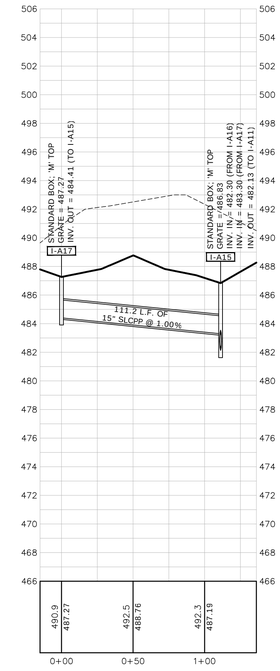
M-A9 TO I-A4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



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



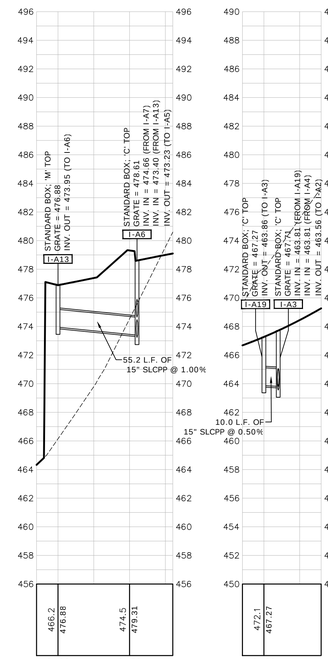
I-A16 TO I-A11
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



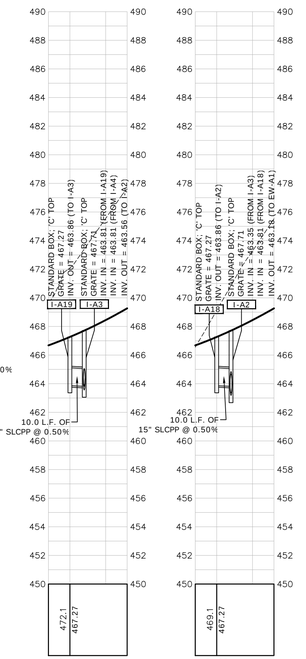
I-A17 TO I-A15
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

LEGEND

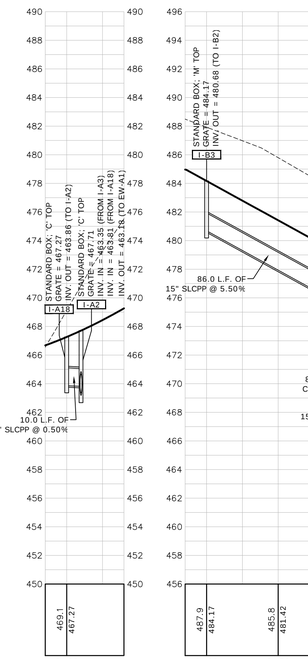
EXISTING GRADE ——— PROPOSED GRADE



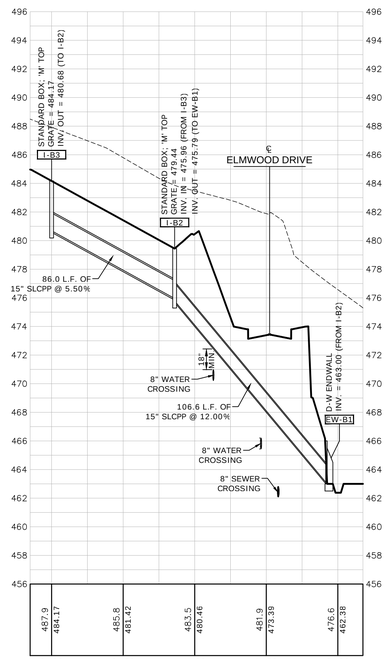
I-A13 TO I-A6
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



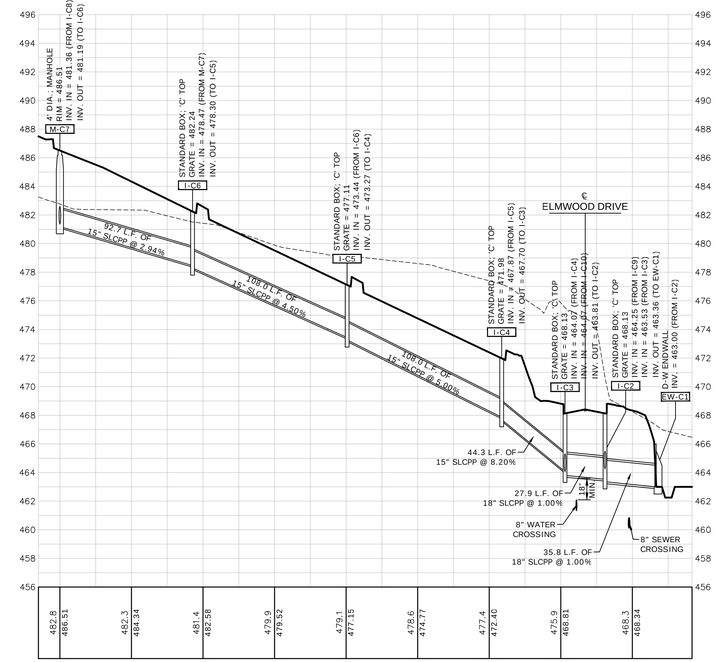
I-A19 TO I-A3
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



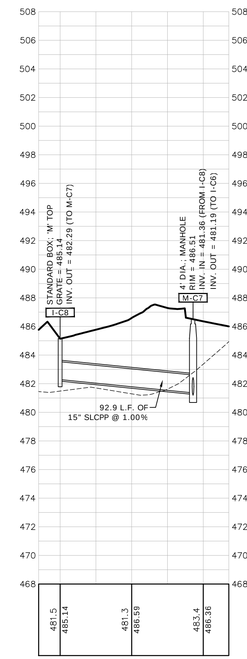
I-A18 TO I-A2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



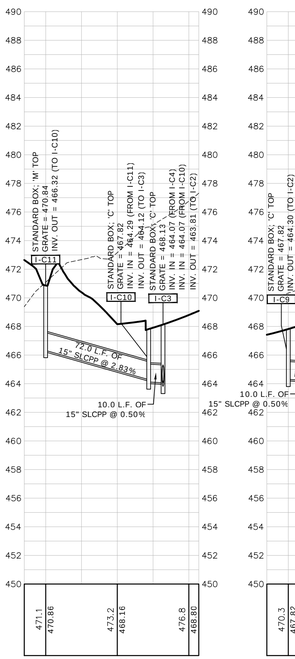
I-B3 TO EW-B1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



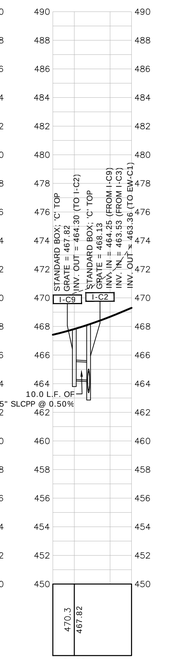
M-C7 TO EW-C1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-C8 TO M-C7
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-C11 TO I-C3
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-C9 TO I-C2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	KHW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 50'
0' 50' 100' 150'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

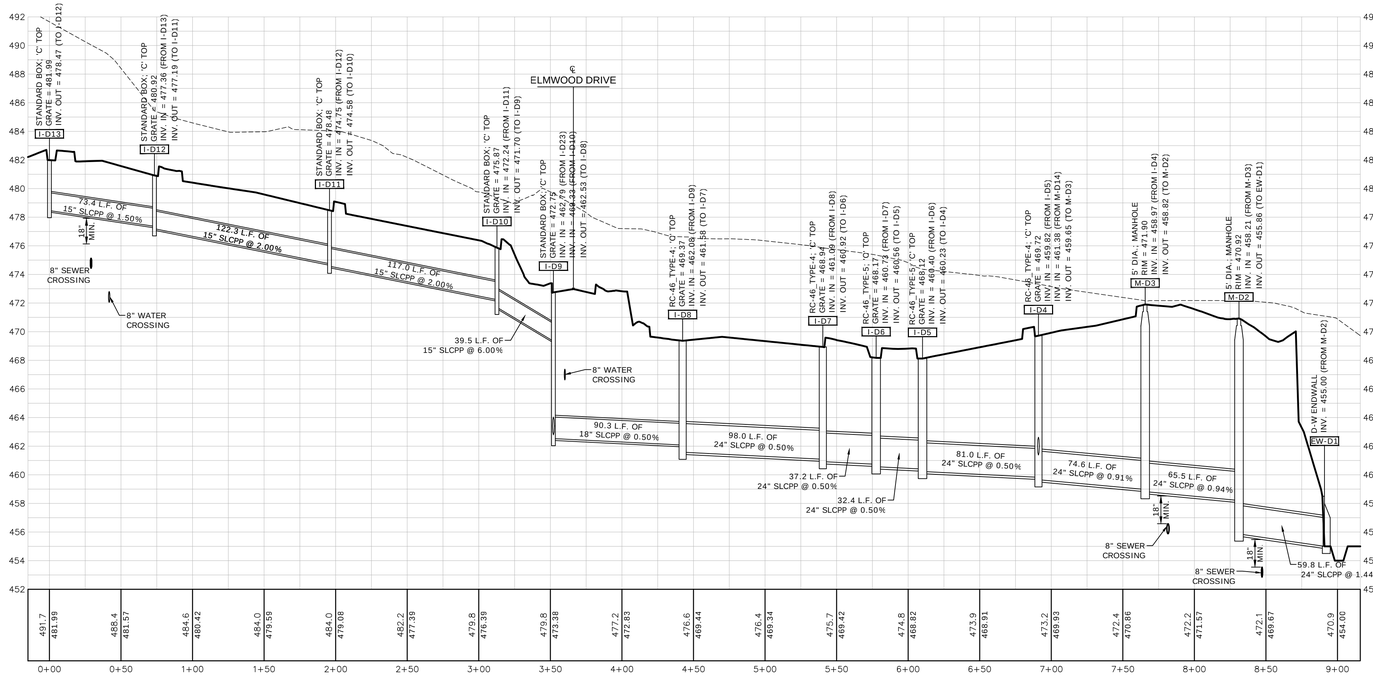
SHEET TITLE
STORM PROFILES

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3819 FAX: (717) 854-3820
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

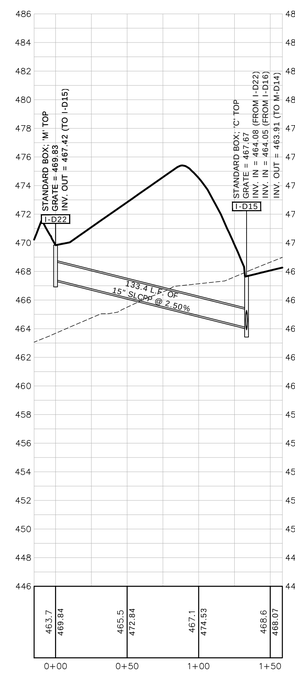
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 34 OF 55

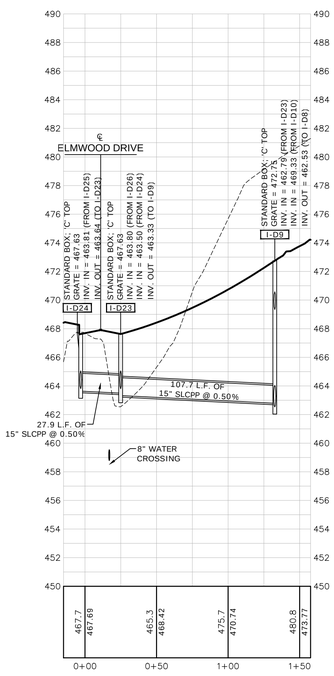
PLOTTED: Thursday, April 08, 2021 @ 12:35PM
PROFILES.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles.dwg XREFS: Profiles-Utilities; Layout; Existing; Titleblock; 05013_extopo_ph2 IMAGES:



I-D13 TO EW-D1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



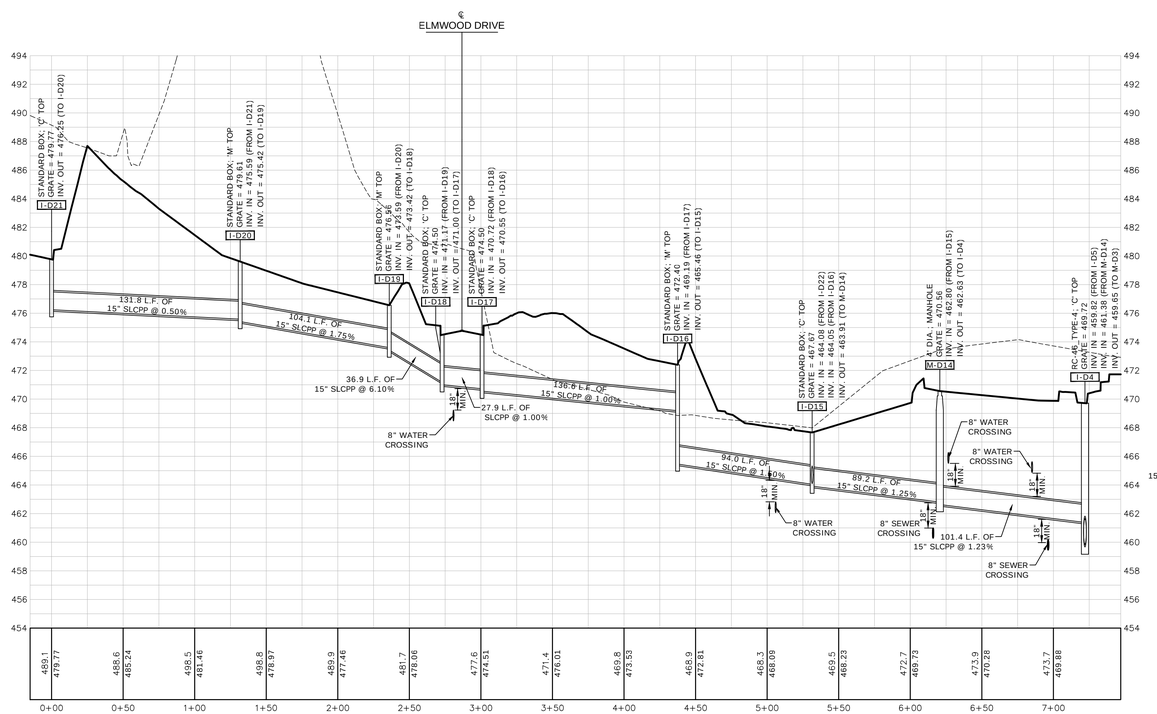
I-D22 TO I-D15
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



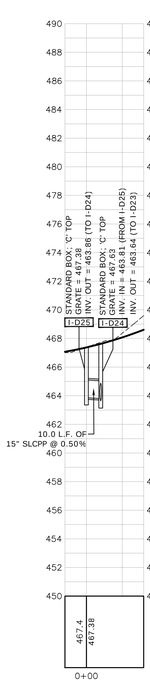
I-D24 TO I-D9
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

LEGEND

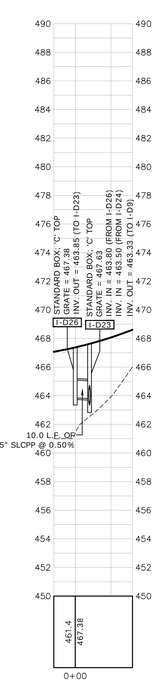
EXISTING GRADE — PROPOSED GRADE



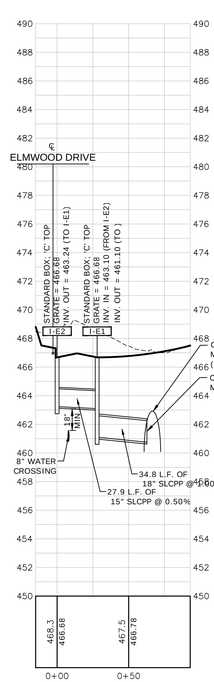
I-D21 TO I-D4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



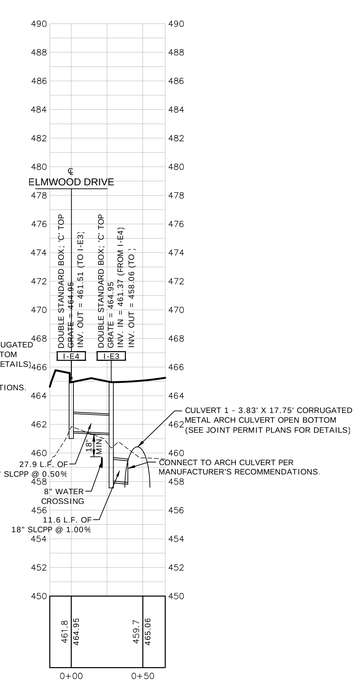
I-D25 TO I-D24
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-D26 TO I-D23
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-E2 TO CULVERT
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-E4 TO CULVERT
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	JLH/MW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

SCALE: 1" = 50' (0', 50', 100', 150')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP | DAUPHIN COUNTY, PA.

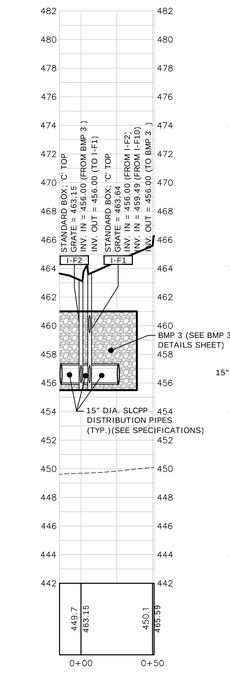
SHEET TITLE
STORM PROFILES

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3802 FAX: (717) 435-8277
320 N. Market Street
Suite 350W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

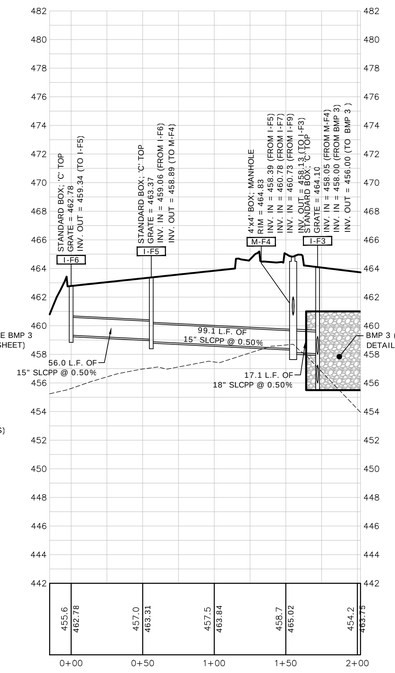
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 35 OF 55

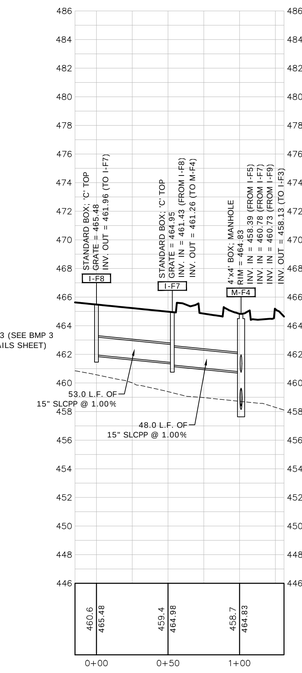
PLOTTED: Thursday, April 08, 2021 @ 12:59PM
PROFILES.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles.dwg
XREFS: Profiles-Utilities; Layout; Existing; Titleblock; 05013_extopo_ph2
IMAGES:



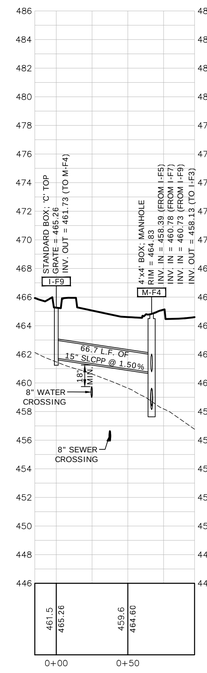
I-F2 TO I-F1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



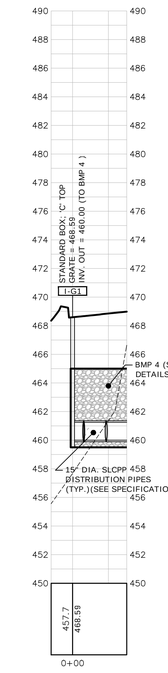
I-F6 TO I-F3
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



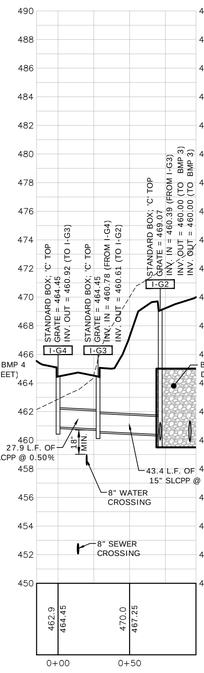
I-F8 TO M-F4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



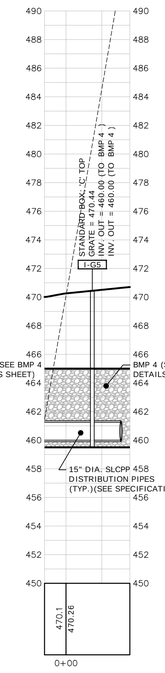
I-F9 TO M-F4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



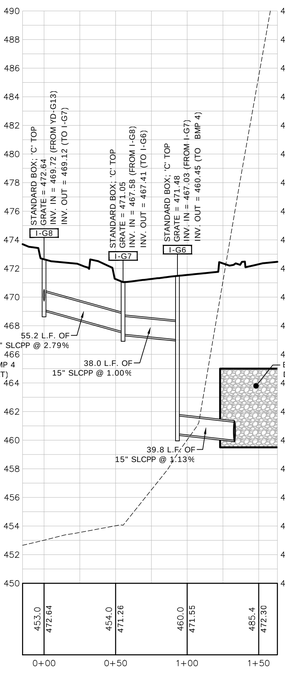
I-G1 TO BMP 4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-G4 TO I-G2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



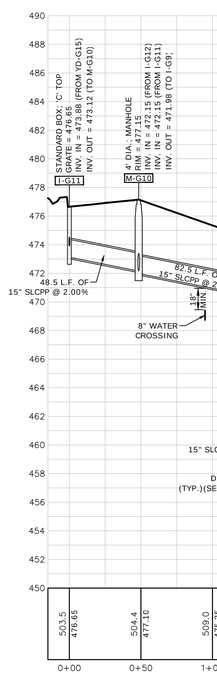
I-G5 TO BMP 4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



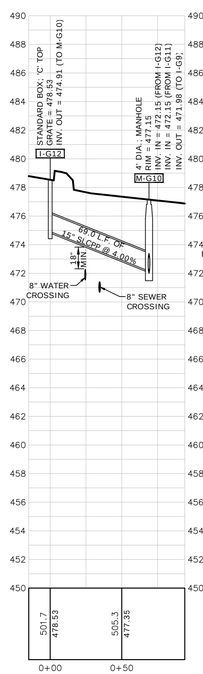
I-G8 TO BMP 4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

LEGEND

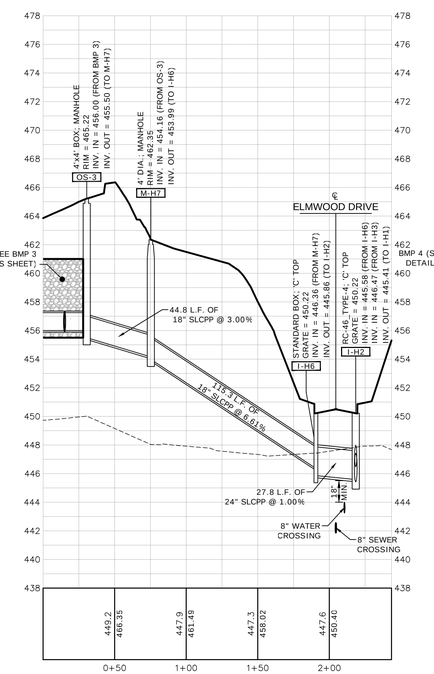
EXISTING GRADE ——— PROPOSED GRADE



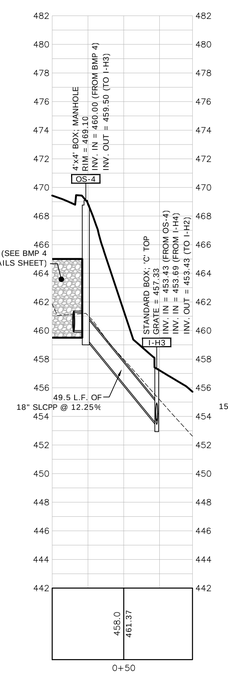
I-G11 TO BMP 4
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



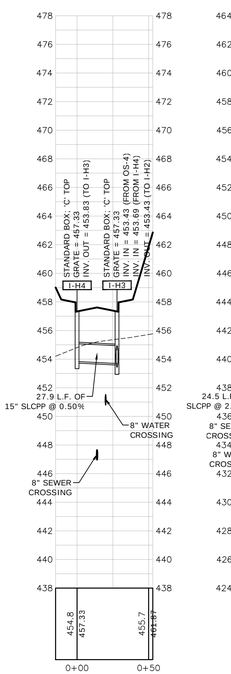
I-G12 TO I-G10
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



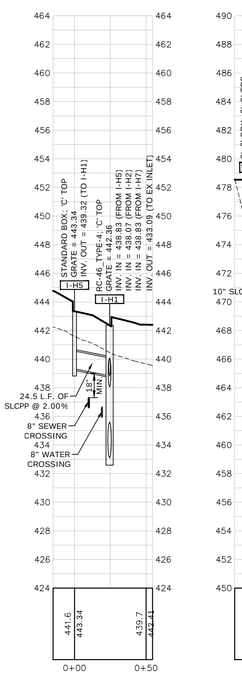
OS-3 TO I-H3
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



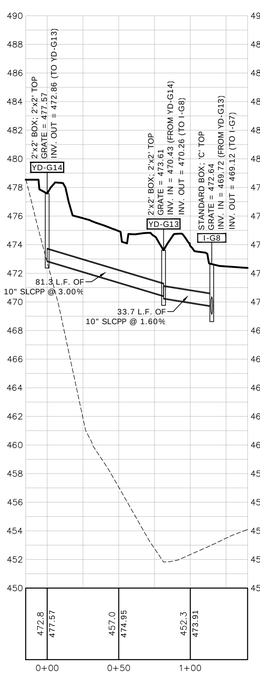
OS-4 TO I-H7
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



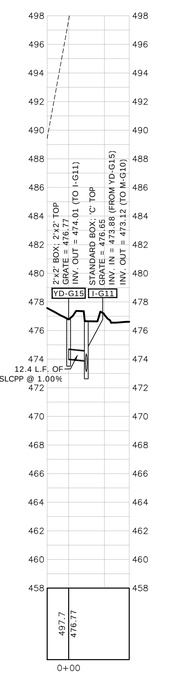
I-H4 TO I-H3
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-H5 TO I-H1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



YD-G14 TO I-G8
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



YD-G15 TO I-G11
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

NOT FOR BIDDING/NOT FOR CONSTRUCTION

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

SCALE 1" = 50' (0' 50' 100' 150')

NO	BY	DATE	REVISION
1	A.HINE	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

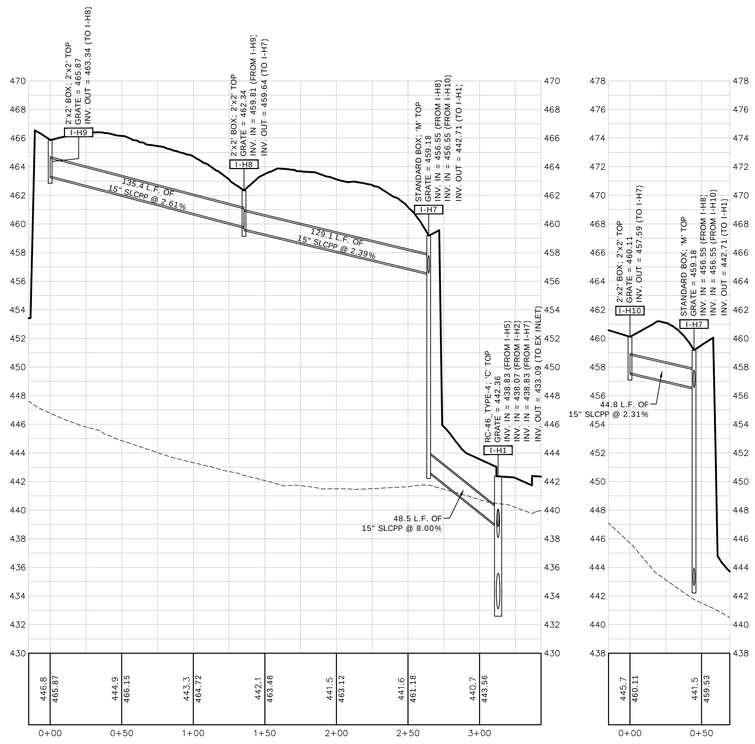
SHEET TITLE
STORM PROFILES

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 FAX (717) 715-1315-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3819 FAX (717) 854-3820
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 FAX (717) 715-1315-8277
E-mail: info@grassecobbs.com
www.grassecobbs.com
GRASS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

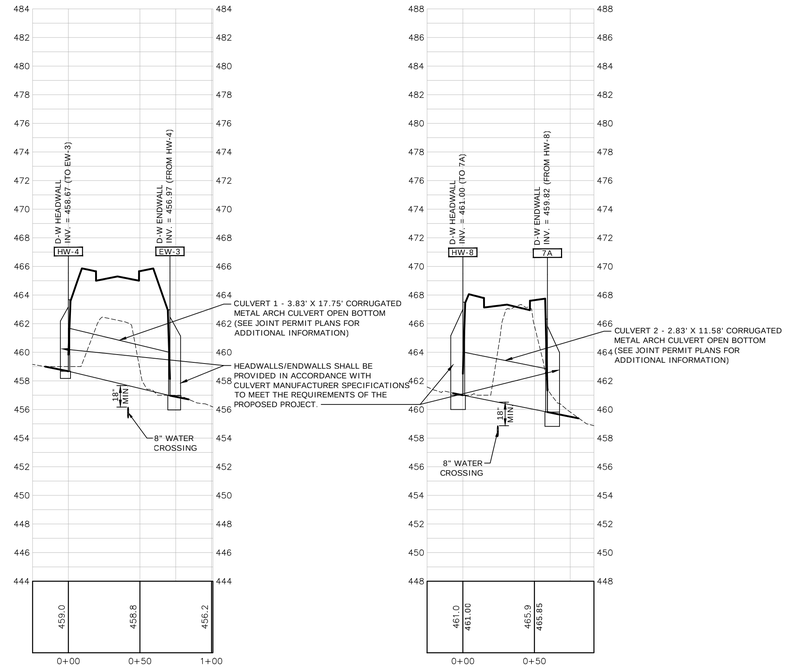
SHEET NO.: 36 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:35PM
PROFILES.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles.dwg XREFS: Profiles-Utilities; Layout; Existing; Titleblock; 05013_extopo_ph2 IMAGES:



I-H9 TO I-H1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

I-H10 TO I-H7
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



CULVERT 1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

CULVERT 2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

LEGEND

EXISTING GRADE ——— PROPOSED GRADE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTTED: Thursday, April 08, 2021 @ 12:35PM

PROFILES.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles.dwg XREFS: Profiles-Utilities; Layout; Existing; Titleblock; 05013_extopo_ph2 IMAGES:

NO	BY	DATE	REVISION
1	S.HYNE	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW
CHECKED BY: WMF
DRAWN BY: TMW
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 50'
0' 50' 100' 150'

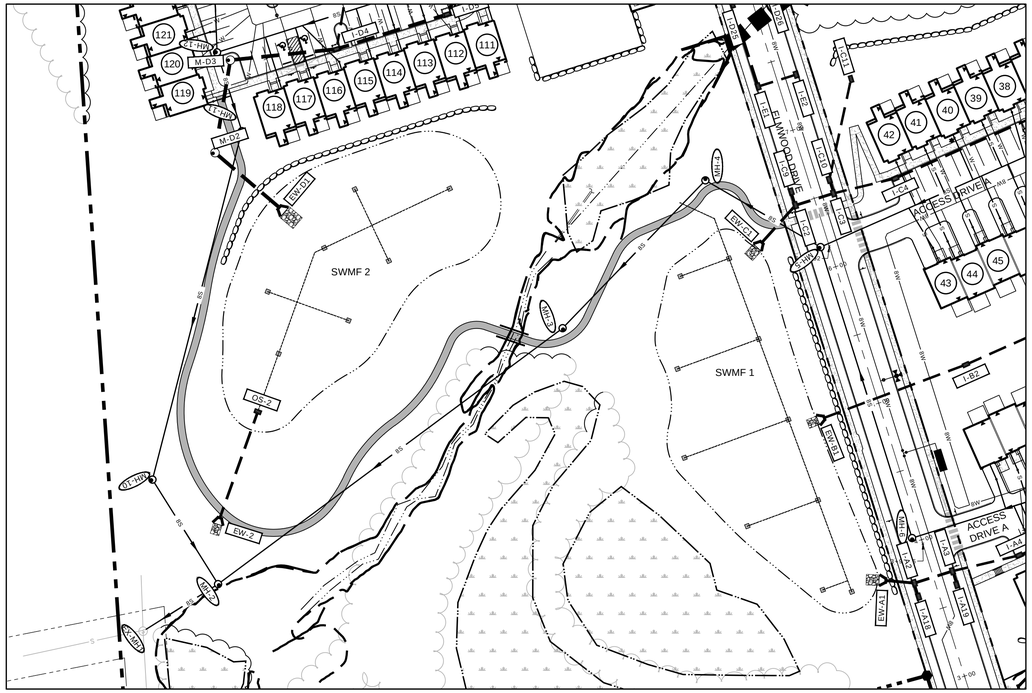
PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

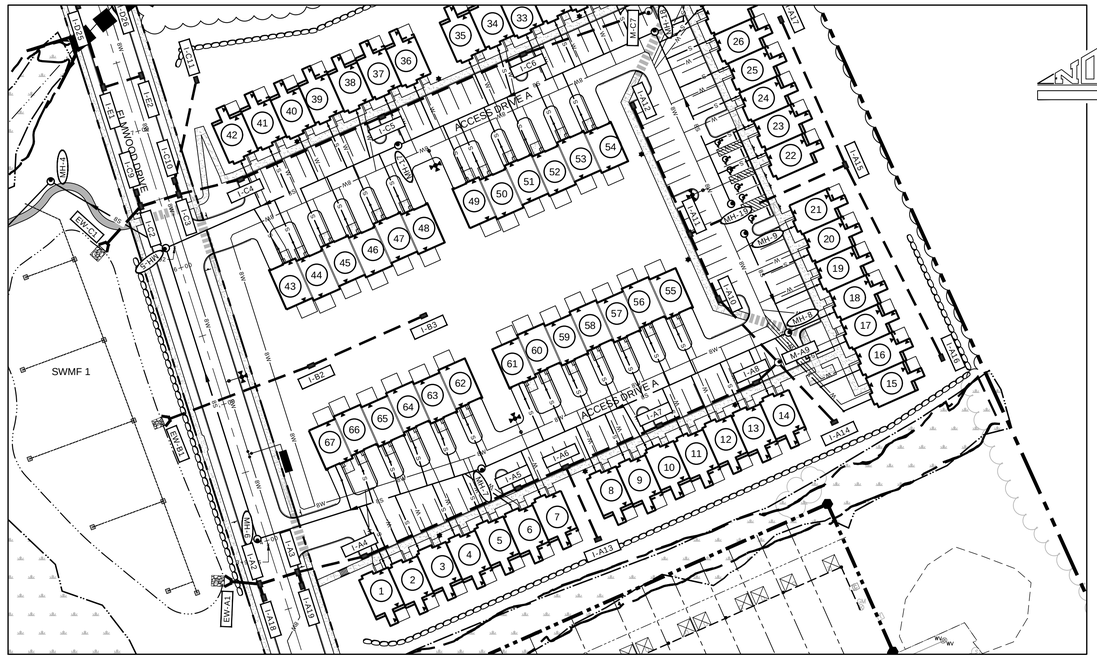
SHEET TITLE
STORM PROFILES

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3819 FAX (717) 854-3820
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@gpassociates.com
www.gpassociates.com
GPA ASSOCIATES

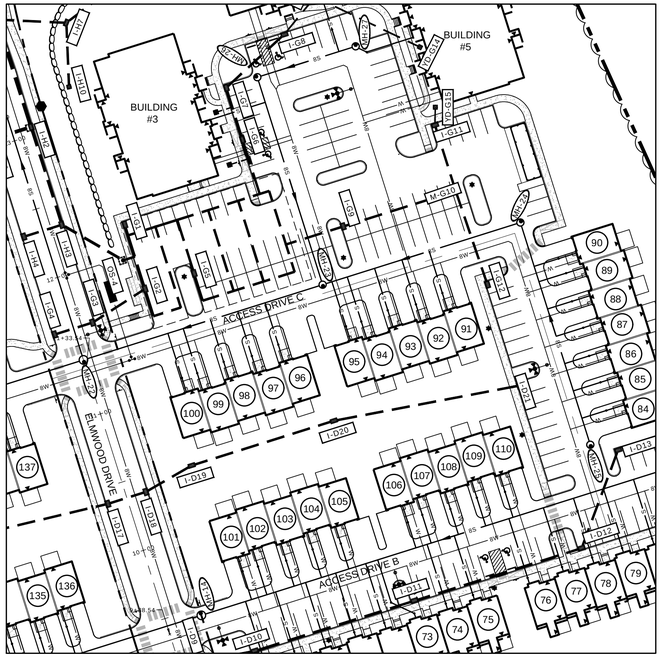
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

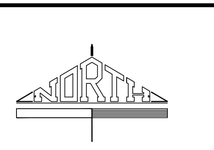
SHEET NO.: 37 OF 55

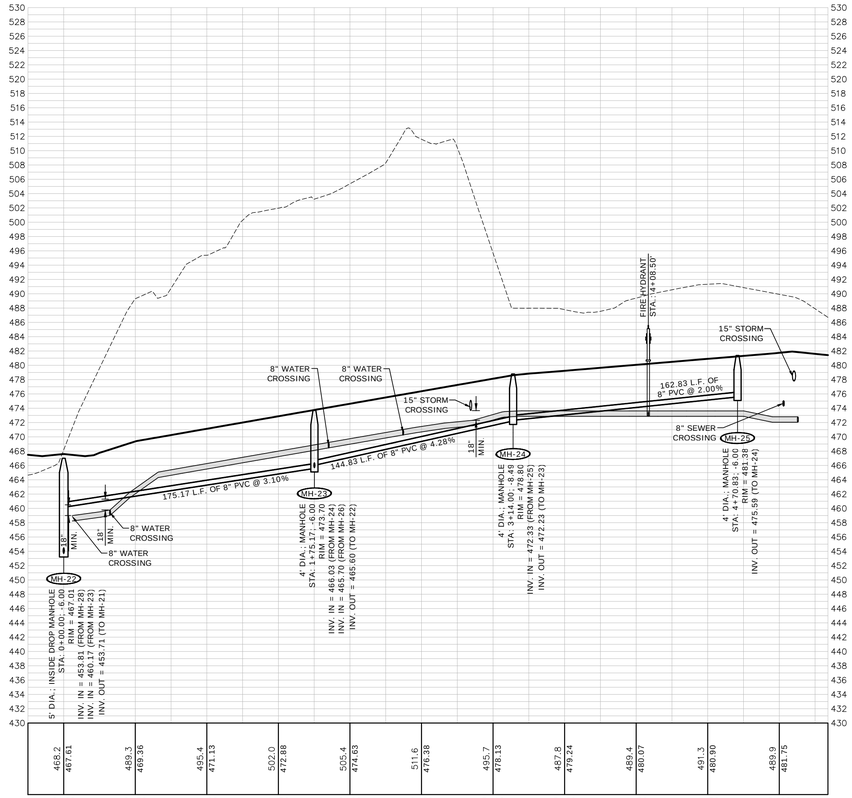

SWMF 2
SWMF 1
BAMWOOD DRIVE
ACCESS DRIVE
ACCESS DRIVE A
EW-1
EW-2
EW-3
EW-A1
EW-D1
EW-D2
OS-1
OS-2
M-D1
M-D2
M-D3
M-D4
M-D5
M-D6
I-B1
I-B2
I-C1
I-C2
I-C3
I-C4
I-C5
I-C6
I-C7
I-C8
I-A1
I-A2
I-A3
I-A4
I-A5
I-A6
I-A7
I-A8
I-D1
I-D2
I-D3
I-D4
I-D5
I-D6
I-D7
I-D8
I-D9
I-D10
I-D11
I-D12
I-D13
I-D14
I-D15
I-D16
I-D17
I-D18
I-D19
I-D20
I-D21
I-D22
I-D23
I-D24
I-D25
I-D26
I-D27
I-D28
I-D29
I-D30
I-D31
I-D32
I-D33
I-D34
I-D35
I-D36
I-D37
I-D38
I-D39
I-D40

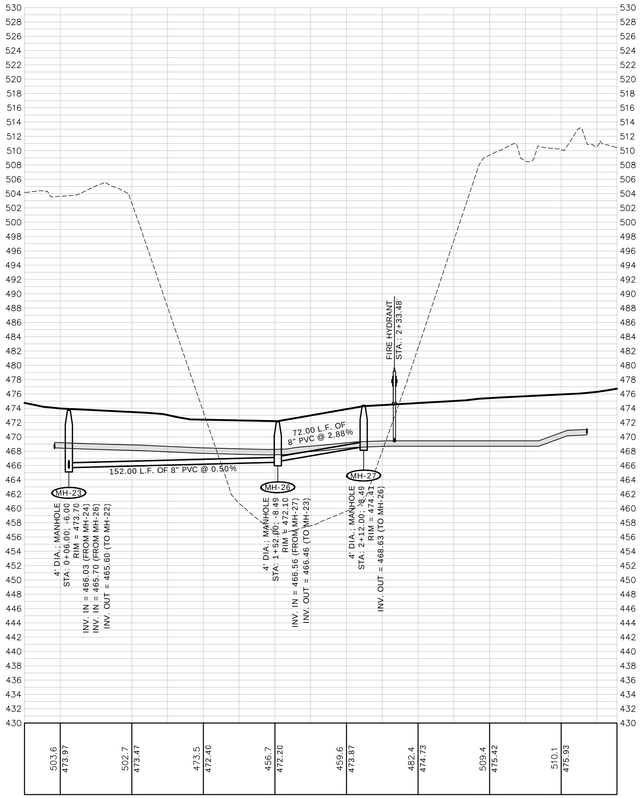

ACCESS DRIVE A
ELMWOOD DRIVE
SWMF 1
MH-1
MH-2
MH-3
MH-4
MH-5
MH-6
MH-7
MH-8
MH-9
MH-10
MH-11
MH-12
MH-13
MH-14
MH-15
MH-16
MH-17
MH-18
MH-19
EW-A1
EW-A2
EW-B1
EW-B2
EW-C1
EW-C2
EW-D1
EW-D2
EW-E1
EW-E2
EW-F1
EW-F2
EW-G1
EW-G2
EW-H1
EW-H2
I-A1
I-A2
I-A3
I-A4
I-A5
I-A6
I-A7
I-A8
I-A9
I-A10
I-A11
I-A12
I-A13
I-A14
I-B1
I-B2
I-B3
I-B4
I-B5
I-B6
I-B7
I-B8
I-B9
I-B10
I-B11
I-B12
I-B13
I-B14
I-B15
I-B16
I-B17
I-B18
I-B19
I-B20
I-B21
I-B22
I-B23
I-B24
I-B25
I-B26
I-B27
I-B28
I-B29
I-B30
I-B31
I-B32
I-B33
I-B34
I-B35
I-B36
I-B37
I-B38
I-B39
I-B40
I-B41
I-B42
I-B43
I-B44
I-B45
I-B46
I-B47
I-B48
I-B49
I-B50
I-B51
I-B52
I-B53
I-B54
I-B55
I-B56
I-B57
I-B58
I-B59
I-B60
I-B61
I-B62
I-B63
I-B64
I-B65
I-B66
I-B67
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67

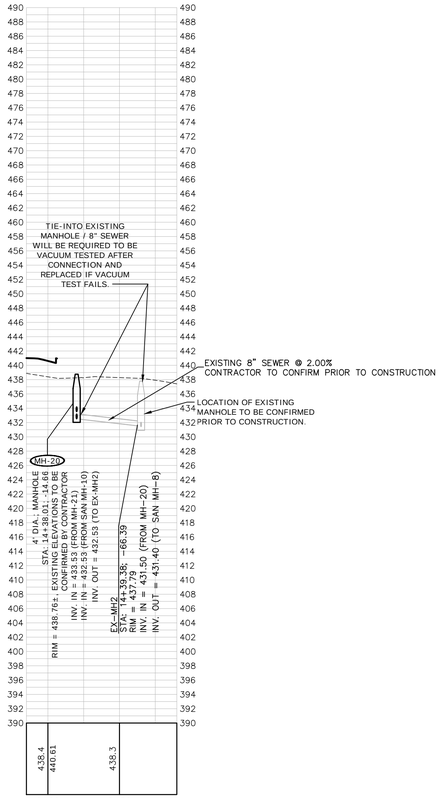
ACCESS DRIVE C
ACCESS DRIVE B
ELMWOOD DRIVE
MH-20
MH-21
MH-22
MH-23
MH-24
MH-25
MH-26
MH-27
MH-28
MH-29
MH-30
MH-31
MH-32
MH-33
MH-34
MH-35
MH-36
MH-37
MH-38
MH-39
MH-40
MH-41
MH-42
MH-43
MH-44
MH-45
MH-46
MH-47
MH-48
MH-49
MH-50
MH-51
MH-52
MH-53
MH-54
MH-55
MH-56
MH-57
MH-58
MH-59
MH-60
MH-61
MH-62
MH-63
MH-64
MH-65
MH-66
MH-67
MH-68
MH-69
MH-70
MH-71
MH-72
MH-73
MH-74
MH-75
MH-76
MH-77
MH-78
MH-79
MH-80
MH-81
MH-82
MH-83
MH-84
MH-85
MH-86
MH-87
MH-88
MH-89
MH-90
MH-91
MH-92
MH-93
MH-94
MH-95
MH-96
MH-97
MH-98
MH-99
MH-100
MH-101
MH-102
MH-103
MH-104
MH-105
MH-106
MH-107
MH-108
MH-109
MH-110
I-C1
I-C2
I-C3
I-C4
I-C5
I-C6
I-C7
I-C8
I-C9
I-C10
I-C11
I-C12
I-C13
I-C14
I-C15
I-C16
I-C17
I-C18
I-C19
I-C20
I-C21
I-C22
I-C23
I-C24
I-C25
I-C26
I-C27
I-C28
I-C29
I-C30
I-C31
I-C32
I-C33
I-C34
I-C35
I-C36
I-C37
I-C38
I-C39
I-C40











LEGEND

EXISTING GRADE — PROPOSED GRADE

PARKING LOT - UNITS 84 TO 110
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

EAST APARTMENTS
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

MH-20 TO EX-MH
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	[illegible]	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 50'
0' 50' 100' 150'

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
SEWER PROFILES

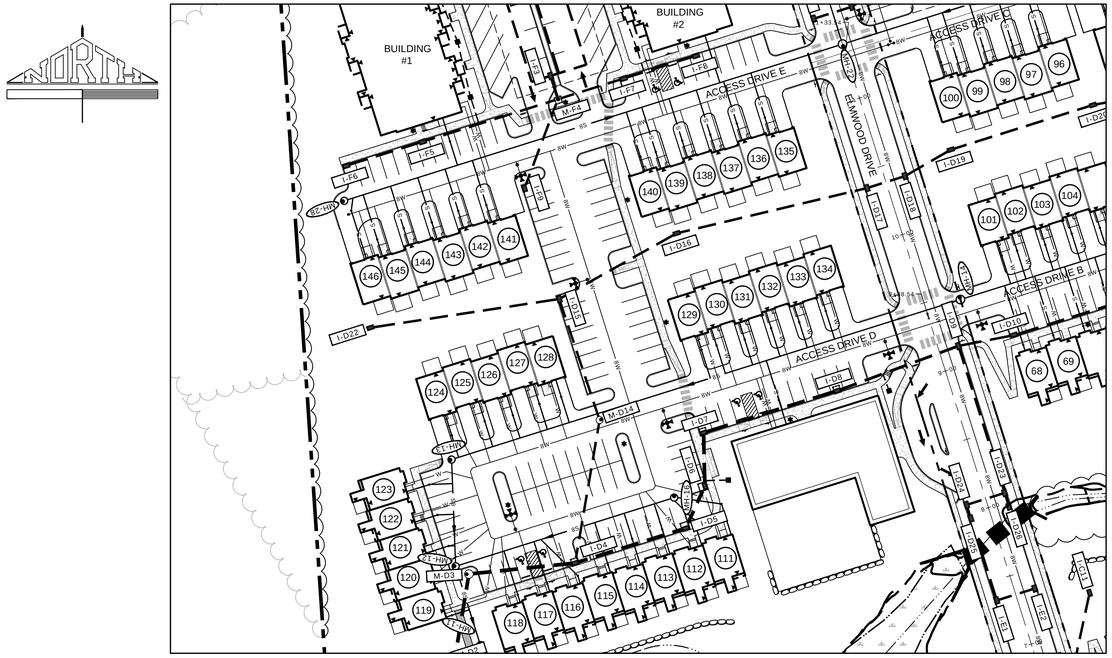
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX (717) 854-3820
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@glassassociates.com
www.glassassociates.com

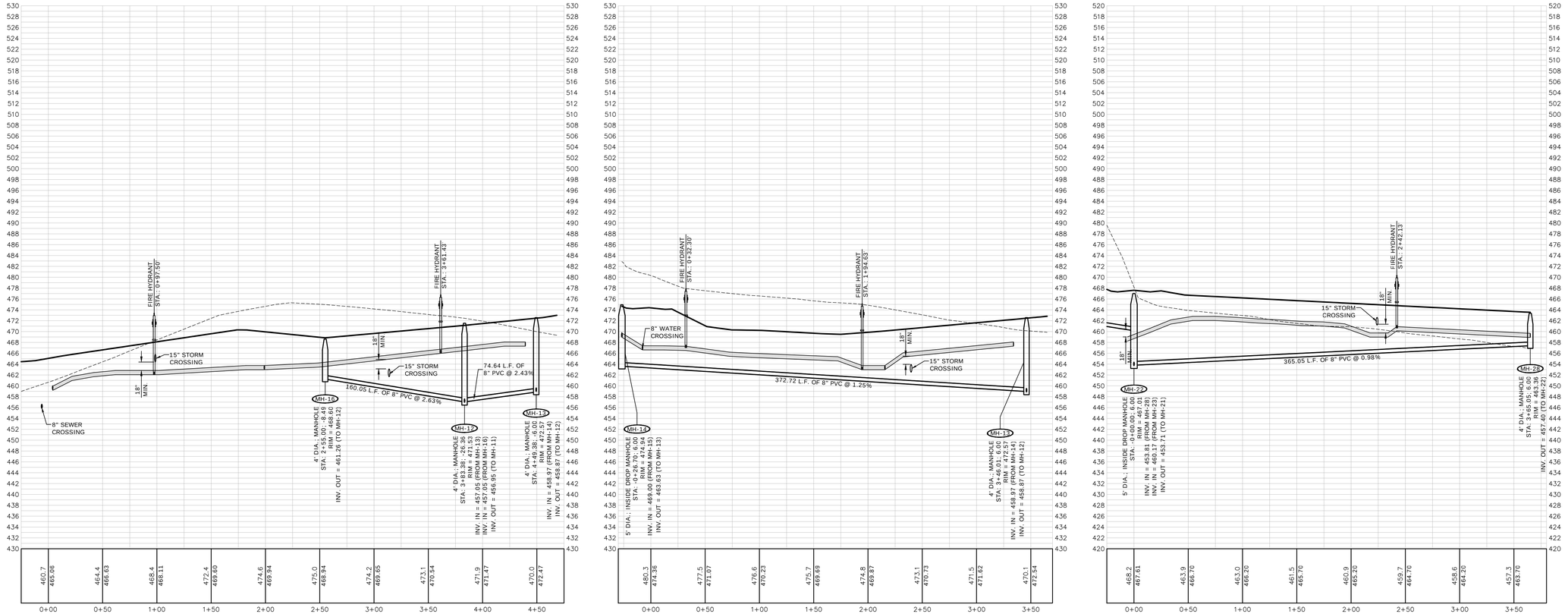
GLASS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 40 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:57PM
PROFILE.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles-Sewer.dwg
XREFS: Profiles-Utilities; Layout; Existing; Titleblock
IMAGES:





LEGEND

EXISTING GRADE ——— PROPOSED GRADE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTTED: Thursday, April 08, 2021 @ 12:37PM

PROFILE.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles-Sewer.dwg XREFS: Profiles-Utilities;Layout;Existing;Titleblock IMAGES:

NO	BY	DATE	REVISION
1	MRM	04/08/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW
CHECKED BY: WMF
DRAWN BY: TMW
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 50'
0' 50' 100' 150'

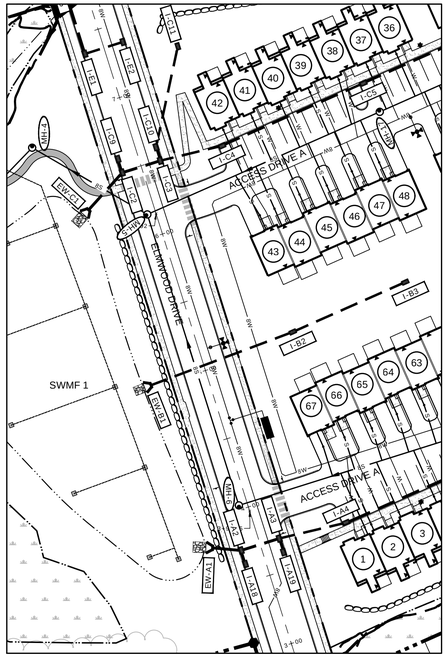
PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

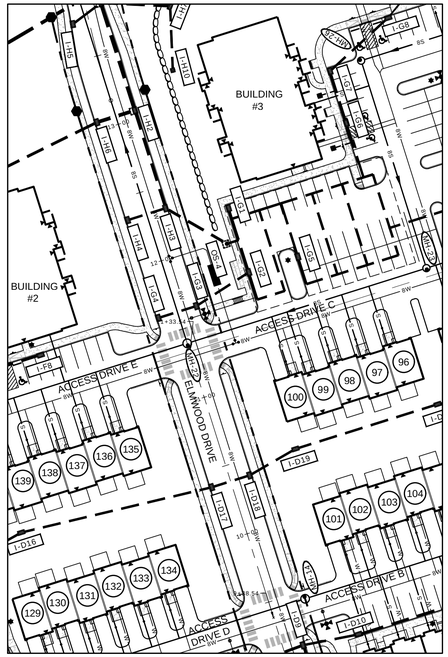
SHEET TITLE
SEWER PROFILES

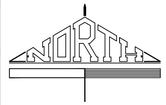
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 718-1465 FAX: (717) 854-3820
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

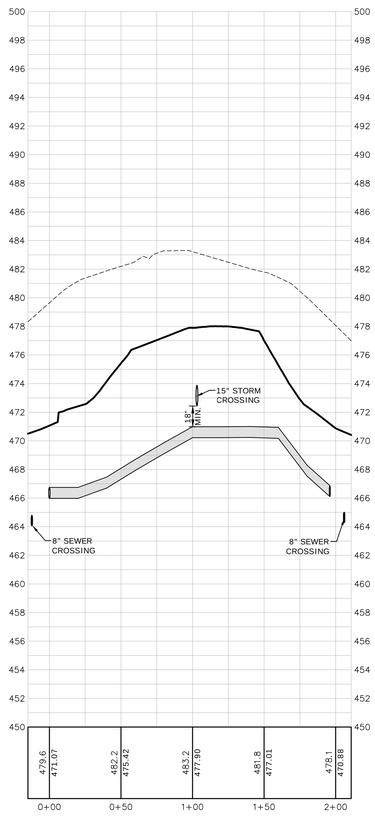
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 41 OF 55

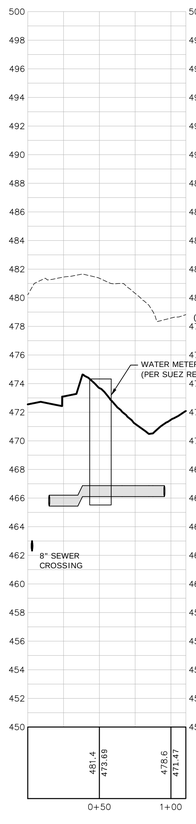




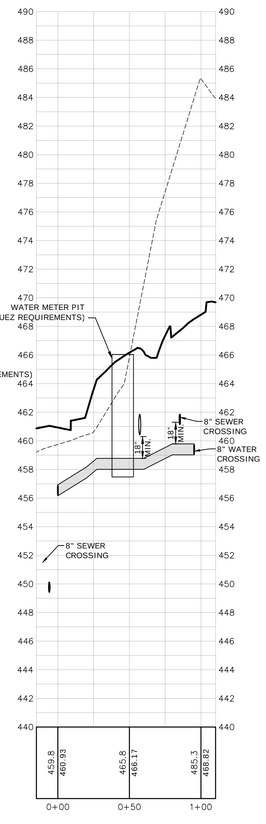




WATERLINE
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



WATER METER PIT 1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



WATER METER PIT 2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

LEGEND

EXISTING GRADE — PROPOSED GRADE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MWM	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
1" = 50'
0' 50' 100' 150'

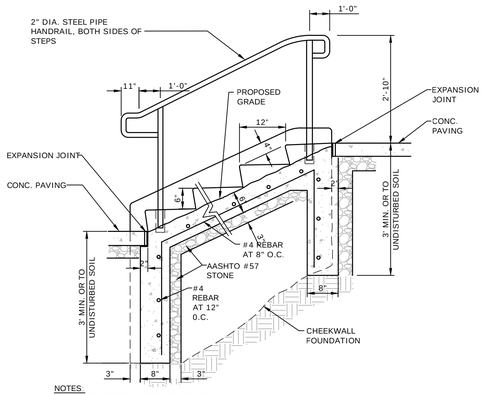
PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
WATER PROFILES

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3675 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005
SHEET NO.: 42 OF 55

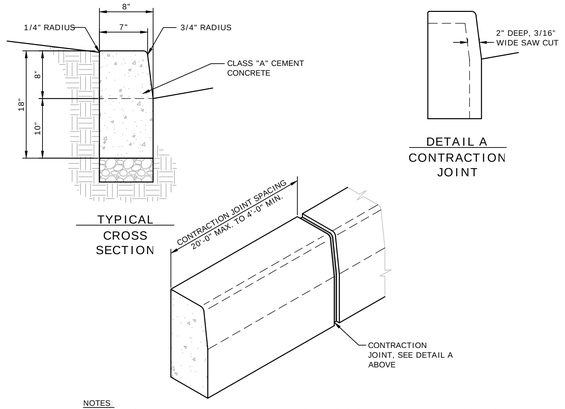
PLOTTED: Thursday, April 08, 2021 @ 12:57PM
PROFILE.SCR
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles-Sewer.dwg
XREFS: Profiles-Utilities; Layout; Existing; Titleblock
IMAGES:



NOTES:
1. SEE PLAN FOR NUMBER OF RISERS.
2. OWNER AND CONTRACTOR SHALL COORDINATE HANDRAIL FOR BOTH SIDES OF ALL STEPS.
3. THE CONTRACTOR SHALL PROVIDE THE DESIGN, DETAIL, & SPECIFICATIONS OF THE HANDRAIL.
4. DETAIL PROVIDED FOR DESIGN INTENT. CONTRACTOR TO OBTAIN STRUCTURAL REVIEW OF STAIRS PRIOR TO CONSTRUCTION.
5. 6" STAIR RISER HEIGHT IS TYPICAL BUT MAY VARY DEPENDING ON GRADES. RISER NOT TO EXCEED HEIGHT OF 8".
6. APPLICABLE BUILDING CODE MUST BE MET.

1 CONCRETE STEPS

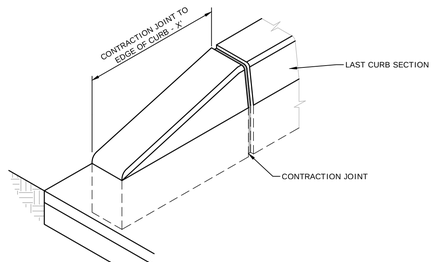
NOT TO SCALE



NOTES:
1. EXPANSION JOINTS SHALL CONSIST OF 1/2" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL. EXPANSION JOINTS SHALL BE LOCATED AT ALL STRUCTURES AT THE END OF THE WORK DAY AND AT INTERVALS OF 100 FEET. CUT MATERIAL TO CONFORM WITH CROSS SECTIONAL AREA OF CURB.
2. CONTRACTION JOINTS SHALL CONSIST OF A 2" DEEP, 3/16" WIDE SAW CUT AND BE PLACED AT UNIFORM LENGTHS OF 20 FOOT INTERVALS MAXIMUM AND 4 FOOT INTERVALS MINIMUM.
3. CURBS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS SET FORTH IN THE PENNDOT, PUBLICATION 408, AS AMENDED AND AS DETAILED ON THE ROADWAY CONSTRUCTION STANDARD DRAWINGS (RC-64).

2 PLAIN CEMENT CONCRETE CURB DETAIL

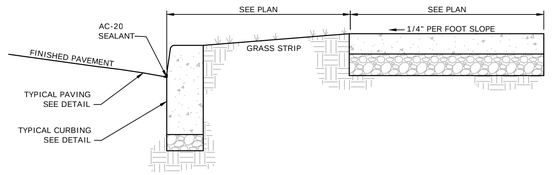
NOT TO SCALE



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

3 VERTICAL CURB TERMINATION

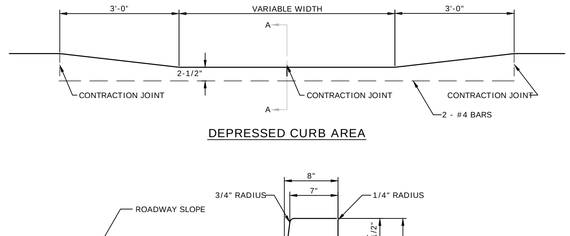
NOT TO SCALE



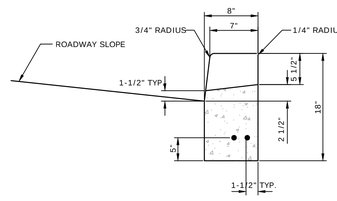
NOTE:
1. AC-20 SEALANT TO BE APPLIED ALONG JOINTS BETWEEN PAVEMENT AND CURB.

4 CURB AND SIDEWALK DETAIL

NOT TO SCALE



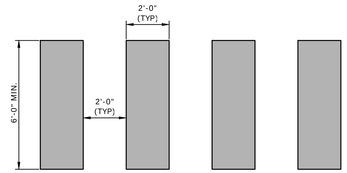
DEPRESSED CURB AREA



SECTION A-A

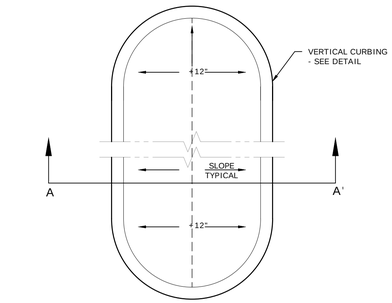
5 DEPRESSED CURB

NOT TO SCALE

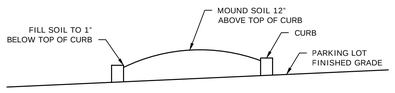


8 TYPE 3 THERMOPLASTIC CROSSWALK DETAIL

NOT TO SCALE



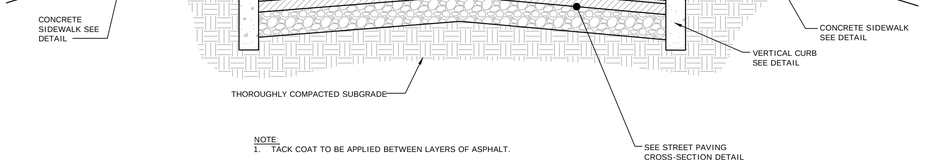
PARKING LOT CURBED ISLAND PLAN



SECTION A-A'

6 TYPICAL CURBED ISLAND DETAIL

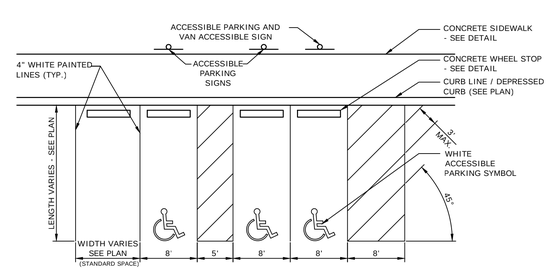
NOT TO SCALE



NOTE:
1. TACK COAT TO BE APPLIED BETWEEN LAYERS OF ASPHALT.

7 TYPICAL STREET CROSS SECTION W/ VERTICAL CURB

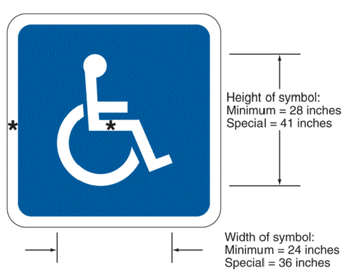
NOT TO SCALE



10 ACCESSIBLE PARKING LAYOUT DETAIL

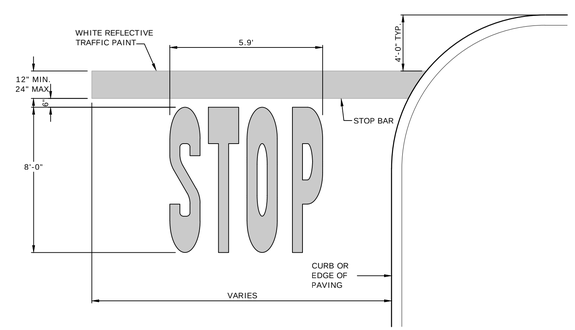
NOT TO SCALE

NOTES:
1. ALL PAINTED LINES FOR ACCESSIBLE PARKING SPACES SHALL BE WHITE 4" WIDE LINES.
2. CROSSHATCHING IN THE ACCESS AISLES SHALL BE 4" WIDE SOLID WHITE LINES. PARKING IS PROHIBITED IN CROSSHATCHED AREAS.
3. ACCESS AISLE MAY BE SHARED BY 2 ACCESSIBLE SPACES.
4. ONE OF EVERY EIGHT ACCESSIBLE SPACES, AND NO LESS THAN ONE, SHALL BE VAN ACCESSIBLE.
5. A SEPARATE SIGN SHALL BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE.
6. MOUNTING HEIGHT MAY BE REDUCED TO 5' ABOVE THE PAVEMENT IF IT IS LOCATED IN A NON-PEDESTRIAN AREA, SUCH AS ON A BUILDING OR IN A LANDSCAPED AREA.
7. VAN ACCESSIBLE SIGNS, WHEN USED, SHALL BE MOUNTED IMMEDIATELY BELOW THE ACCESSIBLE PARKING SIGN.
8. ACCESSIBLE PARKING AREAS SHALL BE GRADED AT A MAXIMUM 2% GRADE IN ALL DIRECTIONS.



INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING

NOT TO SCALE



PAVEMENT PAINTING:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS. SURFACES SHALL BE DRY, CLEAN AND FREE OF TRAFFIC. ALL LINES SHALL BE STRAIGHT, TRUE AND NEAT. PAINT SHALL BE APPLIED IN TWO COATS HAVING A FINAL DRY THICKNESS OF 12 MILS. MINIMUM.

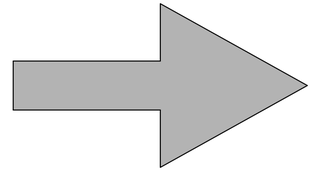
LINE PAINTING, AS INDICATED ON DRAWINGS, SHALL BE HIGHWAY APPROVED TYPE, IN ACCORDANCE WITH SECTION 962, OF PENN DOT 408 SPECIFICATIONS.

ALL PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS MOST CURRENT VERSION AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION.

REFER TO SITE PLAN FOR SPECIFIC ARROW PAVEMENT MARKING LOCATIONS & CONFIGURATIONS.

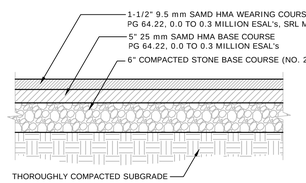
12 ON-SITE TRAFFIC STOP PAVEMENT MARKING

NOT TO SCALE



9 DIRECTIONAL ARROW DETAIL

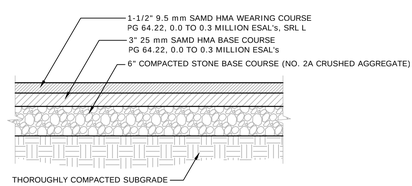
NOT TO SCALE



NOTE:
1. TACK COAT TO BE APPLIED BETWEEN LAYERS OF ASPHALT.

13 STREET PAVING CROSS-SECTION

NOT TO SCALE



NOTE:
1. TACK COAT TO BE APPLIED BETWEEN LAYERS OF ASPHALT.

14 AISLES AND DRIVEWAYS PAVING CROSS-SECTION

NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	S.A.Hess	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE: AS NOTED

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

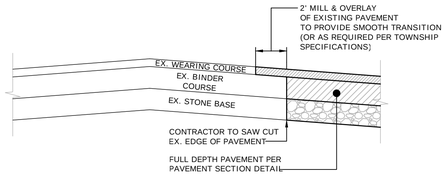
SHEET TITLE
SITE DETAIL SHEET

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

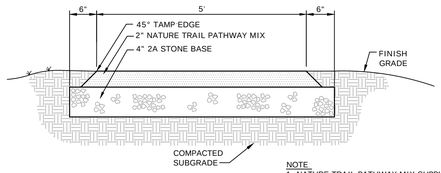
SHEET NO.: 43 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:57PM
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:



1 MILLING AND OVERLAY DETAIL

NOT TO SCALE

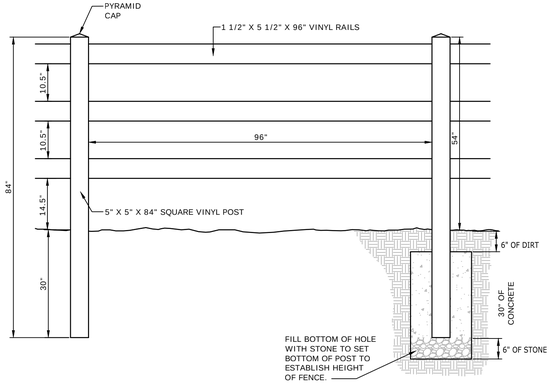


NOTE:
1. NATURE TRAIL PATHWAY MIX SUPPLIED BY YORK BUILDING PRODUCTS COMPANY OR APPROVED EQUIVALENT.

2 PEDESTRIAN STONE MIX TRAIL DETAIL

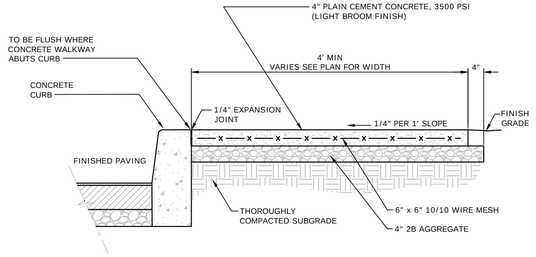
NOT TO SCALE

NOTES:
1. FENCE TO BE SELECTED BY OWNER. FINAL SELECTION OF MATERIAL/MANUFACTURER/COLOR/STYLE WILL BE DETERMINED DURING RETAINING WALL DESIGN
2. INSTALLATION SHALL BE PER THE MANUFACTURERS SPECIFICATIONS
3. FENCE TO MEET APPLICABLE CODE REQUIREMENTS
4. WHERE FENCE IS INSTALLED ABOVE A RETAINING WALL, PVC COATED WELDED WIRE MESH SHALL BE INSTALLED AND MUST MEET ALL APPLICABLE CODE REQUIREMENTS.



6 3-RAIL VINYL FENCE DETAIL

NOT TO SCALE



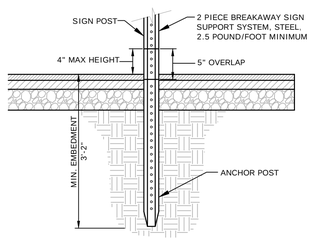
NOTES:
1. CONCRETE SHALL BE PLACED SO THAT THERE IS A SEPARATE JOINT EVERY FIVE (5) FEET WITH AN EXPANSION JOINT EVERY TWENTY (20) FEET.
2. THERE SHALL BE ONE-HALF (1/2) INCH PRE-MOLDED EXPANSION JOINTS BETWEEN EVERY FIFTH SECTION AND BETWEEN ALL POINTS WHERE CONCRETE SIDEWALK ABUTS CONCRETE CURB.
3. SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS SET FORTH IN THE PENNDOT, PUBLICATION 408, AS AMENDED.

3 TYPICAL CONCRETE SIDEWALK SECTION

NOT TO SCALE

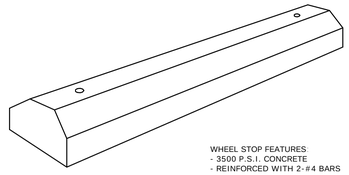
SIGN	MUTCD CODE
STOP	R1-1
NO PARKING (SYMBOL)	R8-3A
HANDICAP PARKING	R7-8
PEDESTRIAN CROSSING	W11-2
ONE WAY SIGN	R6-1
DO NOT ENTER SIGN	R5-1

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

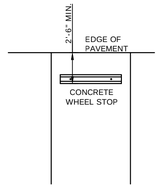


7 TYPICAL SIGN POST DETAIL

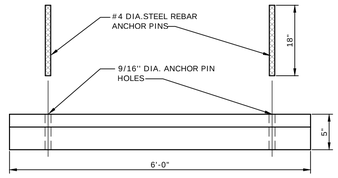
NOT TO SCALE



WHEEL STOP FEATURES
- 3500 P.S.I. CONCRETE
- REINFORCED WITH 2-#4 BARS



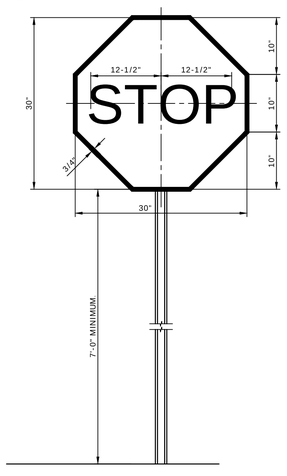
PLACEMENT PLAN



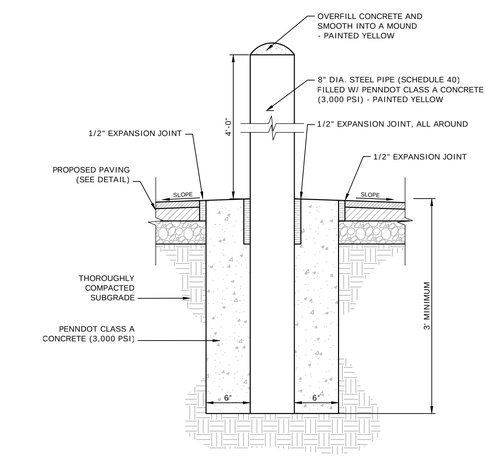
SECTION

4 CONCRETE WHEEL STOP

NOT TO SCALE

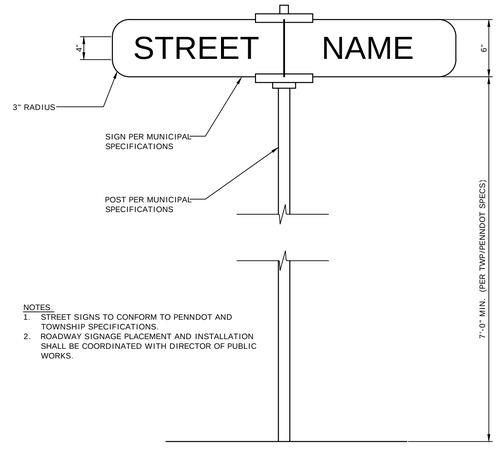


NOTE
1. ROADWAY SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH THE TOWNSHIP ENGINEER AND DIRECTOR OF PUBLIC WORKS.
2. SIGN TO CONFORM TO PENNDOT AND TOWNSHIP SPECIFICATIONS.



5 CONCRETE FILLED PIPE BOLLARD

NOT TO SCALE



NOTES:
1. STREET SIGNS TO CONFORM TO PENNDOT AND TOWNSHIP SPECIFICATIONS.
2. ROADWAY SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH DIRECTOR OF PUBLIC WORKS.

8 TYPICAL STOP SIGN DETAIL

NOT TO SCALE

NOTES FOR STREET SIGNS

POSTS SHALL BE SQUARE BREAKAWAY POST SYSTEM CONSISTING OF A 14 GAUGE GALVANIZED STEEL SQUARE POST, 2'0" ANCHOR AND A 12 GAUGE 2.25" TOP SECTION, EACH WITH A YIELD STRENGTH OF 60 KSI.

THE POST SHALL BE CORNER WELDED WITH 7/16" HOLES ON CENTER, ON ALL FOUR SIDES AND BASE. ONLY THE HOLES USED FOR MOUNTING SIGNS SHALL BE PUNCHED OUT. THE COATING SHALL BE HOT DIPPED GALVANIZED WITH A COATING DESIGNATION OF G-140.

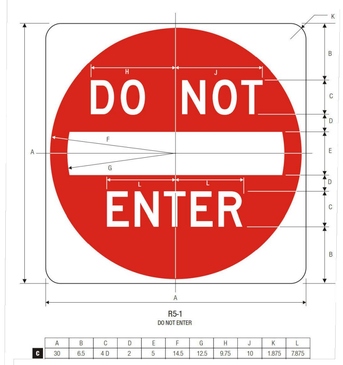
A COMPLETE POST SYSTEM SHALL CONSIST OF AN ANCHOR SECTION OF AT LEAST 3' LONG, A SQUARE TOP POST AT LEAST TEN FEET LONG, A CORNER BOLT AND A RAIN CAP.

THE POST AND THE INSTALLATION OF THE POST SHALL CONFORM TO PADOT SPECIFICATIONS.

ROADWAY SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH THE TOWNSHIP DIRECTOR OF PUBLIC WORKS.

SEE PLAN FOR LOCATIONS.

ONE PROPOSED DO NOT ENTER SIGN TO BE MOUNTED ON BACK OF STOP SIGN.

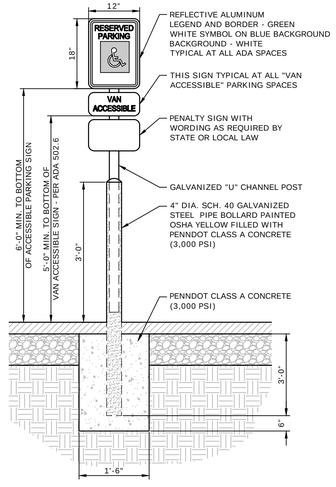


	A	B	C	D	E	F	G	H	J	K	L
C	30	6.5	4.0	2	5	14.5	12.5	9.75	10	1.875	7.875

COLORS: SYMBOL — RED (RETROREFLECTIVE)
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)

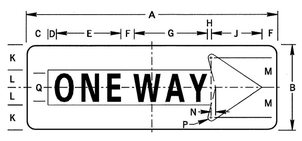
9 TYPICAL STREET NAME SIGN DETAIL

NOT TO SCALE



10 ONE WAY SIGN - R6-1

NOT TO SCALE



DIMENSIONS – IN														
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	BOR-DER	BLANK STD.
36" x 12"	3	1.2	9.1*	2.2	10.6*	0.5	7.2	3.4	2.6	4.2	0.6	0.7	4D	0.4	B5-3612
54" x 18"	5	3	12.3	4	13.5	2.2	10	5.2	3.8	5.8	0.8	1	5D	0.8	——

* REDUCE SPACING 35%

COLOR:

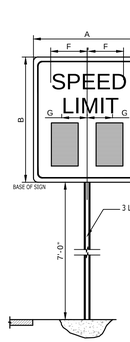
ARROW AND BORDER:
WHITE (REFLECTORIZED)

BACKGROUND AND LEGEND:
BLACK (NON-REFLECTORIZED)

NOTE
1. ROADWAY SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH THE TOWNSHIP ENGINEER AND DIRECTOR OF PUBLIC WORKS.
2. SIGN TO CONFORM TO PENNDOT AND TOWNSHIP SPECIFICATIONS.

11 TYPICAL SPEED LIMIT SIGN

NOT TO SCALE



SIZE STANDARD

1. 24"x30"- ALL TWO-LANE HIGHWAYS HAVING ANY SPEED LIMIT AND OTHER CONVENTIONAL HIGHWAYS WITH THREE OR MORE LANES AND A SPEED LIMIT OF 40 MILES PER HOUR OR BELOW.
2. 30"x36"- CONVENTIONAL HIGHWAYS WITH THREE OR MORE LANES AND A SPEED LIMIT OF 45 MILES PER HOUR OR ABOVE.
3. 36"x48"- EXPRESSWAYS AND FREEWAYS WITH A SPEED LIMIT OF 55 MILES PER HOUR.
4. 48"x60"- EXPRESSWAYS AND FREEWAYS WITH A SPEED LIMIT OF 50 MILES PER HOUR OR BELOW.

COLOR: LEGEND AND BORDER: BLACK: (NON-REFLECTORIZED)
BACKGROUND: WHITE: (REFLECTORIZED)

SIGN SIZE	DIMENSIONS							SERIES LINE			MAR-GIN	BOR-DER	BLANK STD
	A	B	C	D	E	F	G	1	2	3			
24 x 30	24	30	4	2	10	9-9/16	7-3/16	E	E	E	3/8	5/8	B5-3024
30 x 36	30	36	5	2	12	12	9-3/16	E	E	E	1/2	3/4	B5-3630
36 x 48	36	48	6	5	14	14-3/8	11	E	E	E	5/8	7/8	B5-4836
48 x 60	48	60	8	6	16	19-1/8	14-5/8	E	E	E	3/4	1-1/4	B5-6048

* OPTICALLY SPACE NUMERALS ABOUT CENTER LINE.

NOTES:
1. ELMWOOD DRIVE TO HAVE A POSTED SPEED LIMIT OF 25 MPH.
2. SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH THE TOWNSHIP DIRECTOR OF PUBLIC WORKS.
3. SIGNS TO CONFORM TO PENNDOT AND TOWNSHIP SPECIFICATIONS.

12 DO NOT ENTER SIGN DETAIL (R5-1)

NOT TO SCALE

13 BOLLARD MOUNTED ACCESSIBLE PARKING SIGN

NOT TO SCALE

NO	BY	DATE	REVISION
1	SJ PRE	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
CHECKED BY: WMF
DRAWN BY: ALB
CHECKED BY: WMF
SCALE: AS NOTED

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
SITE DETAIL SHEET

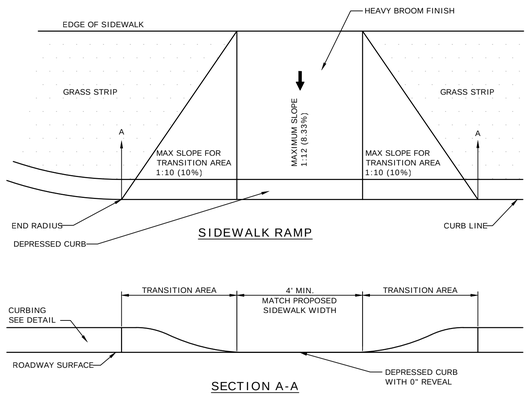
Land Planning
Landscape Architecture
Civil Engineering
33 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpalancaster.com
www.gpaassociates.com
GPA ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 44 OF 55

NOT FOR BIDDING/NOT FOR CONSTRUCTION

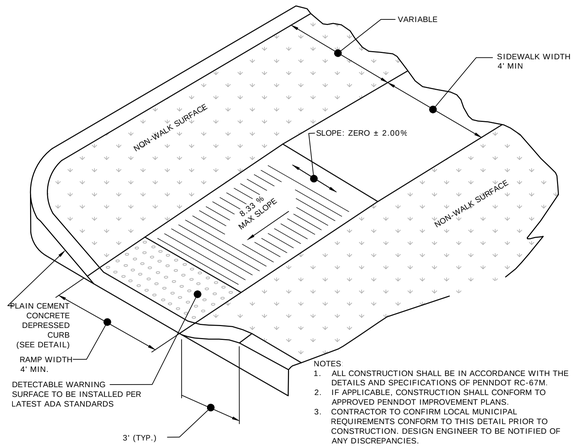
PLOTTED: Thursday, April 08, 2021 @ 12:58PM
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:



NOTE:
IF SIDEWALK IS ADJACENT TO BUILDING AND WIDTH OF SIDEWALK IS LESS THAN 4', A 1:12 MAX SLOPE SHALL BE USED FOR THE TRANSITION AREA.

1 HANDICAPPED ACCESSIBLE SIDEWALK DETAIL

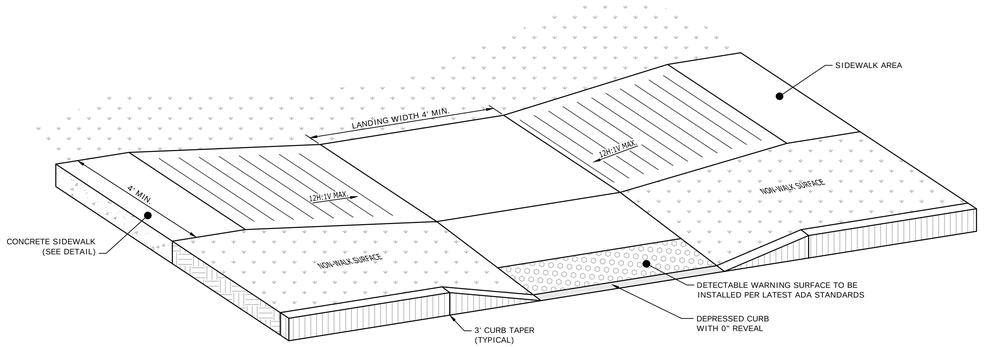
NOT TO SCALE



NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS OF PENNDOT RC-67M.
2. IF APPLICABLE, CONSTRUCTION SHALL CONFORM TO APPROVED PENNDOT IMPROVEMENT PLANS.
3. CONTRACTOR TO CONFIRM LOCAL MUNICIPAL REQUIREMENTS CONFORM TO THIS DETAIL PRIOR TO CONSTRUCTION. DESIGN ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES.

2 CURB RAMP - A

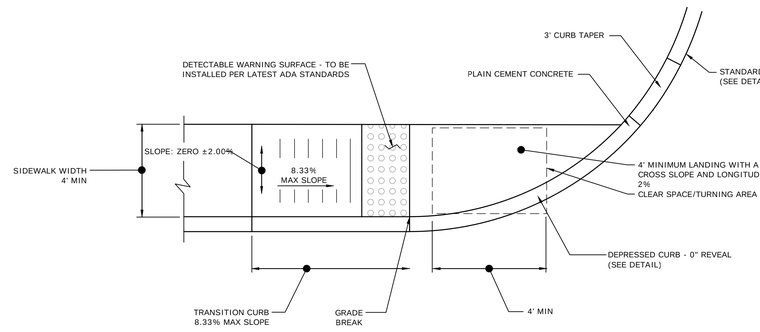
NOT TO SCALE



NOTES:
1. CONTRACTOR TO CONFIRM LOCAL MUNICIPAL REQUIREMENTS CONFORM TO THIS DETAIL PRIOR TO CONSTRUCTION. DESIGN ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES.

3 CURB RAMP - B

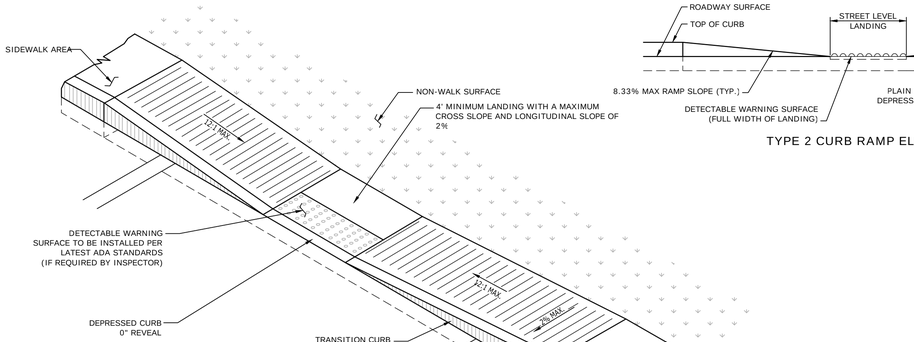
NOT TO SCALE



NOTE
1. CONTRACTOR TO CONFIRM LOCAL MUNICIPAL REQUIREMENTS CONFORM TO THIS DETAIL PRIOR TO CONSTRUCTION. DESIGN ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES.

4 CURB RAMP - C

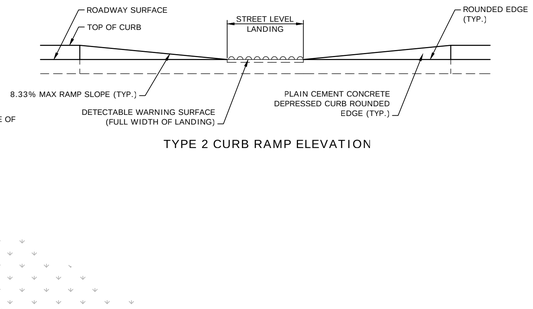
NOT TO SCALE



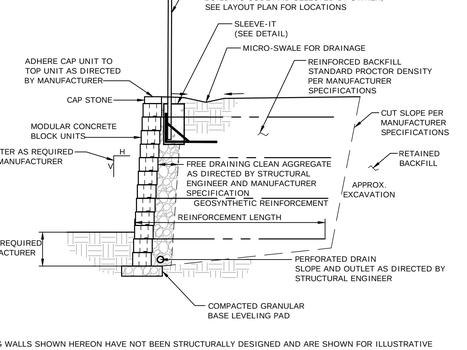
NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS OF PENNDOT RC-67M.
2. IF APPLICABLE, CONSTRUCTION SHALL CONFORM TO APPROVED PENNDOT IMPROVEMENT PLANS.
3. CONTRACTOR TO CONFIRM LOCAL MUNICIPAL REQUIREMENTS CONFORM TO THIS DETAIL PRIOR TO CONSTRUCTION. DESIGN ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES.

5 CURB RAMP - D

NOT TO SCALE



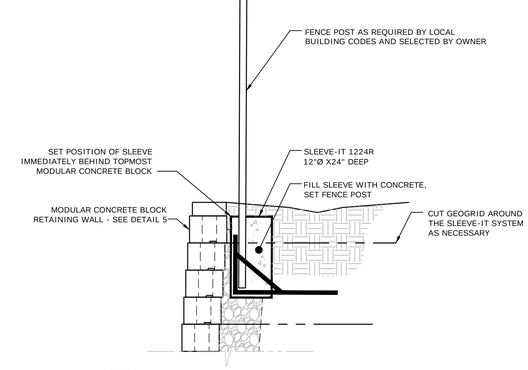
TYPE 2 CURB RAMP ELEVATION



NOTES:
1. THE RETAINING WALLS SHOWN HEREON HAVE NOT BEEN STRUCTURALLY DESIGNED AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL SHAPE, HEIGHT, FOOTING, MATERIAL SELECTION, AND DESIGN OF THESE WALLS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. MODULAR BLOCK RETAINING WALLS SHOWN ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. STRUCTURAL COMPUTATIONS, DESIGN, CONSTRUCTION SPECIFICATIONS, AND APPLICABLE BUILDING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE LAYOUT AND GRADING OF THE RETAINING WALLS ASSUMES NO STORM RUNOFF OVER THE TOP OF THE WALL. IF SITE CONDITIONS ARE NOT AS ASSUMED CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OF THE RETAINING WALL.
3. ANY RETAINING WALL GREATER THAN 3' NEED ENGINEERED PLANS PRIOR TO CONSTRUCTION.

6 TYPICAL SECTION MODULAR BLOCK RETAINING WALL

NOT TO SCALE

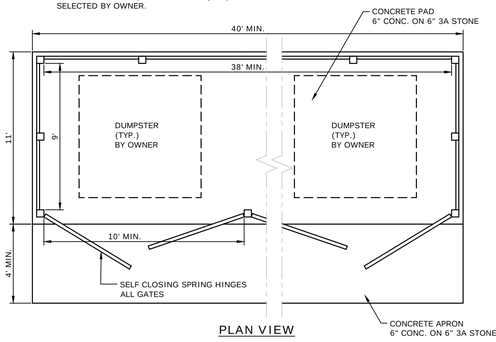


NOTES:
1. THIS DETAIL IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY.
2. SLEEVE-ITS, MANUFACTURED BY STRATA SYSTEMS, INC., 380 DAHLONEGA ROAD, CUMMING, GA 30040 (800)-680-7750, OR EQUAL SHALL BE INSTALLED.
3. THE CONTRACTOR SHALL INSTALL THE SLEEVE-ITS PER THE MANUFACTURER'S SPECIFICATIONS.

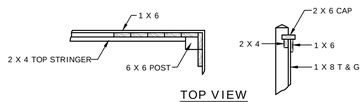
7 FENCE POST INSTALLATION USING SLEEVE-IT

NOT TO SCALE

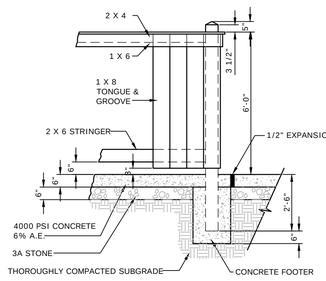
NOTES:
1. CONTACT WASTE HANDLER TO VERIFY MINIMUM OPENING WIDTH AT GATE.
2. ENCLOSURE MANUFACTURER, MATERIAL, AND COLOR TO BE SELECTED BY OWNER.
3. ALL LUMBER TO BE PRESSURE TREATED.
4. ALL EXPOSED SURFACES TO BE STAINED WITH OLYMPIC SOLID HIDE STAIN (OR APPROVED EQUAL). COLOR TO BE SELECTED BY OWNER.



PLAN VIEW



TOP VIEW



SECTION / ELEVATION

8 DUMPSTER ENCLOSURE

NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	S.HYNES	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: | CHECKED BY:
DRAWN BY: | CHECKED BY:

SCALE 1" = 50' (150' / 100' / 50' / 0')

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

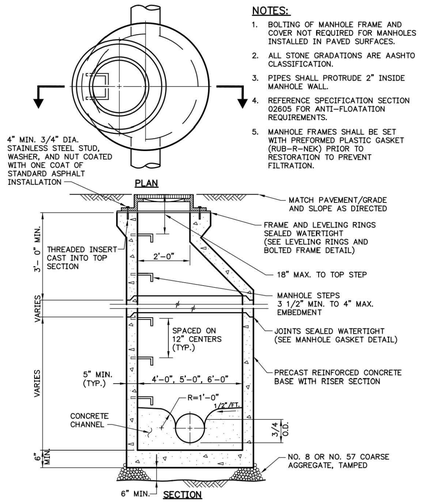
SHEET TITLE
SITE DETAIL SHEET

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 45 OF 55

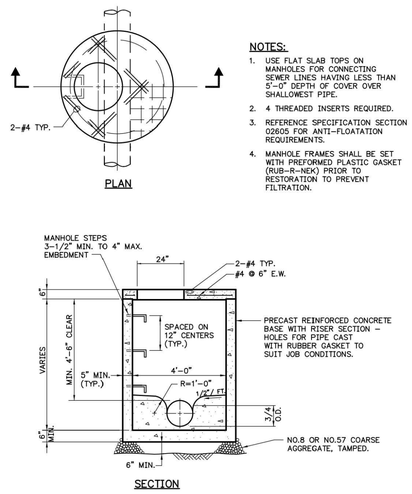
PLOTTED: Thursday, April 08, 2021 @ 12:58PM
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:



PRECAST CONCRETE MANHOLE
WITH PRECAST CONCRETE BASE

1

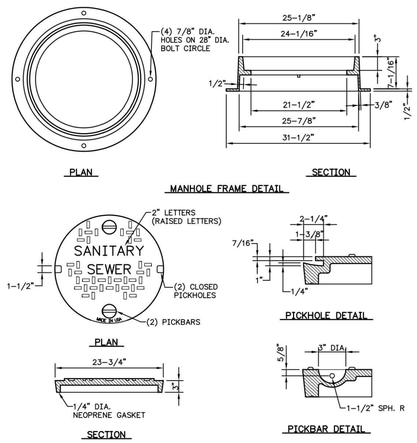
NOT TO SCALE



PRECAST CONCRETE SHALLOW MANHOLE
WITH PRECAST CONCRETE BASE

2

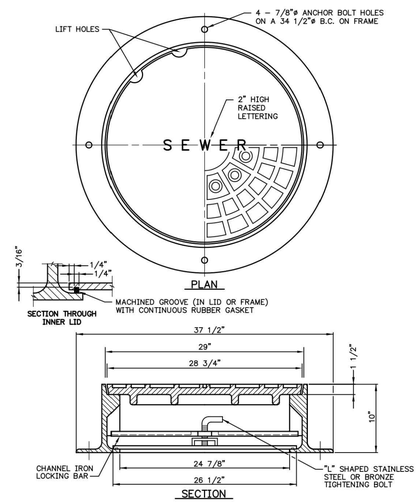
NOT TO SCALE



HEAVY DUTY WATERTIGHT
MANHOLE FRAME AND COVER

3

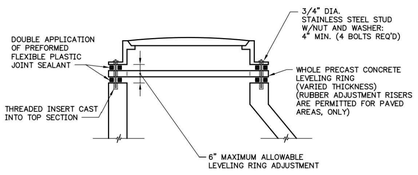
NOT TO SCALE



CAST IRON WATERTIGHT MANHOLE
FRAME AND COVER

4

NOT TO SCALE

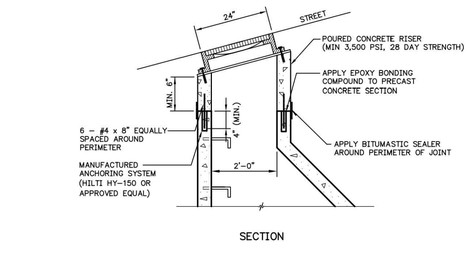


NOTE: ALL NON-SHRINK, NON-METALLIC GROUT SHALL BE TROWELED SMOOTH.

LEVELING RINGS AND BOLTED
FRAME DETAILS

5

NOT TO SCALE

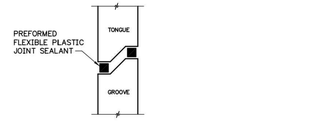


NOTE: TO BE USED ONLY AFTER CONSULTATION WITH AUTHORITY OR IT'S ENGINEER.

POURED CONCRETE RISER FOR
STREET GRADES OF 4% OR GREATER

6

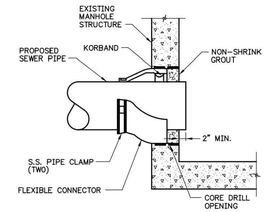
NOT TO SCALE



MANHOLE GASKET

7

NOT TO SCALE

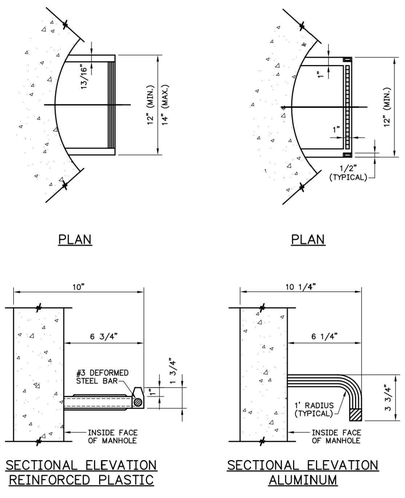


KOR-N-SEAL DETAIL

MANHOLE PIPE ADAPTERS

8

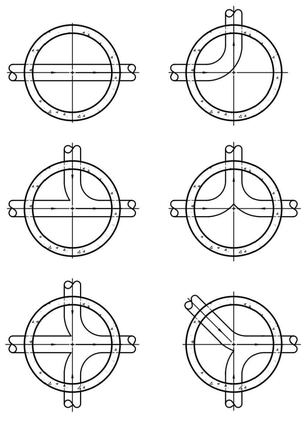
NOT TO SCALE



MANHOLE STEPS

9

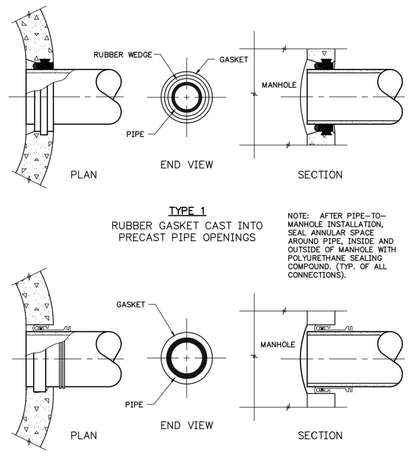
NOT TO SCALE



TYPICAL PLAN OF MANHOLE CHANNELS

10

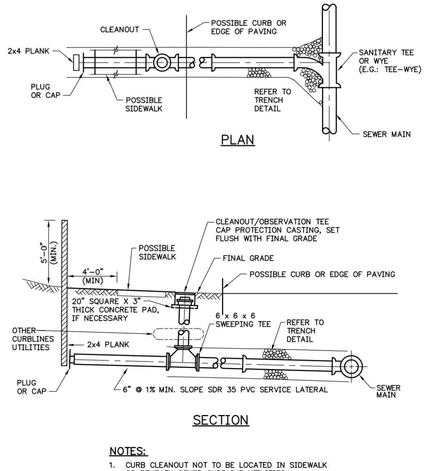
NOT TO SCALE



MANHOLE PIPE GASKETS

11

NOT TO SCALE



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

SERVICE LATERAL - NORMAL DEPTH

12

NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTTED: Thursday, April 08, 2021 @ 12:58PM

FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:

NO	BY	DATE	REVISION
1	S.HYNES	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE
AS SHOWN

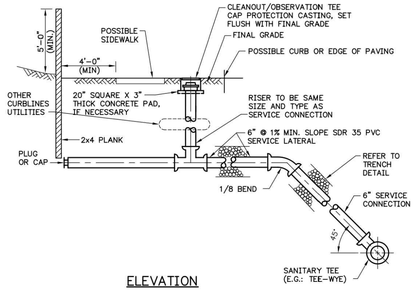
PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
SEWER DETAILS

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 46 OF 55



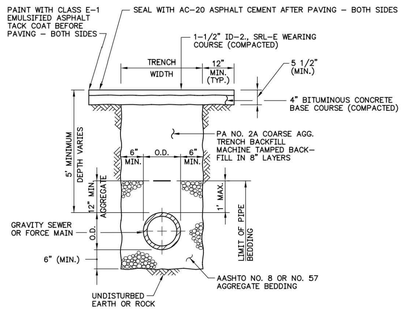
ELEVATION

NOTES:

1. CURB CLEANOUT NOT TO BE LOCATED IN SIDEWALK OR BENEATH OTHER CURBLINE UTILITIES.

1 SERVICE LATERAL - DEEP SEWER

NOT TO SCALE



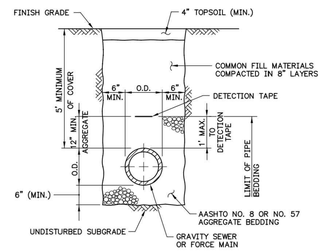
TOWNSHIP ROADS

NOTE

WHEN IN PAVED AREAS SUCH AS DRIVEWAYS OR PARKING LOTS, PAVING RESTORATION SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS.

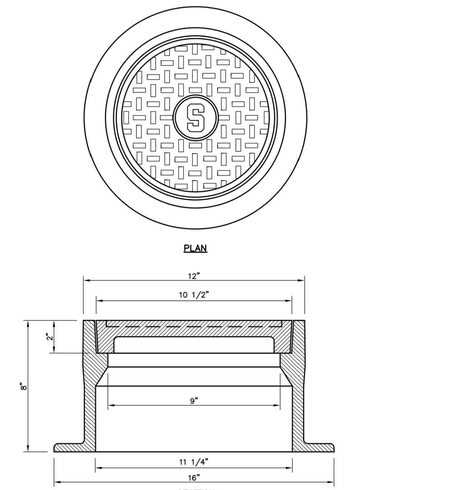
2 TRENCH DETAIL IN PAVED AREAS

NOT TO SCALE



3 TRENCH DETAIL IN UNPAVED AREAS

NOT TO SCALE



4 CLEANOUT/TEST TEE CAP PROTECTION CASTING

NOT TO SCALE

5 BENTONITE CLAY DAM DETAIL

NOT TO SCALE

6 CONCRETE ENCASEMENT DETAIL

NOT TO SCALE

SECTION

7 INSIDE DROP MANHOLE

NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJH/MW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

SCALE: AS SHOWN

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

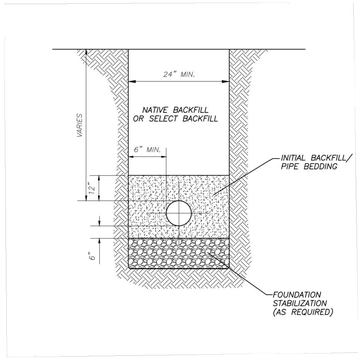
SHEET TITLE
SEWER DETAILS

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3823 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

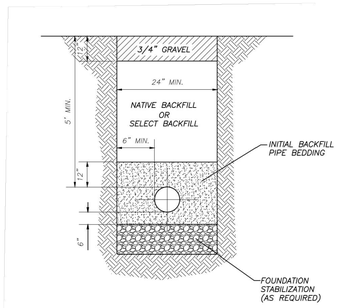
SHEET NO.: 47 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:38PM
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:



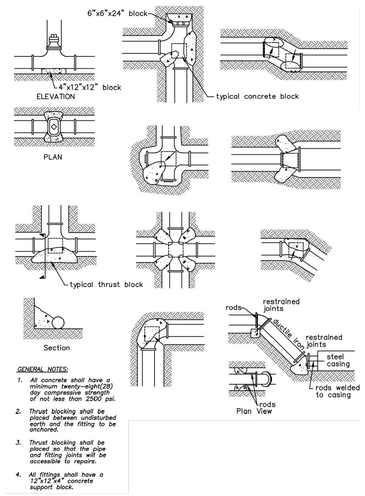
1 TRENCH DETAIL OUTSIDE PAVEMENT

NOT TO SCALE



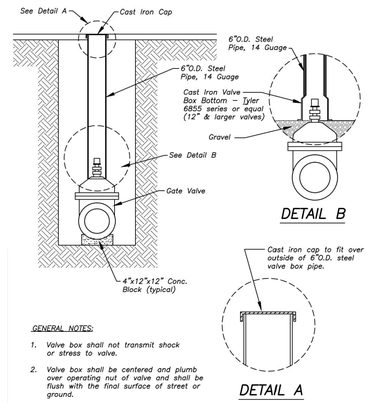
2 TRENCH DETAIL UNDER PAVEMENT

NOT TO SCALE



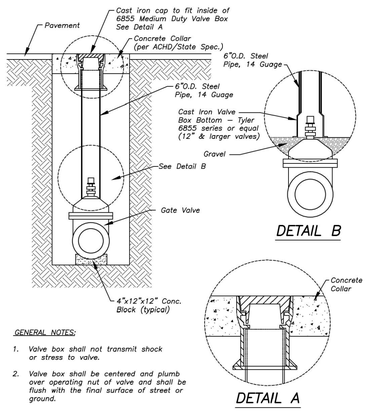
3 THRUST BLOCKING

NOT TO SCALE



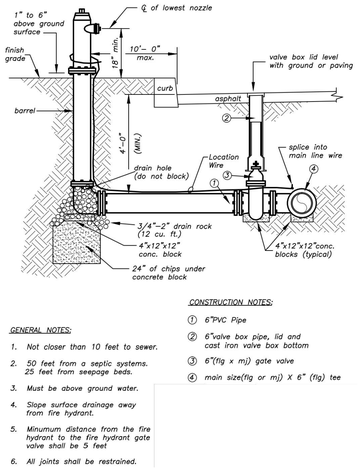
4 STANDARD VALVE BOX INSTALLATION

NOT TO SCALE



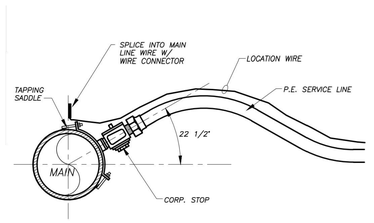
5 INSIDE VALVE BOX INSTALLATION

NOT TO SCALE



6 FIRE HYDRANT INSTALLATION DETAIL

NOT TO SCALE



7 TYPICAL SERVICE TAP FOR SERVICES UNDER 2'

NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTTED: Thursday, April 08, 2021 @ 12:58PM

FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:

NO	BY	DATE	REVISION
1	SJ-PMG	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF
SCALE: AS SHOWN

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

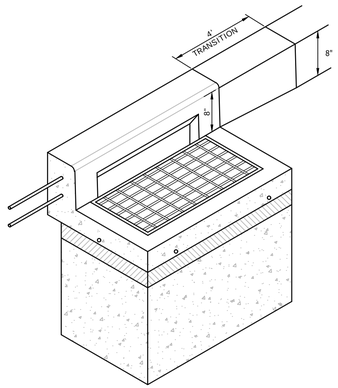
PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
WATER DETAILS

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3800 FAX (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com
GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

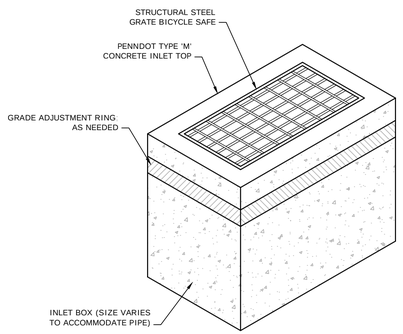
SHEET NO.: 48 OF 55



NOTE:
1. MATERIAL AND CONSTRUCTION BASED ON PennDOT STANDARDS.
2. ALL INLETS IN PAVED AREAS SHALL HAVE HEAVY DUTY BICYCLE-SAFE GRATING CONSISTENT WITH PENNDOT PUB. 72M.
3. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS. ALL PIPES ENTERING OR EXITING INLETS SHALL BE CUT FLUSH WITH THE INLET WALLS.
4. INLETS GREATER THAN FIVE FEET IN DEPTH SHALL BE EQUIPPED WITH LADDER RUNGS AND SHALL BE DETAILED ON THE PLAN.
5. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENT RINGS SHALL BE SET INA BED OF FULL MORTAR ACCORDING TO PENNDOT PUB. 408.

1 TYPE "C" INLET DETAIL

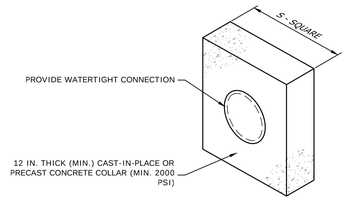
NOT TO SCALE



NOTE:
1. MATERIAL AND CONSTRUCTION BASED ON PennDOT STANDARDS.
2. ALL INLETS IN PAVED AREAS SHALL HAVE HEAVY DUTY BICYCLE-SAFE GRATING CONSISTENT WITH PENNDOT PUB. 72M.
3. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS. ALL PIPES ENTERING OR EXITING INLETS SHALL BE CUT FLUSH WITH THE INLET WALLS.
4. INLETS GREATER THAN FIVE FEET IN DEPTH SHALL BE EQUIPPED WITH LADDER RUNGS AND SHALL BE DETAILED ON THE PLAN.
5. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENT RINGS SHALL BE SET INA BED OF FULL MORTAR ACCORDING TO PENNDOT PUB. 408.

2 TYPE "M' INLET DETAIL

NOT TO SCALE

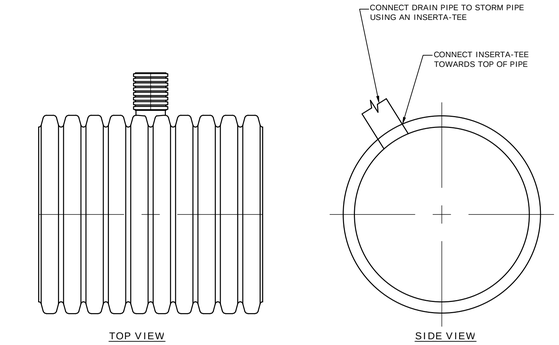


BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
BMP 2	15	91.6	2	6.00	20.00

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

3 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS

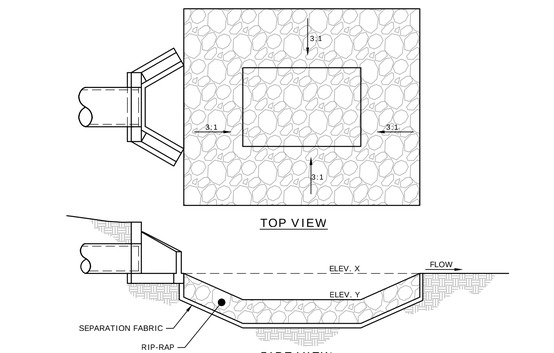
NOT TO SCALE



NOTE:
CONNECT BASE DRAIN TO STORM SEWER PIPE USING AN INSERTA-TEE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

4 ADS INSERTA-TEE DETAIL

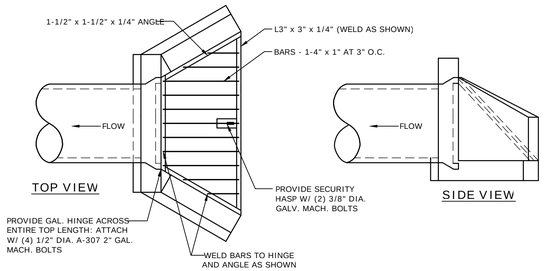
NOT TO SCALE



ENDWALL ID	D	2D	3D	5D	6D	1/2D	ELEV. X	ELEV. Y	RIPRAP SIZE	RIPRAP THICKNESS (RI)
EW-A1	1.50 ft	3.00 ft	4.50 ft	7.50 ft	9.00 ft	0.75 ft	463.00	462.25	R-4	12.00 in
EW-B1	1.25 ft	2.50 ft	3.75 ft	6.25 ft	7.50 ft	0.63 ft	463.00	462.38	R-4	12.00 in
EW-C1	1.50 ft	3.00 ft	4.50 ft	7.50 ft	9.00 ft	0.75 ft	463.00	462.25	R-4	12.00 in
EW-D1	2.00 ft	4.00 ft	6.00 ft	10.00 ft	12.00 ft	1.00 ft	455.00	454.00	R-4	12.00 in
EW-2	1.25 ft	2.50 ft	3.75 ft	6.25 ft	7.50 ft	0.63 ft	443.86	443.24	R-4	12.00 in

5 PLUNGE POOL DETAIL

NOT TO SCALE



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

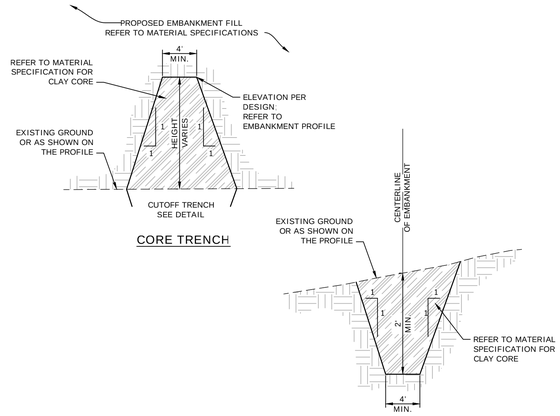
6 TRASH RACK DETAIL

NOT TO SCALE

NOTE:
1. MATERIAL AND CONSTRUCTION BASED ON RC-34 STANDARDS FOR ALL STRUCTURES, UNLESS OTHERWISE NOTED ON THE PLAN PROFILES.
2. MANHOLES GREATER THAN FIVE FEET IN DEPTH SHALL BE EQUIPPED WITH LADDER RUNGS AND SHALL BE DETAILED ON THE PLAN.
3. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENT RINGS SHALL BE SET INA BED OF FULL MORTAR ACCORDING TO PENNDOT PUB. 408.

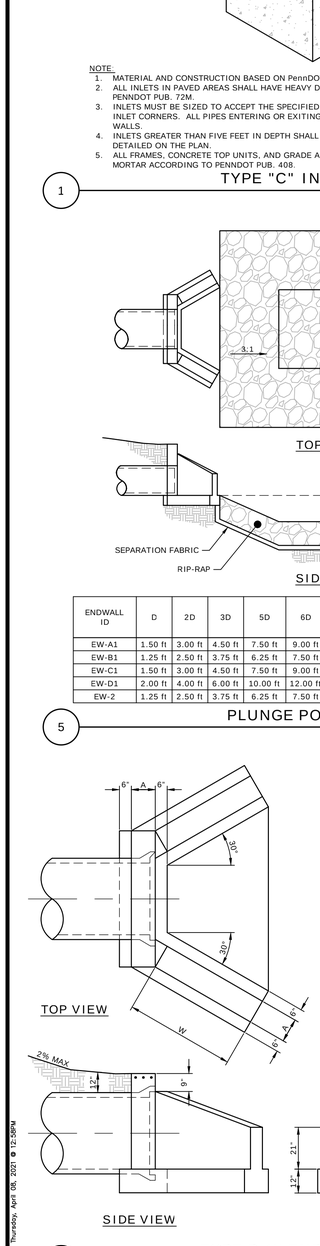
7 STORM SEWER MANHOLE DETAIL

NOT TO SCALE



8 CORE TRENCH & CUTOFF TRENCH DETAIL

NOT TO SCALE

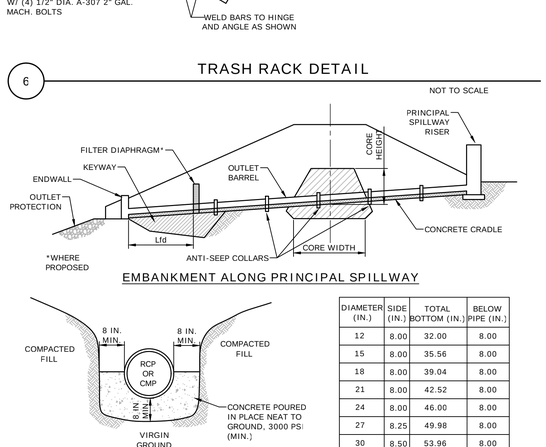


PIPE DIA.	L	W	A
< 18"	4.0'	4.0'	12"
24"	4.3'	4.25'	12"
36"	5.7'	4.6'	12"
42"	6.3'	5.7'	12"
48"	6.9'	6.8'	12"
54"	7.4'	7.9'	12"
60"	8.0'	9.1'	15"
72"	9.1'	11.4'	15"

NOTES:
1. USE CLASS A CONCRETE OR BETTER.
2. EXPOSED EDGES SHALL BE CHAMFERED ONE INCH.

9 TYPE D-W ENDWALL DETAIL

NOT TO SCALE



EMBANKMENT ALONG PRINCIPAL SPILLWAY

CROSS-SECTION AT OUTLET BARREL

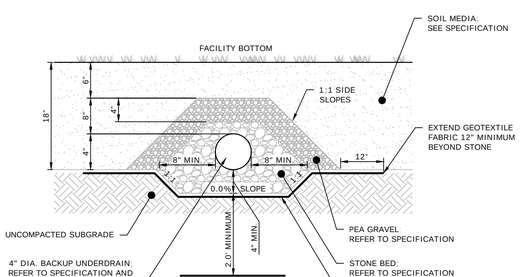
DIAMETER (IN.)	SIDE (IN.)	TOTAL BOTTOM (IN.)	BELOW PIPE (IN.)
12	8.00	32.00	8.00
15	8.00	35.56	8.00
18	8.00	39.04	8.00
21	8.00	42.52	8.00
24	8.00	46.00	8.00
27	8.25	49.98	8.00
30	8.50	53.96	8.00
33	8.75	58.18	8.25
36	9.00	62.16	9.00
42	9.50	69.88	10.50
48	10.00	77.84	12.00
54	10.50	86.04	13.50
60	11.00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

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

CONCRETE CRADLE
FOR BASIN OR TRAP OUTLET BARREL

10

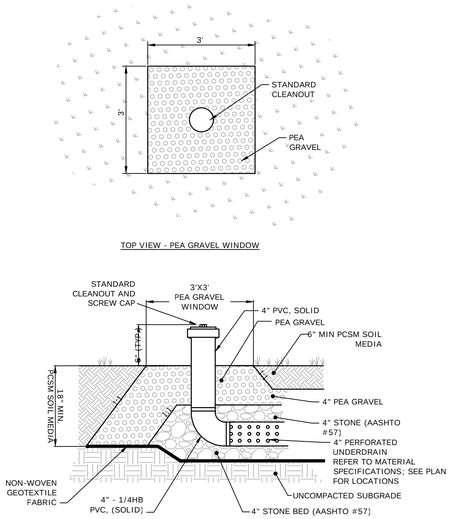
NOT TO SCALE



NOTES:
1. CONTRACTOR TO VERIFY DURING CONSTRUCTION THAT 2.0' MIN. FROM BOTTOM OF FACILITY TO LIMITING ZONE IS PROVIDED. IF 2.0' IS NOT PROVIDED, FOLLOW LIMITING ZONE REMEDIATION NOTES ON THIS PLAN.

11 4" DIA. BACKUP UNDERDRAIN DETAIL

NOT TO SCALE



12 3'X'3 CLEANOUT WITH PEA GRAVEL WINDOW

NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MJ-PMS	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE: AS NOTED

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
STORM DETAILS

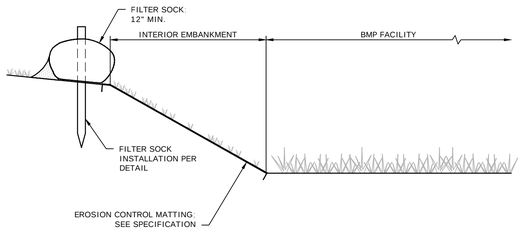
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603 (717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401 (717) 854-3800 FAX: (717) 854-3920
320 N. Market Street, Suite 550W, Harrisburg, PA 17101 (717) 599-7615 FAX: (717) 435-8277
E-mail: info@gsassociates.com
www.gsassociates.com

GS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 49 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:58PM
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:



NOTES

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

TYPICAL BMP PROTECTION DETAIL

1

NOT TO SCALE

PERMANENT SEEDING BMP 1
LOW MAINTENANCE NATIVE SEED MIXES

Seeding dates
Aug. 15 to Oct.15

BASIN FLOOR LOW MAINTENANCE NATIVE SEED MIX - 22,510 S.F. ±

Seeding rate	% by wt
Little Bluestem 'Standing Ovation' 8 lbs/ac.	30%
Tufted Hair Grass 2 lbs/ac.	70%

BASIN SIDE SLOPES LOW MAINTENANCE NATIVE SEED MIX - 6,715 S.F. ±

Seeding rate	% by wt
Little Bluestem 'Standing Ovation' 8 LBS/AC.	100%

PERMANENT SEEDING BMP 2
LOW MAINTENANCE NATIVE SEED MIXES

Seeding dates
Aug. 15 to Oct.15

BASIN FLOOR LOW MAINTENANCE NATIVE SEED MIX - 14,831 S.F. ±

Seeding rate	% by wt
Little Bluestem 'Standing Ovation' 8 lbs/ac.	30%
Tufted Hair Grass 2 lbs/ac.	70%

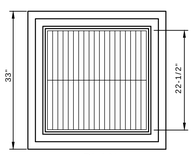
BASIN SIDE SLOPES LOW MAINTENANCE NATIVE SEED MIX - 11,105 S.F ±

Seeding rate	% by wt
Little Bluestem 'Standing Ovation' 8 LBS/AC.	100%

BMP SEED MIX DETAIL

3

NOT TO SCALE

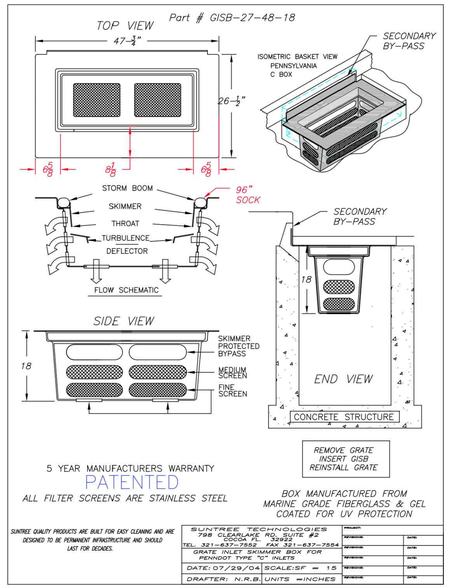


21" X 21" YARD INLET

7

NOT TO SCALE

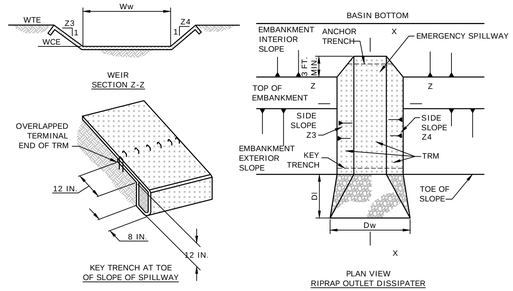
NOTE
TO BE PLACED ON ALL INLETS THAT
LEAD TO A SUBSURFACE FACILITY



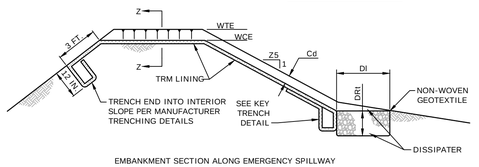
INLET SKIMMER FOR TYPE 'C' INLET

4

NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #7-13												
BASIN NO.	WEIR					LINING		CHANNEL	DISSIPATER			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PTRN	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R_)	RIPRAP THICK. DRt (IN)
BMP 1	3	3	466.50	464.75	40	NAG P300	3.5	3	1	10	40	3	9
BMP 2	3	3	461.00	459.00	50	NAG P300	3.5	3	1	10	50	3	9
BMP 1 EM SPILL	3	3	466.50	465.25	40	NAG P300	3.5	3	1	10	40	3	9

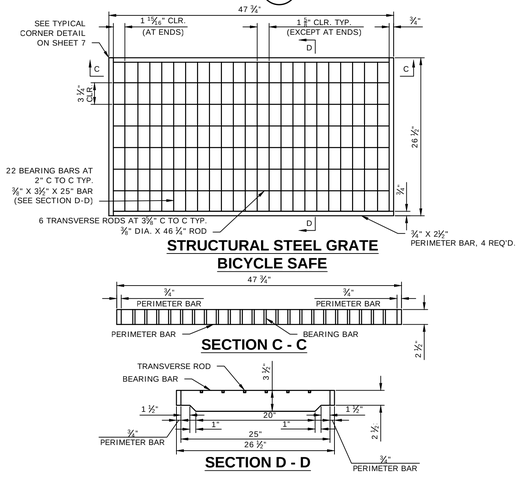


NOTES
1. HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
2. DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
3. RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.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

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

2

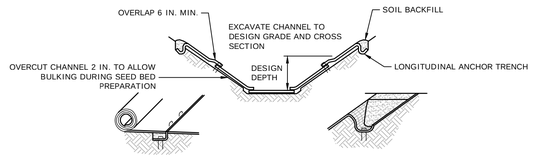
NOT TO SCALE



RC-45 2' X 4' BICYCLE SAFE STRUCTURAL STEEL GRATE

5

NOT TO SCALE

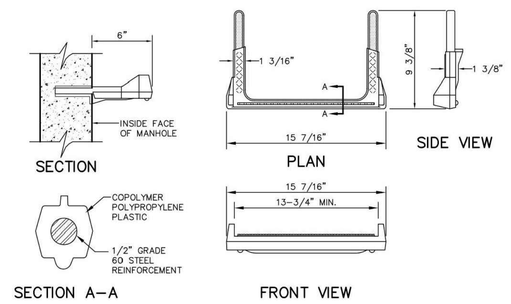


* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

8

NOT TO SCALE



NOTES
1. STEPS SHALL BE PROVIDED FOR ALL INLETS, JUNCTION BOXES, AND MANHOLES GREATER THAN FIVE (5) FEET IN DEPTH.
2. MANHOLE STEPS SHALL BE SPACED 12" VERTICALLY.

STANDARD MANHOLE / INLET STEP

6

NOT TO SCALE

STANDARD CONSTRUCTION DETAIL # 6-1 - VEGETATED CHANNEL							
CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
Swale 1	ALL	3	1.0	11	4	4	NAG S75
Swale 2	ALL	3	1.0	11	4	4	NAG S75
Swale 3	ALL	3	1.0	9	3	3	NAG S75
Swale 4	ALL	3	1.0	9	3	3	NAG S75
Swale 5	ALL	3	1.0	9	3	3	NAG S75

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

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	SJ PRE	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

SCALE: AS NOTED

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
STORM DETAILS

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3812 FAX (717) 854-3920
320 N. Market Street
Suite 350W, Harrisburg, PA 17101
(717) 599-7615 FAX (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 50 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:58PM

FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details; Titleblock IMAGES:

MATERIAL SPECIFICATIONS

MATERIAL	PLAN DESIGNATION	SPECIFICATION / TEST METHOD	SIZE	NOTES
STORMWATER CONVEYANCE				
SOIL TIGHT (ST) STORM DRAIN	SLCPP	AASHTO M252, TYPE S (4- THROUGH 10-INCH) AASHTO M294, TYPE S (12- THROUGH 60-INCH) ASTM F2306	REFER TO PROFILE	
ROOF LEADER	SDR-35 OR HDPEP	SDR-35 (PS46) - ASTM D3034 (4"-15") (PRODUCT STANDARD) - ASTM F477 (GASKET) - ASTM D3212 (INTEGRAL BELL JOINT) HDPEP - ASTM F758 (TYPE PS 28) - AASHTO M252-S, OR - AASHTO M294-S	REFER TO PROFILE	
STORMWATER MANAGEMENT				
EROSION CONTROL BLANKET	ECB	REFER TO THE MATERIAL AND PERFORMANCE SPECIFICATIONS INCLUDED ON THE PLAN.		COCONUT MATTING, ECS-1B, NAG S75, OR EQUIVALENT
CLAY CORE		SOIL CLASSIFIED AS GC, SC, CL-ML, OR CL, PER THE UNIFIED SOIL CLASSIFICATION SYSTEM, WITH AT LEAST 30% PASSING THE 200 SIEVE; DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY (ASTM D-698) WITH A MOISTURE CONTENT WITHIN 2% +/- OF THE OPTIMUM. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR), UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER	REFER TO EMBANKMENT PROFILES AND/OR CROSS-SECTIONS	FOR MORE INFORMATION, REFER TO SECTION B. OF THE "STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS" FOR EARTH FILL MATERIAL.
NON-WOVEN GEOTEXTILE FABRIC		ASTM D-4632 (TENSILE STRENGTH, 100 LBS) ASTM D-4632 (ELONGATION 50% MIN.) ASTM D-6241 (PUNCTURE, 250 LBS) ASTM D-4533 (TRAPEZOID TEAR STRENGTH, 45 LBS) ASTM D-4751 (AOS SIEVE NO. 70) ASTM D-4491 (PERMITTIVITY 1.7 SEC^{-1} MIN.) ASTM D-4355 (ULTRAVIOLET RESISTANCE 70% @ 500 HRS) ASTM D-4491 (WATER FLOW RATE 120 GPM/SF)		MIRAFI 140N, GEOTEX 451, OR EQUIVALENT
SEPARATION FABRIC		ASTM D-5261 (WEIGHT - 12 OZ/SY, MIN) ASTM D-4632 (GRAB TENSILE STRENGTH 290 LBS) ASTM D-4632 (ELONGATION 50% MIN) ASTM D-6241 (PUNCTURE, 775 LBS MIN., 2 IN. FLAT ROD) ASTM D-4533 (TRAPEZOID TEAR STRENGTH, 100 LBS) ASTM D-4751 (AOS SIEVE NO. 80 TO NO. 120) ASTM D-4491 (PERMITTIVITY 0.7 SEC^{-1}) ASTM D-4355 (ULTRAVIOLET RESISTANCE 70% @ 500 HRS)	REFER TO PENNDOT SPECIFICATION SECTION 735.1 - GEOTEXTILES	PENNDOT CLASS 4, TYPE A, EQUIVALENT OR BETTER NON-WOVEN, NEEDLE PUNCHED FABRIC
STONE BED		AASHTO-M-43	0.375"-0.75"	DOUBLE WASHED NO. 57 STONE (WASH LOSS OF NO MORE THAN 0.5%)
BACKUP UNDER DRAIN PIPE		ASTM F758 (TYPE PS 28), AASHTO-M-278, AASHTO M252-SP, OR AASHTO M294-SP AASHTO CLASS II (PERFORATION PATTERN)	RIGID SCHEDULE 40 PVC, SDR35, OR SLCPP	MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE.
DISTRIBUTION PIPE		ASTM F758 (TYPE PS 28), AASHTO-M-278, AASHTO M252-SP, OR AASHTO M294-SP AASHTO CLASS II (PERFORATION PATTERN)	RIGID SCHEDULE 40 PVC, SDR35, OR SLCPP	MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE.
TOPSOIL (AS PART OF PCSM BMP - SOIL MEDIA COMPOSITION)		ASTM D5268 - STANDARD SPECIFICATION FOR TOPSOIL ASTM D4972 - TEST METHOD OF pH FOR SOILS	% BY WEIGHT SAND: 25-75%; SILT: 15-40%; CLAY: 5-20% ORGANIC CONTENT: 2-8%; pH: 7.5; SOLUBLE SALTS: <500 PPM	THE CLAY CONTENT OF THE TOPSOIL SHALL BE LESS THAN 10%; SILT SHALL BE LESS THAN 35%. TOPSOIL SHALL BE A LOAMY SAND, CLAY LOAM, LOAM, SILT LOAM, OR SANDY CLAY LOAM; SUITABLE FOR FINAL USE, FREE OF ALL DEBRIS AND ROCKS OVER 3" IN DIAMETER. TOPSOIL MUST ALSO BE FREE OF VIABLE PLANTS OR PLANT PARTS. ALL TOPSOIL SHALL BE TESTED BY A REPUTABLE LABORATORY FOR PH AND SOLUBLE SALTS. IF NEEDED, PH CORRECTION MATERIAL SHALL BE APPLIED AT A RATE SUFFICIENT TO CORRECT THE PH TO A RANGE OF 6.0 TO 7.0. SOLUBLE SALTS SHALL NOT BE HIGHER THAN 500 PARTS PER MILLION.
SAND		CLEAN AASHTO-M-6 OR ASTM-C-33 CONCRETE SAND	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.
COMPOST		CERTIFIED BY THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING PROGRAM (STA)	N/A	PARAMETER: ALLOWABLE RANGE pH: 5.5 - 8.0; MOISTURE CONTENT: 35% -55%; C:N RATIO: 15-30:1 ; ORGANIC MATTER: >40% PARTICLE SIZE: <1 INCH; SOLUBLE SALTS: <4.0 mmhos (dS); BULK DENSITY: < 1000LBS/ CUYD FOREIGN MATTER < 1% BU WEIGHT
PEA GRAVEL		ASTM D-448	0.125" - 0.375"	DOUBLE WASHED NO. 8 OR NO. 9 STONE (WASH LOSS OF NO MORE THAN 0.5%)
SOIL MEDIA		N/A	THE STANDARD RATIO OF MATERIAL WITHIN THE SOIL MEDIA SHALL BE 50% SAND; 20% COMPOST/MUSHROOM SOIL; 30% TOPSOIL *PERCENTAGES ARE BY VOLUME; % BY WEIGHT SAND: 40-80%; SILT 10-20%; CLAY 5-12% ORGANIC MATTER: 4-10%	A BLEND OF A RATIO OF SAND, TOPSOIL AND ORGANICS FOR THE PURPOSE OF FILTERING STORMWATER, PROMOTING EVAPOTRANSPIRATION, AND PLANT GROWTH WITHIN THE FACILITY. GENERAL CRITERIA THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES. IT SHALL BE WELL MIXED AND HOMOGENOUS PRIOR TO PLACEMENT. IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER. IT SHALL HAVE NO VISIBLE FREE WATER. IT SHALL BE CLASSIFIED AS A USDA SOIL TYPE OF SILT LOAM, LOAMY SAND, SANDY LOAM OR LOAM. PERFORMANCE STANDARD: THE MIXTURE SHALL PROVIDE A MINIMUM IN SERVICE FLOW RATE/HYDROLIC CONDUCTIVITY (ASTM F1815) 75% PROCTOR (ASTM D698) 2-6 IN/HR. PROVIDE LAB TEST REPORT FOR VERIFICATION AS WELL AS A 1 GALLON SAMPLE TO BE HELD FOR COMPARISON. ALTERNATE SOIL MEDIA SPECIFICATIONS: THE CONTRACTOR MAY SUBMIT AN ALTERNATE MIX DESIGN FOR APPROVAL TO THE LICENSED PROFESSIONAL PROVIDED THAT IT MEETS THE MINIMUM PERFORMANCE REQUIREMENTS OF THE SPECIFIED MIX. MINIMUM SUBMITTALS INCLUDE TESTING DOCUMENTATION, EXAMPLES OF SUCCESSFUL IMPLEMENTATION FOR SIMILAR PROJECTS, AND OTHER RELEVANT INFORMATION AS THEY RELATE TO INFILTRATION, WATER QUALITY AND VEGETATION GROWTH.
STORMWATER MANAGEMENT FACILITY OUTFALL BARREL	RCP	ASTM C76 (CLASS IV) ASTM C361 (JOINTS AND GASKETS)	REFER TO PROFILE	
SANITARY SEWER				
GRAVITY SEWER PIPE	PVC	SDR-35 (PS46) ASTM D3034 (PRODUCT STANDARD) ASTM F477 (GASKET) ASTM D3212 (INTEGRAL BELL JOINT)	REFER TO PROFILE	
WATER				
WATER DISTRIBUTION PIPE	PVC	AWWA C901 (< 3" DIA.), DR18 AWWA C900 (4 > DIA.), DR18 ASTM F477 (GASKETS) ASTM D3139 (JOINTS)	REFER TO PROFILE	
WATER LATERAL	WHC	TYPE K - COPPER	REFER TO DETAIL	
SITE FEATURES AND LANDSCAPING				
TOPSOIL		ASTM D5268 - STANDARD SPECIFICATION FOR TOPSOIL ASTM D4972 - TEST METHOD OF pH FOR SOILS	SEE GRADUATION OF ASTM STANDARD	TOPSOIL MUST BE FREE OF LARGE DEBRIS, ROOTS, ROCKS, BRUSH, SOD, FROZEN PARTICLES, OR OTHER FOREIGN OR OBJECTIONABLE MATERIAL THAT WOULD INHIBIT VEGETATIVE ESTABLISHMENT AND GROWTH TO MEET THE PROJECT REQUIREMENTS. TOPSOIL MUST BE SUITABLE TO SUPPORT A DENSE AND DIVERSE VEGETATIVE COVER, AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT.
HARDWOOD MULCH		N/A	MAXIMUM 3" IN SIZE PIECES	COMPOSITION BY VOLUME: 70% SHREDDED BARK, 30% SHREDDED HARDWOOD COLOR: BROWN FREE OF TRASH, DEBRIS AND OTHER NON-ORGANIC MATERIALS

1 MATERIAL SPECIFICATIONS
NOT TO SCALE

OPERATION & MAINTENANCE NOTES

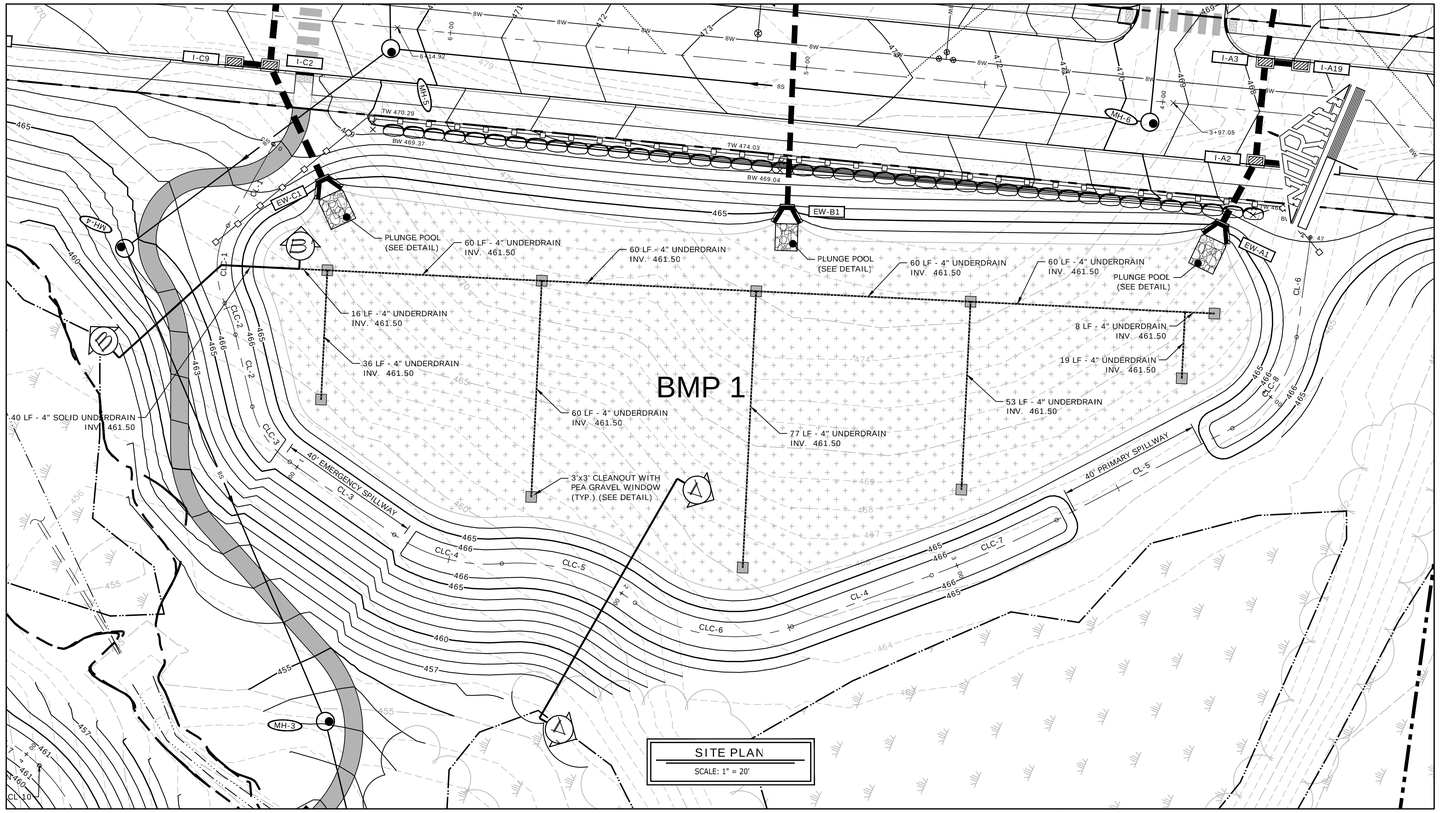
BMP TYPE	FACILITY NOS.	CONSTRUCTION NOTES	CRITICAL STAGES OF PROFESSIONAL OVERSIGHT	OPERATION AND MAINTENANCE
CONVEYANCE FACILITIES (NOT A PCSM BMP)		1. ALL STORM DRAIN AND CONVEYANCE SWALES SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS INCLUDED ON THIS PLAN, UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY.	1. VERIFICATION OF INLET STRUCTURE LOCATION, SIZE, DEPTH, AND CONNECTING PIPE INVERTS OR CHANNEL GEOMETRY BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY JUNE 1st OF EACH YEAR).	GENERAL REQUIREMENTS: · THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. · CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. REGULAR MAINTENANCE (AFTER EACH 3 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): · REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. · CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. · COSTS ASSOCIATED WITH THIS BMP FOR MAINTENANCE AND INSPECTION ACTIVITIES IS APPROXIMATED AT $500 ANNUALLY. PRICES MAY VARY DEPENDING ON THE AMOUNT OF MAINTENANCE, FREQUENCY OF INSPECTIONS, AND AVAILABILITY OF PERSONNEL. DOCUMENTATION REQUIREMENTS: · PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. · PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
OUTLET PROTECTION (NOT A PCSM BMP)		1. PLUNGE POOLS SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS INCLUDED ON THIS PLAN.	1. VISUAL INSPECTION OF THE PLUNGE POOLS TO ENSURE INSTALLATION IS IN GENERAL CONFORMANCE WITH THE PLAN. BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY JUNE 1st OF EACH YEAR).	GENERAL REQUIREMENTS: · THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. · CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. · COSTS ASSOCIATED WITH THIS BMP FOR MAINTENANCE AND INSPECTION ACTIVITIES IS APPROXIMATED AT $500 ANNUALLY. PRICES MAY VARY DEPENDING ON THE AMOUNT OF MAINTENANCE, FREQUENCY OF INSPECTIONS, AND AVAILABILITY OF PERSONNEL. REGULAR MAINTENANCE (AFTER EACH 3 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): · REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. · CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. · COSTS ASSOCIATED WITH THIS BMP FOR MAINTENANCE AND INSPECTION ACTIVITIES IS APPROXIMATED AT $500 ANNUALLY. PRICES MAY VARY DEPENDING ON THE AMOUNT OF MAINTENANCE, FREQUENCY OF INSPECTIONS, AND AVAILABILITY OF PERSONNEL. DOCUMENTATION REQUIREMENTS: · PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. · PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
BIO-RETENTION PA DEP BMP 6.4.5	BMP 1 BMP 2	· PERFORM INFILTRATION TESTING AT TWO POINTS WITHIN PROPOSED FACILITY. NO FURTHER CONSTRUCTION MAY OCCUR UNTIL THE DESIGN INFILTRATION RATE AND MINIMUM 24" SEPARATION BETWEEN THE BOTTOM OF THE INFILTRATION FACILITY AND ANY LIMITING ZONE HAS BEEN CONFIRMED. · AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). · THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. · UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. · CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. · CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. · SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. · CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (BED ROCK OR WATER TABLE). · THE CONTRACTOR SHALL PROVIDE A MIN. OF 2 FEET OF SEPARATION BETWEEN THE BOTTOM OF THE FACILITY AND THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP BMP MANUAL. · IF A MINIMUM OF 2 FT CANNOT BE PROVIDED TO BED ROCK THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 2' SOIL MANTLE BETWEEN THE FACILITY AND THE BED ROCK IN ACCORDANCE WITH THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. · PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. · PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT. · EROSION CONTROL BLANKET OR HYDROSEED SHALL BE APPLIED TO THE BOTTOM OF THE FACILITY TO PROMOTE EARLY STABILIZATION AND ESTABLISHMENT. · PLANT VEGETATION ACCORDING WITH THE APPROVED LANDSCAPE PLAN AND DETAILS.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS) A. SOIL MEDIA (MATERIAL RECEIPT AND TESTING RESULTS OR PRE-CERTIFIED MEDIA RECEIPT) B. SEPARATION FABRIC C. GEOTEXTILE D. OUTFALL BARREL PIPE E. ANTI-SEEP COLLAR F. CORE MATERIAL 2. CUTOFF TRENCH AND CLAY CORE. 3. INSTALLATION OF OUTFALL BARREL, CONCRETE CRADLE, AND ANTI-SEEP COLLAR. 4. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 5. PLACEMENT OF SOIL MEDIA TO DEPTH SPECIFIED ON PLAN. 6. VISUAL INSPECTION OF RISER STRUCTURE, TRASH RACK, EMERGENCY SPILLWAY, AND REMAINING APPURTENANCES. BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY JUNE 1st OF EACH YEAR).	GENERAL REQUIREMENTS: · THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. SHRUBS, FORBS OR GRASSES WHICH ARE DEAD ARE TO BE REPLACED DURING GERMINATION PERIODS. · VEGETATION ON THE EMBANKMENT AND SIDESLOPES SHALL BE MOWED ANYTIME THE VEGETATION IS GREATER THAN 6" IN HEIGHT OR AS REQUIRED BY THE MUNICIPALITY · MATERIALS THAT ARE REMOVED MUST BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS. · CARE SHALL BE TAKEN NOT TO DAMAGE THE REMAINING STRUCTURES/PIPING WITHIN THE FACILITY, DURING THE MAINTENANCE OPERATIONS. REGULAR MAINTENANCE: (AFTER EACH 0.25 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): · REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY · MOW OR TRIM FACILITY BOTTOM VEGETATION TO A HEIGHT OF 6 INCHES TWICE A YEAR; REMOVE CLIPPINGS AND INVASIVE PLANTS · IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE PRINCIPAL SPILLWAY OR ON THE SURFACE ABOVE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. · IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. · REMOVE AND REPLACE AREAS OF SOIL MEDIA WHICH APPEAR TO HAVE SEDIMENT ACCUMULATION, CLOGGED, OR HOLDING WATER. INSPECT THE FACILITY FOR RILLS ON THE EMERGENCY SPILLWAY, INTERIOR, AND EXTERIOR EMBANKMENT SLOPES. · REPAIR RILL AREAS WITH CLEAN FILL AND TOPSOIL WITH LIGHT TAMPING; RESEED DISTURBED AREAS. · INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, VELOCITY DISSIPATER, AND REMAINING APPURTENANCES. · CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. · COSTS ASSOCIATED WITH THIS BMP FOR MAINTENANCE AND INSPECTION ACTIVITIES IS APPROXIMATED AT $500 ANNUALLY. PRICES MAY VARY DEPENDING ON THE AMOUNT OF MAINTENANCE, FREQUENCY OF INSPECTIONS, AND AVAILABILITY OF PERSONNEL. DOCUMENTATION REQUIREMENTS. · PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. · PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
INFILTRATION TRENCH PA DEP BMP 6.4.4	BMP 3 BMP 4	· PERFORM INFILTRATION TESTING AT TWO POINTS WITHIN PROPOSED FACILITY. NO FURTHER CONSTRUCTION MAY OCCUR UNTIL THE DESIGN INFILTRATION RATE AND MINIMUM 24" SEPARATION BETWEEN THE BOTTOM OF THE INFILTRATION FACILITY AND ANY LIMITING ZONE HAS BEEN CONFIRMED. · AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). · THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. · UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. · CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. · CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. · SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. · CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (BED ROCK OR WATER TABLE). · THE CONTRACTOR SHALL PROVIDE A MIN. OF 2 FEET OF SEPARATION BETWEEN THE BOTTOM OF THE FACILITY AND THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP BMP MANUAL. · IF A MINIMUM OF 2 FT CANNOT BE PROVIDED TO BED ROCK THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 2' SOIL MANTLE BETWEEN THE FACILITY AND THE BED ROCK IN ACCORDANCE WITH THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. · PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. · STONE AGGREGATE SHALL BE PLACED IN MAXIMUM 6 INCH LIFTS. · FOLLOWING STONE AGGREGATE PLACEMENT, THE FABRIC SHALL BE FOLDED OVER THE STONE AGGREGATE TO FORM A 12-INCH MINIMUM LONGITUDINAL LAP. THE DESIRED FILL SOIL OR STONE AGGREGATE SHALL BE PLACED OVER THE LAP AT SUFFICIENT INTERVALS TO MAINTAIN THE LAP DURING SUBSEQUENT BACKFILLING. · VERTICALLY EXCAVATED WALLS MAY BE DIFFICULT TO MAINTAIN IN AREAS WHERE SOIL MOISTURE IS HIGH OF WHERE SOFT COHESIVE OR COHESIONLESS SOILS ARE PRESENT. THESE CONDITIONS MAY REQUIRE LAYING BACK OF THE SIDE SLOPES TO MAINTAIN STABILITY. · VOIDS THAT MAY OCCUR BETWEEN FABRIC AND THE EXCAVATION SIDES SHALL BE AVOIDED. REMOVING BOULDERS OR OTHER OBSTACLES FROM THE FACILITY WALLS IS ONE SOURCE OF SUCH VOIDS. THEREFORE, NATURAL SOILS SHOULD BE PLACED IN THOSE VOIDS AT THE MOST CONVENIENT TIME DURING CONSTRUCTION TO ENSURE FABRIC CONFORMITY TO THE EXCAVATED SIDES.	1. OBSERVATION OF EXCAVATED BOTTOM AND SCARIFICATION. 2. OBSERVATION OF PROBING EXISTING SOIL TO DETERMINE ADEQUATE DEPTH TO LIMITING ZONE. 3. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 4. INSPECTION OF INSTALLED STONE BED AND CONFIRMATION OF DEPTH AND GRADE. 5. INSPECTION OF CONTROL STRUCTURES AND PRE-TREATMENT WATER QUALITY FILTERS. 6. REVIEW AND CONFIRMATION OF CONSTRUCTION RECORDS FOR MATERIAL SELECTION AND SPECIFICATIONS. BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY JUNE 1st OF EACH YEAR).	GENERAL REQUIREMENTS: · THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. · CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. · ALL MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT (AS OF THE DATE OF INSPECTION) SPECIFICATIONS OUTLINED BY THE MANUFACTURER REGULAR MAINTENANCE: (AFTER EACH 3 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): · REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE PETREATMENT AND INFLOW AREAS OF THE FACILITY · IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE OUTLET STRUCTURE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. ·· IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. ·· REMOVE ACCUMULATED TRASH, DEBRIS, AND SEDIMENT FROM THE UNDERGROUND FACILITY UTILIZING A VACUUM TRUCK, SPRAY HOSE, OR SIMILAR. · INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, AND REMAINING APPURTENANCES. ·· CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. · COSTS ASSOCIATED WITH THIS BMP FOR MAINTENANCE AND INSPECTION ACTIVITIES IS APPROXIMATED AT $500 ANNUALLY. PRICES MAY VARY DEPENDING ON THE AMOUNT OF MAINTENANCE, FREQUENCY OF INSPECTIONS, AND AVAILABILITY OF PERSONNEL. DOCUMENTATION REQUIREMENTS: · PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. · PREPAR

CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-1	25.99'	N83°44'53"W	BMP 1 BERM CENTERLINE PROFILE
CL-2	20.67'	S53°51'54"W	BMP 1 BERM CENTERLINE PROFILE
CL-3	35.59'	S11°50'52"W	BMP 1 BERM CENTERLINE PROFILE
CL-4	41.60'	S43°10'17"E	BMP 1 BERM CENTERLINE PROFILE
CL-5	55.47'	S50°33'55"E	BMP 1 BERM CENTERLINE PROFILE
CL-6	28.12'	N74°53'07"E	BMP 1 BERM CENTERLINE PROFILE

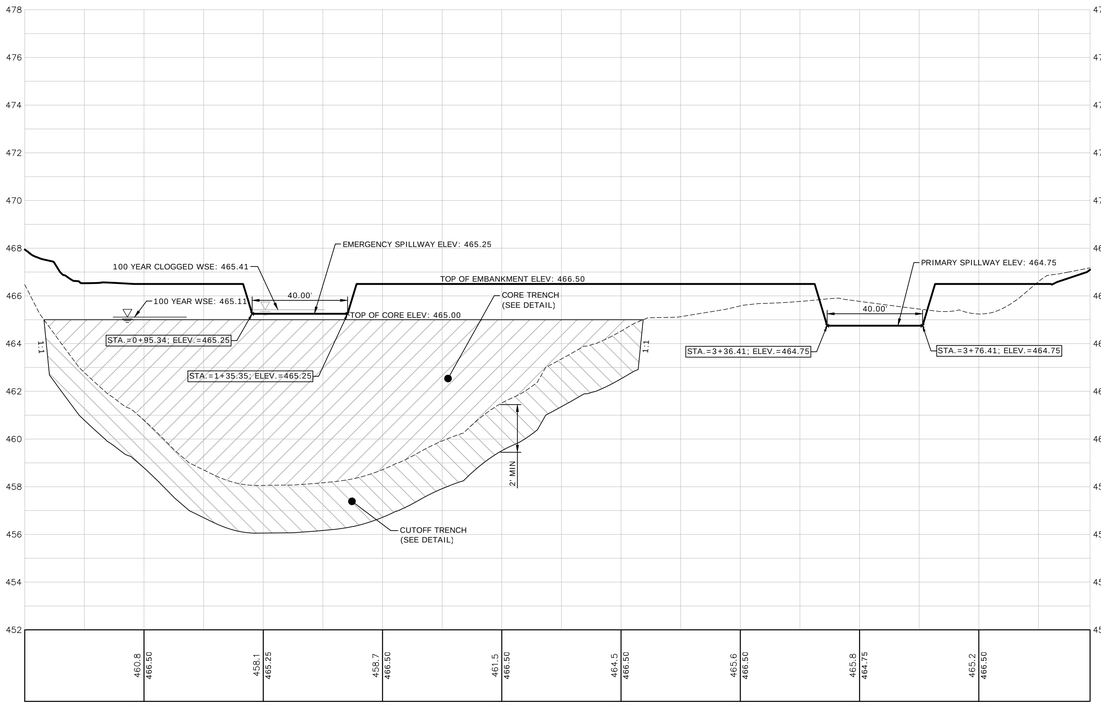
CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-1	24.01'	22.52'	12.16'	S69°23'10"W	21.70'	53°43'54"	BMP 1 BERM CENTERLINE PROFILE
CLC-2	46.99'	9.30'	4.67'	S48°11'33"W	9.29'	11°20'40"	BMP 1 BERM CENTERLINE PROFILE
CLC-3	26.01'	19.07'	9.99'	S32°51'23"W	18.65'	42°01'02"	BMP 1 BERM CENTERLINE PROFILE
CLC-4	46.01'	31.75'	16.54'	S7°55'23"E	31.13'	39°32'29"	BMP 1 BERM CENTERLINE PROFILE
CLC-5	53.99'	39.71'	20.80'	S6°37'30"E	38.82'	42°08'16"	BMP 1 BERM CENTERLINE PROFILE
CLC-6	46.01'	46.27'	25.30'	S14°21'49"E	44.34'	57°36'55"	BMP 1 BERM CENTERLINE PROFILE
CLC-7	296.01'	38.20'	19.13'	S46°52'06"E	38.17'	7°23'39"	BMP 1 BERM CENTERLINE PROFILE
CLC-8	34.01'	32.38'	17.53'	S77°50'24"E	31.17'	54°32'58"	BMP 1 BERM CENTERLINE PROFILE

LEGEND

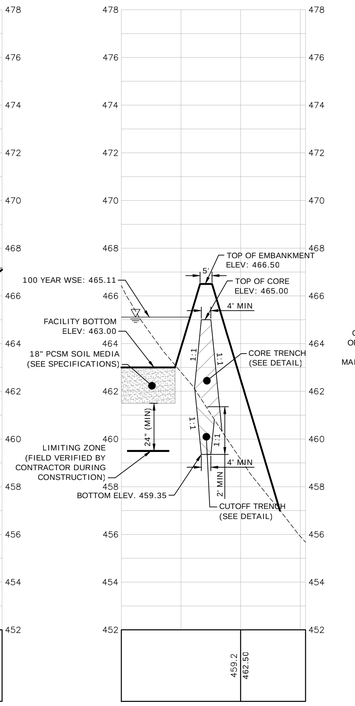
EXISTING GRADE ——— PROPOSED GRADE



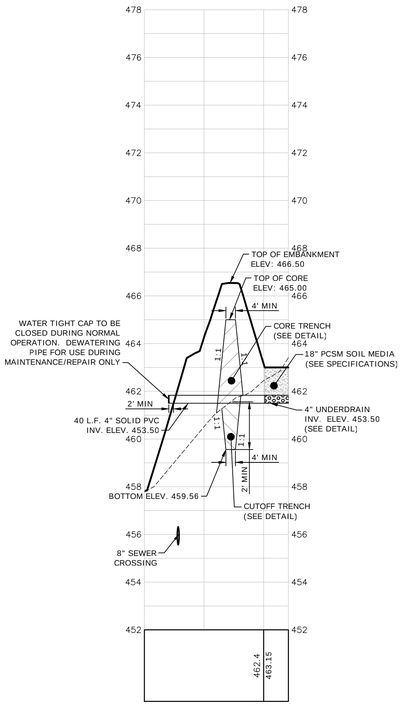
SITE PLAN
SCALE: 1" = 20'



BMP 1 BERM CENTERLINE PROFILE
HORZ. SCALE: 1"=20'
VERT. SCALE: 1"= 2'



BMP 1 BERM CROSS-SECTION A-A'
HORZ. SCALE: 1"=20'
VERT. SCALE: 1"= 2'



UNDERDRAIN CROSS-SECTION B-B'
HORZ. SCALE: 1"=20'
VERT. SCALE: 1"= 2'

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	MMW	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TMW | CHECKED BY: WMF
DRAWN BY: TMW | CHECKED BY: WMF

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

SCALE: AS NOTED

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
BMP 1 DETAILS

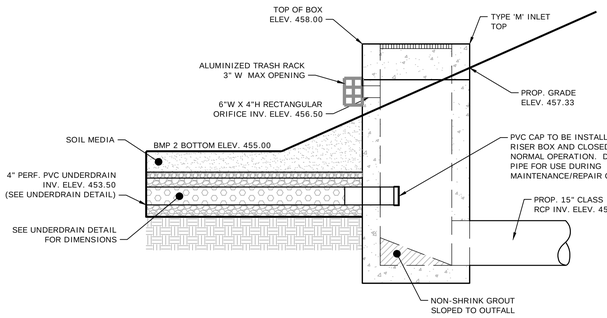
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street, Suite 101, Lancaster, PA 17603, (717) 715-1396 Fax (717) 435-8277
221 W. Philadelphia Street, Suite 108E, York, PA 17401, (717) 854-3823 Fax (717) 854-3820
320 N. Market Street, Suite 550W, Harrisburg, PA 17101, (717) 599-7615 Fax (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com

GPG ASSOCIATES

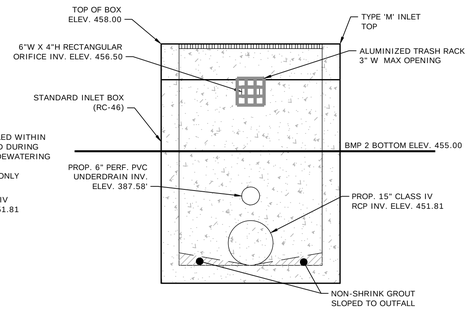
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 52 OF 55

PLOTTED: Thursday, April 08, 2021 @ 12:59PM
PROFILE-BASIN.SCR FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles-Basin.dwg XREFS: Profiles-Utilities;Layout;PQ;Existing;EG;EG-Lidar; Titleblock;Basin-Outlet-Structure IMAGES:



SIDE VIEW

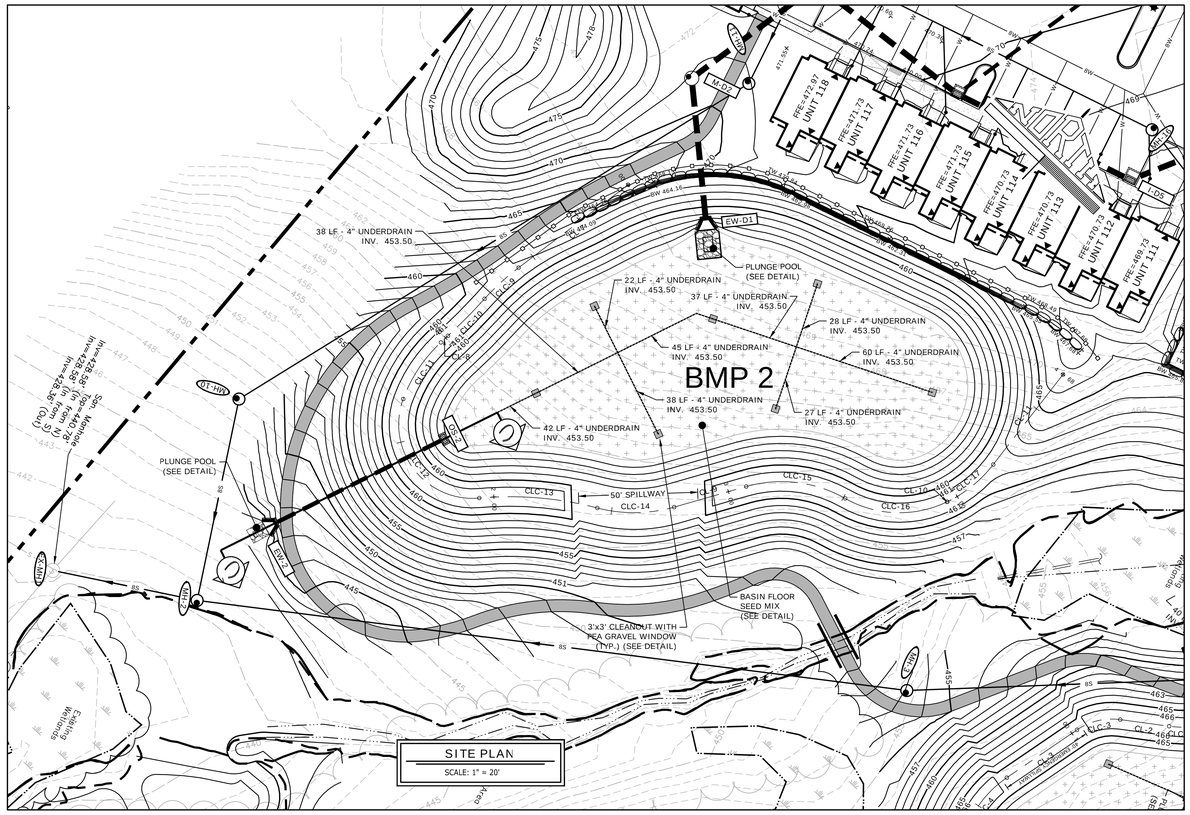


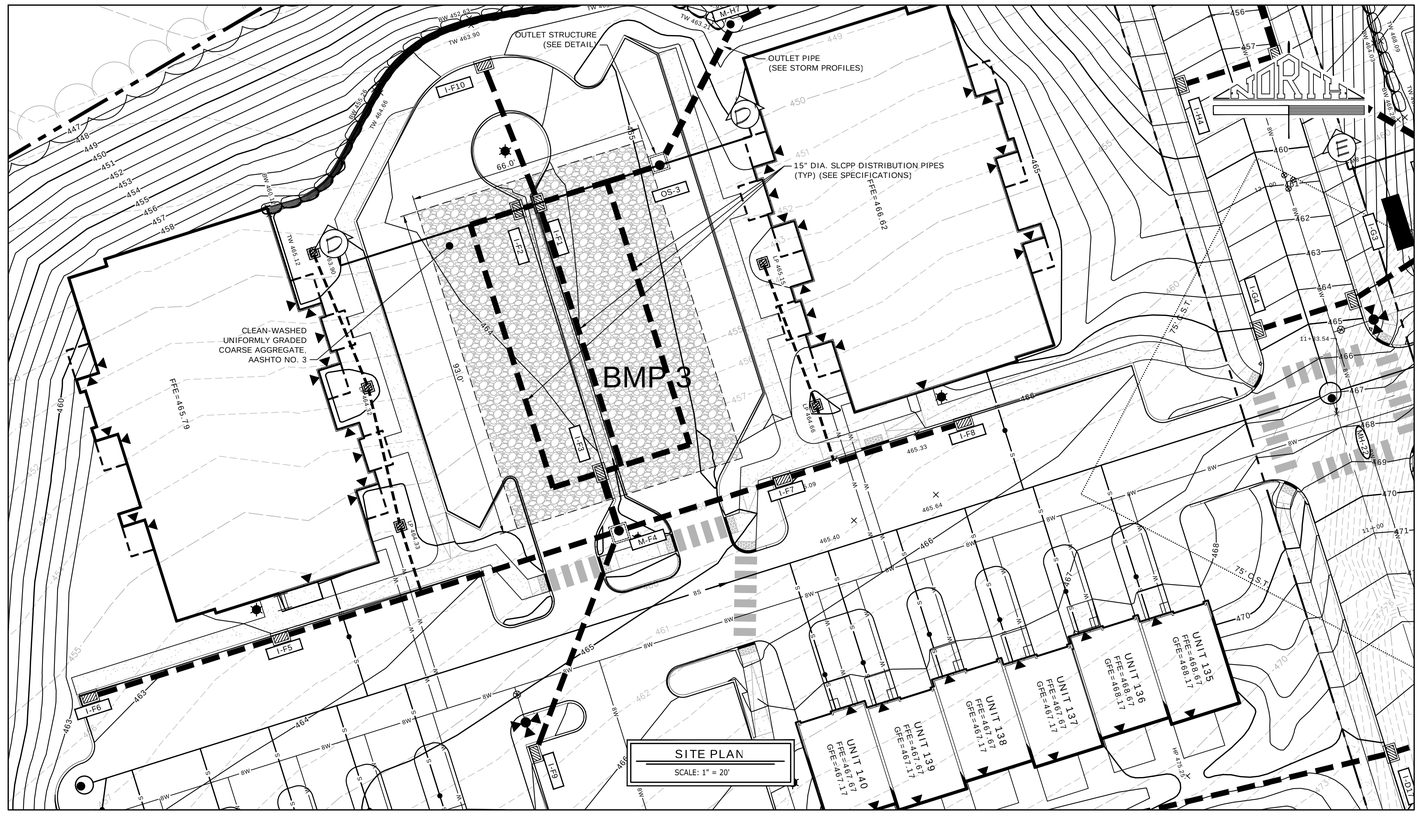
FRONT VIEW

NOTE: THE TOWNSHIP SHALL BE NOTIFIED IF THE DEWATERING CAP IS REMOVED.

1 BMP 2 OUTLET STRUCTURE DETAIL (OS-2)

SCALE: 1" = 2'

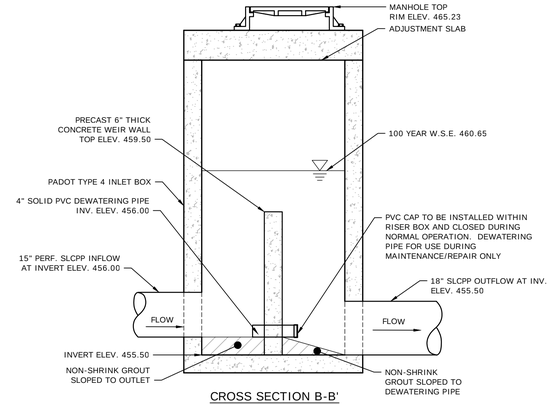

BMP 2
38 LF - 4" UNDERDRAIN
INV. 453.50
22 LF - 4" UNDERDRAIN
INV. 453.50
37 LF - 4" UNDERDRAIN
INV. 453.50
28 LF - 4" UNDERDRAIN
INV. 453.50
45 LF - 4" UNDERDRAIN
INV. 453.50
60 LF - 4" UNDERDRAIN
INV. 453.50
38 LF - 4" UNDERDRAIN
INV. 453.50
27 LF - 4" UNDERDRAIN
INV. 453.50
42 LF - 4" UNDERDRAIN
INV. 453.50
PLUNGE POOL
(SEE DETAIL)
PLUNGE POOL
(SEE DETAIL)
50' SPILLWAY
CLC-14
CLC-13
CLC-15
CLC-16
CLC-17
BASIN FLOOR
SEED MIX
(SEE DETAIL)
3'x3' CLEANOUT WITH
PEA GRAVEL WINDOW
(TYP.) (SEE DETAIL)
EW-D1
EW-D2
OT-INV
EW-1
EW-2
OS-2
OS-3
OS-1
FFE=472.97
UNIT 118
FFE=471.73
UNIT 117
FFE=471.73
UNIT 116
FFE=471.73
UNIT 115
FFE=470.73
UNIT 114
FFE=470.73
UNIT 113
FFE=470.73
UNIT 112
FFE=469.73
UNIT 111
Existing Manhole
Rim=428.58
Top=420.78 (In from S)
Inv=428.38 (Out)



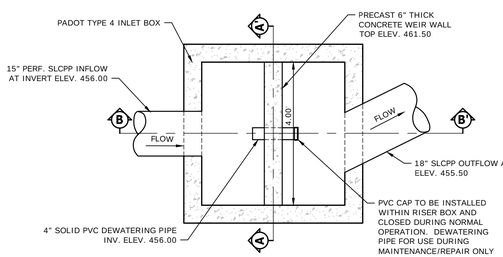
SITE PLAN
SCALE: 1" = 20'

BMP 3 CROSS-SECTION D-D'
HORZ. SCALE: 1"=20'
VERT. SCALE: 1"= 2'

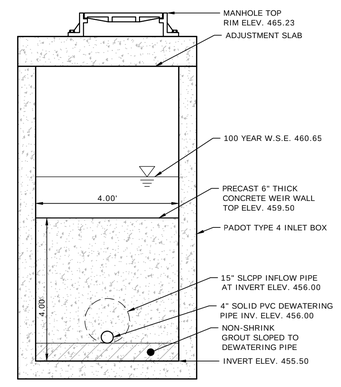
LEGEND
EXISTING GRADE
PROPOSED GRADE



CROSS SECTION B-B'



PLAN VIEW



CROSS SECTION A-A'

NOTE: THE TOWNSHIP SHALL BE NOTIFIED IF THE DEWATERING CAP IS REMOVED.

1 BMP 3 OUTLET STRUCTURE DETAIL (OS-3)
NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	LH/MM	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

SCALE: AS NOTED

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

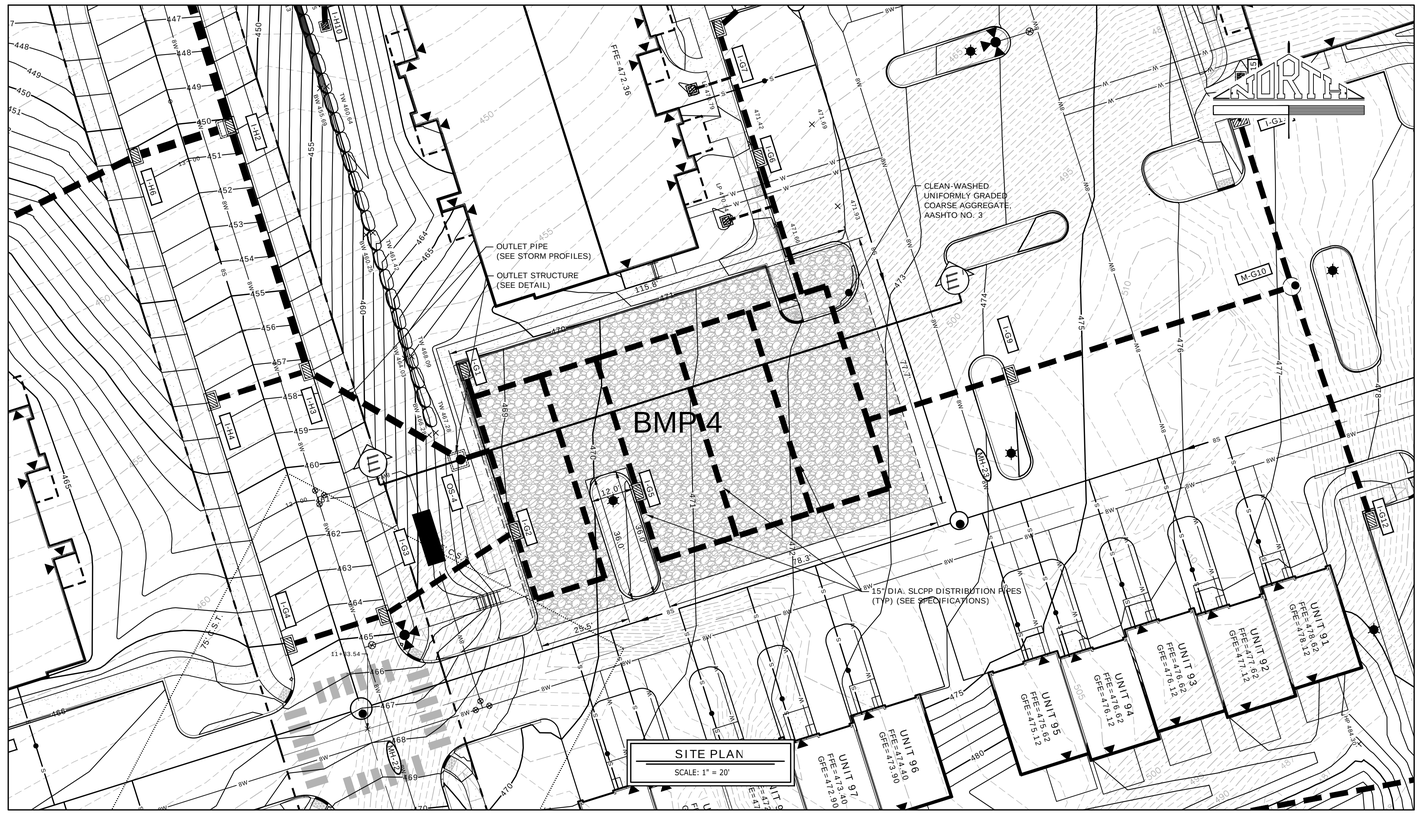
SHEET TITLE
BMP 3 DETAILS

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 FAX: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com
RGS ASSOCIATES

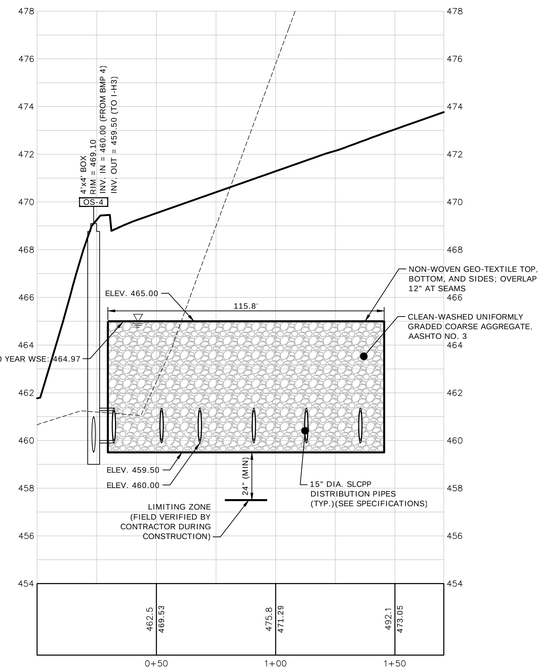
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 54 OF 55

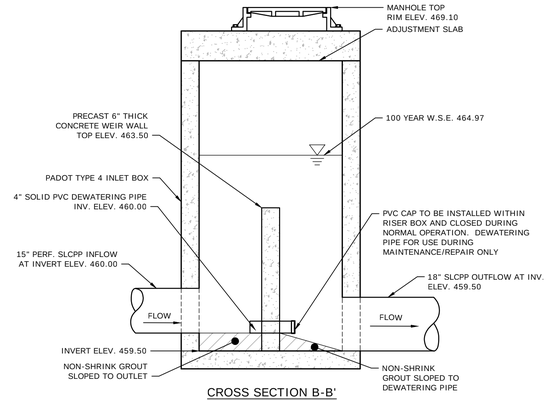
PLOTTED: Thursday, April 08, 2021 @ 01:00PM
BASIN-PROFILE FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles-Basin.dwg XREFS: Profiles-Utilities;Layout;PG;Existing;EG;EG-Lidar; Titleblock;Basin-Outlet-Structure IMAGES:



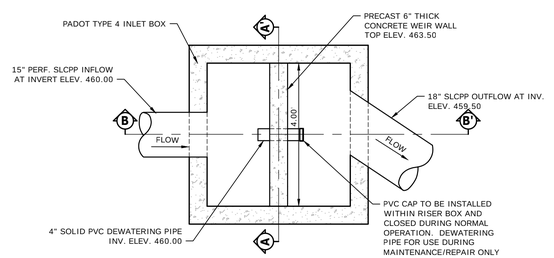
SITE PLAN
SCALE: 1" = 20'



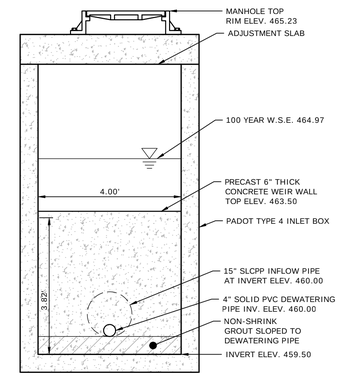
BMP 4 CROSS-SECTION E-E'
HORZ. SCALE: 1"=20'
VERT. SCALE: 1"= 2'



CROSS SECTION B-B'



PLAN VIEW



CROSS SECTION A-A'

NOTE: THE TOWNSHIP SHALL BE NOTIFIED IF THE DEWATERING CAP IS REMOVED.

LEGEND
EXISTING GRADE — PROPOSED GRADE

1 BMP 4 OUTLET STRUCTURE DETAIL (OS-4)
NOT TO SCALE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

NO	BY	DATE	REVISION
1	LJ Hoffman	04/09/2021	REVISIONS PER TOWNSHIP REVIEW

SEAL

SEAL

MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: TW | CHECKED BY: WMF
DRAWN BY: TW | CHECKED BY: WMF

SCALE: AS NOTED

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

PROJECT TITLE
THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA.

SHEET TITLE
BMP 4 DETAILS

Land Planning
Landscape Architecture
Civil Engineering
53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 Fax: (717) 435-8277
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3805 Fax: (717) 854-3920
320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 Fax: (717) 435-8277
E-mail: info@gpgassociates.com
www.gpgassociates.com

GPG ASSOCIATES

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 55 OF 55

PLOTTED: Thursday, April 08, 2021 @ 01:00PM
PROFILE-BASIN
FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Profiles-Basin.dwg
XREFS: Profiles-Utilities;Layout;PG;Existing;EG;EG-Lidar; Titleblock;Basin-Outlet-Structure
IMAGES: