

HARRISBURG EAST USGS QUADRANGLE SCALE: 1" = 2,000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE OFF ALL "WITHDRAWABLE" LAND, LOT 2, FROM THE HOUSES OF OAKHURST CONDOMINIUMS TO CREATE LOT 2. LOT 2 SHALL BECOME A FOR SALE LOT BY OWNER.
2. BOUNDARY INFORMATION AS SHOWN WAS TAKEN FROM "PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN FOR HOUSES AT OAKHURST" AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF AND FOR THE COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK "K", VOLUME 7, PAGE 45 ET. SEQ.
3. THERE ARE NO KNOWN COVENANTS RUNNING WITH THE LAND.
4. FUTURE DEVELOPMENT OF LOT 2 WILL REQUIRE SUBMITTAL AND APPROVAL OF EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
5. LOT 2 STORMWATER RUNOFF BEING DIRECTED TO EXISTING STORMWATER FACILITIES SHALL BE LIMITED TO PRE-DEVELOPMENT FLOWS FOR THE 2 YEAR THROUGH 100 YEAR STORM EVENTS.
6. LOT 2 OWNER SHALL BE RESPONSIBLE FOR THE STORMWATER FACILITIES ON LOT 1.
7. THE SWALE AND INLET ON THE COMMON PROPERTY LINE OF LOT 1 AND 2 SHALL BE RESPONSIBILITY OF LOT 2 OWNER.
8. LOT 1 OWNER SHALL HAVE THE RIGHT OF EMERGENCY EGRESS THROUGH FUTURE LOT 2 DRIVEWAY. LOT 2 DEVELOPER SHALL INSTALL CONNECTION TO LOT 1.
9. ALL MONUMENTS AND MARKERS ARE SET OR WILL BE SET PRIOR TO FINAL RECORDING.
10. EACH LOT SHALL GRANT A TEMPORARY AND PERMANENT CONSTRUCTION EASEMENT TO THE OTHER LOT FOR ACCESS TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THESE PLANS. THIS AGREEMENT SHALL BE PERCEPTUAL AND RUN WITH BOTH LOTS.
11. BLUE RIDGE CIRCLE AND ITS OAKHURST BOULEVARD ENTRANCE / EXIT SHALL ONLY BE USED BY LOT 1 RESIDENTS.

SURVEYOR CERTIFICATION

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

ENGINEER CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

SECTION	REQUIREMENT	APPROVED / DENIED	DATE
501.7	REQUIRES TWO(2) SEPARATE POINTS OF INGRESS AND EGRESS - PROPOSED FUTURE EMERGENCY ACCESS AND EASEMENT ON LOT 2 FOR LOT 1.		

LEGEND

- ZONE LINE
- - - PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - LEGAL RIGHT-OF-WAY LINE
- - - CURB
- - - EDGE OF ROAD
- - - CENTER LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- - - STORM SEWER
- - - MINOR CONTOURS
- - - MAJOR CONTOURS
- - - TREE LINE
- x 428.00 SPOT ELEVATION
- SLANT TEXT EXISTING CONDITIONS
- VERTICAL TEXT PROPOSED CONDITIONS
- PROPERTY CORNER
- CONCRETE MONUMENT
- ⊕ BENCHMARK
- △ POB POINT OF BEGINNING
- ▨ LOT 1 EMERGENCY ACCESS EASEMENT

ZONING DATA

ZONING: R4 - RESIDENTIAL URBAN DISTRICTS / BOR - BUSINESS-OFFICE-RESIDENTIAL

REQUIRED YARD SETBACKS (SINGLE FAMILY ATTACHED, MULTI-FAMILY):

	SINGLE FAMILY DETACHED	SINGLE FAMILY SEMI-DETACHED	SINGLE FAMILY ATTACHED	MULTI-FAMILY	PRINCIPAL NON-RESIDENTIAL BUILDING
FRONT:	30'	30'	25'	25'	25'
SIDE:	8'	10'	10'	20'	10'
REAR:	30'	30'	25'	25'	25'
MIN. TRACT AREA:	N/A	N/A	40,000 SF.	40,000 SF.	15,000 SF.
MIN. LOT WIDTH:	65'	40'	22' INTERIOR UNITS / 32' EXTERIOR UNITS	NA	150'
MAX. BLDG. COVERAGE:	N/A	30%	35%	20%	35%
MAX. LOT IMPERVIOUS:	40%	45%	50%	45%	80%
MIN. VEGETATIVE COVERAGE:	60%	55%	50%	55%	20%

BOR ALLOWABLE BUILDING HEIGHT: HEIGHT OF A PRINCIPAL BUILDING SHALL NOT EXCEED 42 FEET IN ACCORDANCE WITH SECTION 27-2104, EXCEPT THE HEIGHT OF ANY BUILDING MAY EXCEED 42 FEET IN HEIGHT BY ONE FOOT FOR EACH ADDITIONAL FOOT BY WHICH THE WIDTH OF EACH YARD EXCEEDS THE MINIMUM YARD REGULATIONS OF THE DISTRICT; HOWEVER, UNDER NO CIRCUMSTANCE SHALL THE HEIGHT EXCEED FOUR STORES OR 55 FEET.

R-4 ALLOWABLE BUILDING HEIGHT: 30 FT.

PARKING REQUIREMENTS: 30 FT. REQUIRED: (2 PER DWELLING UNIT)(24 UNITS) = 48 SPACES PROPOSED: 54 SPACES

PROPOSED LOT INFORMATION: LOT 1 104,651.91 SF. LOT 2: 395,712.10 SF. BLDG. COVERAGE: 10% BLDG. COVERAGE: 0% IMPERVIOUS COVERAGE: 45% IMPERVIOUS COVERAGE: 0% VEGETATIVE COVERAGE: 55% VEGETATIVE COVERAGE: 100%

OWNER CERTIFICATION
OW REAL ESTATE VENTURES
396 YORKTOWN ROAD
HERSHEY, PA 17033
717-234-2401

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____, 200____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S) _____
OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND 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 MY COMMISSION EXPIRES _____

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

OWNER(S) _____
OWNER(S) _____

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

CHAIRMAN _____
SECRETARY _____

SUSQUEHANNA TOWNSHIP ENGINEER
THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____

TOWNSHIP ENGINEER _____

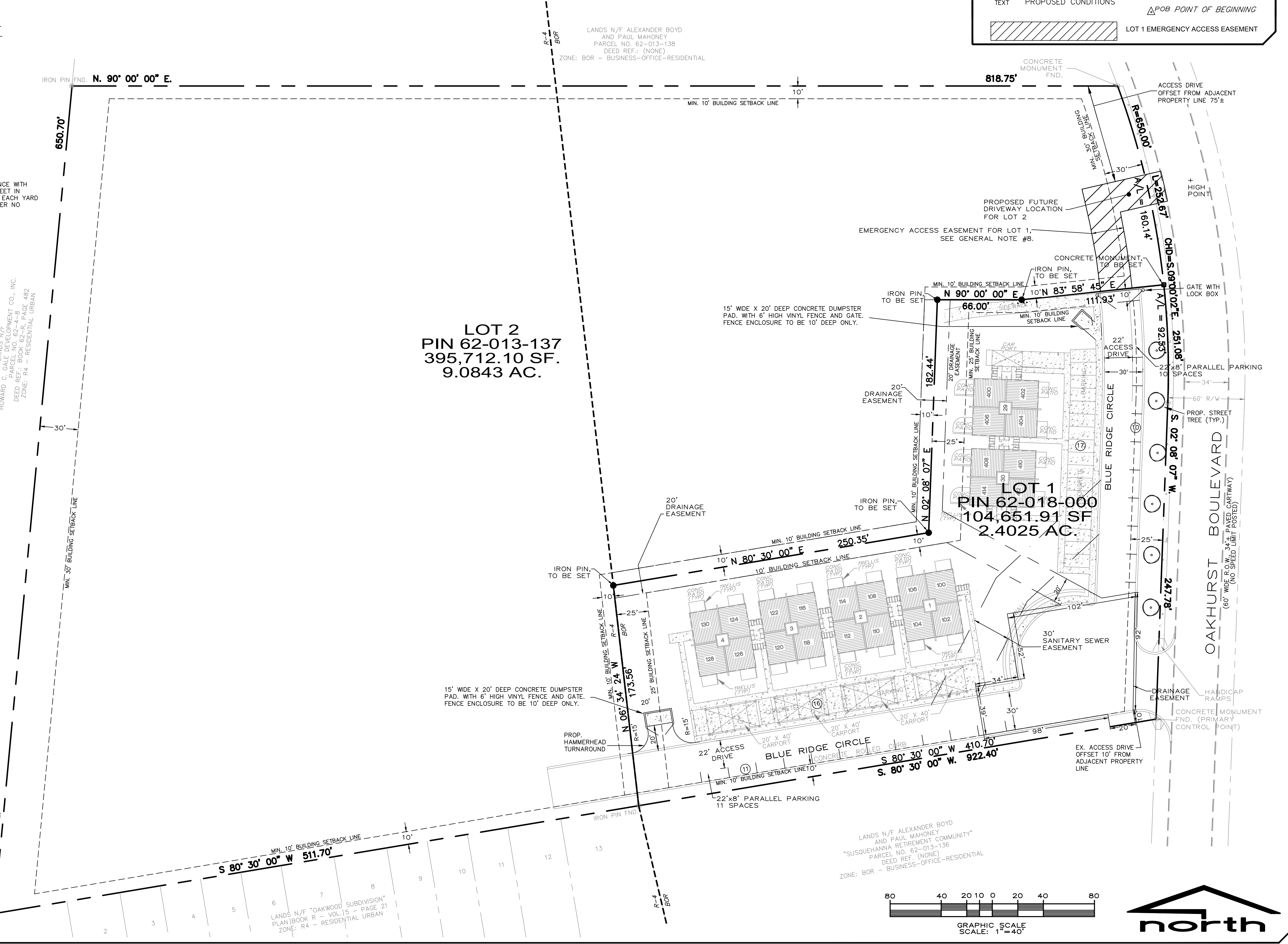
SUSQUEHANNA TOWNSHIP PLANNING COMMISSION
THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____

CHAIRMAN _____
SECRETARY _____

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

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

PRESIDENT _____
SECRETARY _____



DESIGN: RAS
DRAWN: WEB
DATE: 12/26/2019
REVISED:
8/08/2020 7-6-22
9/25/2020 7-28-22
11/04/2020
07/22/2021
10/01/2021
5-25-22

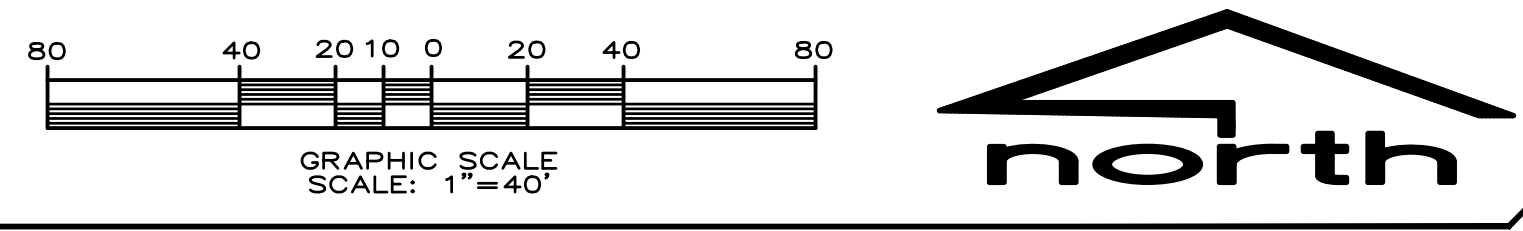
PROPOSED SUBDIVISION PLAN
FOR
HOUSES AT OAKHURST
CONDOMINIUMS
SUSQUEHANNA TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA

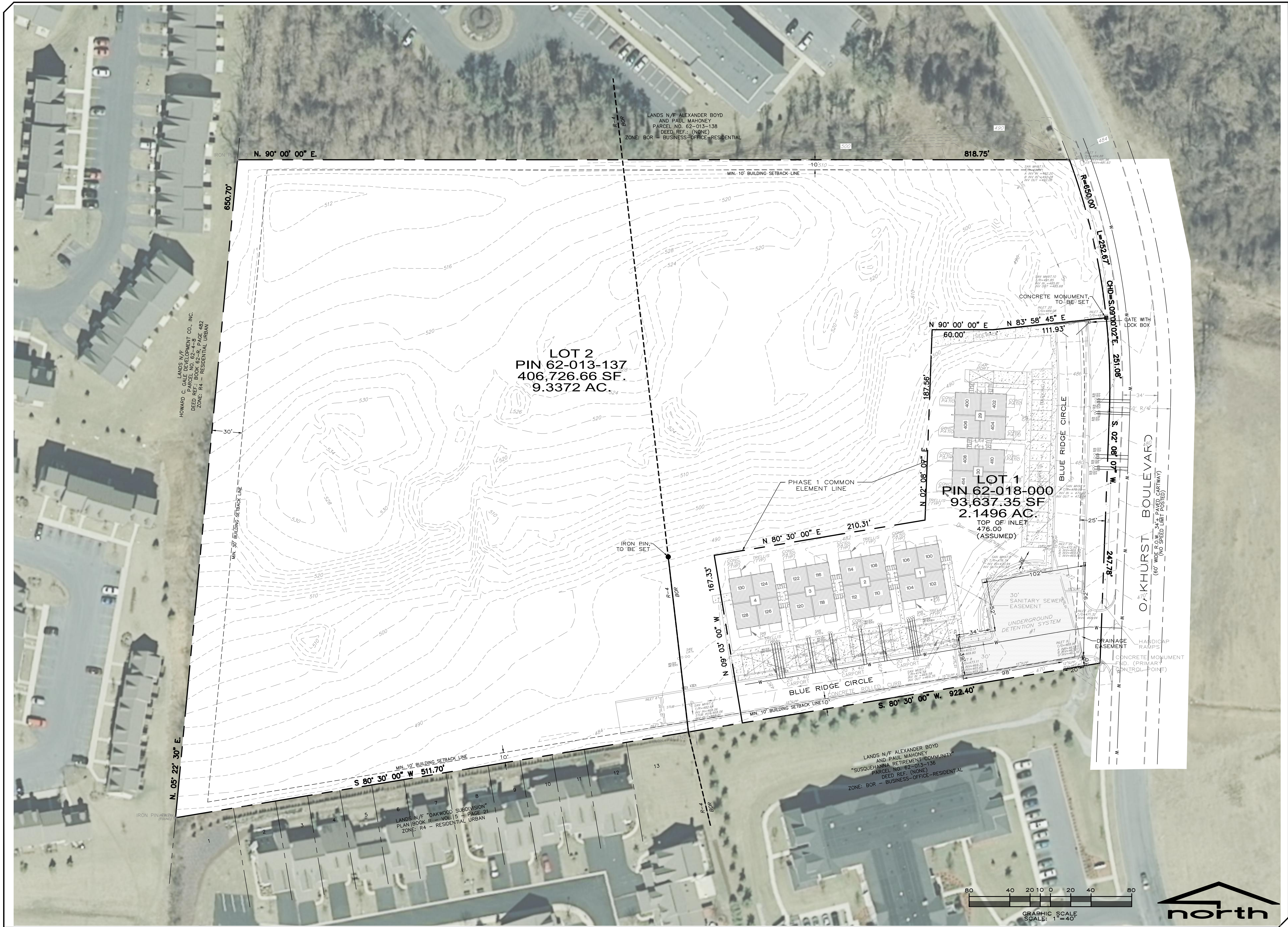
SEAL

SEAL

HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
2101 PENNACRE ROAD
PENNSYLVANIA 17011
TELEPHONE (717) 737-3495
FAX (717) 737-2063

PROJECT NO. 19145
SURVEY BOOK NO. (NONE)
SCALE: 1" = 40'
DWG FILE: 19145 SD PLAN
SHEET 1 OF 6





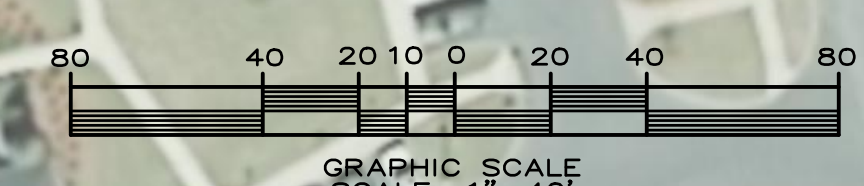
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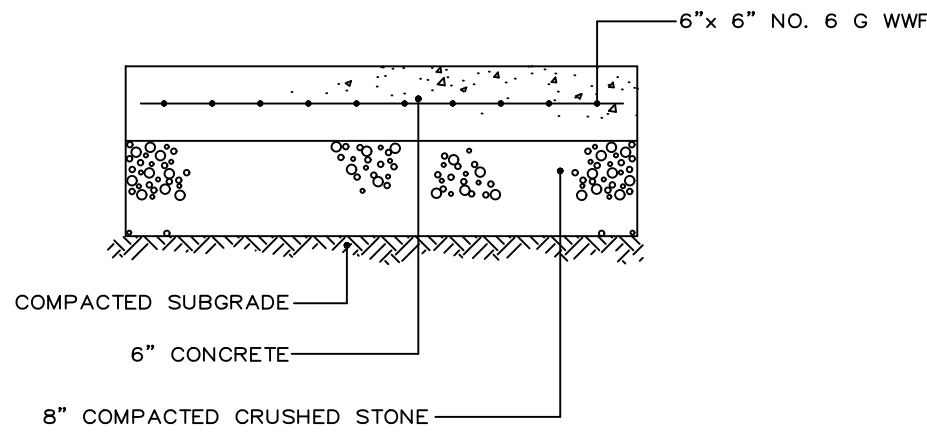
EXISTING CONDITIONS PLAN
FOR
HOUSES AT OAKHURST
CONDOMINIUMS
SUSQUEHANNA TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA

SEAL

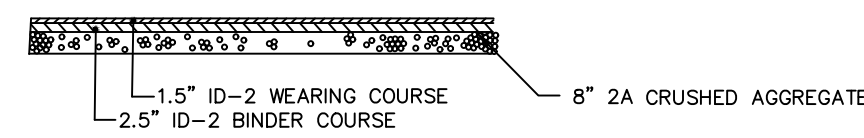
HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
2101 ORCHARD ROAD
CAMP HILL, PENNSYLVANIA
TELEPHONE (717) 737-3495
FAX (717) 737-2063

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SHEET 2 OF 6

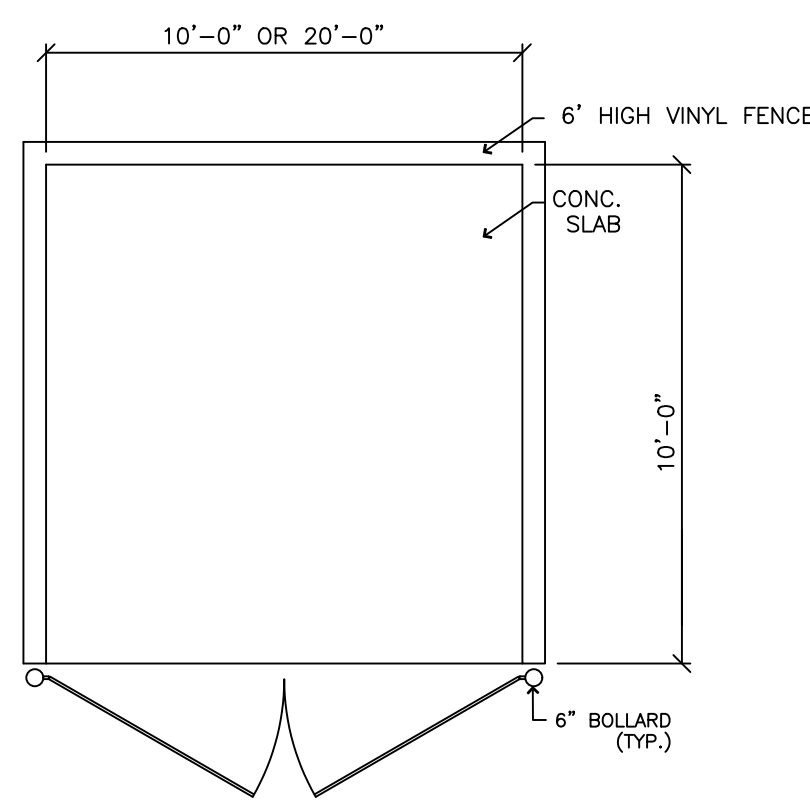




DUMPSTER PAD SECTION
not to scale



HAMMERHEAD TURN AROUND PAVEMENT CROSS-SECTION
not to scale



NOTES: 1. GATE SHALL BE SELF LATCHING
2. 20'-0" VERSION TO HAVE DOUBLE GATES

TRASH ENCLOSURE DETAIL
not to scale

DRIVEWAY SIGHT DISTANCE MEASUREMENTS
(FOR LOCAL ROADS, USE PENNDOT PUB 70)

APPLICANT: *DM VENTURE* APPLICATION NO. _____
S.R. _____ SEG. _____ OFFSET _____ LEGAL SPEED LIMIT: *25 MPH*
MEASURED BY: _____ DATE: *11/15/19*
FOR DEPARTMENT USE ONLY: Safe-Trucking Speed 85th Percentile Speed

DRIVEWAY *BLVD*

A

DISTANCE REQUIRED FSD = *174'*

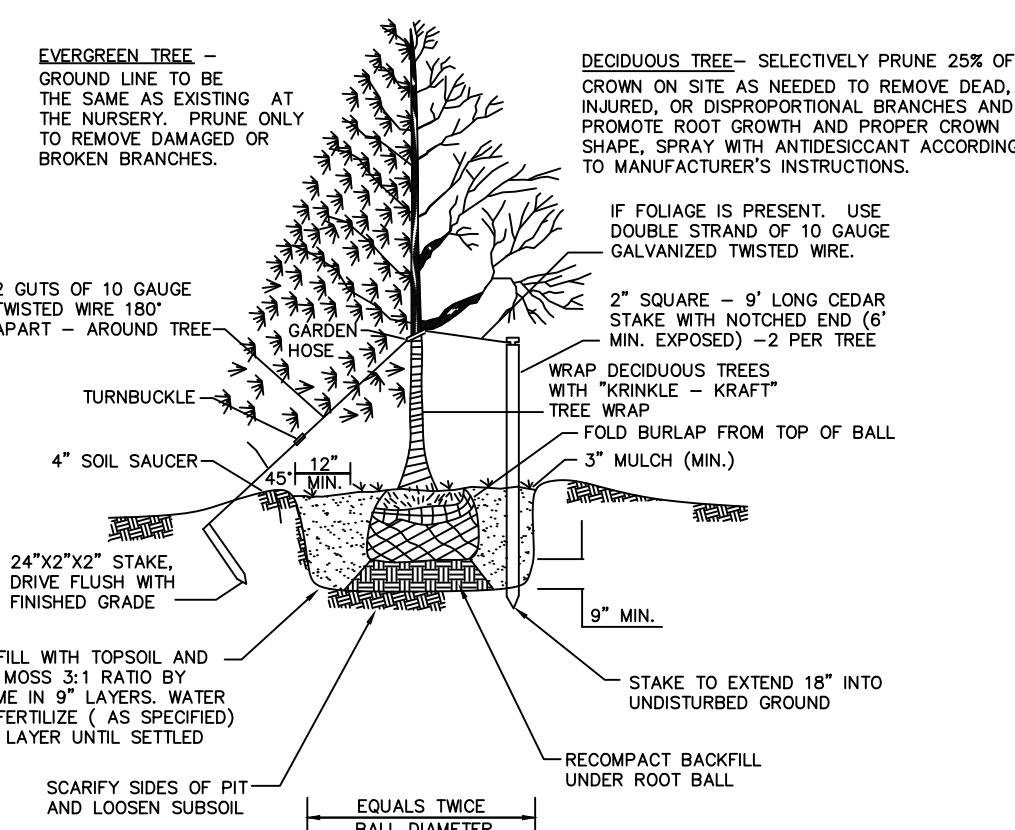
B

DISTANCE REQUIRED FSD = *174'*

C

DISTANCE REQUIRED FSD = *174'*

LOT 2 FUTURE DRIVEWAY SIGHT DISTANCE SURVEY



- NOTES:
1. STAKE ALL EVERGREEN TREES UNDER 12'
 2. GUY TREES 12' AND OVER AS SPECIFIED FOR DECIDUOUS TREES
 3. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
 4. NEVER CUT LEADERS
 5. PLASTIC ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, ALONG PAVEMENT, CURBS, OR UTILITIES WITHIN 10' OF ROOT BALL. "DEEP ROOT UB-24-2" OR EQUAL.
 6. STREET TREES SHALL BE PLANTED NO CLOSER THAN 30 FEET ON CENTER FOR EACH SIDE OF THE STREET.
 7. IF THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS SIX FEET OR GREATER THE PROPOSED STREET TREE SHOULD BE CENTERED BETWEEN THE FACE OF CURB AND THE SIDEWALK.
 8. IF SIDEWALKS ARE NOT REQUIRED, STREET TREES SHALL BE PLANTED SIX FEET FROM THE BACK OF CURB OR THE EDGE OF PROPOSED OR EXISTING ROAD.
 9. THE LOCATION OF STREET TREES SHALL NOT BE PLANTED WITHIN CLEAR SIGHT TRIANGLES OF ACCESS DRIVES OR INTERSECTIONS.
 10. STREET TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM ANY STORM DRAIN INLET, ACCESSIBLE MANHOLE OR UTILITY STRUCTURE.
 11. STREET TREES SHALL BE CONSISTENT WITH THE PROCEDURE AND REQUIREMENTS OF CHAPTER 23 OF THE CODIFIED ORDINANCES OF THE TOWNSHIP OF SUSQUEHANNA.

STREET TREE PLANTING DETAIL
NOT TO SCALE

PROJECT SCHEDULE

START : WITHIN ONE (1) MONTH OF PLAN RECORDING
FINISH : WITHIN ONE (1) YEAR OF START

LEGEND

	ZONE LINE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	CURB
	EDGE OF ROAD
	CENTER LINE
	BSL
	BUILDING SETBACK LINE
	EASEMENT LINE
	PIPE SIZE & TYPE
	CATCH BASIN
	MANHOLE
	ENDWALL
	STORM SEWER
	MINOR CONTOURS
	MAJOR CONTOURS
	TREE LINE
	SPOT ELEVATION
	PROPERTY CORNER
	CONCRETE MONUMENT
	BENCHMARK
	POB POINT OF BEGINNING
	SLANT TEXT
	EXISTING CONDITIONS
	VERTICAL TEXT
	PROPOSED CONDITIONS

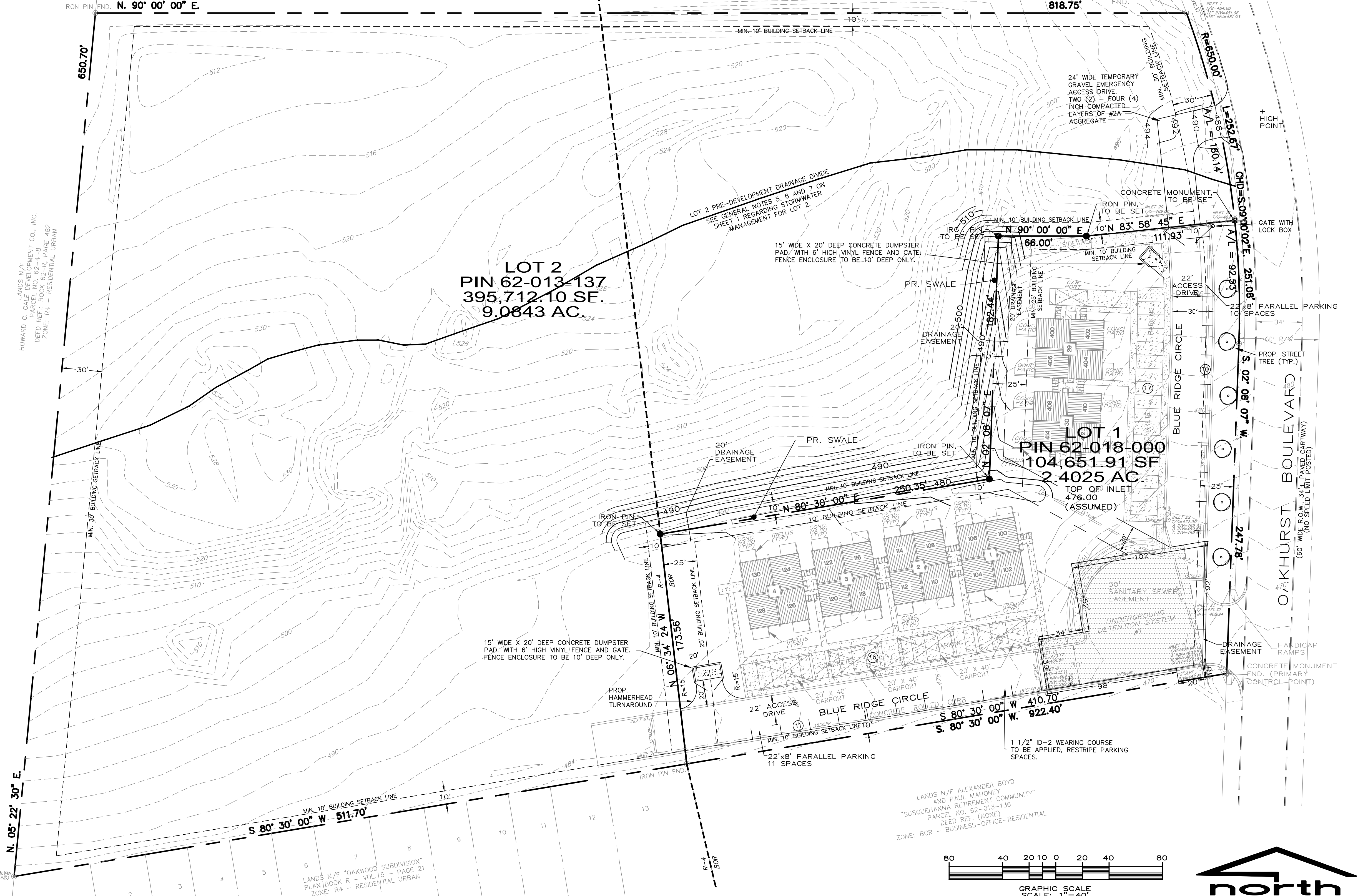
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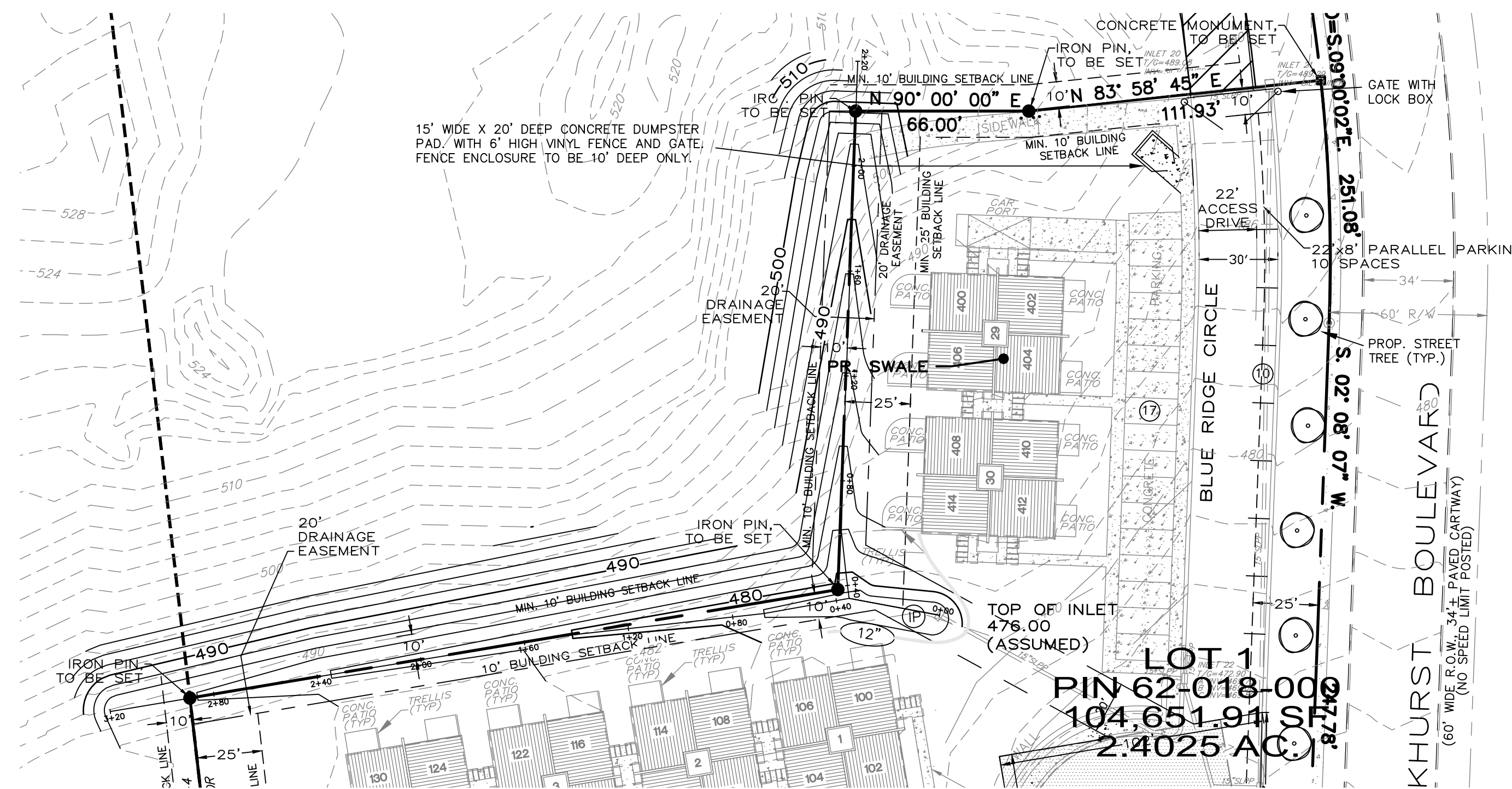
LOT 1 AND 2 IMPROVEMENT PLAN
FOR
HOUSES AT OAKHURST
CONDOMINIUMS

SUSQUEHANNA TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA

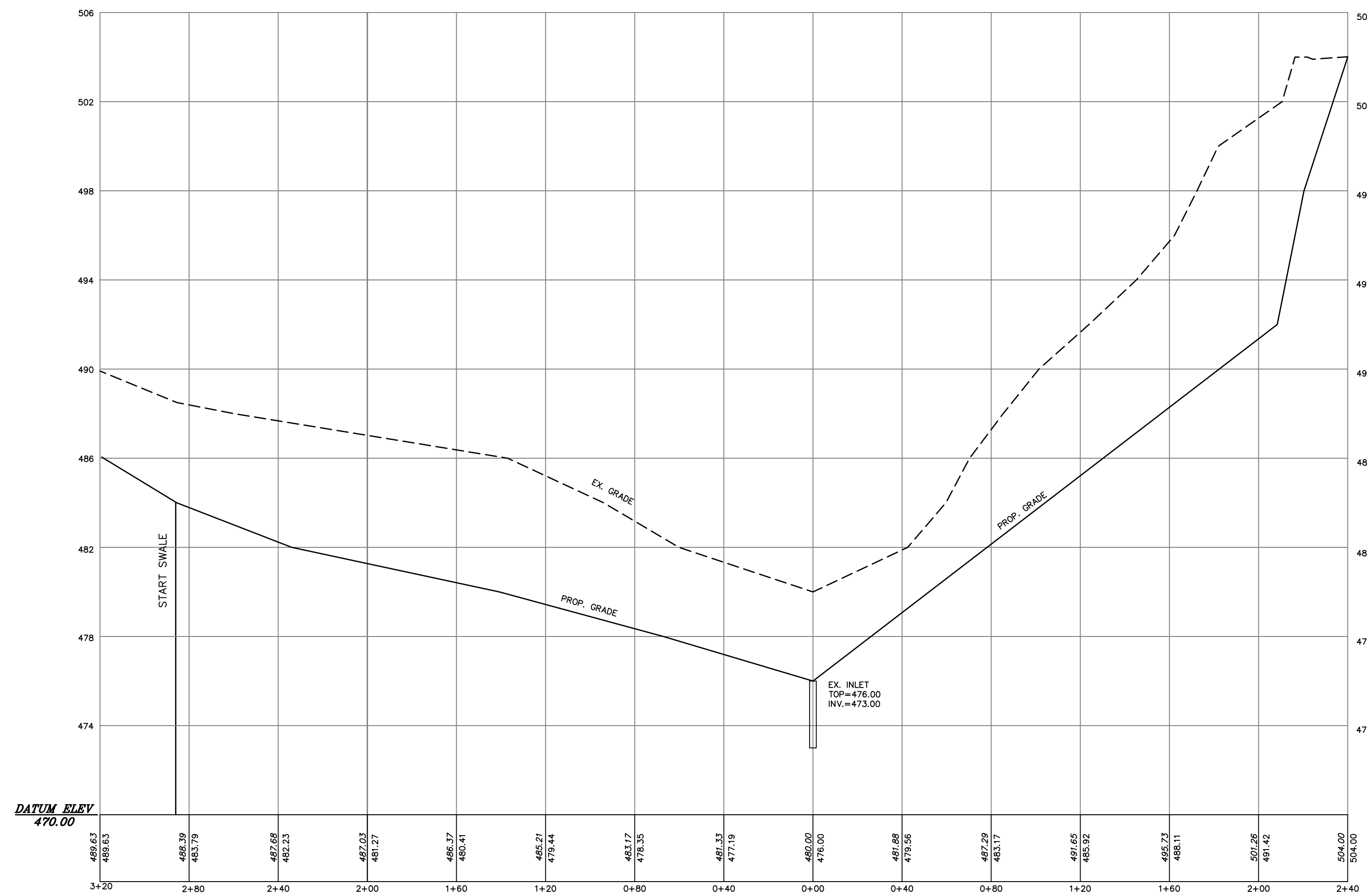
HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
2101 ORCHARD ROAD
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 737-3495
FAX (717) 737-2063

PROJECT NO. 19145
SURVEY BOOK NO. (NONE)
SCALE: 1" = 40'
DWG FILE: 19145 SD PLAN
SHEET 3 OF 6

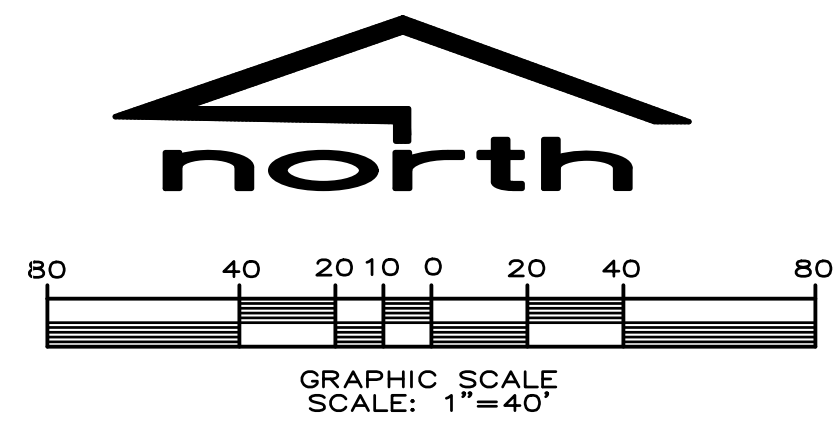




PLAN VIEW OF PROPOSED SWALE
SCALE: 1"=40'



PROFILE VIEW OF PROPOSED SWALE
SCALE: HORIZ. 1"=40'
VERT. 1"=4'



DESIGN: RAS
DRAWN: WEB
DATE: 12/26/2019
REVISED:
8/06/2020 7-6-22
9/25/2020 7-28-22
11/04/2020
07/22/2021
10/01/2021
5-25-22

PLAN AND PROFILE
FOR
HOUSES AT OAKHURST
CONDOMINIUMS
SUSQUEHANNA TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA

SEAL

SEAL

HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 737-3495
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PROJECT NO.
19145
SURVEY BOOK
NO. (NONE)
SCALE: AS NOTED
DWG
FILE:19145 SD PLAN
SHEET **4** OF **6**

GENERAL NOTES

A TEMPORARY CONSTRUCTION EASEMENT SHALL COINCIDE WITH THE LIMITS OF DISTURBANCE FOR EITHER LOT TO ACCESS THE OTHER LOT DURING CONSTRUCTION. REFER TO RECORDED CONSTRUCTION EASEMENT AGREEMENT.

LEGEND

	ROCK CONSTRUCTION ENTRANCE		ZONE LINE
	12" SILT SOCK		PROPERTY LINE
	LIMIT OF DISTURBANCE = 0.76 AC.		ADJOINING PROPERTY LINE
	PROPOSED CONTOUR		LEGAL RIGHT-OF-WAY LINE
	EROSION CONTROL BLANKET		CURB
	INLET PROTECTION		EDGE OF ROAD
			CENTER LINE
			BUILDING SETBACK LINE
			EASEMENT LINE
			PIPE SIZE & TYPE
			CATCH BASIN
			ENDWALL
			MANHOLE
			MINOR CONTOURS
			MAJOR CONTOURS
			TREE LINE
			SPOT ELEVATION
			PROPERTY CORNER
			CONCRETE MONUMENT
			BENCHMARK
			POINT OF BEGINNING
			SLANT TEXT
			EXISTING CONDITIONS
			VERTICAL TEXT
			PROPOSED CONDITIONS

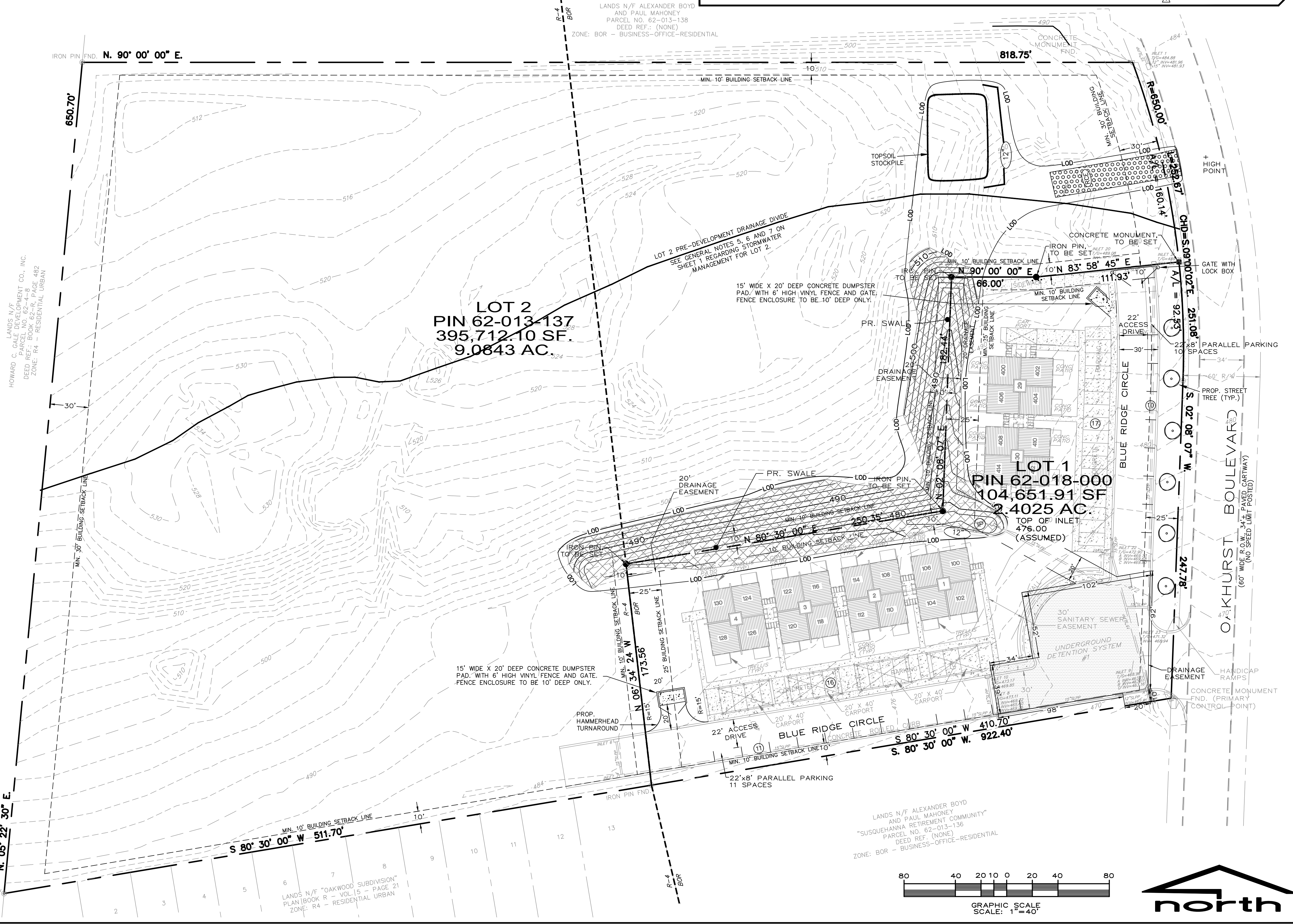
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 10/01/2021
 5-25-22

EROSION CONTROL AND DETAILS PLAN
 FOR
 HOUSES AT OAKHURST
 CONDOMINIUMS
 SUSQUEHANNA TOWNSHIP,
 DAUPHIN COUNTY, PENNSYLVANIA

SEAL

HARTMAN AND ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 2101 ORCHARD ROAD
 CAMP HILL, PENNSYLVANIA 17011
 TELEPHONE (717) 737-3495
 FAX (717) 737-2063

PROJECT NO. 19145
 SURVEY BOOK NO. (NONE)
 SCALE: 1" = 40'
 DWG FILE: 19145 SD PLAN
 SHEET 5 OF 6



LANDS N/F ALEXANDER BOYD AND PAUL MAHONEY
 PARCEL NO. 62-013-138
 DEED REF.: (NONE)
 ZONE: BOR - BUSINESS-OFFICE-RESIDENTIAL

HOWARD C. GALE DEVELOPMENT CO., INC.
 DEED REF. BOOK 62-4-8
 ZONE: R4 - RESIDENTIAL URBAN

LANDS N/F "OAKWOOD SUBDIVISION"
 PLAN BOOK R - VOL. 5 - PAGE 21
 DEED REF. (NONE)
 ZONE: R4 - RESIDENTIAL URBAN

LANDS N/F ALEXANDER BOYD AND PAUL MAHONEY
 PARCEL NO. 62-013-136
 DEED REF. (NONE)
 ZONE: BOR - BUSINESS-OFFICE-RESIDENTIAL

CONSERVATION DISTRICT

DAUPHIN COUNTY CONSERVATION DISTRICT
1457 PETERS MOUNTAIN ROAD
DAUPHIN, PA 17018
(717) 921-8102

EROSION AND SEDIMENT CONTROL - GENERAL NOTES

- 1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES...
2. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES...
3. ALL PUMPING OF SEDIMENT LADEN WATER...
4. FAILURE TO CORRECTLY INSTALL E&S BMPs...
5. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES...
6. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION...
7. IF BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE...
8. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER...
9. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED...
10. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES...
11. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION...
12. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS...
13. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES...
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY...
15. ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION...
16. A LOG SHOWING THE DATES THAT E&S BMPs WERE INSPECTED...
17. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE...
18. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL...
19. A POTENTIAL POLLUTANT SOURCES PLAN IS REQUIRED TO BE DEVELOPED AND IMPLEMENTED...
20. CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL...
21. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE...
22. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL...
CONSTRUCTION SEQUENCE
ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE...
1. AT LEAST 7 DAYS PRIOR TO THE START OF ANY EARTH DISTURBANCE ACTIVITY...
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES...
3. PRIOR TO THE BEGINNING OF ANY EXCAVATION...
4. INSTALL THE SLOTOX AS SHOWN ON THE SOIL EROSION PLAN...
5. INSTALL THE ROCK CONSTRUCTION ENTRANCE...
6. CLEAR AND GRUB SITE, STRIP TOPSOIL AND STOCKPILE...
7. MASS GRADE SITE IMMEDIATELY PROVIDE PERMANENT TOPSOIL COVER...
8. INSTALL SWALE AND REAR YARD GRADING

CONSTRUCTION SEQUENCE CONT.

- 9. PLACE TOPSOIL ON ANY OTHER DISTURBED AREA WITHIN THE PROJECT AREA...
10. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROL BMPs MUST BE MAINTAINED PROPERLY...
11. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND THE PERMANENT STABILIZATION OF ALL DISTURBED AREAS...
12. PERMANENT STABILIZATION OF THE SITE OCCURS WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER...
13. REMOVE SLOTOX FROM THE SITE UPON APPROVAL FROM COUNTY CONSERVATION DISTRICT AND/OR TOWNSHIP ENGINEER...
14. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs AND THE PERMANENT STABILIZATION OF ALL DISTURBED AREAS...
UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR SITE CONTRACTOR SHALL CONTACT THE COUNTY CONSERVATION DISTRICT AND/OR TOWNSHIP ENGINEER FOR A FINAL INSPECTION...
CRITICAL STAGE CONSTRUCTION INSPECTIONS
CONTRACTOR SHALL NOTIFY THE OWNER'S LICENSED PROFESSIONAL FOR INSPECTIONS BELOW:
1. EROSION CONTROL DEVICE INSTALLATION INSPECTION
2. 1-MONTH EROSION CONTROL DEVICE MAINTENANCE INSPECTION
3. CONSTRUCTION INSPECTION #1 - TO BE COMPLETED WHEN BASE DEPTH OF SWALES ARE REACHED
4. FINAL CONSTRUCTION INSPECTION - COMPLETION OF SWALES AND GRADING
5. FINAL SITE INSPECTION - ALL VEGETATION PLANTED, SITE IS 70% STABILIZED, AND ALL INSPECTION/MAINTENANCE REPORTS SUBMITTED TO THE TOWNSHIP

CRITICAL STAGE CONSTRUCTION INSPECTIONS

TEMPORARY SEEDING AND MULCHING

- 1. PREPARE SOIL SURFACE IN ACCORDANCE WITH PUB 408, SECTION 804.
2. SOW ANNUAL RYE GRASS (PENNIDOT FORMULA E) AT THE RATE OF 48.4 LBS. PER ACRE...
3. PROVIDE MULCHING IN ACCORDANCE WITH TABLE 11.6.
4. TEMPORARY SEEDING MAY BE PERFORMED AT ANY TIME THROUGHOUT THE WINTER...
TEMPORARY SOIL AMENDMENT APPLICATION RATE EQUIVALENTS
SOIL AMENDMENT PERMANENT SEEDING APPLICATION RATE NOTES
AGRICULTURAL LIME 1 TON 40 LB. 410 LB. TYPICALLY NOT REQ'D FOR TOPSOIL STOCKPILE
10-10-10 FERTILIZER 500 LB. 12.5 LB. 410 LB. TYPICALLY NOT REQ'D FOR TOPSOIL STOCKPILE

Table with 4 columns: SOIL AMENDMENT, PERMANENT SEEDING APPLICATION RATE (PER ACRE, PER 1,000 S.F., PER 1,000 S.Y.), and NOTES. Includes rows for Agricultural Lime and 10-10-10 Fertilizer.

PERMANENT SEEDING AND MULCHING

- 1. PROVIDE THE FOLLOWING SEEDING MIXTURE TO ALL GRASS AREAS AND SWALES UNLESS NOTED OTHERWISE...
2. REFER TO PUB 408, SECTION 804 FOR SITE PREPARATION, SEEDING METHODS, WEED CONTROL ETC.
3. INSPECT SEEDED AREAS WEEKLY AND AFTER EACH RAINFALL EVENT...
4. REFER TO TABLE 11.6 FOR MULCH APPLICATION RATES.
5. STRAW MULCH WILL BE APPLIED OVER SEEDED AREAS NO LATER THAN 48 HOURS AFTER SEEDING.
6. SPREAD MULCH UNIFORMLY, IN A CONTINUOUS BLANKET.
7. MULCH MAY BE SPREAD BY HAND OR WITH AN ACCEPTABLE MECHANICAL SPREADER.

TABLE 11.6 MULCH APPLICATION RATES

Table with 4 columns: SOIL AMENDMENT, PERMANENT SEEDING APPLICATION RATE (PER ACRE, PER 1,000 S.F., PER 1,000 S.Y.), and NOTES. Includes rows for Straw, Hay, Wood Chips, and Hydromulch.

CONSTRUCTION SEQUENCE

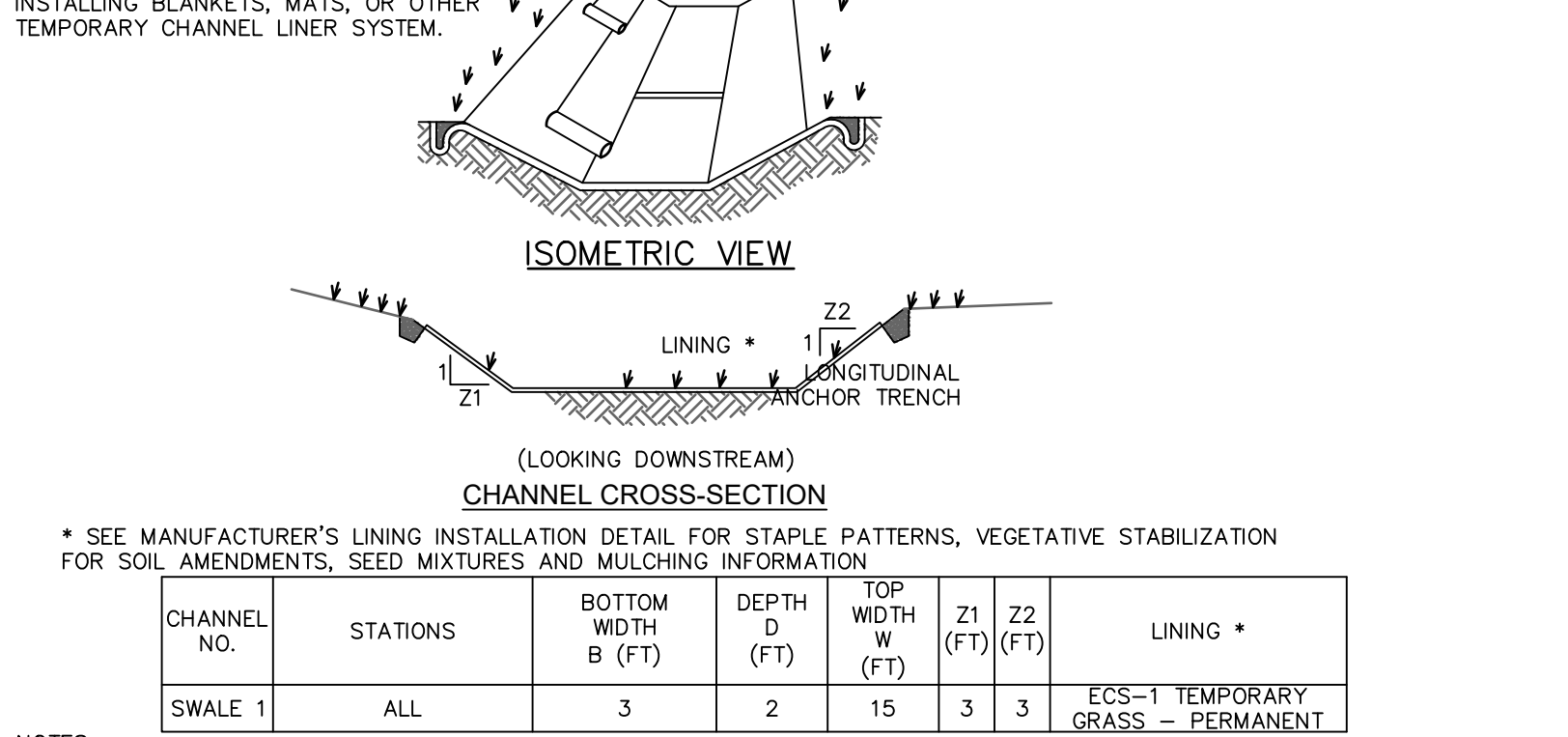
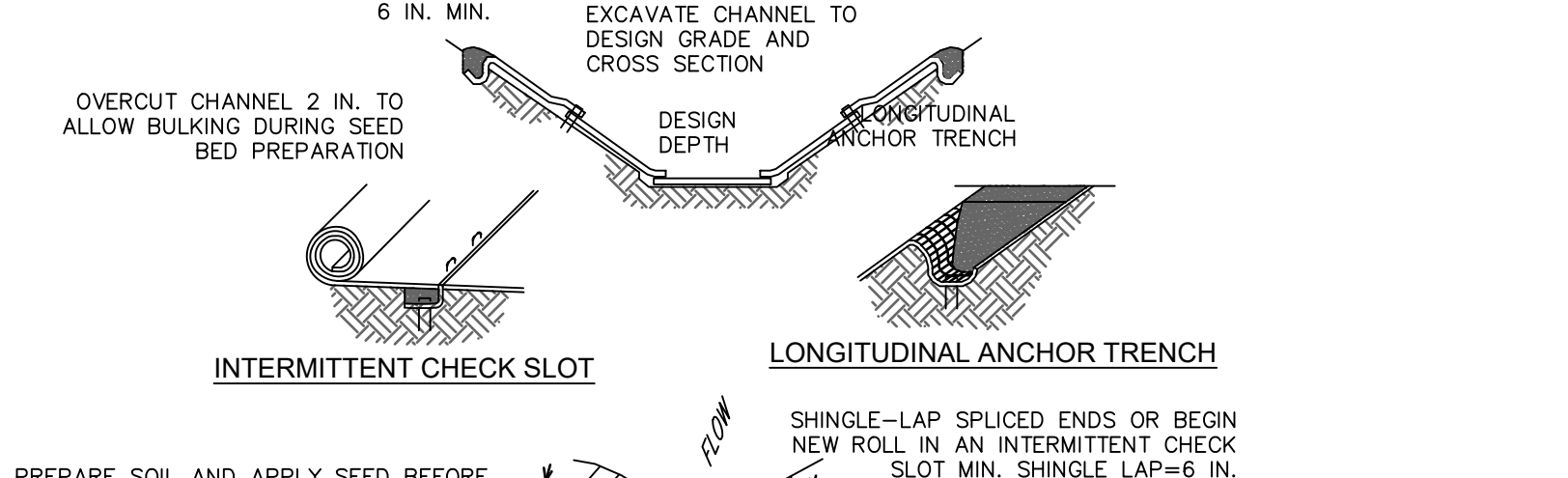
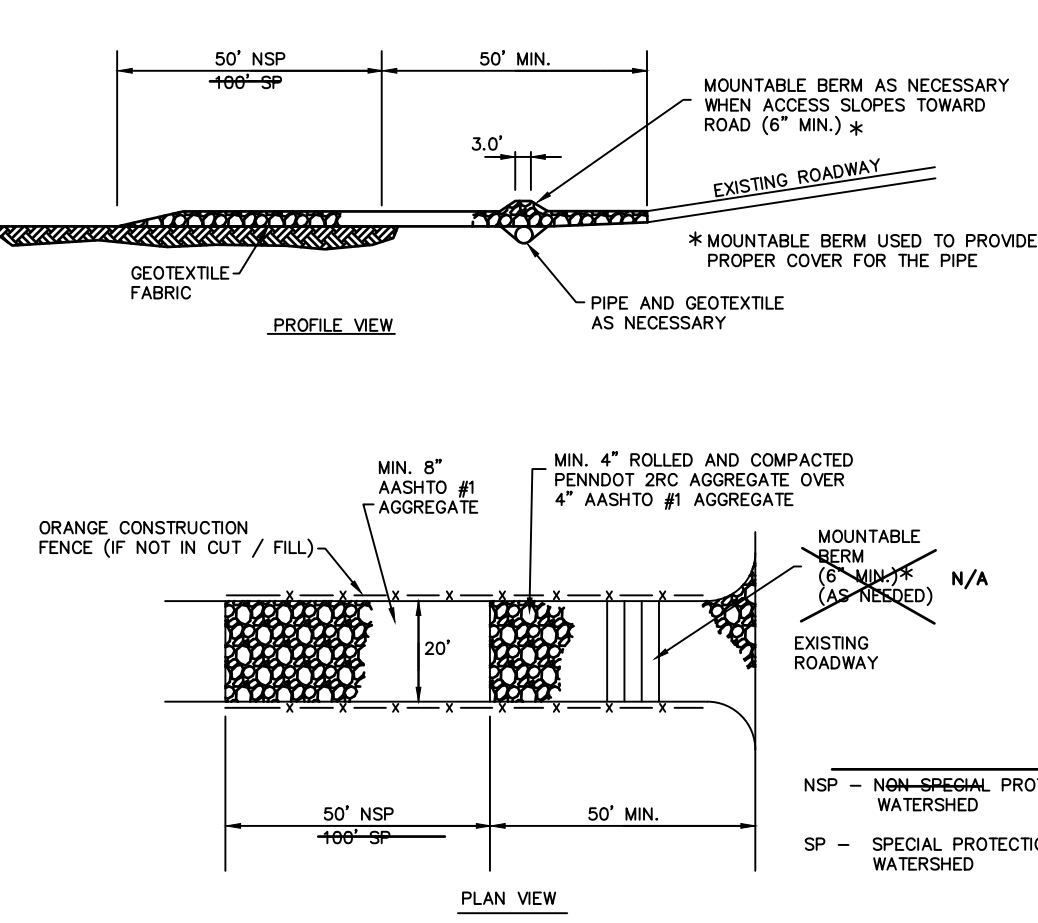


Table with 7 columns: CHANNEL NO., STATIONS, BOTTOM WIDTH B (FT), DEPTH D (FT), TOP WIDTH W (FT), Z1 (FT), Z2 (FT), LINING. Includes a row for Swale 1.

NOTES: ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL... STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

EXAMPLE ALTERNATIVE ROCK CONSTRUCTION ENTRANCE



ALTERNATIVE ABACT ROCK CONSTRUCTION ENTRANCE

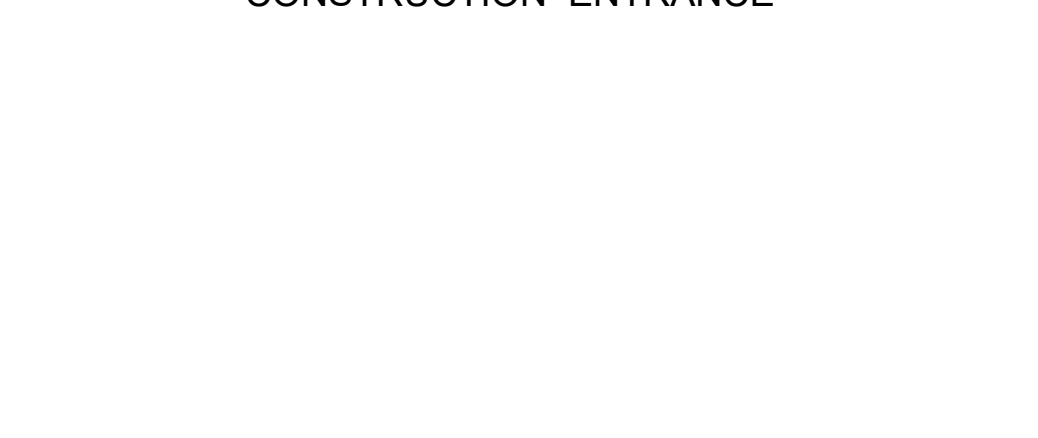


TABLE 4.1 COMPOST FILTER SOCK FABRIC MINIMUM SPECIFICATIONS

Table with 5 columns: Material Type, 3 mil HDPE, 5 mil HDPE, 5 mil HDPE Multi-Filament Polypropylene (MPP), Heavy Duty Multi-Filament Polypropylene (HMPP). Rows include characteristics like sock diameters, mesh opening, strength, etc.

TABLE 4.2 COMPOST STANDARDS

Table with 3 columns: Organic Matter Content, pH, and C:N Ratio. Rows include Organic Particles, Humus, and Total Solids.

TABLE 4.2.1 COMPOST STANDARDS

Table with 3 columns: Material, PH, and C:N Ratio. Rows include Organic Matter, Humus, and Total Solids.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



ISOMETRIC VIEW



SECTION VIEW

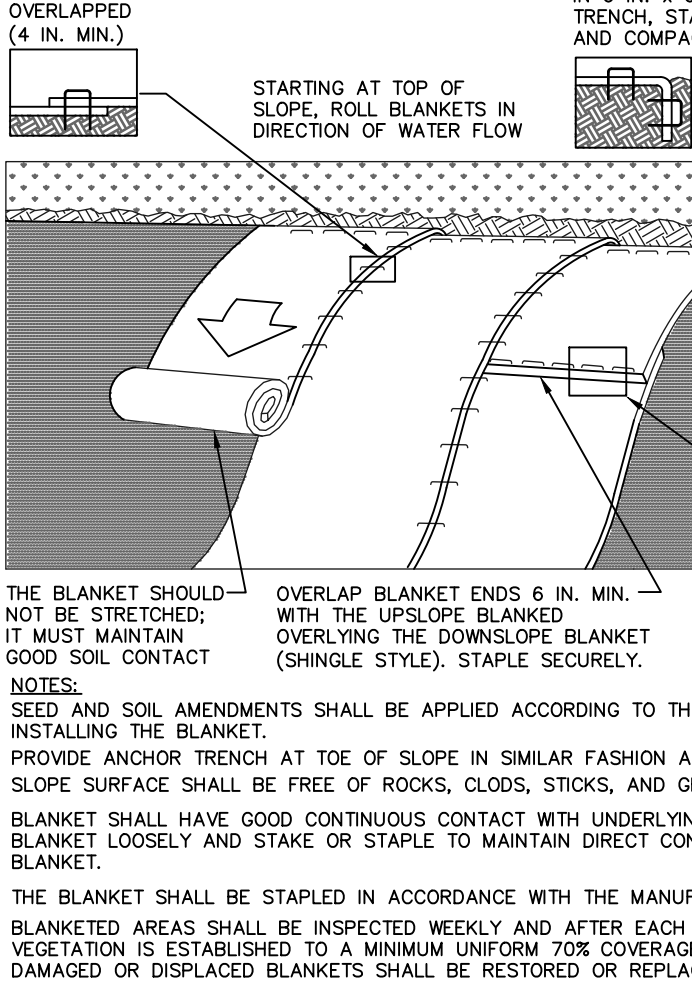


PLAN VIEW



NOTES: MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP... ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED...

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION



STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

NOTES: NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING... STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

DESIGN: RAS
DRAWN: WEB
DATE: 12/26/2019

REVISIONS:
8/06/2020 7-6-22
9/25/2020 7-28-22
11/04/2020 7-28-22
03/22/2021 7-28-22
10/01/2021 5-25-22

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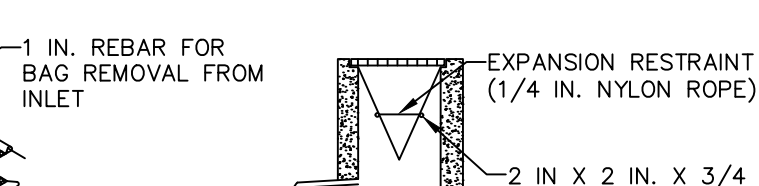
STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



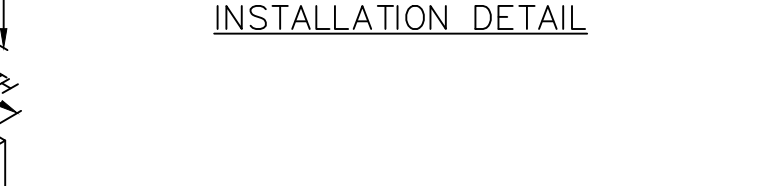
ISOMETRIC VIEW



SECTION VIEW



PLAN VIEW



NOTES: MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP... ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED...

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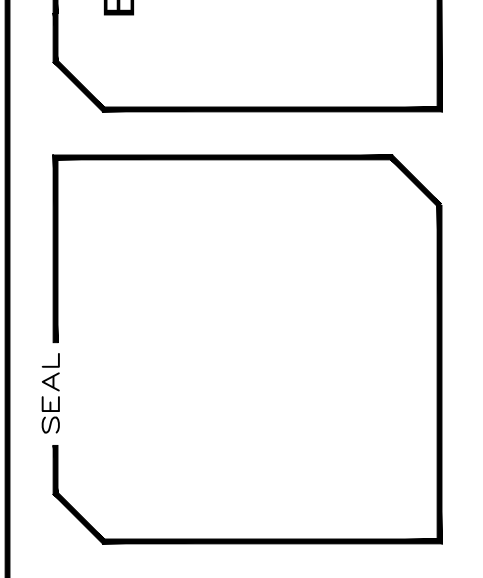
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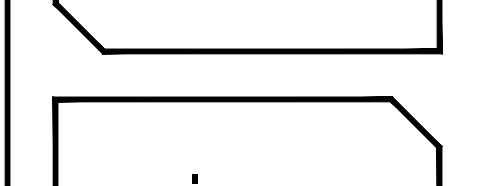
STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



ISOMETRIC VIEW



SECTION VIEW

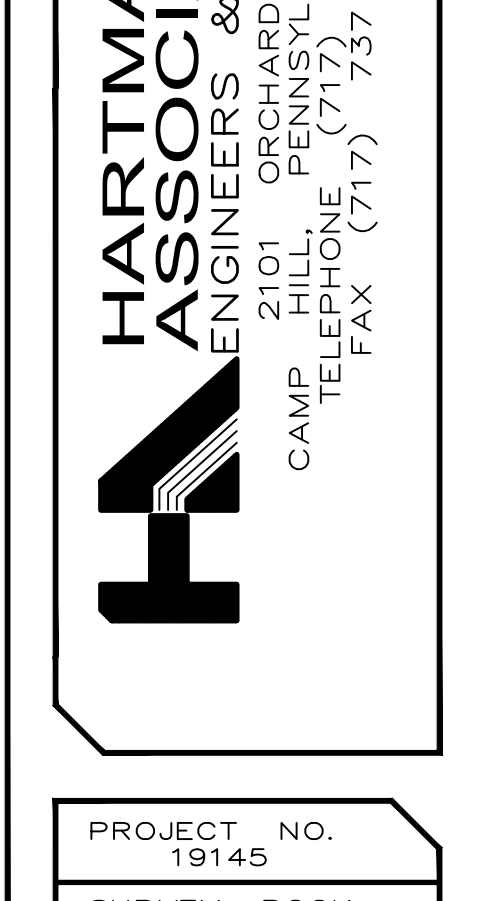


PLAN VIEW



NOTES: MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP... ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED...

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION



STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

NOTES: NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING... STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

PROJECT NO. 19145
SURVEY BOOK NO. (NONE)
SCALE: 1" = 40'
DWC FILE: 19145_SD_PLAN
SHEET 6 OF 6

EROSION CONTROL AND DETAILS PLAN
HOUSES AT OAKHURST CONDOMINIUMS
DAUPHIN COUNTY, PENNSYLVANIA

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