



SUSQUEHANNA TOWNSHIP UTILITY LIST
 AT&T
 BUCKEYE PARTNERS
 CAPITAL REGION WATER
 CENTURYLINK FORMERLY LEVEL 3
 COMCAST CABLE COMMUNICATIONS INC
 EVERSTREAM
 FIRSTLIGHT FIBER
 FRONTIER COMMUNICATIONS OF PA INC
 HARRISBURG CITY OF
 KEYSTONE INITIATIVE FOR NETWORK BASED ED
 LOWER PAXTON TOWNSHIP AUTHORITY
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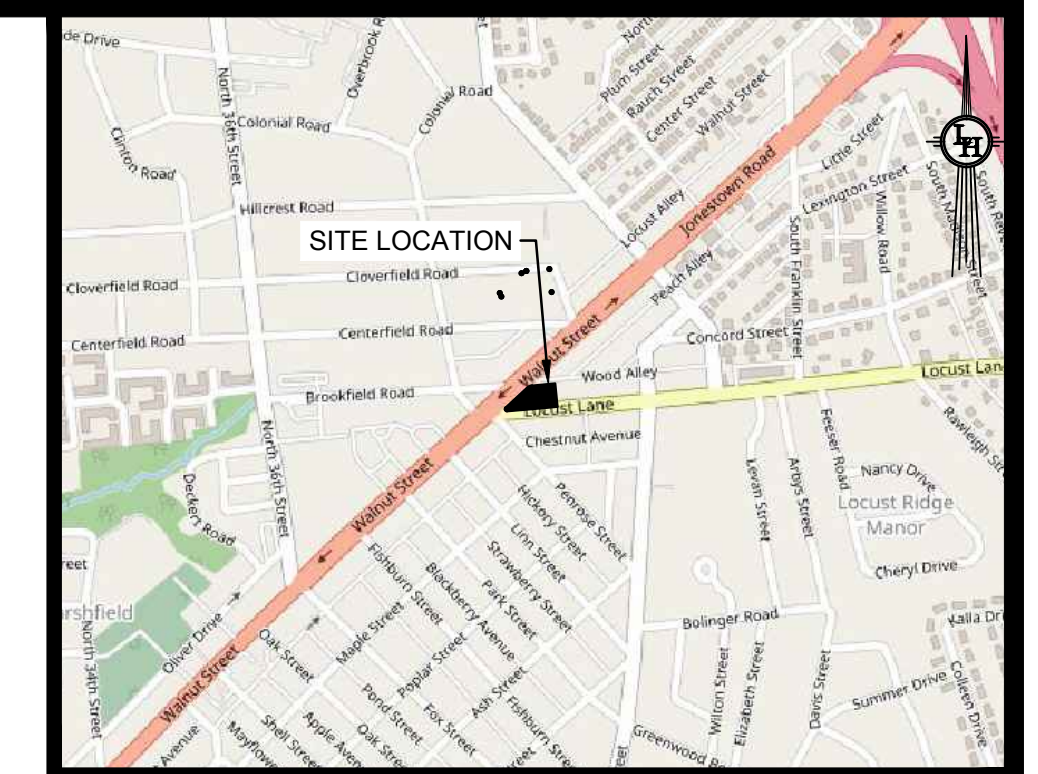
PENBROOK BOROUGH
 PPL ELECTRIC UTILITIES CORPORATION
 SHENTEL COMMUNICATIONS LLC
 SUEZ WATER PENNSYLVANIA INC
 SUSQUEHANNA TWP AUTH/SUSQUEHANNA TWP
 UGI UTL HARRISBURG
 VERIZON BUSINESS FORMERLY MCI
 VERIZON PENNSYLVANIA LLC
 ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

FOR

3801 WALNUT STREET

LOCATED IN
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP
 SCALE: 1" = 1,000'

LIGHT-HEIGEL & ASSOCIATES, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 121 OF OCTOBER 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. HAS SHOWN UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 3.
- PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING THE CLEARANCE AS PROVIDED FOR IN THE APPLICABLE EASEMENT AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES IF NO EASEMENT RESTRICTION EXISTS.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S) AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM.
- LIGHT-HEIGEL & ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LIGHT-HEIGEL & ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT 121, OCTOBER 2008.

GENERAL NOTES

- THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HEREON DESCRIBED. I.E., THE DETECTION OF SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.P. TITLE 25--PA CODE CHAPTERS 75, 101, 271, 273, 275, 277, 279, 281, AND 285.
- SHEETS 1 THROUGH 16 AND THE SUPPORTING DESIGN REPORTS SHALL BE INCLUDED AS PART OF THIS PLAN AND ENFORCEABLE AS IF IT APPEARED IN TOTAL HEREIN.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH MAY DISCLOSE EASEMENTS OR CONDITIONS EFFECTING THE PROPERTY.
- ALL COORDINATE AND ELEVATION INFORMATION PROVIDED ON THIS PLAN IS LOCATED ON NAD83 AND NAVD88 DATUM, PENNSYLVANIA STATE PLANE SOUTH ZONE 3702.
- ALL STRUCTURES SHALL BE ERECTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE INCLUDING THE CURRENT IBC 2015 AND RELATED ADOPTED CODES, MUNICIPAL ZONING ORDINANCE AND OTHER APPLICABLE REGULATIONS.
- HANDICAP ACCESSIBLE PARKING SPACES AND HANDICAP ACCESSIBLE RAMPS REQUIRE PROPER MARKING AND CONSTRUCTION IN ACCORDANCE ADA STANDARDS, SPECIFIED BY THE AMERICAN DISABILITIES ACT. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0%.
- ALL PROPOSED SIGNS SHALL COMPLY WITH APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS.
- THE INFORMATION SHOWN ON THIS DRAWING MAY HAVE ALSO BEEN RELEASED IN A DIGITAL DRAWING FORMAT. ONCE A DRAWING IS RELEASED FROM LIGHT-HEIGEL & ASSOCIATES, INC. IN A DIGITAL FORMAT, WE HAVE NO CONTROL OVER THE MANIPULATION OR MISUSE OF THE DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE THAT IS NOT SHOWN ON THE HARD COPY DRAWING, MUST BE AT THE RISK OF THE USER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS, OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT'S ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. THE CONTRACTOR SHALL REPORT TO THE DESIGN ENGINEER IN WRITING BEFORE STARTING WORK. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES, WITHOUT RECEIVING A RESPONSE FROM THE PROJECT'S ENGINEER, SHALL BE DONE AT THE CONTRACTOR'S RISK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION & MAINTENANCE OF THE E&S POLLUTION CONTROL DEVICES AS SHOWN ON THE APPROVED PLAN.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ENGINEER, IN WRITING, OF ANY SUBSURFACE OR LATENT PHYSICAL CONDITIONS AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT DAMAGE TO ALL EXISTING FEATURES (TO REMAIN) WITHIN THE PROJECT LIMITS AND ALONG ADJACENT PROPERTIES.
- EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY; THE CORRECTNESS OR VERIFY THE INFORMATION ON THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY. ANY DAMAGE SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTORS EXPENSE.
- PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE, ONE-CALL BEFORE YOU DIG 811. THE DESIGN PHASE IDENTIFICATION NUMBER FOR THIS PROJECT IS 20210081894.
- ALL SITE DEVELOPMENT SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND TOWNSHIP STANDARDS AND REQUIREMENTS.
- ALL SANITARY SEWER AND WATER MATERIALS USED AND CONSTRUCTION METHODS EMPLOYED MUST BE IN COMPLIANCE WITH THE LATEST STANDARDS OF THE APPROPRIATE UTILITY AND ARE SUBJECT TO INSPECTION BY THE AUTHORITY IT'S AGENTS OR EMPLOYEES.
- ALL METHODS AND PRACTICES OF SOLID WASTE OR REFUSE DISPOSAL SHALL BE IN COMPLIANCE WITH ACT 241 (PENNSYLVANIA SOLID WASTE MANAGEMENT ACT) OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR AS SPECIFIED BY ADDITIONAL LOCAL ORDINANCES AND ZONING REQUIREMENTS.
- ALL UTILITY SERVICES INCLUDING ELECTRIC POWER, TELEPHONE, AND TELEVISION CABLE LINES, SHALL BE PLACED UNDERGROUND, WHERE FEASIBLE. THE INSTALLATION OF UNDERGROUND FACILITIES FOR ALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE UTILITY COMPANY(ES) SERVING THE LAND DEVELOPMENT AND THE CURRENT NATIONAL ELECTRIC CODE.
- MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ALL PURPOSES, OTHER THAN INFILTRATION/ DRAINAGE BEDS, SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT.
- ALL MATERIALS USED FOR FILL OR BACKFILL SHALL BE FREE OF ORGANIC MATERIAL, WOOD, ROOTS, REFUSE, OR ANY OTHER UNSUITABLE MATERIAL.
- ALL JOINTS WHERE PROPOSED BITUMINOUS PAVEMENT MEETS EXISTING BITUMINOUS PAVEMENT SHALL BE SAW-CUT AND SEALED WITH PG 64-22.
- THERE ARE NO WETLANDS WITHIN THE LIMIT OF DISTURBANCE IN ACCORDANCE WITH THE NATIONAL WETLAND INVENTORY MAPPING.
- THE INTENT AND PURPOSE OF THIS SET OF PLANS IS FOR REGULATORY REVIEW AND APPROVAL BY TOWNSHIP, COUNTY, AND STATE AGENCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. SHOP DRAWINGS AND ADDITIONAL CONSTRUCTION DETAILS AS NEEDED OR REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REMOVAL OF WALKS TO FACILITATE THE CONSTRUCTION OF THE DRIVEWAYS AND ACCESS RAMPS WILL BE DONE TO THE NEAREST EXISTING CONTROL JOINT.
- THE WORK SHALL INCLUDE ALL REQUIREMENTS FOR CONSTRUCTION OF EXISTING OPERATIONS INCLUDING SHEETING, SHORING, UNDERPANNING OF EXISTING STRUCTURES AND UTILITIES.

- THE CONTRACTOR SHALL MAINTAIN CONTINUED OPERATION OF ALL EXISTING FACILITIES AT ALL TIMES DURING THE WORK. RELOCATE SERVICE AND MAINS AS REQUIRED TO ALLOW FOR CONTINUED OPERATION DURING INSTALLATION OF NEW FACILITIES.
- NO DEDICATION OF PUBLIC FACILITIES IS BEING PROPOSED AS PART OF THIS PLAN.
- THE TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DULY ACCEPTED FOR PUBLIC USE NOR IDENTIFYING THE PARTY RESPONSIBLE FOR SUCH CONSTRUCTION AND MAINTENANCE.
- THE TOWNSHIP HAS THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER AND INSPECT FACILITIES. ALL LAND DISTURBANCE WORK SHALL BE PERFORMED IN ACCORDANCE WITH AN INSPECTION AND CONSTRUCTION CONTROL SCHEDULE APPROVED BY THE TOWNSHIP ENGINEER AND/OR LANCASTER COUNTY CONSERVATION DISTRICT AS PART OF THE SEDIMENTATION AND EROSION PLAN AND STORMWATER MANAGEMENT PLAN. THE TOWNSHIP ENGINEER SHOULD BE CONSULTED FOR GUIDANCE REGARDING THE TIMING AND OTHER NECESSARY INSPECTIONS. NO WORK SHALL PROCEED TO A SUBSEQUENT PHASE, INCLUDING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (WHERE REQUIRED), UNTIL INSPECTION AND APPROVAL BY THE TOWNSHIP ENGINEER OR HIS DESIGNEE, WHO SHALL THEN FILE A REPORT THEREON WITH THE TOWNSHIP.
- ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF LIGHT-HEIGEL AND ASSOCIATES, INC., SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL BY LIGHT-HEIGEL AND ASSOCIATES, INC.
- ALL PARKING LOTS SHALL BE ADEQUATELY MARKED AND MAINTAINED FOR THE PURPOSE OF DEFINING PARKING SPACES AND INTERIOR DRIVES. AS A MINIMUM, THE LINES OF ALL PARKING SPACES AND INTERIOR DRIVES (INCLUDING DIRECTIONAL ARROWS, ETC.) SHALL BE SOLID WHITE AND 4 INCHES IN WIDTH. PAINTED LINES, ARROWS AND DIVIDERS SHALL BE PROVIDED AND MAINTAINED TO CONTROL PARKING, WHEN NECESSARY TO DIRECT VEHICULAR CIRCULATION.
- PROTECTIVE FENCE SHALL BE PLACED AROUND ANY OPEN EXCAVATIONS AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL COORDINATE WORK WITH THE PUBLIC UTILITIES PRIOR TO ANY ACTIVITY THAT MAY AFFECT THE UTILITY FACILITIES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OPERATION. HE SHALL, AT HIS OWN EXPENSE, ARRANGE WITH THE OWNERS OF SUCH UTILITIES FOR LOCATING THEM. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION AGAINST DAMAGE TO UTILITIES ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED DURING THE COURSE OF HIS CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PENNSYLVANIA ONE CALL SYSTEM INC. (1-800-242-1776). CONTACT THE PROJECT ENGINEER IMMEDIATELY IF A PROBLEM SHOULD ARISE. (717) 838-1351.
- THE EARTHWORK CONTRACTOR SHALL REVIEW THE ENTIRE RECORDED PLANS AND SUPPORTING DOCUMENTS TO MAKE HIMSELF AWARE OF ANY POSSIBLE UTILITY OR OTHER CONFLICTS WHICH MAY AFFECT THE PROJECT AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING AND PROPOSED FACILITIES PRIOR TO ANY EARTH MOVING ACTIVITIES. NOTIFY THE OWNER OF THE UTILITY SERVICE LINES OF THE PENDING INVESTIGATION AND TEST EXCAVATION. THE TEST PITS SHALL VERIFY THE LOCATION DEPTH OF COVER, SIZE OF THE SERVICE AND ITS MATERIAL. THE CONTRACTOR SHALL REPORT THE RESULTS OF THE INVESTIGATION WORK TO THE ENGINEER AT (717) 838-1351. IT IS THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO IMPLEMENT AND MAINTAIN THE E&S CONTROL DEVICES AS SHOWN ON THE APPROVED PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, AS THE NEED ARISES.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
- IF PROBLEMS ARE OBSERVED REGARDING THE FUNCTIONING OF THE INFILTRATION AREAS, CONTACT SHALL BE MADE WITH THE TOWNSHIP AND LIGHT-HEIGEL OR ANOTHER QUALIFIED PARTY.
- ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS AND SPECIFICATIONS IDENTIFIED ON THIS PLAN. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE HEREIN.
- STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER AS ACCEPTABLE TO THE TOWNSHIP AS REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORM WATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN AND IN ACCORDANCE WITH THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- ALL DEMOLITION AND REMOVAL OF DEBRIS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ANY NEW SIGNAGE WILL NEED TO COMPLY WITH PART 24 OF THE ZONING ORDINANCE.
- ALL ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJACENT STREET RIGHT-OF-WAYS.
- NO PORTION OF THE SITE IS WITHIN THE FLOODPLAIN IN ACCORDANCE WITH FEMA MAPPING.
- STREET ADDRESS NUMBERS MUST COMPLY WITH SALDO SECTION 22-1112.
- A BUILDING PERMIT IS REQUIRED FOR CONSTRUCTION OF THE RETAINING WALL.
- THE PROPERTY IS COVERED WITH IMPERVIOUS SURFACE AND MOWED LAWN AREAS. NO WETLANDS EXIST ON SITE.
- STATEMENT OF PLAN PURPOSE: THIS PLAN IS BEING PROPOSED TO EXPAND THE EXISTING FOOD MART AT 3801 WALNUT STREET. THIS EXPANSION WILL CONSIST OF ADDITIONAL STORE SQUARE FOOTAGE AND A DRIVE-THRU PICKUP WINDOW FOR SALE OF STORE ITEMS.

WAIVERS REQUESTED

- SALDO SECTION 1106 - CURBS
- SALDO SECTION 1107.1 - SIDEWALKS
- SALDO SECTION 405.2.J - EXISTING SITE RESOURCE AND ANALYSIS PLAN
- SALDO SECTION 502.3.A - FULL WIDTH PAVING RESTORATION (WOOD ALLEY)

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PARKING SUMMARY

EXISTING FOOD MARKET:
 1780 S.F. GROSS FLOOR AREA
 PARKING REQUIREMENT: 1 SPACE REQUIRED FOR EACH 250 S.F. OF GROSS FLOOR AREA
 TOTAL REQUIRED SPACES: 8 PARKING SPACES
 TOTAL PROVIDED SPACES: 8 PARKING SPACES
 RESTAURANT:
 1 EMPLOYEE 12 SEATS
 PARKING REQUIREMENT: 1 SPACE FOR EVERY 4 SPACES, PLUS 1 SPACE FOR EACH EMPLOYEE ON LARGEST SHIFT
 TOTAL REQUIRED SPACES: 5 PARKING SPACES
 TOTAL PROVIDED SPACES: 5 PARKING SPACES
 TOTAL REQUIRED SPACES: 12
 TOTAL PROVIDED SPACES: 12

SITE DATA

OWNER: JYOTSNA AND ANIL P. JIVANI
 LOT AREA: 25,435 S.F. OR 0.583 ACRES
 DEED REFERENCE: 20140018724
 TAX PARCEL REFERENCE: 62-032-230
 SITE ADDRESS: 3801 WALNUT STREET, HARRISBURG, PA 17109, 717-682-4400
 WATER SUPPLY: EXISTING PUBLIC
 SEWAGE DISPOSAL: EXISTING PUBLIC

ZONING DATA

ZONING DISTRICT: MU-1 MIXED USE CORRIDOR - HIGH DENSITY DISTRICT
 USE WITHIN DISTRICT: COMMERCIAL OR OFFICE (WITH PUBLIC SEWER AND WATER)

	REQUIRED:	PROPOSED:
MAXIMUM LOT AREA PER BUILDING (SQ.FT.)	16,000 S.F.	25,435 S.F.
MINIMUM LOT WIDTH	25'	120'
MAXIMUM LOT WIDTH	80'	120'
BUILD-TO-LINE	15'	(SEE ZONING DECISION SHEET 2)
MINIMUM SIDE SETBACK	5'	18.6'
MAXIMUM SIDE SETBACK	20'	18.6'
MINIMUM REAR SETBACK	55'	39.6' (SEE ZONING DECISION SHEET 2)
MAXIMUM BUILDING COVERAGE	70%	14.6%
MAXIMUM LOT IMPERVIOUS COVERAGE	90%	81.5%
MINIMUM VEGETATIVE COVERAGE	10%	18.5%
MAXIMUM HEIGHT	45'	<45'

LANDOWNER STORMWATER BMP ACKNOWLEDGEMENT

I, JYOTSNA JIVANI, HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY SUSQUEHANNA TOWNSHIP.

JYOTSNA JIVANI

WETLAND CERTIFICATION
 I, ADAM R. KEIPER, PG, HEREBY CERTIFY THAT THERE ARE NO WETLANDS IN THE AREA AFFECTED BY THIS FINAL LAND DEVELOPMENT. THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS AND WETLAND PERMITS ARE NOT REQUIRED FROM STATE OR FEDERAL GOVERNMENT.
 ADAM R. KEIPER, PG
 DATE: _____

ENGINEER'S CERTIFICATION
 I, JOHN R. POFF, PE, 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.
 JOHN R. POFF, PE
 DATE: _____

STORM WATER MANAGEMENT SITE PLAN CERTIFICATION
 I, JOHN R. POFF, PE, HEREBY CERTIFY THAT THE STORM WATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SUSQUEHANNA TOWNSHIP'S STORM WATER MANAGEMENT ORDINANCE.
 JOHN R. POFF, PE
 DATE: _____

SURVEYOR'S CERTIFICATION
 I, KEITH L. HEIGEL, PLS, 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.
 KEITH L. HEIGEL, PLS
 DATE: _____

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
3801 WALNUT STREET
 LOCATED IN
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
 PREPARED FOR
 ANIL JIVANI
 103 NEVERMORE CIRCLE
 NORTH WALE, PA 19545
ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
 430 EAST MAIN STREET, PALMYRA, PA 17078
 (717) 838-1351 FAX (717) 838-3820 1-800-257-2190 WWW.LIGHT-HEIGEL.COM
 REGIONAL OFFICES
 SCHUYLKILL HAVEN, PA HALIFAX, PA
 LANCASTER, PA LEWISBURG, PA
 DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
 SCALE: AS NOTED DRAWN BY: TGA MAPCHECK: N/A
 COMP'D BY: TC FIELD: TC/TJC SHEET NO: 1 OF 16

GENERAL STORMWATER NOTES:

- 1. ALL STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN CONDITIONS AND SPECIFICATIONS IDENTIFIED ON THIS PLAN. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE HEREIN.
2. STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORM WATER AREAS TO CONDITIONS AS SHOWN ON THE PLAN.
3. SITE DEVELOPMENT SHALL PRESERVE SALIENT NATURAL FEATURES, MINIMIZE LAND CUTS AND FILLS, AND CONFORM TO THE GENERAL TOPOGRAPHY SO AS TO CREATE THE LEAST EROSION POTENTIAL AND TO ADEQUATELY CONTAIN THE VOLUME AND VELOCITY OF SURFACE WATER RUNOFF.
4. FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.
5. DISTURBED SOILS SHALL BE STABILIZED AS QUICKLY AS PRACTICAL. MEASURES NECESSARY FOR DUST CONTROL SHALL BE EXERCISED DURING ALL GRADING OPERATIONS.
6. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
7. TO THE LARGEST DEGREE POSSIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED. PERMANENT (FINAL) VEGETATION AND STRUCTURAL EROSION CONTROL AND DRAINAGE MEASURES SHALL BE INSTALLED AS SOON AS POSSIBLE DURING DEVELOPMENT.
8. PROVISIONS SHALL BE MADE TO EFFECTIVELY ACCOMMODATE THE INCREASED RUNOFF CAUSED BY SOIL AND SURFACE CONDITIONS, BOTH DURING AND AFTER DEVELOPMENT. WHEN NECESSARY, THE RATE OF SURFACE WATER RUNOFF SHALL BE STRUCTURALLY RETAINED TO MEET LOCAL REGULATIONS.
9. SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED UNTIL THE DISTURBED AREA IS STABILIZED BY THE USE OF DEBRIS OR SEDIMENT BASINS, SILT TRAPS, OR SIMILAR MEASURES. DISTURBED AREAS AND THE DURATION OF EXPOSURE THEREOF, SHALL BE KEPT TO A PRACTICAL MINIMUM.
10. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE PERSON, CORPORATION, OR OTHER ENTITY CAUSING SUCH SEDIMENTATION TO REMOVE IT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEM AND WATERCOURSES, AND TO REPAIR ANY DAMAGE.
11. IT IS THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO IMPLEMENT AND MAINTAIN THE E&S CONTROL DEVICES AS SHOWN ON THE APPROVED PLAN(S).
12. EMBANKMENT CUT AND FILL SLOPES SHALL BE THREE (3) HORIZONTAL TO ONE (1) VERTICAL MAXIMUM, UNLESS NOTED OTHERWISE ON DRAWINGS.
13. ALL STORMWATER FACILITIES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH PENNDOT FORM 408, AS AMENDED, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT'S STANDARDS FOR ROADWAY CONSTRUCTION, AS AMENDED.
14. INLETS, MANHOLES, PIPES, ENDWALLS AND CULVERTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT'S PUBLICATION 72M-STANDARDS FOR ROADWAY CONSTRUCTION (RC), LATEST EDITION.
15. ALL INLETS IN PAVED AREAS SHALL HAVE HEAVY DUTY BICYCLE-SAFE GRATING CONSISTENT WITH THE LATEST EDITION OF PENNDOT PUBLICATION 72M STANDARDS FOR ROADWAY CONSTRUCTION (RC), LATEST EDITION.
16. STORM WATER CONTROL FACILITIES AND EROSION AND SEDIMENT POLLUTION CONTROL MEASURES AND FACILITIES SHALL BE MAINTAINED AS REQUIRED BY THE PLANS APPROVED BY THE AGENCIES WITH JURISDICTION OVER THE FACILITIES.
17. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL FROM SUSQUEHANNA TOWNSHIP.
18. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURE, WITHIN A DRAINAGE EASEMENT THAT WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP WITHOUT THE WRITTEN APPROVAL FROM SUSQUEHANNA TOWNSHIP.
19. THE OWNER OF THE SITE SHALL BE RESPONSIBLE FOR THE CONTINUED FUNCTIONALITY AND REQUIRED MAINTENANCE OF THE FACILITY.
20. CONSTRUCTION OF STORM WATER MANAGEMENT, EROSION CONTROL, AND RELATED FACILITIES SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.
21. ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS AND SPECIFICATIONS IDENTIFIED ON THIS PLAN. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE HEREIN.
22. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE SECTION 2601.1 ET SEQ., SECTION 271.1 ET SEQ., AND 287.1 ET SEQ. NO BUILDING MATERIAL OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
23. BORROW, FILL AND WASTE MATERIALS
A. ALL STOCKPILES OF SOIL SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY SEEDING.
B. ANY OFF-SITE DISPOSAL OF EXCESS SOIL MUST BE PRECEDED BY AN EROSION & SEDIMENT POLLUTION CONTROL PLAN APPROVED BY THE CONSERVATION DISTRICT IN WHICH THE SOIL SITE IS LOCATED. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED, DEVELOPED AND IMPLEMENTED FOR ALL SOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.
C. THE SOIL STOCKPILE MAY NOT EXCEED 35' IN HEIGHT NOR HAVE SIDE SLOPES GREATER THAN 2:1.
D. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE SECTION 2601.1 ET SEQ., SECTION 271.1 ET SEQ., AND 287.1 ET SEQ. NO BUILDING MATERIAL OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
E. BURNING - DO NOT BURN WASTE MATERIAL IN AREAS PROHIBITED BY FEDERAL, STATE AND/OR LOCAL LAWS. WHERE BURNING IS PERMITTED, BURN IN ACCORDANCE WITH APPLICABLE PROVISIONS OF REGULATING AGENCIES.
F. IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR. IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESISTS ON THE APPLICANT. APPLICANTS AND/OR OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIES AS CLEAN FILL. DEFINITIONS OF CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE ARE PROVIDED BELOW. ALL FILL MATERIALS MUST BE USED IN ACCORDANCE WITH THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL", DOCUMENT NUMBERS 22-2182-773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AT WWW.DEPWES.STATE.PA.US. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE). CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.
24. THE APPLICANT SHALL PROVIDE TO THE MUNICIPALITY FINAL AS-BUILT PLANS (SIGNED AND SEALED BY A QUALIFIED LICENSED PROFESSIONAL) OF ALL BMPS, CONVEYANCES OTHER STORMWATER FACILITIES, AND RELATED IMPROVEMENTS SHOWN IN THE FINAL APPROVED SWM SITE PLAN.
25. THE TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING ALL STORM WATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES.
26. AS-BUILT PLANS SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.
27. THE STORMWATER MANAGEMENT OPERATIONS AND MAINTENANCE AGREEMENT SHALL BE CONSIDERED A PART OF THIS PLAN.
28. RECORD DRAWINGS SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.
29. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOUR NOTICE TO THE TOWNSHIP ENGINEER TO FACILITATE CONSTRUCTION OBSERVATION PRIOR TO THE EXCAVATION OF THE UNDERGROUND INFILTRATION SYSTEM.

STORMWATER FACILITIES OPERATIONS AND MAINTENANCE PLAN

- MAINTENANCE: MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
A. REGULAR INSPECTION OF THE STORM WATER MANAGEMENT FACILITIES TO ASSURE PROPER IMPLEMENTATION OF BMPS, MAINTENANCE AND CARE, AS PER THE MAINTENANCE INSPECTIONS BELOW.
B. ALL PIPES, SWALES AND RETENTION FACILITIES SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION AND IN ORIGINAL DESIGN CONDITION.
C. REMOVAL OF SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING UP IN STORM WATER MANAGEMENT FACILITIES AND THUS REDUCING THEIR CAPACITY TO CONVEY OR STORE WATER.
D. CLEAN FABCO INLET FILTERS WHEN BASKETS COLLECT 12" OR MORE OF DEBRIS. REPLACE OIL BOOMS WHEN THEY REACH THE END OF USEFUL LIFE.
E. MOWING GRASS AREAS AS NECESSARY TO MAINTAIN ADEQUATE GROWTH AND TO CONTROL WEEDS. CHEMICAL WEED CONTROL MAY BE USED TO MAINTAIN THE SPECIFIED PLANTING (I.E., GRASS, WETLANDS PLANTS, ETC.) IF FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS ARE MET.
F. LIMING AND FERTILIZING VEGETATED CHANNELS AND OTHER AREAS ACCORDING TO THE SPECIFICATIONS IN THE PADEP EROSION AND SEDIMENT POLLUTION CONTROL MANUAL.
G. RE-ESTABLISHMENT OF VEGETATION BY SEEDING AND MULCHING OR SODDING OF SCOURED AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP.
MAINTENANCE INSPECTIONS: STORM WATER MANAGEMENT BMPS SHALL BE INSPECTED BY THE LANDOWNER, OR THE LANDOWNER'S DESIGNEE, ACCORDING TO THE FOLLOWING LIST OF MINIMUM FREQUENCIES:
A. ANNUALLY FOR THE FIRST FIVE (5) YEARS.
B. ONCE EVERY THREE (3) YEARS THEREAFTER.
C. DURING OR IMMEDIATELY AFTER THE CESSATION OF A TEN (10) YEAR OR GREATER STORM (EQUATING TO AT LEAST 4.5 INCHES OF RAINFALL IN A TWENTY-FOUR (24) HOUR PERIOD).

REPAIRS: DAMAGED OR ERODED FACILITIES SHALL BE PROMPTLY REPAIRED BY THE PROPERTY OWNER AT HIS EXPENSE.

CONSTRUCTION SEQUENCE

- STAGE 1 AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND REPRESENTATIVES OF THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 811 FOR BURIED UTILITIES LOCATIONS. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING STAGING OF EARTHMOVING ACTIVITIES. EACH STAGE SHALL BE COMPLETED BEFORE A SUBSEQUENT STAGE IS INITIATED.
STAGE 2 CLEARLY MARK THE LIMITS OF DISTURBANCE.
STAGE 3 INSTALL ROCK CONSTRUCTION ENTRANCES WHERE SHOWN.
STAGE 4 INSTALL SILT SOCK AND CONCRETE WASHOUT FACILITY WHERE SHOWN ON THE PLAN.
STAGE 5 STRIP TOPSOIL AND STOCKPILE SOIL WHERE SHOWN ON THE PLAN.
STAGE 6 INSTALL UTILITIES AS SHOWN ON THE PLAN.
STAGE 7 INSTALL RETAINING WALL, STORMWATER MANAGEMENT BMP, STORM PIPES AND INLETS, PLACE INLET PROTECTION AROUND INLETS.
STAGE 8 CONSTRUCT BUILDING EXPANSION AND PAVING.
STAGE 9 PERFORM FINAL GRADING, INSTALL TURF REINFORCEMENT LININGS AS INDICATED ON THE PLAN, AND PROVIDE PERMANENT GRASS COVER, OR PAVEMENT.
STAGE 10 WHEN DISTURBED AREAS HAVE BEEN STABILIZED WITH IMPERVIOUS COVER OR A MINIMUM UNIFORM 70% COVERAGE OF PERENNIAL VEGETATION CAPABLE OF WITHSTANDING ACCELERATED EROSION AND SEDIMENTATION, REMOVE REMAINING TEMPORARY EROSION AND SEDIMENT CONTROLS.

IN MATTER INVOLVING AN : BEFORE THE ZONING HEARING BOARD
APPLICATION FOR VARIANCES BY : OF SUSQUEHANNA TOWNSHIP
ANIL JIVANI AND JYOTSNA JIVANI : DAUPHIN COUNTY, PENNSYLVANIA

DECISION OF THE BOARD

PROCEDURAL HISTORY

On or around February 9, 2021, Anil Jivani and Jyotsna Jivani (Applicants) applied for variances from the requirements of §27-1402 and §27-1404.1 of the Code of Ordinances of the Township of Susquehanna, Dauphin County, Pennsylvania. A hearing on the application was held on April 7, 2021.

FINDINGS OF FACT

- 1. Applicants own the property commonly known as 3801 Walnut Street, Susquehanna Township. See Exhibit A attached hereto.
2. Applicants propose to purchase the property commonly known as 3808 Locust Lane, Susquehanna Township, which adjoins 3801 Walnut Street, Susquehanna Township.
3. 3801 Walnut Street and 3808 Locust Lane are located primarily in an MU-1 District, although a small part of each property is located in an R-3 district.
4. Applicants propose to merge 3801 Walnut Street and 3808 Locust Lane into a single lot, remove the existing structure on 3808 Locust Lane and build an addition onto the existing building currently located on 3801 Walnut Street.
5. The currently existing building, plus the proposed addition to the building, would continue to be used for a food and beverage store and a restaurant/café would be added as part of the rear addition.
6. Consistent with that illustrated in the sketch plan attached hereto as Exhibit A, a drive-through facility is proposed at the side and rear of the proposed addition.

DISCUSSION

The de minimis doctrine is a narrow exception to the heavy burden of proof placed on a property owner seeking a variance. It applies where only a minor deviation from the zoning ordinance is sought and rigid compliance is not necessary to protect the public policy concerns inherent in the ordinance. Constantino v. Zoning Hearing Bd. Of Borough of Forest Hills, 152 Pa.Cmwh.28, 258, 265; 618 A.2d 1193, 1196 (1992).

The minimum required rear yard setback set forth in §27-1404.1 is 55 feet. In the present case, the rear yard setback area is 55 feet by 120 feet which equals 6,600 square feet. A portion of the proposed building which is 52.8125' feet by 8.1667' feet will encroach into the rear yard setback area. The area of the proposed building encroaching into the rear yard setback area will be 431.30 square feet (52.8125 feet multiplied by 8.1667 feet). The percentage of the setback area encroached upon by the 431.30 square feet of the proposed building is 6.53% (431.30 square feet divided by 6,600 square feet). This encroachment into the setback area is de minimis.

Applicants do not need to apply for a variance from the requirements of §27-1404.1 which requires that the maximum lot area for a property used for a commercial purpose in a Mixed Use District be no greater than 16,000 square feet per dwelling. Susquehanna Township's zoning ordinance defines a dwelling as "A single unit providing complete independent living, sleeping, eating, cooking and sanitation." The existing and proposed structures on the property are not dwellings. Therefore, §27-1404.1 does not apply.

Applicants do not need to apply for a variance from the requirements of §27-1402. Pursuant to §27-1402.50.A, a drive-through can be considered a customary accessory structure incidental to the permitted uses of a food and beverage store and a restaurant. Susquehanna Township argues that because a drive-through is not specifically listed as an accessory use in §27-1402.50.A, it is therefore not a permitted accessory use. The Township correctly points out that in other areas of the zoning ordinance drive-throughs are specifically listed as accessory uses. Nevertheless, if the Township wanted accessory uses to be strictly limited to those uses set forth in §27-1402.50, the ordinance could have clearly indicated the same. The ordinance does not clearly restrict accessory uses to those uses set forth in §27-1402.50. Accordingly, that ambiguity will be resolved in favor of the Applicants.

Regardless of the findings that variances to §27-1404.1 (requiring that the maximum lot area for a property used for a commercial purpose in a Mixed Use District be no greater than 16,000 square feet per dwelling) and §27-1402 are not required, it is still prudent to grant variances to those sections. The Township initially took the position that variances were required 1) to have a maximum lot area in excess of 16,000 square feet; and 2) to have an accessory use for a property consisting of a drive-through. Applicants responded by applying for variances. At the hearing the Township backed away from its previous position that the maximum lot area was limited by §27-1404.1 to 16,000 square feet. Still, formal approval of the variances in this written decision, while not technically required, will nevertheless ensure the record in this case is clear and should avoid any potential confusion which might occur in the future. A variance to that portion of §27-1404.1 requiring a 55-foot rear yard setback is required.

CONCLUSIONS OF LAW

- 1. Applicants are properly before the Board which has jurisdiction to adjudicate this matter; and
2. Upon satisfying the condition that Applicants purchase 3808 Locust Lane, Applicants have met their burden of proof in showing that they are entitled to variances from the requirements of §27-1402 and § 27-1404.1.

1 According to the sketch plan attached as Exhibit A, the length of the building encroaching into the rear setback area is 52 feet, 9 1/2 inches.
2 The aforesaid sketch plan references the following distances marked off between the proposed rear lot line and the edge of the proposed building: 15 feet + 6 1/2 inches, 10 feet, 10 feet and 11 feet + 3 1/2 inches. The total of these four distances equals 46.8333 feet. 55 feet less 46.8333 feet equals 8.1667 feet.

ADJUDICATION

After due consideration of the evidence and deliberating thereupon, and the announcing of our decision at the zoning hearing held on April 7, 2021, the Zoning Hearing Board of Susquehanna Township hereby:

- 1) Grants Applicants' request for variances from the requirements of §27-1402 and §27-1404.1 to allow for the construction of the proposed building and drive-through consistent with the sketch plan introduced into evidence by Applicants and attached hereto as Exhibit A, conditioned upon Applicants purchasing 3808 Locust Lane; and
2) Directs that the granting of these variances is subject to the condition that the rights granted to Applicants by these variances shall not be transferred to any Party who in the future chooses to use subject property in a manner different from what Applicants have proposed in the present case.

Susquehanna Township Zoning Hearing Board

By: Jeffrey N. Yoffe, P.C.
Jeffrey N. Yoffe, Esq.
Attorney For Susquehanna Township Zoning Hearing Board
2 Lemoyne Drive, Suite 100
Lemoyne, PA 17043
(717) 343-1120
Attorney ID No. 52933
jyoffe@yoffelawoffice.com

Official Date Of This Decision: May 6, 2021

Date Of Filing This Decision: May 6, 2021

Decision mailed on MAY 6, 2021 (date) to the following 1) Applicants (or their Attorney); and 2) any other person who has filed their name and address with the board not later than the last day of the hearing - all of whose names and addresses are set forth below:

Sheila V. O'Rourke, Esq.
P.O. Box 5349
Lancaster, PA 17606

Susquehanna Township Planning and Zoning

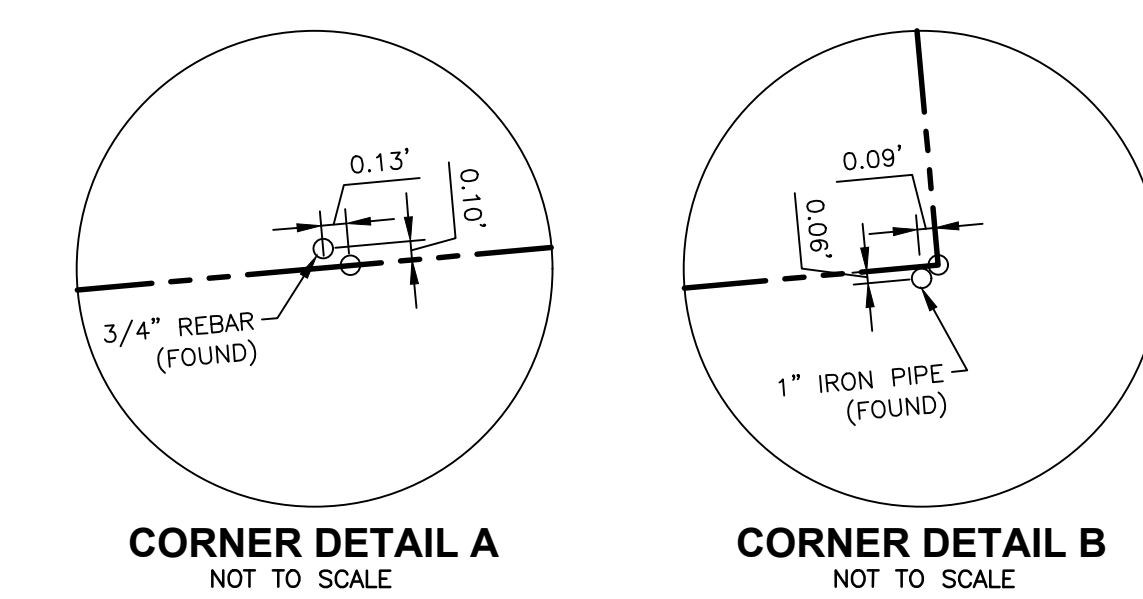
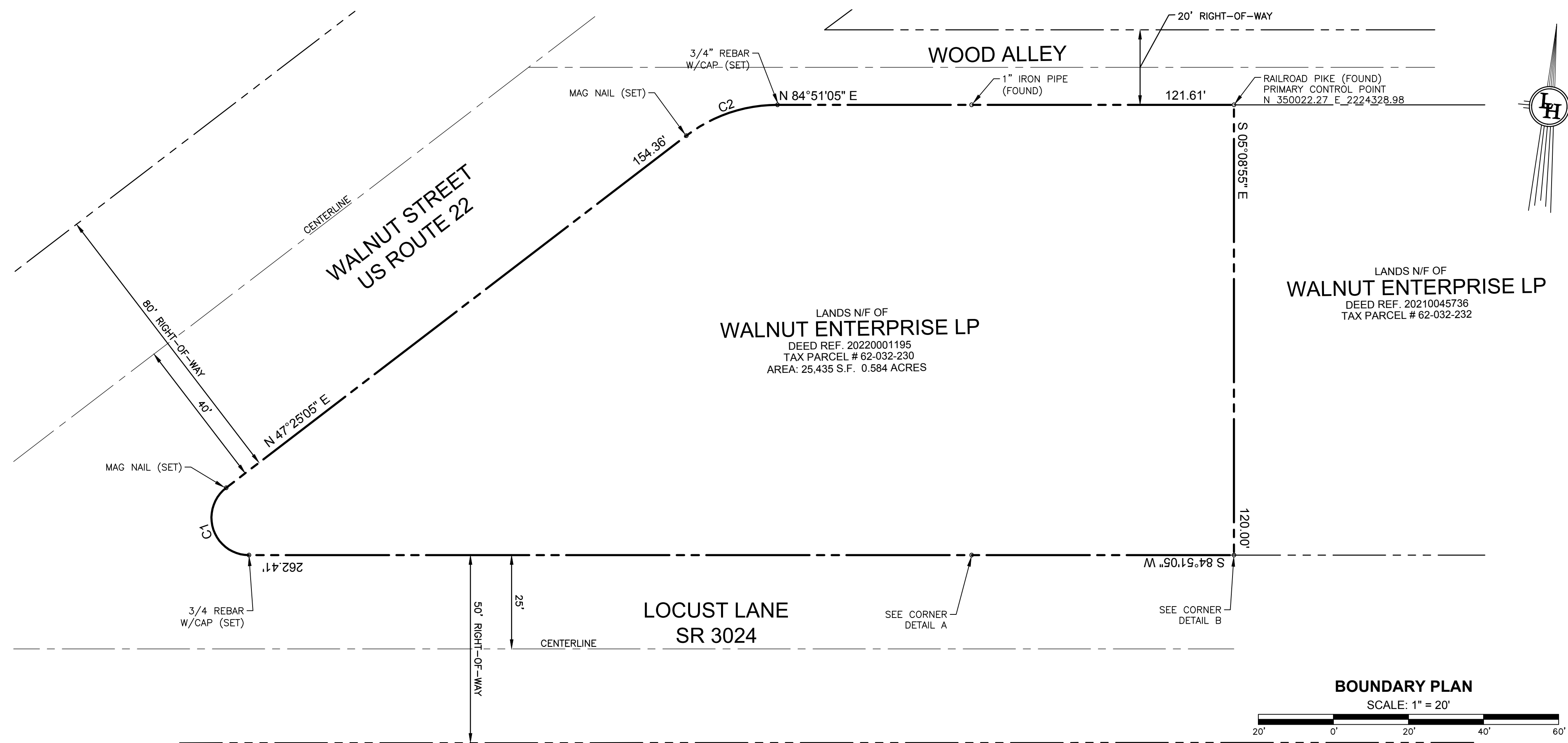
Date: May 6, 2021 By: Michael Rohrer, Zoning Officer
1900 Linglestown Road
Harrisburg, PA 17110
(717) 909-9225
mrohre@susquehannatwp.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 3801 WALNUT STREET
LOCATED IN DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR ANIL JIVANI
103 NEVERMORE CIRCLE NORTH WALES, PA 19345
ENGINEERS SURVEYORS PLANNERS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
430 EAST MAIN STREET, PALMYRA, PA 17078
(717) 838-1351 FAX (717) 838-3820 1-800-257-2190 WWW.LIGHT-HEIGEL.COM
REGIONAL OFFICES
SCHUYLKILL HAVEN, PA HALIFAX, PA
SINKING SPRING, PA LEWISBURG, PA



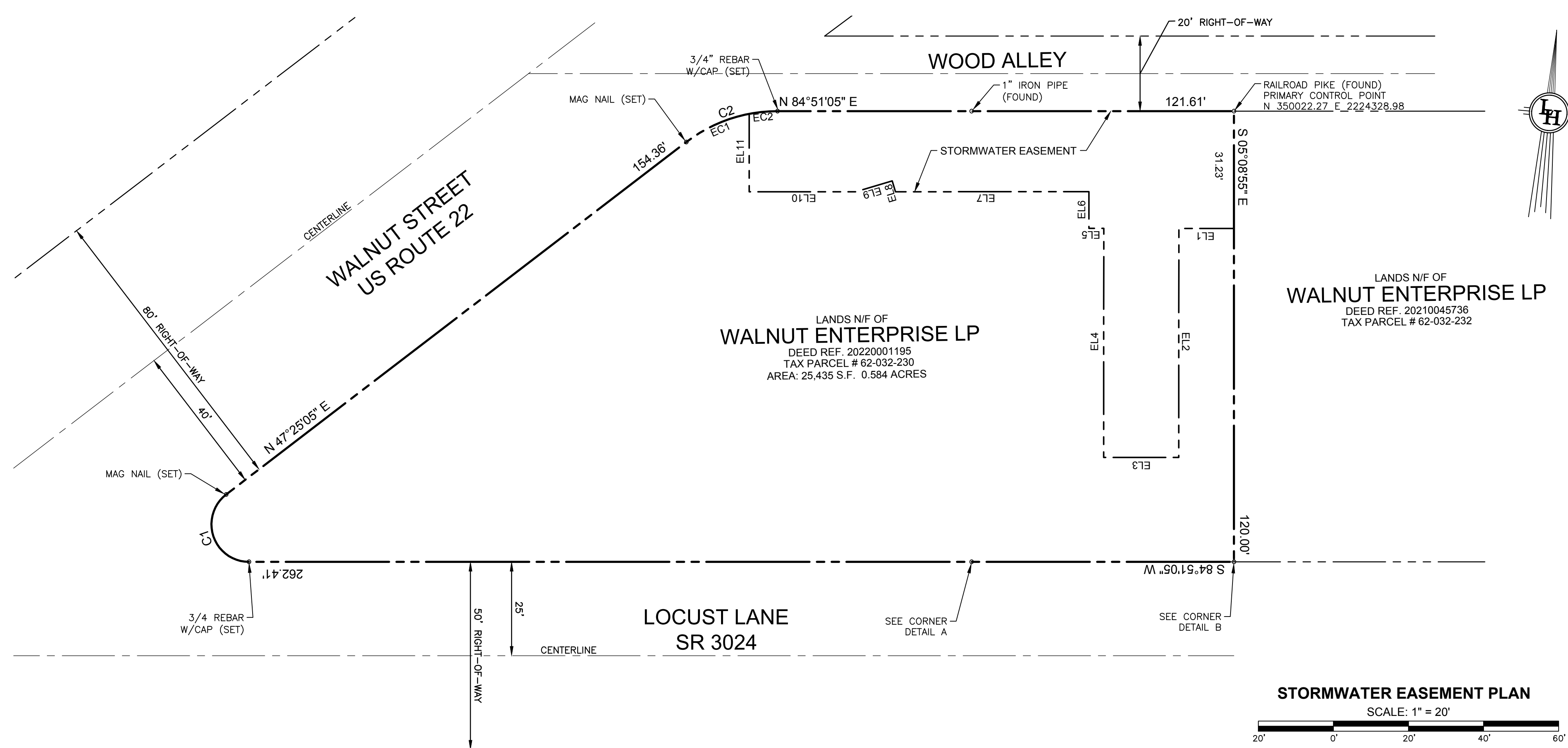
Know what's below. Call before you dig.

DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: AS NOTED DRAWN BY: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 2 OF 16



BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.00'	24.88'	142°33'07"	N 23°52'22" W	18.94'
C2	40.00'	26.13'	37°26'00"	N 66°08'05" E	25.67'



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 84°51'05" W	14.69'
EL2	S 05°06'35" E	60.96'
EL3	S 84°53'25" W	20.00'
EL4	N 05°06'35" W	60.96'
EL5	S 84°53'25" W	3.96'
EL6	N 05°05'42" W	9.77'
EL7	S 84°50'02" W	51.54'
EL8	N 21°39'49" W	3.02'
EL9	S 68°08'15" W	10.10'
EL10	S 84°50'02" W	28.45'
EL11	N 05°08'55" W	20.75'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	40.00'	18.54'	18.38'	N 60°41'53" E	26°33'35"
EC2	40.00'	7.59'	7.58'	N 79°24'53" E	10°52'25"

BOUNDARY AND EASEMENT PLAN
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
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REGIONAL OFFICES
LANCASTER, PA SCHUYLKILL HAVEN, PA HALIFAX, PA
SINKING SPRING, PA LEWISBURG, PA

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DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: 1" = 20' DRAWN BY: TGA MAPCHECK: TC
COMP BY: TC FIELD: TC/TJC SHEET NO: 3 OF 16

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SURROUNDING FIRE HYDRANT LOCATION PLAN

SCALE: 1" = 200'

BROOKFIELD ROAD

WALNUT STREET (US ROUTE 0022)

WOOD ALLEY

LOCUST LANE (SR 3024)

PENROSE STREET

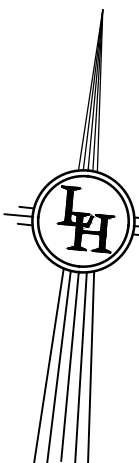
NORTH 38TH STREET

EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	PROPERTY LINE
S	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
E	OVERHEAD ELECTRIC LINE
- - - - UE	UNDERGROUND ELECTRIC LINE
---	STORMWATER PIPE
+	SIGNS
•	BOLLARD
CO	SANITARY CLEANOUT
MW	MONITORING WELL
WV	WATER VALVE
GV	GAS VALVE
EMT	ELECTRIC METER
U	UTILITY POLE
⊞	STORMWATER INLET
⊙	EXISTING DECIDUOUS TREE
⊙	EXISTING CONIFEROUS TREE



EXISTING CONDITIONS PLAN
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

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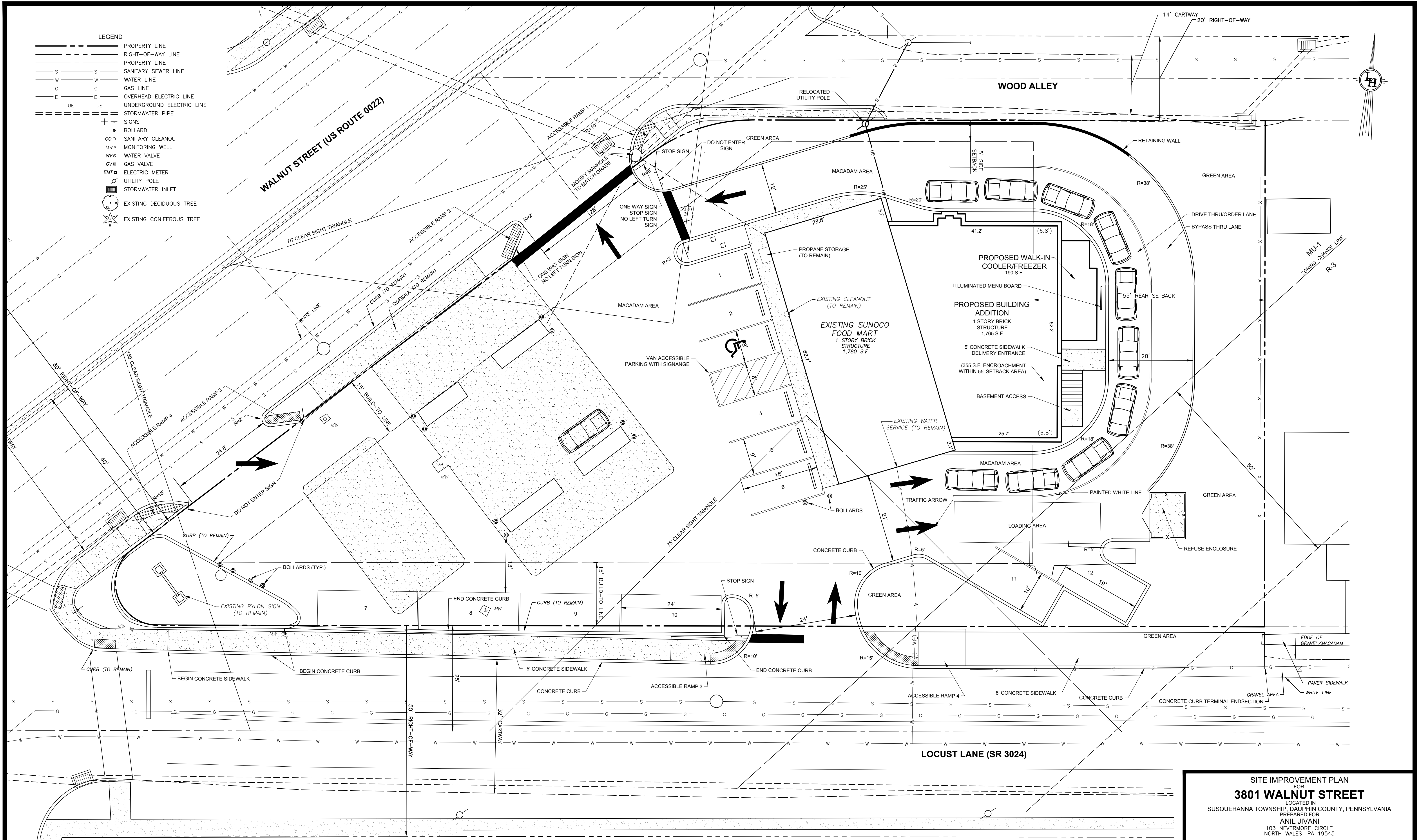
811
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DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: AS NOTED DRAWN BY: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 4 OF 16

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PROJECT: 2020-0312; ANIL JIVANI; SUSQUEHANNA TWP; PA20-0312

- LEGEND**
- PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - S — SANITARY SEWER LINE
 - W — WATER LINE
 - G — GAS LINE
 - E — OVERHEAD ELECTRIC LINE
 - UE — UNDERGROUND ELECTRIC LINE
 - SW — STORMWATER PIPE
 - + — SIGNS
 - — BOLLARD
 - CO — SANITARY CLEANOUT
 - MW — MONITORING WELL
 - WV — WATER VALVE
 - GV — GAS VALVE
 - EMT — ELECTRIC METER
 - U — UTILITY POLE
 - SI — STORMWATER INLET
 - — EXISTING DECIDUOUS TREE
 - ★ — EXISTING CONIFEROUS TREE



SITE IMPROVEMENT PLAN
SCALE: 1" = 10'

SITE IMPROVEMENT PLAN
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

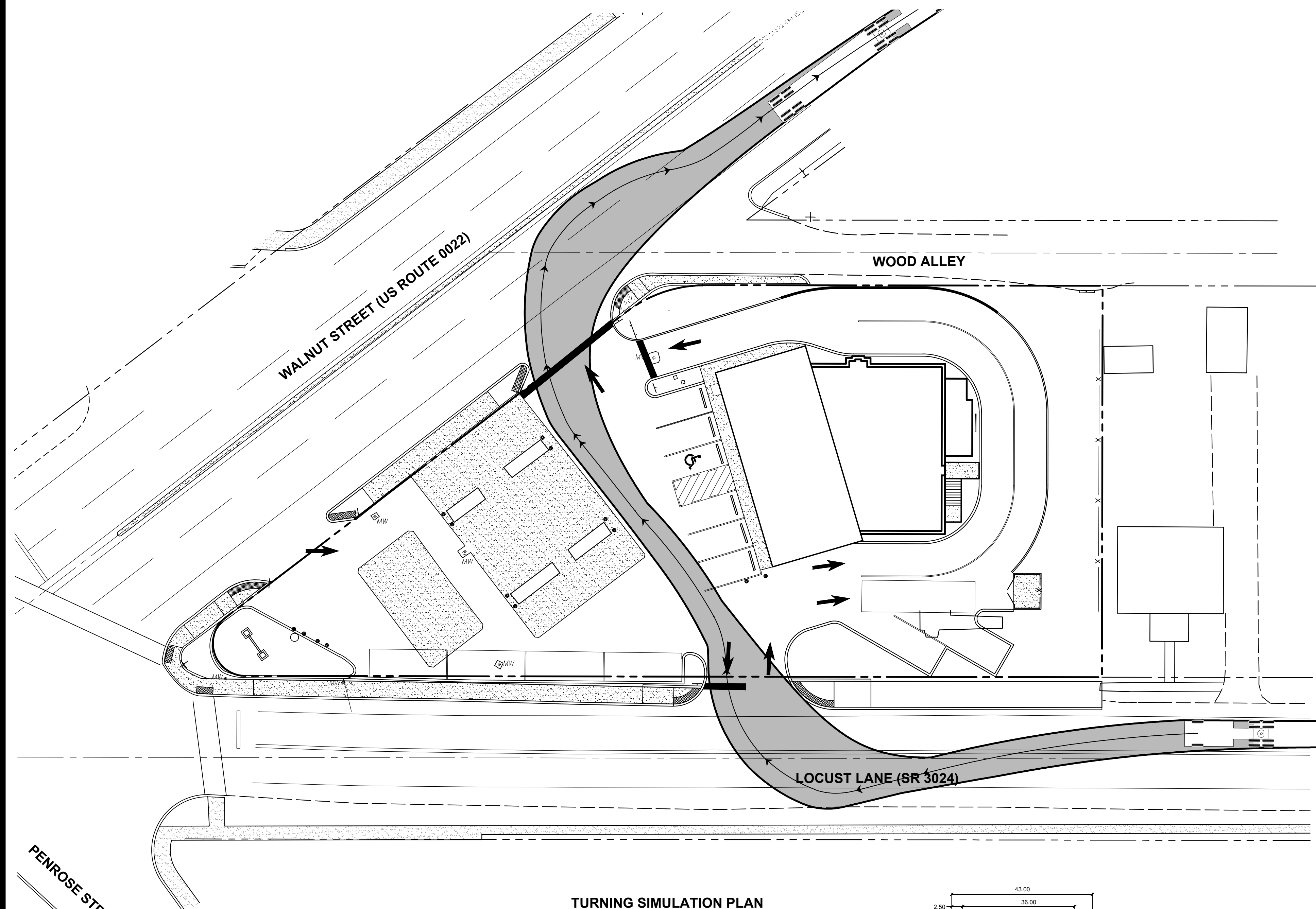
ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
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(717) 838-1351 FAX (717) 838-3820 1-800-257-2190 WWW.LIGHT-HEIGEL.COM

REGIONAL OFFICES
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LANCASTER, PA SINKING SPRING, PA LEWISBURG, PA

DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: 1" = 10' DRAWN BY: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 5 OF 16

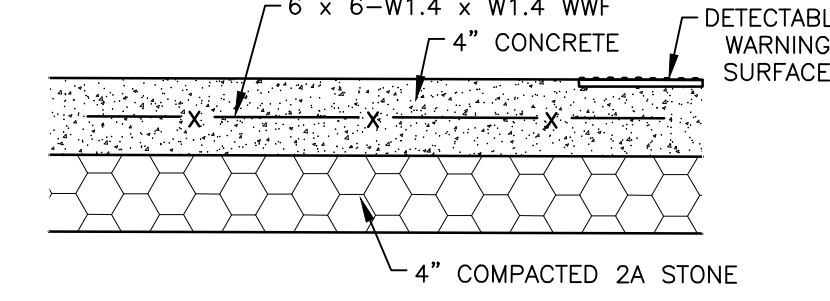


S:\PROJECTS\2022\0312 ANIL JIVANI\SUSQUEHANNA TWP\PLANS\PA200312

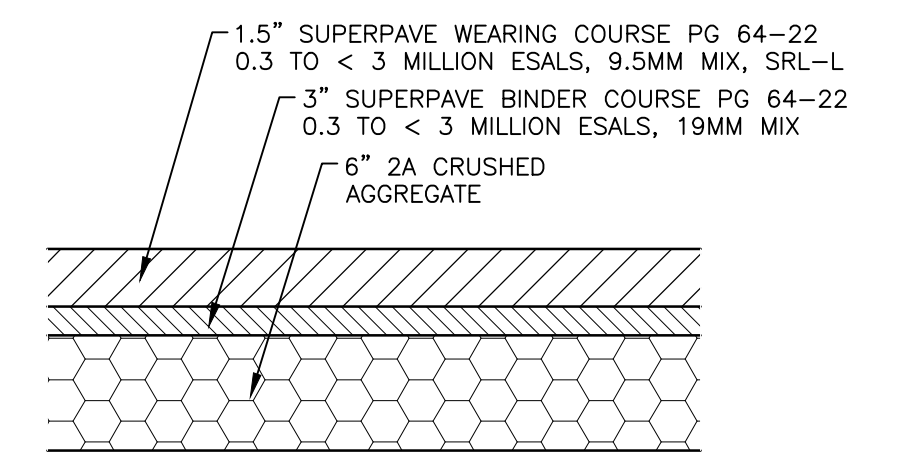


NOTE: CONSTRUCTION EXPANSION JOINTS 1/2" IN THICKNESS SPACED EVERY 20' AND WHERE SIDEWALK ABUTS CURB, WALL, OR ANY OTHER STRUCTURE.

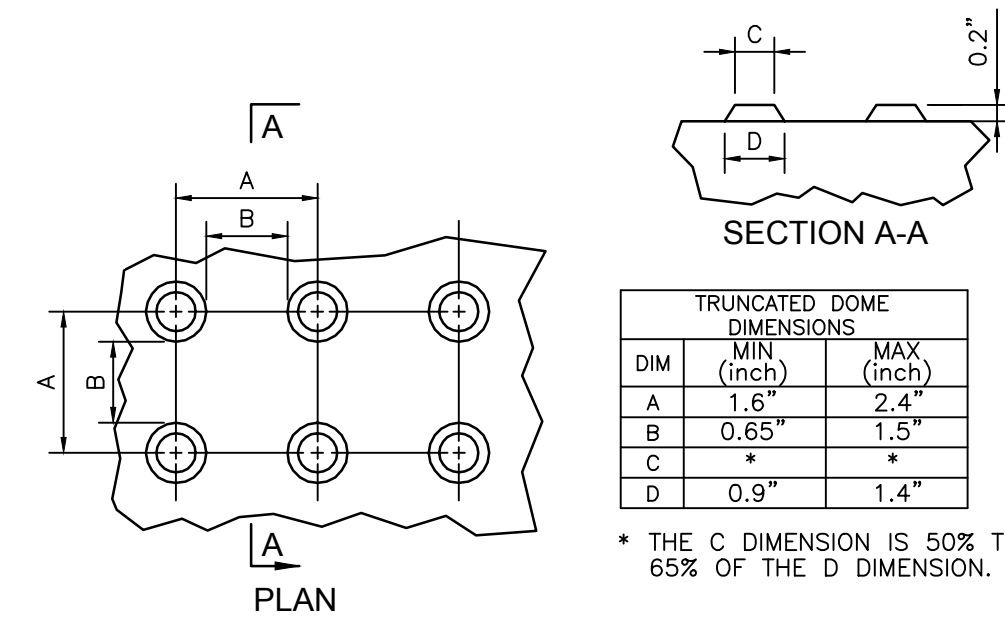
NOTE: SIDEWALKS SHALL BE BOXED OUT AROUND LIGHT STANDARDS, FIRE HYDRANTS, ETC., WITH PRE-MOLDED EXPANSION JOINT 1/2" IN THICKNESS.



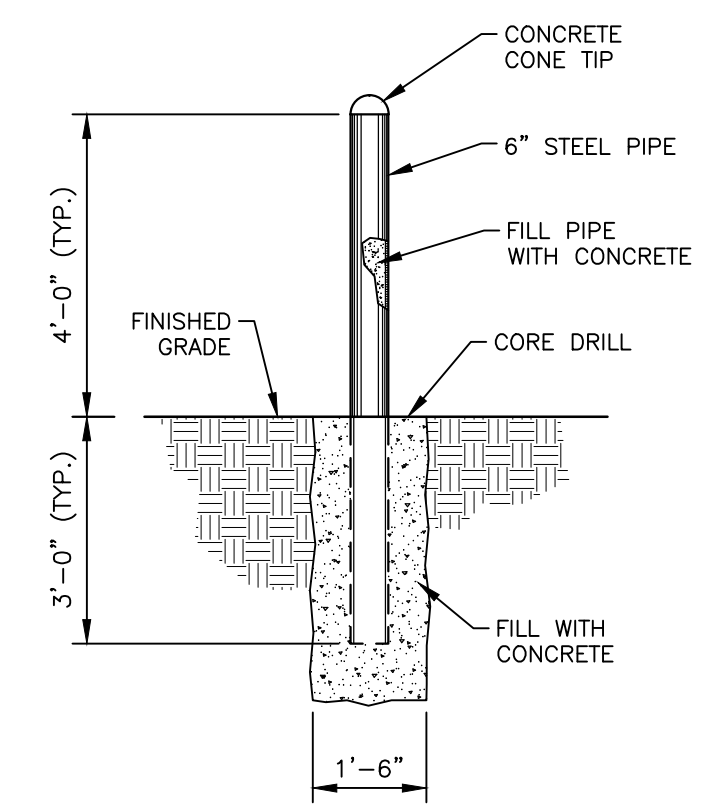
TYPICAL CONCRETE WALKWAY SECTION
NOT TO SCALE



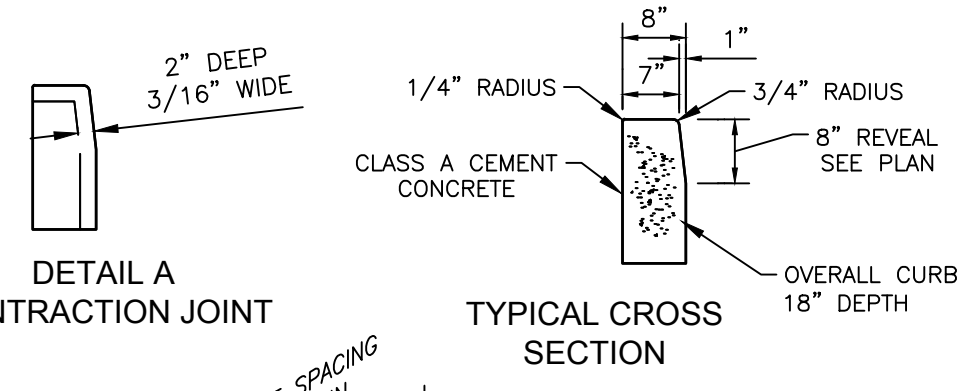
TYPICAL MACADAM PAVING SECTION
NOT TO SCALE



PENNDOT DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
NOT TO SCALE



6" BOLLARD DETAIL
NOT TO SCALE

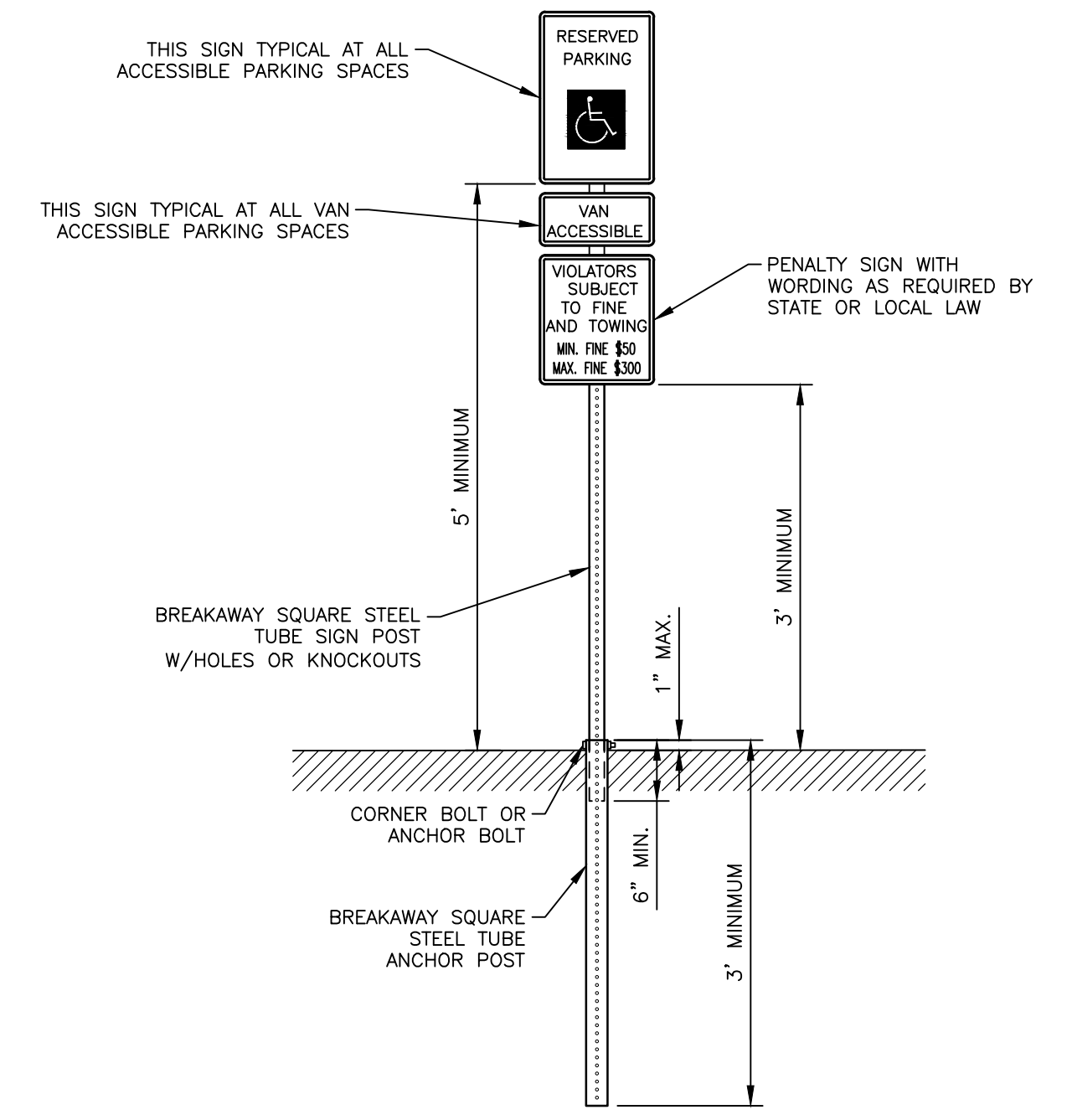


DETAIL A CONTRACTION JOINT
TYPICAL CROSS SECTION
CONTRACTION JOINT SPACING 20' MAX TO 4' MIN (SEE NOTE 2)

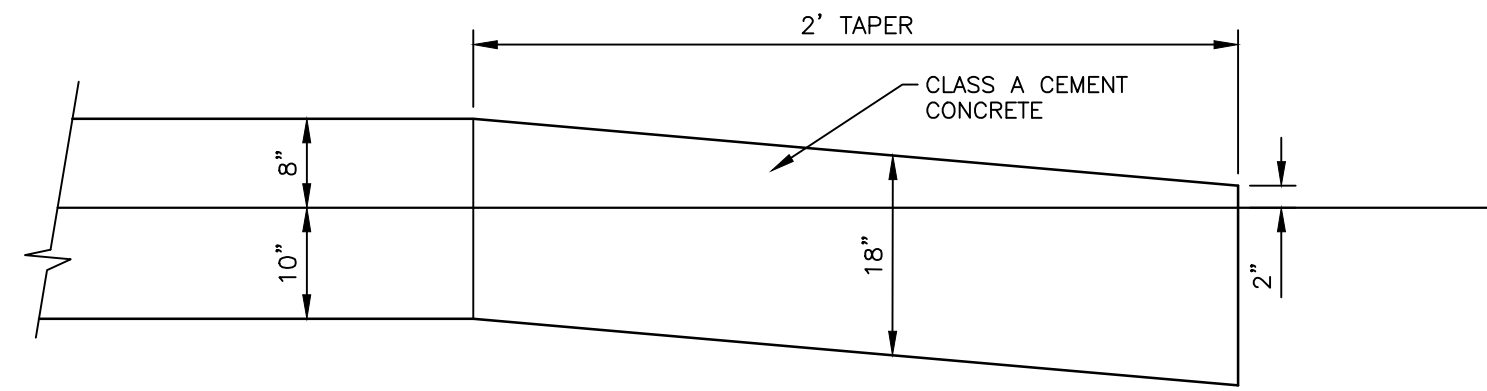
NOTES:

- MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PADOT PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB.
- SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
- PLACE 3/4" PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

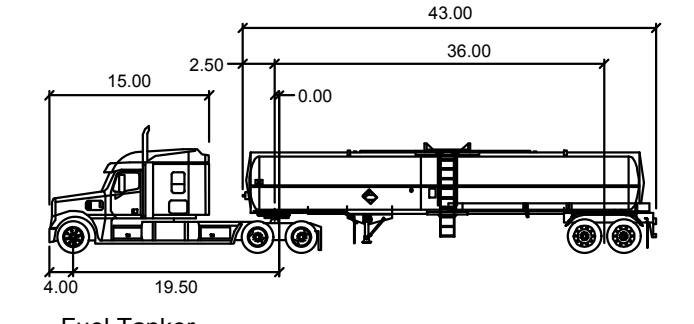
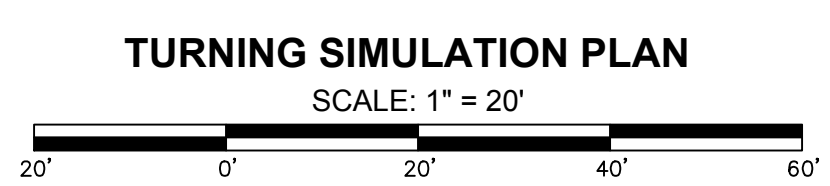
PLAIN CEMENT CONCRETE CURB DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN
NOT TO SCALE



CURB TERMINAL END SECTION
NOTE: MAINTAIN AN OVERALL MINIMUM CURB DEPTH OF 18" IN ALL AREAS
NOT TO SCALE



Fuel Tanker			
feet			
Tractor Width	8.00	Lock to Lock Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		

SITE IMPROVEMENT PLAN DETAILS FOR
3801 WALNUT STREET
 LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
 PREPARED FOR ANIL JIVANI
 103 NEVERMORE CIRCLE
 NORTH WALES, PA 19545

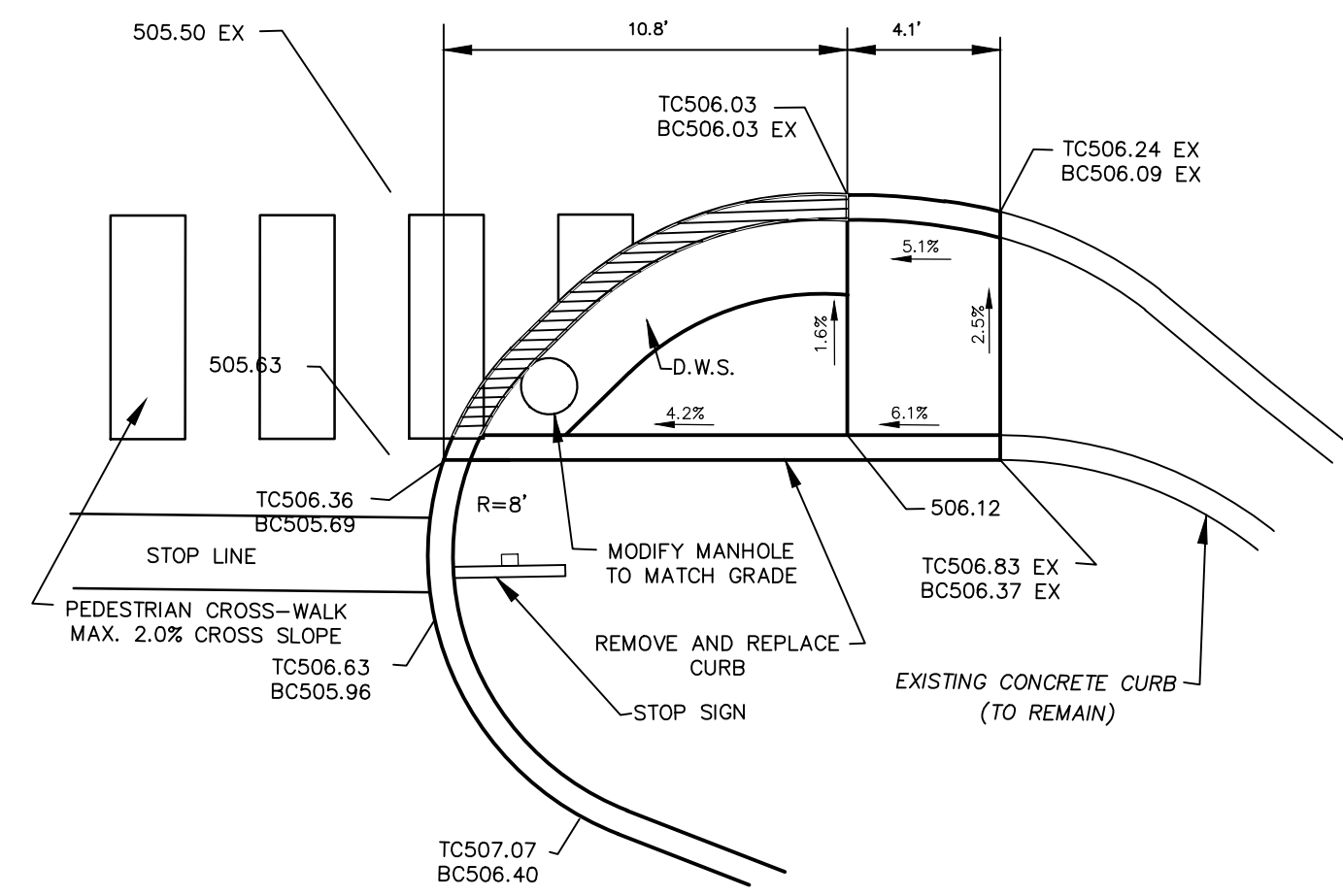
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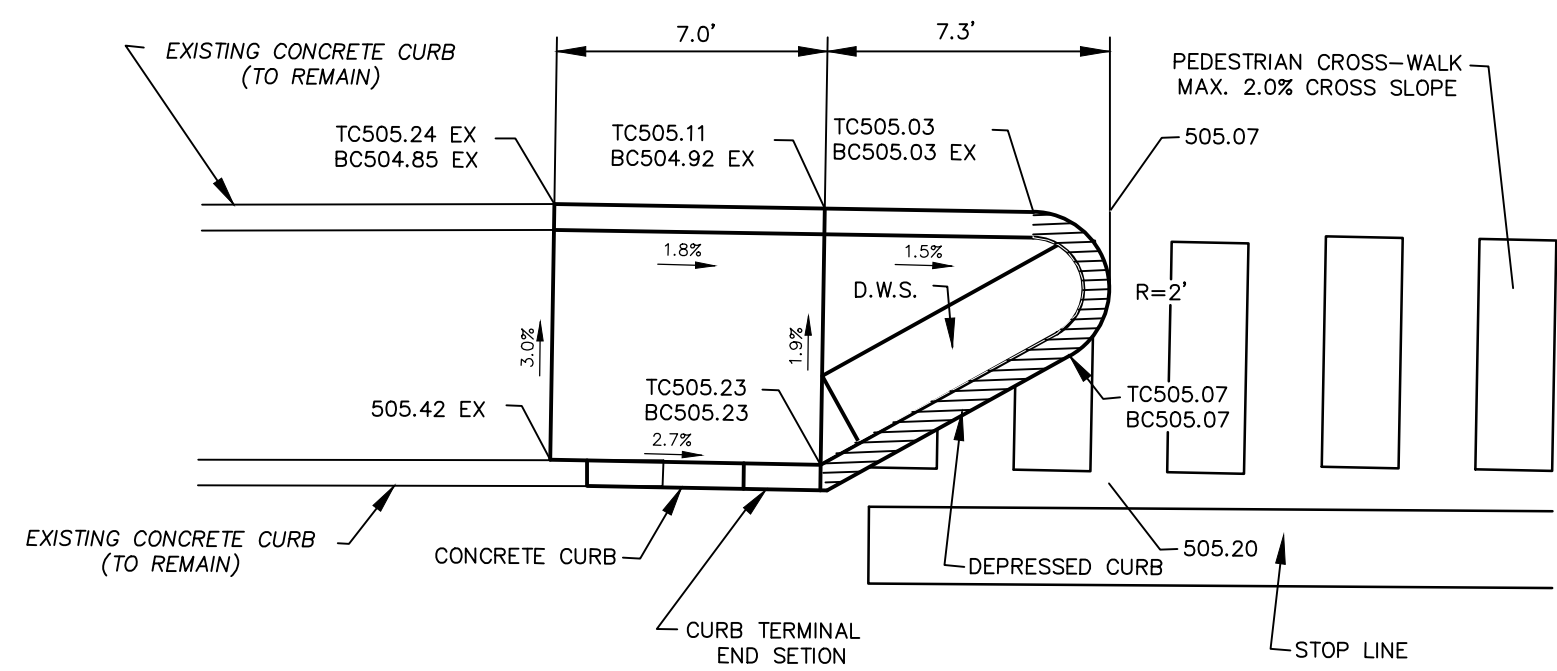
DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
 SCALE: AS NOTED DRAWN BY: TGA MAPCHECK: N/A
 COMP'D BY: TC FIELD: TC/TJC SHEET NO: 6 OF 16



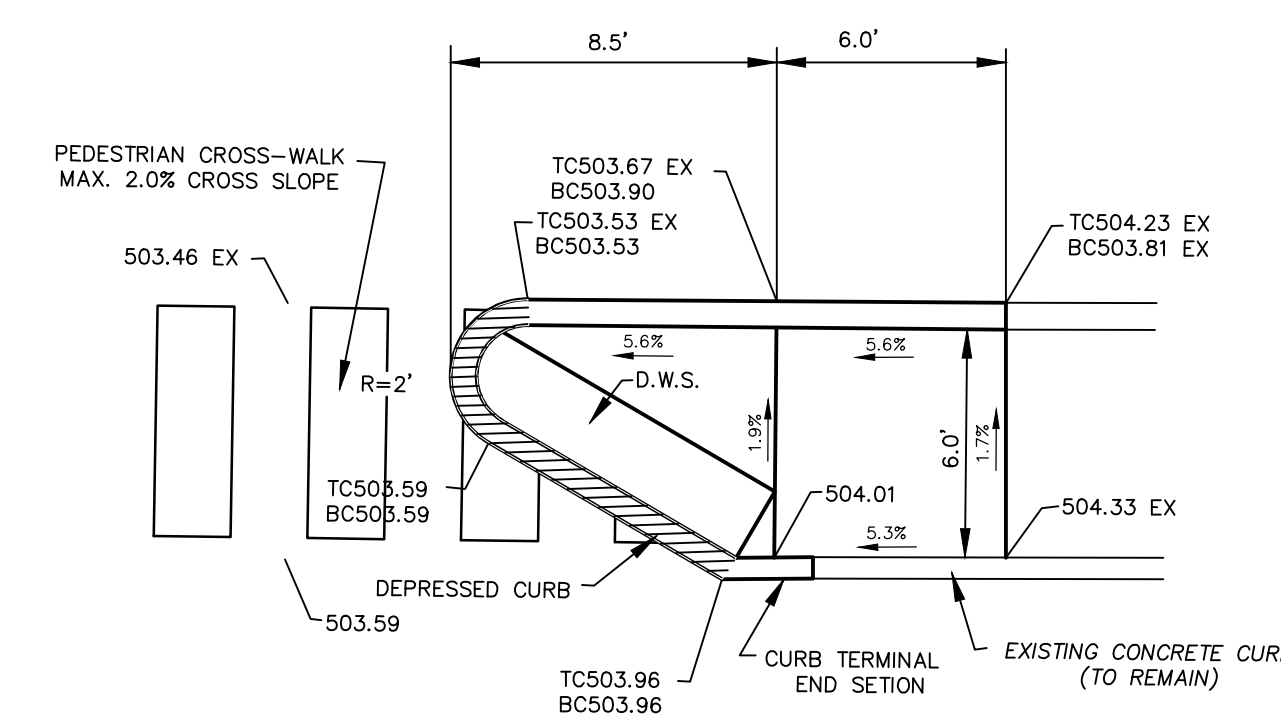
X:\PROJECTS\2020\0312 ANIL JIVANI\SUSQUEHANNA TWP\PA20-0312



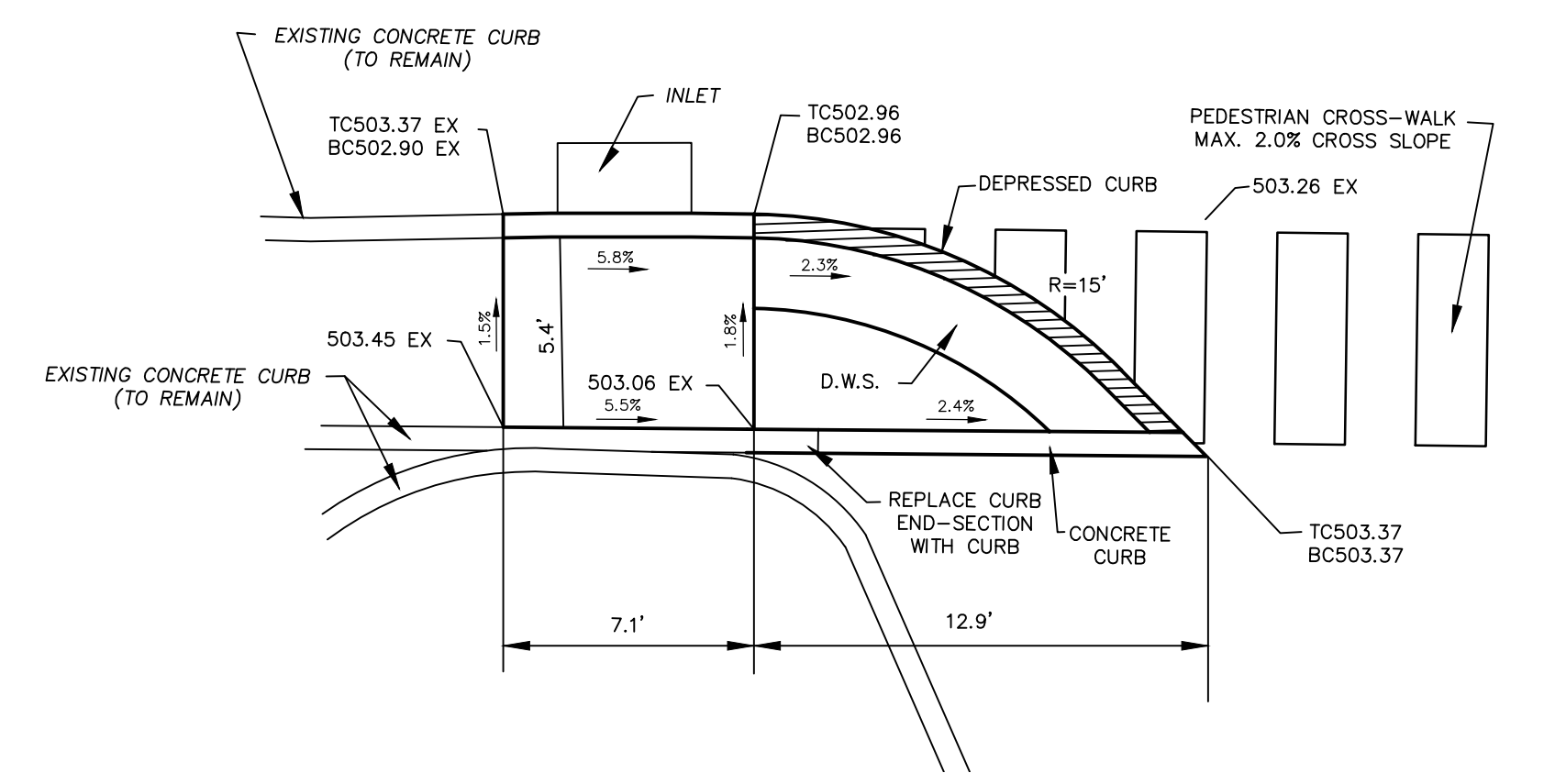
ACCESSIBLE RAMP 1



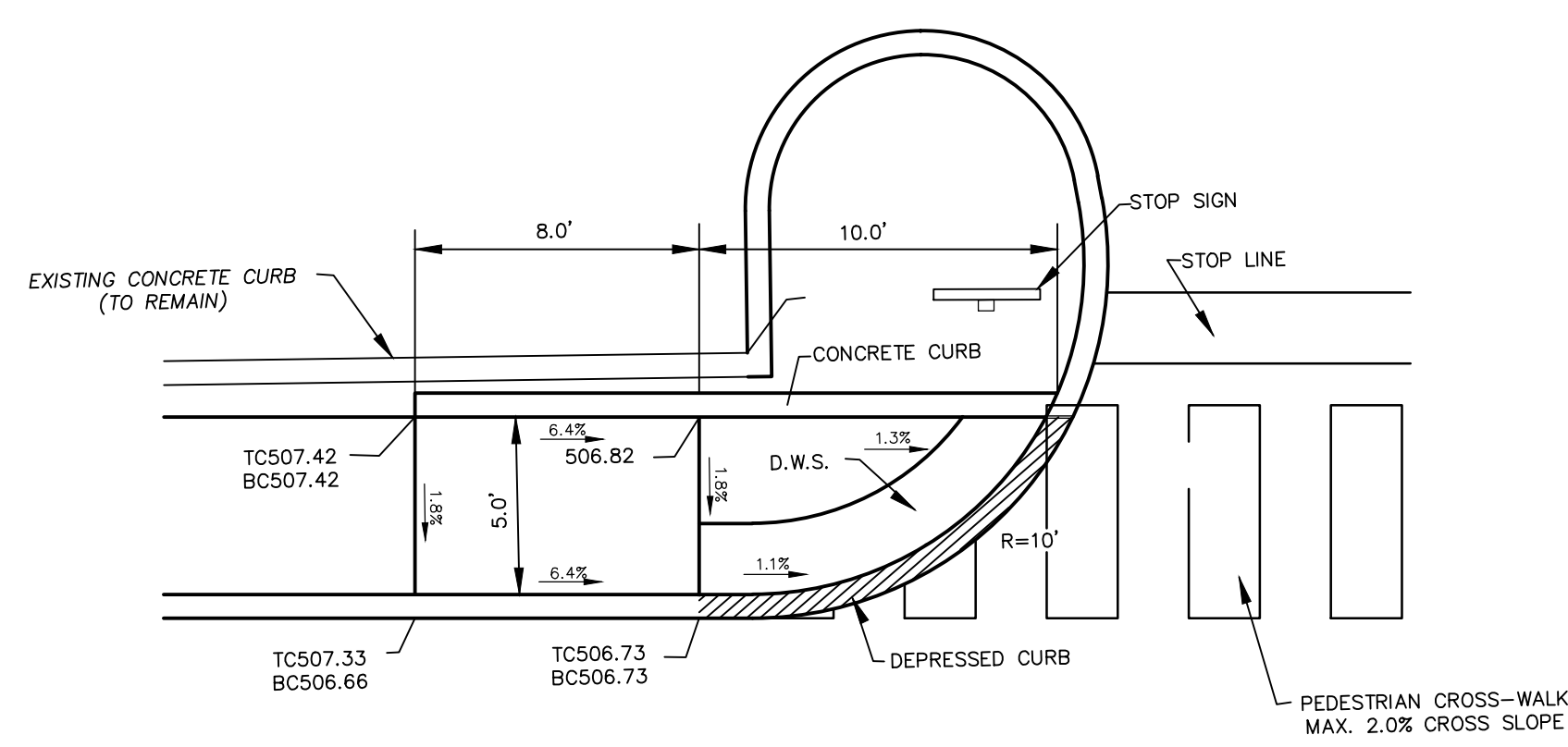
ACCESSIBLE RAMP 2



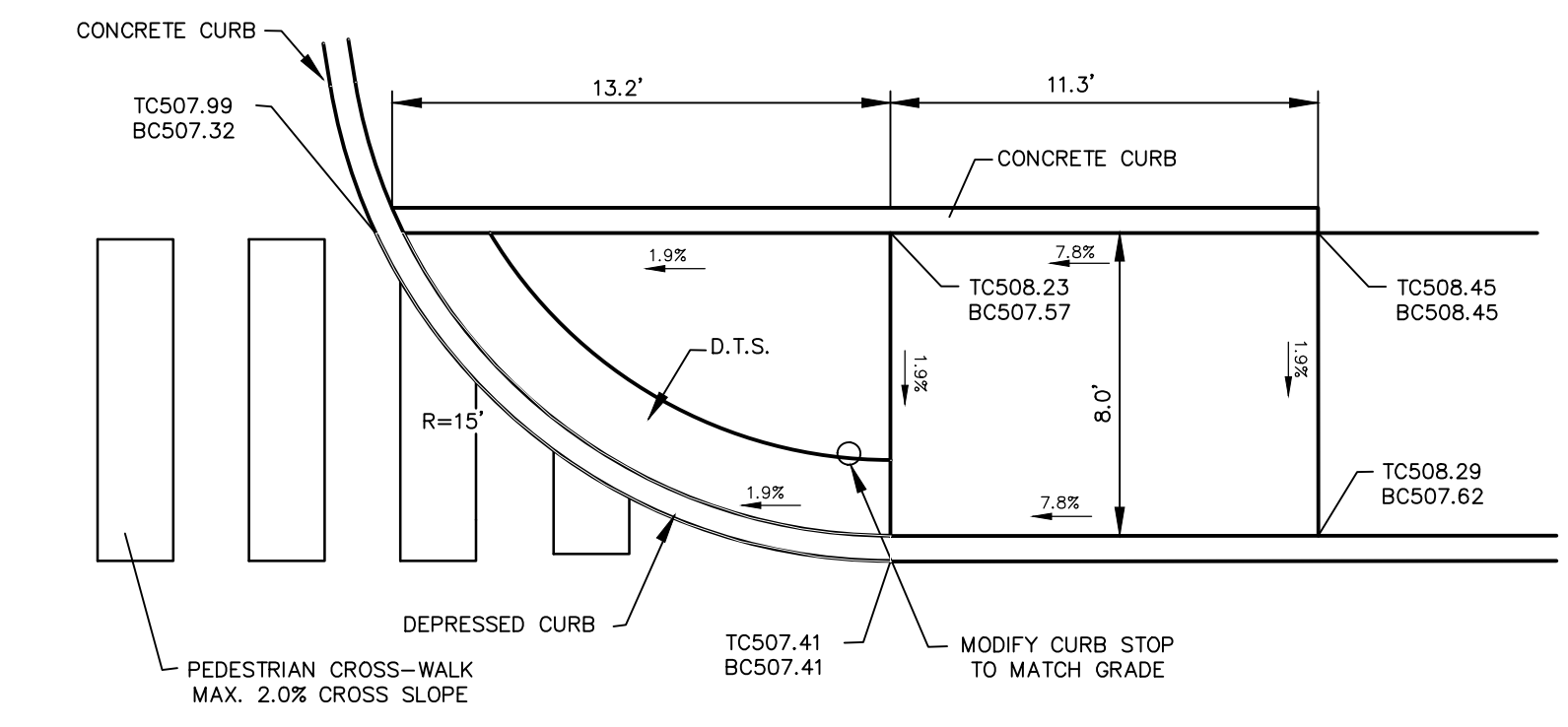
ACCESSIBLE RAMP 3



ACCESSIBLE RAMP 4

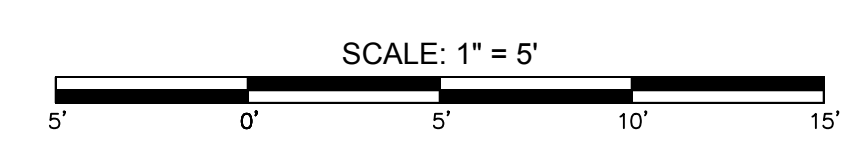


ACCESSIBLE RAMP 5



ACCESSIBLE RAMP 6

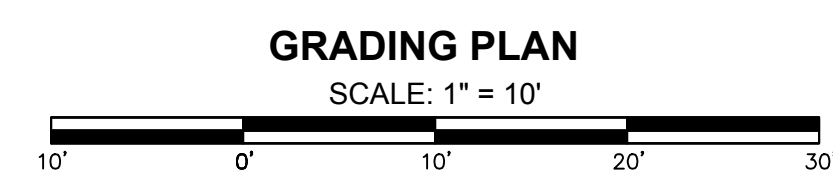
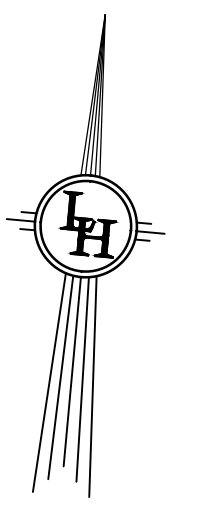
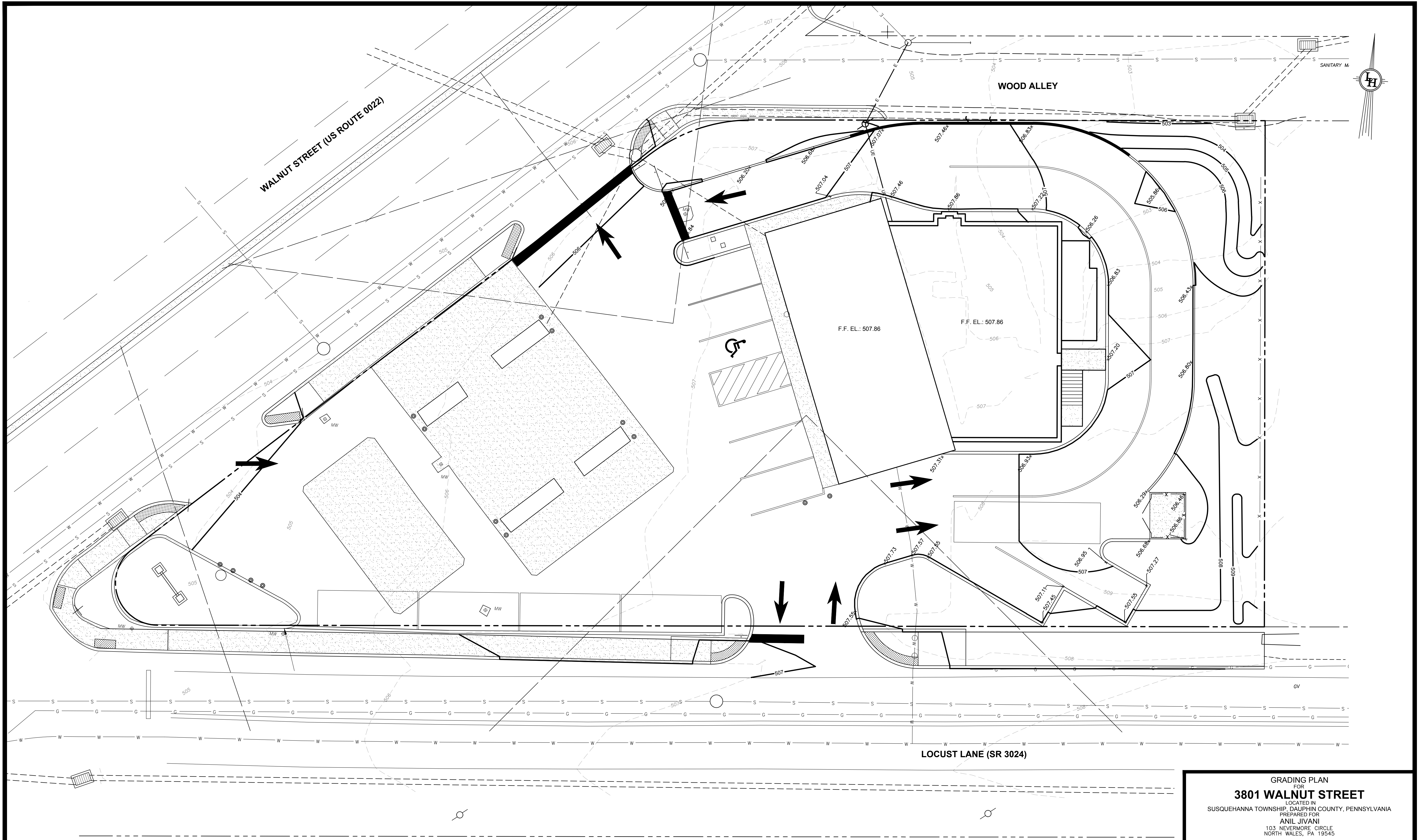
NOTE: SIDEWALKS SHALL BE INSPECTED BY THE MUNICIPAL ENGINEER OR HIS DESIGNATED AGENT AFTER THE FORMS HAVE BEEN PLACED, JUST PRIOR TO THE POURING OF CONCRETE AND AFTER THE COMPLETION OF WORK.



RAMPS/SITE IMPROVEMENT PLAN DETAILS
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

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DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: AS NOTED DRAWN BY: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 7 OF 16



- NOTES:**
1. SEE ACCESSIBLE RAMP DETAILS FOR ADDITIONAL INFO.
 2. ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
 3. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 8.3% LONGITUDINAL SLOPE OR 2.0% CROSS SLOPE.

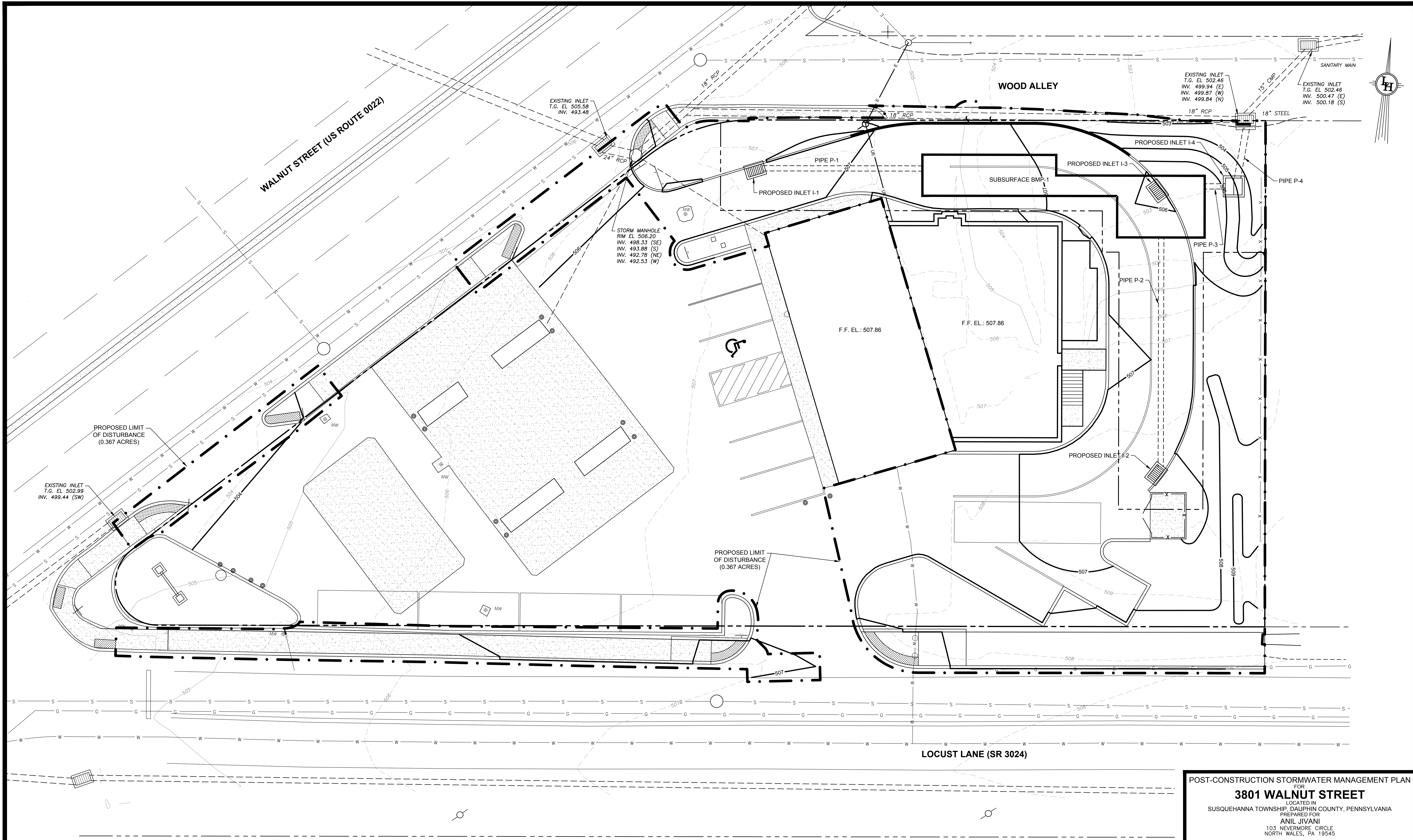


GRADING PLAN
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

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SCALE: 1" = 10' DRAWN BY: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 8 OF 16

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POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

SCALE: 1" = 10'



SOIL DESCRIPTIONS:

B&B2: BERKS SHALY SILT LOAM (ENTIRE SITE)
 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 LOCATED ON HILLSLOPES, MODERATELY DEEP, WELL DRAINED, HSG B
 FARMLAND OF STATEWIDE IMPORTANCE, CONTAINS NO HYDRIC COMPONENTS
 PERTINENT LIMITATIONS: DUSTY, UNSTABLE EXCAVATION WALLS, DEPTH TO ROCK
 RESOLUTIONS: SPRAY DUSTY SOILS WITH WATER, PERFORM EXCAVATIONS IN ACCORDANCE
 WITH OSHA STANDARDS AND REQUIREMENTS, ANTICIPATE ROCK IN DEEPER EXCAVATIONS.

NOTE:

SEE EASEMENT PLAN SHEET 3 FOR STORMWATER EASEMENT INFORMATION.



POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

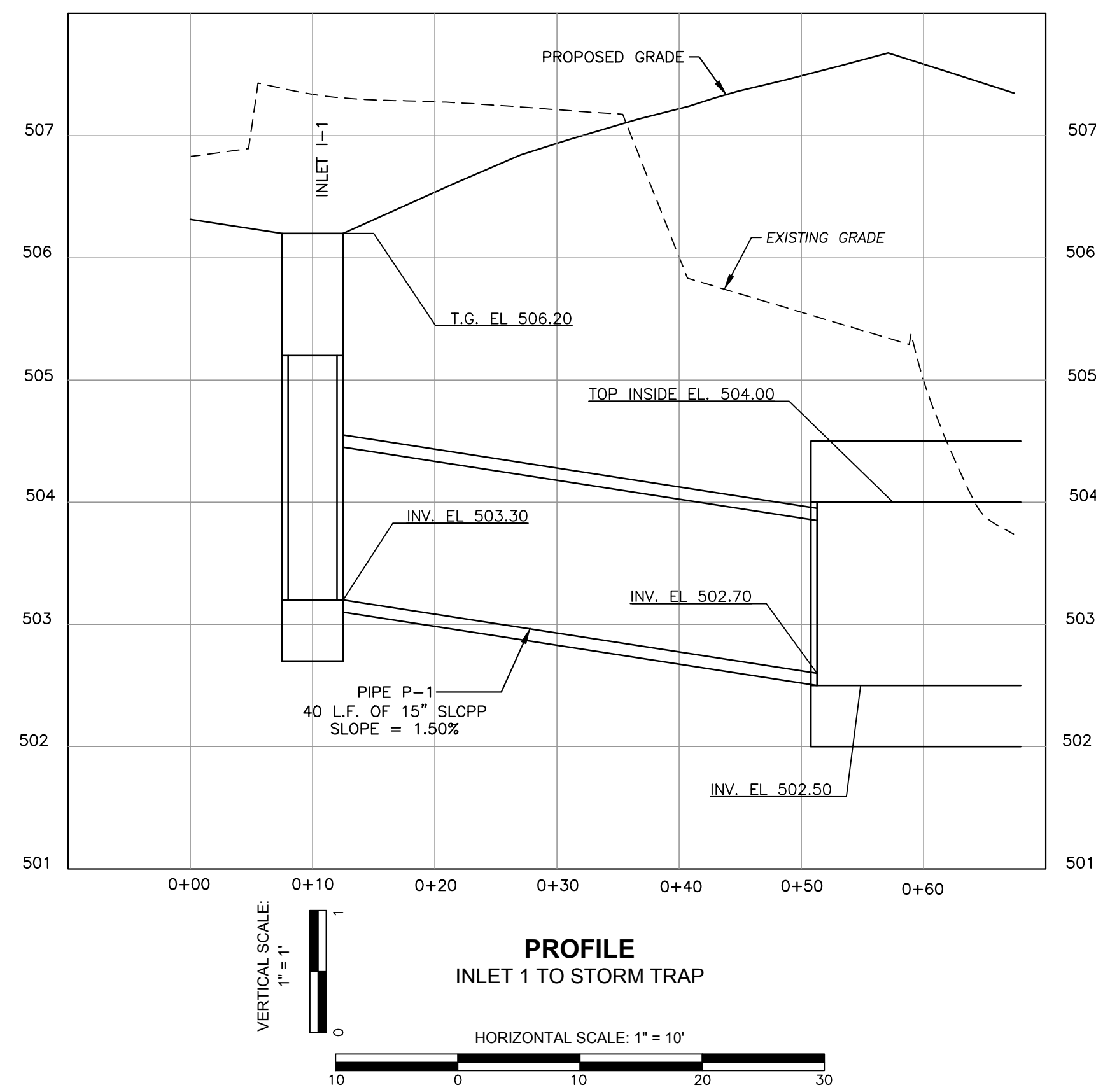
FOR 3801 WALNUT STREET

LOCATED IN
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
 PREPARED FOR
 ANIL JIVANI
 103 NEVERMORE CIRCLE
 NORTH WALES, PA 19545

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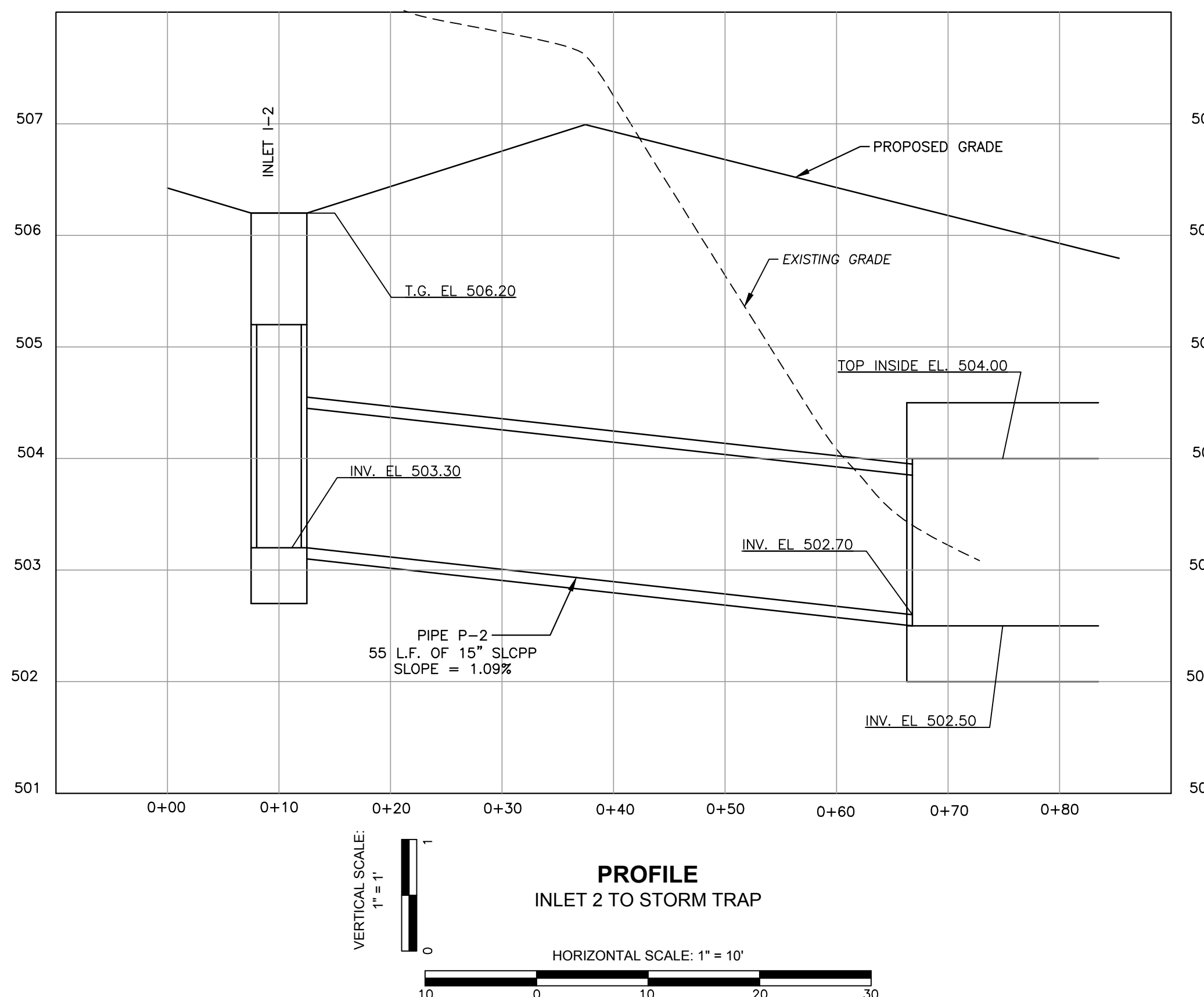
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DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
 SCALE: 1" = 10' DRAWN BY: TGA MAPCHECK: N/A
 COMP'D BY: TC FIELD: TC/TJC SHEET NO: 9 OF 16



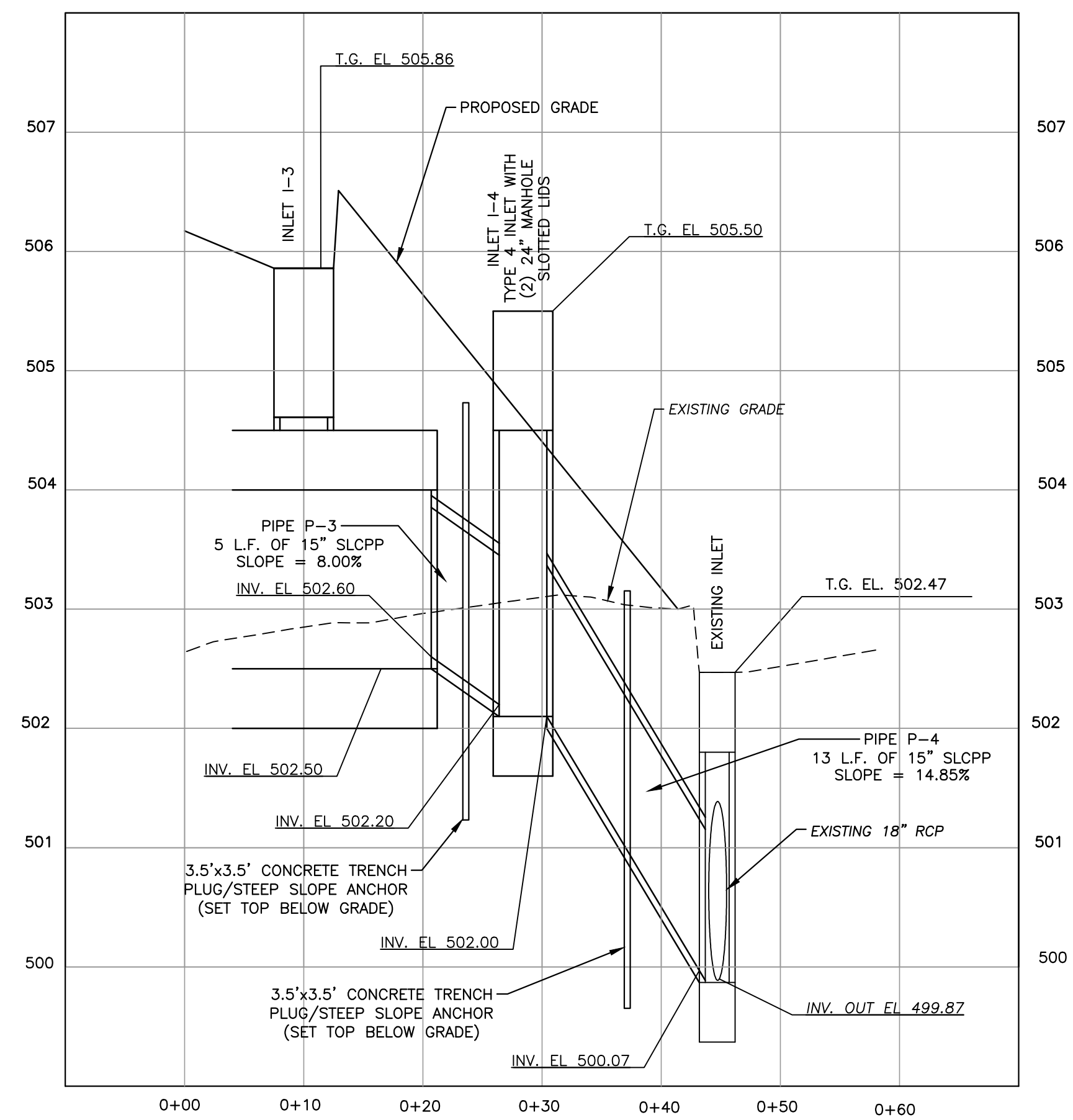
PROFILE
INLET 1 TO STORM TRAP

VERTICAL SCALE: 1" = 1'
HORIZONTAL SCALE: 1" = 10'



PROFILE
INLET 2 TO STORM TRAP

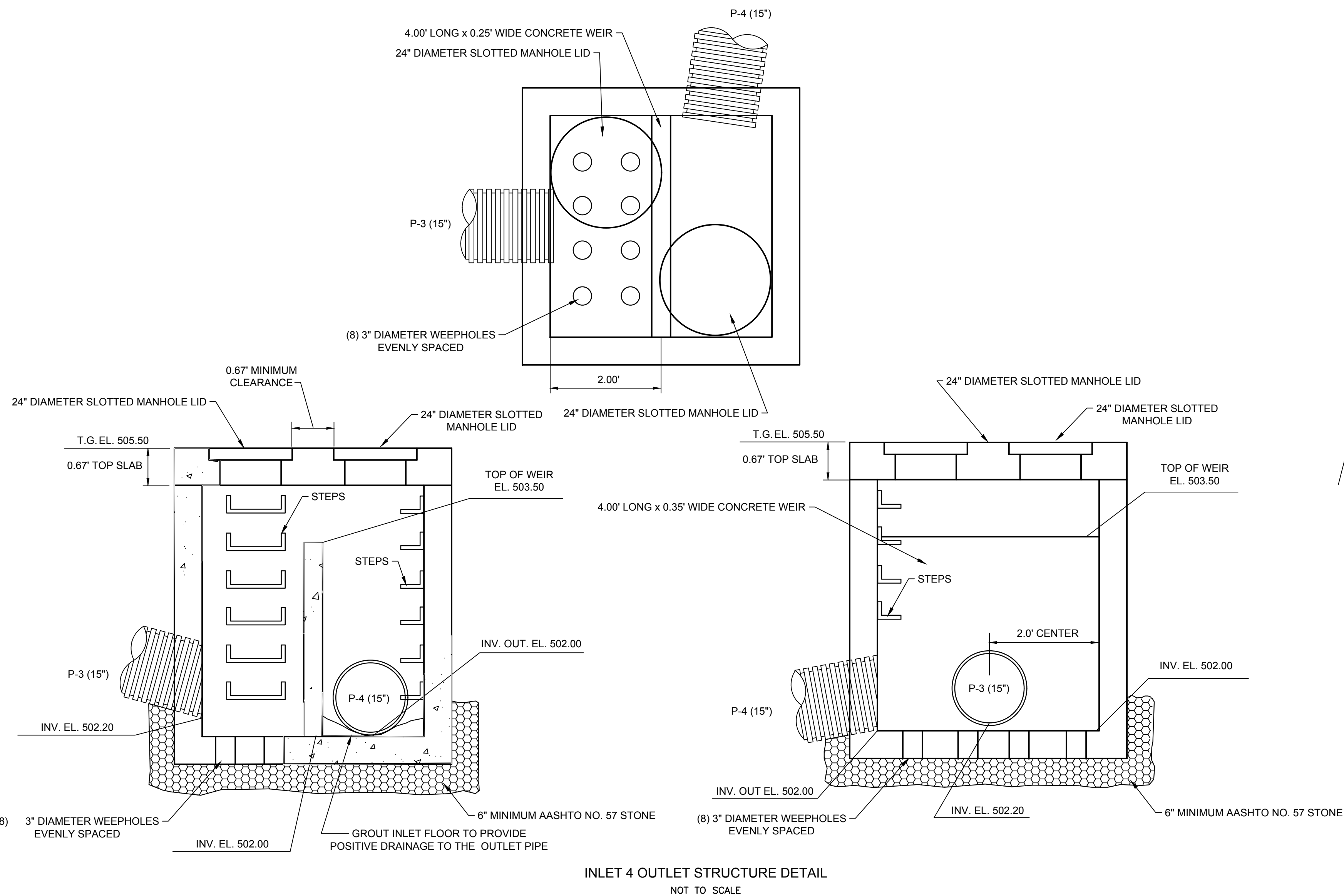
VERTICAL SCALE: 1" = 1'
HORIZONTAL SCALE: 1" = 10'



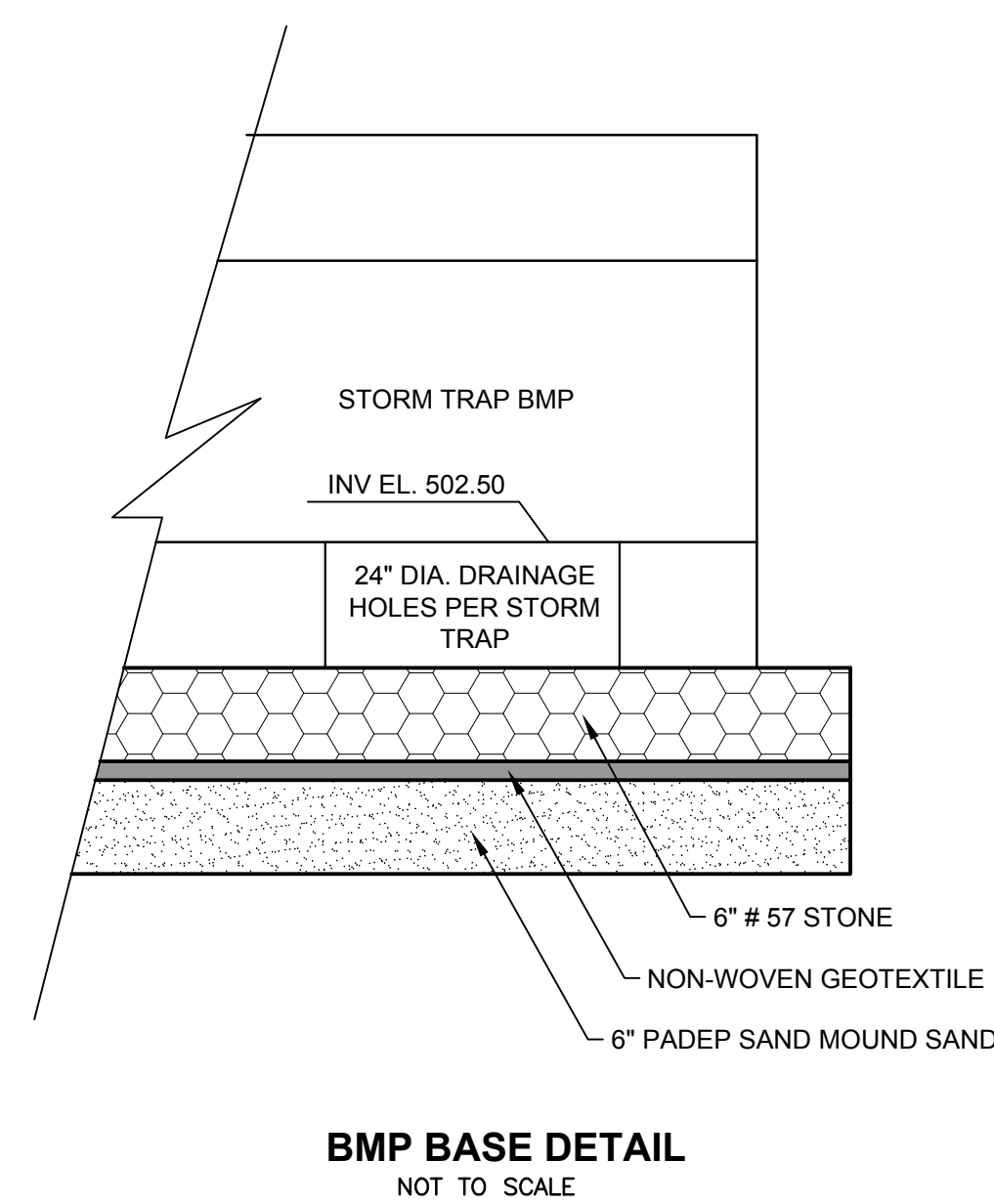
PROFILE
STORM TRAP TO EXISTING INLET

VERTICAL SCALE: 1" = 1'
HORIZONTAL SCALE: 1" = 10'

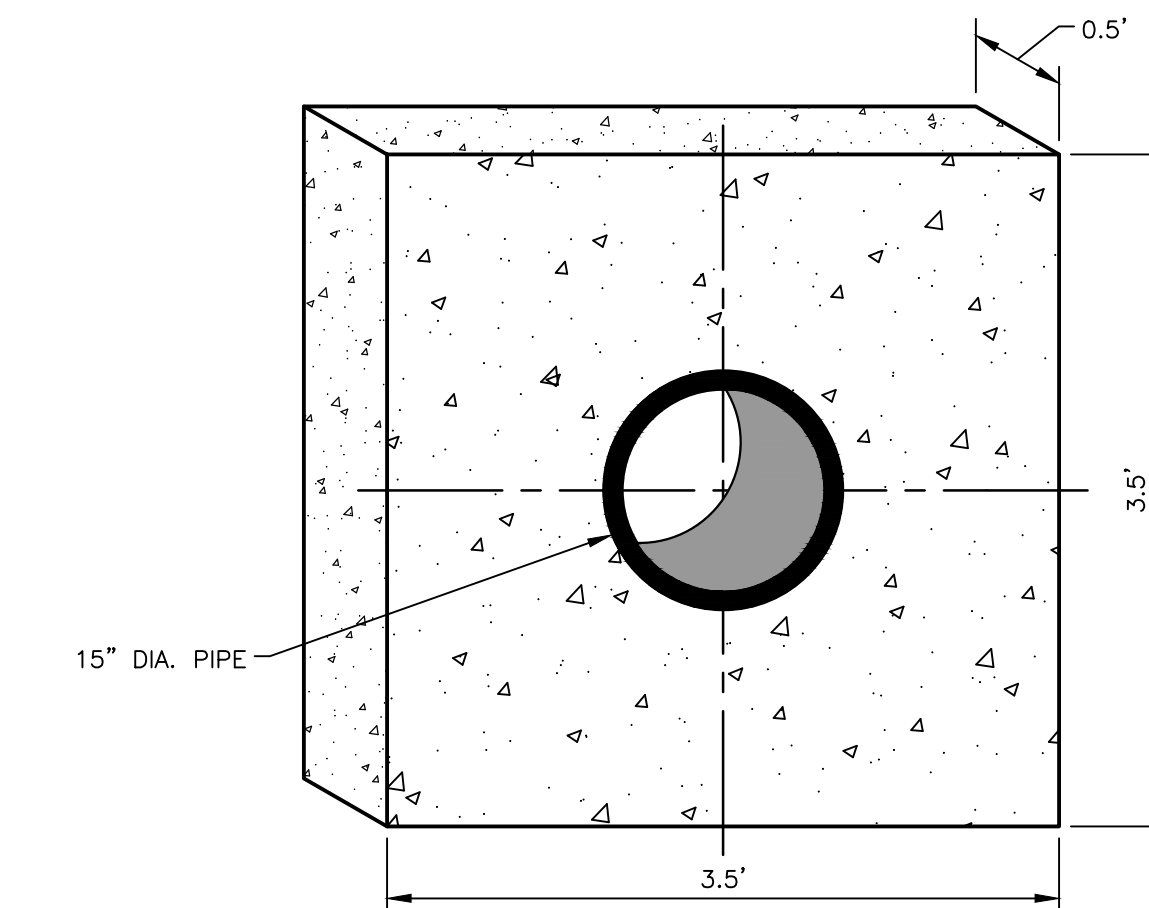
NOTE:
PIPES P-3 AND P-4 ARE EACH TO BE INSTALLED FROM A SINGLE CONTINUOUS LENGTH OF PIPE. (NO JOINTS)



INLET 4 OUTLET STRUCTURE DETAIL
NOT TO SCALE



BMP BASE DETAIL
NOT TO SCALE



CONCRETE TRENCH PLUG / STEEP SLOPE ANCHOR DETAIL
NOT TO SCALE

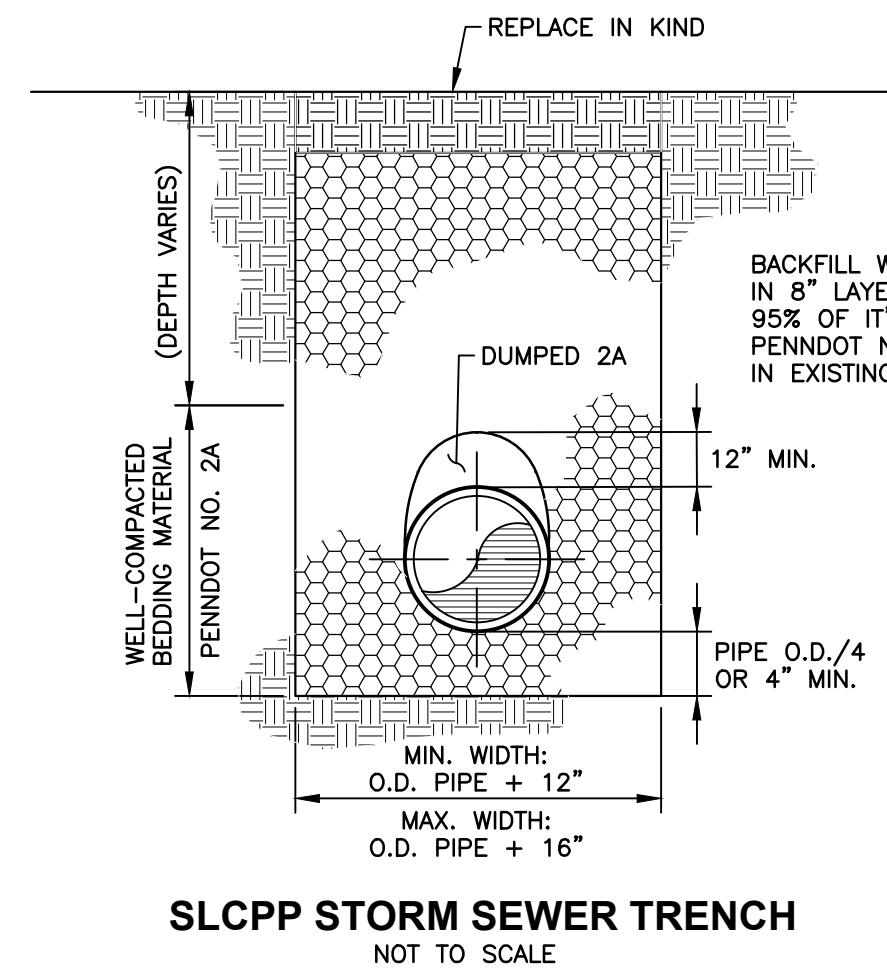
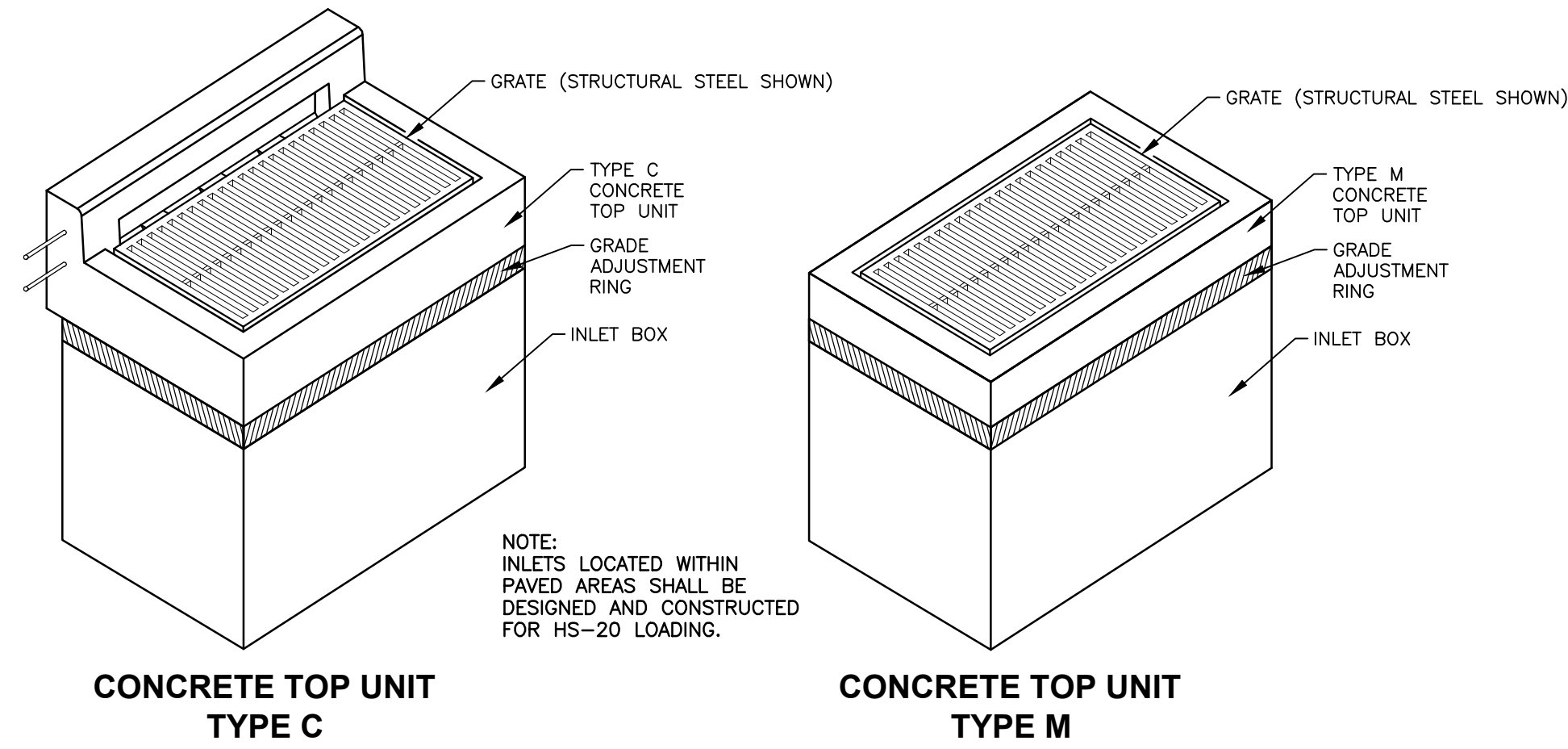
STORM PROFILES
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

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811
Know what's below.
Call before you dig.

DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: 1" = 10' DRAWN BY: TGA MAPCHECK:
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 10 OF 16

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- NOTES:
1. MAXIMUM TRENCH WIDTH @ TOP: O.D. OF PIPE PLUS 48".
 2. WHEN EXCAVATION LIMITS CANNOT BE UPHELD, INSTALL TEMPORARY SHEETING FOR SHORING AT NO EXPENSE TO OWNER.
 3. ALL TRENCHING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
 4. PROVIDE 1" OF TEMPORARY PAVEMENT WHERE FINAL PAVING SECTION CANNOT BE INITIALLY PROVIDED.

NOTE: PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AS SET FORTH IN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PUBLICATION 408, AS AMENDED.

MODEL: FABCO KSSA2445-1

- NOTES:
1. WEIGHT (EMPTY): 70 LBS MAX
 2. MATERIAL:
 - A) ADJUSTABLE FLANGES AND MAIN FRAME ASSEMBLY: ALUM., 5000 SERIES
 - B) WIRE SCREENS: STAINLESS STEEL, 304 OR EQUAL
 - C) SUPPORT HARDWARE: CRES 300 SERIES

3. A) PERFORMANCE CHARACTERISTICS (TYP):

OPENING DESCRIPTION	PERCENT OPEN AREA	WINDOWS AREA (SQ. IN)	OPEN AREA (SQ. IN)	FLOW RATE (CFS)
HOODED BYPASS	100%	209.2	209.2	5.1
TOP SCREEN	56%	431.4	241.6	5.4
MIDDLE SCREEN	68%	431.4	292.9	10.3
BOTTOM SCREEN	68%	313.6	212.9	8.7

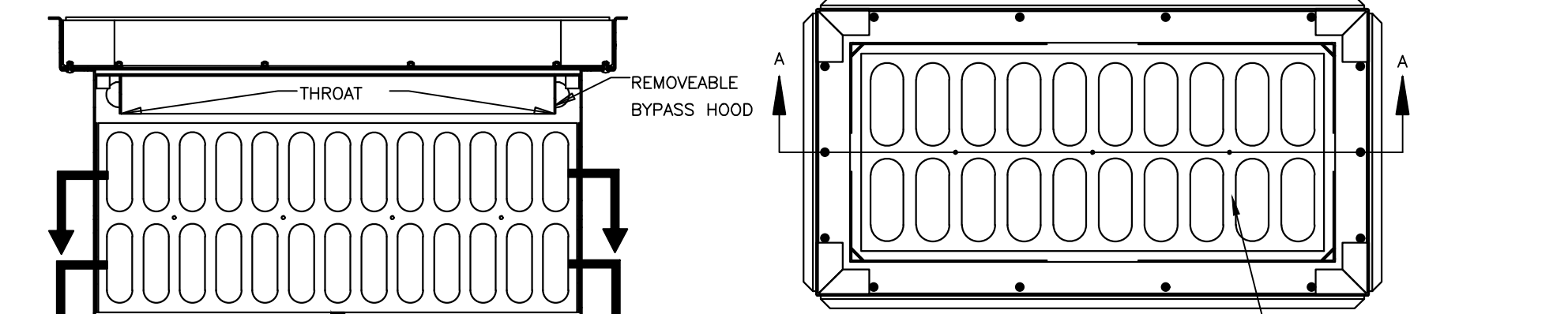
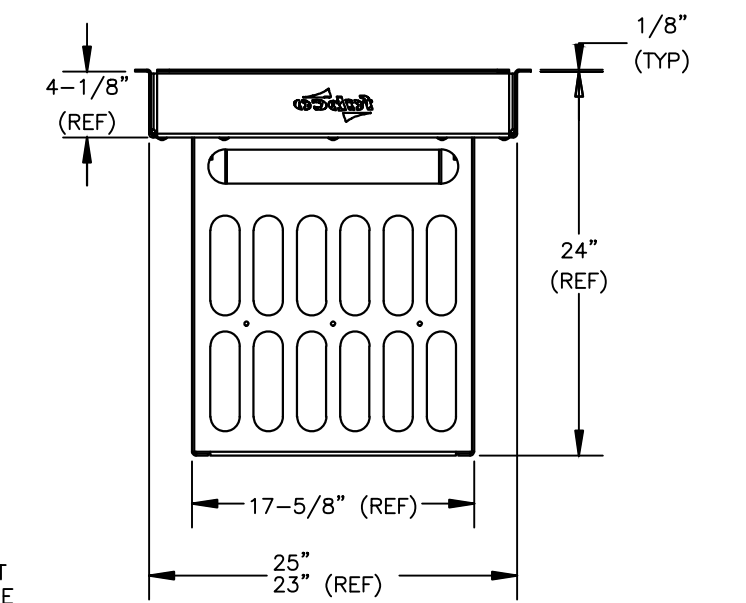
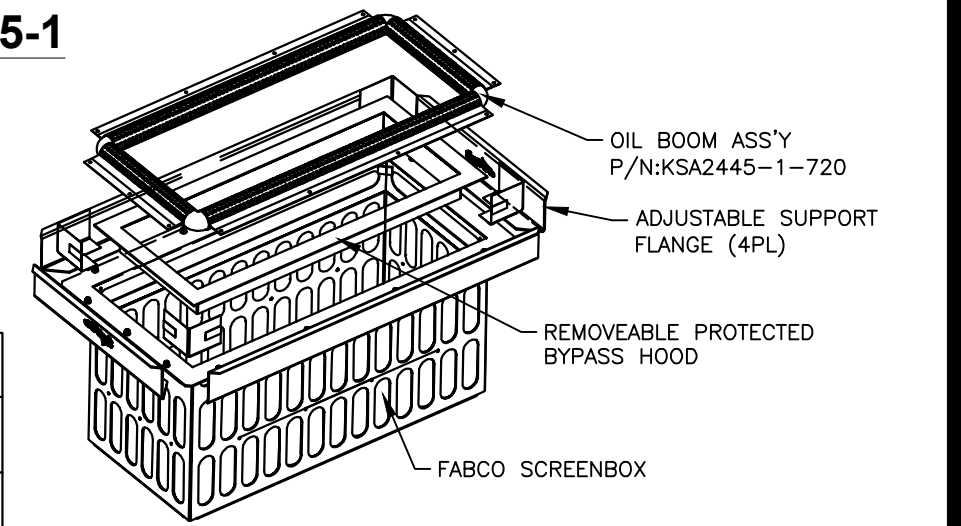
DEBRIS CAPACITY: 6.8 CU-FT

- B) TOTAL FILTERED FLOW RATE: 10,960 GPM (24.4 CFS)
 - C) FLOW RATE THROUGH BYPASS HOOD*: 2,290 GPM (5.1 CFS)
- *NOTE THAT THIS IS THE REGULATING FLOW RATE THROUGH THE FILTER.

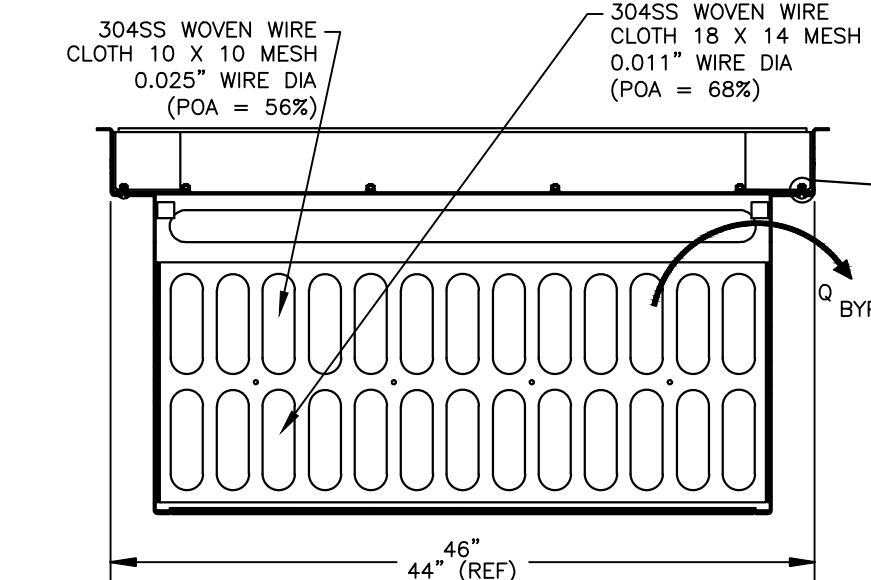
4. DESIGNED TO FIT CLEAR OPENING RANGE:
- A) MINIMUM SIZE: 23" X 44"
 - B) MAXIMUM SIZE: 25" X 46"

5. RECOMMENDED MINIMUM VAULT DEPTH 2-IN BELOW BOTTOM SCREEN

6. TYPICAL INSTALLATION: REMOVE STORM GRATE, MEASURE CATCH BASIN CLEAR OPENING AND ADJUST FLANGES TO REST ON GRATE SUPPORT LEDGE, PLACE SCREEN-BOX IN THE DRAIN OPENING SO THE ADJUSTABLE FLANGES ARE RESTING ON THE GRATE SUPPORT LEDGE, INSTALL CORNER FILL PIECES, REINSTALL STORM GRATE DIRECTLY ON SCREEN-BOX SUPPORT FLANGES.



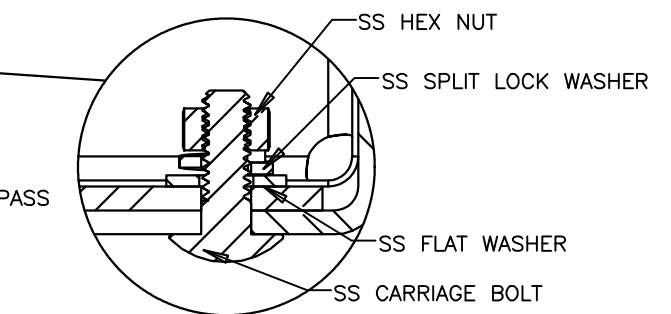
TREATED FLOW PATH



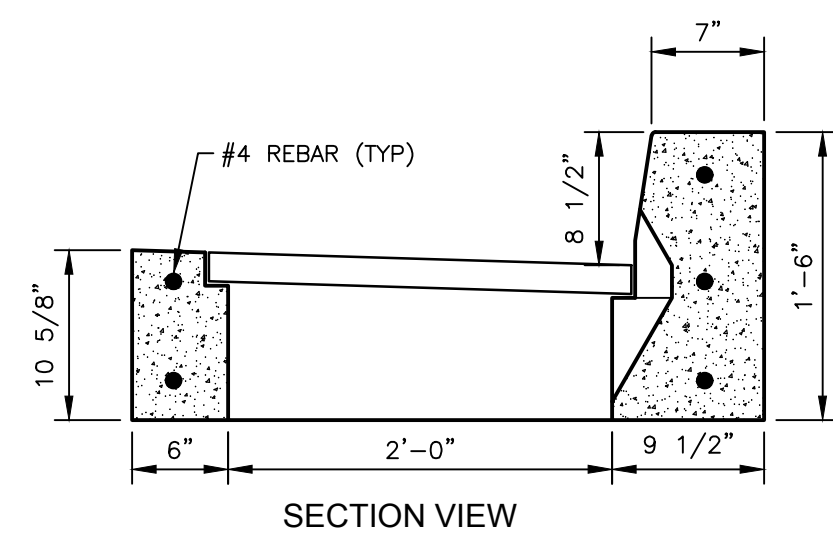
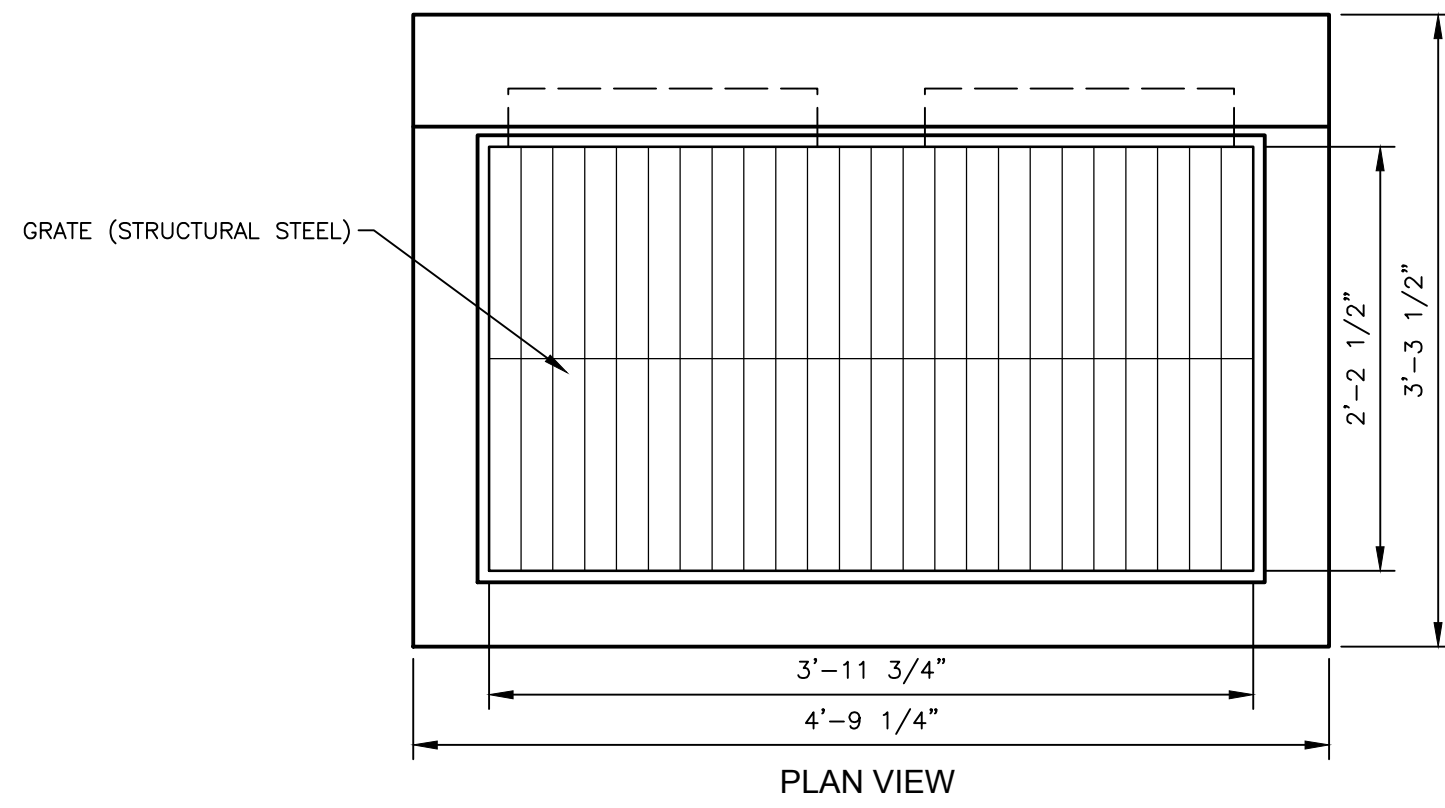
SECTION A-A

INLET FILTER DETAIL

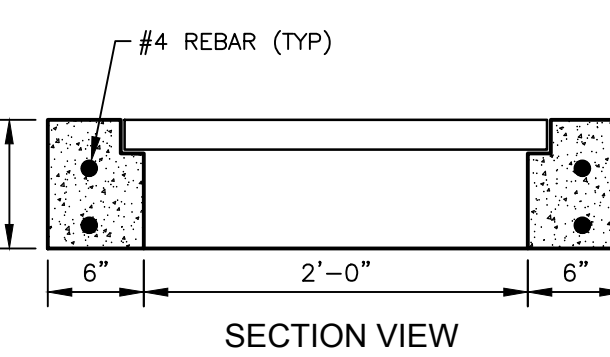
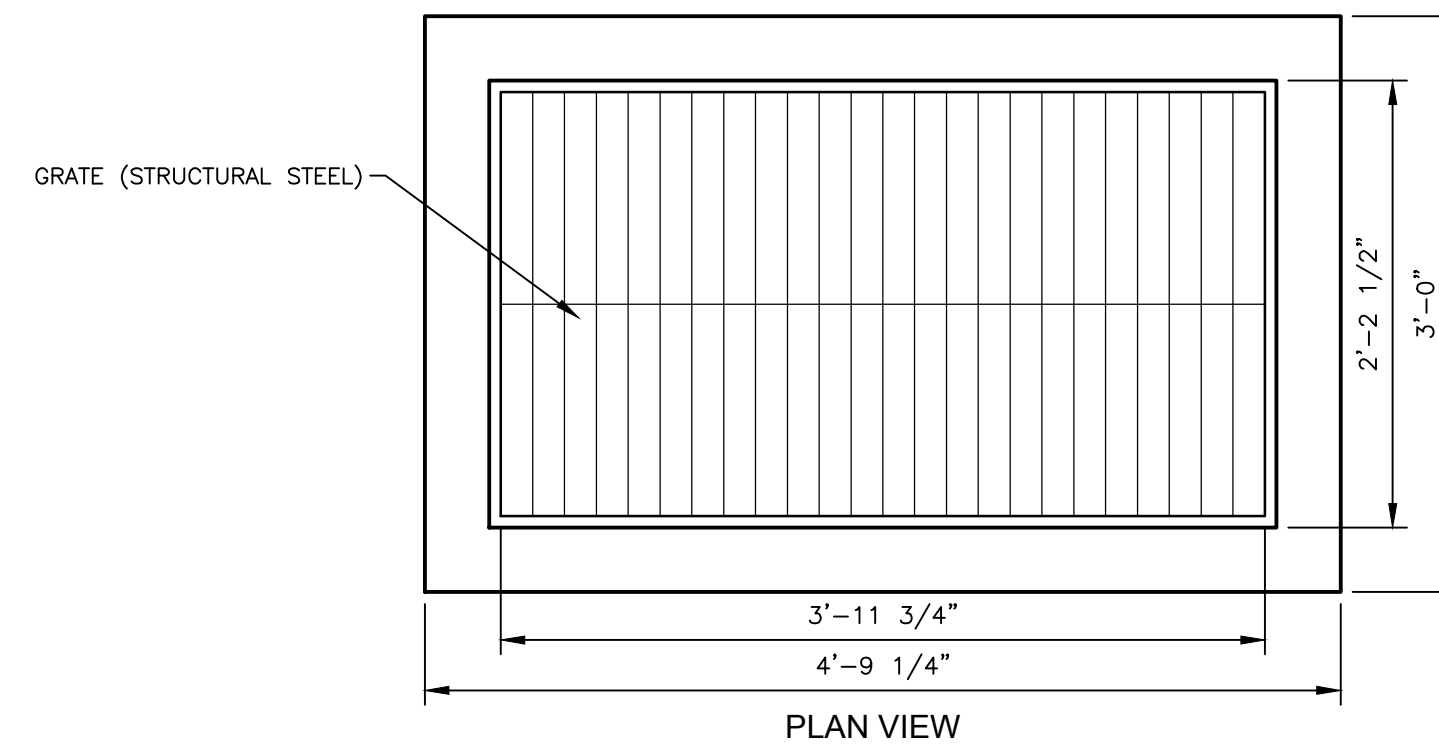
NOT TO SCALE
(TO BE INSTALLED IN INLETS I-1, I-2, AND I-3)



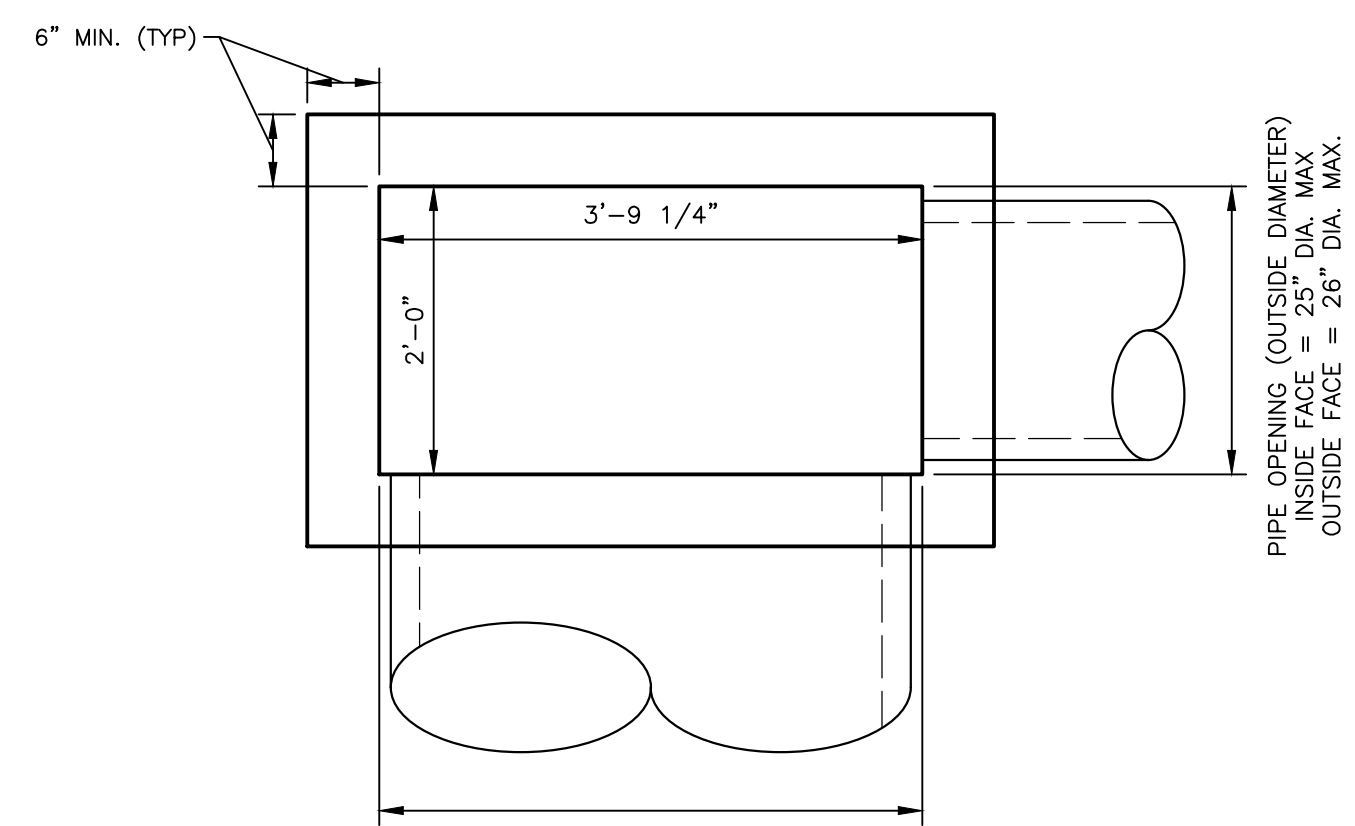
NOTE: INLET FILTER TO BE INSTALLED IN ALL PROPOSED INLETS.



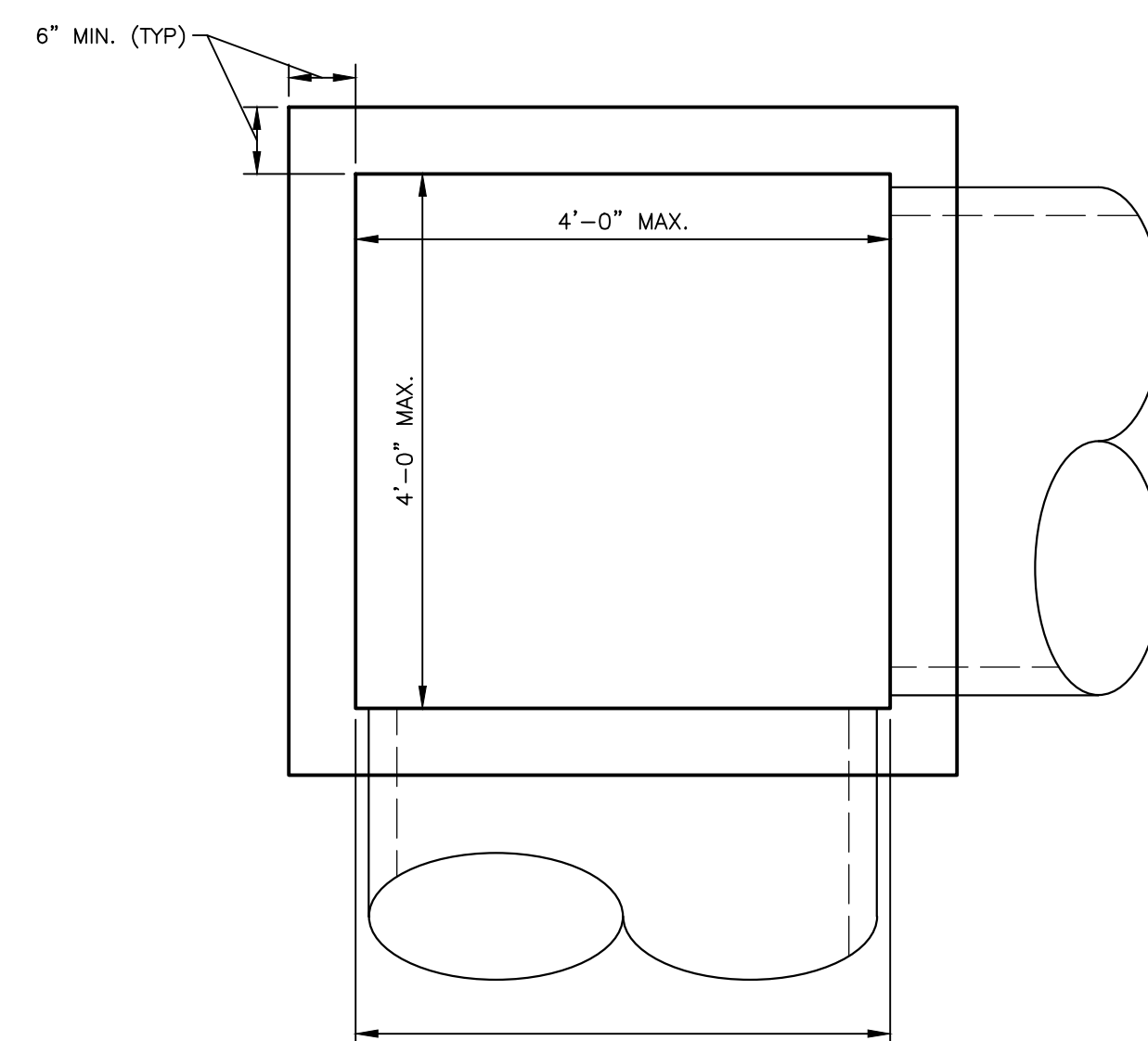
TYPE C INLET TOP DETAIL
NOT TO SCALE



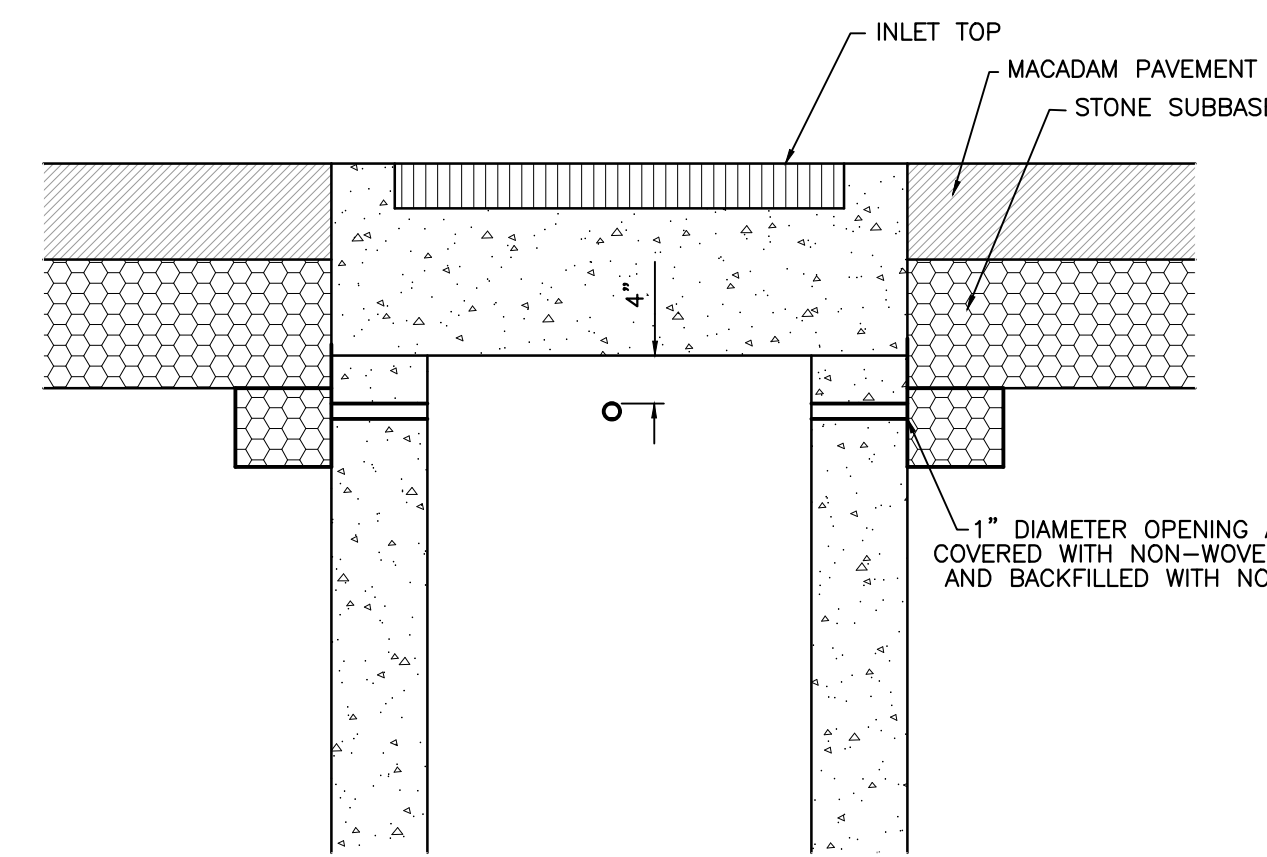
TYPE M INLET TOP DETAIL
NOT TO SCALE



STANDARD INLET BOX DETAIL
NOT TO SCALE



TYPE 4 INLET BOX DETAIL
NOT TO SCALE



INLET WEEP HOLE DETAIL
NOT TO SCALE

STORMWATER DETAILS FOR

3801 WALNUT STREET

LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

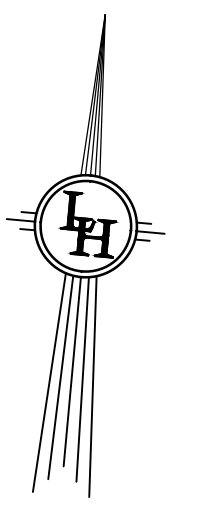
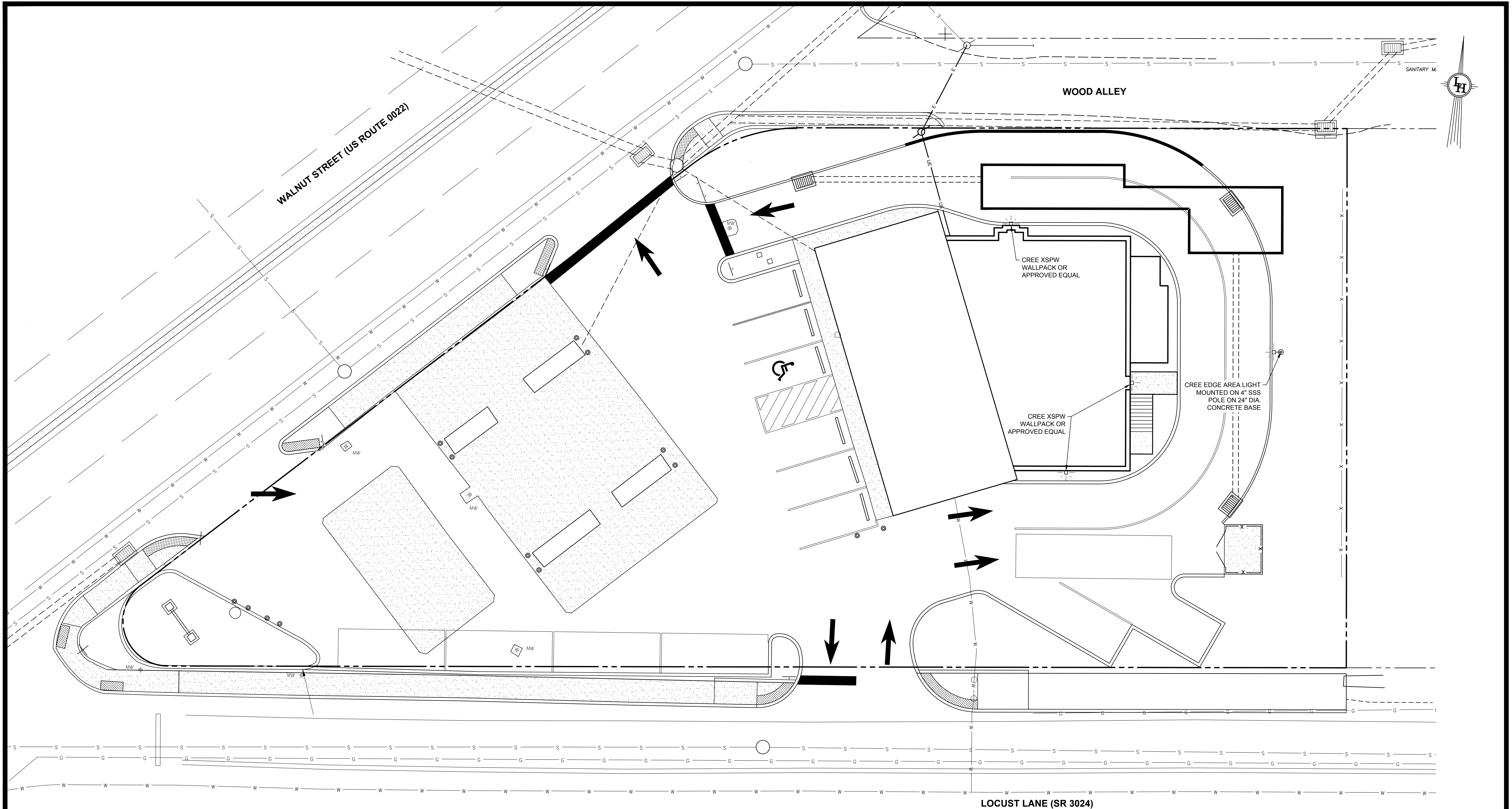
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LANCASTER, PA SINKING SPRING, PA LEWISBURG, PA

DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: AS NOTED DRAWN BY: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 11 OF 16




SITE LIGHTING PLAN
SCALE: 1" = 10'



SITE LIGHTING PLAN
 FOR
3801 WALNUT STREET
 LOCATED IN
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
 PREPARED FOR
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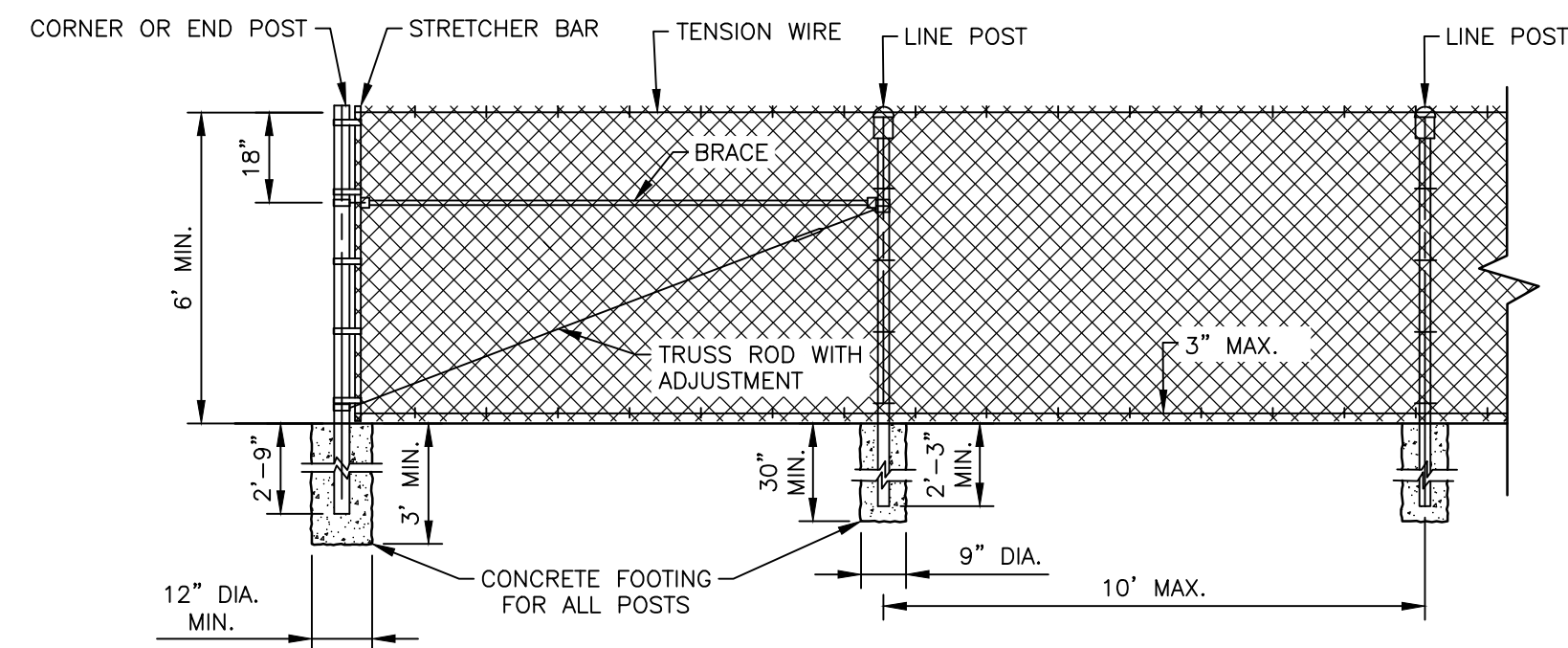

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DATE: 04/08/2022	CHECKED BY: SML	JOB NO: PA20-0312
SCALE: 1" = 10'	DRAWN BY: TGA	MAPCHECK: N/A
COMP'D BY: TC	FIELD: TC/TJC	SHEET NO: 12 OF 16

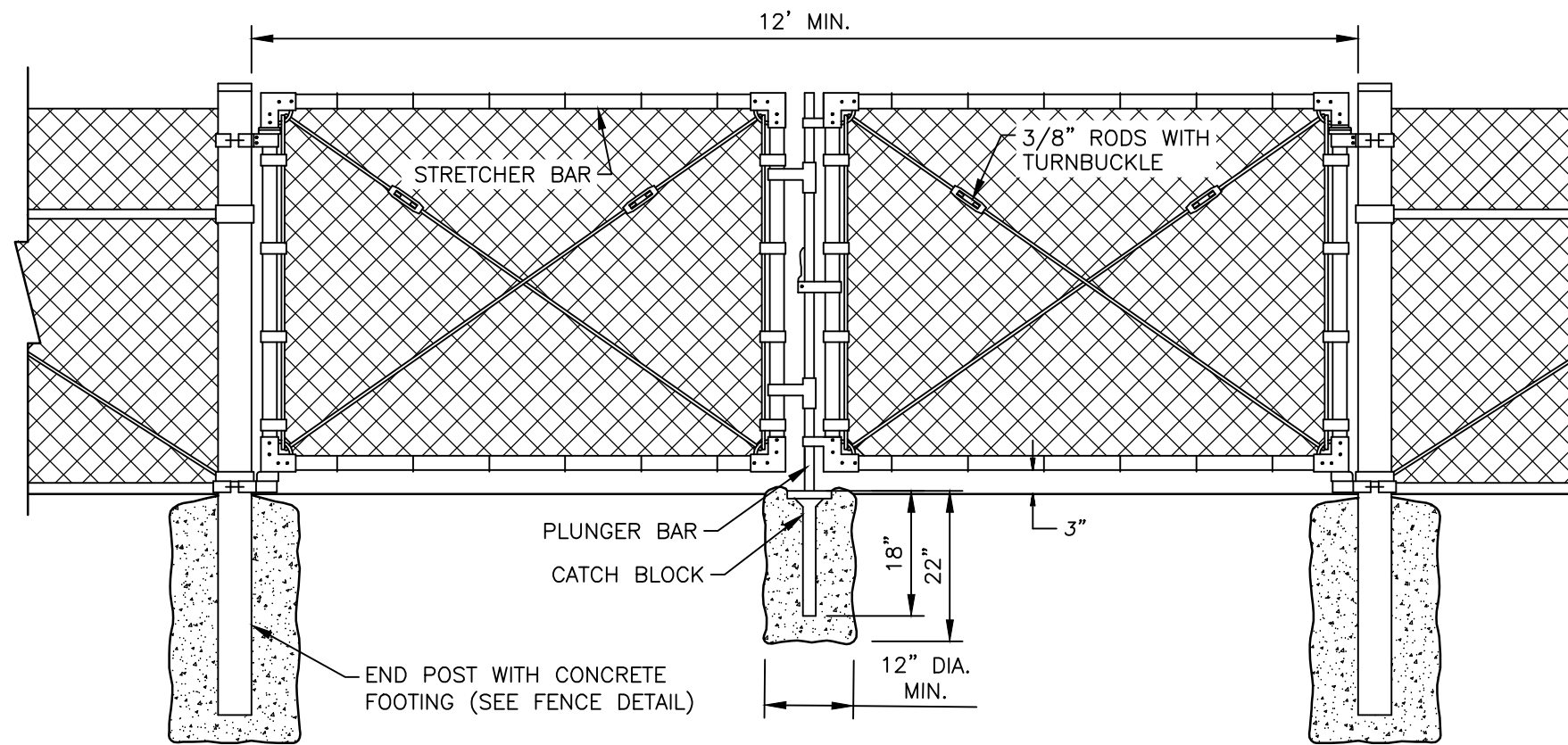
PROJECT: 202003-0312 ANIL JIVANI SUSQUEHANNA TWP PLANS 20210112

LANDSCAPE NOTES

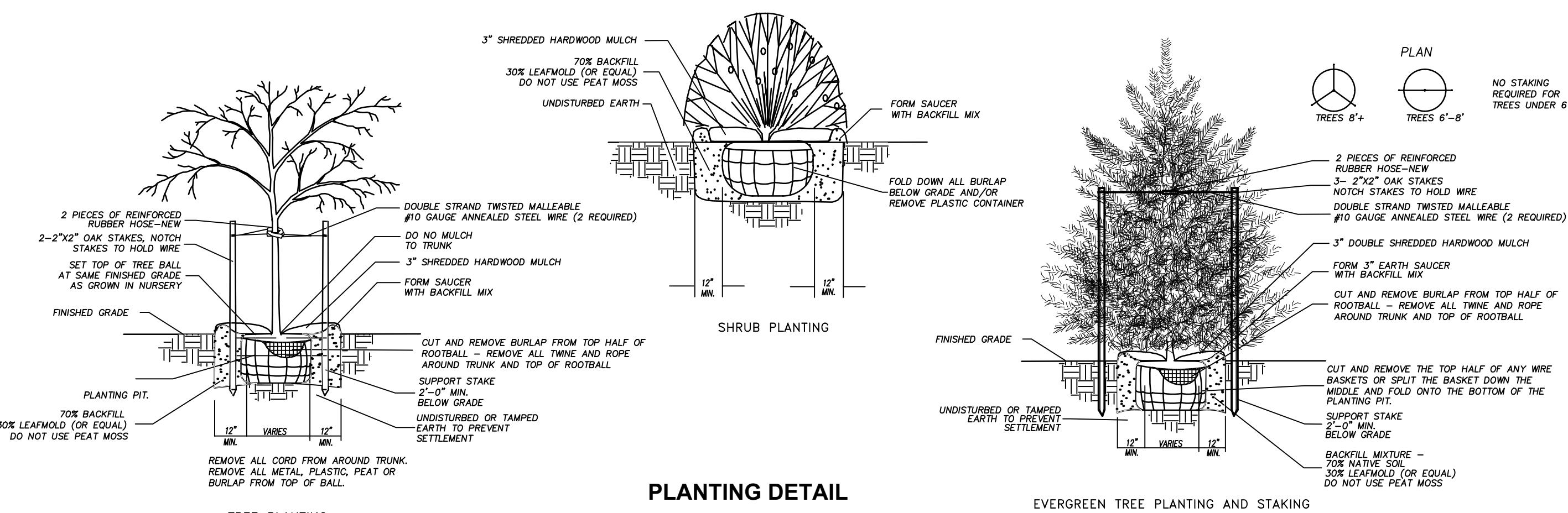
- SUMMARY: FURNISH ALL LABOR, MATERIALS, SERVICES, EQUIPMENT, AND OTHER NECESSARY ITEMS REQUIRED FOR ESTABLISHING LANDSCAPED AND GRASSED AREAS IN ALL AREAS NOT COVERED BY PAVEMENT, BUILDING, OR OTHER PERMANENT CONSTRUCTION.
- GRADING AND CUT/FILL OPERATIONS SHALL BE KEPT TO A MINIMUM TO ENSURE CONFORMITY WITH THE NATURAL TOPOGRAPHY, TO MINIMIZE THE EROSION HAZARD AND TO ADEQUATELY HANDLE THE SURFACE RUNOFF. NO TOPSOIL SHALL BE REMOVED FROM THE SUBDIVISION SITE EXCEPT THAT TOPSOIL STRIPPED FROM STREET CARTWAY AREAS OR OTHER PAVED AREAS. A MINIMUM OF 4" OF TOPSOIL IS TO BE UNIFORMLY DISTRIBUTED OVER AREAS STRIPPED FOR CONSTRUCTION BEYOND THOSE AREAS COVERED BY STRUCTURES AND PAVING. THE DEVELOPER MUST COMPLY WITH THE PROVISIONS OF THE STATE EROSION CONTROL REGULATIONS.
- FERTILIZER AND LIME: UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS, SPREAD COMMERCIAL 10-10-10, AS RECOMMENDED BY LOCAL AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND/OR PENNSYLVANIA NURSERYMEN'S ASSOCIATION (PNA) CERTIFIED NURSERY. SOIL pH SHALL BE DETERMINED BY ELECTRONIC OR CHEMICAL SOIL TEST. pH SHALL BE ADJUSTED AS REQUIRED BY SPECIFIC PLANT MATERIAL TO BE GROWN. (SEE SEEDING SCHEDULE)
- THE SUBGRADE IN PLANTING AREAS SHALL BE LOOSENEED AND MIXED TO DEPTH OF 3 INCHES AND LIGHTLY COMPACTED. DISTRIBUTE TOPSOIL FROM STOCKPILE OVER AREAS TO BE GRASSED OR PLANTED TO A MINIMUM DEPTH OF FOUR INCHES. TOPSOIL SHALL EXTEND APPROXIMATELY 1' BELOW ALL TOP OF CURB AND WALKS. SPREAD FERTILIZER AT RATE OF 6 POUNDS PER THOUSAND SQUARE FEET (UNLESS NOTED OTHERWISE ON THE DRAWINGS) AND RAKE INTO SOIL, SPREADING TOPSOIL TO UNIFORM GRADE AND REMOVING FOREIGN MATERIALS.
- SHRUBS AND TREES: CONTRACTOR SHALL INSTALL ALL SHRUBS AND TREES AS RECOMMENDED BY AN EXPERIENCED LOCAL AAN/PNA-CERTIFIED NURSERY BUSINESS, UNLESS NOTED OTHERWISE ON DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN WRITING BEFORE STARTING WORK.
- PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL BEFORE YOU DIG 1-800-242-1776.
- ALL SITE DEVELOPMENT SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND TOWNSHIP STANDARDS.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE ENTIRE LAND DEVELOPMENT PLAN SET TO MAKE HIMSELF AWARE OF ANY POSSIBLE UTILITY OR OTHER CONFLICTS WHICH MAY BE AFFECTED AND TAKE NECESSARY PRECAUTION TO PROTECT EXISTING AND PROPOSED FACILITIES.
- TREES WITH LESS THAN THREE INCHES (3") IN CALIPER SHALL BE PROPERLY STAKED AND TREES WITH MORE THAN THREE INCHES (3") CALIPER SHALL BE GUIDED AND BE PROPERLY PROTECTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF PLANTING.
- ANY NYLON ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
- THE TREE QUANTITIES LISTED IN THE PLANT MATERIAL LIST REPRESENT THE MINIMUM NUMBER OF PLANTS TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR, NO FEWER PLANTS MAY BE INSTALLED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.
- ON-SITE LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD OR HIS DELEGATED REPRESENTATIVE TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPING, LANDSCAPE SCREEN, OR OTHER TREATMENT AS APPROVED BY THE TOWNSHIP.
- IT SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO MAINTAIN THE LANDSCAPING. THE CONTRACTOR SHALL FURNISH THE CARE AND MAINTENANCE SCHEDULE TO THE OWNER AND SHALL BECOME A PART OF THE ONE-YEAR WARRANTY.
- INSPECTION AFTER RAINFALL EVENTS FOR EROSION SHALL TAKE PLACE AND MAINTENANCE PROCEED IMMEDIATELY. LONG TERM MAINTENANCE SHALL CONSIST OF REPLACEMENT OF ANY DEAD PLANTS. THE GRASS SHALL BE MOWED, BUSHES AND TREES TRIMMED. INSPECTION OF ALL PLANT MATERIAL SHALL OCCUR SEASONALLY. MAINTENANCE OF PROBLEM AREAS SHALL BE DETERMINED AND IMPLEMENTED AT APPROPRIATE TIMES.
- TREES SHALL BE INSTALLED BY AN EXPERIENCED LANDSCAPE CONTRACTOR. RELOCATED TREES MAY REQUIRE SPECIAL CARE TO GUARANTEE PROPER GROWTH. NEW TREES SHALL BE THE SAME TYPE AND SIZE AS REMOVED TREES.
- EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- STREET TREES SHALL HAVE A CALIPER OF 3 1/2".
- THE DUMPSTER SHALL BE WITHIN A PRIVACY FENCE WITH GATE AND SCREENED WITH LANDSCAPING.



DUMPSTER ENCLOSURE FENCE DETAIL
NOT TO SCALE
NOTE:
ALL CHAINLINK DUMPSTER ENCLOSURE FENCING SHALL BE INSTALLED WITH PRIVACY SLATS FOR SCREENING.

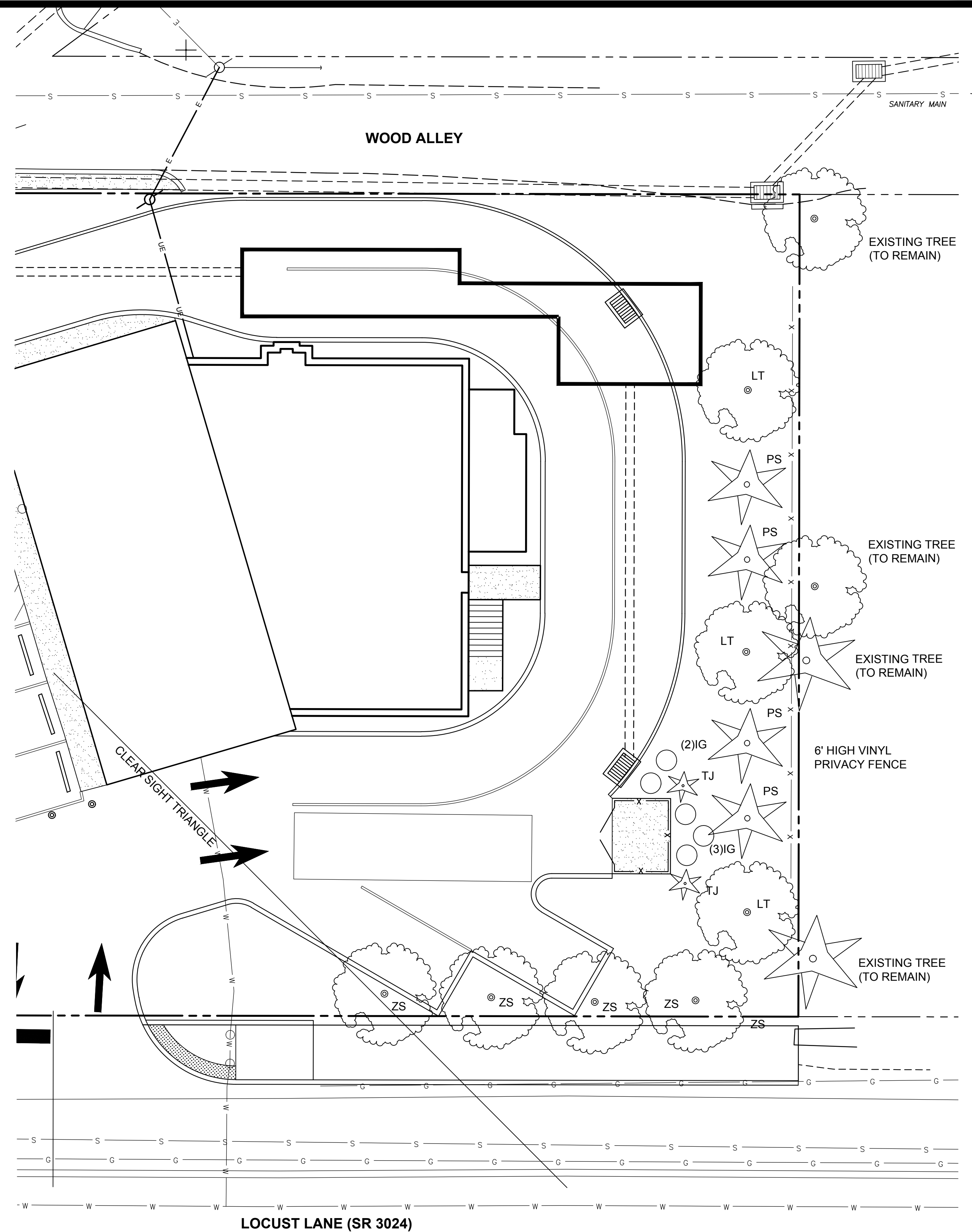


DUMPSTER ENCLOSURE GATE DETAIL
NOT TO SCALE
NOTE:
ALL CHAINLINK DUMPSTER ENCLOSURE FENCING SHALL BE INSTALLED WITH PRIVACY SLATS FOR SCREENING.



PLANTING DETAIL

EVERGREEN TREE PLANTING AND STAKING



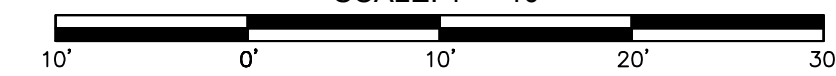
LOCUST LANE (SR 3024)

PLANT SCHEDULE

QTY.	SYM.	NAME	SIZE
5	IG	ILEX GLABRA (INKBERRY HOLLY)	36"
2	TJ	THUJA OCCIDENTALIS (WINTERGREEN ARBORVITAE)	36"
4	ZS	ZELKOVA SERRATA (GREEN VASE)	6'-8"
3	LT	LIRIODENDRON TULIPIFERA (TULIP TREE)	6'-8"
4	PS	PINUS STROBUS (EASTERN WHITE PINE)	6'-8"

LANDSCAPE PLAN

SCALE: 1" = 10'



LANDSCAPE PLAN
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
430 EAST MAIN STREET, PALMYRA, PA 17078
(717) 838-1351 FAX (717) 838-3820 1-800-257-2190 WWW.LIGHT-HEIGEL.COM

REGIONAL OFFICES
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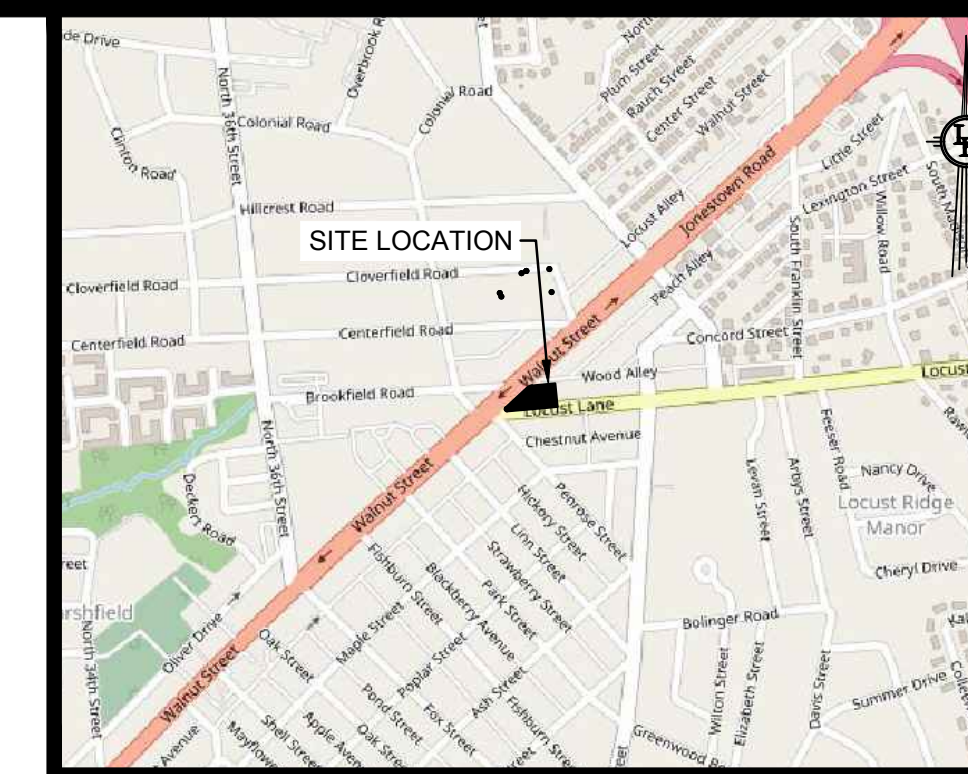
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EXPIRES: 08/08/2022

SUSQUEHANNA TOWNSHIP UTILITY LIST

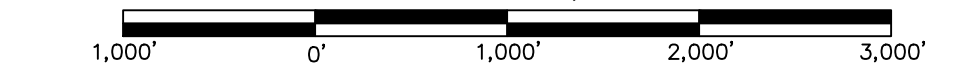
- AT&T
BUCKEYE PARTNERS
CAPITAL REGION WATER
CENTURYLINK FORMERLY LEVEL 3
COMCAST CABLE COMMUNICATIONS INC
EVERSTREAM
FIRSTLIGHT FIBER
FRONTIER COMMUNICATIONS OF PA INC
HARRISBURG CITY OF
KEYSTONE INITIATIVE FOR NETWORK BASED ED
LOWER PAXTON TOWNSHIP AUTHORITY
PA COMMONWEALTH OF OFFICE OF ADMIN
PENBROOK BOROUGH
PPL ELECTRIC UTILITIES CORPORATION
SHEMTEL COMMUNICATIONS LLC
SUEZ WATER PENNSYLVANIA INC
SUSQUEHANNA TWP AUTH/SUSQUEHANNA TWP
UGI UTL HARRISBURG
VERIZON BUSINESS FORMERLY MCI
VERIZON PENNSYLVANIA LLC
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC

SOIL EROSION AND SEDIMENT CONTROL PLAN
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1" = 1,000'



SOIL EROSION AND SEDIMENT CONTROL NOTES

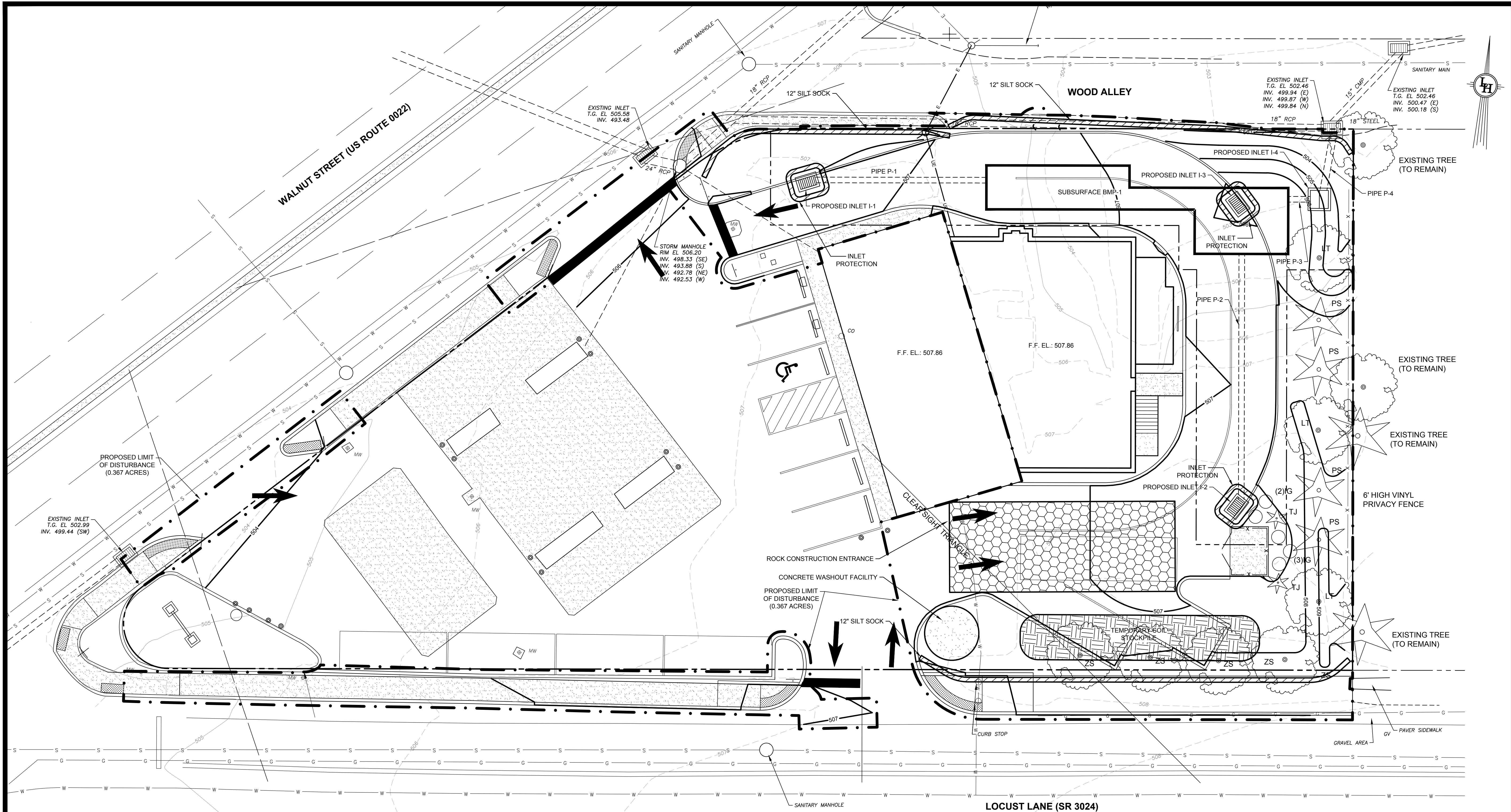
1. SOIL EROSION AND SEDIMENT CONTROL PLAN:

- A. AN EROSION AND SEDIMENT CONTROL PLAN...
B. EROSION AND SEDIMENT CONTROL PLANS REQUIRED UNDER THIS PERMIT...
C. A COPY OF THE FINAL APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN...
D. ADVERSE IMPACT: THE CONTRACTOR SHALL TAKE ALL REASONABLE STEPS...
E. THE VARIOUS BEST MANAGEMENT PRACTICES (BMP'S) PRESCRIBED...
2. GENERAL PROVISIONS:
A. DEVELOPMENT SHALL PRESERVE SALIENT NATURAL FEATURES...
B. SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED UNTIL...
C. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED...
D. DISTURB ONLY WHEN READY FOR CONSTRUCTION...
E. MINIMIZE AREA DISTURBED BY LIMITING WORK AREA...
F. MINIMIZE EXPOSURE OF BARE EARTH BY PROPER SCHEDULING...
G. KEEP DUST WITHIN TOLERABLE LIMITS BY USING WATER...
H. SEDIMENT CLEANED FROM EROSION AND SEDIMENTATION DEVICES...
I. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION...
J. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN...
K. ALL AREAS DISTURBED WILL BE STABILIZED IMMEDIATELY...
L. EROSION AND SEDIMENTATION BMPS MUST BE STABILIZED IMMEDIATELY...
M. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS...
N. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED...
O. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED...
P. VEHICLES AND EQUIPMENT MAY NOT ENTER OR EXIT THE SITE...
Q. FILTER SOCKS MUST BE INSTALLED AT LEVEL GRADE...
R. ANY FILTER SOCK SECTION WHICH HAS BEEN UNDERMINED...
S. UNTIL THE SITE IS STABILIZED...
T. ALL EXCAVATION FOR UTILITY LINE INSTALLATION...
U. CONCRETE WASH WATER FROM THE FILTER SOCK WASHOUT...
V. FAILURE TO CORRECTLY INSTALL SEDIMENT CONTROL FACILITIES...
3. BORROW, FILL AND WASTE MATERIALS:
A. ALL STOCKPILES OF SOIL SHALL BE STABILIZED IMMEDIATELY...
B. ANY OFF-SITE DISPOSAL OF EXCESS SOIL...
C. THE SOIL STOCKPILE MAY NOT EXCEED 35' IN HEIGHT...
D. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED...
E. BURNING - DO NOT BURN WASTE MATERIAL IN AREAS...
F. IF THE SITE WILL NEED TO HAVE FILL IMPORTED...

- POLICY IS AVAILABLE ONLINE AT WWW.DEFWEB.STATE.PA.US...
4. CONSTRUCTION SEQUENCE:
STAGE 1
AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE...
STAGE 2
CLEARLY MARK THE LIMITS OF DISTURBANCE.
STAGE 3
INSTALL ROCK CONSTRUCTION ENTRANCES WHERE SHOWN.
STAGE 4
INSTALL SILT SOCK AND CONCRETE WASHOUT FACILITY...
STAGE 5
STRIP TOPSOIL AND STOCKPILE SOIL WHERE SHOWN...
STAGE 6
INSTALL UTILITIES AS SHOWN ON THE PLAN.
STAGE 7
INSTALL RETAINING WALL, STORMWATER MANAGEMENT BMP...
STAGE 8
CONSTRUCT BUILDING EXPANSION AND PAVING.
STAGE 9
PERFORM FINAL GRADING, INSTALL TURF REINFORCEMENT...
STAGE 10
WHEN DISTURBED AREAS HAVE BEEN STABILIZED...
5. SEEDING SPECIFICATIONS:
A. TEMPORARY SEEDING - IF PERMANENT VEGETATION IS NOT...
1) SOIL TESTS ARE RECOMMENDED...
2) LIME AND FERTILIZE ACCORDING TO SOIL TESTS...
3) IF SOIL TEST RESULTS ARE NOT AVAILABLE...
4) BROADCAST A TEMPORARY SEED MIXTURE...
5) SPREAD MULCH (STRAW OR HAY)...
6) ANCHOR IMMEDIATELY...
B. PERMANENT SEEDING (LAWN AREAS)
1) LOOSEN SUBSOIL...
2) PLACE A MINIMUM 4" LAYER OF TOPSOIL...
3) SOIL TESTS ARE RECOMMENDED...
4) LIME AND FERTILIZE ACCORDING TO SOIL TESTS...
5) IF SOIL TESTS ARE NOT AVAILABLE...
6) BROADCAST A PERMANENT SEED MIXTURE...
7) SPREAD MULCH (STRAW OR HAY)...
8) ANCHOR IMMEDIATELY...
6. DEGREE OF COVERAGE REQUIREMENTS:
A. IF A MINIMUM UNIFORM 70 PERCENT PERENNIAL VEGETATIVE COVER...
B. IF A UNIFORM 90 PERCENT COVER IS NOT ESTABLISHED...
C. ALL VEGETATION SHALL BE GUARANTEED TO ACHIEVE 100 PERCENT...
7. PERMANENT STABILIZATION REQUIREMENTS...
8. MAINTENANCE OF DEVICES
A. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION...
B. THE CONTRACTOR MUST ENSURE THAT VISUAL SITE INSPECTIONS...
C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL...
D. WHERE BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE...
10. PREPAREDNESS, PREVENTION AND CONTINGENCY PLANS:
IF THE POTENTIAL EXISTS FOR CAUSING ACCIDENTAL POLLUTION...
PREPAREDNESS, PREVENTION, AND CONTINGENCY (PPC) PLAN...

SOIL EROSION AND SEDIMENT CONTROL PLAN
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545
ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
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REGIONAL OFFICES
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SINKING SPRING, PA LEWISBURG, PA
DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
SCALE: AS NOTED DRAWN BY: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 14 OF 16

4/8/2022 10:20:02 AM ANIL JIVANI SUSQUEHANNA TWP PPA 20220902129



SOIL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 10'



SOIL DESCRIPTIONS:
B&B2: BERKS SHALY SILT LOAM (ENTIRE SITE)
 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 LOCATED ON HILLSLOPES, MODERATELY DEEP, WELL DRAINDED, HSG B
 FARMLAND OF STATEWIDE IMPORTANCE, CONTAINS NO HYDRIC COMPONENTS
 PERTINENT LIMITATIONS: DUSTY, UNSTABLE EXCAVATION WALLS, DEPTH TO ROCK
 RESOLUTIONS: SPRAY DUSTY SOILS WITH WATER, PERFORM EXCAVATIONS IN ACCORDANCE
 WITH OSHA STANDARDS AND REQUIREMENTS, ANTICIPATE ROCK IN DEEPER EXCAVATIONS.



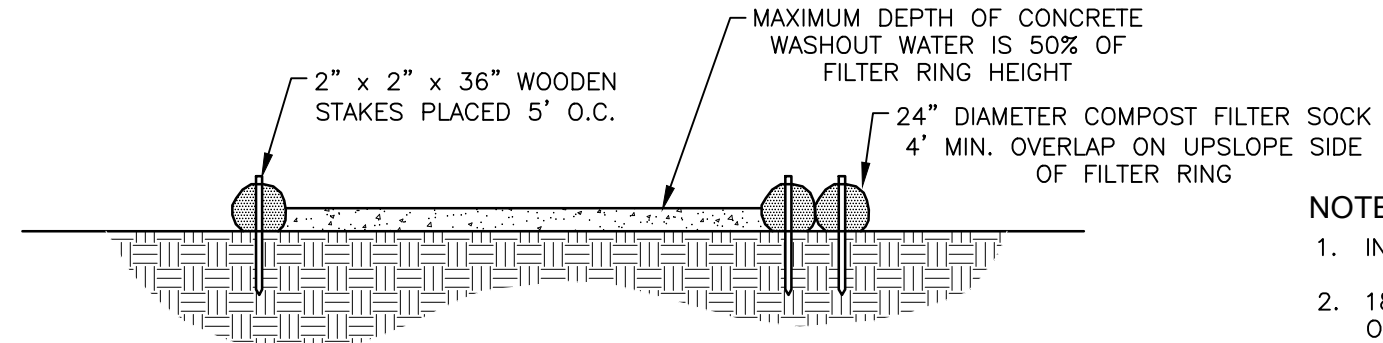
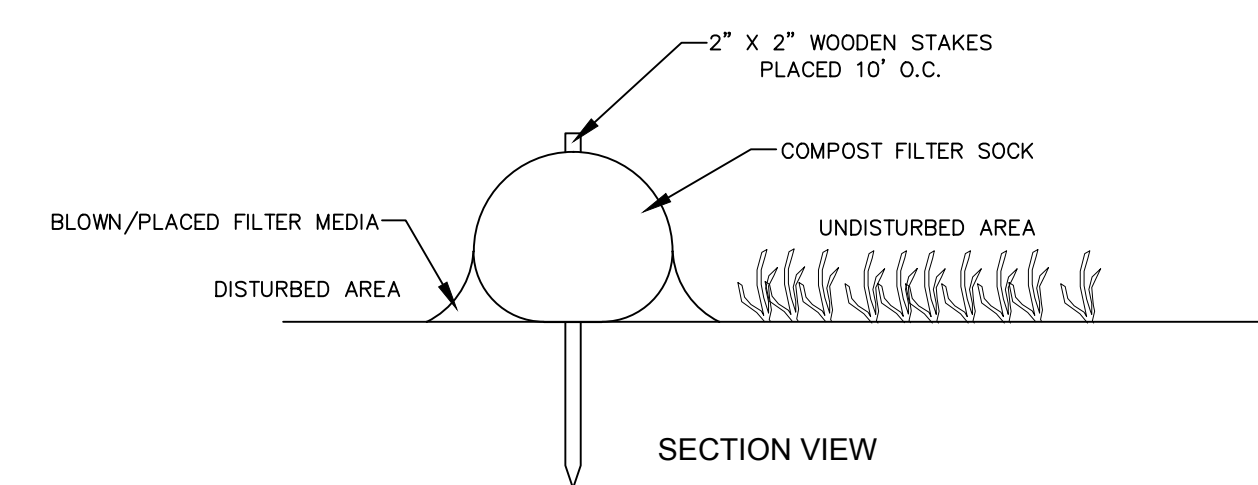
SOIL EROSION AND SEDIMENT CONTROL PLAN
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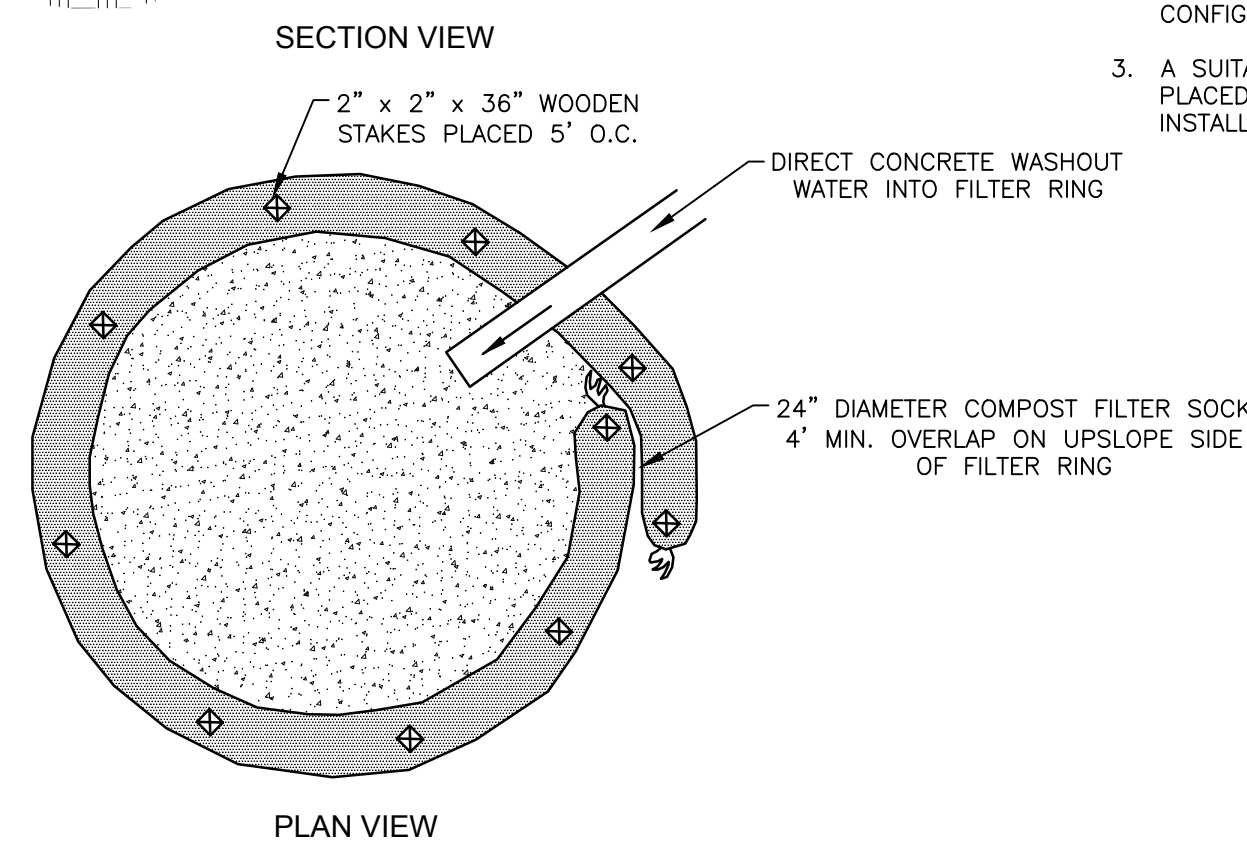
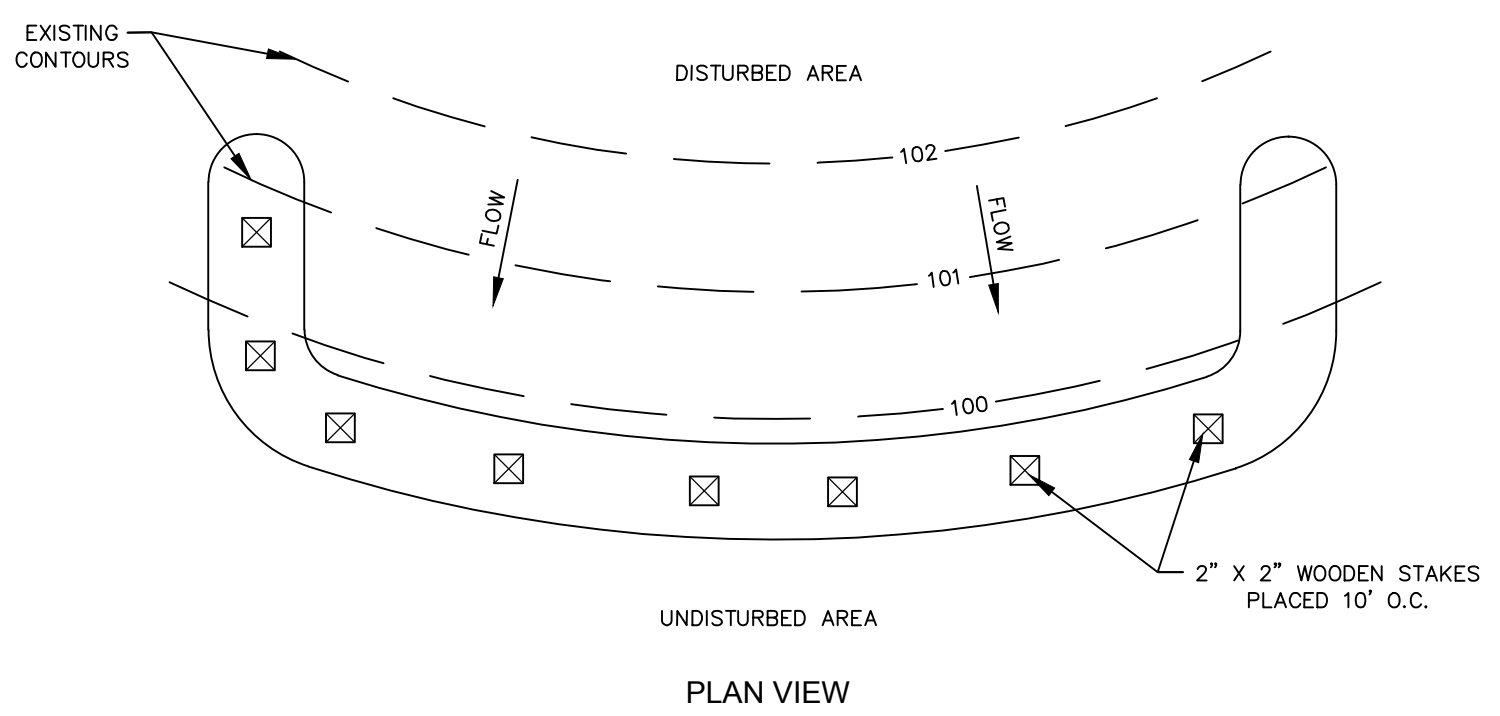
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PROJECT: 20220202-0312; ANIL JIVANI; SUSQUEHANNA TWP; PA; 04/08/2022

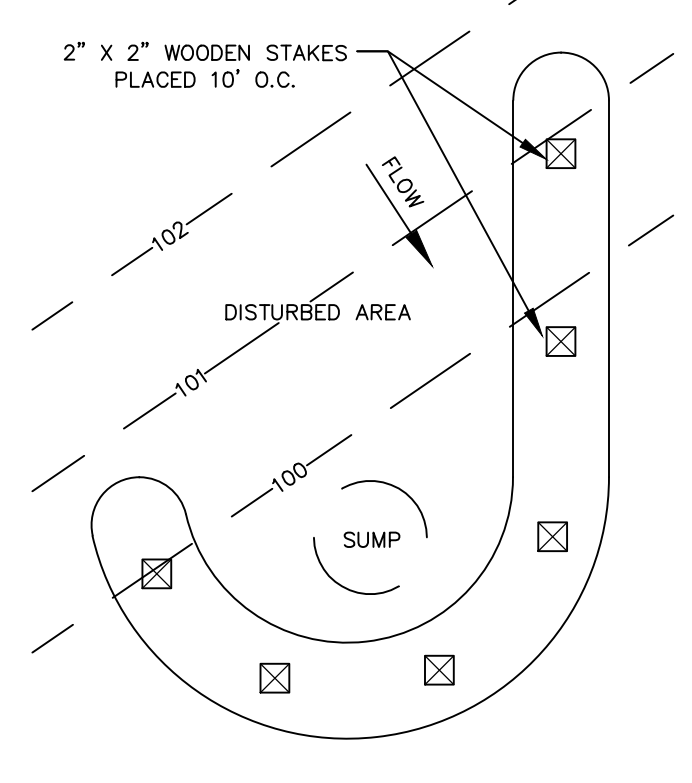


- NOTES:**
- INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
 - 18" DIAMETER COMPOST FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
 - A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

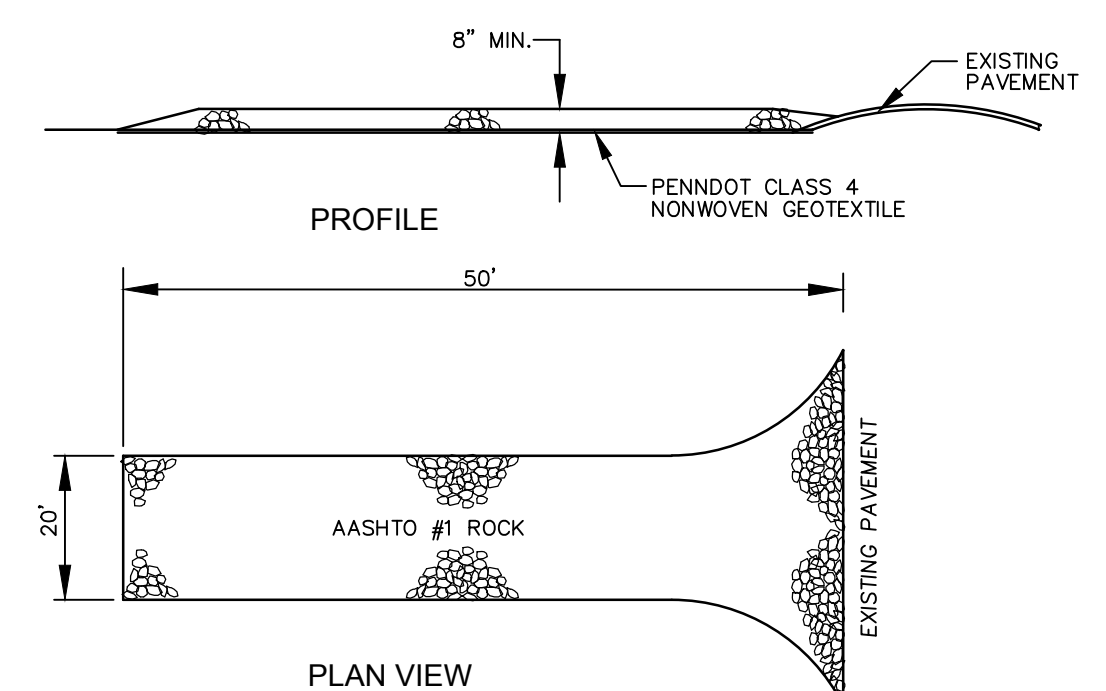


FILTER SOCK CONCRETE WASHOUT DETAIL
NOT TO SCALE

- NOTES:**
- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



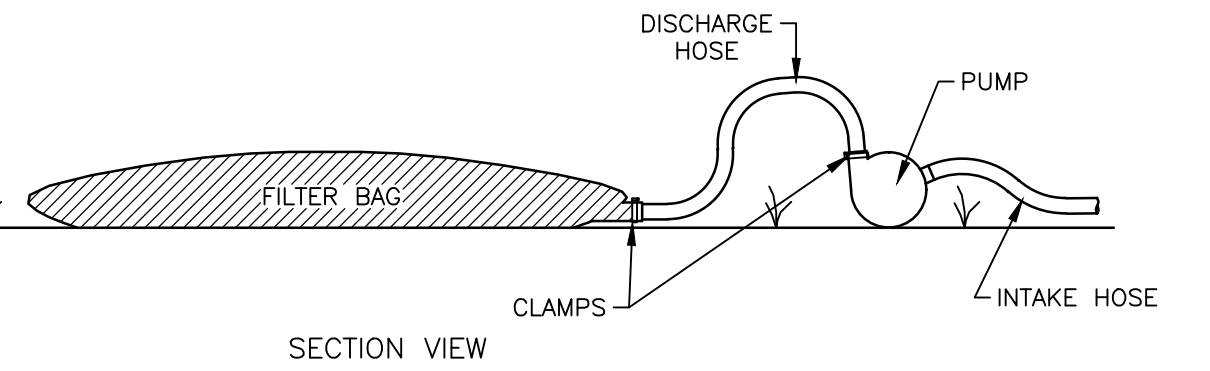
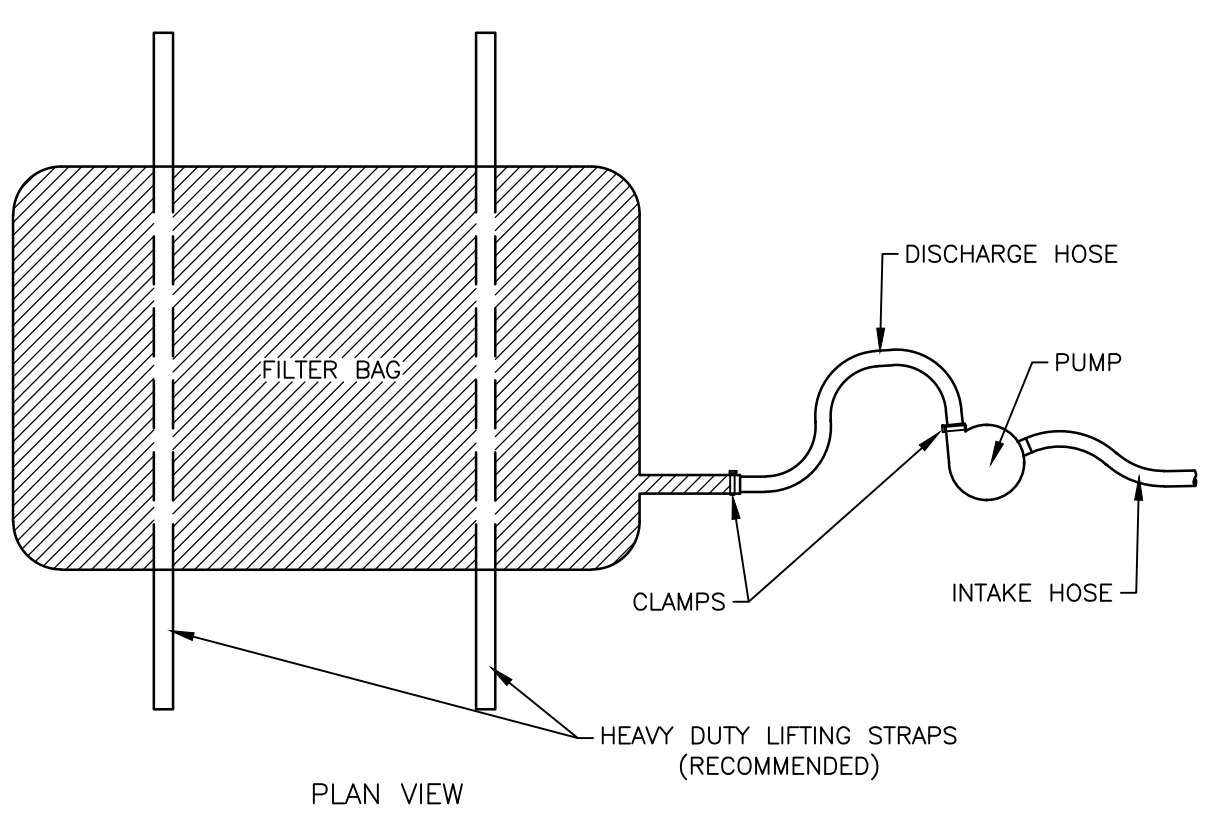
COMPOST FILTER SOCK
NOT TO SCALE



ROCK FILTER OUTLET DETAIL
NOT TO SCALE

- CONSTRUCTION NOTES:**
- STONE SIZE - AASHTO NO. 1 ROCK.
 - LENGTH - AS REQUIRED BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - GEOTEXTILE - PENNDOT CLASS 4 NONWOVEN GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. AS CONDITIONS WARRANT AND/OR REMOVAL OF ROCK CONTAMINATED WITH SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO THE SEDIMENTATION BASIN.
 - INSPECTION AND ANY REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



PUMPED WATER FILTER BAG DETAIL
NOT TO SCALE

NOTES:

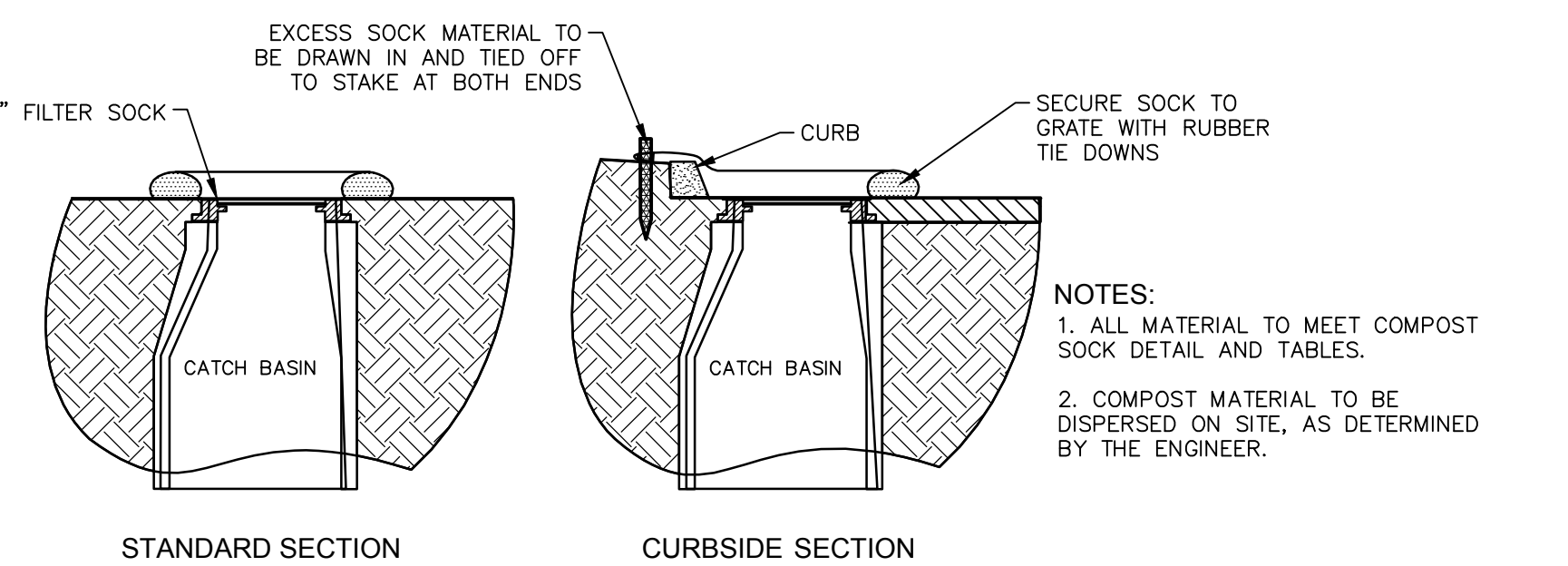
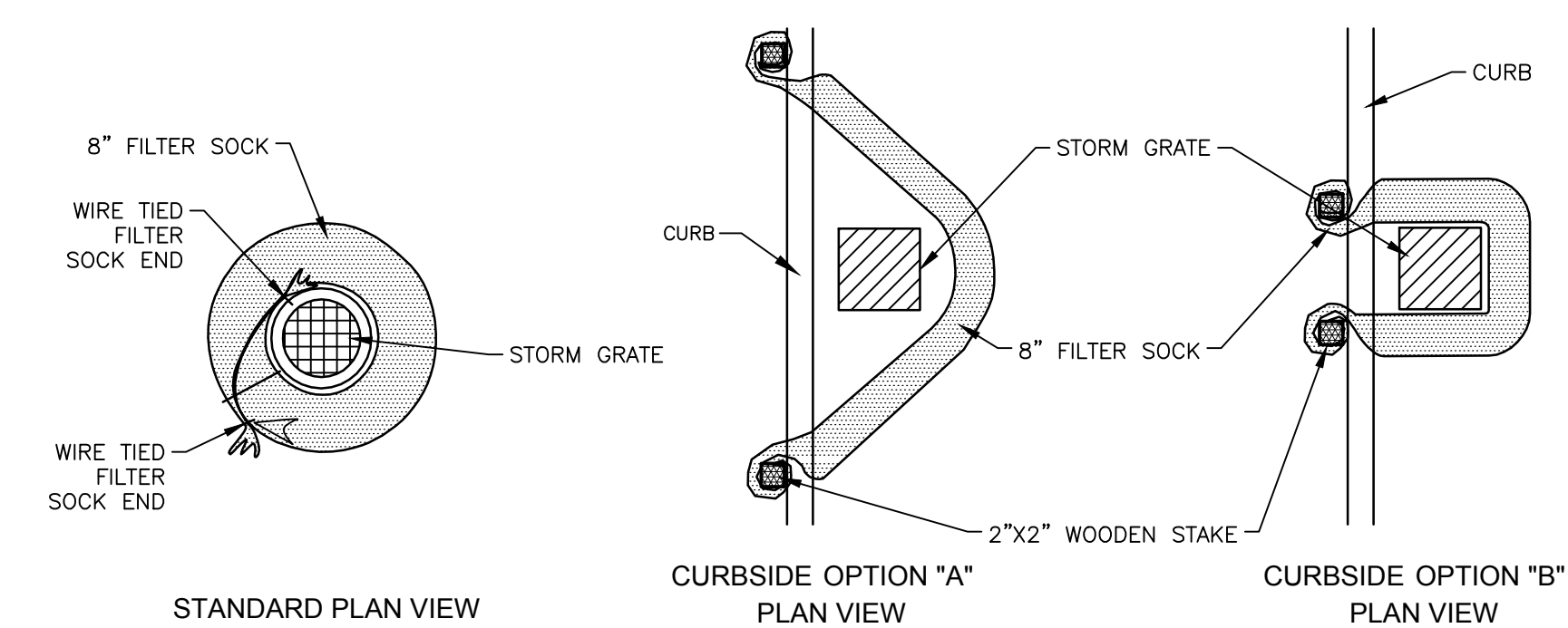
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS.

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

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

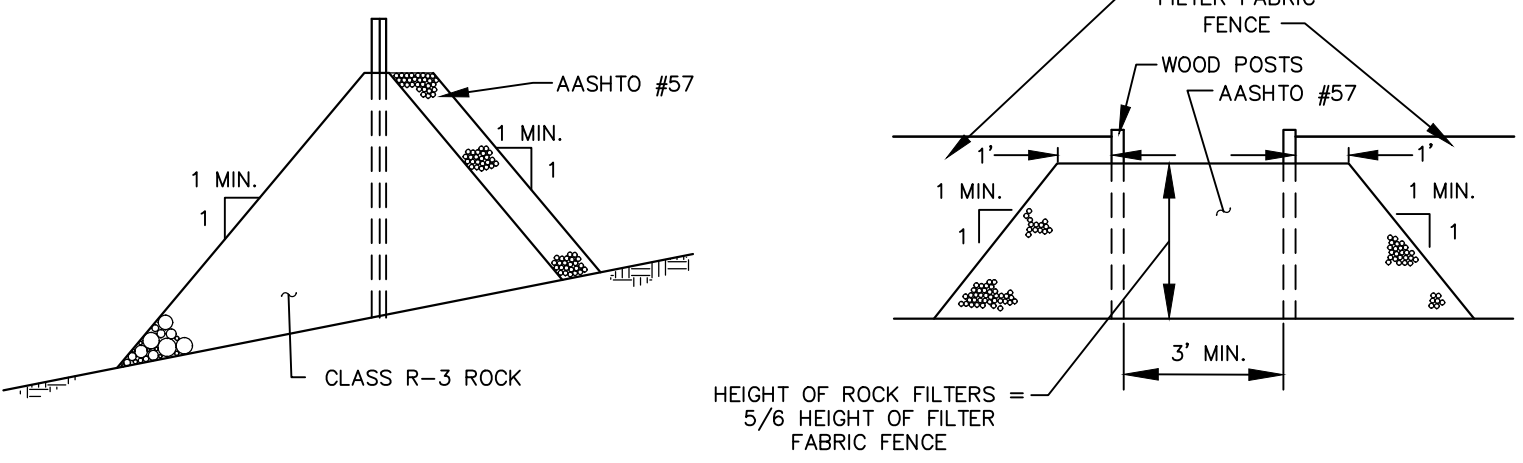
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER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

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



- NOTES:**
- ALL MATERIAL TO MEET COMPOST SOCK DETAIL AND TABLES.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

INLET FILTER SOCK PROTECTION DETAILS
NOT TO SCALE



ROCK FILTER OUTLET DETAIL
NOT TO SCALE

NORTH AMERICAN GREEN SPECIFICATIONS (S75)

THE EROSION CONTROL BLANKET SHALL BE A MACHINE-PRODUCED MAT OF 100% AGRICULTURAL STRAW WITH A FUNCTIONAL LONGEVITY OF APPROXIMATELY 12 MONTHS.

THE BLANKET SHALL BE OF CONSISTENT THICKNESS WITH THE STRAW EVENLY DISTRIBUTED OVER THE ENTIRE AREA OF THE MAT. THE BLANKET SHALL BE COVERED ON THE TOP SIDE WITH A LIGHTWEIGHT PHOTODEGRADABLE POLYPROPYLENE NETTING HAVING AN APPROXIMATE 0.50 X0.50 (1.27 X 1.27 CM) MESH, AND BE SEWN TOGETHER ON 1.50 INCH (3.81 CM) CENTERS (50 STITCHES PER ROLL WIDTH) WITH DEGRADABLE THREAD.

THE BLANKET SHALL BE MANUFACTURED WITH A COLORED LINE OR THREAD STITCHED ALONG BOTH OUTER EDGES (APPROXIMATELY 2-5 INCHES [5 -12.5 CM] FROM THE EDGE) TO ENSURE PROPER MATERIAL OVERLAPPING.

STRAW EROSION CONTROL BLANKET SHALL BE S75 AS MANUFACTURED BY NORTH AMERICAN GREEN, OR EQUIVALENT. THE S75 EROSION CONTROL BLANKET SHALL HAVE THE FOLLOWING

MATERIAL CONTENT

PROPERTIES:

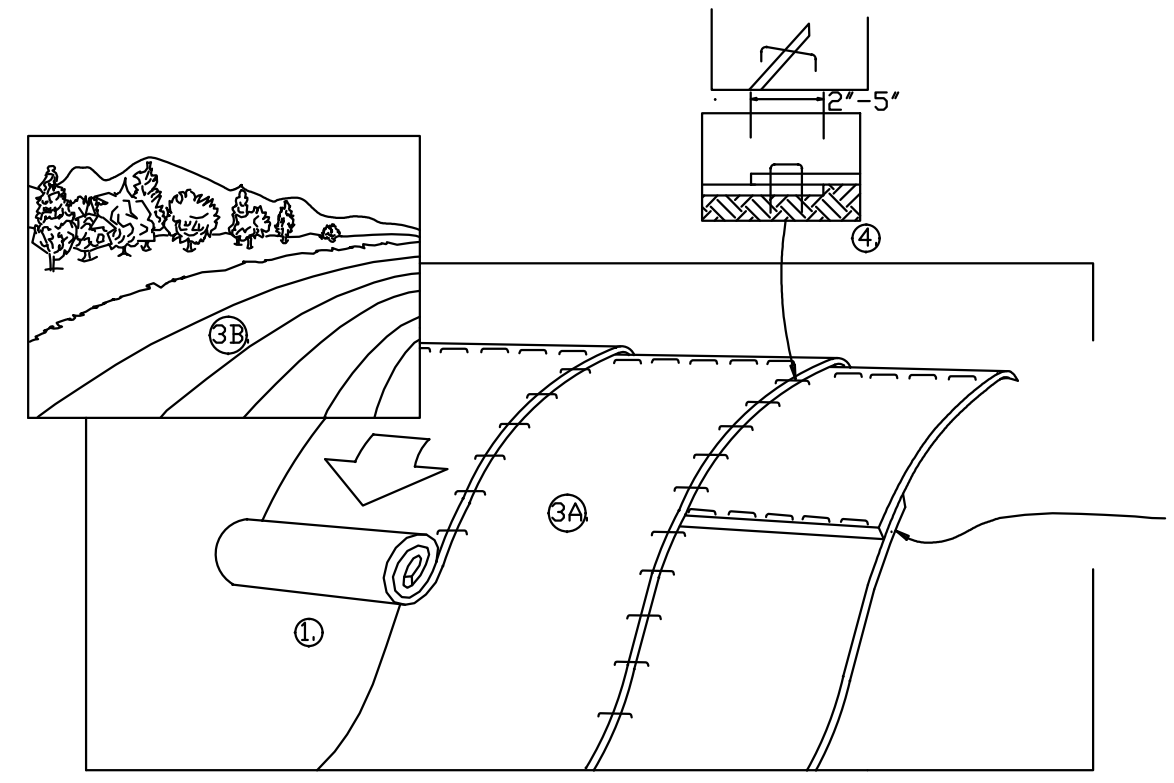
MATRIX: 100% STRAW FIBER (0.50 LBS / YD²) (0.27 KG / M²)

NETTING: ONE SIDE ONLY, LIGHTWEIGHT PHOTODEGRADABLE (2.10 LBS / 1,000 FT² [1.02 KG / 100M²] APPROXIMATE WEIGHT)

THREAD: DEGRADABLE

PHYSICAL SPECIFICATIONS (PER ROLL)

	ENGLISH	METRIC
WIDTH	6.67 FT	2.03 M
LENGTH	108.00 FT	32.92 M
WEIGHT	40.00 LBS ± 10%	18.14 KG
AREA	80.00 YD ²	66.89 M ²
STITCH SPACING	1.50 INCHES	3.81 CM



NORTH AMERICAN GREEN SLOPE LINING INSTRUCTIONS

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" (15 CM) DEEP X 8" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECPS.
- ROLL THE RECPS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" X 5" (5 CM X 12.5 CM) OVERLAP DEPENDING ON RECPS TYPE.
- CONSECUTIVE RECPS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECPS WIDTH.

TABLE 4.1

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 24" 18" 32"	12" 24" 18" 32"	12" 24" 18" 32"	12" 24" 18" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

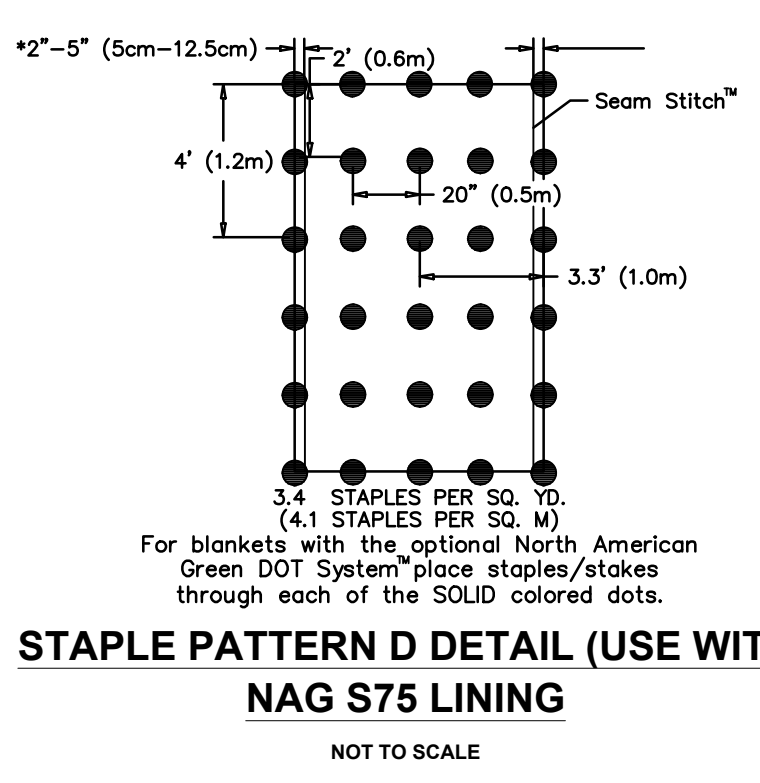
TWO-PLY SYSTEMS

INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND FUSION-WELDED JUNCTURES
	3/4" X 3/4" MAX. APERTURE SIZE
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)
	3/16" MAX. APERTURE SIZE

SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.

TABLE 4.2

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



STAPLE PATTERN D DETAIL (USE WITH NAG S75 LINING)
NOT TO SCALE

SOIL AND SEDIMENT CONTROL DETAILS
FOR
3801 WALNUT STREET
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR
ANIL JIVANI
103 NEVERMORE CIRCLE
NORTH WALES, PA 19545

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
430 EAST MAIN STREET, PALMYRA, PA 17078
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REGIONAL OFFICES
SCHUYLKILL HAVEN, PA HALIFAX, PA
LANCASTER, PA SINKING SPRING, PA LEWISBURG, PA

DATE: 04/08/2022 CHECKED BY: SML JOB NO: PA20-0312
DRAWN: AS NOTED SCALE: TGA MAPCHECK: N/A
COMP'D BY: TC FIELD: TC/TJC SHEET NO: 16 OF 16

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