

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE TERRACES AT MAPLEWOOD

CERTIFICATE OF ACCURACY - SURVEY

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

CERTIFICATE OF ACCURACY - PLAN

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

STORMWATER MANAGEMENT PLAN CERTIFICATION

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

CERTIFICATE OF STORMWATER DESIGN

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

ACKNOWLEDGEMENT OF WETLANDS

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

OWNER ACKNOWLEDGEMENT OF PERMANENT BMPS

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

CERTIFICATE FOR REVIEW BY THE PLANNING COMMISSION

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

CERTIFICATE FOR REVIEW BY THE TOWNSHIP ENGINEER

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

MUNICIPAL PLAN NOTIFICATION CERTIFICATE

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

CERTIFICATE FOR APPROVAL BY THE COMMISSIONERS

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

RECORDER OF DEEDS CERTIFICATE

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

SITE / ZONING DATA

TOTAL SITE ACREAGE	EXISTING: 24.765 AC. PROPOSED: 22.785 AC. (EXCLUDES PROPOSED RIGHT OF WAY)
EXISTING LAND USE:	VACANT LAND / AGRICULTURAL
PROPOSED LAND USE:	RESIDENTIAL - MULTIPLE FAMILY
SEWER:	PUBLIC
WATER:	PUBLIC
PROPOSED TOTAL NUMBER OF UNITS:	236
PROPOSED MULTIPLE FAMILY APARTMENT UNITS:	90
PROPOSED MULTIPLE FAMILY TOWNHOUSE UNITS:	146
ZONING:	BOR - BUSINESS/OFFICE/RESIDENTIAL
TRACT AREA	REQUIRED 40,000 SF. MIN. PROPOSED OVERALL TRACT: 22,785 AC. PROPOSED PARCEL A: 12.173 ACRES PROPOSED PARCEL B: 10.612 ACRES
DENSITY:	12 DU/AC. MAX. 9.53 DU/AC
LOT AREA:	NA
FRONT YARD:	25 FT. MIN. 25 FT.
REAR YARD:	25 FT. MIN. 25 FT.
SIDE YARD:	20 FT. MIN. 20 FT.
INTERIOR YARDS:	REQUIRED 70 FT. MIN. PROPOSED 70 FT. MIN.
FRONT TO FRONT:	50 FT. MIN. 50 FT. MIN.
FRONT TO SIDE:	70 FT. MIN. 70 FT. MIN.
FRONT TO REAR:	30 FT. MIN. 30 FT. MIN.
SIDE TO REAR:	15 FT. MIN. 15 FT. MIN.
REAR TO REAR:	50 FT. MIN. 50 FT. MIN.
CORNER TO CORNER:	20 FT. MIN. 20 FT. MIN.
BUILDING HEIGHT:	42 FT. MAX. 4 STORIES MAX. [ADDITIONAL 1' OF HEIGHT FOR EVERY 1' ADDITIONAL SETBACK NOT TO EXCEED 55' MAX. HEIGHT]
BUILDING COVERAGE:	REQUIRED 0% EXISTING 12.8% PROPOSED 12.8%
IMPERVIOUS COVERAGE:	45% MAX. 3.9% 42.7%
VEGETATIVE COVERAGE:	55% MIN. 57.3%
PARKING:	2 SPACES PER DWELLING UNIT TOTAL SPACES PROVIDED = 579 TOTAL SPACES REQUIRED = 472

SOURCE OF TITLE

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

SURVEY INFORMATION

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

WETLANDS INFORMATION

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

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN
ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED.

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

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.



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LOCATION MAP

SCALE: 1" = 1000'

PRIOR KNOWN RECORDED PLANS

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

SITE FEATURE LEGEND

EXISTING FEATURES	PROPOSED FEATURES
GRADE CONTOUR	454 GRADE CONTOUR
GRADE INDEX CONTOUR	455 GRADE INDEX CONTOUR
SPOT ELEVATION	X 496.70 SPOT ELEVATION
BENCHMARK	X TC 496.70 SPOT ELEVATION- BOTTOM OF CURB
IRON PIN	X BW 496.70 SPOT ELEVATION- TOP OF CURB
MONUMENT	X TW 496.70 SPOT ELEVATION- BOTTOM OF WALL
BOUNDARY LINE	X LP 496.70 SPOT ELEVATION- TOP OF WALL
ADJOINER	X HP 496.70 SPOT ELEVATION- HIGH POINT
LEGAL RIGHT-OF-WAY LINE	X LP 496.70 SPOT ELEVATION- LOW POINT
EASEMENT LINE	IRON PIN
ZONING BOUNDARY	MONUMENT
BUILDING	BOUNDARY LINE
EDGE OF PAVEMENT	RIGHT-OF-WAY LINE
CURB	SETBACK LINE
EDGE OF GRAVEL/DRIVEWAY	CENTERLINE
SIDEWALK	CLEAR SIGHT TRIANGLE
SIGN	SAFE SIGHT STOPPING DISTANCE
SILT FENCE	EASEMENT LINE
PLANTING BED	BUILDING
EDGE OF WETLANDS	DOOR LOCATION
TREELINE	EDGE OF PAVEMENT
SOILS	CURB
UNDERGROUND CABLE-TV-SATELLITE	SIDEWALK & RAMP - CONCRETE
ELECTRIC	TRAIL - CRUSHED STONE
UNDERGROUND ELECTRIC	STOCKADE FENCE
GAS	RETAINING WALL
OVERHEAD LIGHT FIXTURE	SIGN
GRAVITY SEWER LINE & MANHOLE	POND
SEWER LATERAL	PONDING ELEVATION
STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET	TREELINE
TELEPHONE	OVERHEAD LIGHT FIXTURE
WATER MAIN, VALVE & HYDRANT	GRAVITY SEWER LINE & MANHOLE
HVAC	SEWER LATERAL
REQUESTED WAIVERS	STORM DRAIN PIPE & INLET & MANHOLE & ENDWALL
THE FOLLOWING WAIVERS OF THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:	STRUCTURE TYPE SYSTEM ID NUMBER W/JN SYSTEM
1. SECTION 22-404 - WAIVER OF PRELIMINARY PLAN PROCEDURE	STORMWATER INFILTRATION
ACTION: DATE:	ROOF DRAIN
2. SECTION 22-502.3.A - WAIVER OF CARTWAY WIDTH FOR MINOR STREETS.	UNDERDRAIN
ACTION: DATE:	WATER LINE, VALVE, & HYDRANT
3. SECTION 22-502.8 - WAIVER OF INTERSECTION SIGHT DISTANCE AND CLEAR SIGHT TRIANGLES.	WATER LATERAL
ACTION: DATE:	

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* SHEETS TO BE RECORDED

MANAGER: WILLIAM M. FREDERICKS, PE	CHECKED BY: WMF	DESIGN BY: ALB	DRAWN BY: ALB
CLIENT: BURKENTINE BUILDERS	1454 BALTIMORE STREET, SUITE A	HANOVER, PA 17331	SCALE: AS NOTED
PROJECT TITLE: THE TERRACES AT MAPLEWOOD	PRELIMINARY/FINAL SUBDIVISION	AND LAND DEVELOPMENT PLAN	SUSQUEHANNA TOWNSHIP
SHEET TITLE: COVER SHEET			
DATE: JANUARY 8, 2021	PROJECT NO.: 2020E88-005	SHEET NO.: 1	OF 54

Land Planning
Landscape Architecture
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RSG ASSOCIATES

GENERAL PLAN NOTES

- 1. BENCHMARK IS LOCATED: MAG NAD ELEV. 465.99' (SEE SHEET 3 FOR LOCATION). DATUM IS NAVD 83 (BASED ON GPS TEST REVISION AND OPUS REDUCTION).
2. BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY HERSEY SURVEYING.
3. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORDS AND WITHOUT THE BENEFIT OF ANY TEST REVISIONS.

MUNICIPAL SPECIFIC NOTES

- 1. LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 22-506, OF THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
2. THE MUNICIPALITY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE, AND NO ALTERATION TO SWALES, OR BASINS, OR PLACEMENT OF STRUCTURES SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

CONTRACTOR NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED EXISTING VEGETATION AND/OR OTHER SITE FEATURES WHICH ARE TO REMAIN.
3. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

UTILITY NOTES

- 1. ALL MATERIALS USED AND CONSTRUCTION METHODS EMPLOYED ARE TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE SUSQUEHANNA TOWNSHIP AUTHORITY.
2. FOR SEWER DETAIL DRAWINGS REFERENCE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS, SUSQUEHANNA TOWNSHIP AUTHORITY.
3. CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITY CROSSINGS PRIOR TO INSTALLING ANY SANITARY SEWER PIPE TO VERIFY EXISTING HORIZONTAL AND VERTICAL ELEVATIONS TO ASSURE NO CONFLICT WITH NEW SEWER.

GENERAL NOTES - WATER SERVICE

- 1. CONTRACTOR SHALL INSTALL A COMPLETE WATER SYSTEM TO INCLUDE THE EXTENSION OF AN 8-INCH WATER MAIN AND INDIVIDUAL SERVICE LATERALS (EXACT LOCATION AND SIZE TO BE DETERMINED BY MEP) IN CONFORMANCE WITH THE SPECIFICATIONS AND DETAILS OF SUEZ WATER PENNSYLVANIA INC.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND "RECORD DRAWINGS" PER SUEZ WATER PENNSYLVANIA INC. REQUIREMENTS.

GENERAL NOTES - STORM DRAINAGE

- 1. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES TO ENSURE THEY ARE KEPT IN DESIGN CONDITION.
2. THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH DESIGN STANDARDS AND SPECIFICATIONS IN PLACE AT THE TIME OF PLAN APPROVALS. RGS ASSUMES NO RESPONSIBILITY FOR CHANGES IN SPECIFICATIONS THAT MAY OCCUR AFTER PLAN APPROVAL THAT WOULD REQUIRE ALTERATIVE MATERIALS OR INSTALLATION REQUIREMENTS.

ADS PIPE INSTALLATION NOTES

- 1. STORMDRAIN PIPES SHALL BE ADS (N-12) HDPE PIPE WITH ADS PRO-LINK ULTRA (IN-LINE BELL) JOINTS FOR SOIL TIGHT CONNECTIONS. REFER TO PLAN AND PROFILES FOR MATERIALS USED.
2. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO ASTM D-3221 AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

GENERAL NOTES - OTHER

- 1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE.
3. THE EXISTING UTILITIES SHOWN HAVE BEEN DETERMINED AND REFERENCED BASED UPON INFORMATION PROVIDED FROM THE UTILITY COMPANIES, SURVEYS, VISITS TO THE SITE AND GENERAL BEST INFORMATION TO THE BEST OF RGS ASSOCIATES' KNOWLEDGE, AT THE TIME OF DESIGN.

WETLAND NOTES

- 1. WETLANDS DELINEATED ON THE PLANS SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS. NO DISTURBANCE SHALL OCCUR WITHIN THE BOUNDARY OF THE WETLANDS EXCEPT AS APPROVED BY THE JOINT PERMIT.
2. IN JUNE OF 2008 A WETLANDS INVESTIGATION TO DETERMINE THE EXTENT OF WETLANDS OF STRUCTURES SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

EROSION AND SEDIMENT CONTROL NOTES

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

Table with 4 columns: SYMBOL, NAME, SLOPE, HYDRO GROUP. Rows include BHC2, B8K2N, BT82, COB2, WEC2, WE02.

PADOT/STREET NOTES

- 1. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE STREET OR DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND THE PLANNING COMMISSION'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES AND LINE OF SIGHT EASEMENTS SHALL PROVIDE THAT NO STRUCTURE, PLANTINGS, OR GRADINGS SHALL BE ERRECTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WILL OBSCURE THE VISION OF MOTORISTS.

UNDERGROUND UTILITY LINE PROTECTION ACT

- 1. PURSUANT TO 73 P.S. 12623, RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINE (9) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
2. PURSUANT TO 73 P.S. 12623, RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 12623. THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER SHALL BE SHOWN ON THE DRAWINGS HEREIN.

PA1 SYSTEM, INC. 1-800-242-1776 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL.

UTILITY PROVIDERS

- 1. SUEZ WATER PENNSYLVANIA INC
2. FRONTIER COMMUNICATIONS OR PA INC
3. VERIZON PENNSYLVANIA LLC
4. ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
5. PPL ELECTRIC UTILITIES COMPANY
6. COMCAST COMMUNICATIONS INC
7. SUSQUEHANNA TOWNSHIP AUTHORITY / SUSQUEHANNA TOWNSHIP
8. UGI UTILITY HARRISBURG

GRADING NOTES

- 1. THE FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THE PLAN REPRESENT THE ELEVATION OF THE FIRST FLOOR INSIDE THE BUILDING.
2. THE FINISHED GRADE ELEVATIONS (FG) SHOWN ON THE PLAN REPRESENTS THE GRADE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION.
3. THE BASEMENT FLOOR ELEVATIONS (BFE) SHOWN ON THE PLAN REPRESENTS THE ELEVATION OF THE BASEMENT.
4. THE GARAGE FLOOR ELEVATIONS (GFE) SHOWN ON THE PLAN REPRESENT THE ELEVATION AT THE GARAGE DOOR OPENING.

GEOTECHNICAL NOTES

- A. GENERAL RECOMMENDATIONS
1. STORMWATER MANAGEMENT AREAS
1. STORMWATER MANAGEMENT FACILITIES
a. EMBANKMENTS TO BE CONSTRUCTED WITH THE FOLLOWING:
• FILL MATERIALS SHOULD BE PLACED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIAL, AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D698). THE MOISTURE CONTENT OF THE MATERIALS SHOULD BE WITHIN +/- 3% OF THE OPTIMUM.
• STORM WATER MANAGEMENT FACILITIES WITH EMBANKMENTS SHOULD INCLUDE THE CONSTRUCTION OF A CLAY CORE A MINIMUM OF 2 FEET THICK. CLAY SUITABLE FOR THIS USE SHOULD CONSIST OF CL OR CH MATERIALS, HAVING A MINIMUM OF 70% FINES (PASSING #200 SIEVE), A MINIMUM LIQUID LIMIT (LL) OF 40 AND MINIMUM PLASTICITY INDEX (PI) OF 20. THIS MATERIAL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. CLAY LINER MATERIALS SHOULD BE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AT A MOISTURE CONTENT THAT IS AT OR UP TO 3% ABOVE THE OPTIMUM. CLAY MEETING THIS SPECIFICATION IS NOT EXPECTED TO BE PRESENT AT THIS SITE.

- B. LIMITING ZONE REMEDIATION NOTES
1. THE CONTRACTOR SHALL PROBE THE VIRGIN SOIL BENEATH THE EXCAVATED BOTTOM OF EACH OF THE SUB-SURFACE STORMWATER MANAGEMENT FACILITIES TO VERIFY THAT A MINIMUM OF 24 INCHES IS PROVIDED TO THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
2. IF A DEPTH OF 24 INCHES TO THE EXISTING BEDROCK IS NOT NATURALLY POSSIBLE, THE CONTRACTOR SHALL REMEDIATE THE MANTLE BELOW THE FACILITY IN ACCORDANCE WITH THE FOLLOW PROCEDURE:
a. UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER, THE CONTRACTOR SHALL OVER EXCAVATE THE BOTTOM OF THE FACILITY AN ADDITIONAL 24 INCHES.
b. THE CONTRACTOR SHALL REMOVE ANY BEDROCK ENCOUNTERED WITHIN THE 24 INCHES.
c. UNDER THE SUPERVISION AND DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER, THE CONTRACTOR SHALL CONSTRUCT A SOIL MANTLE BETWEEN THE REMAINING BEDROCK AND THE BOTTOM OF THE PROPOSED SUB-SURFACE STORMWATER MANAGEMENT FACILITY TO A DEPTH OF 24 INCHES.
3. THE COMPOSITION, COMPACTION AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEO-TECHNICAL ENGINEER.

STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS

- A. SITE PREPARATION
1. AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED.
2. AREAS TO BE CLEARED AND GRUBBED SHALL BE SLOPED TO NO STEEPER THAN 1:1. ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 15 FEET OF THE TOE OF THE EMBANKMENT.
3. AREAS TO BE COVERED BY THE RESERVOIR WILL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS.
4. TREES, BRUSH, AND STUMPS SHALL BE CUT APPROXIMATELY LEVEL WITH THE GROUND SURFACE. FOR DRY STORMWATER MANAGEMENT PONDS, A MINIMUM OF A 25-FOOT RADIUS AROUND THE INLET STRUCTURE SHALL BE CLEARED.
5. ALL CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE EMBANKMENT AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
6. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.

- B. EARTH FILL - MATERIAL
1. THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS.
2. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT AND CUTOFF TRENCH SHALL BE IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS INCLUDED ON THIS PLAN. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER.
3. MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.
4. THE PRINCIPAL SPILLWAY (I.E. OUTLET STRUCTURE AND DISCHARGE PIPE) MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

- C. STRUCTURE BACKFILL WITH FLOWABLE FILL
1. BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL.
2. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIALS SHALL BE PLACED TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE.
3. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE.
4. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE.
5. THE MIXTURE SHALL HAVE A 100-200 PSI; 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM PH OF 4.0 AND A MINIMUM RESISTIVITY OF 2,000 OHM-CM.
6. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER AND, ON THE SIDES OF THE PIPE.
7. FLOWABLE FILL ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS.
8. AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL.
9. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE.
10. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE.
11. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE CORE OF THE EMBANKMENT OR OTHER EMBANKMENT MATERIALS.

- H. PIPE CONDUITS
1. ALL PIPES SHALL BE CIRCULAR IN CROSS SECTION.
I. REINFORCED CONCRETE PIPE - MATERIALS
1. REINFORCED CONCRETE PIPE SHALL HAVE BELL AND SPIGOT JOINTS WITH RUBBER GASKETS AND SHALL EQUAL OR EXCEED ASTM C-361.
J. REINFORCED CONCRETE PIPE - BEDDING
1. REINFORCED CONCRETE PIPE CONDUITS SHALL BE LAID IN A CONCRETE BEDDING/CRADE FOR THEIR ENTIRE LENGTH. THIS BEDDING/CRADE SHALL CONSIST OF HIGH SLUMP CONCRETE PLACED UNDER THE PIPE AND UP THE SIDES OF THE PIPE AT LEAST 50% OF ITS OUTSIDE DIAMETER WITH A MINIMUM THICKNESS OF 6 INCHES.
2. WHERE A CONCRETE CRADE IS NOT NEEDED FOR STRUCTURAL REASONS, FLOWABLE FILL MAY BE USED AS DESCRIBED IN THE 'STRUCTURE BACKFILL' SECTION OF THIS STANDARD.
3. GRAVEL BEDDING IS NOT PERMITTED.
K. REINFORCED CONCRETE PIPE - LAYING PIPE
1. BELL AND SPIGOT PIPE SHALL BE PLACED WITH THE BELL END UPSTREAM.
2. JOINTS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL.
3. AFTER THE JOINTS ARE SEALED FOR THE ENTIRE LINE, THE BEDDING SHALL BE PLACED SO THAT ALL SPACES UNDER THE PIPE ARE FILLED.
4. CARE SHALL BE EXERCISED TO PREVENT ANY DEVIATION FROM THE ORIGINAL LINE AND GRADE OF THE PIPE.
5. THE FIRST JOINT MUST BE LOCATED WITHIN 4 FEET FROM THE RISER.

- L. REINFORCED CONCRETE PIPE - BACKFILLING
1. SHALL CONFORM TO 'STRUCTURE BACKFILL'.
M. CONCRETE STRUCTURES
1. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 606 AND 714; AND AS MODIFIED HEREON.
2. REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 709.

- N. ROCK RIPRAP
1. ROCK RIPRAP SHALL MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408.

Project title: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN. Client: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331. Project title: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN. Project title: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN. Project title: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN.

SOILS LEGEND

SYMBOL	NAME	SLOPE	HYDRO GROUP
BK2	BERKS CHANNERY SILT LOAM	8-15%	B
BK2	BERKS SHALY SILT LOAM	3-8%	B
BT2	BRUNERTON AND ARMAGH SILT LOAMS	3-8%	C/D
COB2	COMLY SILT LOAM	2-8%	C
WC2	WEIKERT SHALY SILT LOAM	5-15%	D
WED2	WEIKERT SHALY SILT LOAM	15-25%	D



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

LIDAR FIELD RUN TOPOGRAPHY

CONVERTIBLE REAL STATE / WITHDRAWABLE REAL ESTATE NEED NOT BE BUILT

BENCHMARK: MAG NAIL
 ELEVATION=465.99'
 DATUM=NAVD88

N/F Hawthorne Spe. LLC
 Acct. No: 62-013-056-000-0000
 Deed Ref: 2017009139
 INST# 20200012047 RECORDED: 05/19/2020
 INST# 20200012048 RECORDED: 05/19/2020

Thea Drive Associates LLC
 Acct. No: 62-021-038-000-0000
 Deed Ref: 2007003180
 Area: 24.765 Acres

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

A MICHELLE NGUYEN & DIANE LE ACCT NO: 62-021-328-000-0000 DEED REF: 2010001427	P BRYAN P. & LUCY E. FRITZ ACCT NO: 62-021-304-000-0000 DEED REF: 20150019002
B FRED G. & JULIE L. HELLER ACCT NO: 62-021-339-000-0000 DEED REF: 2010002104	Q KAITLIN NICOLE BOWSER ACCT NO: 62-021-305-000-0000 DEED REF: 20190013599
C FRED G. & JULIE L. HELLER ACCT NO: 62-021-330-000-0000 DEED REF: 2010002104	R MARJORIE L. MRELES ACCT NO: 62-021-306-000-0000 DEED REF: 2019002003
D TRENISHA D. GRAY ACCT NO: 62-021-331-000-0000 DEED REF: 20170009270	S OLIVIA ALEXANDER BOYER & MEGAN C. SCHUMAN ACCT NO: 62-021-307-000-0000 DEED REF: 2010000352
E MICHAEL L. & MOLIE A. ECKERT ACCT NO: 62-021-332-000-0000 DEED REF: 20150007354	T CHRISTOPHER P. SEAFORTH ACCT NO: 62-021-348-000-0000 DEED REF: 20190022975
F JOHN CURTIS TAYLOR ACCT NO: 62-021-294-000-0000 DEED REF: 20190025376	U STEVEN SEAFORTH ACCT NO: 62-021-347-000-0000 DEED REF: 20160006856
G PATRICK M. MILLER ACCT NO: 62-021-295-000-0000 DEED REF: 20150005281	V JASON J. GARGA ACCT NO: 62-021-348-000-0000 DEED REF: 202000019375
H JORDAN F. SHRYVER ACCT NO: 62-021-298-000-0000 DEED REF: 20090021204	W JORDAN W. MOYERS ACCT NO: 62-021-349-000-0000 DEED REF: 20120001443
I MEZA T. TESFAMICHAEL ACCT NO: 62-021-297-000-0000 DEED REF: 2009002302	X MERVIN J. GARDNER ACCT NO: 62-021-350-000-0000 DEED REF: 2012001949
J LYNN M. DAY ACCT NO: 62-021-298-000-0000 DEED REF: 20090017659	Y ANDREW S. WALLETT ACCT NO: 62-021-351-000-0000 DEED REF: 20110032909
K SHANON G. HERSIDA ACCT NO: 62-021-299-000-0000 DEED REF: 250140027396	Z KETIA K. JOHNSON ACCT NO: 62-021-323-000-0000 DEED REF: 20200025858
L THERESA BOYD ACCT NO: 62-021-300-000-0000 DEED REF: 20190009329	AA CHAD M. STOLTZFUS ACCT NO: 62-021-324-000-0000 DEED REF: 20120002811
M SANDRA L. YOUNG ACCT NO: 62-021-301-000-0000 DEED REF: 20170005387	BB CAROL R. BAIR ACCT NO: 62-021-325-000-0000 DEED REF: 20180015862
N ROBYN E. DAIBER ACCT NO: 62-021-302-000-0000 DEED REF: 20160015250	CC MELISSA G. WILLIAMS ACCT NO: 62-021-326-000-0000 DEED REF: 20200002862
O MARIA L. MENDOZA ACCT NO: 62-021-303-000-0000 DEED REF: 20110017154	DD ABDUL BROOKS ACCT NO: 62-021-327-000-0000 DEED REF: 20110013359

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

CLIENT: BURKENTINE BUILDERS
 1454 BALTIMORE STREET, SUITE A
 HANOVER, PA 17331
 (717) 533-5163

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

SHEET TITLE: OVERALL EXISTING CONDITIONS PLAN

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

SHEET NO.: 3 OF 54

SCALE: 1" = 60'

NOT FOR BIDDING/NOT FOR CONSTRUCTION

**Land Planning
 Landscape Architecture
 Civil Engineering**

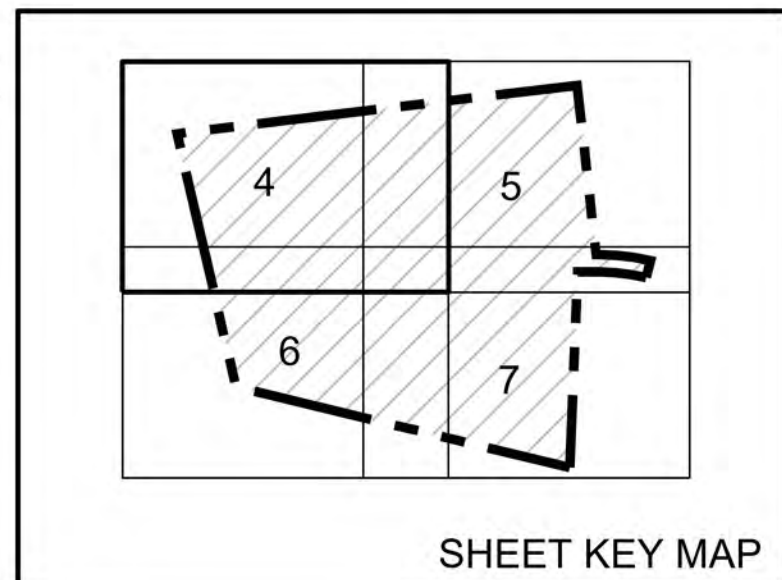
RES ASSOCIATES

50 West James Street, 17303
 (717) 715-1386 FAX: (717) 715-8277
 224 W. Pennsylvania Street
 (717) 664-0100 FAX: (717) 664-0200
 320 N. Market Street
 (717) 509-6115 FAX: (717) 435-0277
 www.resassociates.com

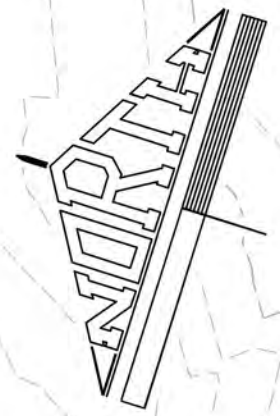
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SITE FEATURE LEGEND

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



SHEET KEY MAP



MATCHLINE 4 5

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

TND-1 TRADITIONAL NEIGHBORHOOD
DEVELOPMENT DISTRICT-1

BOR - BUSINESS OFFICE RESIDENTIAL

758.81'

S24°22'33" E

4 MATCHLINE
6

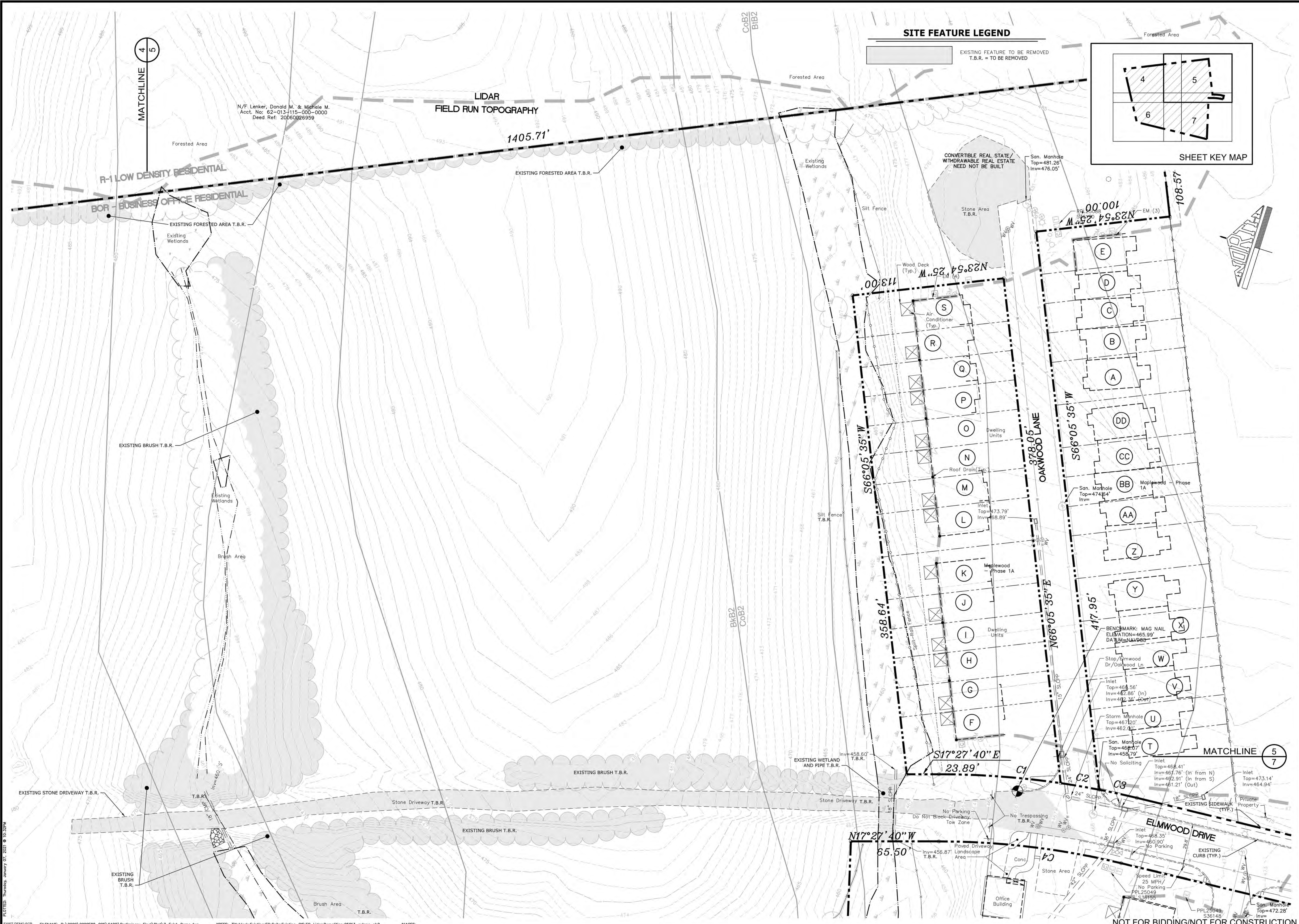
N/F Hawthorne Spa, LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

PLT:TD: Thursday, January 07, 2022 @ 10:31PM

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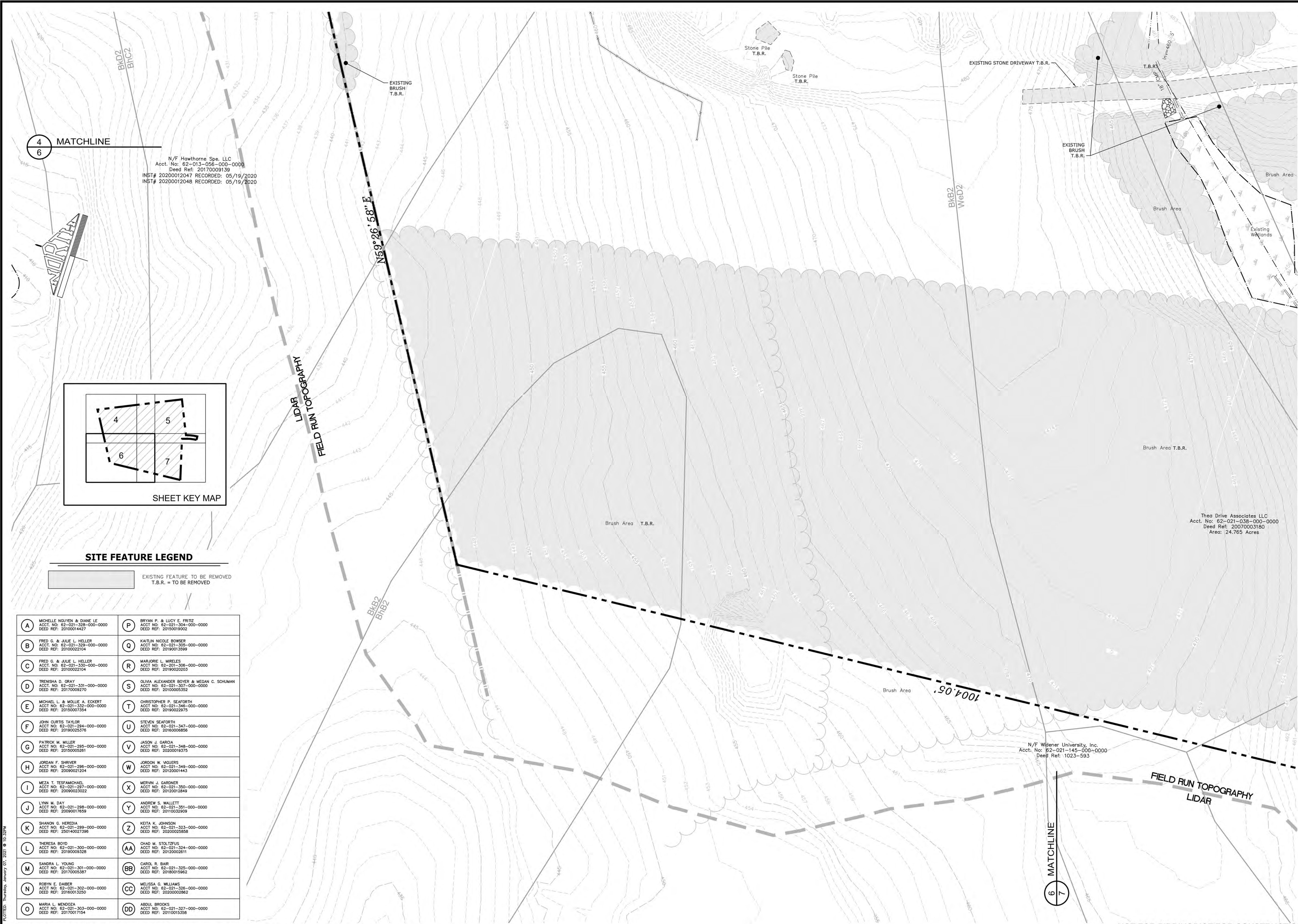
<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ESJ DRAWN BY: ESJ</p>		<p>CHECKED BY: WMF CHECKED BY: WMF</p>	
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>SCALE: 1" = 30' 0 30 60 90</p>	
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN</p>	
<p>Land Planning Landscape Architecture Civil Engineering 50 West James Street, 17103 (717) 715-1386 FAX (717) 535-6277 221 W. Philadelphia Street (717) 664-0100 FAX (717) 664-5020 320 N. Market Street (717) 509-6115 FAX (717) 435-6277 www.rgsassociates.com</p>			
<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>			
<p>SHEET NO.: 4 OF 54</p>			

NOT FOR BIDDING/NOT FOR CONSTRUCTION



PROJECT TITLE		SHEET TITLE	
THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		EXISTING CONDITIONS & DEMOLITION PLAN	
CLIENT		SCALE	
BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331		1" = 30'	
MANAGER		CHECKED BY	
WILLIAM M. FREDERICKS, PE		WMF	
DESIGN BY		CHECKED BY	
ESJ		WMF	
DRAWN BY		DATE	
ESJ		NO BY	
REVISION		NO BY	
NO BY		DATE	
NO BY		REVISION	

NOT FOR BIDDING/NOT FOR CONSTRUCTION



4 MATCHLINE
6

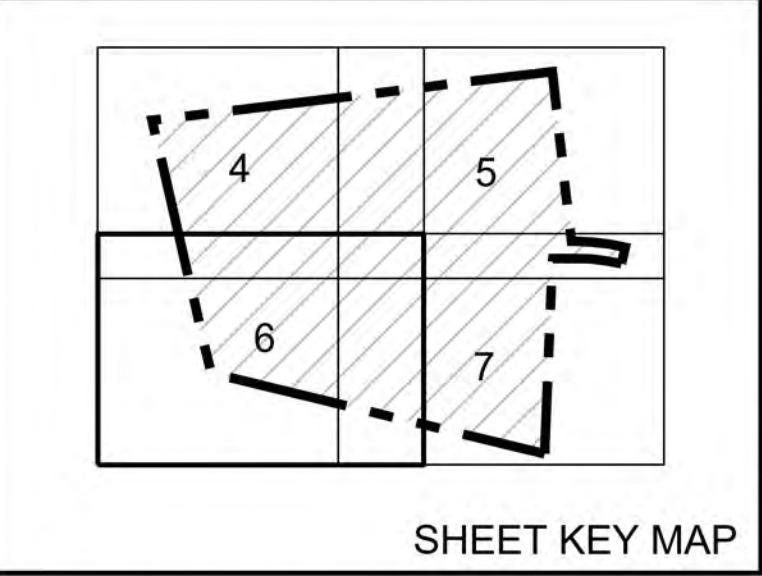
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Acct. No: 62-013-056-000-0000
Deed Ref: 2017000139
INST# 2020012047 RECORDED: 05/19/2020
INST# 2020012048 RECORDED: 05/19/2020

LIDAR
FIELD RUN TOPOGRAPHY

N59°26'58" E

Bxk2
Wed2

6 MATCHLINE
7



SITE FEATURE LEGEND

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

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B FRED G. & JULIE L. HELLER ACCT. NO: 62-021-329-000-0000 DEED REF: 20100022104	Q KAITLIN NICOLE BOWSER ACCT. NO: 62-021-309-000-0000 DEED REF: 20190015999
C FRED G. & JULIE L. HELLER ACCT. NO: 62-021-330-000-0000 DEED REF: 20100022104	R MARJORIE L. MIRELES ACCT. NO: 62-021-306-000-0000 DEED REF: 20190020203
D TRENISHA D. GRAY ACCT. NO: 62-021-331-000-0000 DEED REF: 20170009270	S OLIVIA ALEXANDER BOYER & MEGAN C. SCHUMAN ACCT. NO: 62-021-307-000-0000 DEED REF: 20100005352
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F JOHN CURTIS TAYLOR ACCT. NO: 62-021-334-000-0000 DEED REF: 20190025376	U STEVEN SEAFORTH ACCT. NO: 62-021-347-000-0000 DEED REF: 20160006856
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J LYNN M. DAY ACCT. NO: 62-021-298-000-0000 DEED REF: 20090017659	Y ANDREW S. WALLETT ACCT. NO: 62-021-351-000-0000 DEED REF: 20110032909
K SHANON G. HEREDIA ACCT. NO: 62-021-299-000-0000 DEED REF: 200140027396	Z KETIA K. JOHNSON ACCT. NO: 62-021-323-000-0000 DEED REF: 20200025888
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Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070003160
Area: 24.765 Acres

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

MANAGER: WILLIAM M. FREDERICKS, PE	CHECKED BY: WMF	CHECKED BY: WMF
DESIGN BY: ESJ	DRAWN BY: ESJ	
CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN
DAUPHIN COUNTY, PA	SCALE: 1" = 30'	NO. BY: DATE
(771) 933-5163	0 30 60 90	REVISION
PROJECT NO: 2020E88-005	SHEET NO: 6 OF 54	

Land Planning
Landscape Architecture
Civil Engineering

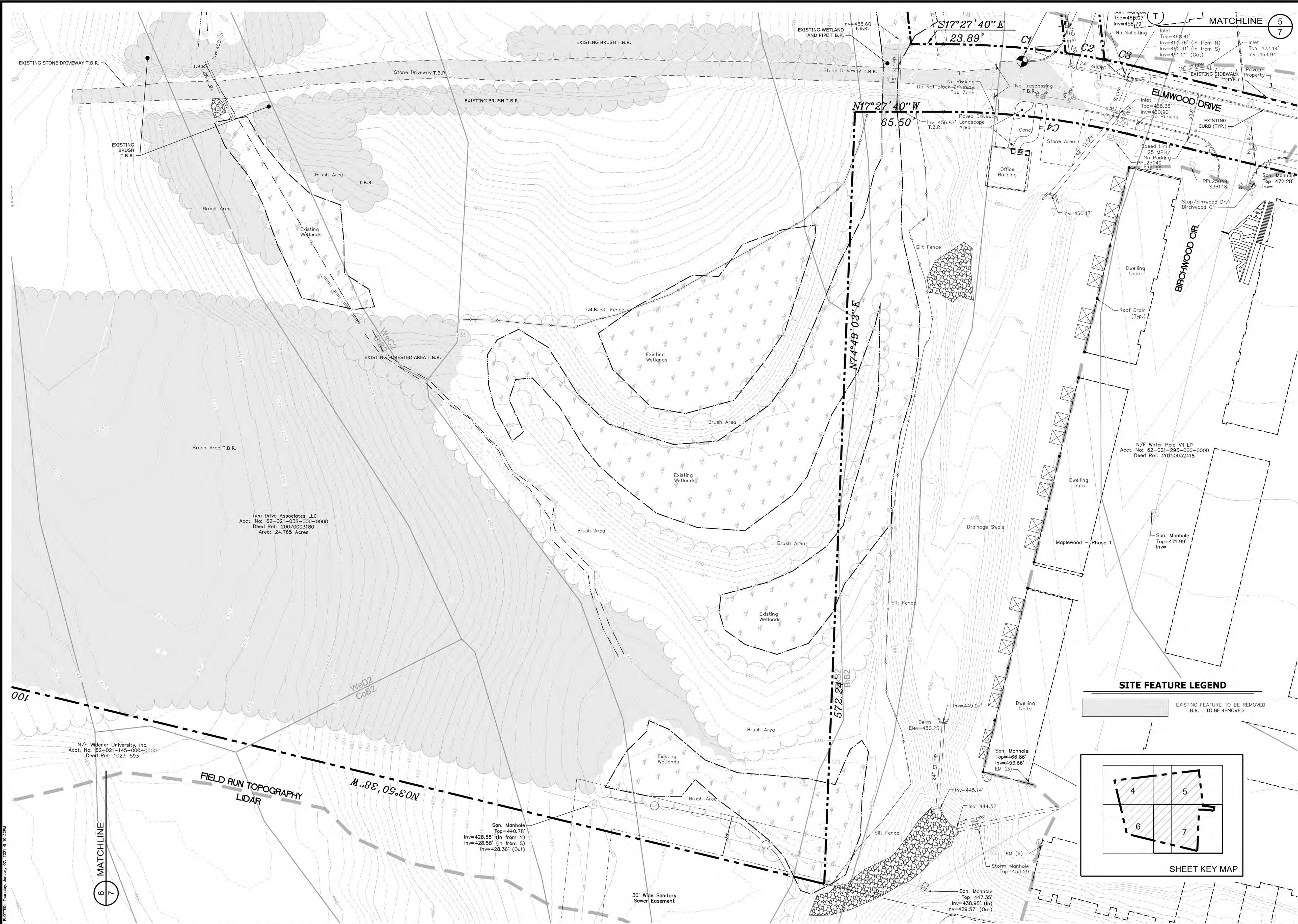
RCS ASSOCIATES

53 West James Street, #1000
(717) 715-1386 FAX (717) 535-8277
224 W. Philadelphia Street
(717) 664-9100 FAX (717) 664-9020
326 N. Market Street
(717) 509-9115 FAX (717) 435-2277
www.rcsassociates.com

DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005
SHEET NO.: 6 OF 54

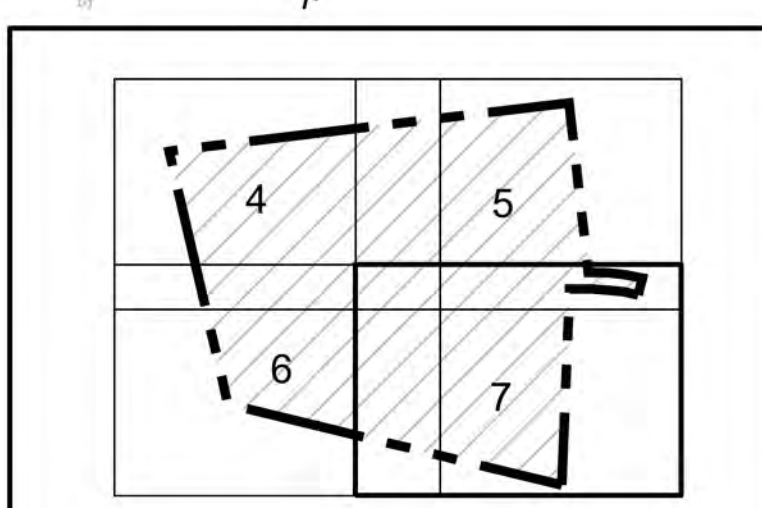
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NOT FOR BIDDING/NOT FOR CONSTRUCTION



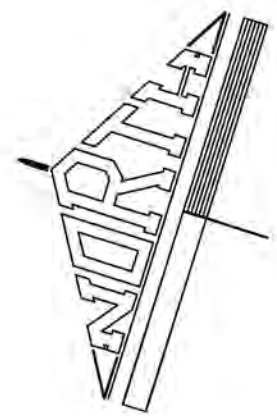
SITE FEATURE LEGEND

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



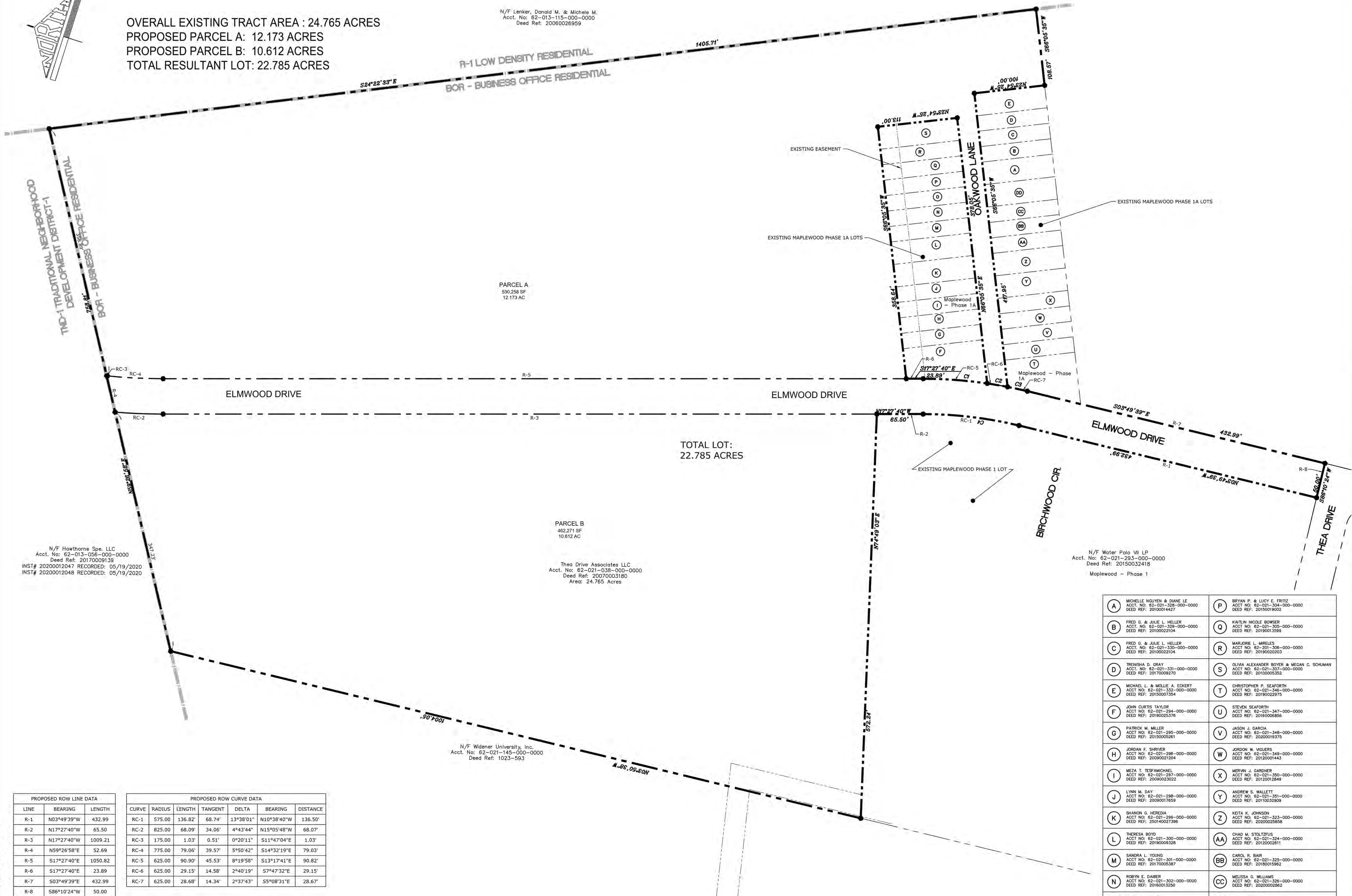
SHEET KEY MAP

<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ESJ DRAWN BY: ESJ</p>		<p>CHECKED BY: WMF CHECKED BY: WMF</p>	
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>SCALE: 1" = 30' 0' 30' 60' 90'</p>	
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN</p>	
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<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>			
<p>SHEET NO.: 7 OF 54</p>			



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

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



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

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

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

PROPOSED ROW LINE DATA		PROPOSED ROW CURVE DATA							
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
R-1	N03°49'39"W	432.99	RC-1	575.00	136.82'	68.74'	13°38'01"	N10°38'40"W	136.50'
R-2	N17°27'40"W	65.50	RC-2	825.00	68.09'	34.06'	4°43'44"	N15°05'48"W	68.07'
R-3	N17°27'40"W	1009.21	RC-3	175.00	1.03'	0.51'	0°20'11"	S11°47'04"E	1.03'
R-4	N59°26'58"E	52.69	RC-4	775.00	79.06'	39.57'	5°50'42"	S14°32'19"E	79.03'
R-5	S17°27'40"E	1050.82	RC-5	625.00	90.90'	45.53'	8°19'58"	S13°17'41"E	90.82'
R-6	S17°27'40"E	23.89	RC-6	625.00	29.15'	14.58'	2°40'19"	S7°47'32"E	29.15'
R-7	S03°49'39"E	432.99	RC-7	625.00	28.68'	14.34'	2°37'43"	S5°08'31"E	28.67'
R-8	S86°10'24"W	50.00							

A	MICHELLE NGUYEN & DIANE LE ACT NO: 62-021-328-000-0000 DEED REF: 20100014427	P	BRYAN P. & LUCY E. FRITZ ACT NO: 62-021-304-000-0000 DEED REF: 20150019002
B	FRED G. & JULIE L. HELLER ACT NO: 62-021-329-000-0000 DEED REF: 20100022104	Q	KATLIN NICOLE BOWSER ACT NO: 62-021-305-000-0000 DEED REF: 20150013599
C	FRED G. & JULIE L. HELLER ACT NO: 62-021-330-000-0000 DEED REF: 20100022104	R	MARJORIE L. MRELES ACT NO: 62-021-306-000-0000 DEED REF: 20100020203
D	TRENISHA D. GRAY ACT NO: 62-021-331-000-0000 DEED REF: 20170009270	S	OLIVIA ALEXANDER BOYER & MEGAN C. SCHUMAN ACT NO: 62-021-307-000-0000 DEED REF: 20100005352
E	MICHAEL J. & MOLIE A. ECKERT ACT NO: 62-021-332-000-0000 DEED REF: 20150007354	T	CHRISTOPHER P. SEAFORTH ACT NO: 62-021-346-000-0000 DEED REF: 20190022975
F	JOHN CURTIS TAYLOR ACT NO: 62-021-333-000-0000 DEED REF: 20190025376	U	STEVEN SEAFORTH ACT NO: 62-021-347-000-0000 DEED REF: 20190006856
G	PATRICK M. MILLER ACT NO: 62-021-295-000-0000 DEED REF: 20150005281	V	JASON J. GARCIA ACT NO: 62-021-348-000-0000 DEED REF: 20200019375
H	JORDAN F. SHRYVER ACT NO: 62-021-298-000-0000 DEED REF: 20090021924	W	JORDAN W. WIGLERS ACT NO: 62-021-349-000-0000 DEED REF: 20120014443
I	MEZA T. TERFAMICHAEL ACT NO: 62-021-297-000-0000 DEED REF: 20090023022	X	MERVIN J. GARDNER ACT NO: 62-021-350-000-0000 DEED REF: 20120012849
J	LYNN M. DAY ACT NO: 62-021-298-000-0000 DEED REF: 20090017659	Y	ANDREW S. WALLETT ACT NO: 62-021-351-000-0000 DEED REF: 20100032909
K	SHANNON G. HEREDIA ACT NO: 62-021-299-000-0000 DEED REF: 200140027396	Z	KETA K. JOHNSON ACT NO: 62-021-323-000-0000 DEED REF: 20200020858
L	THERESA BOYD ACT NO: 62-021-300-000-0000 DEED REF: 20190009328	AA	CHAD M. STOLTZFUSS ACT NO: 62-021-324-000-0000 DEED REF: 20120012811
M	SANDRA L. YOUNG ACT NO: 62-021-301-000-0000 DEED REF: 20170005387	BB	CAROL R. BAIR ACT NO: 62-021-325-000-0000 DEED REF: 20180015962
N	ROBYN E. DARRER ACT NO: 62-021-302-000-0000 DEED REF: 20160013250	CC	MELISSA G. WILLIAMS ACT NO: 62-021-326-000-0000 DEED REF: 20200002862
O	MARIA L. MENDOZA ACT NO: 62-021-303-000-0000 DEED REF: 20170017154	DD	ABDUL BROOKS ACT NO: 62-021-327-000-0000 DEED REF: 20110015356

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

CLIENT: BURKENTINE BUILDERS
 1454 BALTIMORE STREET, SUITE A
 HANOVER, PA 17331
 (717) 533-5163

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

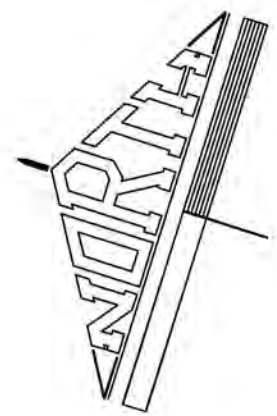
SHEET TITLE: SUBDIVISION PLAN

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

DATE: JANUARY 8, 2021
 PROJECT NO.: 2020E88-005
 SHEET NO.: 8 OF 54

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTED: Thursday, January 07, 2021 10:32PM
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N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959



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

Thea Drive Associates LLC
Acct. No: 62-021-038-000-0000
Deed Ref: 20070083180
Area: 24.765 Acres

N/F Water Polo VII LP
Acct. No: 62-021-293-000-0000
Deed Ref: 20150037418
Maplewood - Phase 1

	<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>
	<p>SHEET NO.: 9 OF 54</p>
<p>Land Planning Landscape Architecture Civil Engineering 50 West James Street, Suite 1700 Pittsburgh, PA 15222 (771) 715-1386 FAX: (771) 535-4277 221 W. Pennsylvania Street Pittsburgh, PA 15222 (771) 564-3010 FAX: (771) 564-3020 320 N. Market Street Pittsburgh, PA 15222 (771) 569-7415 FAX: (771) 435-5277 www.rgsassociates.com</p>	<p>PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA</p>
<p>CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163</p>	<p>MANAGER WILLIAM M. FREDERICKS, PE CHECKED BY DESIGN BY DRAWN BY ALB WMF ALB WMF</p>
<p>SCALE 1" = 60' 0' 60' 120' 180'</p>	<p>NO. BY DATE REVISION</p>

NOT FOR BIDDING/NOT FOR CONSTRUCTION

SAFE SIGHT STOPPING DISTANCE SUMMARY

LOCATION	INTERSECTION	DIRECTION	SPEED LIMIT (MPH)	GRADE (%)	SIGHT DISTANCES (FEET)	
					REQ. SSSD	ACTUAL
SSSD-1	ACCESS DRIVE C APPROACH TO ELMWOOD DRIVE	TO THE LEFT	25 MPH	-10	166	175
		TO THE RIGHT	25 MPH	+10	135	135+
SSSD-2	ACCESS DRIVE E APPROACH TO ELMWOOD DRIVE	TO THE LEFT	25 MPH	+10	135	135+
		TO THE RIGHT	25 MPH	-10	166	173
SSSD-3	ACCESS DRIVE B APPROACH TO ELMWOOD DRIVE	TO THE LEFT	25 MPH	+7	138	138+
		TO THE RIGHT	25 MPH	+10	135	171
SSSD-4	ACCESS DRIVE D APPROACH TO ELMWOOD DRIVE	TO THE LEFT	25 MPH	+10	135	171
		TO THE RIGHT	25 MPH	+7	138	138+
SSSD-5	ACCESS DRIVE A APPROACH TO ELMWOOD DRIVE	TO THE LEFT	25 MPH	-4	153	195
		TO THE RIGHT	25 MPH	+4	142	142+
SSSD-6	ACCESS DRIVE A APPROACH TO ELMWOOD DRIVE	TO THE LEFT	25 MPH	+7	138	138+
		TO THE RIGHT	25 MPH	-7	159	180

PROPOSED CENTERLINE LINE DATA

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

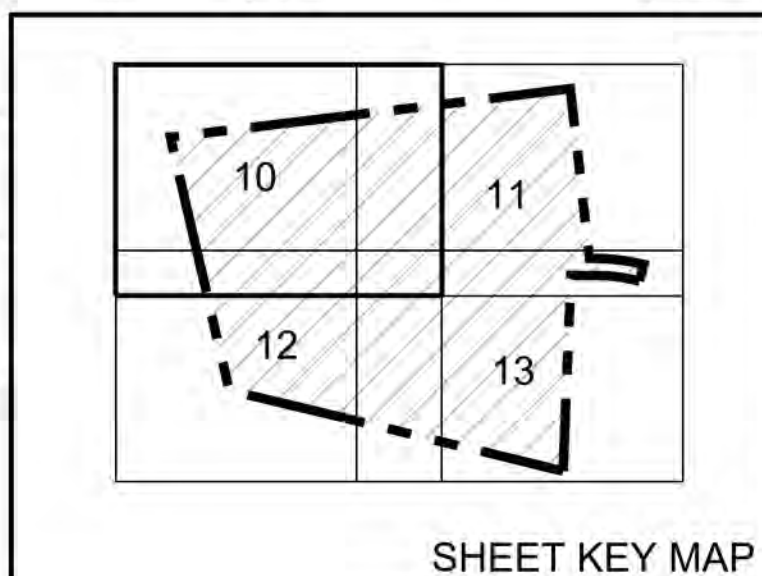
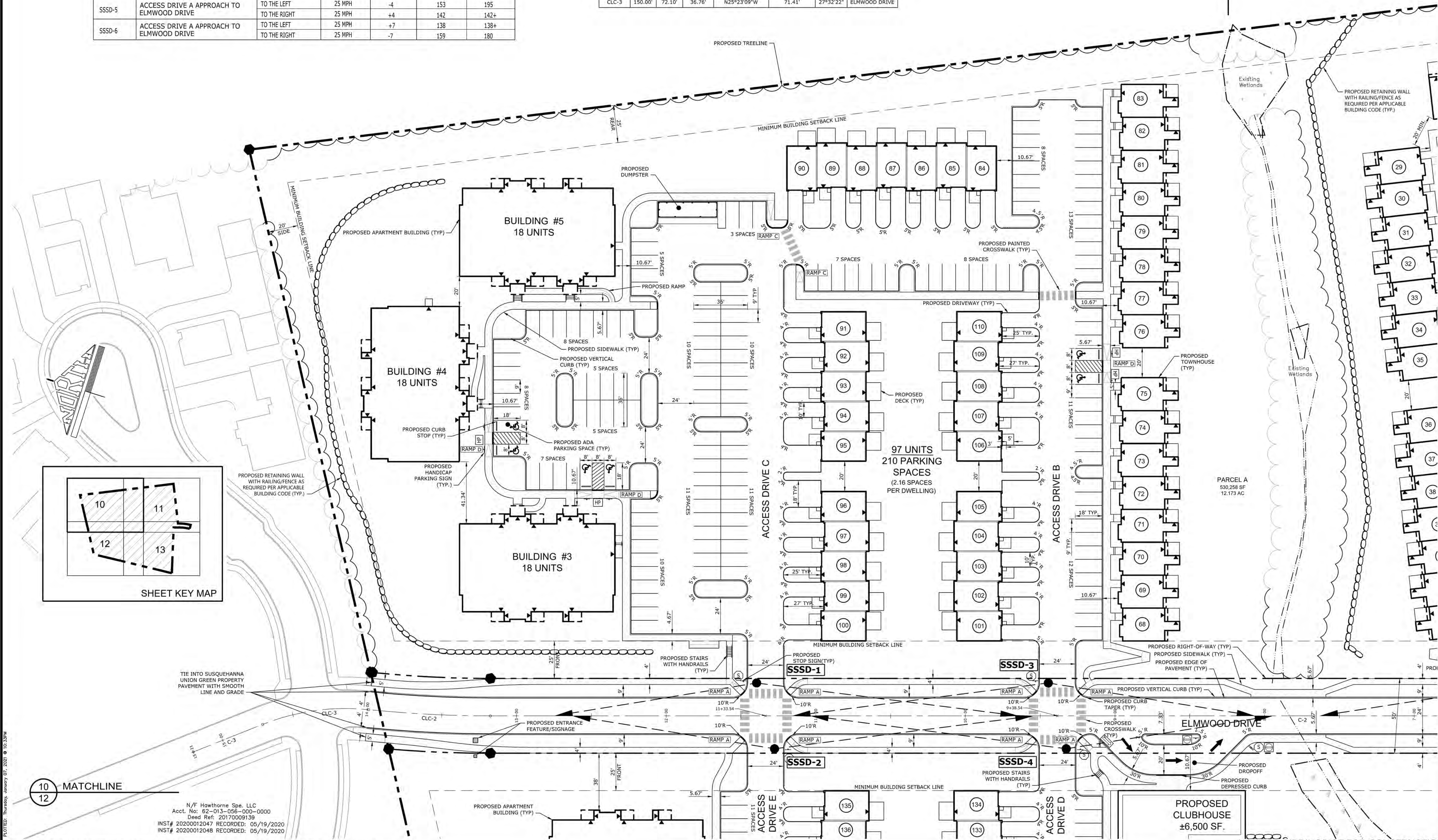
PROPOSED CENTERLINE CURVE DATA

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

PROPOSED STREET SIGN LEGEND

SYMBOL	SIGN DESCRIPTION
(S)	"STOP" SIGN
(HP)	HANDICAP PARKING SIGN
(DNE)	"DO NOT ENTER" SIGN
(OW)	"ONE WAY" SIGN

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



MANAGER: WILLIAM M. FREDERICKS, PE
DESIGN BY: ALB
DRAWN BY: ALB
CHECKED BY: WMF
CLIENT: BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
PROJECT TITLE: THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY, PA
SHEET TITLE: LAYOUT PLAN
SCALE: 1" = 30'
0 30 60 90
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005
SHEET NO.: 10 OF 54
REVISION:

Land Planning
Landscape Architecture
Civil Engineering
63 West James Street, Suite 1000
P.O. Box 1000
Harrisburg, PA 17105
(717) 715-1386 FAX (717) 715-4277
221 W. Pennsylvania Street
Harrisburg, PA 17102
(717) 664-3010 FAX (717) 664-3020
320 N. Market Street
Harrisburg, PA 17101
(717) 509-7415 FAX (717) 435-6277
www.rgsassociates.com

ASSOCIATES

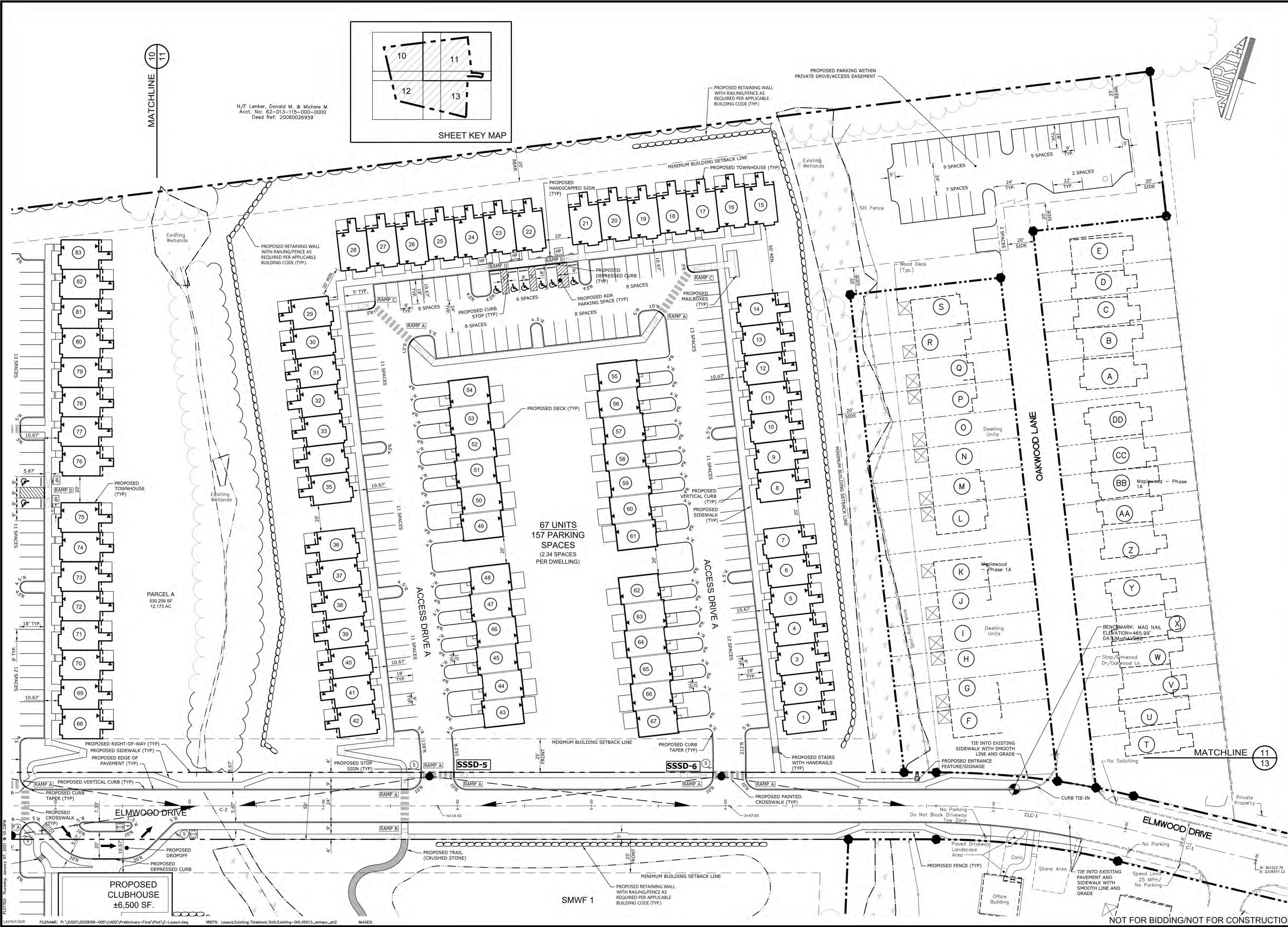
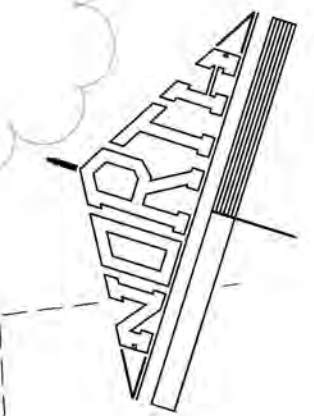
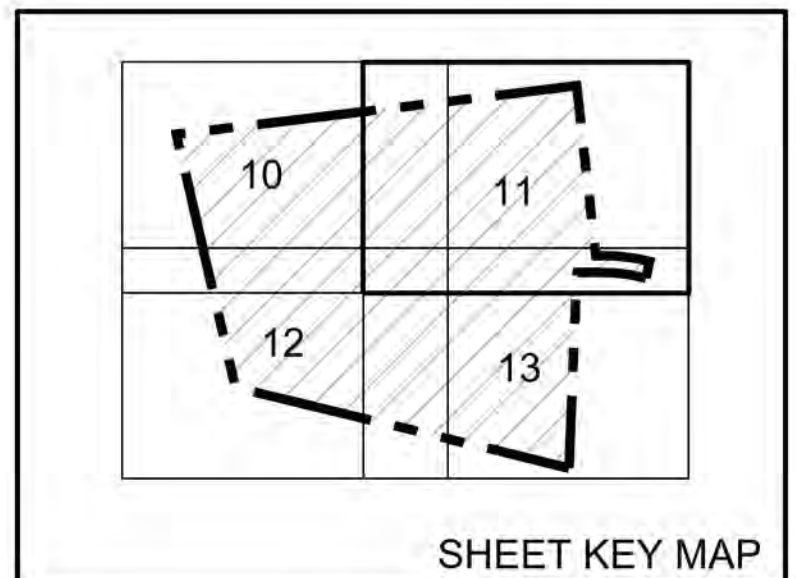
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N/F Hawthorne Spa, LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 20170009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020

NOT FOR BIDDING/NOT FOR CONSTRUCTION

MATCHLINE 10
11

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

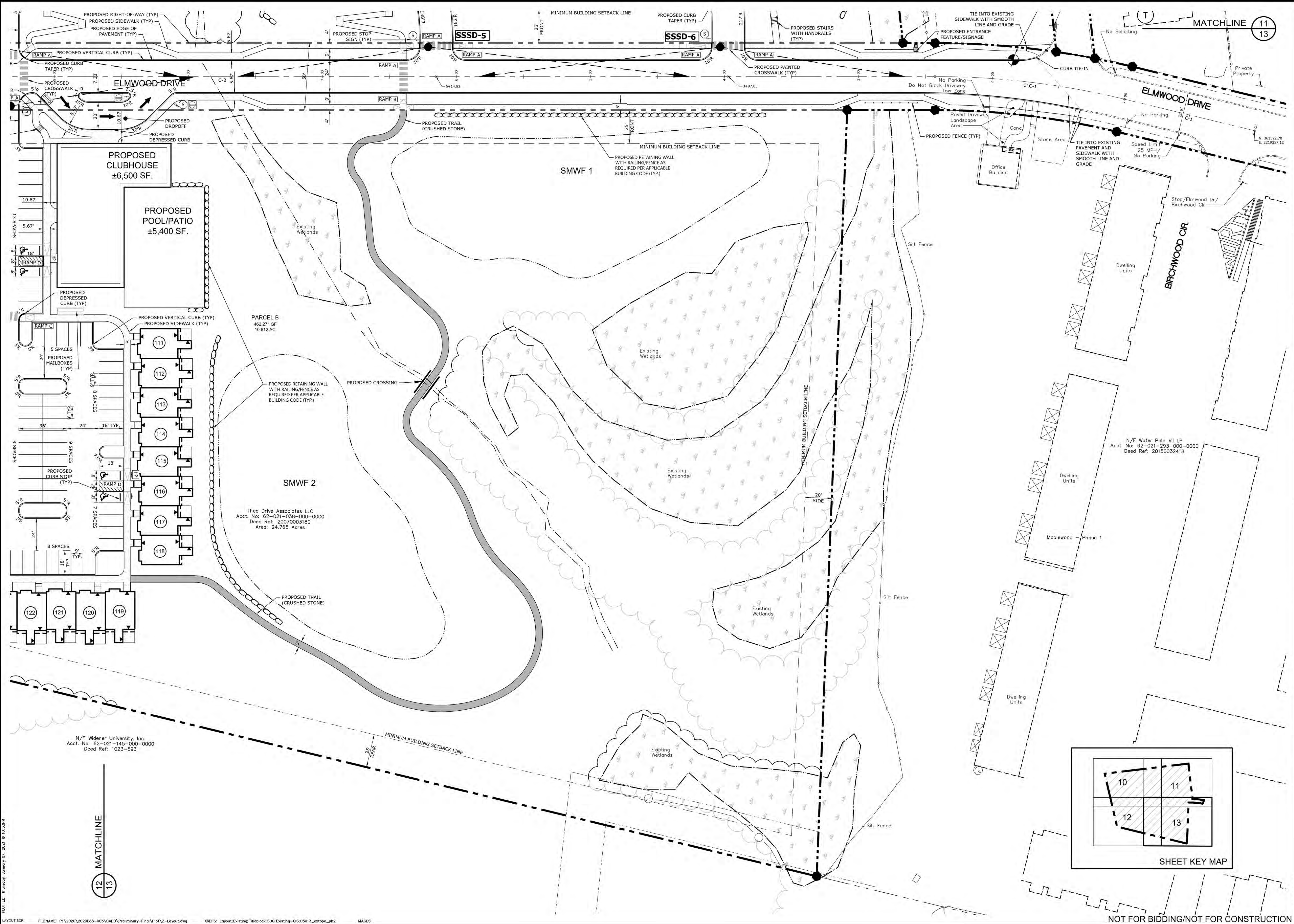


67 UNITS
157 PARKING SPACES
(2.34 SPACES PER DWELLING)

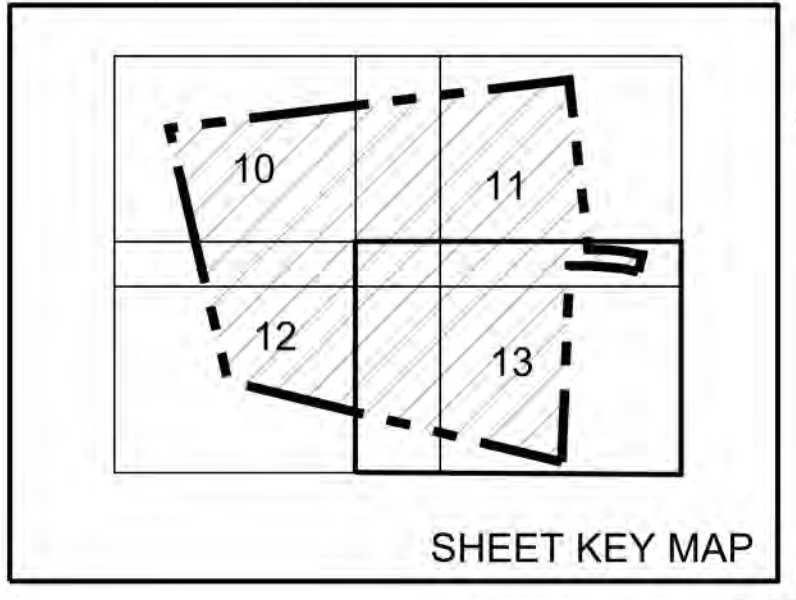
PARCEL A
530,258 SF
12.173 AC

MANAGER:	WILLIAM M. FREDERICKS, PE	CHECKED BY:	WMF
DESIGN BY:	ALB	DRAWN BY:	ALB
CHECKED BY:	WMF	CHECKED BY:	WMF
CLIENT:	BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	SCALE:	1" = 30' 0' 30' 60' 90'
PROJECT TITLE:	THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	SHEET TITLE:	LAYOUT PLAN
PROJECT TITLE:	SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA	DATE:	JANUARY 8, 2021
PROJECT TITLE:	Land Planning Landscape Architecture Civil Engineering	PROJECT NO.:	2020E88-005
PROJECT TITLE:	50 West James Street, Suite 1100 P.O. Box 1100 Pittsburgh, PA 15202 (724) 775-1386 FAX: (724) 775-4277 221 W. Philadelphia Street Pittsburgh, PA 15201 (724) 775-4300 FAX: (724) 775-4300 320 N. Market Street Pittsburgh, PA 15222 (724) 775-7415 FAX: (724) 775-4277 www.rgsassociates.com	SHEET NO.:	11 OF 54
PROJECT TITLE:	ASSOCIATES	DATE:	JANUARY 8, 2021
PROJECT TITLE:		PROJECT NO.:	2020E88-005
PROJECT TITLE:		SHEET NO.:	11 OF 54

NOT FOR BIDDING/NOT FOR CONSTRUCTION

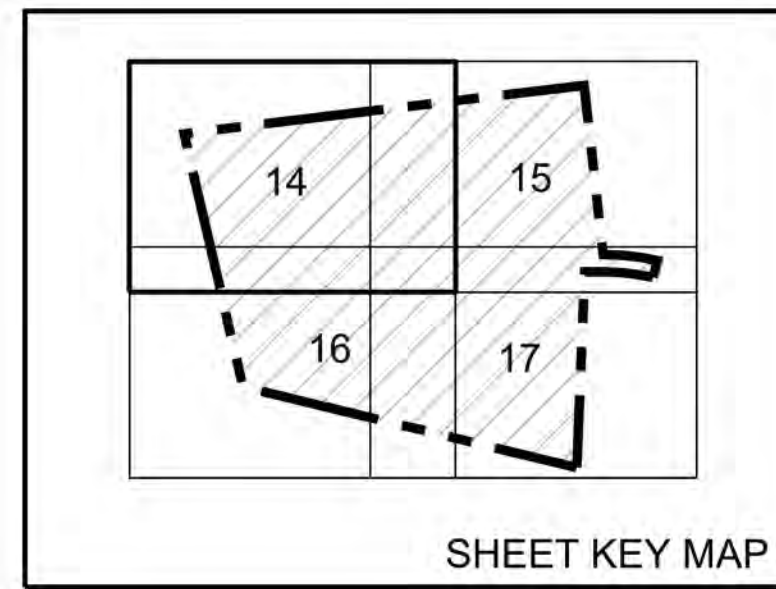
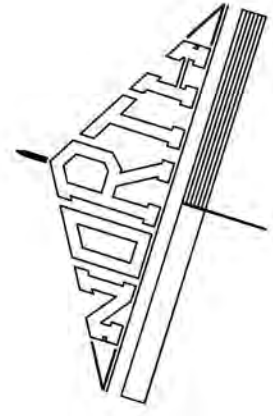


MATCHLINE
12
13



<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ALB DRAWN BY: ALB</p>	<p>CHECKED BY: WMF</p>
	<p>CHECKED BY: WMF</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>	<p>SCALE: 1" = 30' 0 30 60 90</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>	<p>SHEET TITLE: LAYOUT PLAN</p>
<p>Land Planning Landscape Architecture Civil Engineering 63 West James Street, Suite 1700 (717) 715-1386 FAX (717) 635-8277 221 W. Philadelphia Street (717) 664-9400 FAX (717) 664-9020 320 N. Market Street (717) 509-7615 FAX (717) 435-6277 www.gsaassociates.com</p>	
<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>	
<p>SHEET NO.: 13 OF 54</p>	

NOT FOR BIDDING/NOT FOR CONSTRUCTION

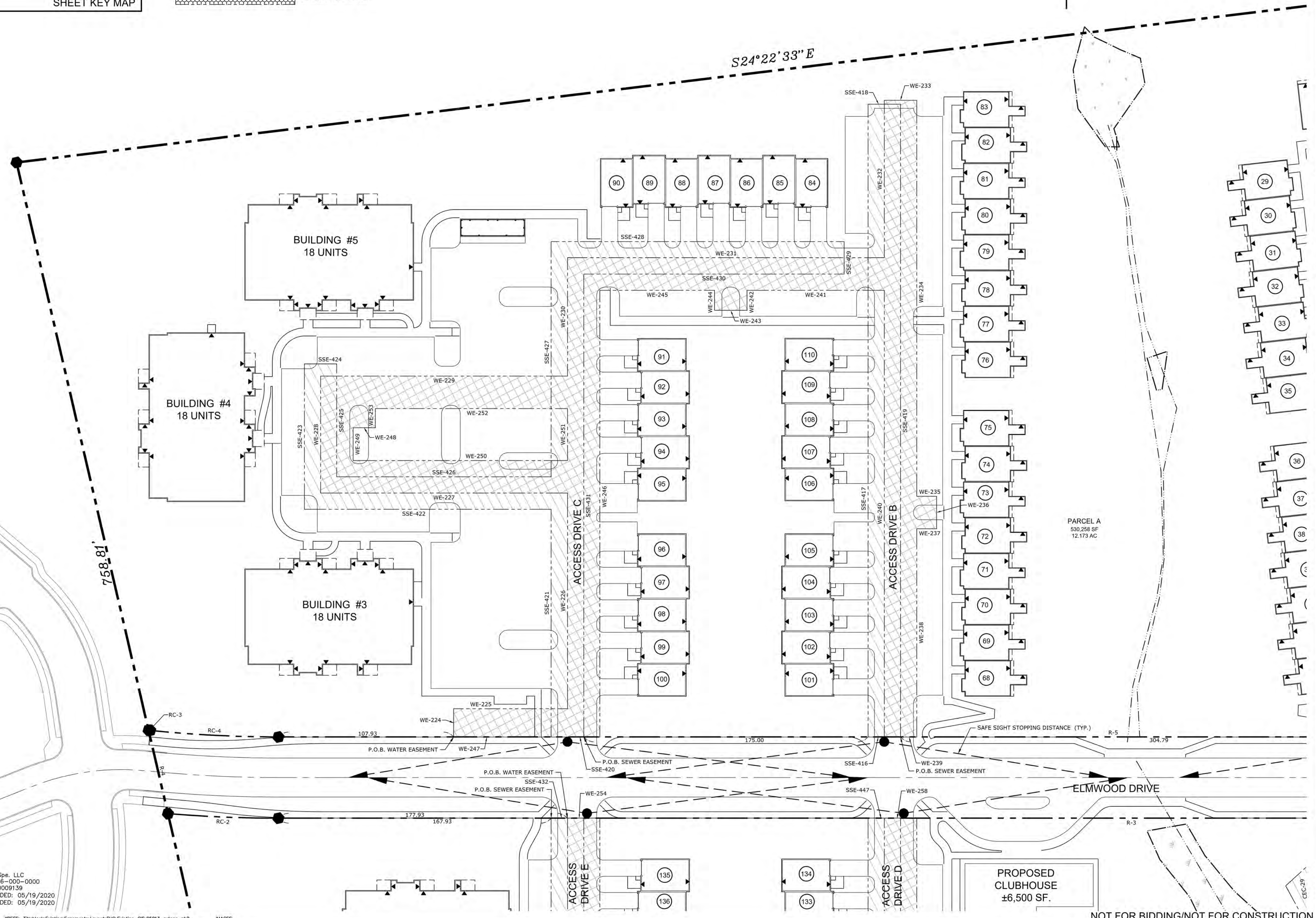


EASEMENT HATCH LEGEND

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

MATCHLINE 14 15

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



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

PROJECT TITLE
EASEMENT PLAN

CLIENT
BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331

MANAGER
WILLIAM M. FREDERICKS, PE

DESIGN BY
ALB

DRAWN BY
ALB

CHECKED BY
WMF

CHECKED BY
WMF

SCALE
1" = 30'

DATE
JANUARY 8, 2021

PROJECT NO.
2020E88-005

SHEET NO.
14 OF 54

REVISION

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

PROPOSED CLUBHOUSE
±6,500 SF.

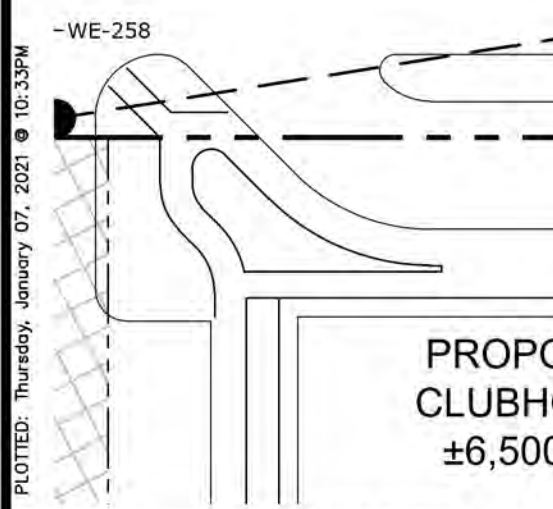
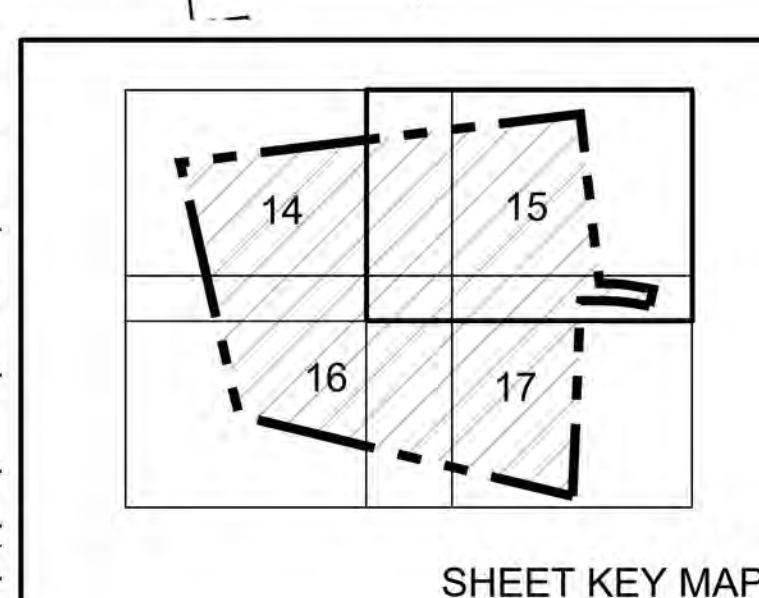
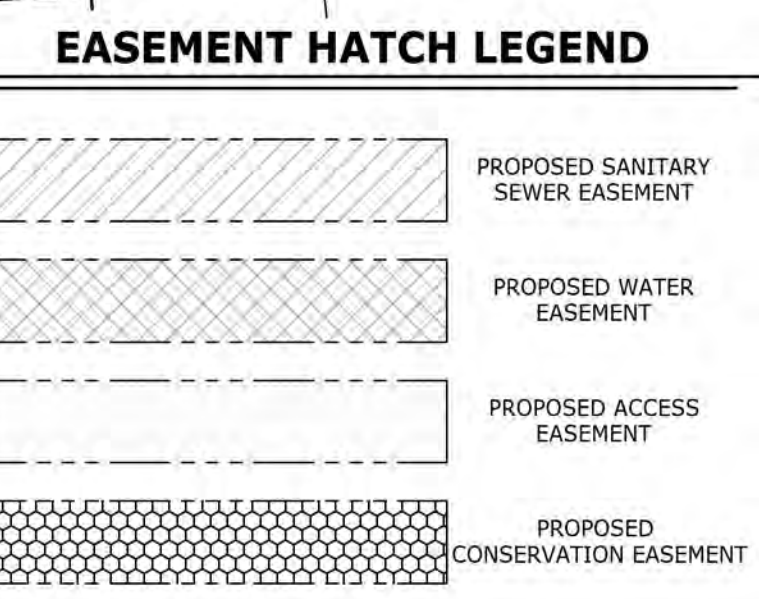
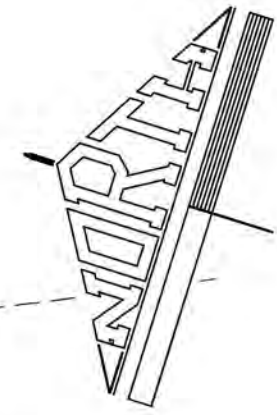
NOT FOR BIDDING/NOT FOR CONSTRUCTION

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MATCHLINE 14 15

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

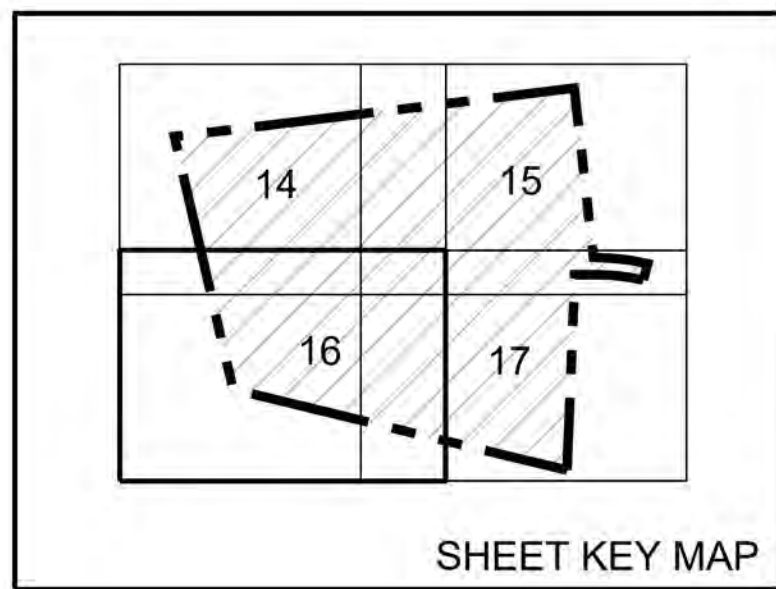
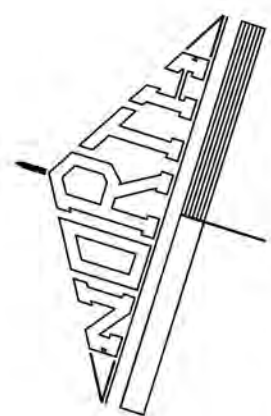


<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ALB DRAWN BY: WMF CHECKED BY: ALB CHECKED BY: WMF</p>		<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>	<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA</p>	<p>SHEET TITLE: EASEMENT PLAN</p>
<p>SCALE: 1" = 30'</p>		<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>		
<p>REVISION</p>		<p>SHEET NO.: 15 OF 54</p>		

14
16

MATCHLINE

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



SHEET KEY MAP

EASEMENT HATCH LEGEND

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

N59°26'58" E

1004.05'

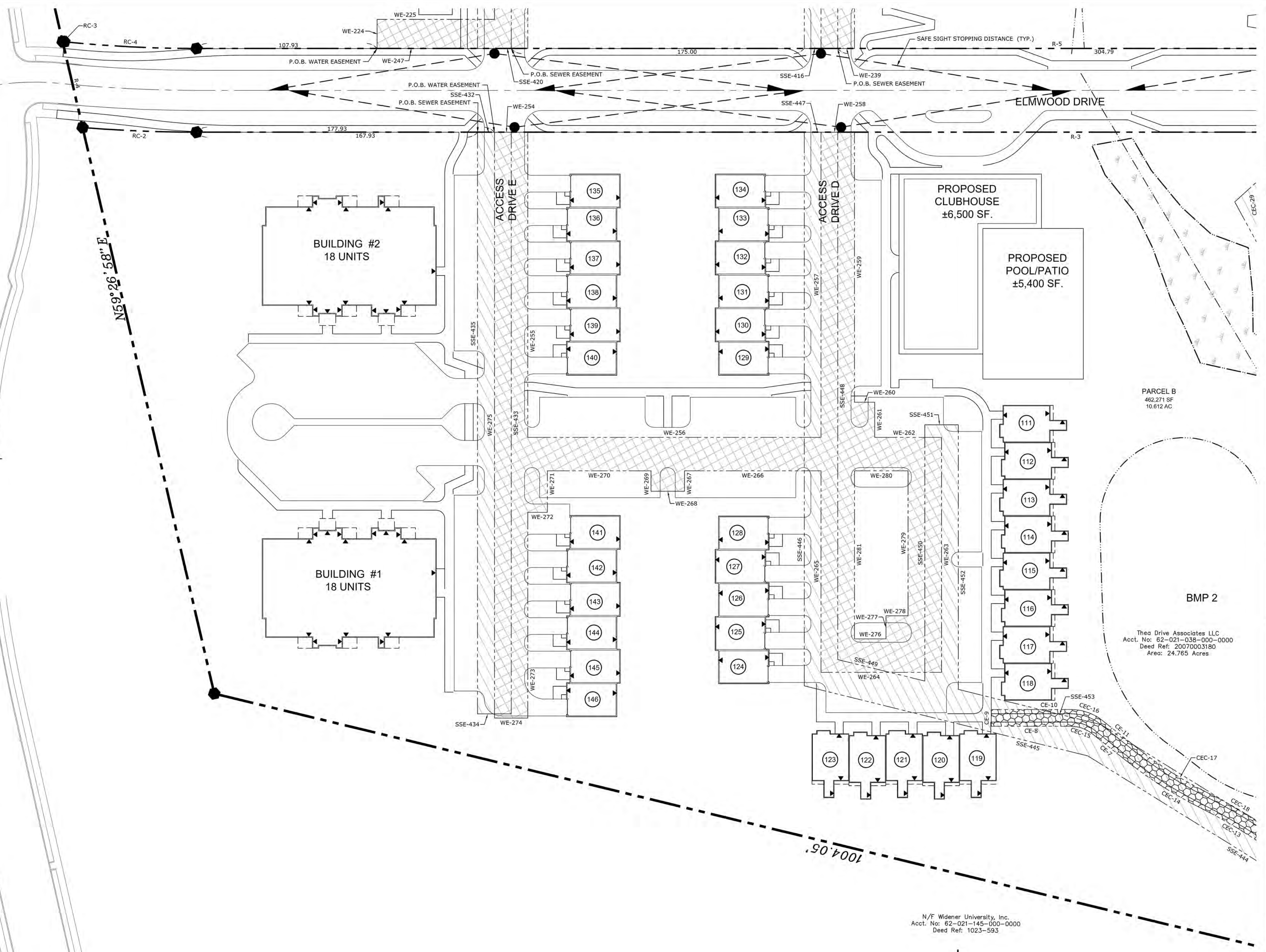
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17

MATCHLINE

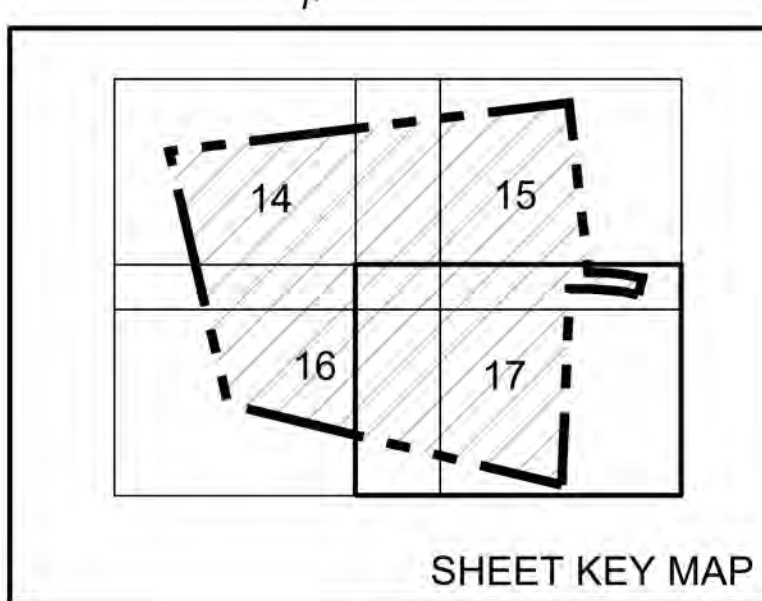
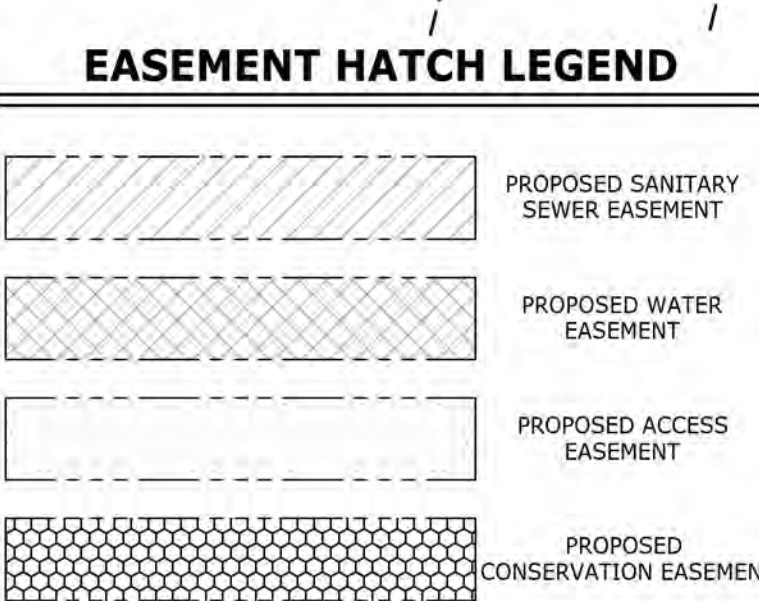
N/F Widener University, Inc.
Acct. No: 62-021-145-000-0000
Deed Ref: 1023-593

PLT0210 Thursday, January 07, 2021 10:32PM

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MANAGER: WILLIAM M. FREDERICKS, PE		CHECKED BY: ALB	
DESIGN BY: ALB		DRAWN BY: WMF	
CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331		SCALE: 1" = 30'	
PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		SHEET TITLE: EASEMENT PLAN	
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA		DATE: JANUARY 8, 2021	
Land Planning Landscape Architecture Civil Engineering 63 West James Street, Suite 1100 (717) 715-1386 FAX (717) 835-8277 221 W. Philadelphia Street (717) 864-3010 FAX (717) 864-3020 320 N. Market Street (717) 509-7615 FAX (717) 435-6277 www.rgsassociates.com		PROJECT NO.: 2020E88-005	
		SHEET NO.: 16 OF 54	
NOT FOR BIDDING/NOT FOR CONSTRUCTION			



<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ALB DRAWN BY: WMF CHECKED BY: ALB CHECKED BY: WMF</p>		<p>SCALE 1" = 30' 1" = 60' 1" = 90'</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>SCALE 1" = 30' 1" = 60' 1" = 90'</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA</p>		
<p>LAND PLANNING Landscape Architecture Civil Engineering 63 West James Street, 17003 (717) 715-1386 FAX (717) 635-4277 221 W. Philadelphia Street (717) 664-9410 FAX (717) 664-9020 320 N. Market Street (717) 509-1515 FAX (717) 435-6277 www.rgsassociates.com</p>		
<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>		
<p>SHEET NO.: 17 OF 54</p>		

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

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
CEC-1	25.00	35.39'	21.39'	81°06'17"	N66°54'32"W	32.51'
CEC-2	12.50	26.21'	21.70'	120°07'07"	N86°24'56"W	21.66'
CEC-3	42.50	24.95'	12.84'	33°37'52"	S50°20'26"W	24.59'
CEC-4	27.50	20.17'	10.56'	42°01'02"	S46°08'51"W	19.72'
CEC-5	37.50	54.77'	33.58'	83°40'44"	S66°58'42"W	50.03'
CEC-6	15.00	22.40'	13.88'	85°33'09"	S66°02'30"W	20.37'
CEC-7	205.00	18.69'	9.35'	5°13'25"	N25°52'38"E	18.68'
CEC-8	105.00	47.21'	24.01'	25°45'44"	S41°22'12"W	46.81'
CEC-9	95.00	48.19'	24.62'	29°03'46"	S39°43'11"W	47.67'
CEC-10	105.00	24.25'	12.18'	13°13'50"	S31°48'12"W	24.19'
CEC-11	55.00	90.89'	59.69'	94°41'01"	S85°45'38"W	80.90'
CEC-12	102.50	118.06'	66.56'	65°59'43"	N13°53'59"W	111.64'
CEC-13	297.50	52.65'	26.39'	10°08'21"	N14°01'41"E	52.58'
CEC-14	255.00	53.48'	26.84'	12°00'56"	N14°57'59"E	53.38'
CEC-15	20.00	13.42'	6.97'	38°28'07"	N1°45'24"E	13.17'
CEC-16	30.00	20.12'	10.46'	38°28'07"	S1°45'24"W	19.75'
CEC-17	245.00	51.38'	25.78'	12°00'56"	S14°57'59"W	51.29'
CEC-18	307.50	54.42'	27.28'	10°08'21"	S14°01'41"W	54.35'
CEC-19	92.50	106.54'	60.06'	65°59'43"	S13°53'59"E	100.75'
CEC-20	45.00	74.36'	48.84'	94°41'01"	N85°45'38"E	66.19'

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

LINE	BEARING	LENGTH
AE-100	S66°05'35"W	108.57
AE-101	N23°54'25"W	100.00
AE-102	S66°05'35"W	417.95
AE-103	N66°05'35"E	378.05
AE-104	N23°54'25"W	113.00
AE-105	N65°13'27"E	138.41
AE-106	S24°22'33"E	242.14

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

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

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

LINE	BEARING	LENGTH
WE-240	N72°32'20"E	275.00
WE-241	N17°27'40"W	84.50
WE-242	S72°32'20"W	12.37
WE-243	N17°27'40"W	20.00
WE-244	N72°32'20"E	12.37
WE-245	N17°27'40"W	70.50
WE-246	S72°32'20"W	275.00
WE-247	N17°27'40"W	90.00
WE-248	S17°27'40"E	13.75
WE-249	N72°32'20"E	20.14
WE-250	N17°27'40"W	132.00
WE-251	S72°32'20"W	32.00
WE-252	S17°27'40"E	118.25
WE-253	N23°54'25"W	11.86
WE-254	S17°27'40"E	20.00
WE-255	S72°32'20"W	182.34
WE-256	S17°27'40"E	20.00
WE-257	N72°32'20"E	182.34
WE-258	S17°27'40"E	20.00
WE-259	S72°32'20"W	161.34

LINE	BEARING	LENGTH
SSE-400	N17°27'40"W	20.00
SSE-401	N72°32'20"E	132.57
SSE-402	N66°05'35"E	223.88
SSE-403	N23°54'25"W	73.20
SSE-404	N66°05'35"E	20.00
SSE-405	S23°54'25"E	93.20
SSE-406	S66°05'35"W	245.01
SSE-407	S72°32'20"W	133.70
SSE-408	N17°27'40"W	20.12
SSE-409	N66°10'44"E	145.20
SSE-410	N66°05'35"E	206.09
SSE-411	S23°54'25"E	149.09
SSE-412	S66°05'35"W	20.00
SSE-413	N23°54'25"W	129.09
SSE-414	S66°05'35"W	186.10
SSE-415	S66°10'44"W	147.45
SSE-416	N17°27'40"W	20.00
SSE-417	N72°32'20"E	389.51
SSE-418	S17°27'40"E	20.00
SSE-419	S72°32'20"W	389.51

LINE	BEARING	LENGTH
SSE-420	N17°27'40"W	20.00
SSE-421	N72°32'20"E	140.17
SSE-422	N17°27'40"W	152.00
SSE-423	N72°32'20"E	89.50
SSE-424	S17°27'40"E	20.00
SSE-425	S72°32'20"W	69.50
SSE-426	S17°27'40"E	132.00
SSE-427	N72°32'20"E	144.83
SSE-428	S17°27'40"E	180.34
SSE-429	S72°32'20"W	20.00
SSE-430	N17°27'40"W	160.34
SSE-431	S72°32'20"W	285.00
SSE-432	S17°27'40"E	20.00
SSE-433	S72°32'20"W	347.56
SSE-434	N17°27'40"W	20.00
SSE-435	N72°32'20"E	347.56
SSE-436	N59°54'13"W	67.94
SSE-437	S44°00'00"W	136.62
SSE-438	S53°23'14"W	301.12
SSE-439	S57°53'01"W	49.66

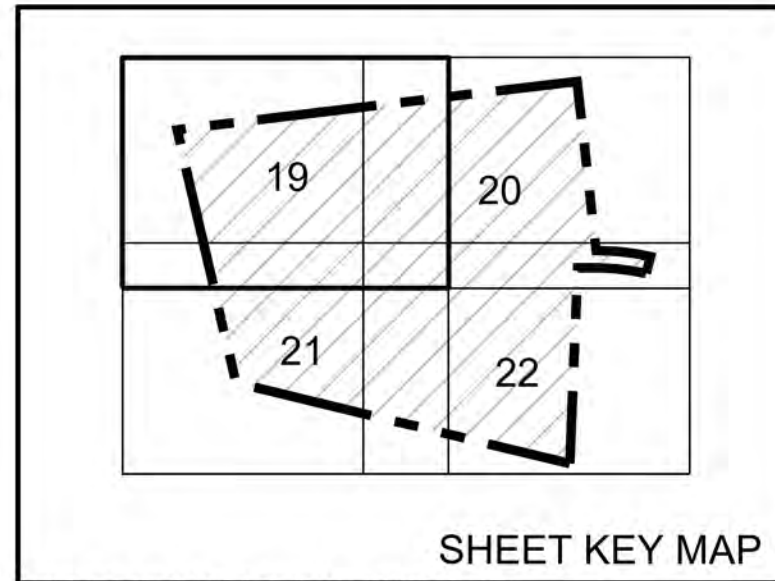
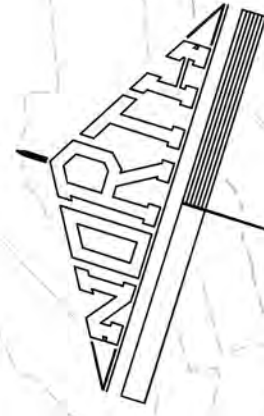
LINE	BEARING	LENGTH
SSE-440	N03°50'38"W	19.18
SSE-441	S78°49'23"W	8.71
SSE-442	N57°53'01"E	38.32
SSE-443	N32°06'59"W	80.53
SSE-444	N14°23'22"E	214.57
SSE-445	N03°34'40"W	174.47
SSE-446	N72°32'20"E	330.72
SSE-447	S17°27'40"E	20.00
SSE-448	S72°32'20"W	315.06
SSE-449	S03°34'40"E	53.56
SSE-450	N72°32'20"E	153.08
SSE-451	S17°27'40"E	20.00
SSE-452	S72°32'20"W	158.02
SSE-453	S03°34'40"E	87.81
SSE-454	S14°23'22"W	209.14
SSE-455	S32°06'59"E	71.12
SSE-456	N53°23'14"E	288.26
SSE-457	N44°00'00"E	150.63
SSE-458	S59°54'13"E	61.72
SSE-459	S17°27'40"E	29.64

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

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

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

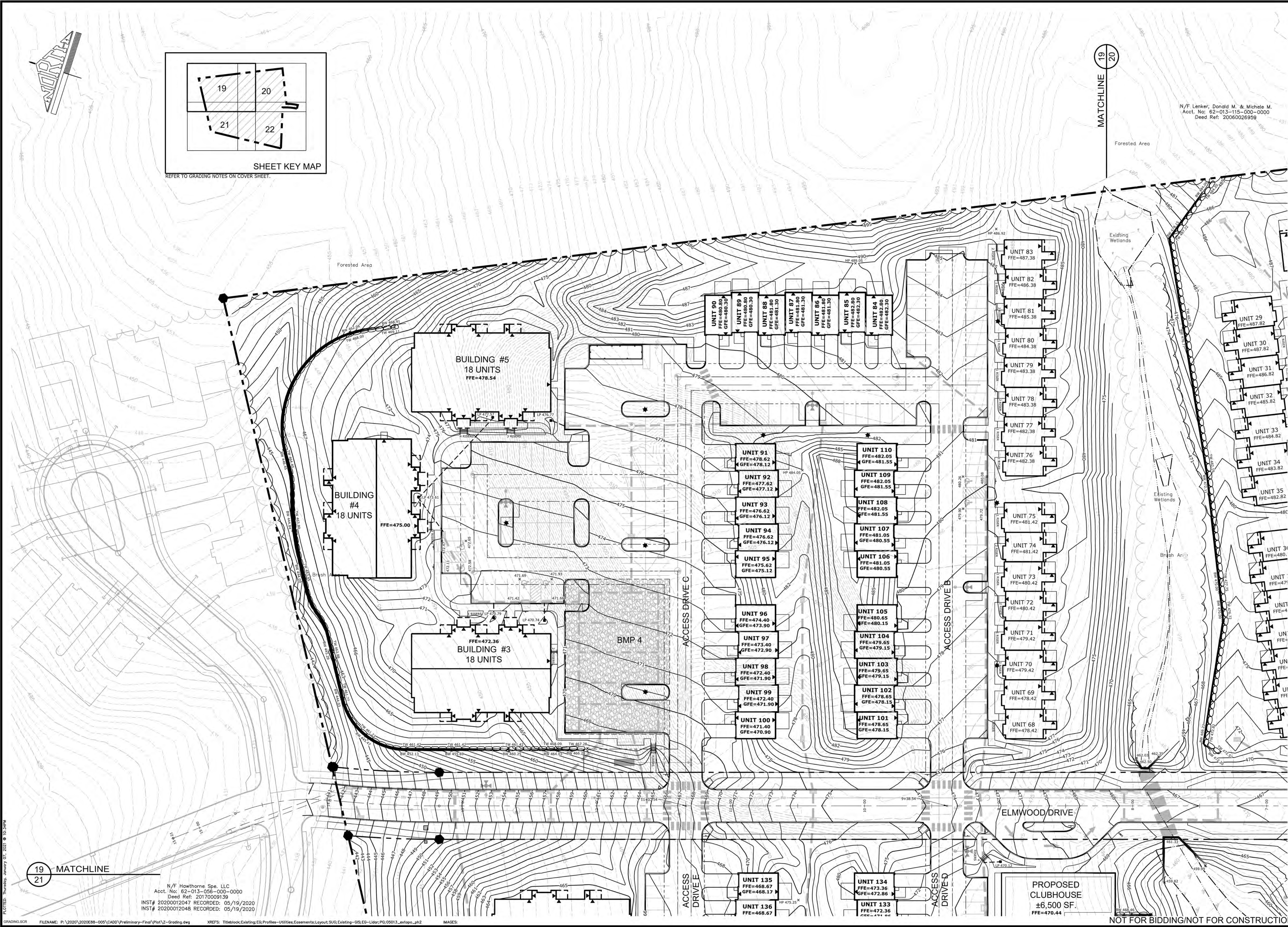
MANAGER: WILLIAM M. FREDERICKS, PE				CHECKED BY: WWF	
DESIGNER BY: ALB				DRAWN BY: WWF	
BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331				(717) 533-5163	
PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA				SCALE: AS NOTED	
SHEET TITLE: EASEMENT DESCRIPTION SHEET				DATE: JANUARY 8, 2021	
PROJECT NO.: 2020E88-005				SHEET NO.: 18 OF 54	



SHEET KEY MAP
REFER TO GRADING NOTES ON COVER SHEET.

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

MATCHLINE
19
20



<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: WMF DRAWN BY: ALBESJ CHECKED BY: WMF</p>		<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>	<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>	<p>SHEET TITLE: GRADING PLAN</p>
<p>SCALE 1" = 30' 0' 30' 60'</p>		<p>DAUPHIN COUNTY, PA (717) 533-5163</p>	<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>	
<p>LAND PLANNING Landscape Architecture Civil Engineering 50 West James Street, 17033 (717) 715-1386 FAX (717) 535-8277 221 W. Philadelphia Street (717) 664-3010 FAX (717) 664-5020 320 N. Market Street (717) 500-7415 FAX (717) 435-0277 www.rgsassociates.com</p>		<p>ASSOCIATES</p>		
<p>19 21</p>		<p>19 OF 54</p>		

19
21

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

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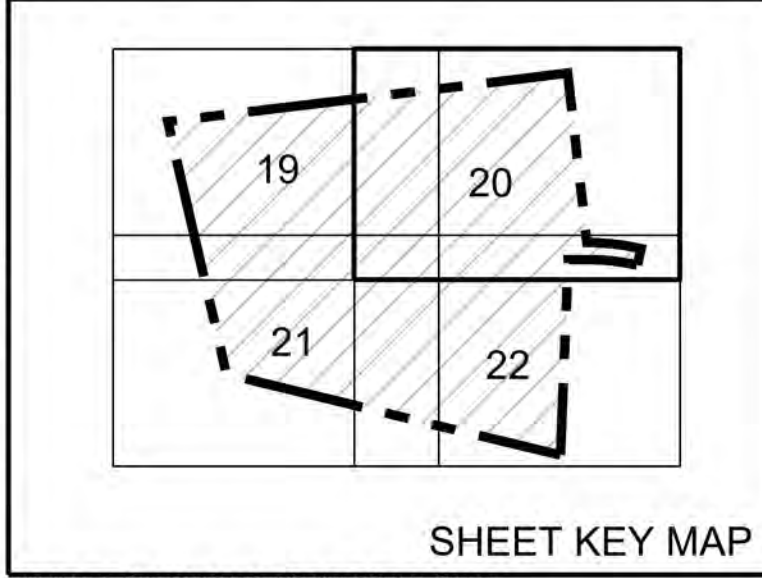
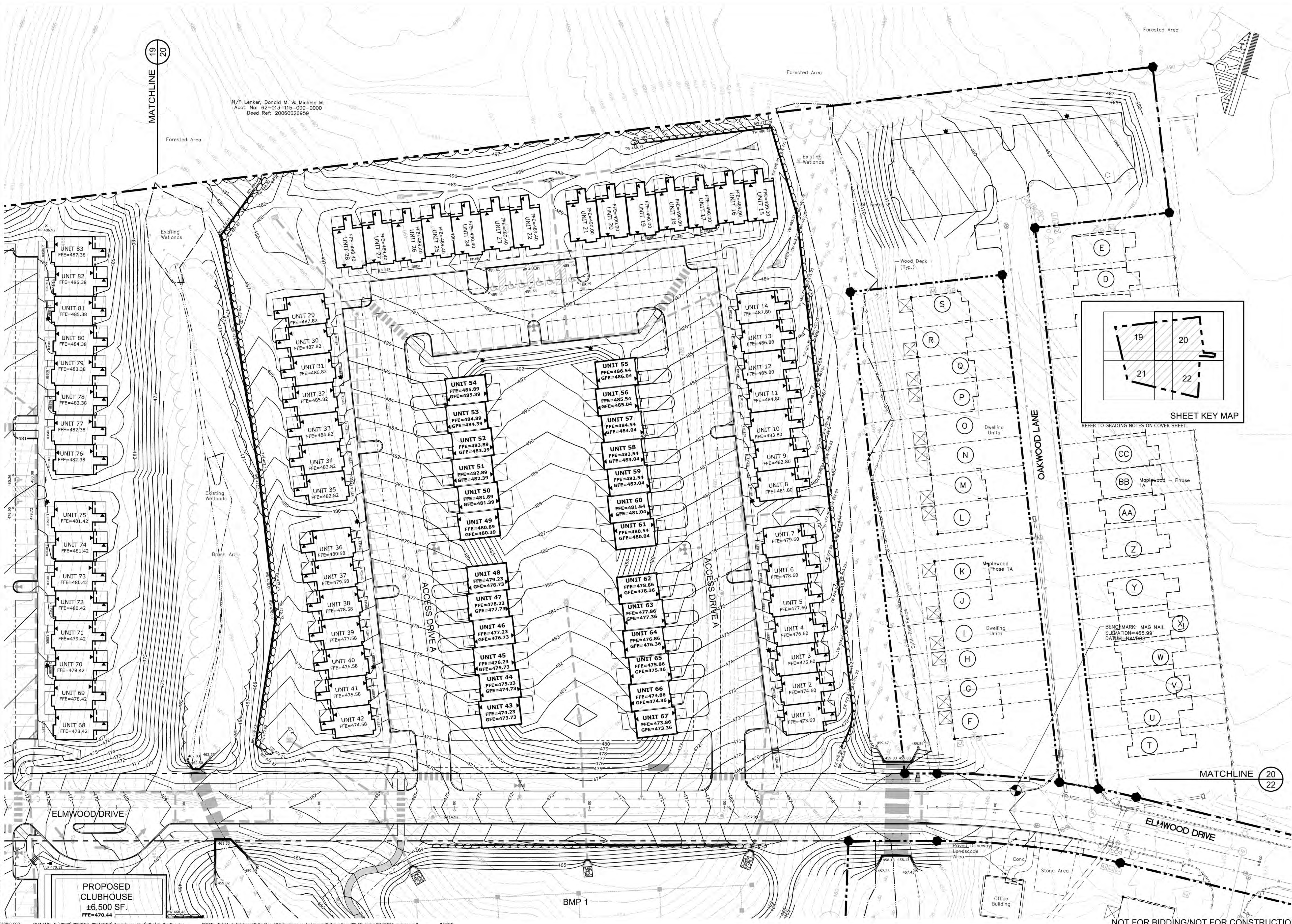
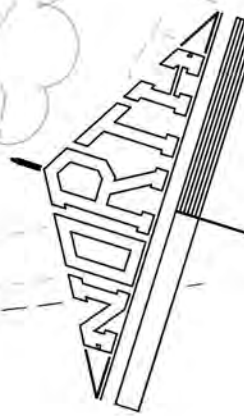
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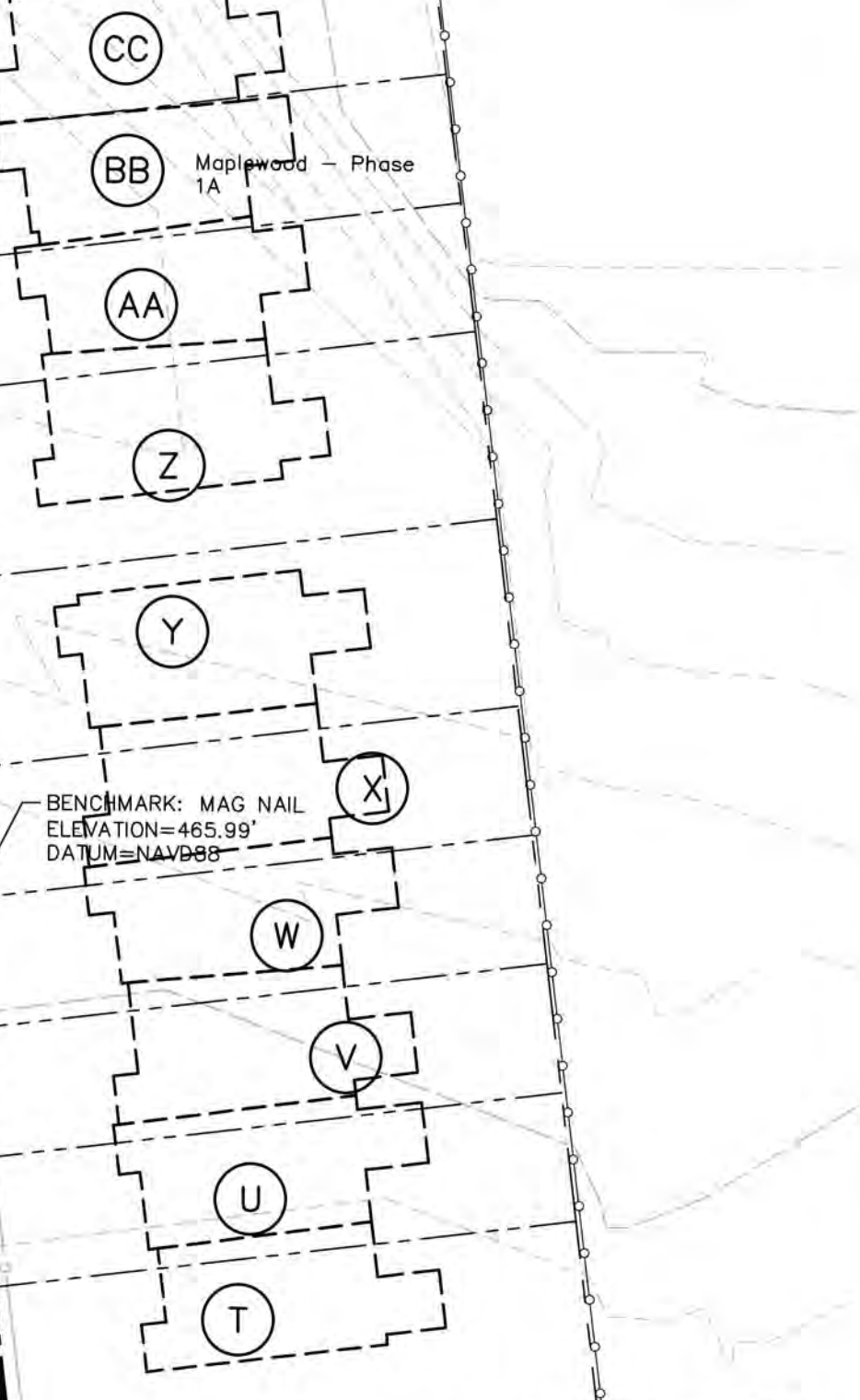
N/F Lenker, Donald M. & Michele M.
Acct. No: 62-013-115-000-0000
Deed Ref: 20060026959

Forested Area

Forested Area



REFER TO GRADING NOTES ON COVER SHEET.



MATCHLINE 20 22

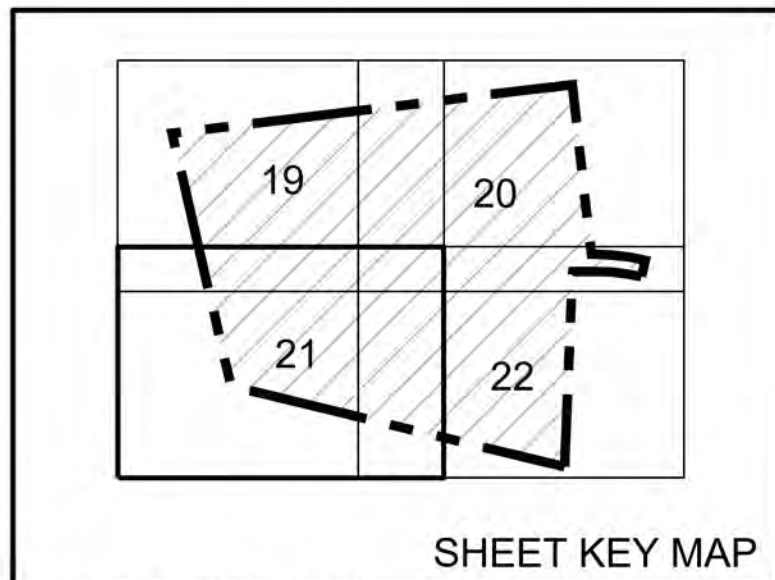
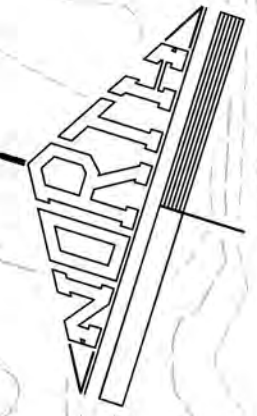
<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ALBESJ DRAWN BY: ALBESJ CHECKED BY: WMF</p>		<p>NO. BY: [] DATE: [] REVISION: []</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>SCALE: 1" = 30' 0' 30' 60' 90'</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE: GRADING PLAN</p>
<p>Land Planning Landscape Architecture Civil Engineering 50 West James Street, Suite 1000 (717) 715-1386 FAX (717) 535-8277 221 W. Pennsylvania Street (717) 664-0100 FAX (717) 654-5020 320 N. Market Street (717) 509-7415 FAX (717) 435-0277 E-mail: info@rsassociates.com www.rsassociates.com</p>		<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>
		<p>SHEET NO.: 20 OF 54</p>

PLotted: Thursday, January 07, 2021 @ 10:24PM

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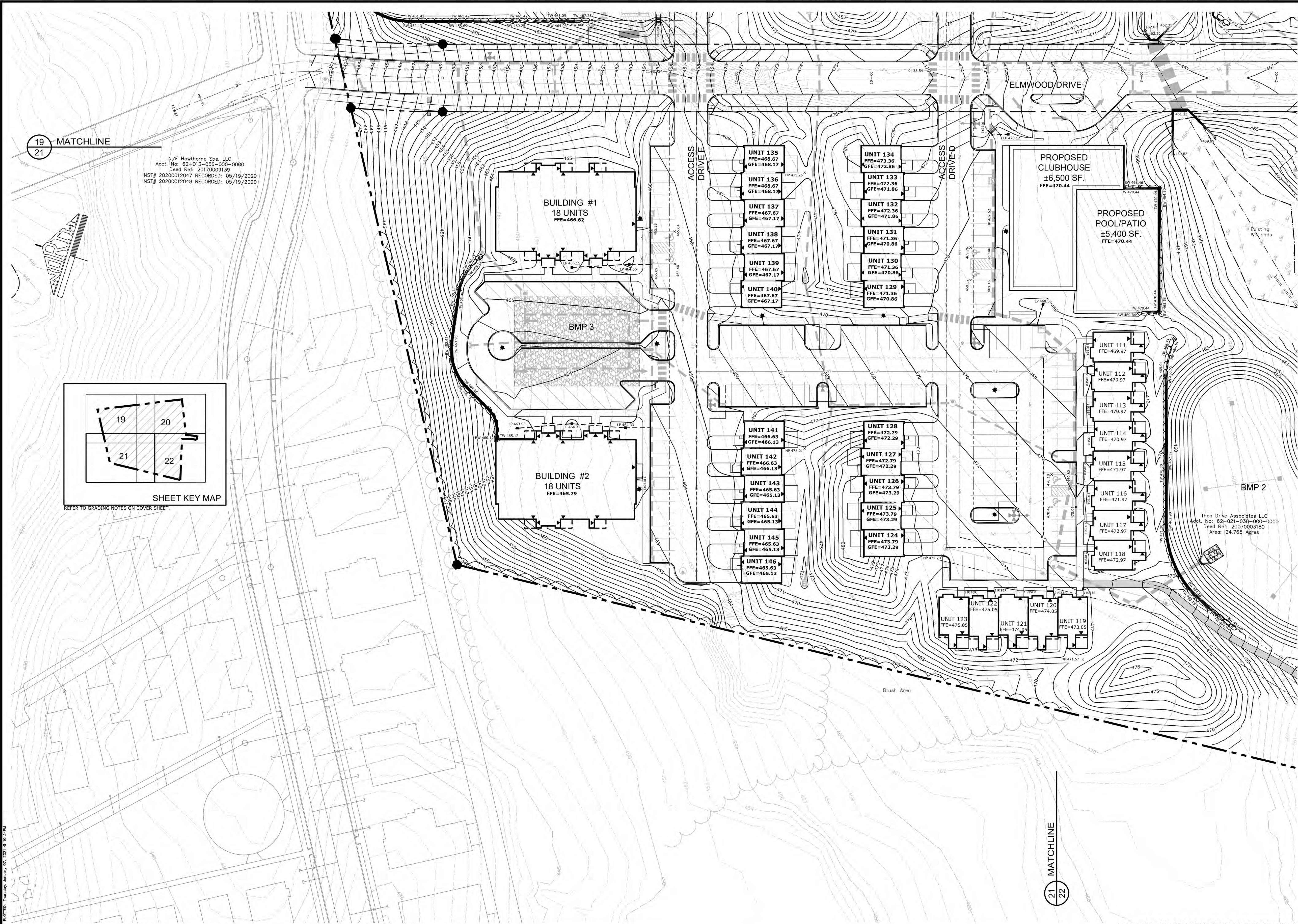
19 MATCHLINE
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N/F Hawthorne Spe. LLC
Acct. No: 62-013-056-000-0000
Deed Ref: 2017009139
INST# 20200012047 RECORDED: 05/19/2020
INST# 20200012048 RECORDED: 05/19/2020



SHEET KEY MAP

REFER TO GRADING NOTES ON COVER SHEET.

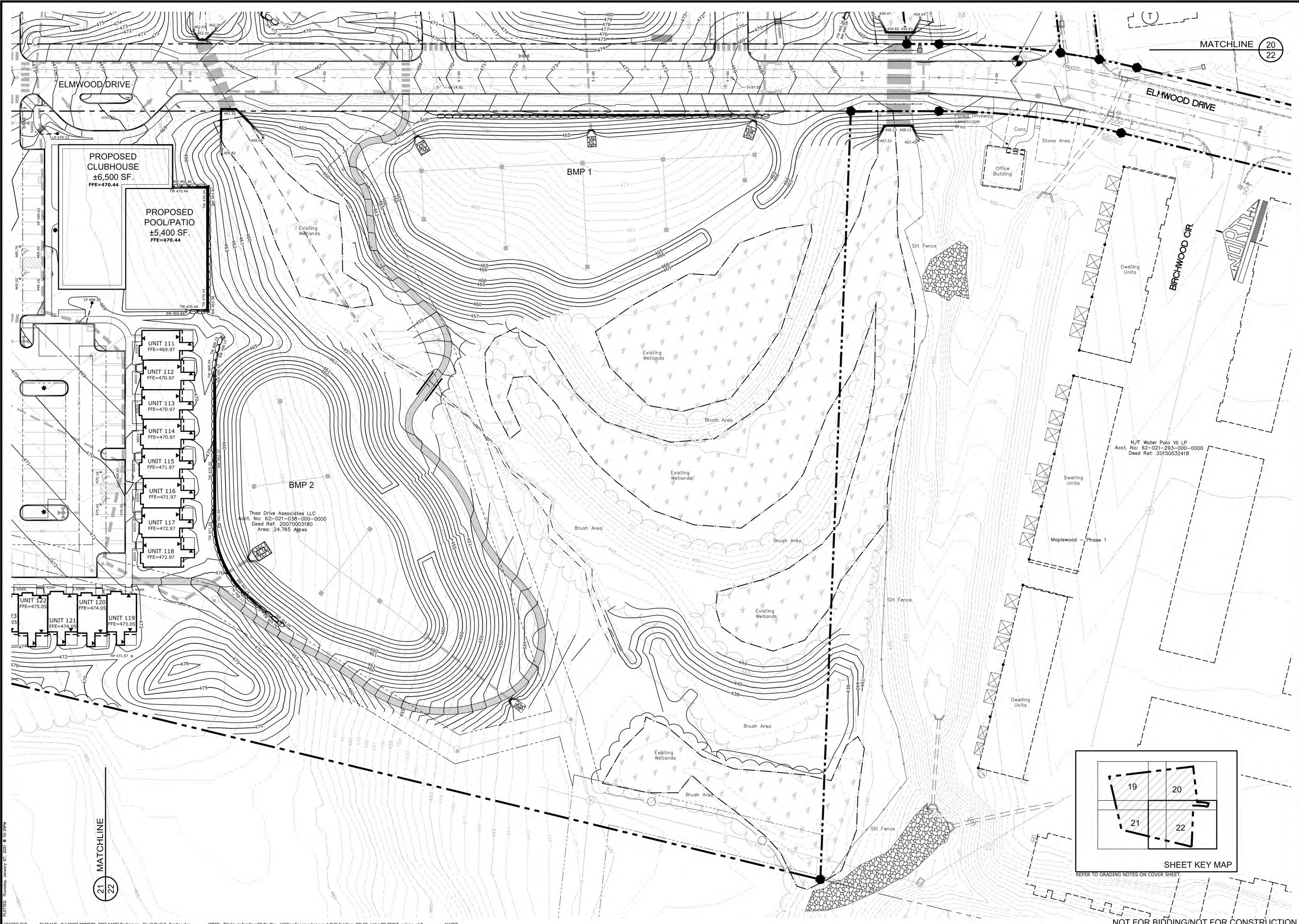


21 MATCHLINE
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PROJECT TITLE		CLIENT		MANAGER		DESIGN BY		CHECKED BY	
THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331		WILLIAM M. FREDERICKS, PE		ALBESJ		WMF	
SHEET TITLE		SCALE		DRAWN BY		CHECKED BY		NO. BY	
GRADING PLAN		1" = 30'		ALBESJ		WMF		DATE	
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA		0 30' 60' 90'						REVISION	
Land Planning Landscape Architecture Civil Engineering		Thea Drive Associates LLC Acct. No: 62-021-038-000-0000 Deed Ref: 20070003160 Area: 24.765 Acres		50 West James Street, #1000 (717) 715-1386 FAX (717) 435-6277		221 W. Pennsylvania Street (717) 664-0100 FAX (717) 664-5020		320 N. Market Street (717) 509-7415 FAX (717) 435-6277	
DATE: JANUARY 8, 2021		PROJECT NO.: 2020E88-005		www.rgsassociates.com					
SHEET NO.: 21 OF 54									

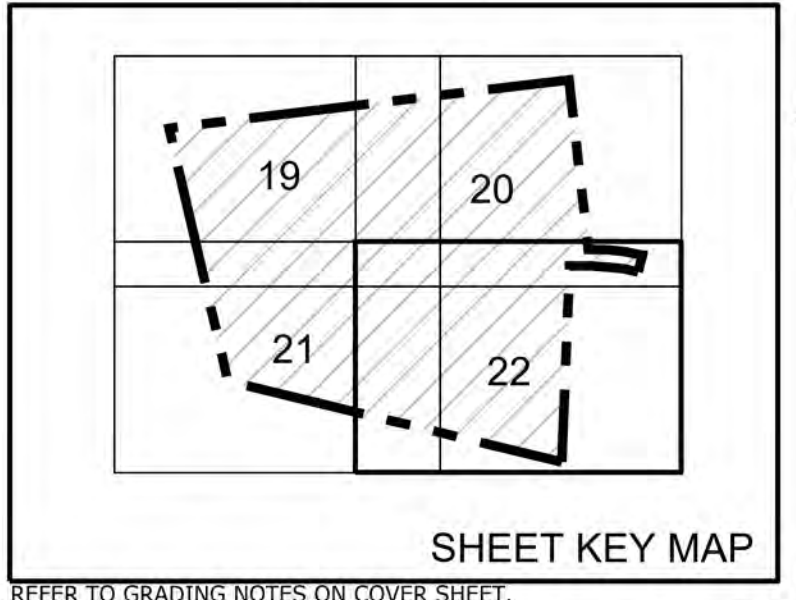
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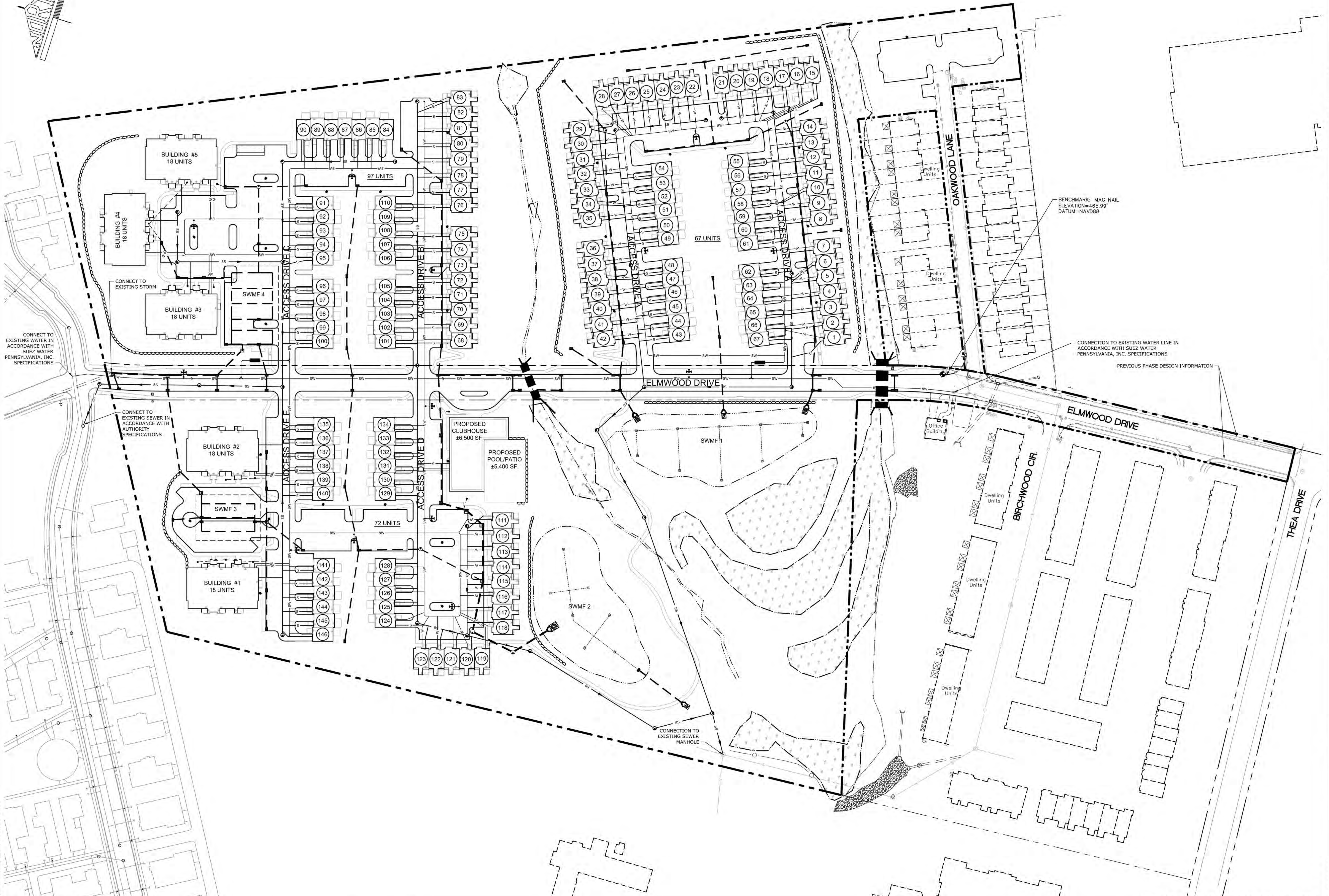
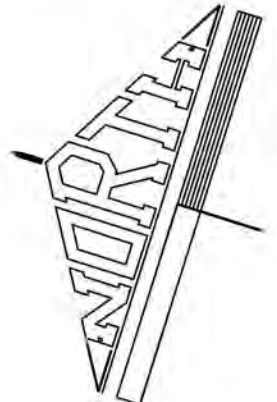
MATCHLINE 20
22

21
MATCHLINE
22



REFER TO GRADING NOTES ON COVER SHEET.

<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ALBESJ DRAWN BY: ALBESJ CHECKED BY: WMF CHECKED BY: WMF</p>		<p>NO. BY: _____ DATE: _____ REVISION: _____</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>	<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>	<p>SCALE: 1" = 30' 0' 30' 60' 90'</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>	<p>SHEET TITLE: GRADING PLAN</p>	<p>CLIENT: N/F Water Polo VII LP Acct. No: 62-021-293-000-0000 Deed Ref: 20150032418</p>
<p>Land Planning Landscape Architecture Civil Engineering 53 West James Street, 17033 (717) 715-1386 FAX: (717) 535-6277 221 W. Philadelphia Street (717) 664-3010 FAX: (717) 664-3020 320 N. Market Street (717) 509-7415 FAX: (717) 535-6277 www.rgsassociates.com</p>	<p>ASSOCIATES</p>	<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>
<p>SHEET NO.: 22 OF 54</p>		<p>NOT FOR BIDDING/NOT FOR CONSTRUCTION</p>

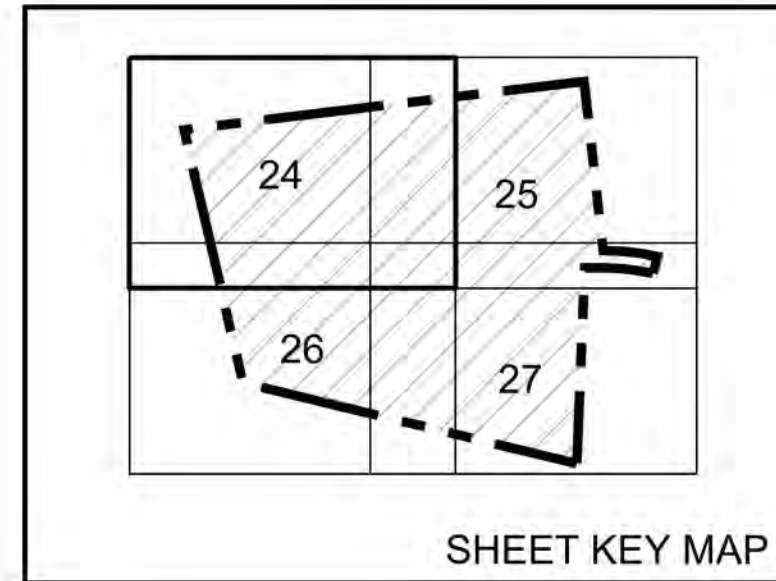
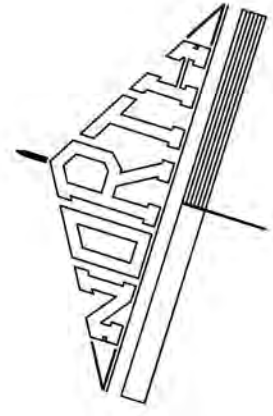


PLOTTED: Thursday, January 07, 2021 10:32PM
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		<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005 SHEET NO.: 23 OF 54</p>
<p>Land Planning Landscape Architecture Civil Engineering 50 West James Street, Suite 1700 (717) 715-1386 FAX (717) 715-8277 221 W. Philadelphia Street (717) 864-3400 FAX (717) 864-3020 320 N. Market Street (717) 260-7615 FAX (717) 265-9277 E-mail: info@rgsassociates.com www.rgsassociates.com</p>		<p>PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA</p>
<p>CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163</p>	<p>MANAGER WILLIAM M. FREDERICKS, PE</p> <p>CHECKED BY TW WMF</p> <p>DRAWN BY TW WMF</p>	<p>SCALE 1" = 60' 0' 60' 120' 180'</p>
<p>CONNECTION TO EXISTING WATER IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS</p> <p>CONNECTION TO EXISTING SEWER IN ACCORDANCE WITH AUTHORITY SPECIFICATIONS</p> <p>CONNECTION TO EXISTING WATER LINE IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS</p> <p>BENCHMARK: MAG NAIL ELEVATION=485.99' DATUM=NAVD88</p> <p>PREVIOUS PHASE DESIGN INFORMATION</p>		

NOT FOR BIDDING/NOT FOR CONSTRUCTION



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

24
25
MATCHLINE



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

PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY STORM PIPE

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

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

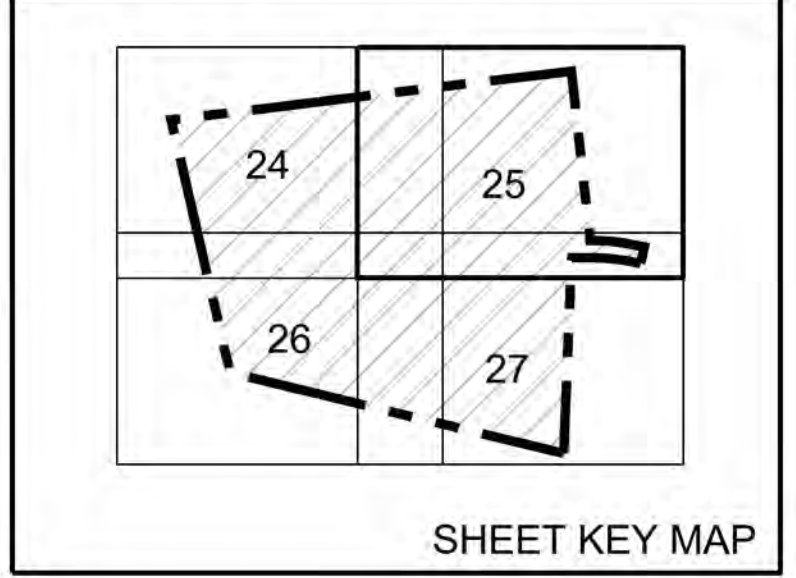
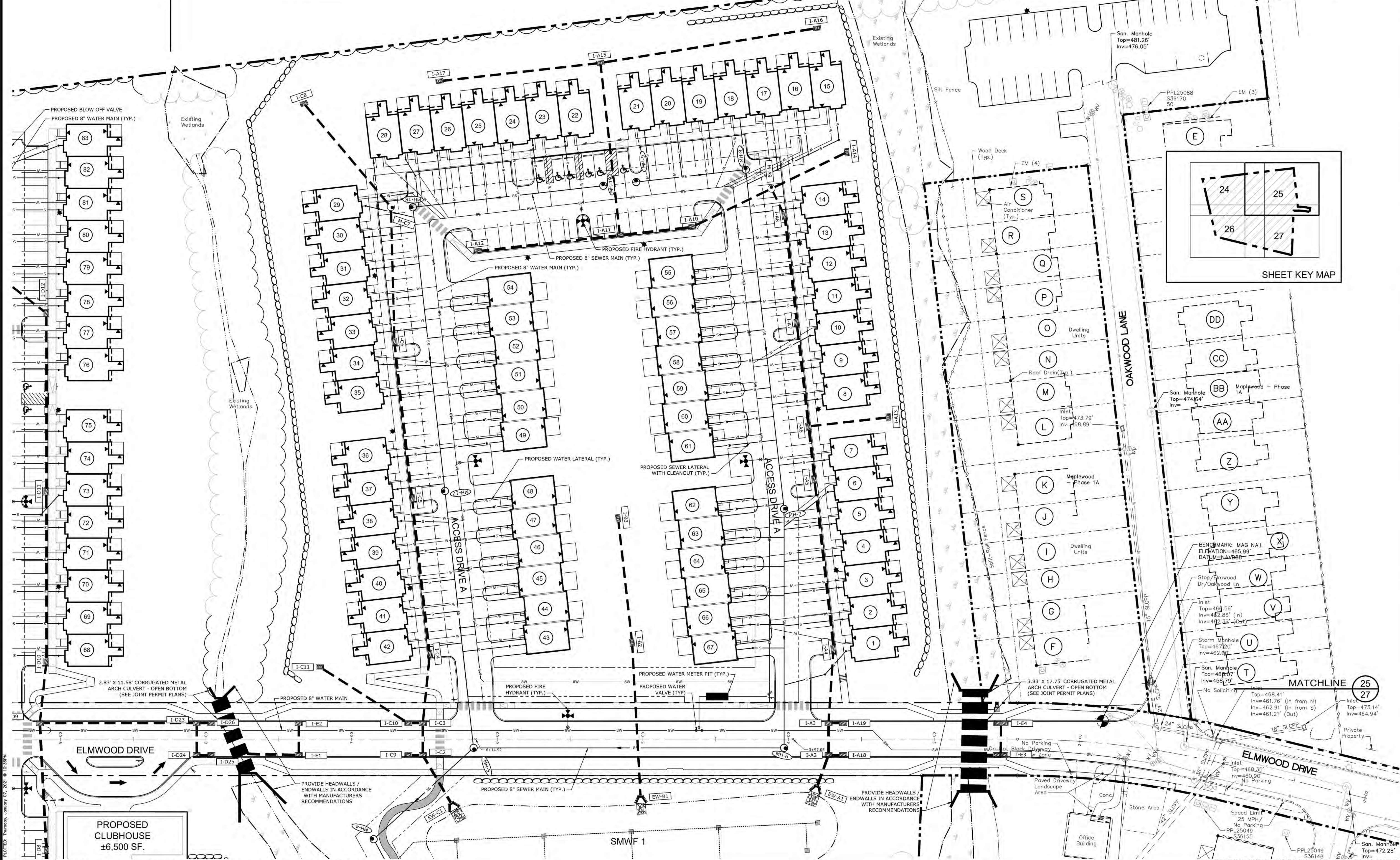
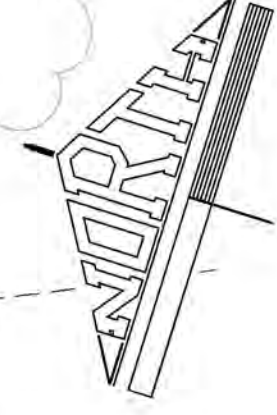
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26
MATCHLINE

<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: TW DRAWN BY: TW CHECKED BY: WMF</p>		<p>SCALE 1" = 30' 0' 30' 60' 90'</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>SCALE 1" = 30' 0' 30' 60' 90'</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA</p>		
<p>SHEET TITLE: UTILITY PLAN</p>		
<p>Land Planning Landscape Architecture Civil Engineering 63 West James Street, Suite 1700 (717) 715-1386 FAX (717) 835-8277 224 W. Philadelphia Street (717) 864-8400 FAX (717) 864-8020 320 N. Market Street (717) 509-7415 FAX (717) 435-6277 www.rgsassociates.com</p>		
<p>rgs ASSOCIATES</p>		
<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>		
<p>SHEET NO.: 24 OF 54</p>		

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



MANAGER: WILLIAM M. FREDERICKS, PE		CHECKED BY: WMF		DRAWN BY: TW	
DESIGN BY: TW		CHECKED BY: WMF		DRAWN BY: TW	
CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331		PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		SHEET TITLE: UTILITY PLAN	
PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		SHEET TITLE: UTILITY PLAN		SCALE: 1" = 30'	
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA		SHEET TITLE: UTILITY PLAN		SCALE: 1" = 30'	
Land Planning Landscape Architecture Civil Engineering		DATE: JANUARY 8, 2021		PROJECT NO.: 2020E88-005	
50 West James Street, #1003 P.O. Box 1003 Hanover, PA 17331 (717) 715-1386 FAX: (717) 535-4277 221 W. Philadelphia Street Hanover, PA 17331 (717) 535-4277 FAX: (717) 535-4277 320 N. Market Street Hanover, PA 17331 (717) 535-4277 FAX: (717) 535-4277 www.rgsassociates.com		ASSOCIATES		SHEET NO.: 25 OF 54	

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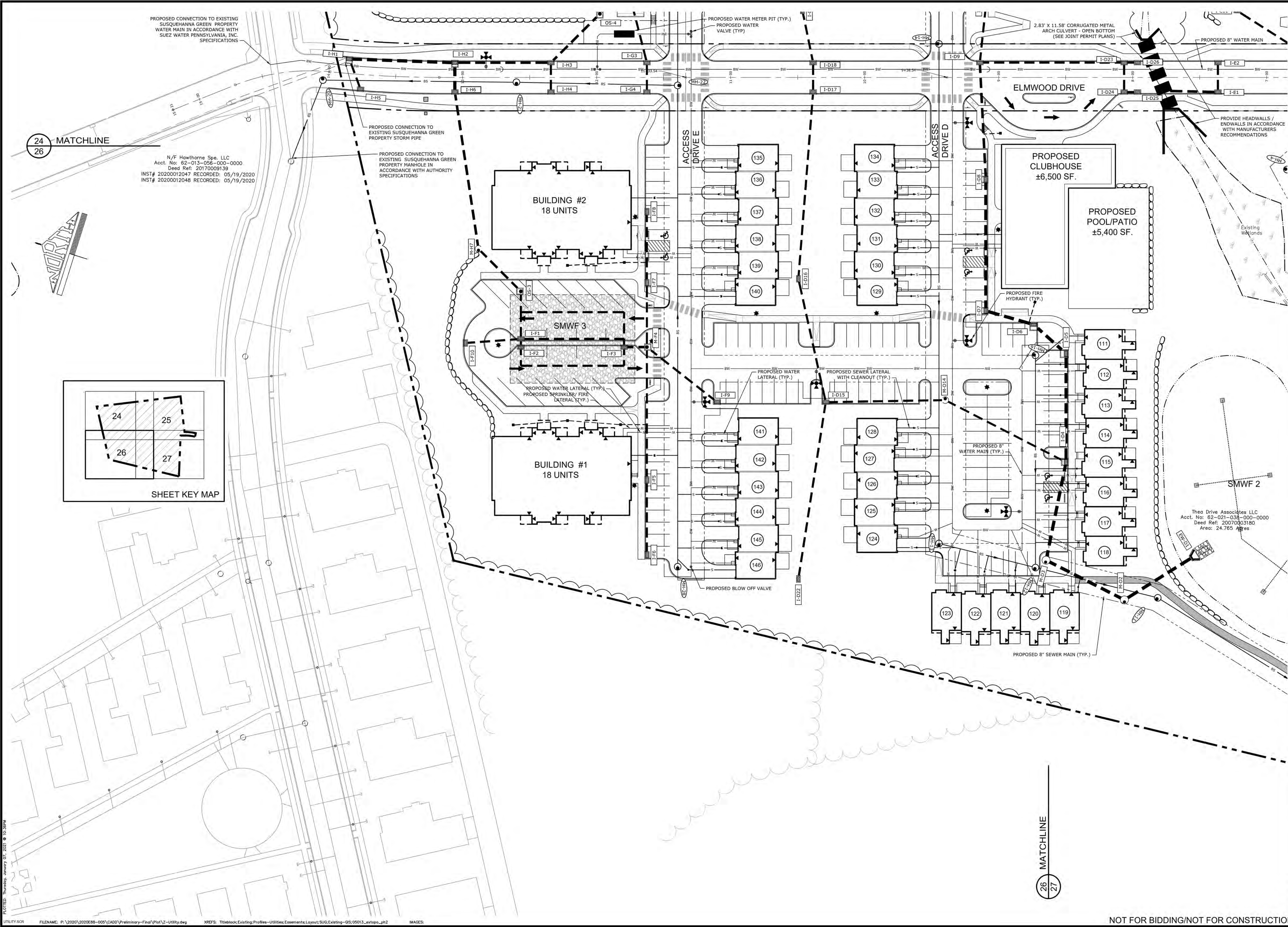
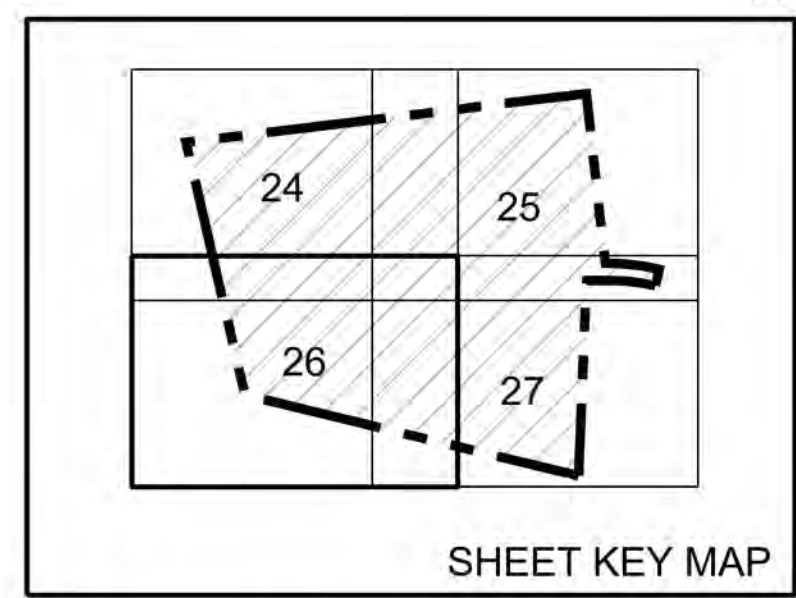
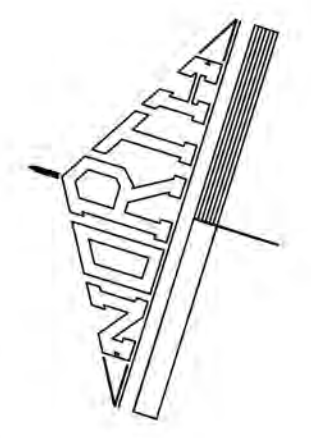
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PROPOSED CONNECTION TO EXISTING SUSQUEHANNA GREEN PROPERTY WATER MAIN IN ACCORDANCE WITH SUEZ WATER PENNSYLVANIA, INC. SPECIFICATIONS

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

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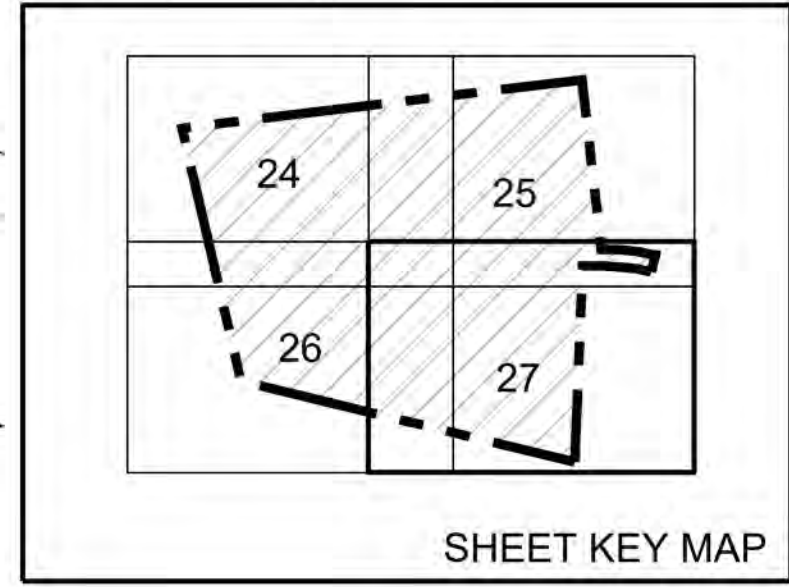
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27

<p>MANAGER: WILLIAM M. FREDERICKS, PE CHECKED BY: WMF DESIGN BY: TW DRAWN BY: TW CHECKED BY: WMF</p>		<p>NO. BY: DATE</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>SCALE: 1" = 30'</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA</p>		<p>UTILITY PLAN</p>
<p>Land Planning Landscape Architecture Civil Engineering 63 West James Street, Suite 1000 (717) 715-1386 FAX (717) 715-8277 221 W. Philadelphia Street (717) 864-3010 FAX (717) 864-3020 320 N. Market Street (717) 509-7615 FAX (717) 515-5277 www.rgsassociates.com</p>		<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>
<p>rgs ASSOCIATES</p>		<p>SHEET NO.: 26 OF 54</p>

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PLOTTED: Thursday, January 07, 2021 @ 10:32PM

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NO.	DATE	REVISION				
SEAL						
SEAL						
MANAGER:	WILLIAM M. FREDERICKS, PE					
DESIGN BY:	TW					
DRAWN BY:	TW					
CHECKED BY:	WMF					
CLIENT:	BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331					
PROJECT TITLE:	THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN					
SHEET TITLE:	UTILITY PLAN					
SCALE:	1" = 30' 0' 30' 60' 90'					
LAND PLANNING	Land Planning Landscape Architecture Civil Engineering 50 West James Street, Suite 1100 P.O. Box 1100 Hanover, PA 17331 (717) 715-1386 FAX (717) 535-8277 221 W. Pennsylvania Street Harrisburg, PA 17102 (717) 664-9101 FAX (717) 664-9020 320 N. Market Street Harrisburg, PA 17102 (717) 509-7415 FAX (717) 435-6277 www.rgsassociates.com					
DATE:	JANUARY 8, 2021					
PROJECT NO.:	2020E8-005					
SHEET NO.:	27 OF 54					

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LANDSCAPE CONTRACTOR NOTES:

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

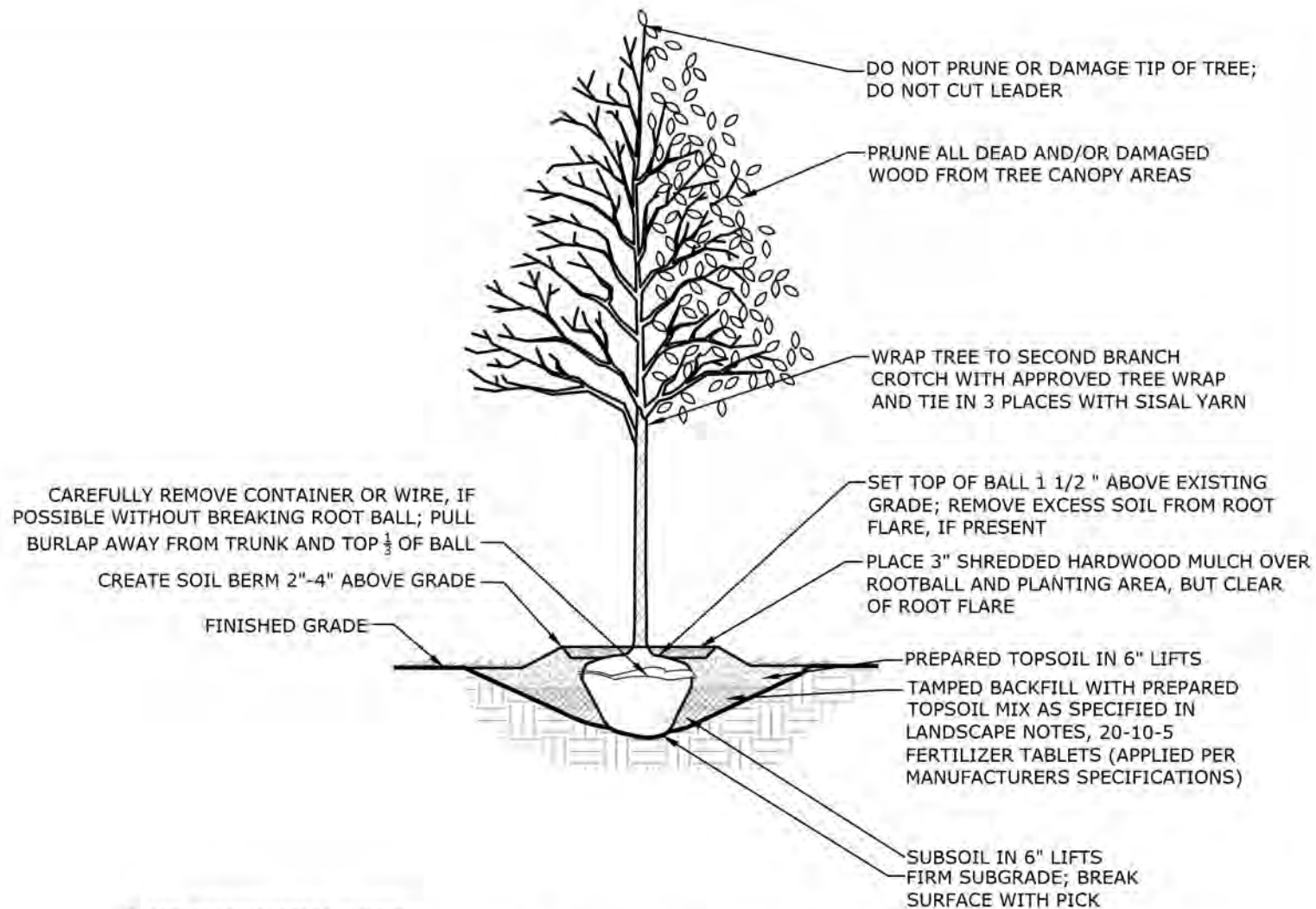
- B. PLANT STANDARDS AND GUARANTEE
1. ALL TREES SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
2. ALL PLANTS SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY, AND VIGOROUS. THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, LARVAE, AND DEFECTS SUCH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

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

- D. FERTILIZER:
1. PRIOR TO PLANTING, CONTRACTOR SHALL APPLY AN ALL-PURPOSE FERTILIZER EVENLY TO THE ENTIRE PLANTING BED PER THE RECOMMENDATIONS OF THE SOIL AGRONOMY TEST AND PER THE MANUFACTURERS SPECIFICATIONS. FERTILIZER SHALL BE TILLED INTO THE TOP 6"-8" OF TOPSOIL. AGRIFORM 20-10-5 PLANTING TABLETS OR EQUIVALENT SHALL BE USED FOR ALL TREE AND SHRUB PLANTINGS PER THE MANUFACTURER'S SPECIFICATIONS.
E. MULCH:
1. THE CONTRACTOR MAY APPLY A PRE-EMERGENT HERBICIDE PER THE MANUFACTURERS SPECIFICATIONS TO THE ENTIRE PLANTING BED FOR CONTROL OF WEED GERMINATION.
2. A LAYER OF NATURAL, NON-COLORED ORGANIC MULCH SHALL BE APPLIED ACROSS THE ENTIRE PLANTING BED AREA UNLESS OTHERWISE INDICATED ON THE PLAN. MULCH DEPTH SHALL NOT BE GREATER THAN 3" NOR LESS THAN 2".
3. MULCH SHALL BE ORGANIC, DOUBLE-CUT, NATURAL, UN-DYED AND FREE FROM DELETERIOUS MATERIALS.
4. MULCH SHALL NOT COVER THE CROWNS OF ANY HERBACEOUS PLANTS, NOR THE ROOT FLARES OF ANY WOODY PLANTS.
F. SEED/SOD ESTABLISHMENT NOTES:
1. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULING FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. TURFGRASS SOD SHALL COMPLY WITH "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN THE GUIDELINE SPECIFICATIONS TO TURFGRASS SOODING. TURFGRASS SOD SHALL BE A VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. IT SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT.
3. RECOMMENDED TIME OF TURFGRASS SEEDING IS SEPTEMBER 1ST TO OCTOBER 15TH. WHERE SPRING SEEDINGS ARE NECESSARY, SEED NO LATER THAN APRIL 1ST FOR BEST RESULTS.
4. SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE IN CLIMATIC CONDITIONS OF THE SPECIFIC SITE AREA.
5. PRIOR TO SEEDING AND/OR SOODING, REMOVE ANY EXISTING VEGETATION FROM PROPOSED LAWN AREAS. A LICENSED SPRAY TECHNICIAN CAN APPLY AN APPROVED HERBICIDE TO CONTROL UNDESIRABLE SPECIES, BUT AVOID SPRAYING IN ANY RIPARIAN AREAS BETWEEN APRIL 15TH AND AUGUST 15TH, THE MATING AND NEWBORN PERIOD OF LOCAL WILDLIFE. SOME PLANT SPECIES MAY REQUIRE MULTIPLE APPLICATIONS.
6. EXCESS DEAD VEGETATION SHOULD BE BURNED OR TURNED UNDER, IF THE SITE IS NOT TOO WET FOR TILLING WITHOUT EXCESSIVE SOIL COMPACTION.
7. IF TOPSOIL HAS BEEN DEPLETED OR REMOVED IN THE AREA TO BE SEEDED OR SODDED, ORGANIC MATERIALS SHALL BE ADDED. THE USE OF LIME OR FERTILIZER IN, OR NEAR, WETLANDS IS NOT RECOMMENDED.
8. DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION, AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.
9. EXTRA CARE SHALL BE TAKEN TO ELIMINATE DEPRESSIONS OR AIR POCKETS BY ROLLING OR TAMPING LAWN BASE BEFORE INSTALLATION. ALL SOD MUST BE DELIVERED AND INSTALLED WITHIN 36 HOURS OF BEING CUT. SOD SHALL BE LAID SMOOTHLY, EDGE TO EDGE WITH STAGGERED JOINTS. IMMEDIATELY AFTER INSTALLATION, THE SOD SHALL BE WATERED TO A DEPTH OF 4" INTO THE SOIL.
10. MULCHING WITH STRAW, HYDROMULCH, OR FIBER MATS IS RECOMMENDED TO PROTECT SEED FROM DRYING OUT OR WASHING AWAY. HEAVY MULCHES SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.
11. BOUNDARIES OF NEWLY SEEDS AREAS SHALL BE WELL DEFINED WITH SIGNS OR OTHER MARKERS TO DETER INTRUSION UNTIL LAWN AREAS ARE FULLY ESTABLISHED.

PLANT SCHEDULE

Table with columns: TREES - EVERGREEN, QTY, BOTANICAL NAME, COMMON NAME, SIZE, CONTAINER. Includes species like Juniperus virginiana, Picea abies, Pinus strobus, etc.

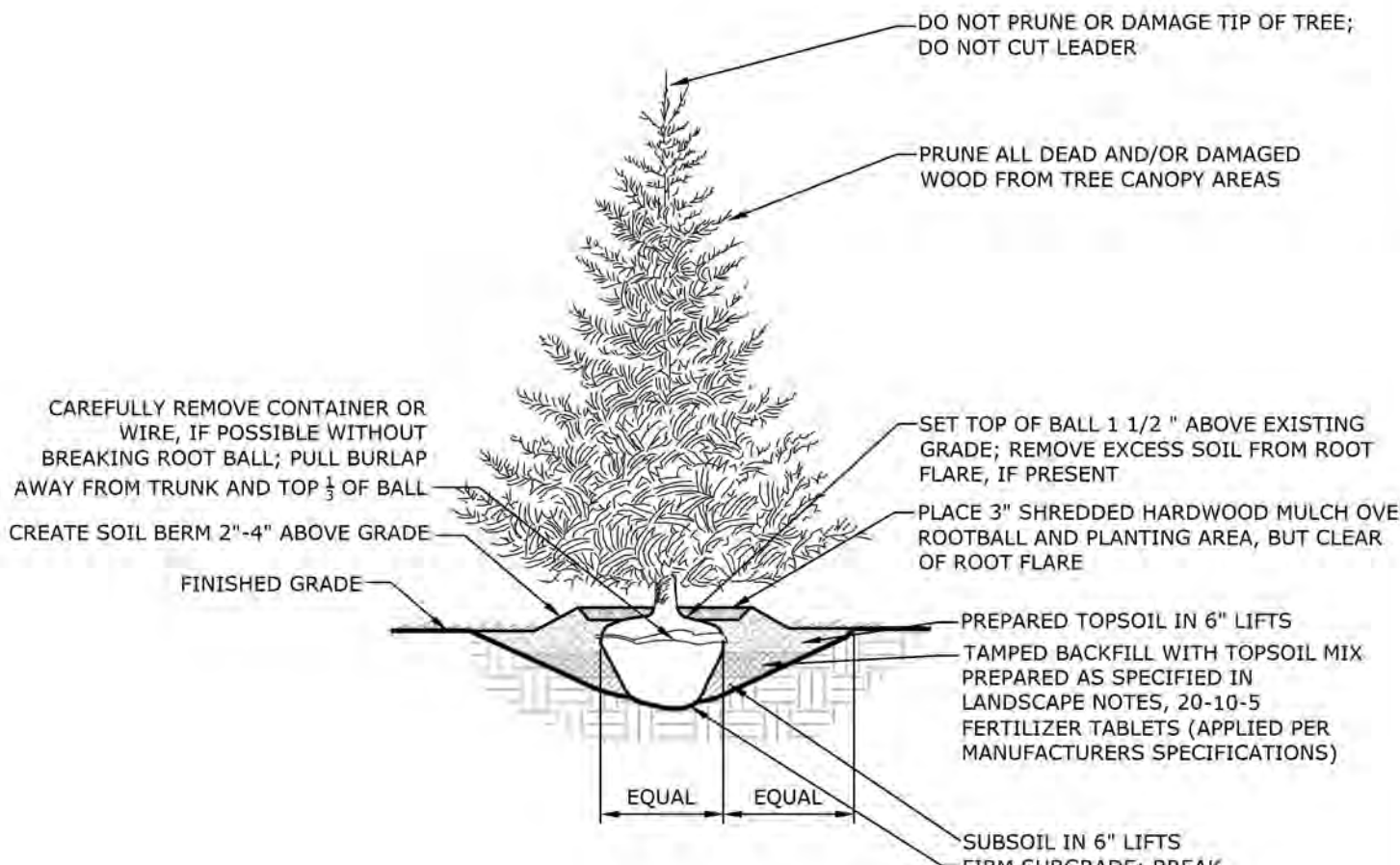


PLANT SPECIFICATION NOTES:
1. ALL TREES SHALL HAVE BEEN NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE FINAL PLANTING SITE.
2. ALL TREES SHALL HAVE A NORMAL GROWTH HABIT AND SHALL BE SOUND, HEALTHY AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
4. REQUIREMENTS FOR TREE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND BURLAPPING SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, AS AMENDED.
5. SEE LANDSCAPE NOTES FOR REQUIRED SOIL TESTING, PREPARATION AND AMENDMENT.

TYPICAL DECIDUOUS TREE PLANTING DETAIL

1

NOT TO SCALE

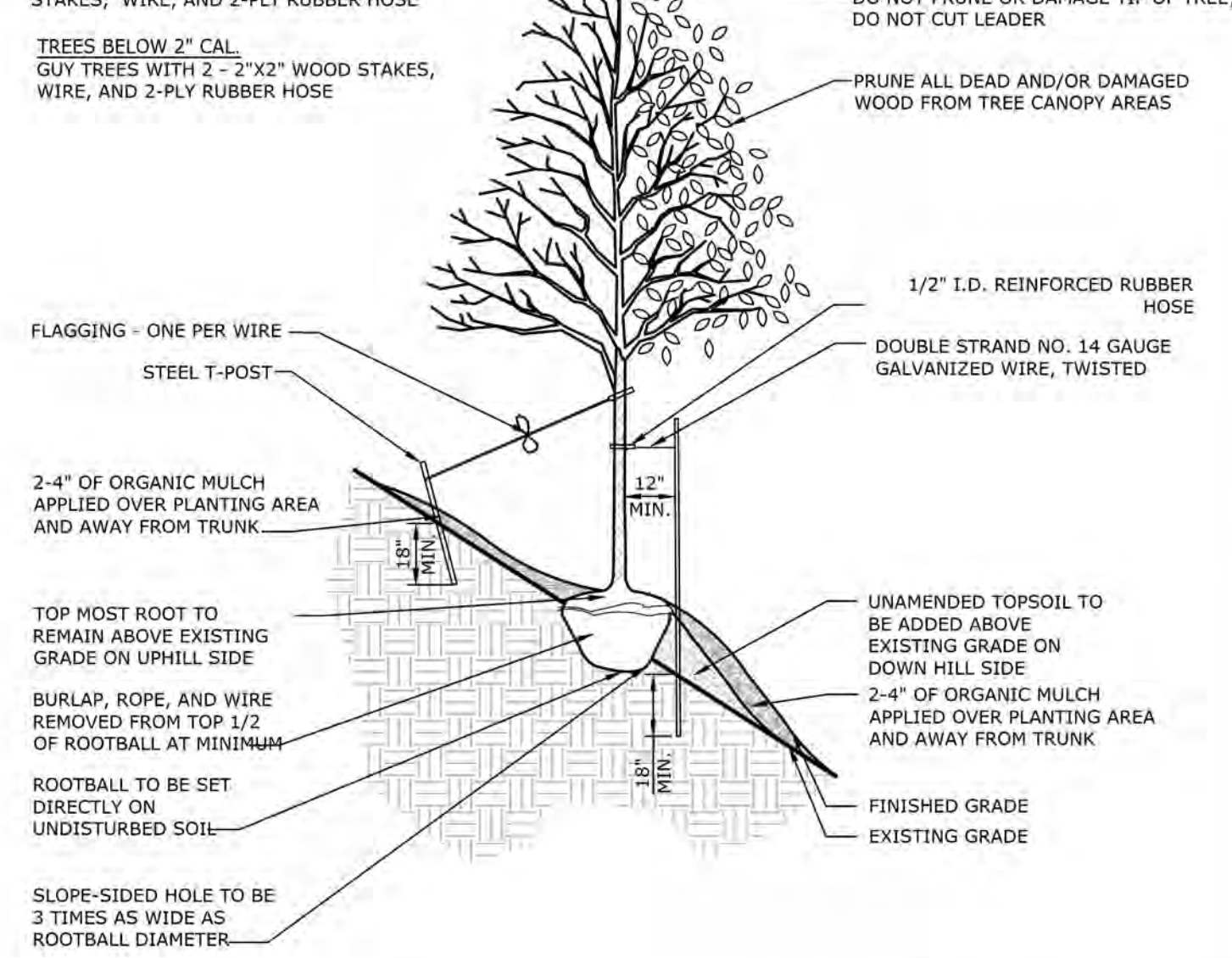


PLANT SPECIFICATION NOTES:
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TYPICAL EVERGREEN TREE- PLANTING DETAIL

2

NOT TO SCALE



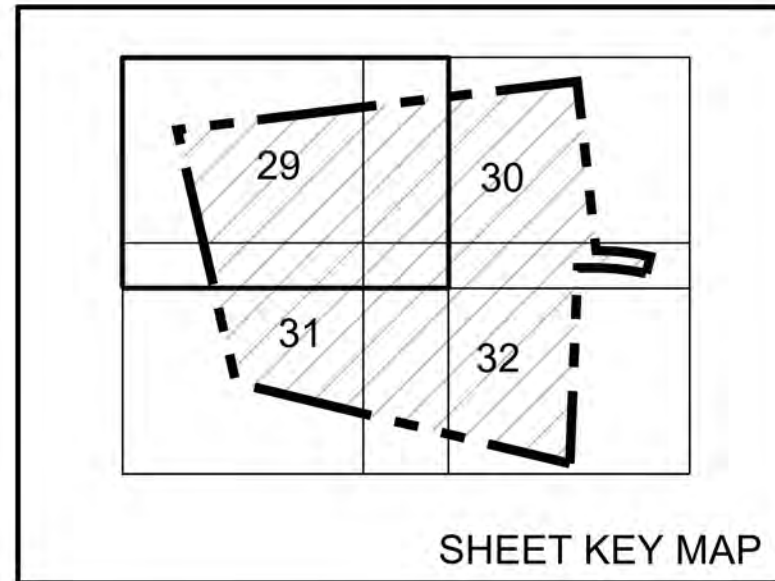
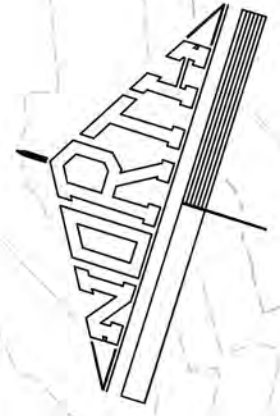
TYPICAL DECIDUOUS/EVERGREEN TREE PLANTING DETAIL FOR STEEP SLOPES

3

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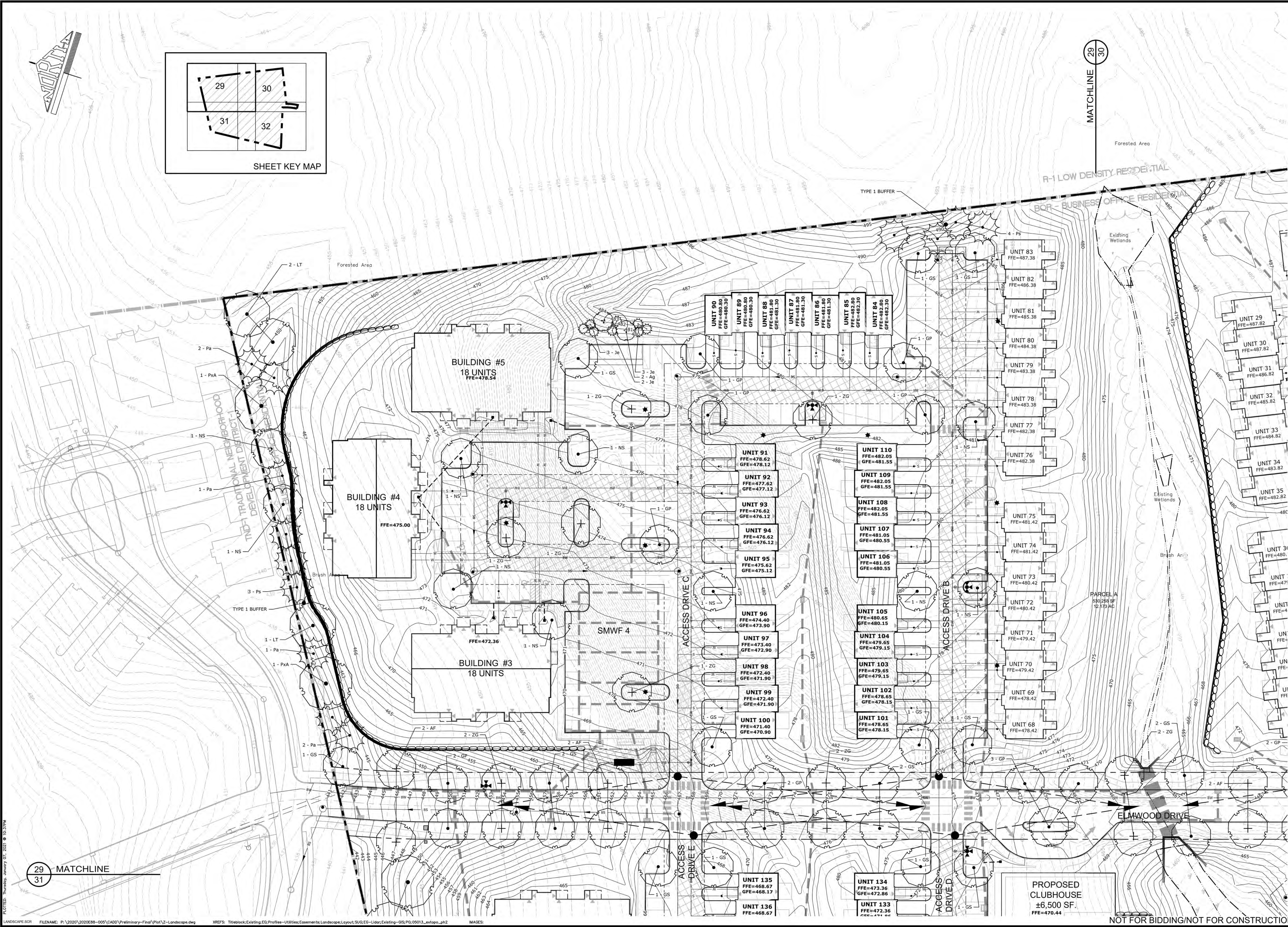
Project information including Manager (William M. Frederick), Client (Burkentine Builders), Project Title (The Terraces at Maplewood), and sheet details (Sheet 28 of 54).

PLOTTED: Thursday, January 07, 2021 10:30:24PM



SHEET KEY MAP

MATCHLINE 29 30



PLT:TD: Thursday, January 07, 2021 10:37PM

29 MATCHLINE
31

<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: ALB DRAWN BY: ALB CHECKED BY: WMF</p>		<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>	
<p>SEAL</p>		<p>SEAL</p>		<p>SCALE: 1" = 30' 0' 30' 60'</p>	
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE: LANDSCAPE PLAN</p>		<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>	
<p>Land Planning Landscape Architecture Civil Engineering 50 West James Street, Suite 1100 (717) 715-1386 FAX (717) 715-8277 221 W. Philadelphia Street (717) 664-3100 FAX (717) 664-5020 320 N. Market Street (717) 509-7415 FAX (717) 435-6277 www.gesassociates.com</p>		<p>GES ASSOCIATES</p>		<p>SHEET NO.: 29 OF 54</p>	

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MATCHLINE 29 30

Forested Area

Forested Area

R-1 LOW DENSITY RESIDENTIAL
BOR - BUSINESS OFFICE RESIDENTIAL

Existing Wetlands

Existing Wetlands

Brush Area

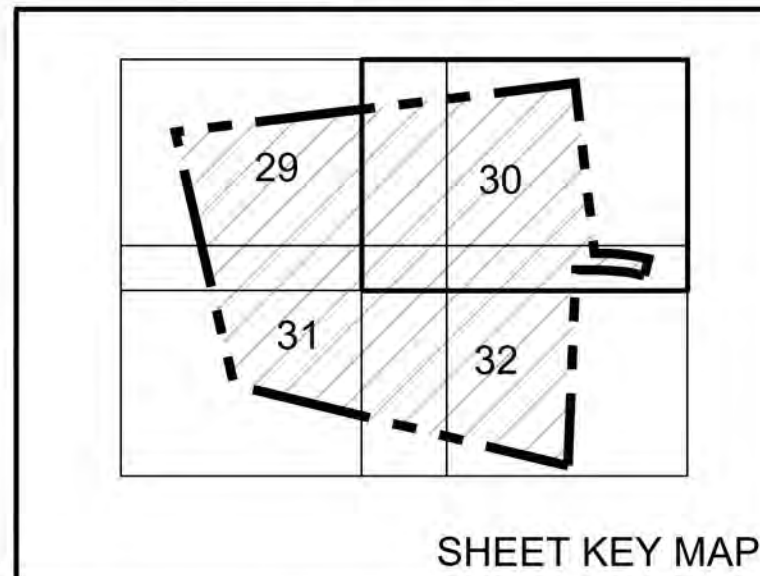
PARCEL A
530,254 SF
12.175 AC

ELMWOOD DRIVE

SMWF 1

BASIN FLOOR SEED MIX
(SEE PLANT SCHEDULE)

PROPOSED CLUBHOUSE
±6,500 SF
FFE=470.44



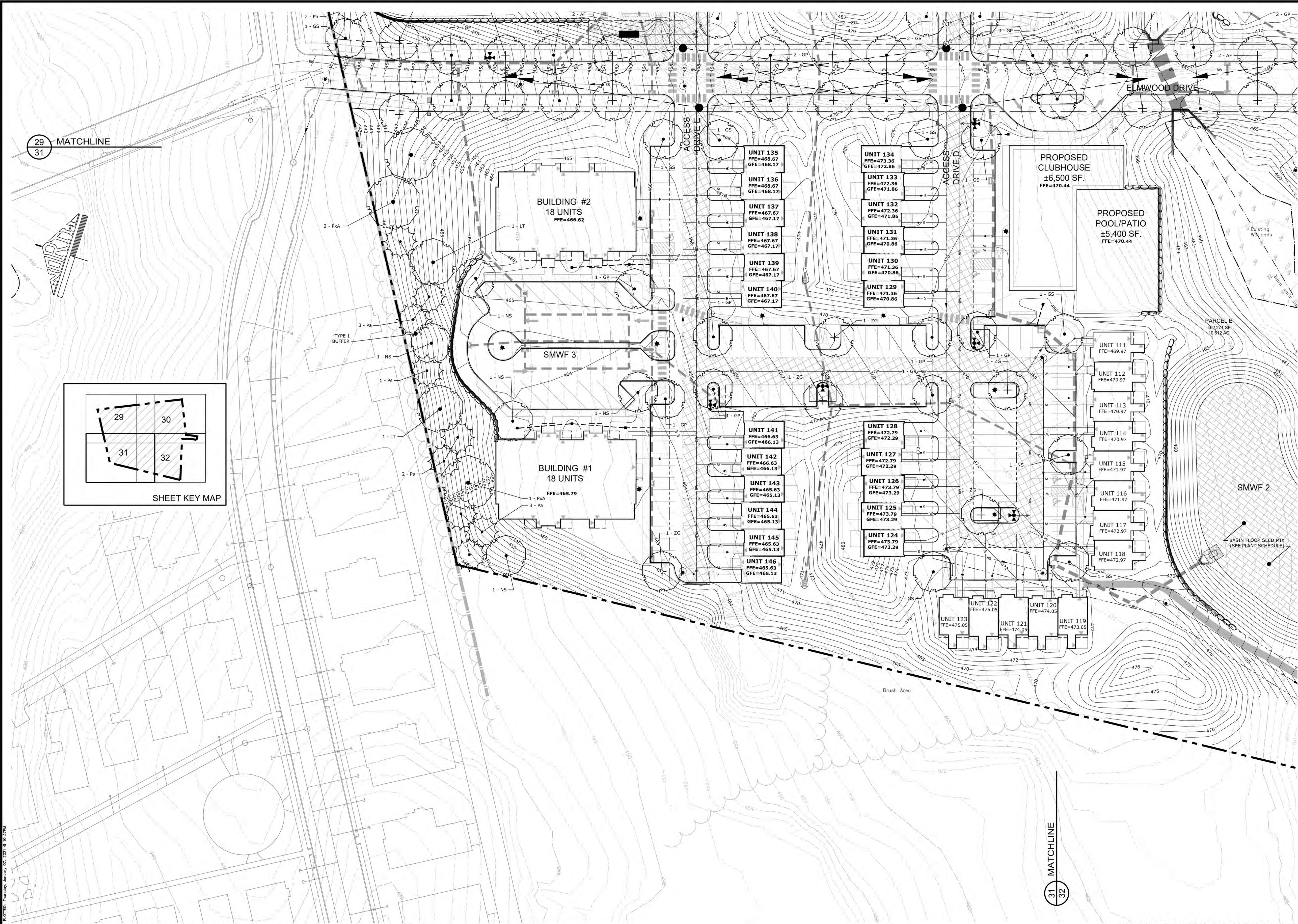
MATCHLINE 30 32

ELMWOOD DRIVE

NOT FOR BIDDING/NOT FOR CONSTRUCTION

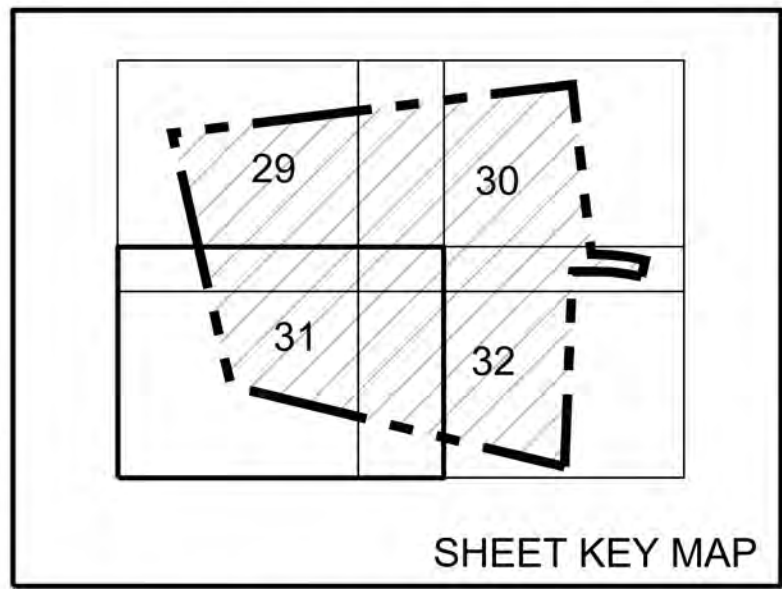


<p>MANAGER: WILLIAM M. FREDERICKS, PE CHECKED BY: WMF DESIGN BY: ALB DRAWN BY: ALB CHECKED BY: WMF</p>		<p>NO. BY DATE REVISION</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>SCALE: 1" = 30'</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE: LANDSCAPE PLAN</p>
<p>LANDSCAPE ARCHITECTURE Civil Engineering 50 West James Street, Suite 1100 (717) 715-1386 FAX (717) 715-8277 221 W. Pennsylvania Street (717) 664-3410 FAX (717) 664-5020 320 N. Market Street (717) 509-7415 FAX (717) 435-0277 E-mail: info@rfsassociates.com www.rfsassociates.com</p>		<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>
<p>PLOTTED: Thursday, January 07, 2021 @ 10:32:27AM FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\2-Landscape.dwg XREFS: TitleBlock;Existing;EG;Profiles-UH;Utilities;Easements;Landscape;Layout;SUJ;EG-Lider;Existing-GS;05013_extloop_ph2 IMAGES:</p>		<p>SHEET NO.: 30 OF 54</p>



29
31

31
32

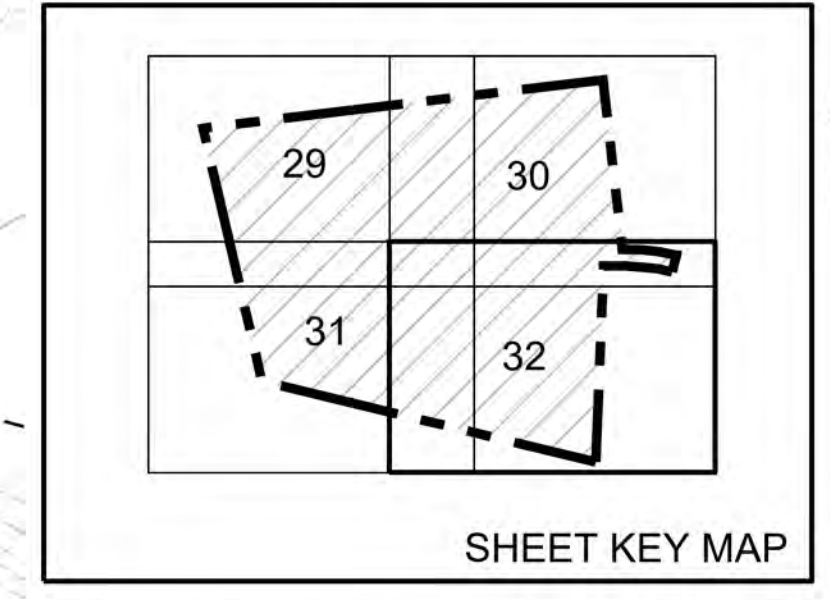


NO. BY		DATE	REVISION
SEAL			
SEAL			
MANAGER:	WILLIAM M. FREDERICKS, PE	CHECKED BY:	WMF
DESIGN BY:	ALB	DRAWN BY:	ALB
		CHECKED BY:	WMF
CLIENT:	BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	SCALE:	1" = 30'
PROJECT TITLE:	THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		
SHEET TITLE:	LANDSCAPE PLAN		
PROJECT TITLE:	THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		
SHEET TITLE:	LANDSCAPE PLAN		
Land Planning Landscape Architecture Civil Engineering	321 W. Philadelphia Street (717) 664-3100 FAX (717) 664-5020 320 N. Market Street (717) 660-7415 FAX (717) 635-6277 www.rgsassociates.com		
DATE:	JANUARY 8, 2021		
PROJECT NO.:	2020E88-005		
SHEET NO.:	31 OF 54		

PLOTTED: Thursday, January 07, 2021 @ 10:37PM

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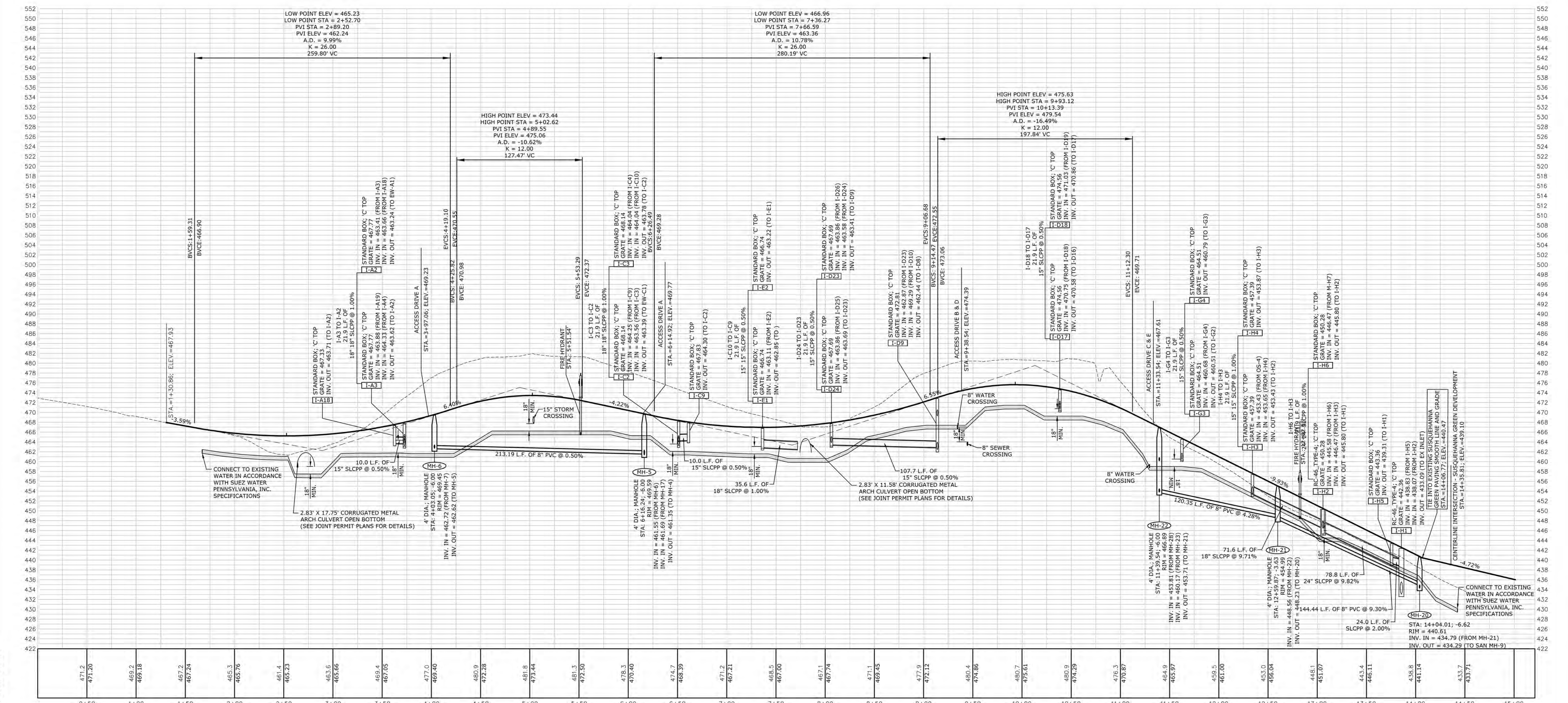
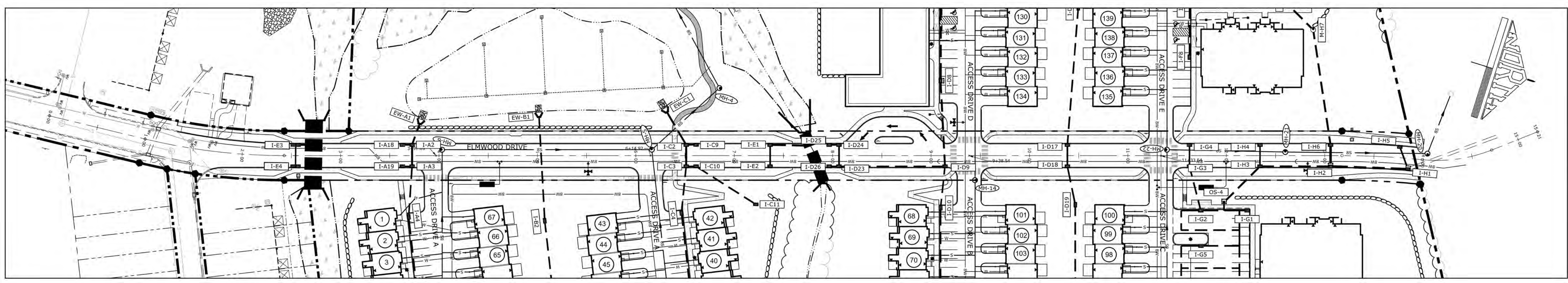
NOT FOR BIDDING/NOT FOR CONSTRUCTION



SHEET KEY MAP

<p>NO. BY DATE REVISION</p>	
<p>SEAL</p>	
<p>MANAGER: WILLIAM M. FREDERICKS, PE</p>	<p>CHECKED BY: WMF</p>
<p>DESIGN BY: ALB</p>	<p>DRAWN BY: ALB</p>
<p>CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>	<p>CHECKED BY: WMF</p>
<p>PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>	<p>DRAWN BY: WMF</p>
<p>SHEET TITLE: LANDSCAPE PLAN</p>	<p>SCALE: 1" = 30'</p>
<p>LANDSCAPE ARCHITECTURE Civil Engineering</p>	<p>DAUPHIN COUNTY, PA</p>
<p>30 West James Street, Suite 100 (717) 715-1386 FAX (717) 535-6277</p>	<p>221 W. Philadelphia Street (717) 664-3010 FAX (717) 664-3020</p>
<p>320 N. Market Street (717) 509-7415 FAX (717) 435-6277</p>	<p>E-mail: info@grassrootsinc.com www.grassrootsinc.com</p>
<p>DATE: JANUARY 8, 2021</p>	<p>PROJECT NO.: 2020E88-005</p>
<p>SHEET NO.: 32 OF 54</p>	<p>NOT FOR BIDDING/NOT FOR CONSTRUCTION</p>

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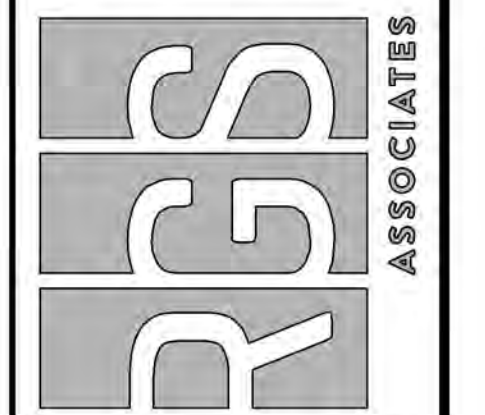
ELMWOOD DRIVE
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

LEGEND

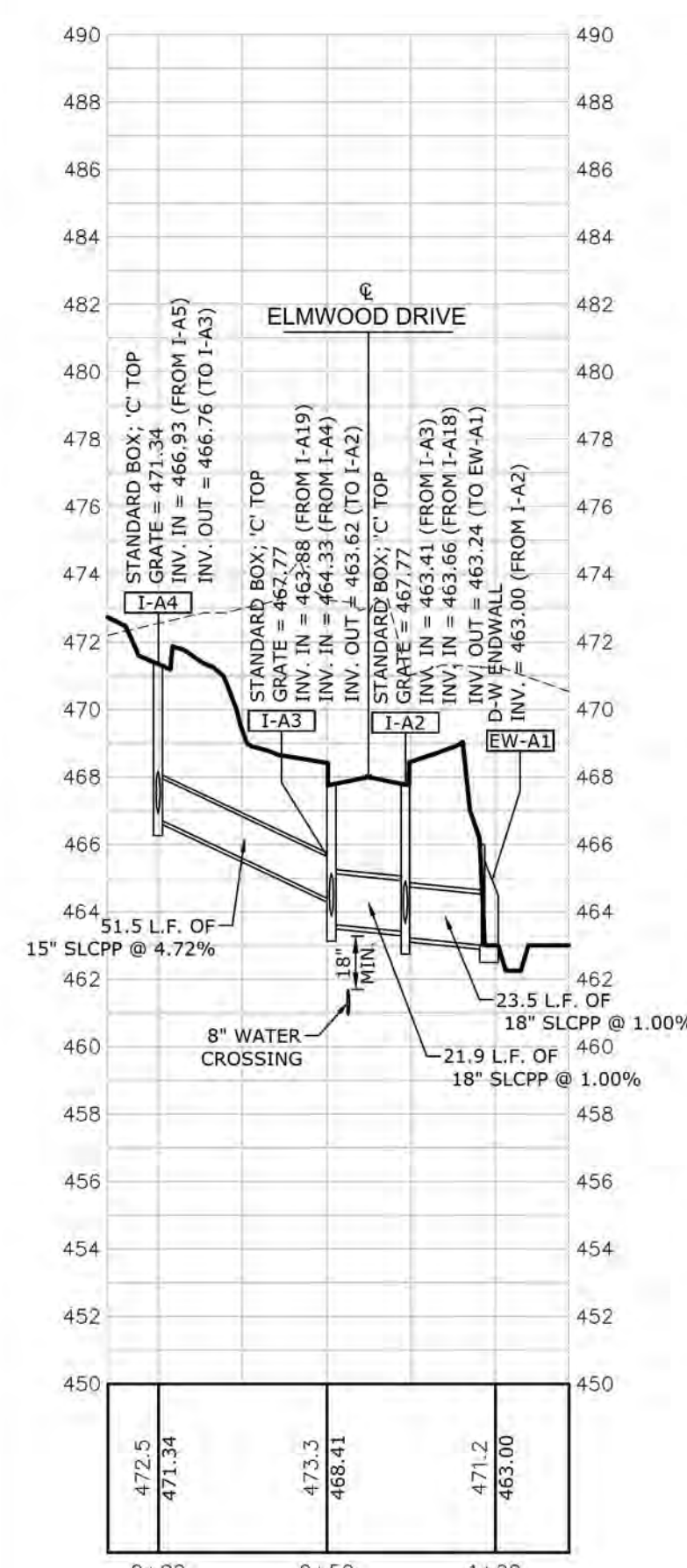
----- EXISTING GRADE
 _____ PROPOSED GRADE

MANAGER: WILLIAM M. FREDERICKS, PE	CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	SHEET TITLE: PROFILES SHEET	SCALE: 1" = 50' 1" = 100' 1" = 150'	NO. BY: DATE REVISION
DESIGN BY: TMM CHECKED BY: WMF	DESIGN BY: TMM CHECKED BY: WMF	PROJECT NO.: 2020E88-005	DATE: JANUARY 8, 2021	SHEET NO.: 33 OF 54	

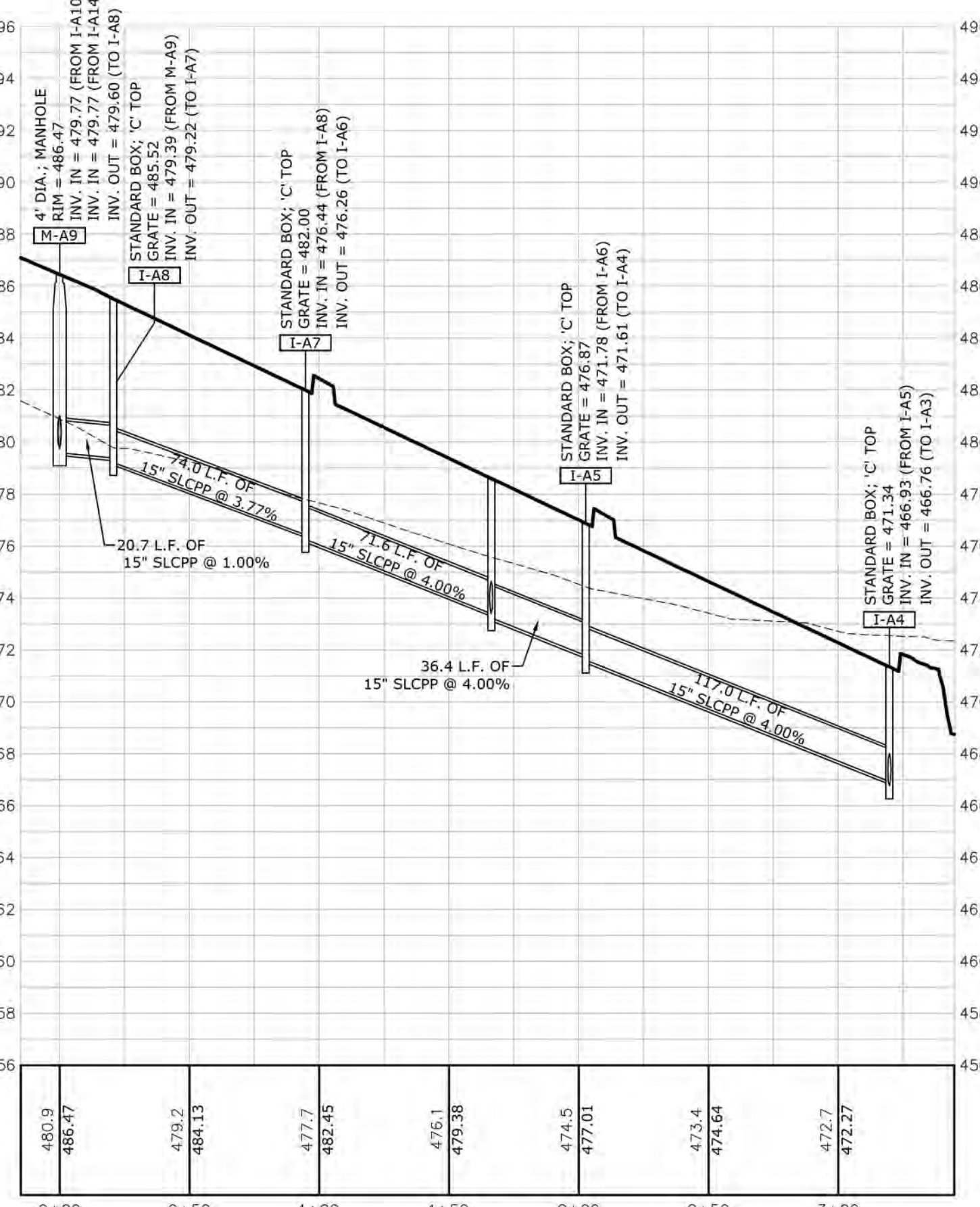
Land Planning
Landscape Architecture
Civil Engineering
 53 West James Street, Suite 1700
 Harrisburg, PA 17103
 (717) 715-1386 FAX (717) 715-8277
 251 W. Philadelphia Street
 Harrisburg, PA 17102
 (717) 664-0101 FAX (717) 664-0020
 320 N. Market Street
 Harrisburg, PA 17102
 (717) 660-7415 FAX (717) 652-0277
 www.rgsassociates.com



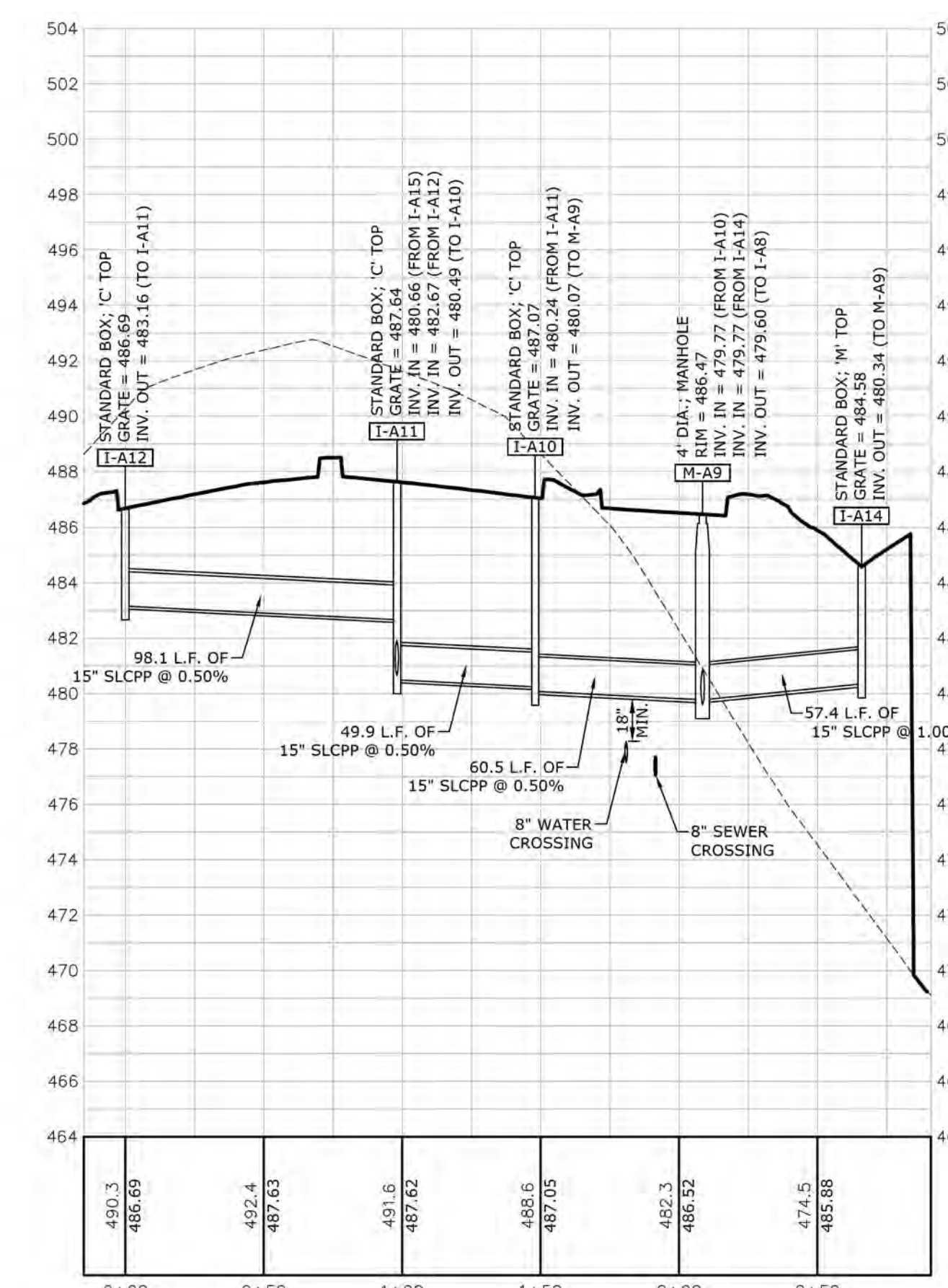
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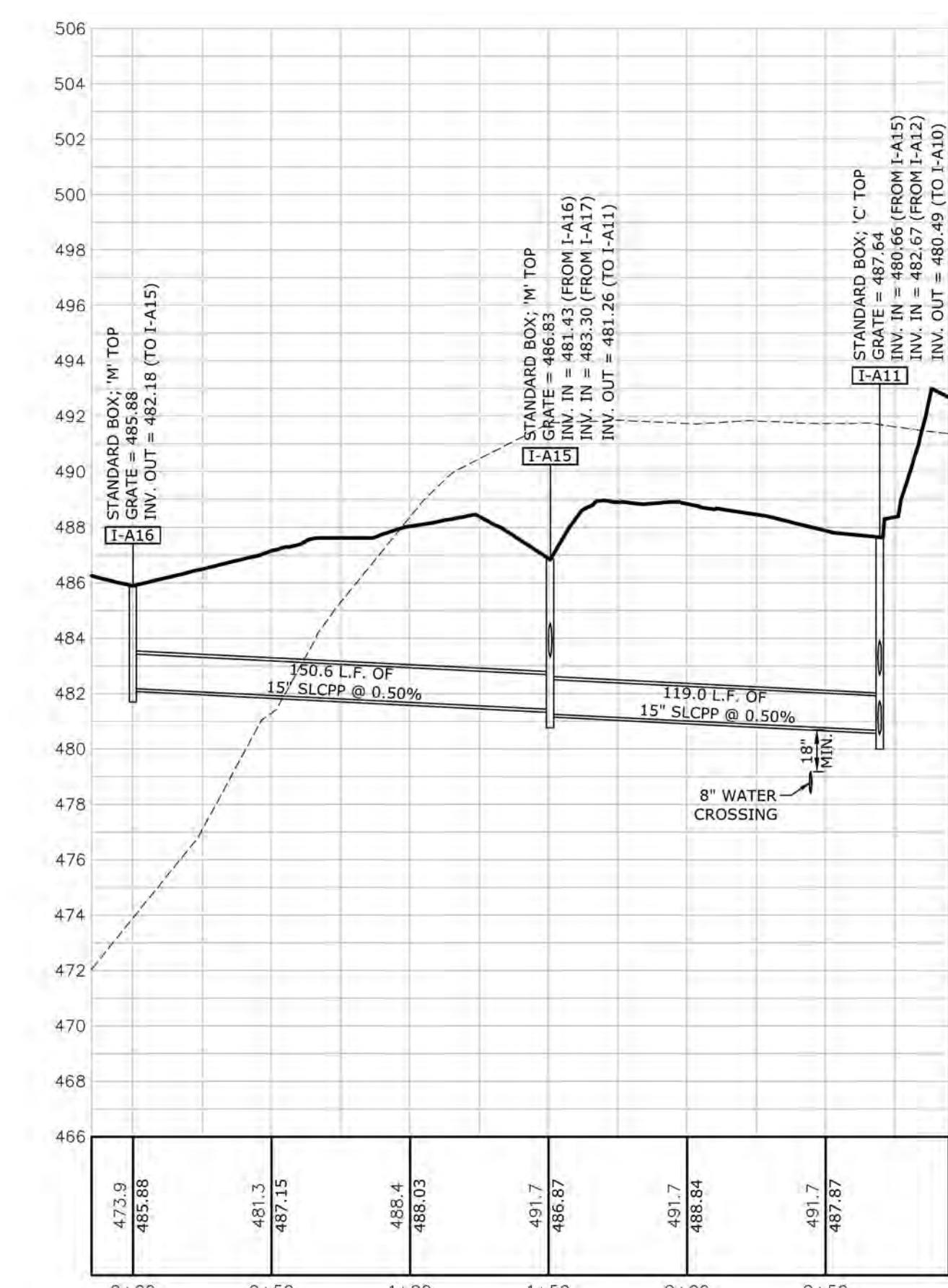
I-A4 TO EW-A1
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 VERT. SCALE: 1"= 5'



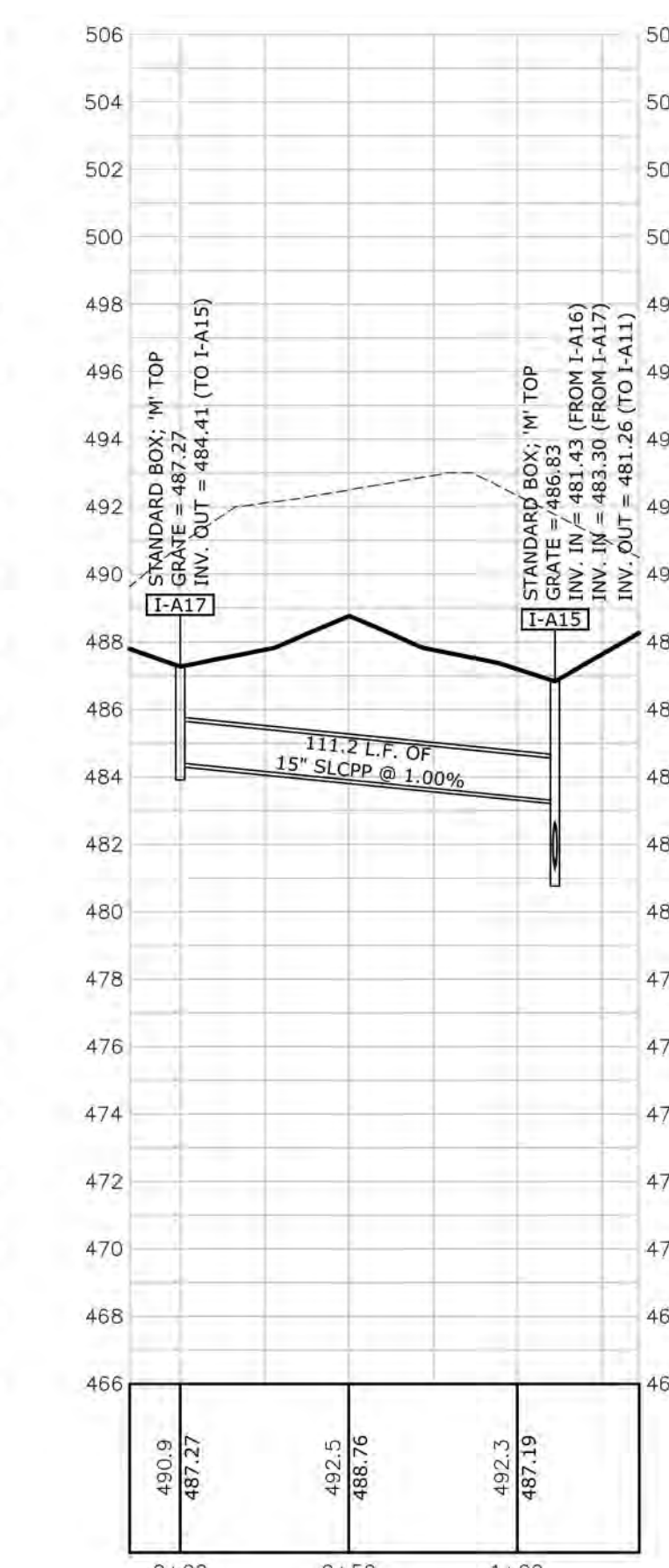
M-A9 TO I-A4
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 5'



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

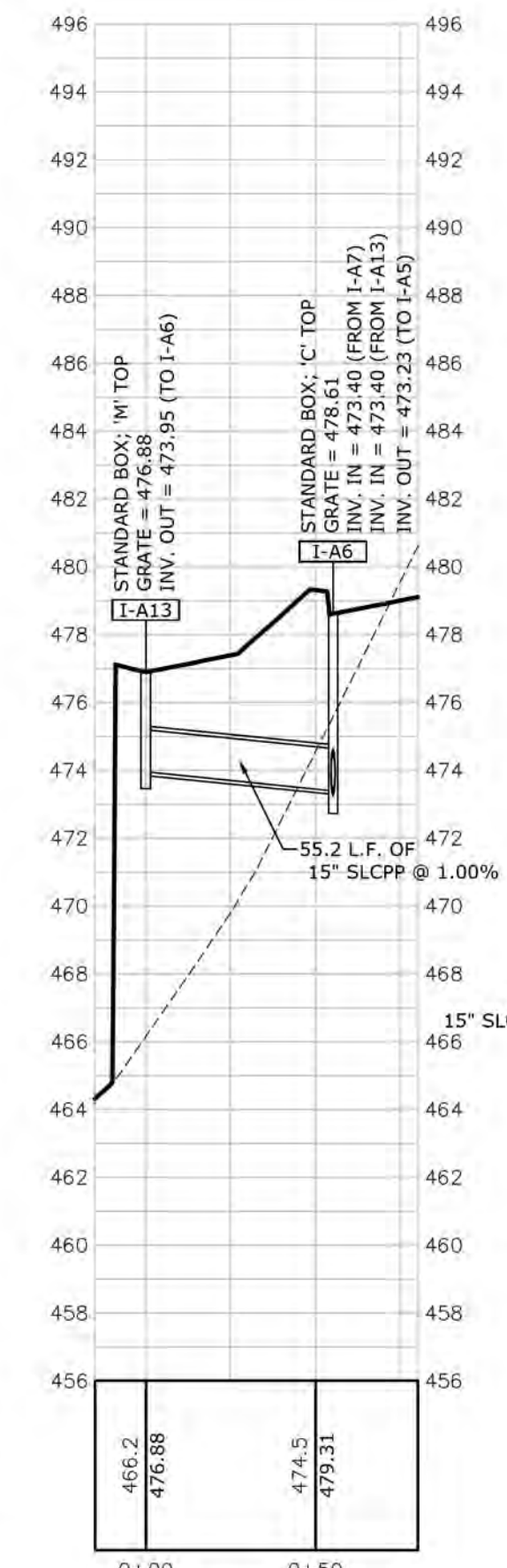


I-A16 TO I-A11
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 VERT. SCALE: 1"= 5'

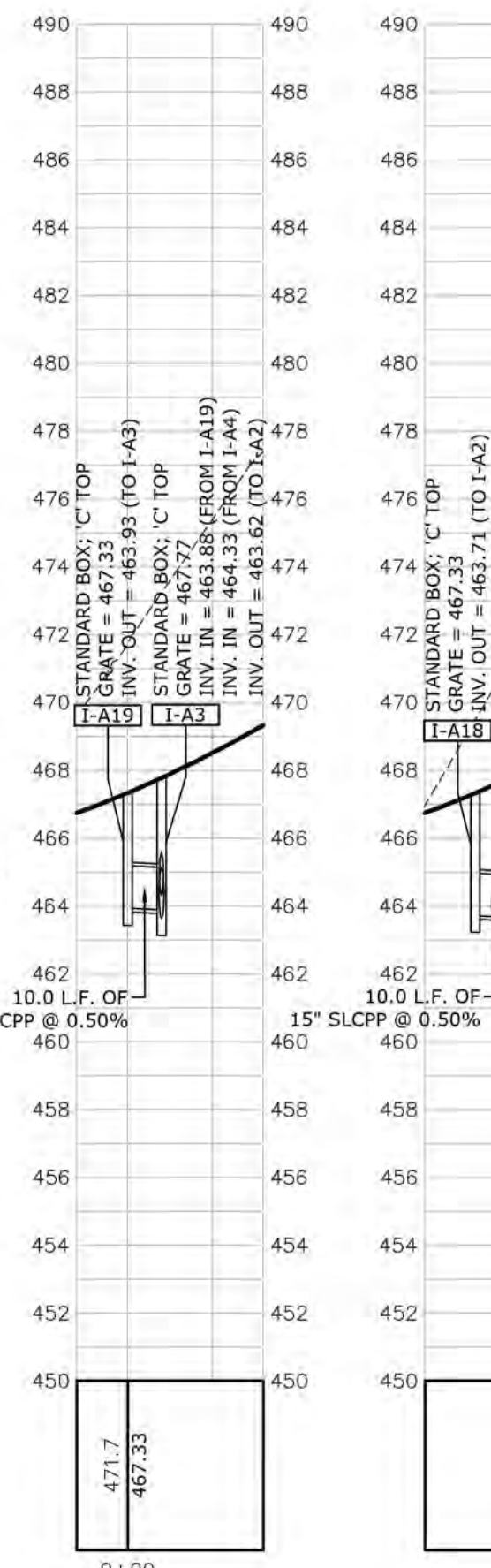


I-A17 TO I-A15
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 VERT. SCALE: 1"= 5'

LEGEND



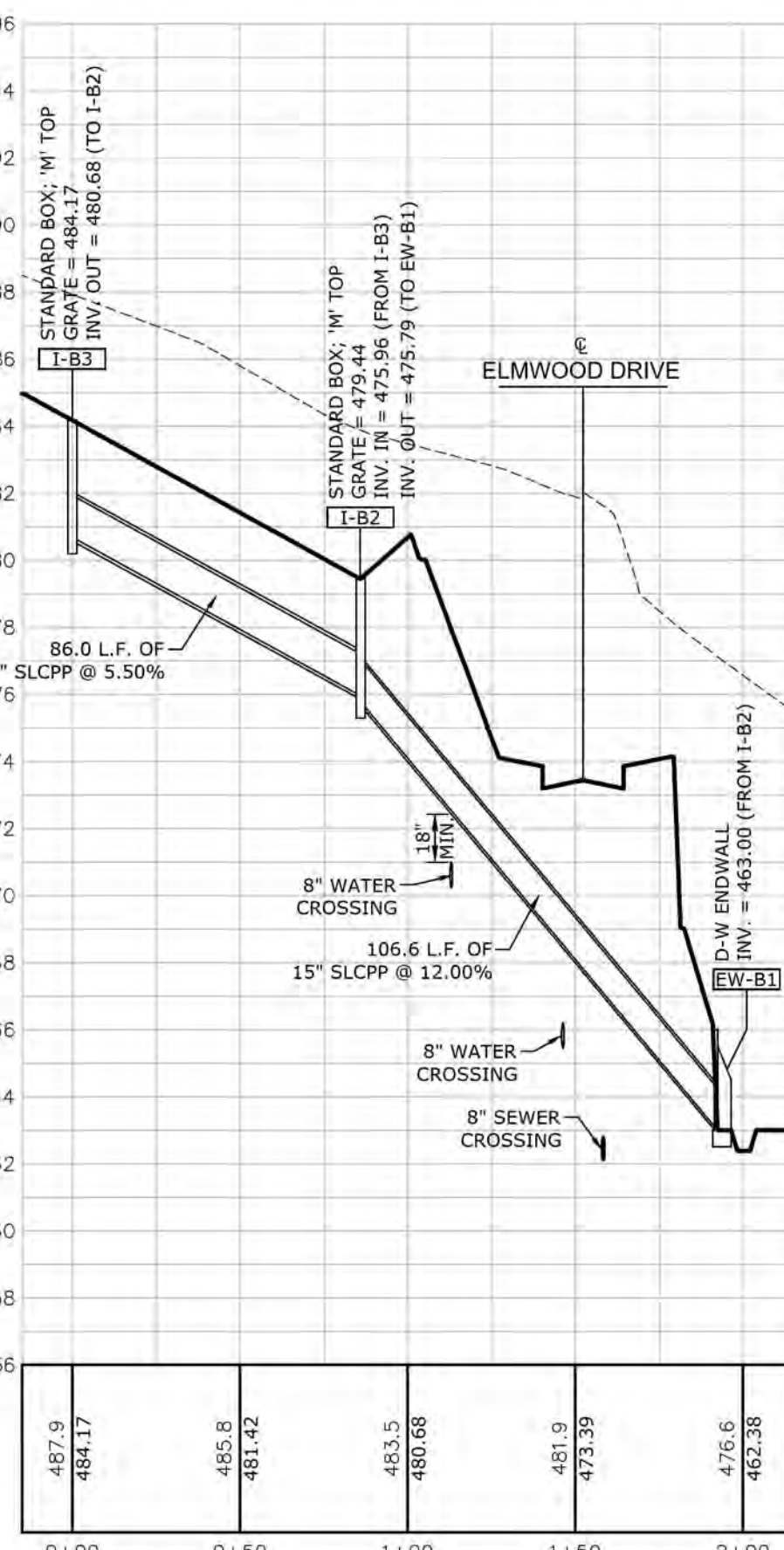
I-A13 TO I-A6
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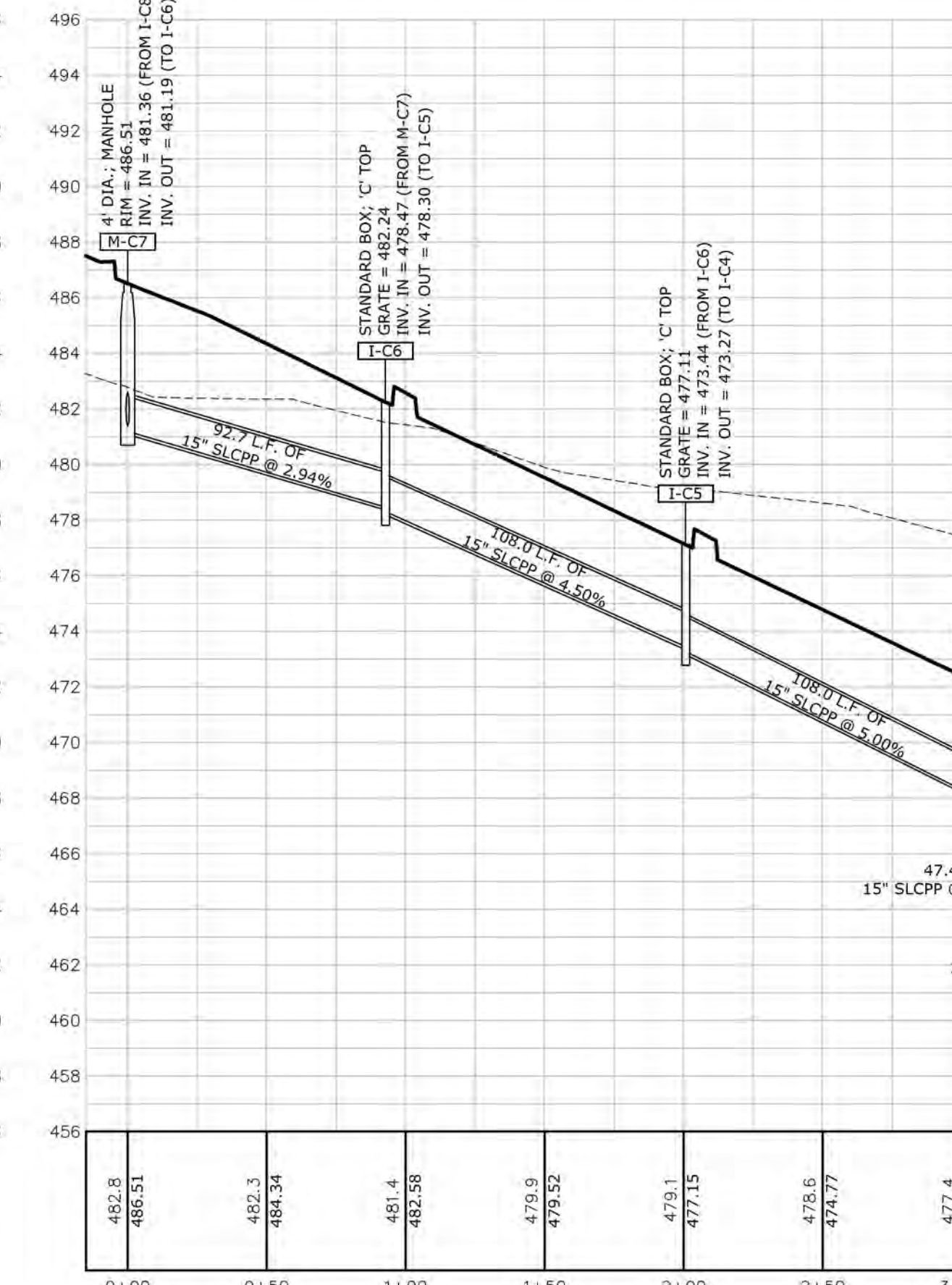
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 VERT. SCALE: 1"= 5'



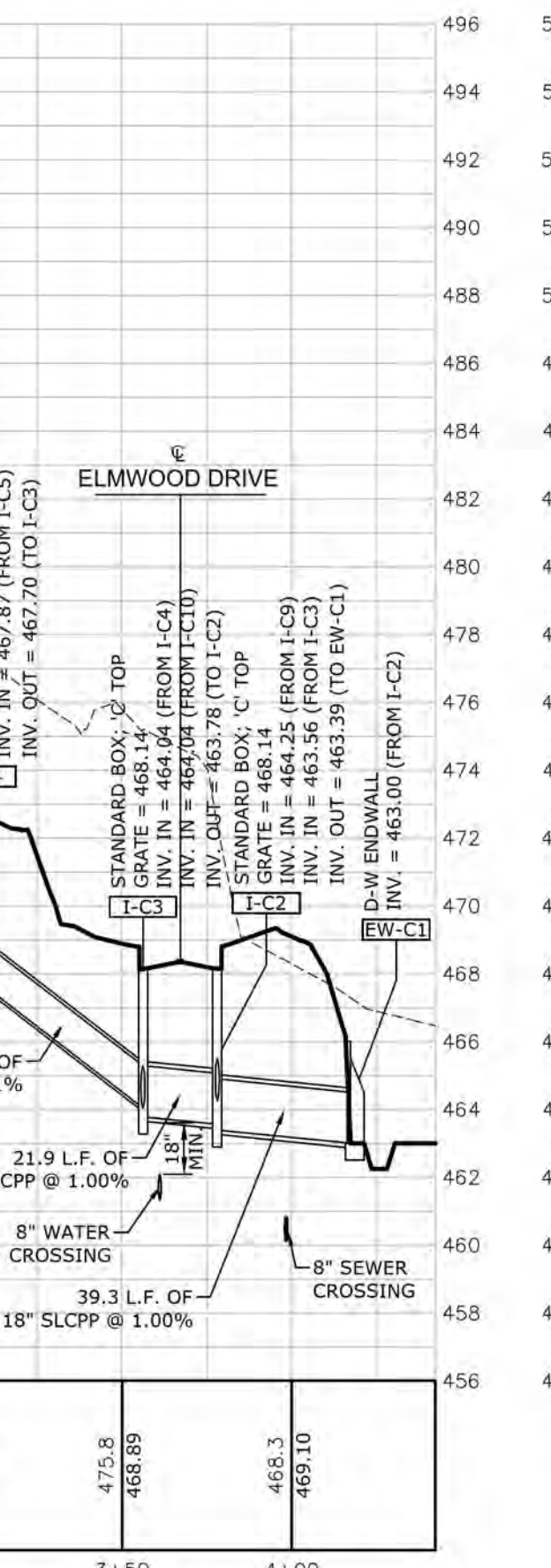
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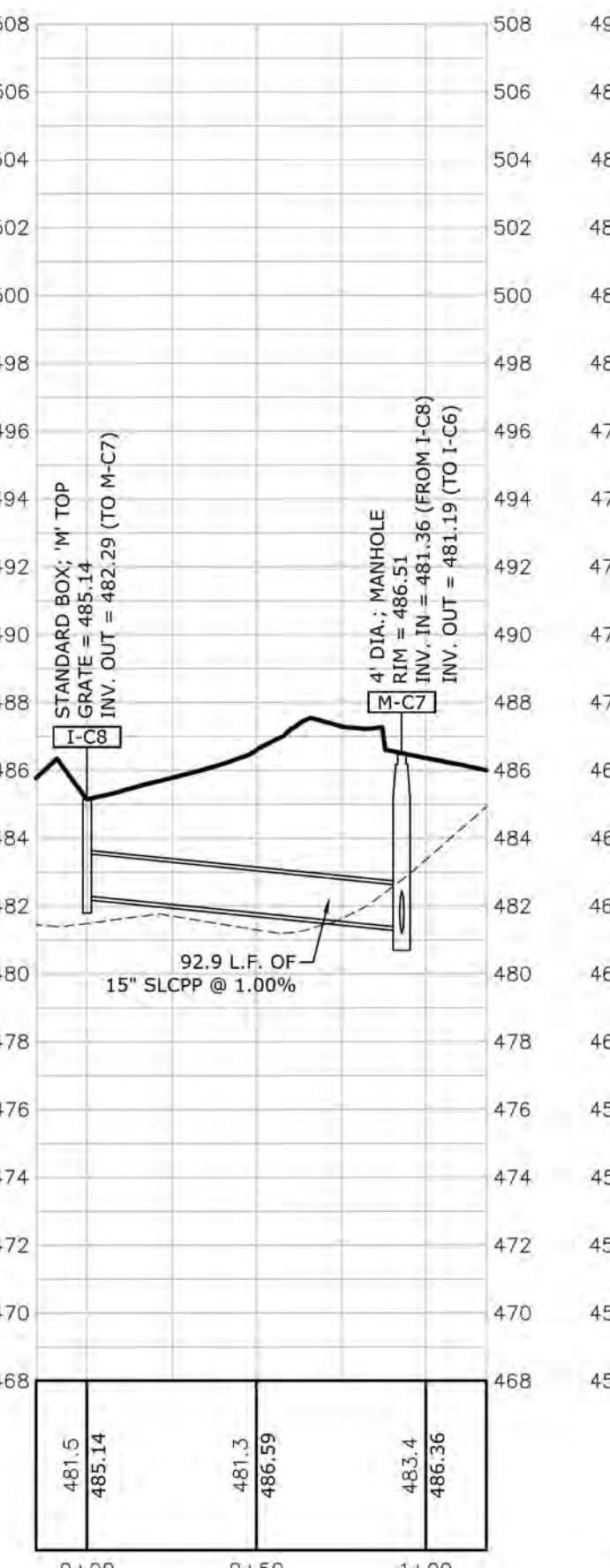
I-B3 TO EW-B1
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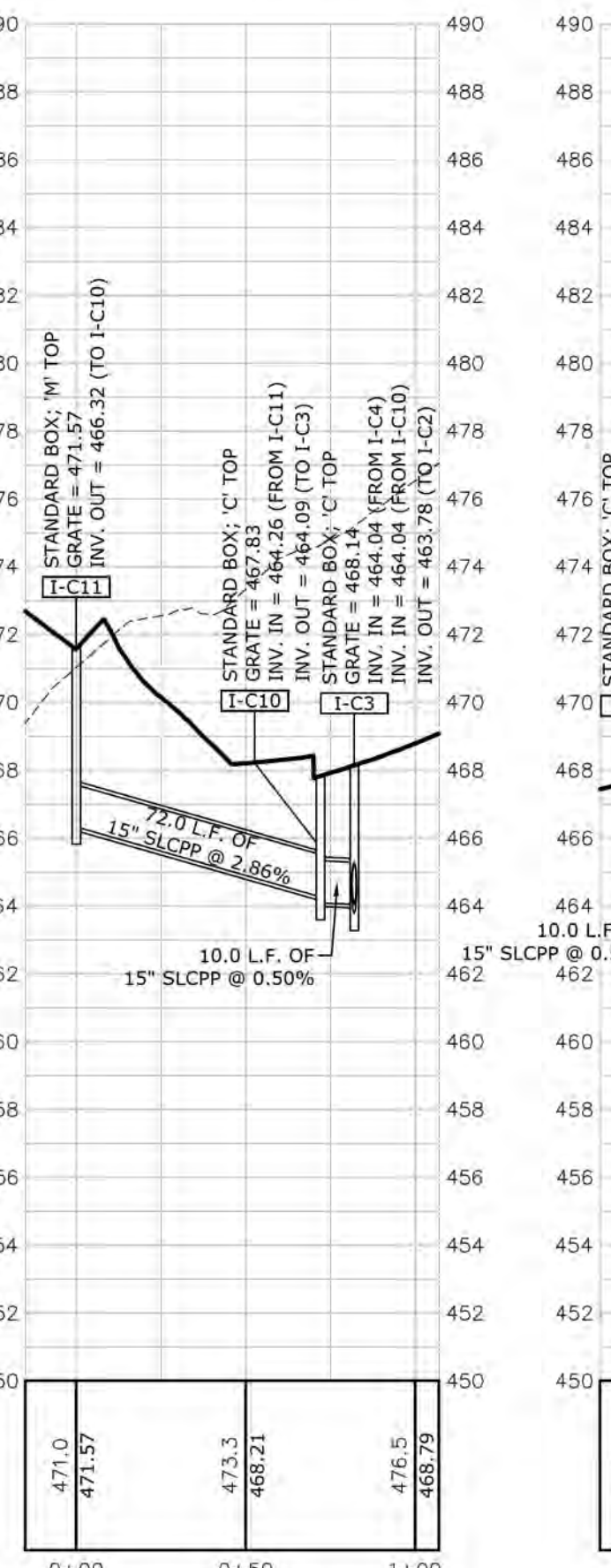
M-C7 TO EW-C1
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 5'



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



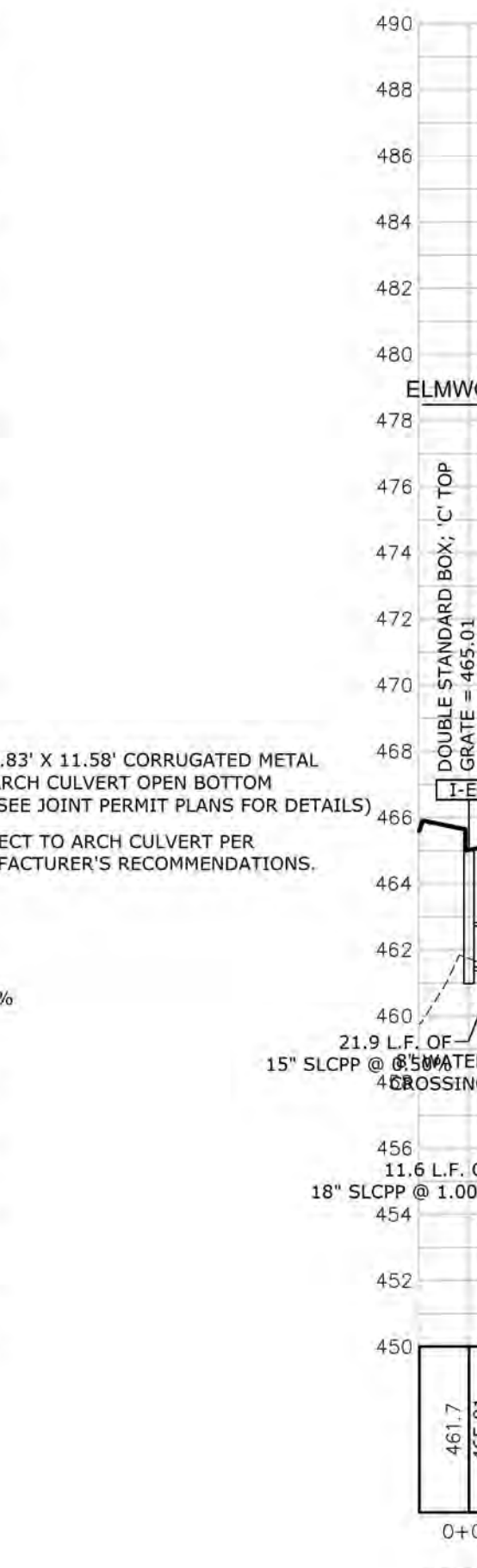
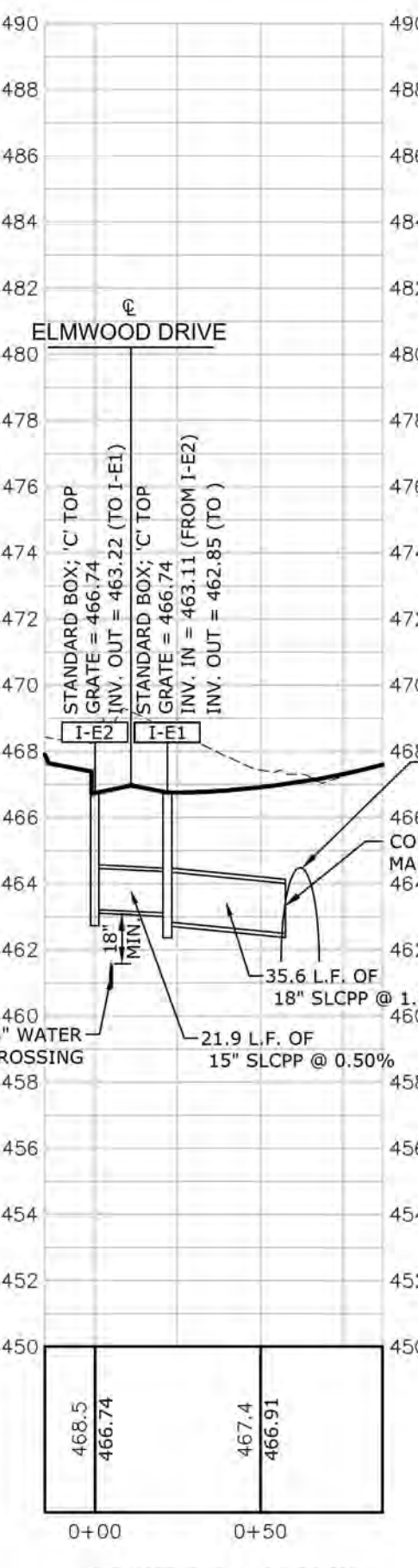
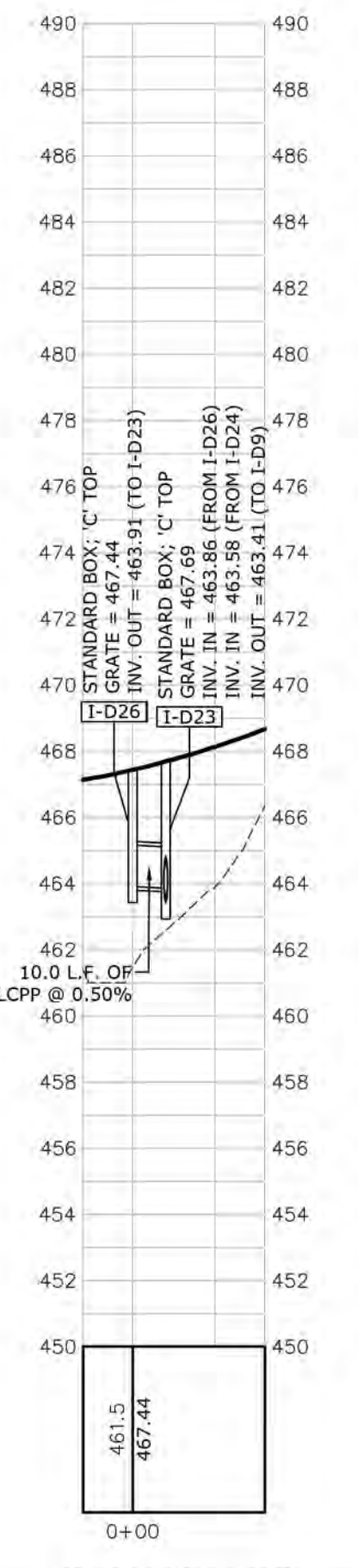
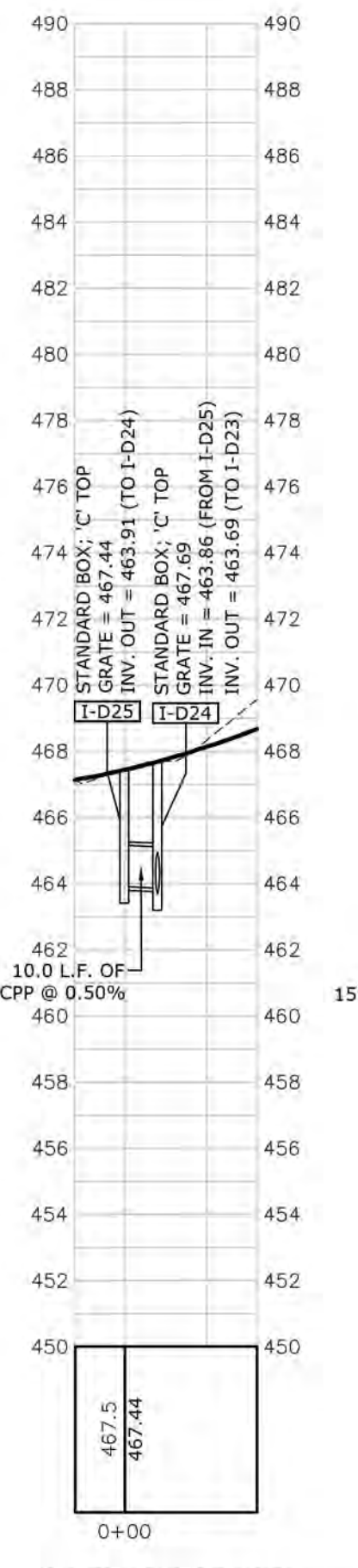
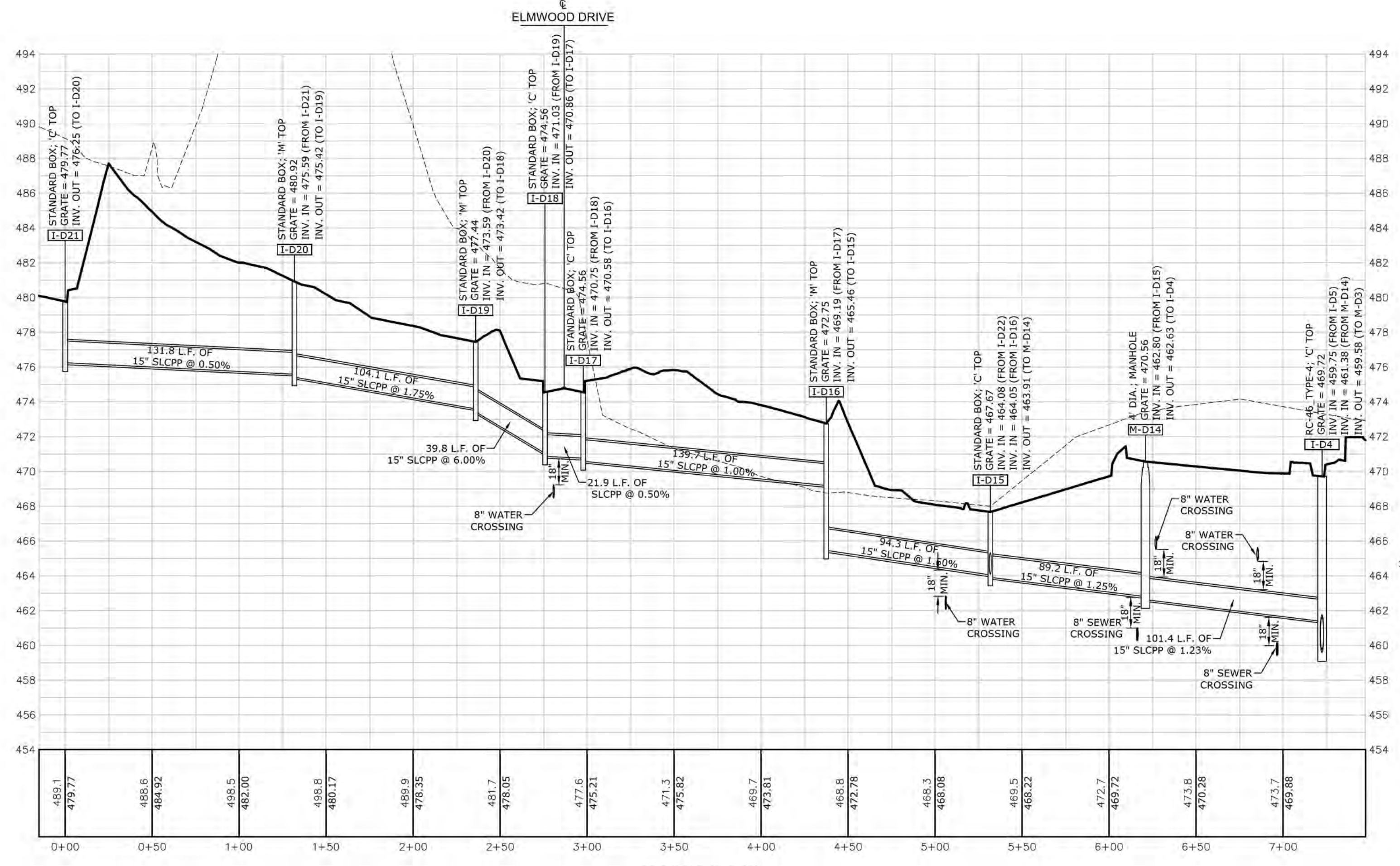
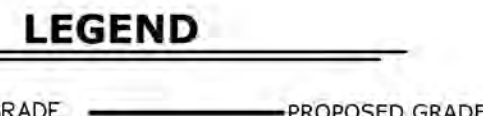
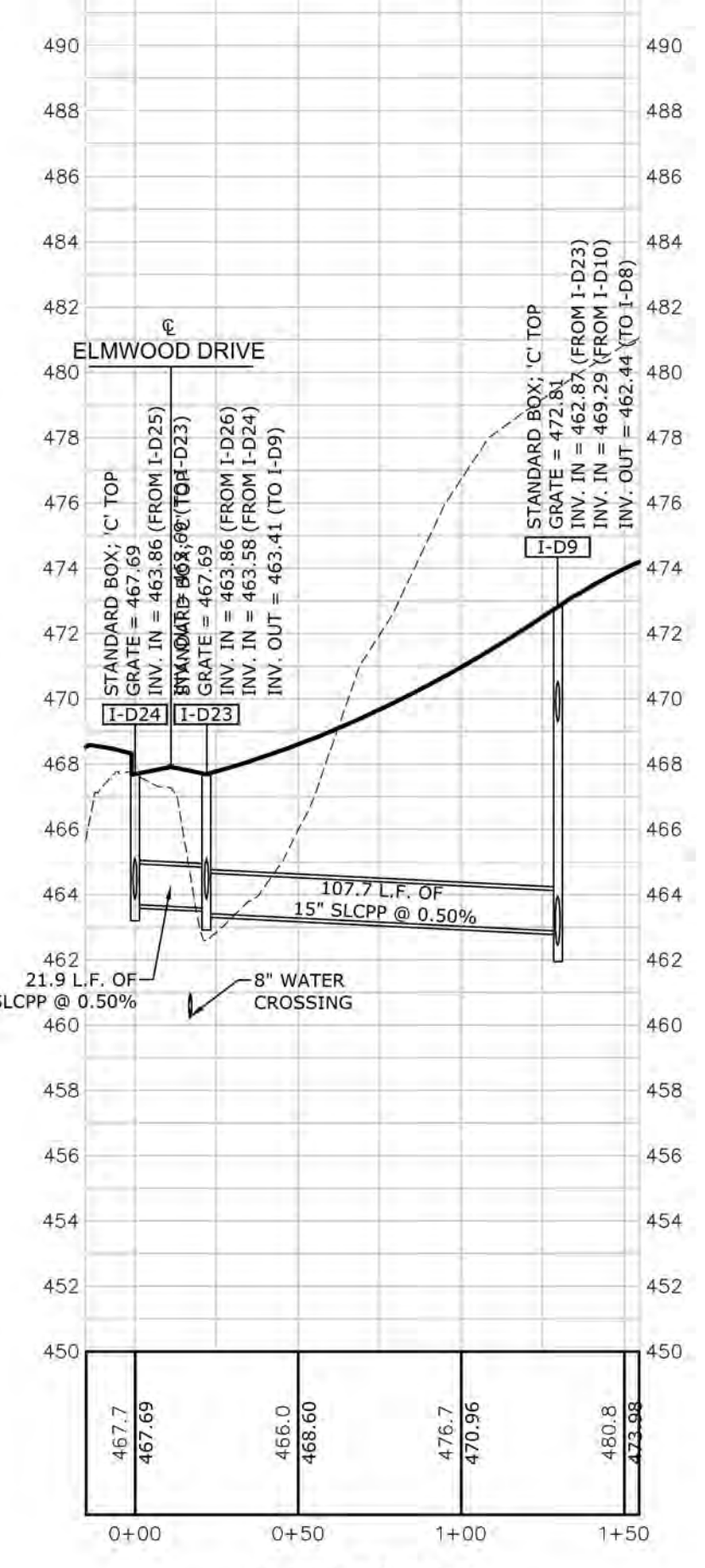
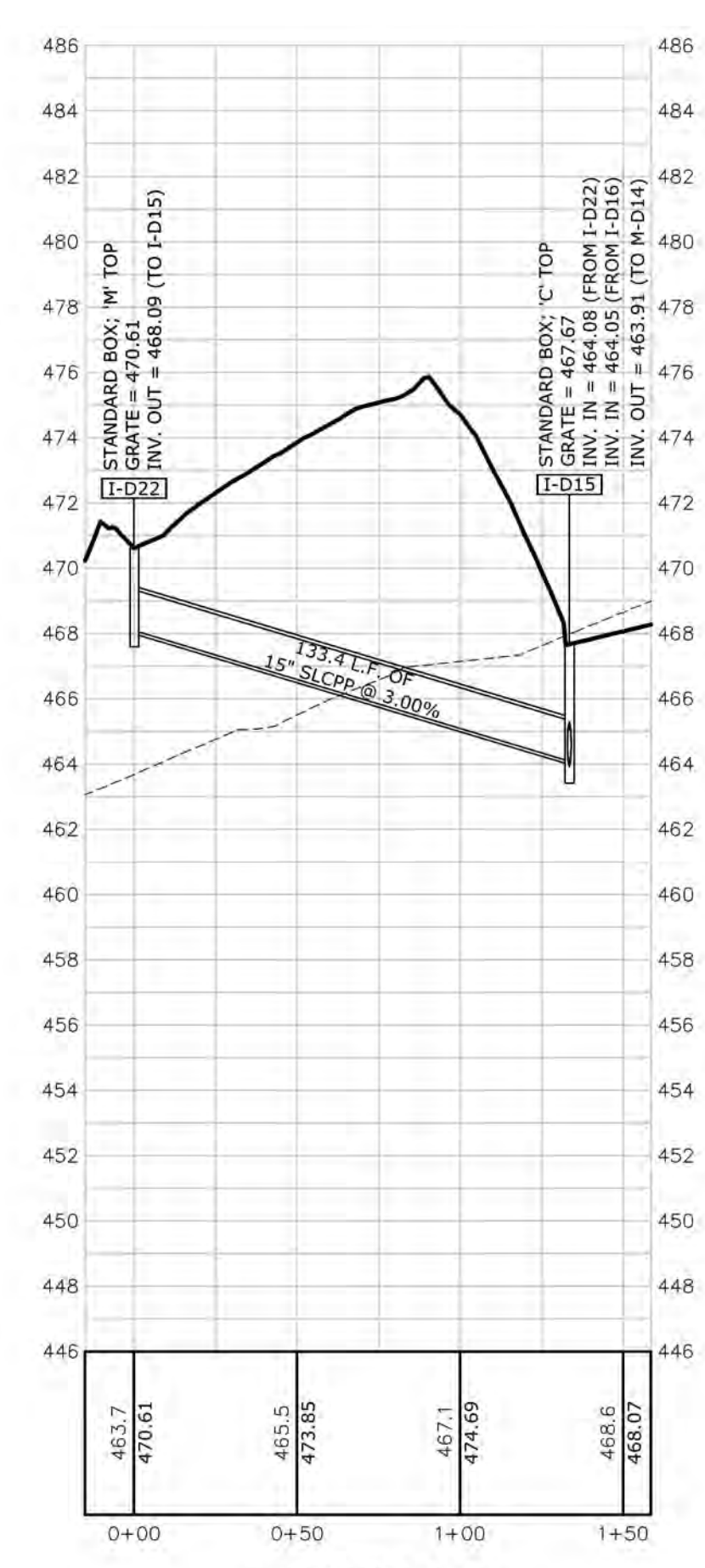
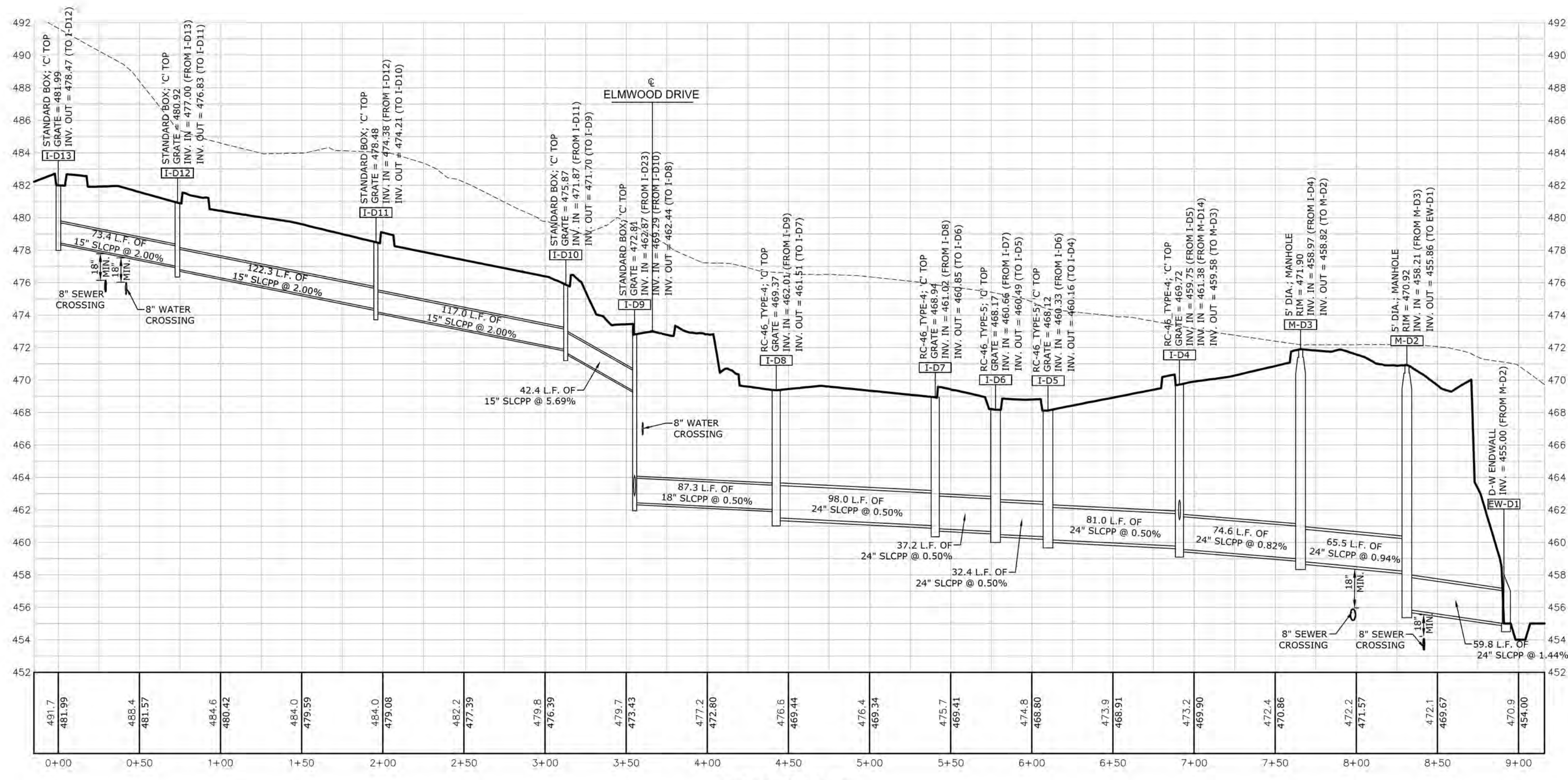
I-C11 TO I-C3
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 5'



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

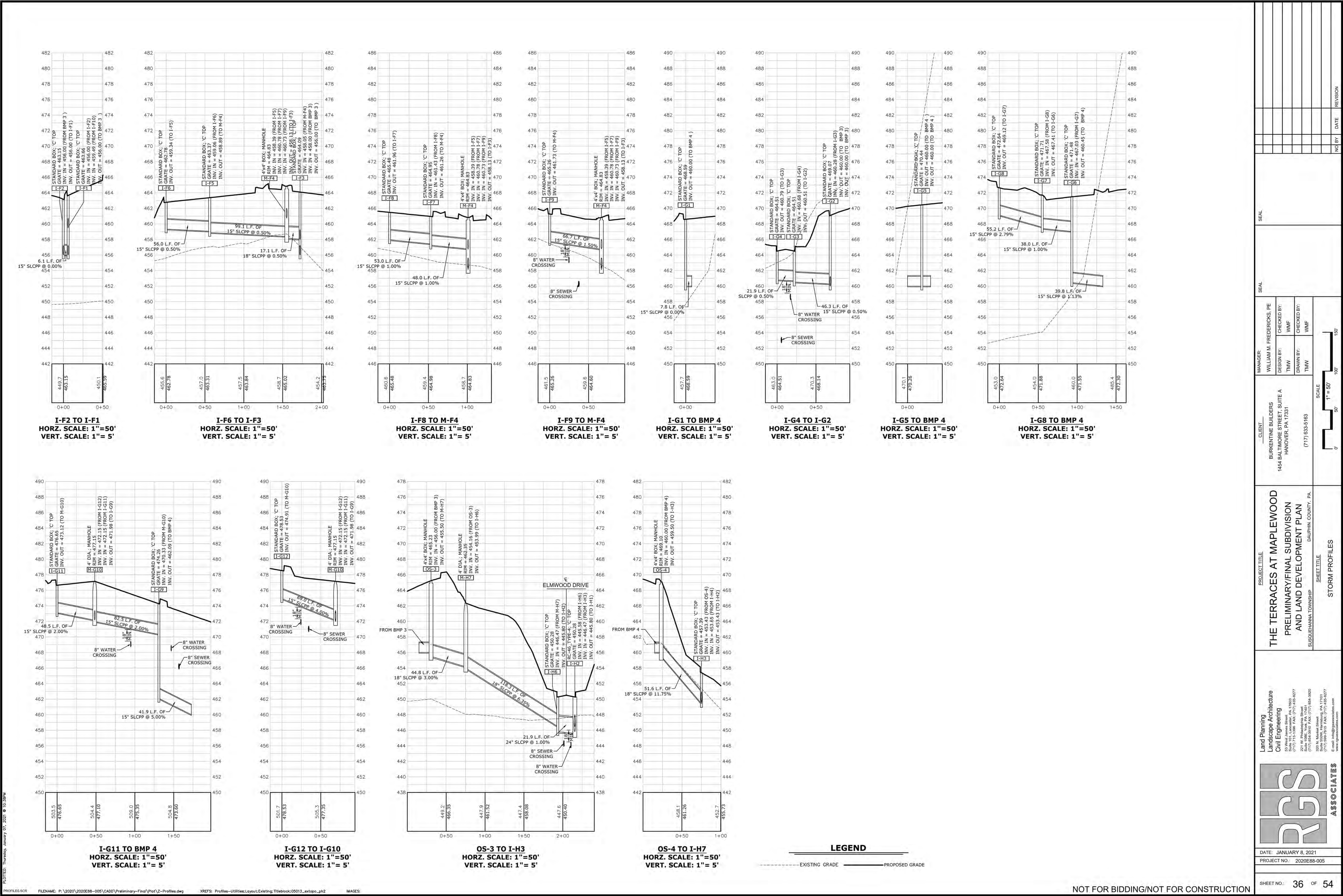
<p>CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>MANAGER WILLIAM M. FREDERICKS, PE</p>		<p>CHECKED BY WMF</p>	
<p>DESIGN BY TMW</p>		<p>DRAWN BY TMW</p>		<p>CHECKED BY WMF</p>	
<p>PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE STORM PROFILES</p>		<p>SCALE 1"= 50' 1"= 100' 1"= 500'</p>	
<p>PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE STORM PROFILES</p>		<p>DATE JANUARY 8, 2021</p>	
<p>PROJECT NO. 2020E88-005</p>		<p>DATE JANUARY 8, 2021</p>		<p>NO. BY DATE</p>	
<p>REVISION</p>		<p>NO. BY</p>		<p>DATE</p>	

PLT02D: Thursday, January 07, 2021 @ 10:32:39AM



CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331		MANAGER WILLIAM M. FREDERICKS, PE	
DESIGN BY TMM		CHECKED BY WMF	
DRAWN BY TMM		CHECKED BY WMF	
PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		SHEET TITLE STORM PROFILES	
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA		(717) 533-5163 www.gesassociates.com	
DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005		NO. BY: DATE REVISION	
PLOTTED: Thursday, January 07, 2021 @ 10:32PM FILENAME: P:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Prof-Profiles.dwg XREFS: Profiles-Utilities-Layout-Existing;Titleblock:05013_extopno.ph2 IMAGES:		SCALE 1"= 50' 1"= 50' 1"= 50'	

NOT FOR BIDDING/NOT FOR CONSTRUCTION



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

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

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

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

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

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

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

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

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

I-G12 TO I-G10
 HORZ. SCALE: 1"=50'
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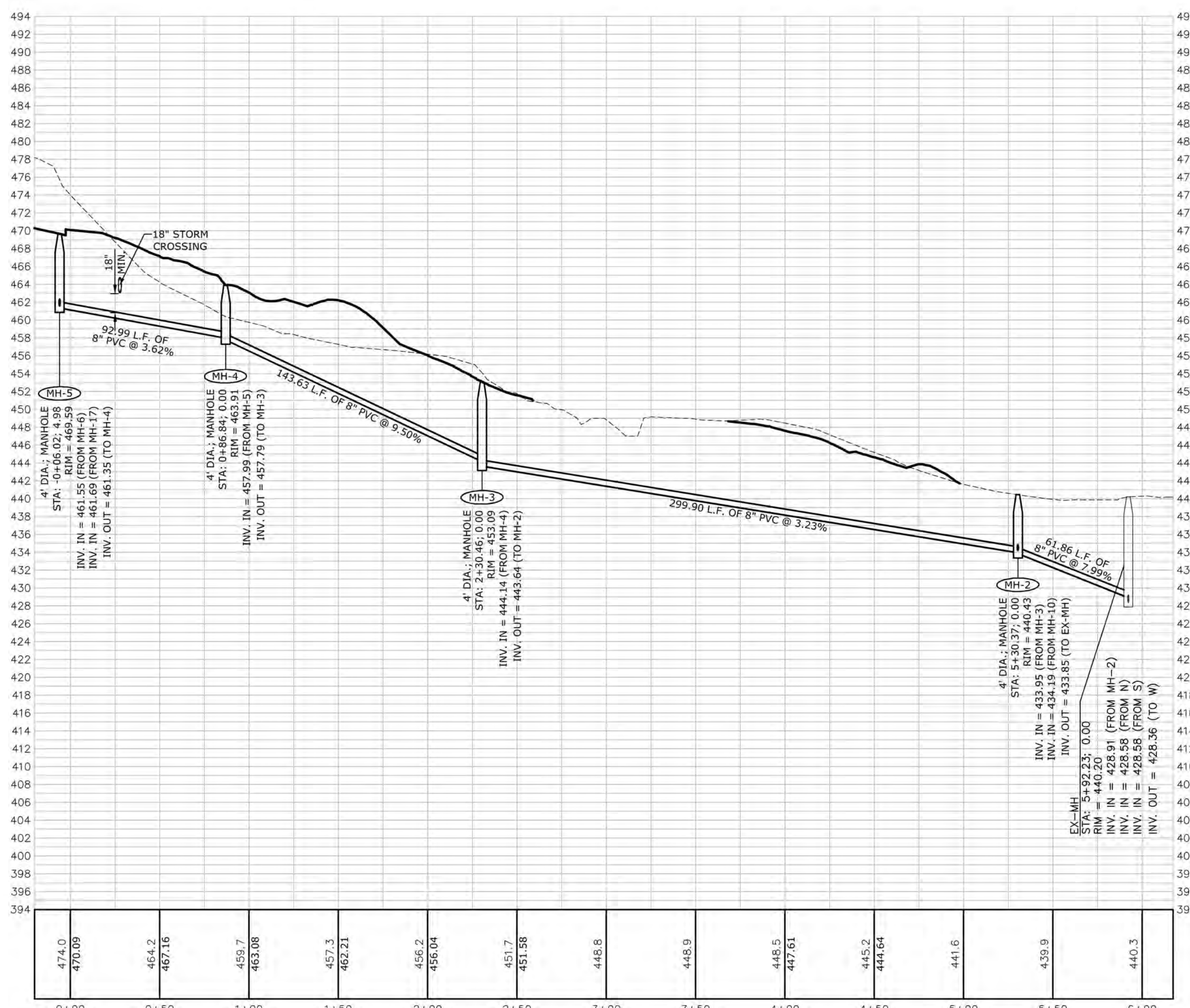
OS-3 TO I-H3
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 5'

OS-4 TO I-H7
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LEGEND
 - - - - - EXISTING GRADE
 ————— PROPOSED GRADE

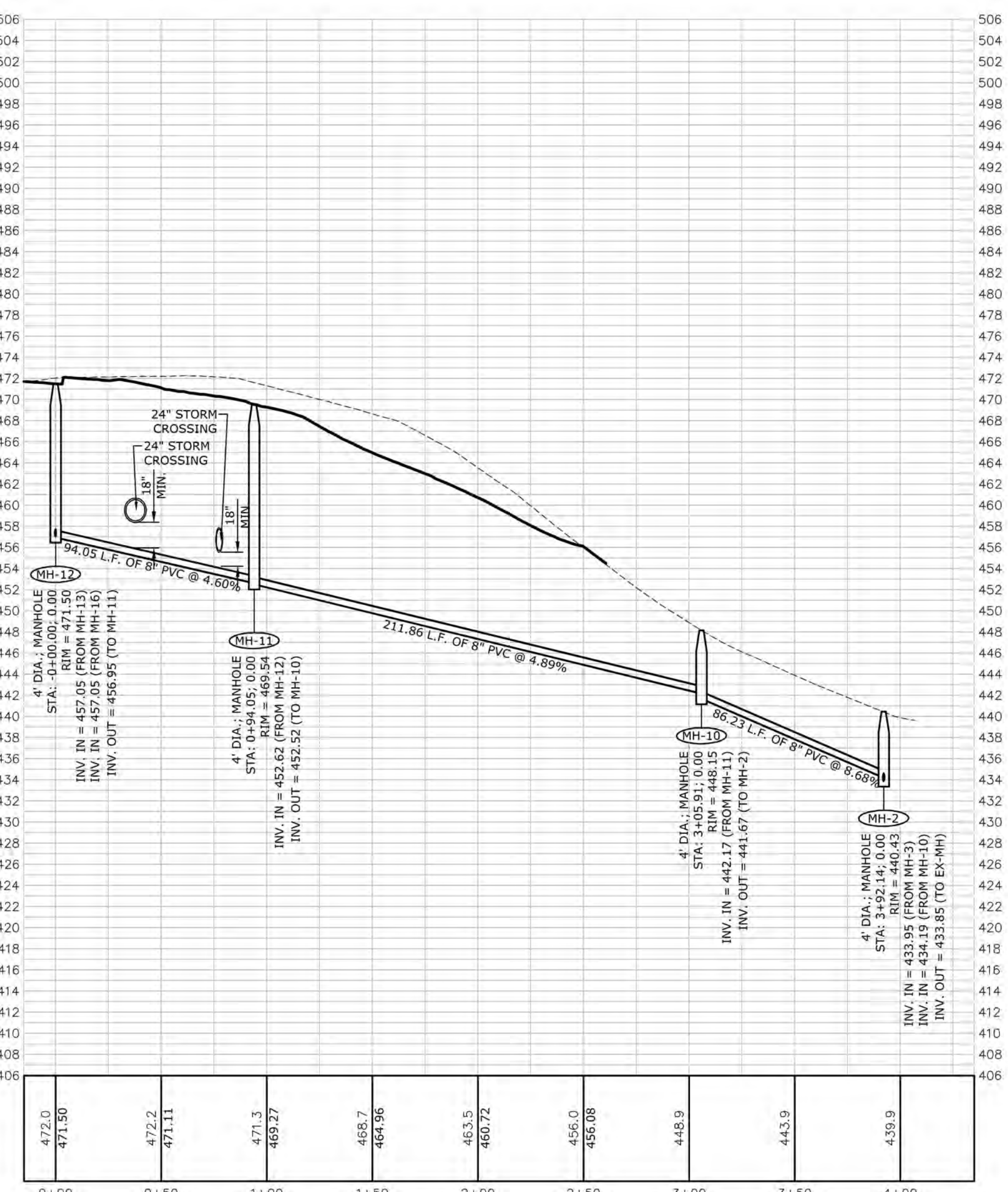
<p>CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331</p>		<p>MANAGER WILLIAM M. FREDERICKS, PE</p>		<p>CHECKED BY WMF</p>									
<p>PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA</p>		<p>DESIGN BY TMM</p>		<p>CHECKED BY WMF</p>									
<p>SHEET TITLE STORM PROFILES</p>		<p>SCALE 1" = 50'</p>		<p>DATE JANUARY 8, 2021</p>									
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NO	BY	DATE	REVISION										
<p>PROJECT NO. 2020E88-005</p>		<p>DATE JANUARY 8, 2021</p>		<p>REVISION</p>									
<p>SHEET NO. 36 OF 54</p>		<p>DATE JANUARY 8, 2021</p>		<p>REVISION</p>									

PLT010: Thursday, January 07, 2021 @ 10:32:38PM



MH-5 TO EX-MH
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VERT. SCALE: 1"= 10'

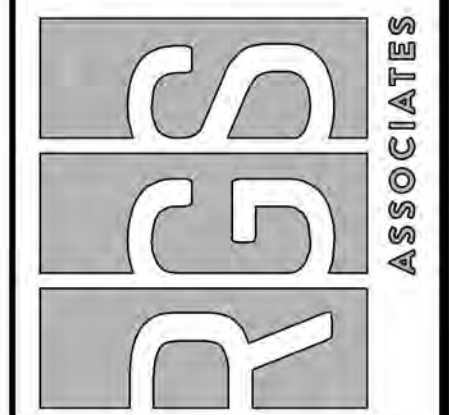
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 _____ PROPOSED GRADE



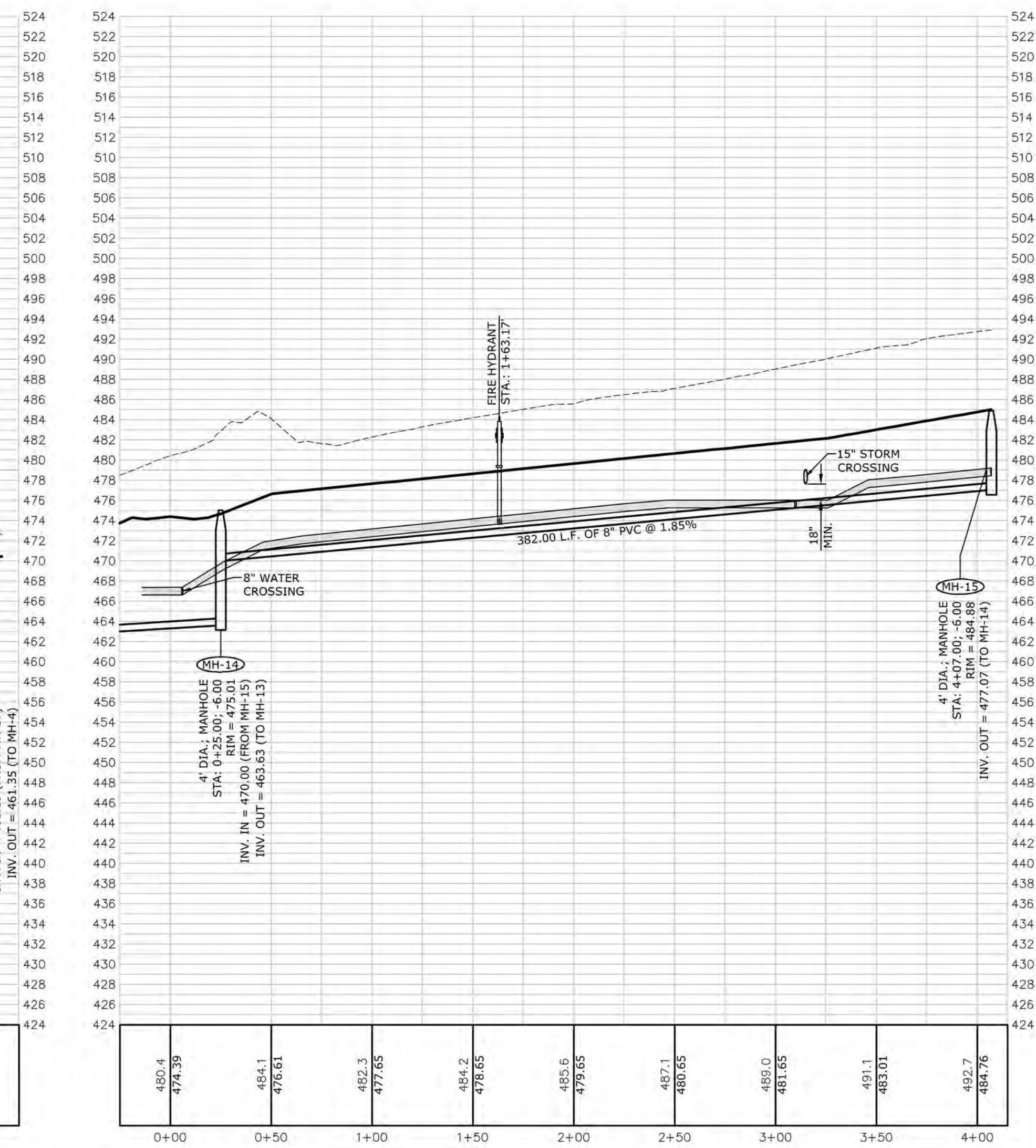
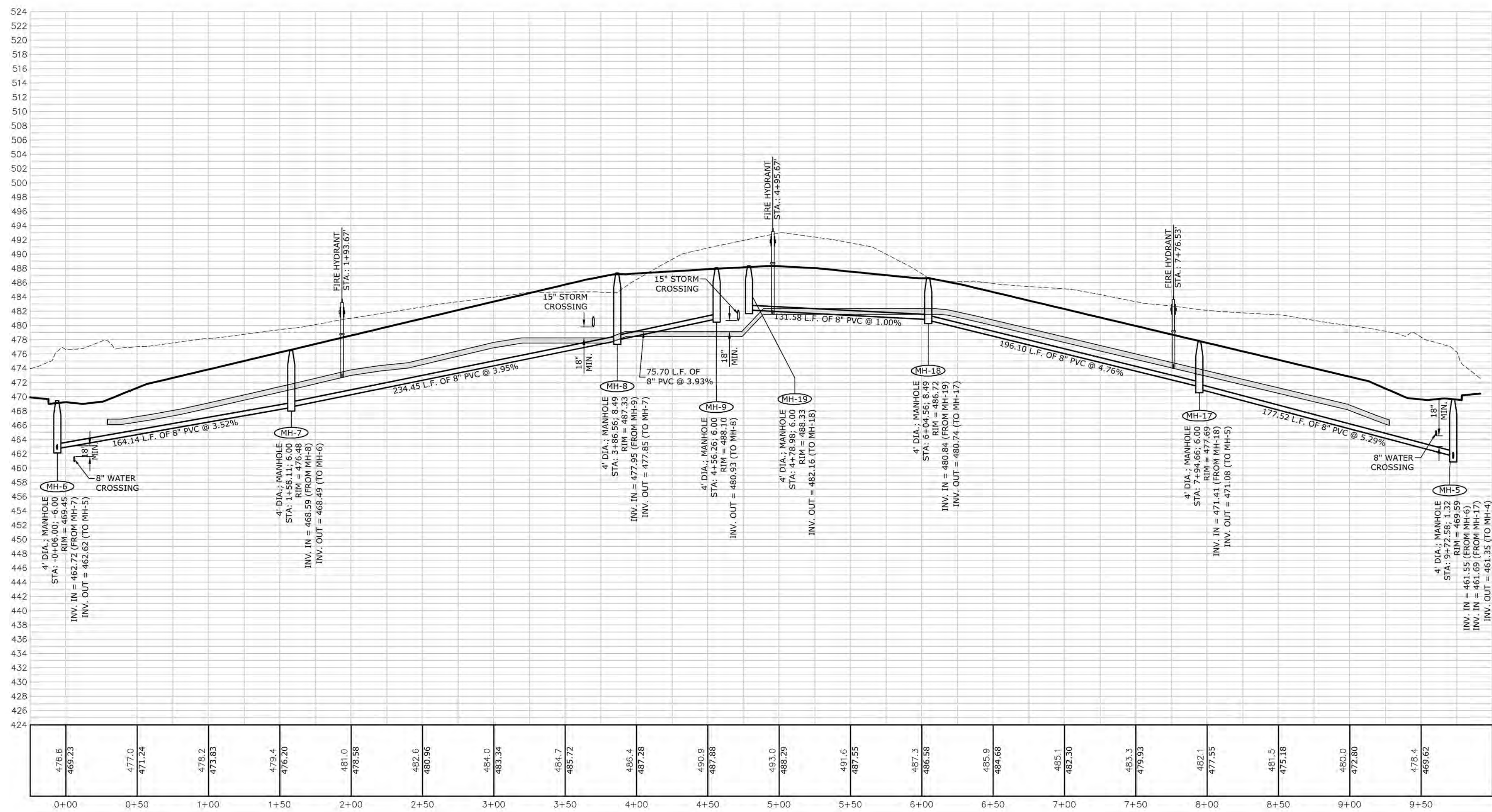
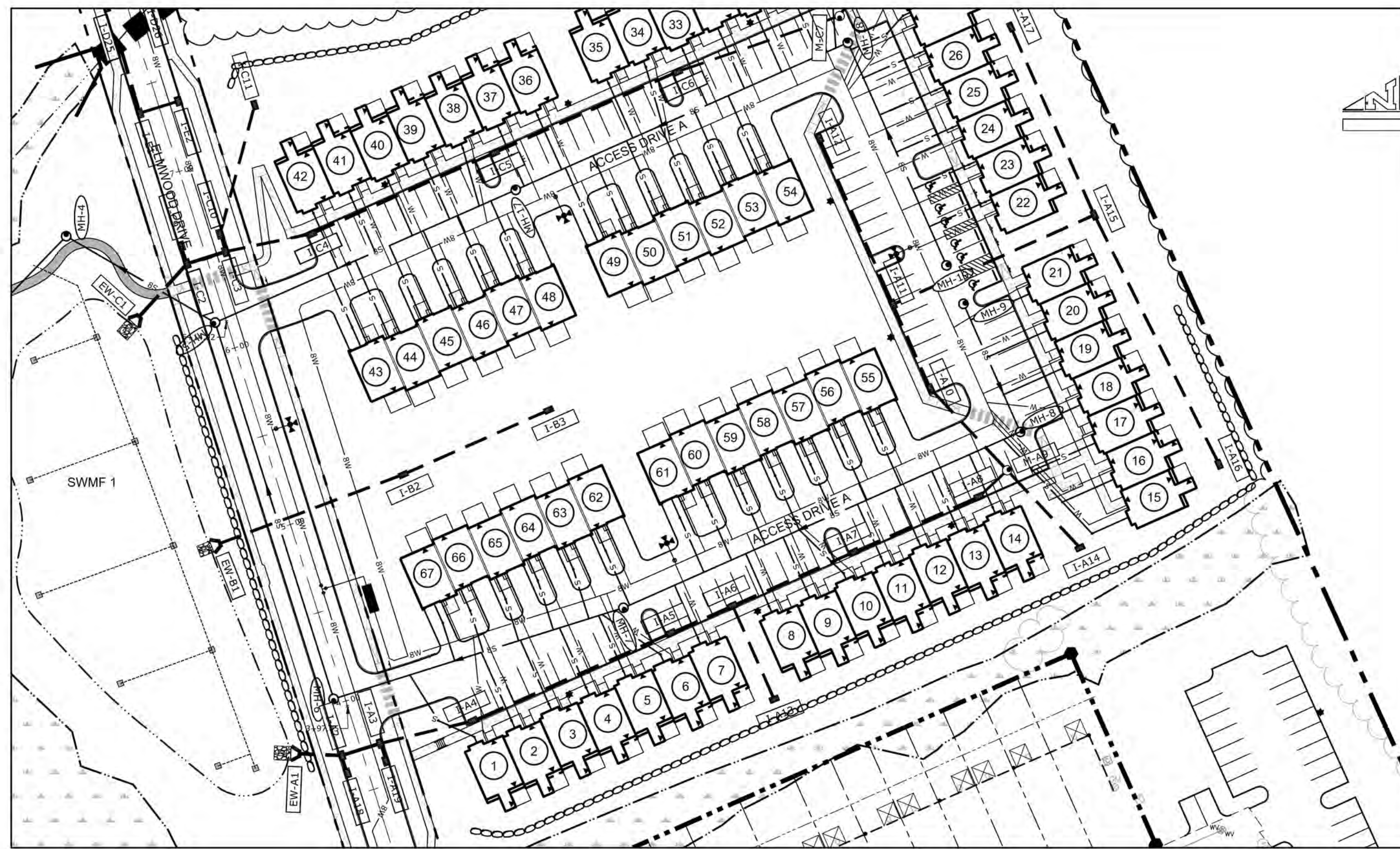
MH-12 TO MH-2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163	PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA	SEWER PROFILES SHEET TITLE	SCALE 1" = 50' 1" = 100' 1" = 150'	MANAGER: WILLIAM M. FREDERICKS, PE	CHECKED BY: WMF
				DESIGN BY: TMM	CHECKED BY: WMF
DATE JANUARY 8, 2021		NO. BY 37		REVISION	

Land Planning
 Landscape Architecture
 Civil Engineering
 53 West James Street, Suite 1700
 P.O. Box 100
 224 W. Philadelphia Street
 320 N. Market Street
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 (717) 664-3100 FAX (717) 664-3020
 (717) 509-7415 FAX (717) 435-9277
 www.rgsassociates.com



NOT FOR BIDDING/NOT FOR CONSTRUCTION



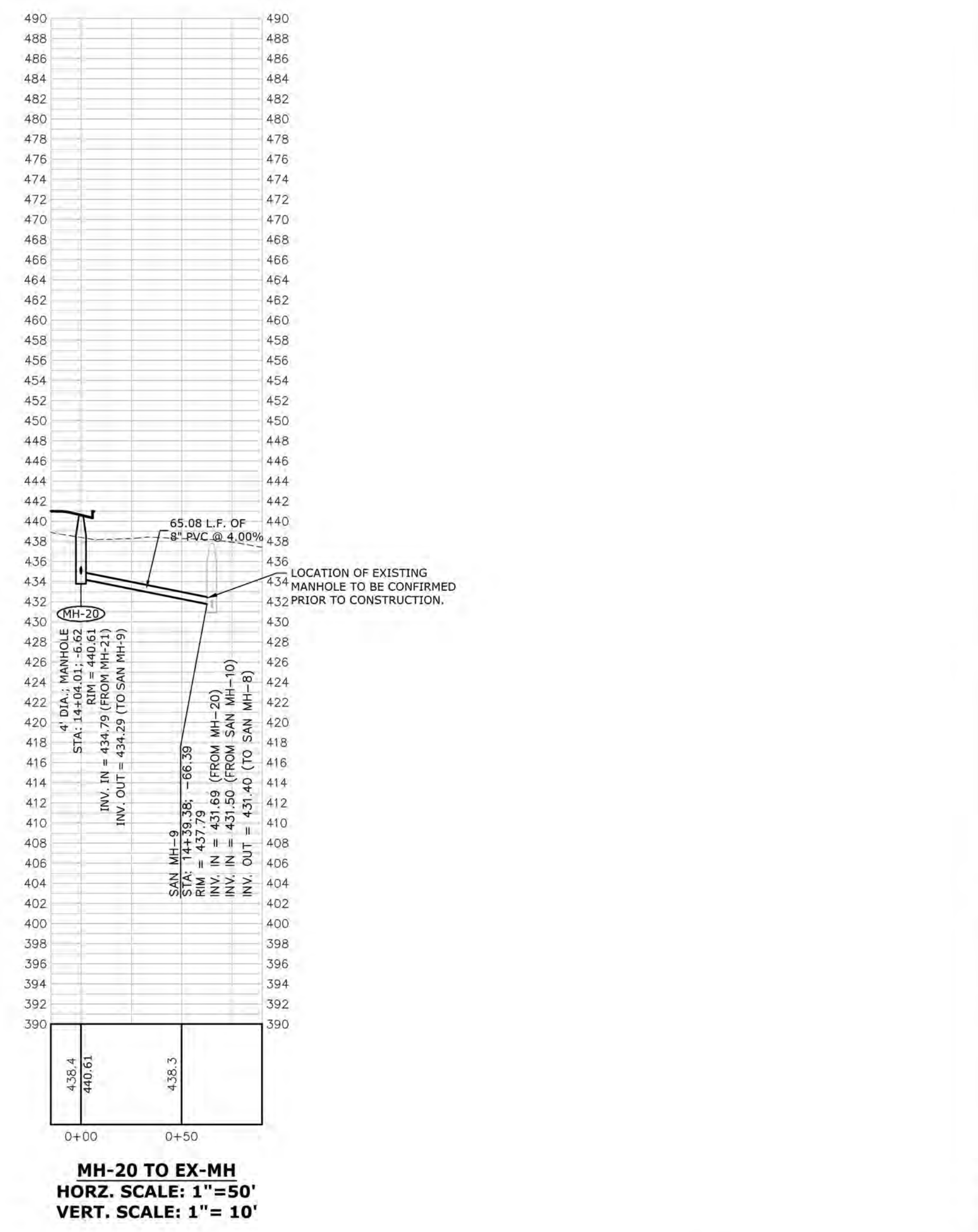
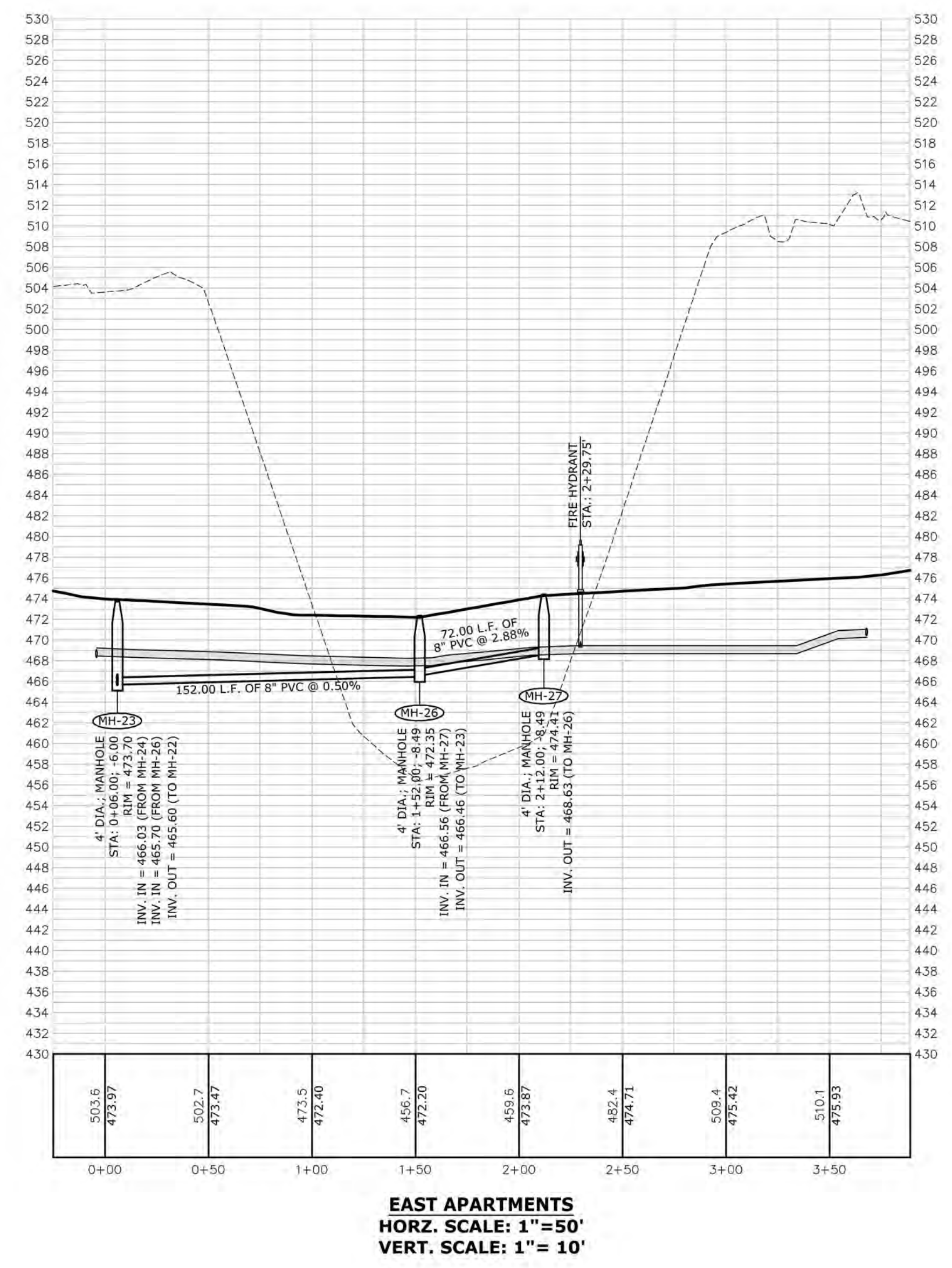
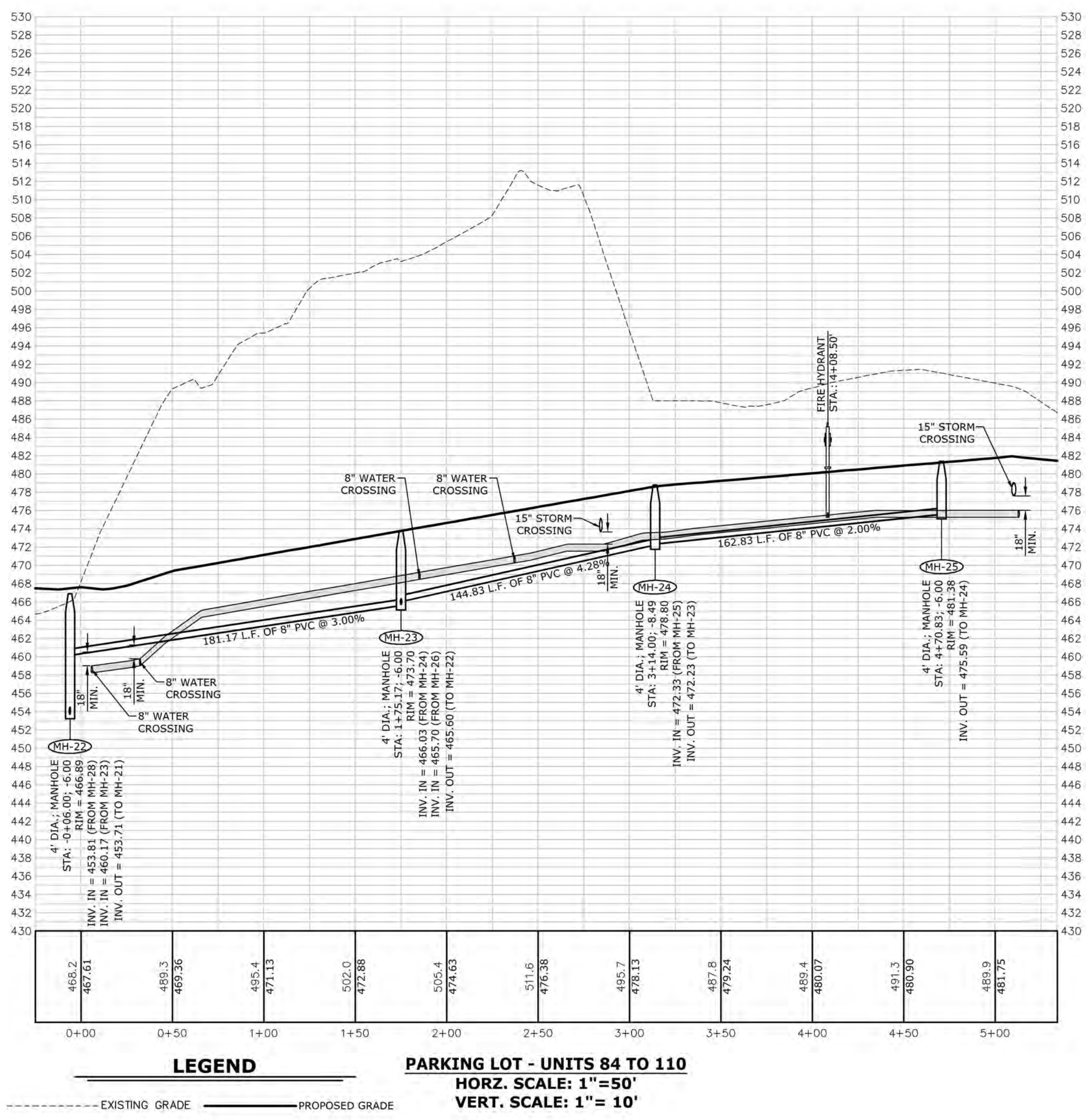
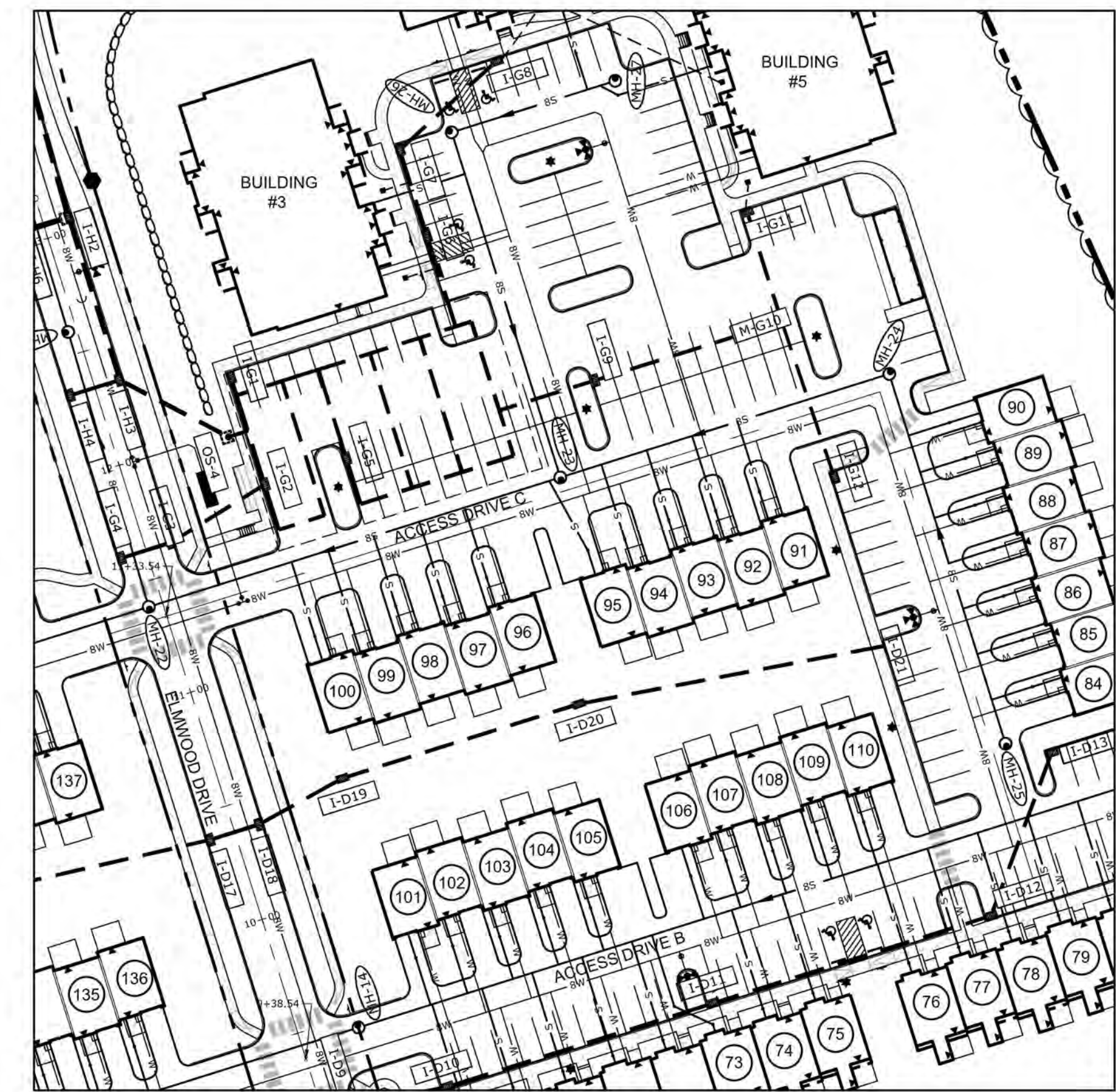
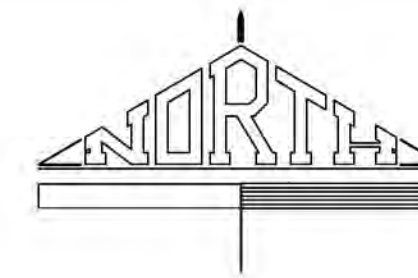
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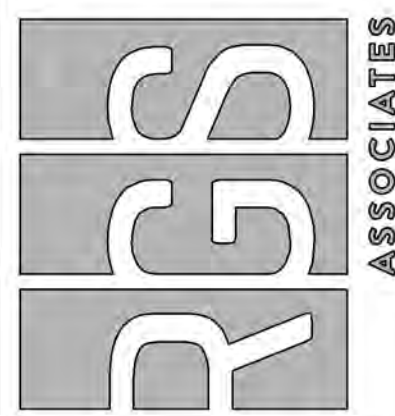
--- EXISTING GRADE
 - - - - - PROPOSED GRADE

PARKING LOT - UNITS 1 TO 67
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 10'

PARKING LOT - UNITS 68 TO 83
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 10'

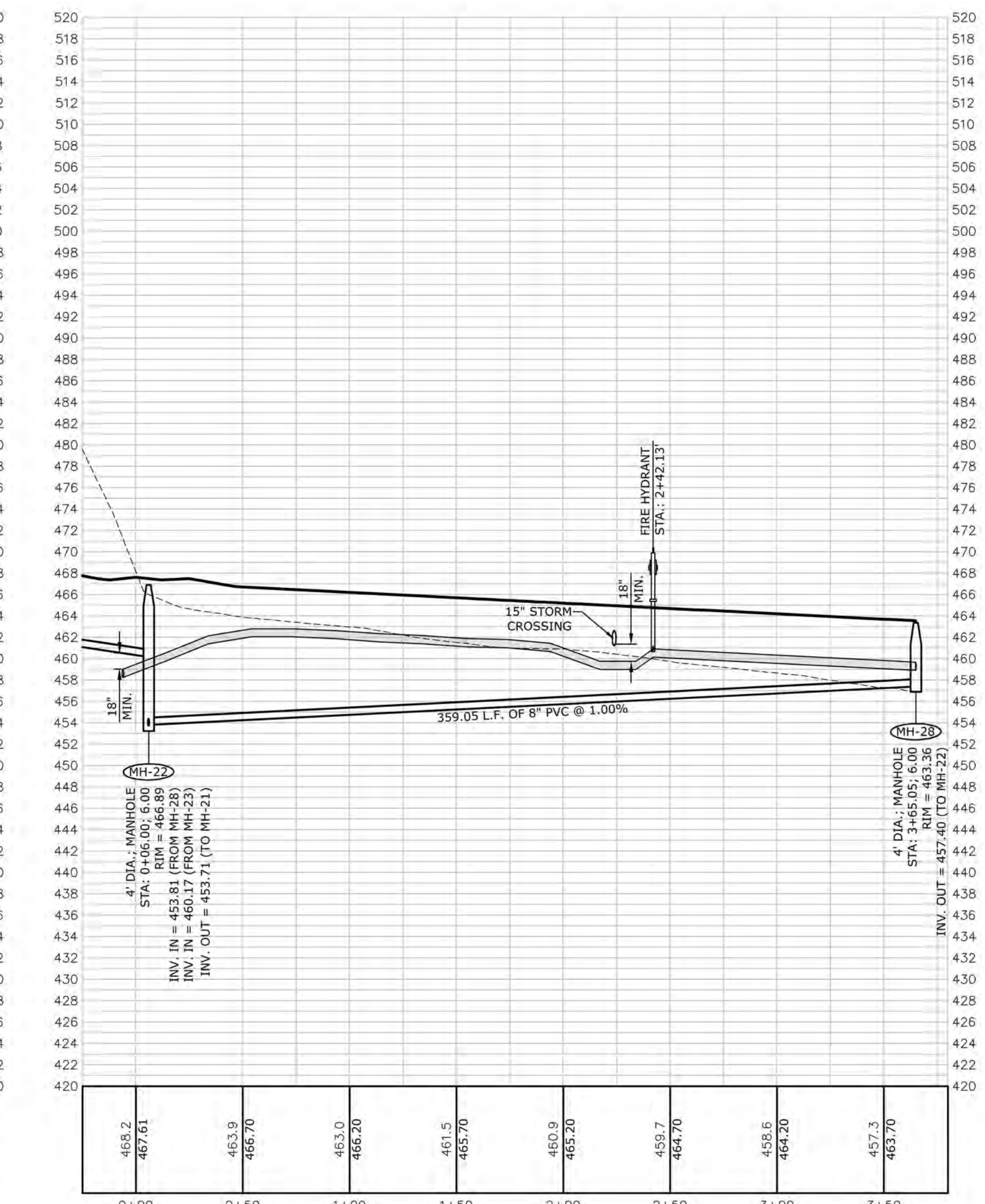
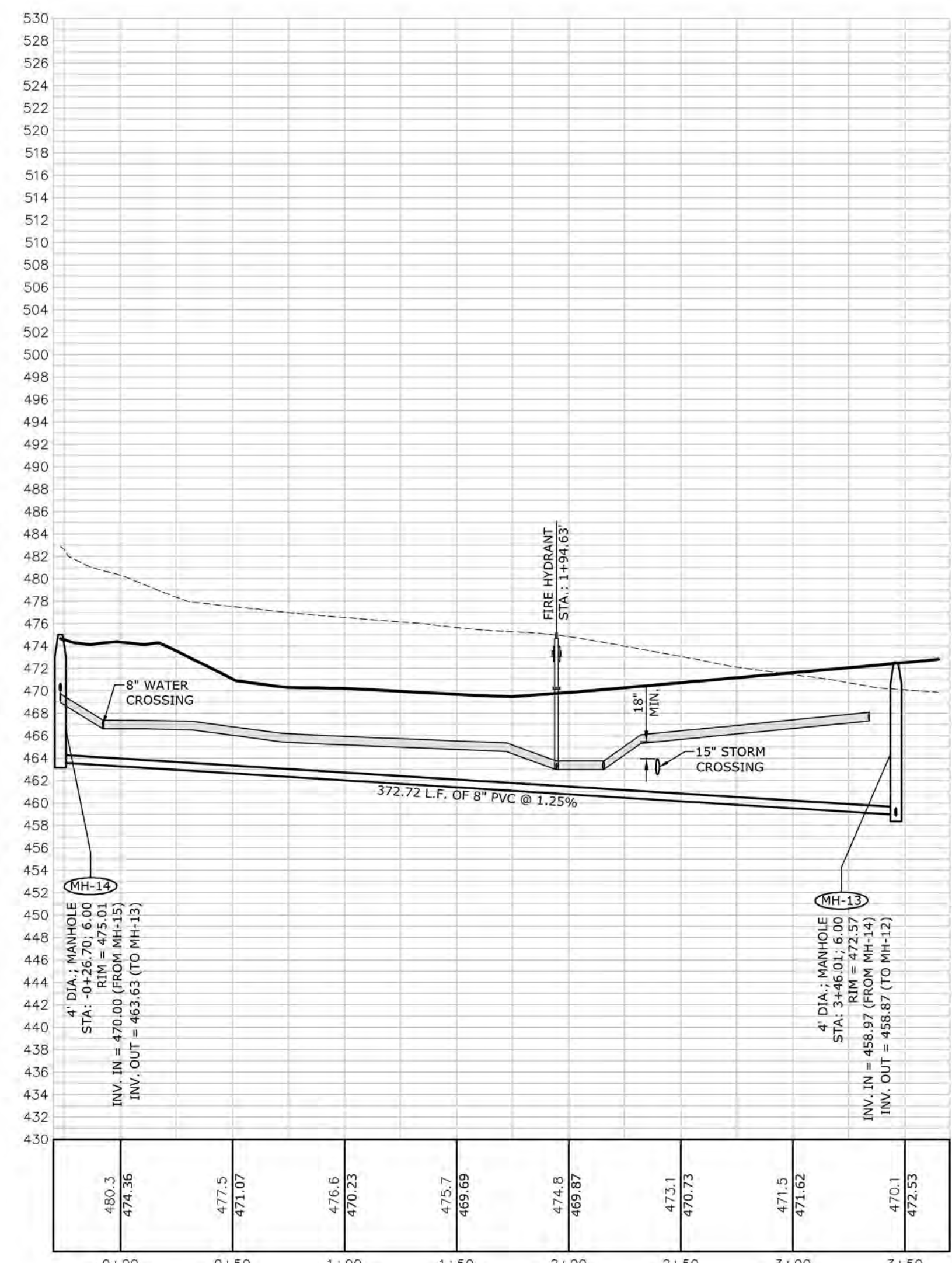
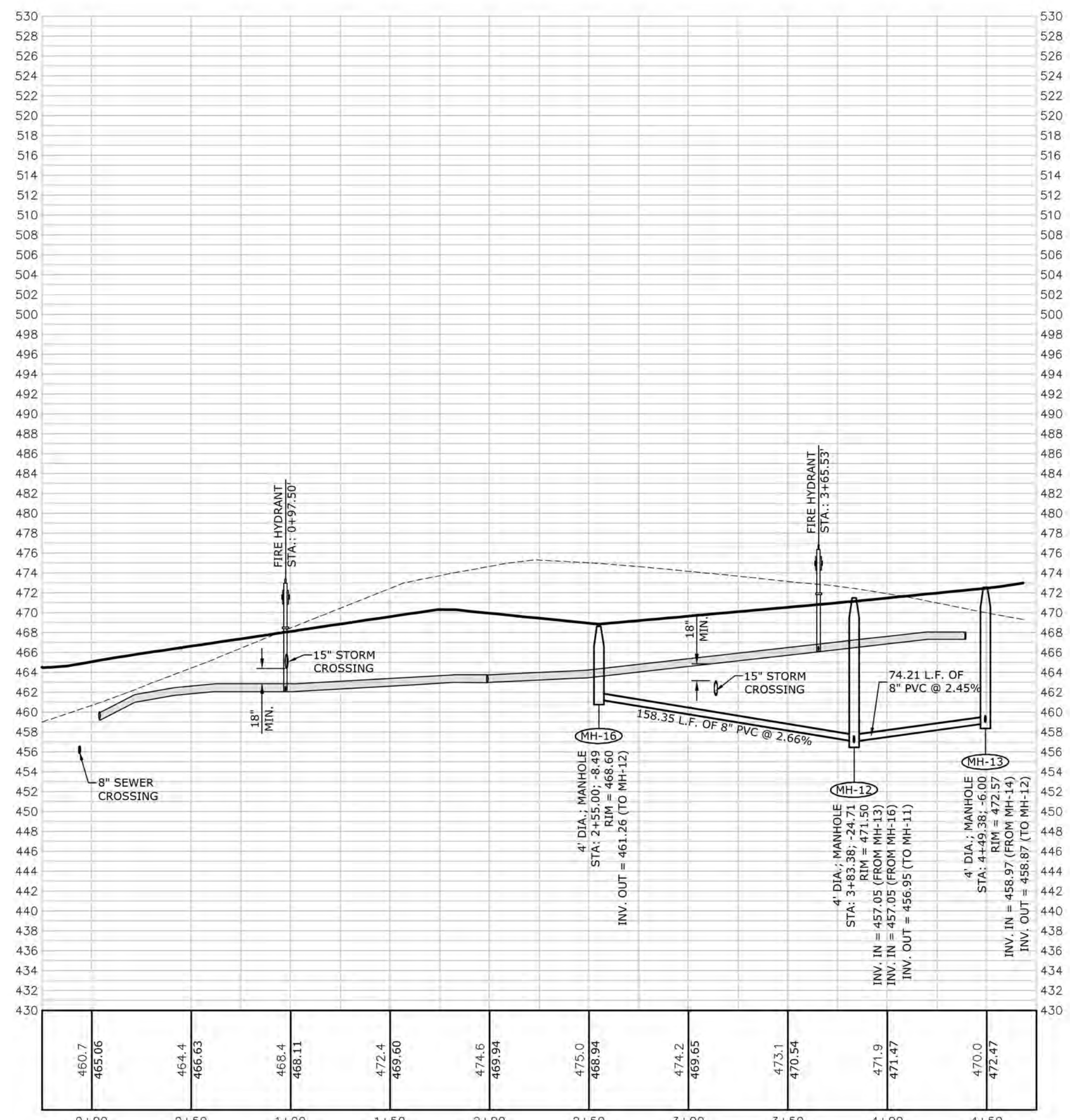
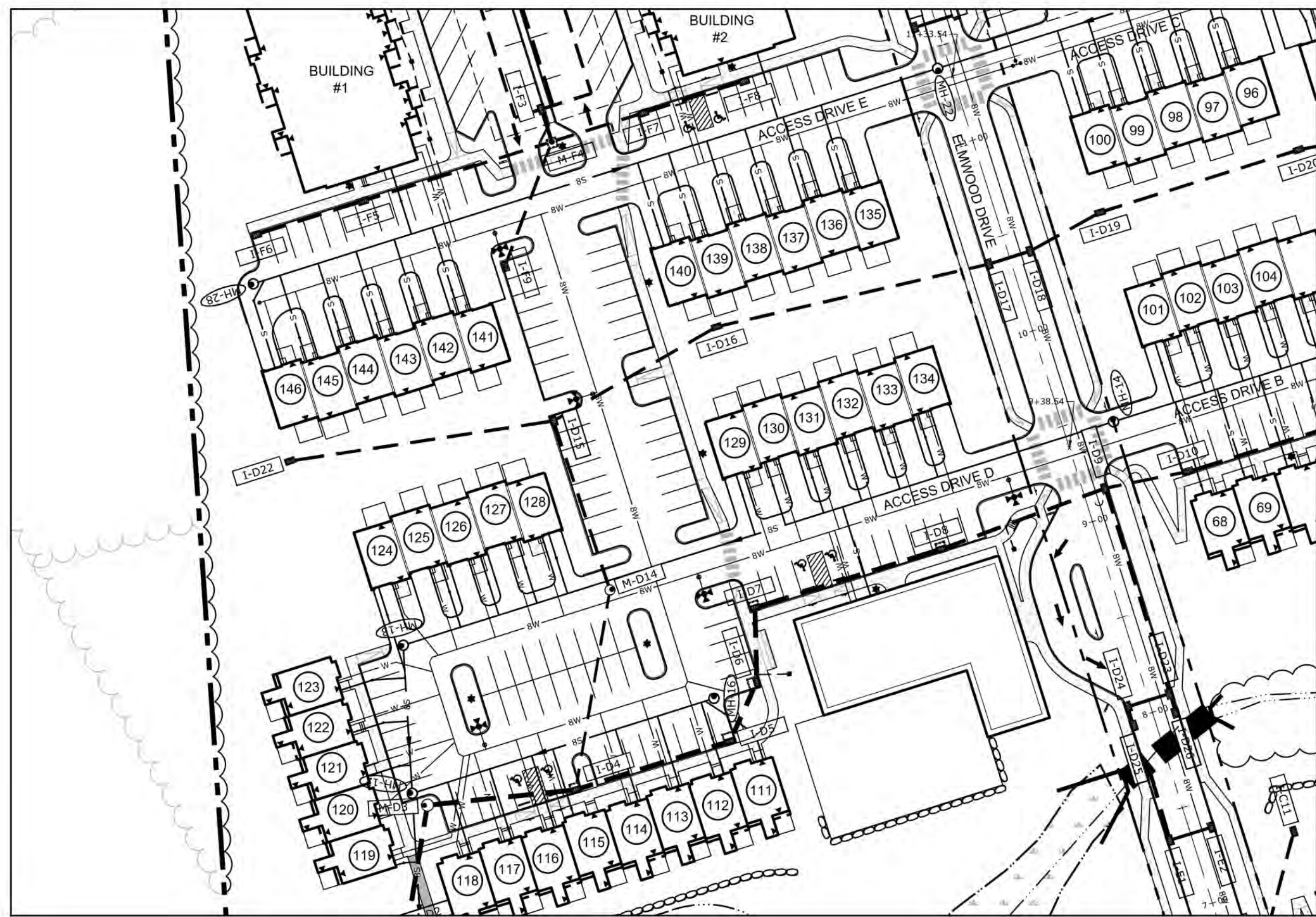
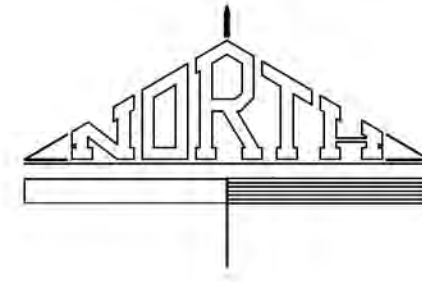
	LANDSCAPE ARCHITECTURE CIVIL ENGINEERING 50 West James Street, Suite 1700 (717) 715-1386 FAX (717) 715-8277 221 W. Philadelphia Street (717) 684-3101 FAX (717) 684-3020 320 N. Market Street (717) 509-7415 FAX (717) 435-0277 www.rgsassociates.com
	PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA
CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163	MANAGER WILLIAM M. FREDERICKS, PE DESIGN BY TMM DRAWN BY TMM CHECKED BY TMM WMM
SHEET TITLE SEWER PROFILES	SCALE 1"= 50' 1"= 100' 1"= 150'
DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005	NO. BY DATE REVISION
SHEET NO.: 38 OF 54	NOT FOR BIDDING/NOT FOR CONSTRUCTION



	<p>Land Planning Landscape Architecture Civil Engineering</p> <p>53 West James Street, 17003 (717) 715-1386 FAX (717) 735-8277 221 W. Philadelphia Street (717) 664-0107 FAX (717) 664-0020 320 N. Market Street (717) 260-7615 FAX (717) 435-0277 www.rgsassociates.com</p>	<p>PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p> <p>SHEET TITLE SEWER PROFILES</p>	<p>CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163</p>	<p>MANAGER: WILLIAM M. FREDERICKS, PE DESIGN BY: TMM DRAWN BY: TMM CHECKED BY: WMF</p>	<p>NO. BY DATE REVISION</p>
<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>					
<p>SHEET NO.: 39 OF 54</p>					

NOT FOR BIDDING/NOT FOR CONSTRUCTION

PLOTED: Thursday, January 07, 2021 @ 10:38PM

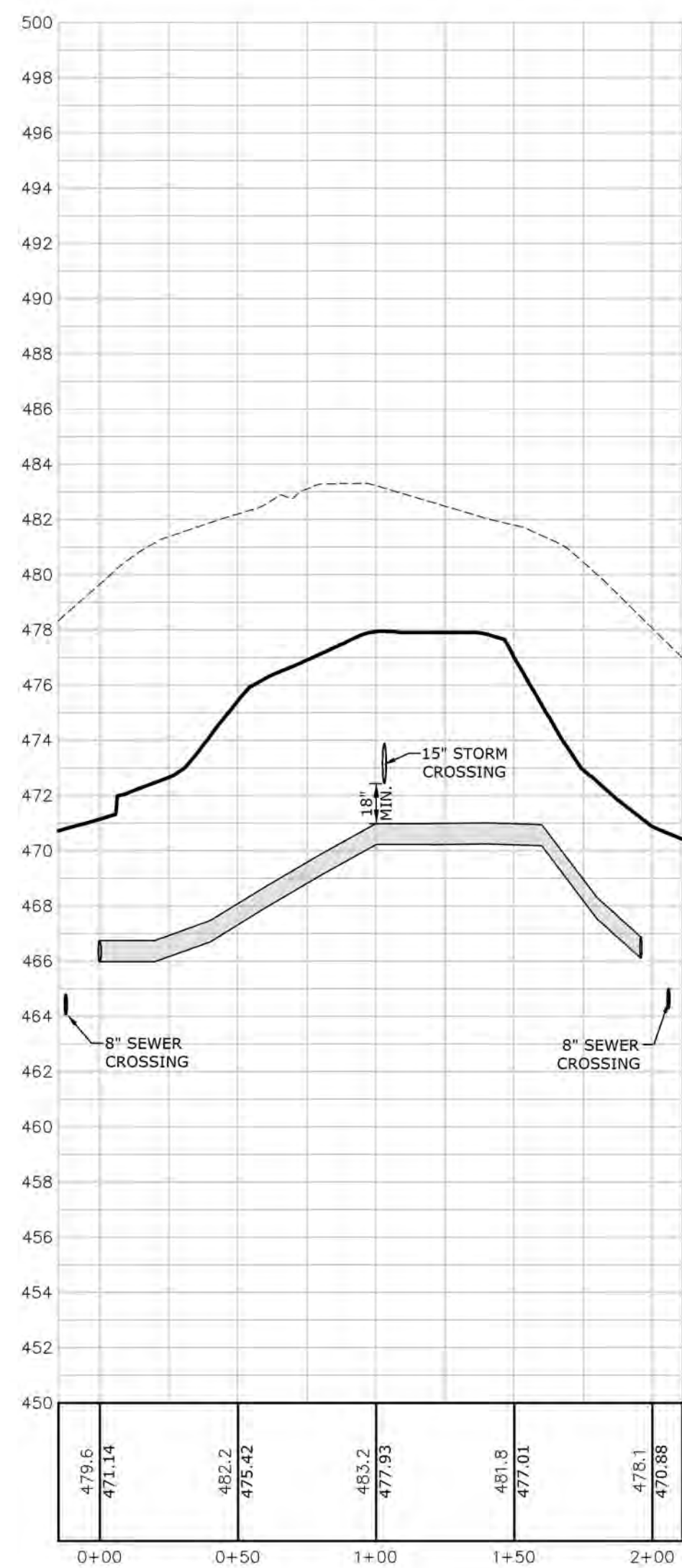
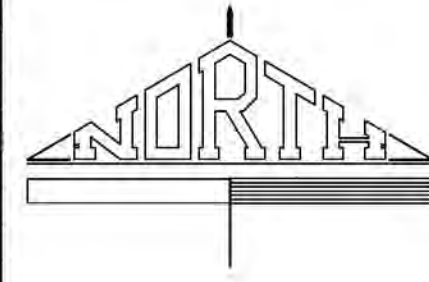
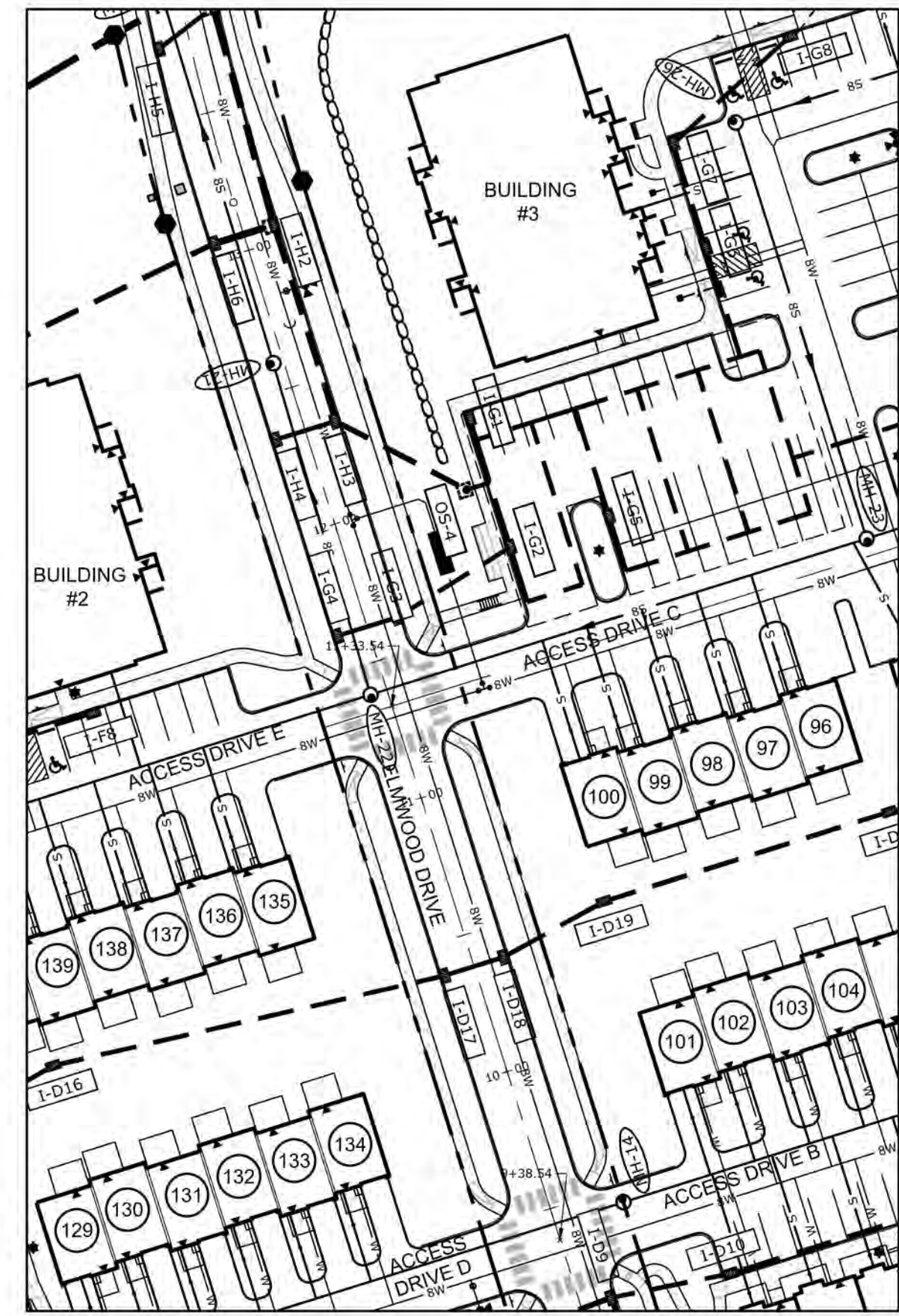
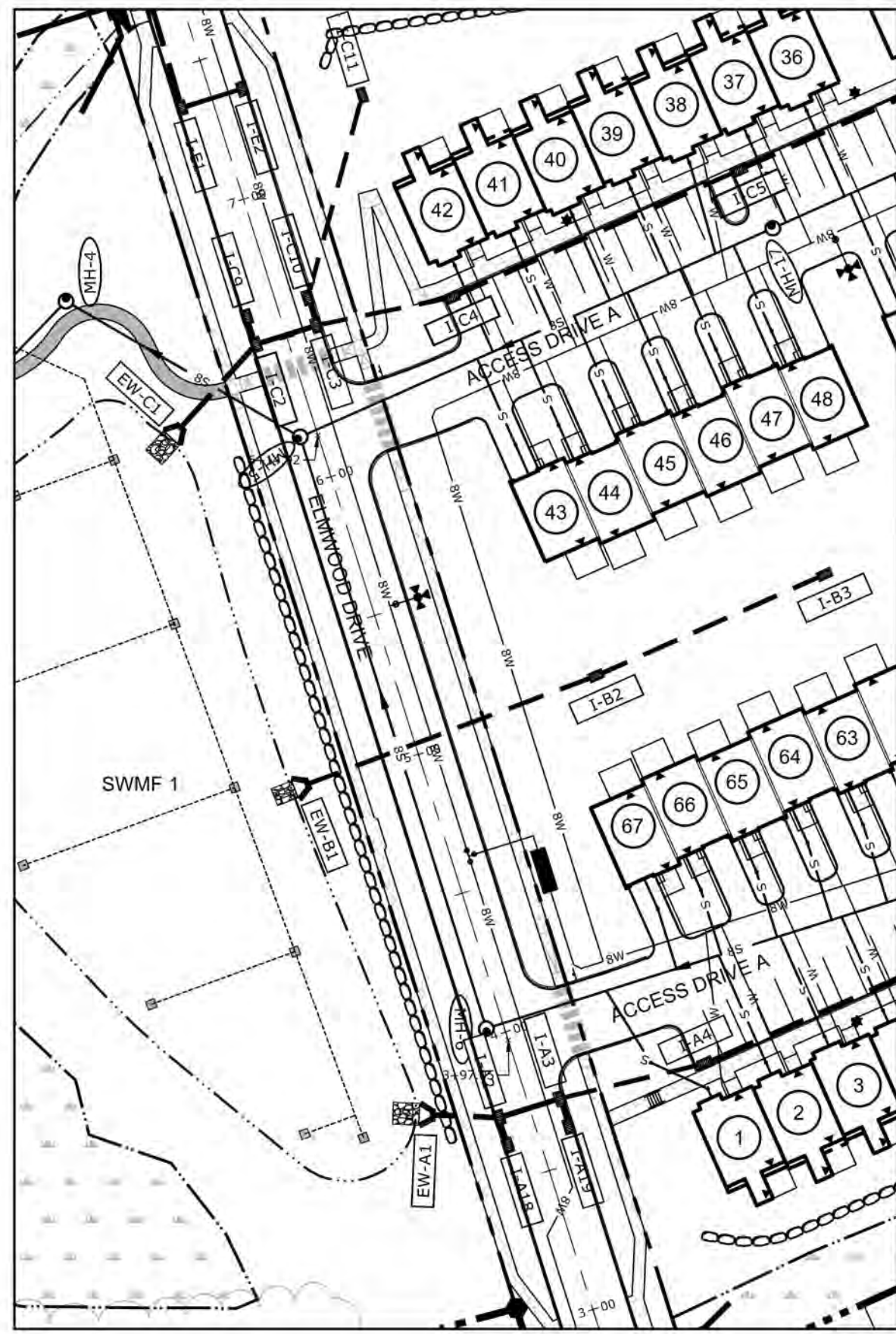


LEGEND
 - - - - - EXISTING GRADE
 _____ PROPOSED GRADE
PARKING LOT - UNITS 111 TO 123
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 VERT. SCALE: 1"= 10'

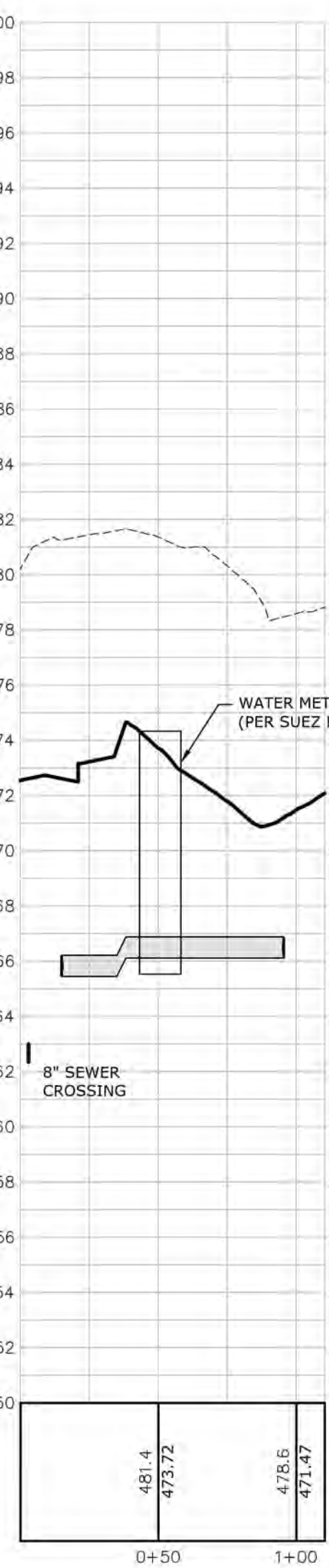
PARKING LOT - UNITS 124 TO 136
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 10'

PARKING LOT - UNITS 137 TO 146
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 10'

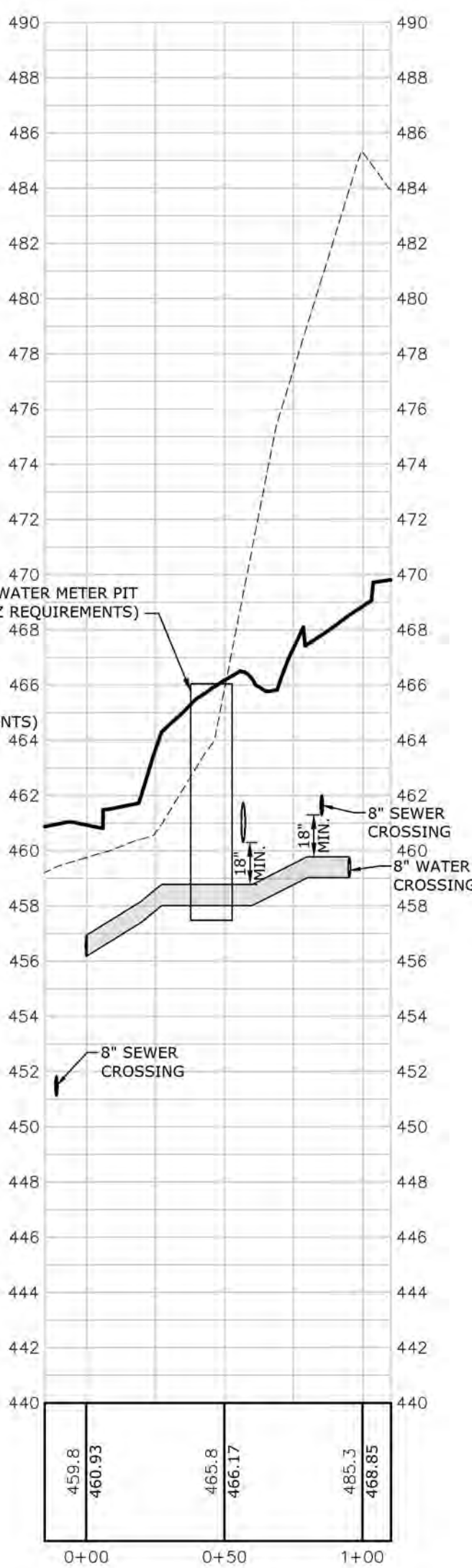
CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163	MANAGER WILLIAM M. FREDERICKS, PE DESIGN BY TMM DRAWN BY TMM CHECKED BY WMF CHECKED BY WMF	SCALE 1"= 50' 1"= 100' 1"= 150'	NO	BY	DATE	REVISION
PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA		SHEET TITLE SEWER PROFILES		DATE JANUARY 8, 2021 PROJECT NO. 2020E88-005		
Land Planning Landscape Architecture Civil Engineering <small>50 West James Street, Suite 1100 (717) 715-1386 FAX (717) 715-8277 224 W. Philadelphia Street (717) 864-0101 FAX (717) 104-9020 320 N. Market Street (717) 509-7415 FAX (717) 435-9277 www.rgsassociates.com</small>				SHEET NO. 40 OF 54		



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



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

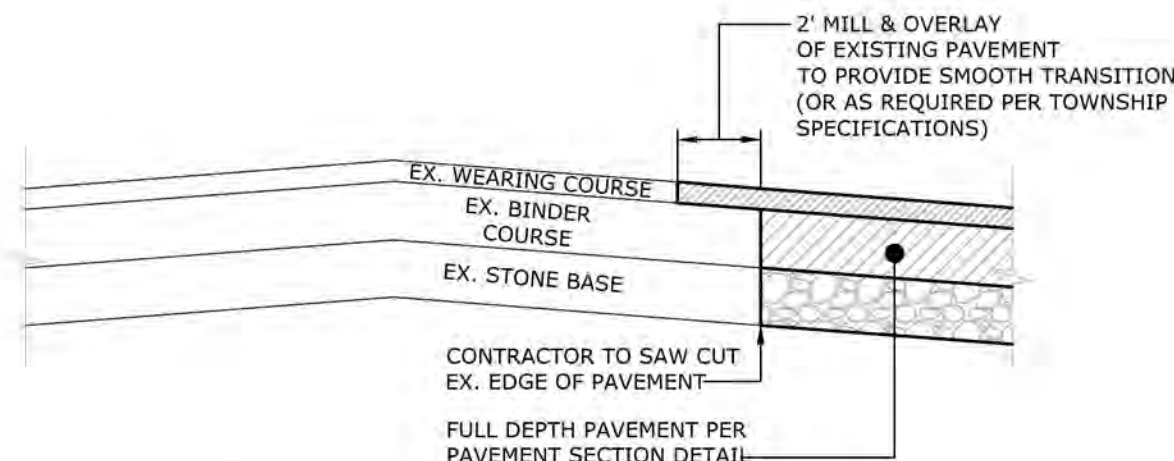


WATER METER PIT 2
 HORZ. SCALE: 1"=50'
 VERT. SCALE: 1"= 5'

LEGEND

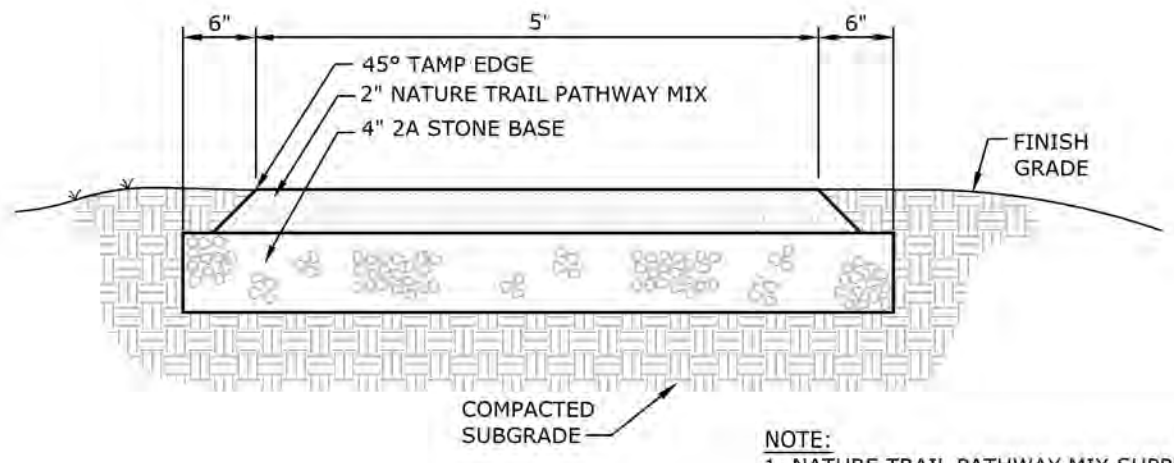
----- EXISTING GRADE _____ PROPOSED GRADE

<p>MANAGER: WILLIAM M. FREDERICKS, PE</p> <p>DESIGN BY: TMM</p> <p>DRAWN BY: TMM</p>	<p>CHECKED BY: WMF</p> <p>CHECKED BY: WMF</p>	<p>CLIENT</p> <p>BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163</p>	<p>PROJECT TITLE</p> <p>THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA</p>	<p>SHEET TITLE</p> <p>WATER PROFILES</p>	<p>SCALE</p> <p>1"= 50'</p> <p>1"= 50'</p> <p>0 50' 100' 150'</p>	NO BY	DATE	REVISION
<p>Land Planning Landscape Architecture Civil Engineering</p> <p>63 West James Street, Suite 1100 (717) 715-1386 FAX (717) 635-8277</p> <p>224 W. Philadelphia Street (717) 664-3010 FAX (717) 664-3020</p> <p>320 N. Market Street (717) 260-7415 FAX (717) 435-6277</p> <p>E-mail: info@grassrootsinc.com www.grassrootsinc.com</p>						<p>DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005</p>		
<p>ASSOCIATES</p>						<p>SHEET NO.: 41 OF 54</p>		



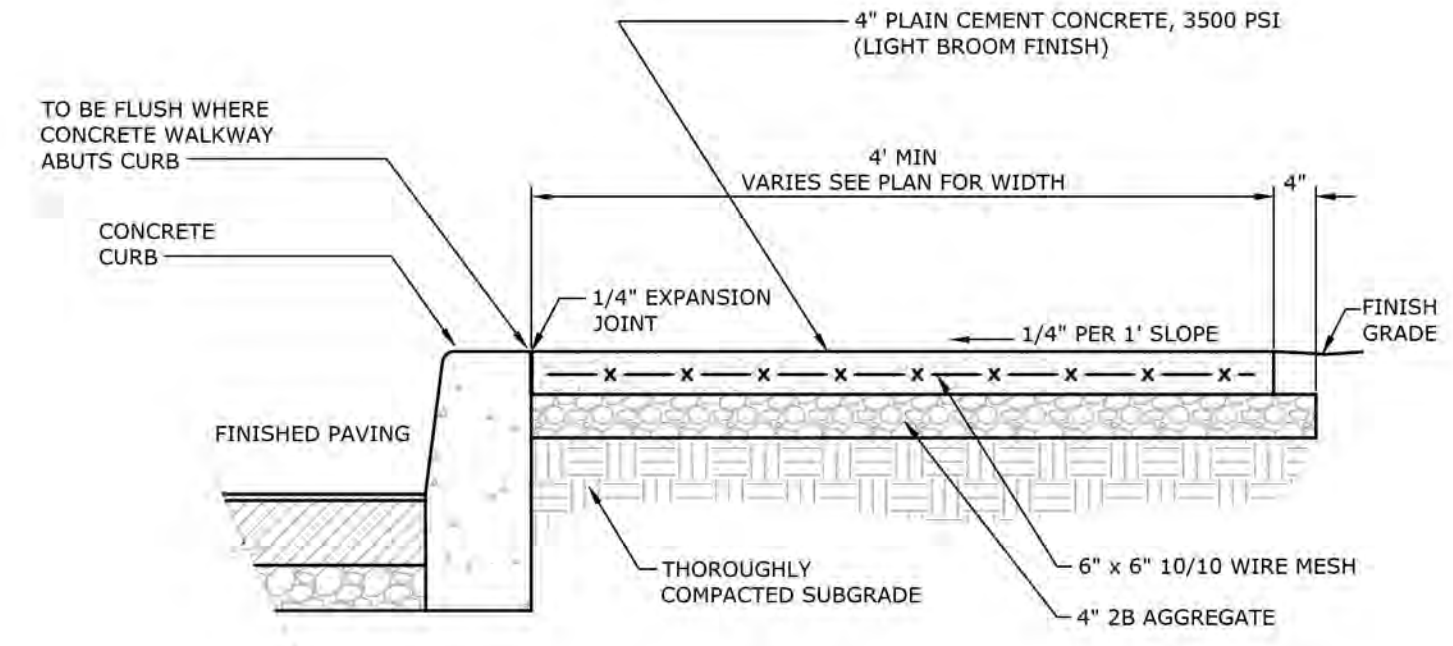
1 MILLING AND OVERLAY DETAIL

NOT TO SCALE



2 PEDESTRIAN STONE MIX TRAIL DETAIL

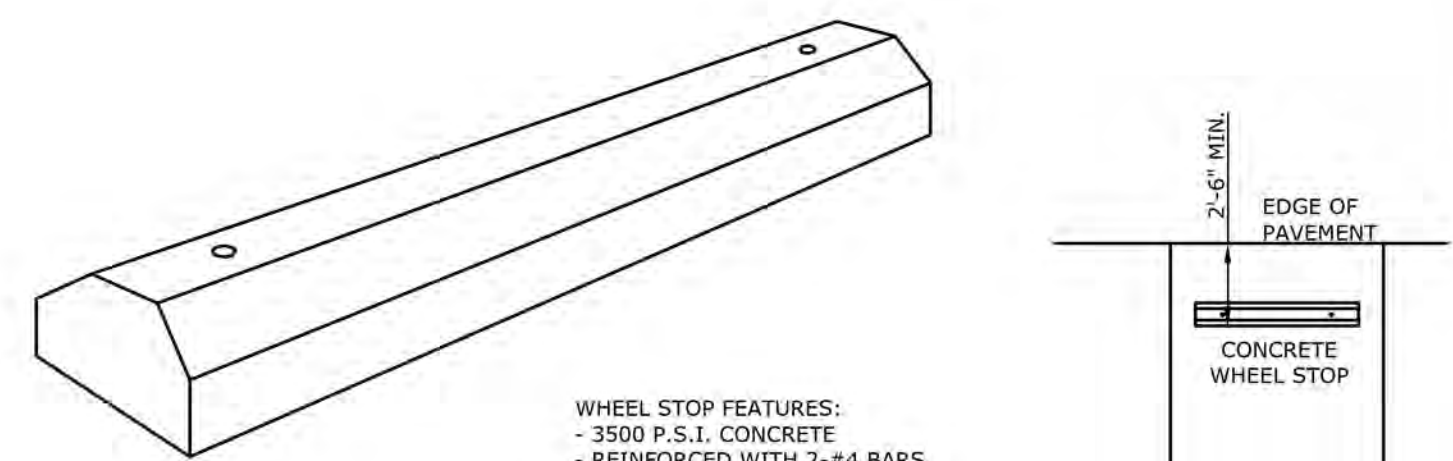
NOT TO SCALE



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

3 TYPICAL CONCRETE SIDEWALK SECTION

NOT TO SCALE

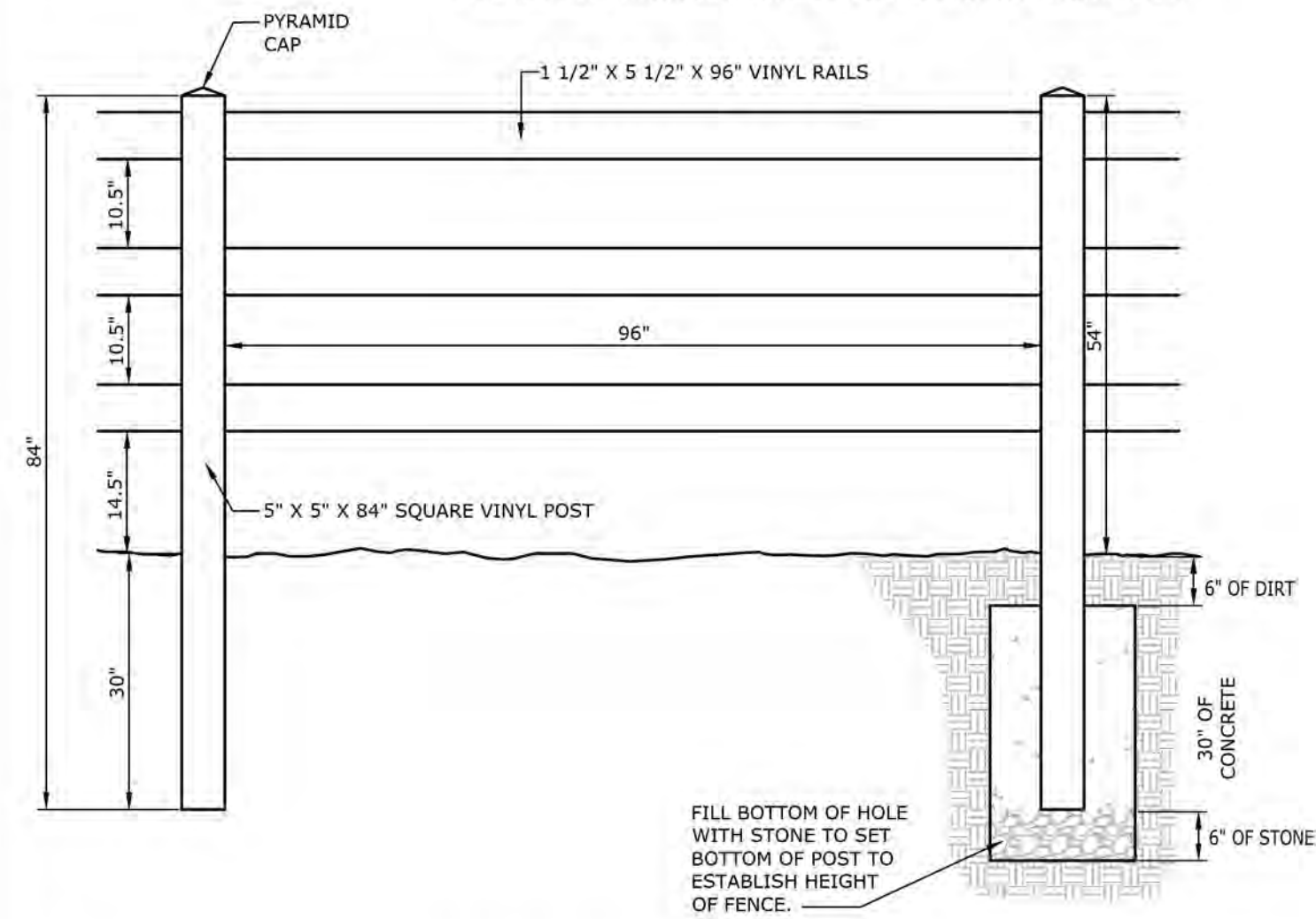


WHEEL STOP FEATURES:
 - 3500 P.S.I. CONCRETE
 - REINFORCED WITH 2-#4 BARS

4 CONCRETE WHEEL STOP

NOT TO SCALE

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

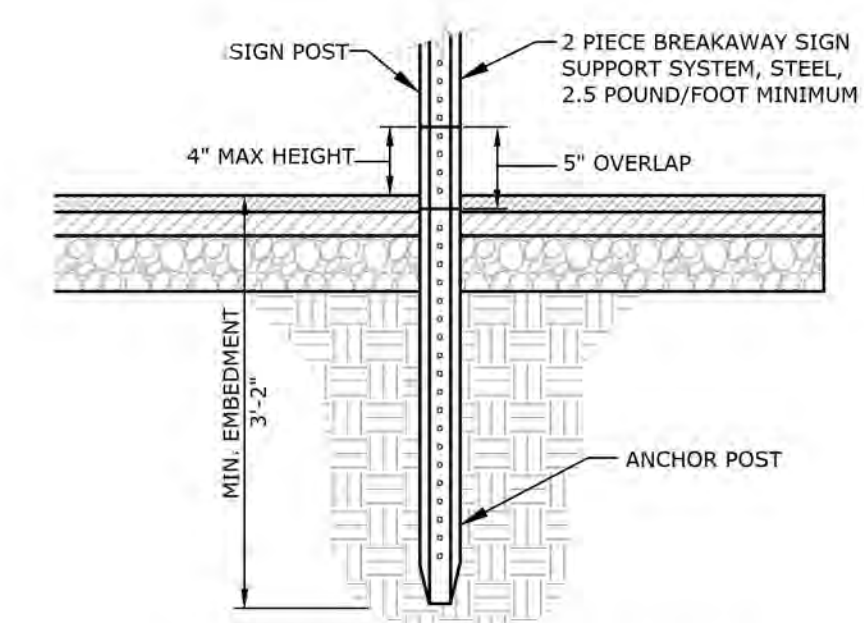


5 3-RAIL VINYL FENCE DETAIL

NOT TO SCALE

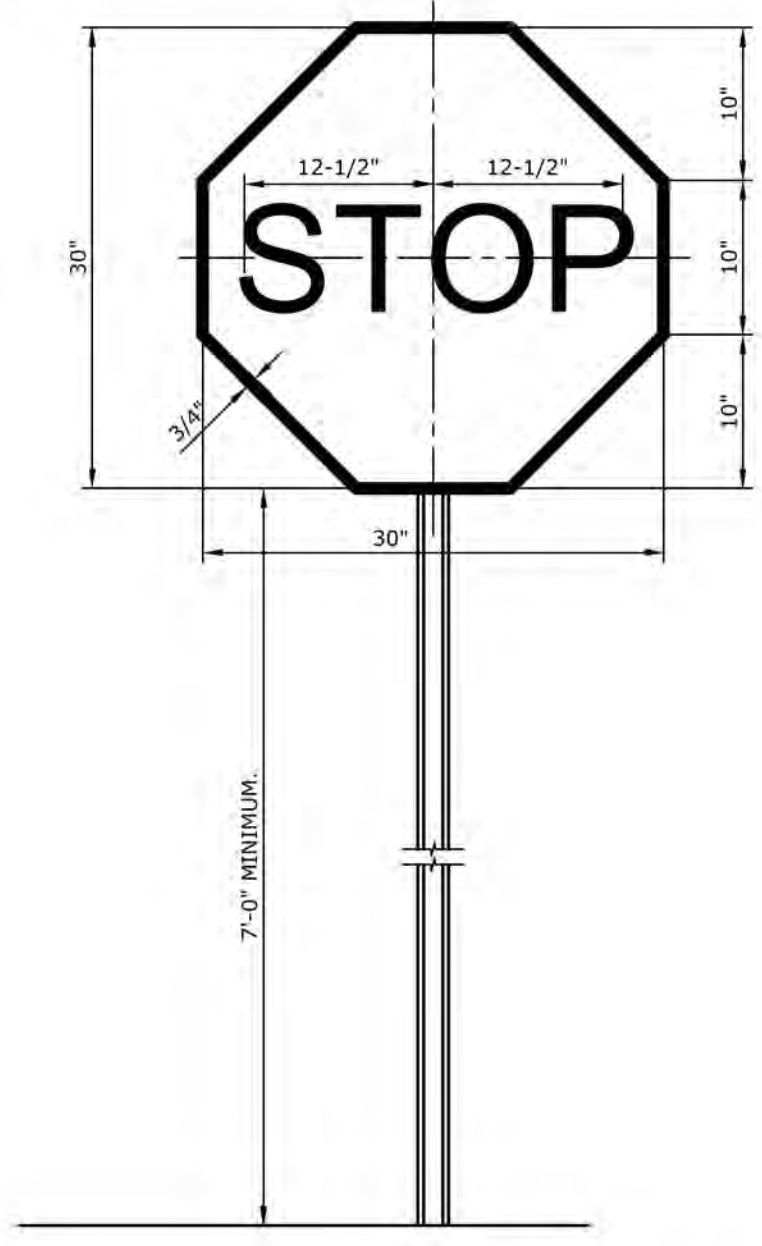
SIGN	MUTCD CODE
STOP	R1-1
NO PARKING (SYMBOL)	R8-3A
HANDICAP PARKING	R7-8
PEDESTRIAN CROSSING	W11-2
ONE WAY SIGN	R6-1
DO NOT ENTER SIGN	RS-1

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



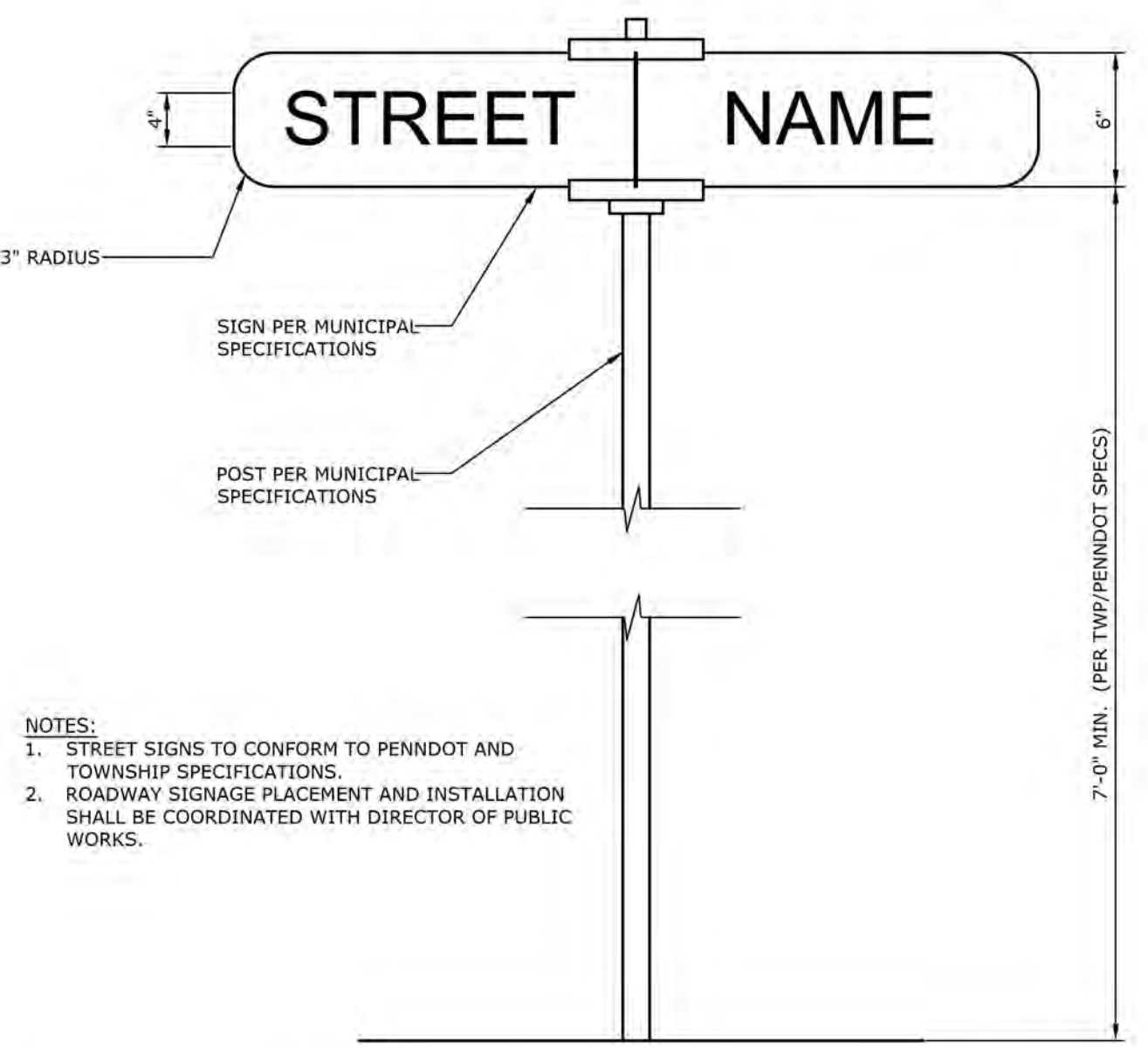
6 TYPICAL SIGN POST DETAIL

NOT TO SCALE



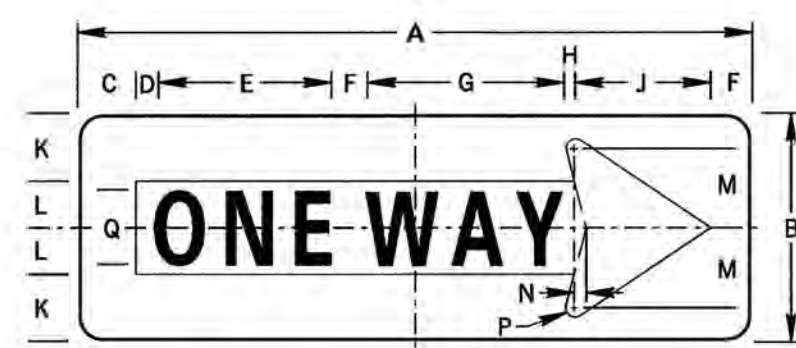
7 TYPICAL STOP SIGN DETAIL

NOT TO SCALE



8 TYPICAL STREET NAME SIGN DETAIL

NOT TO SCALE



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

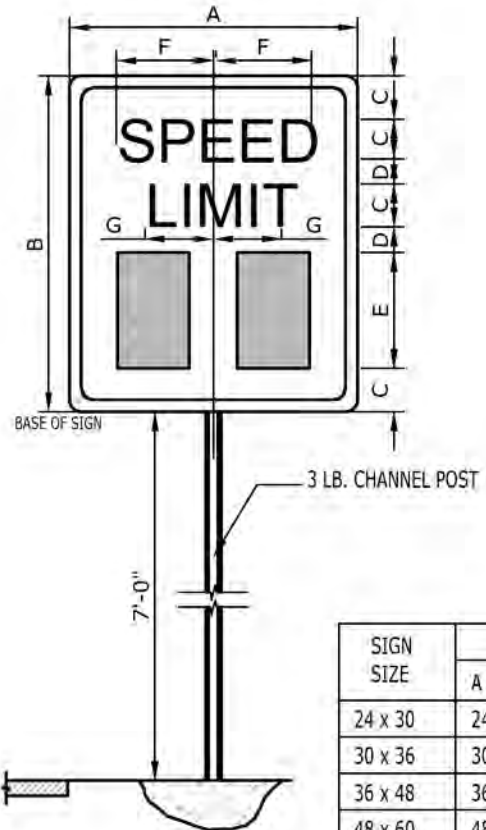
* REDUCE SPACING 35%

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

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

9 ONE WAY SIGN - R6-1

NOT TO SCALE



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

* OPTICALLY SPACE NUMERALS ABOUT CENTER LINE.

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

10 TYPICAL SPEED LIMIT SIGN

NOT TO SCALE

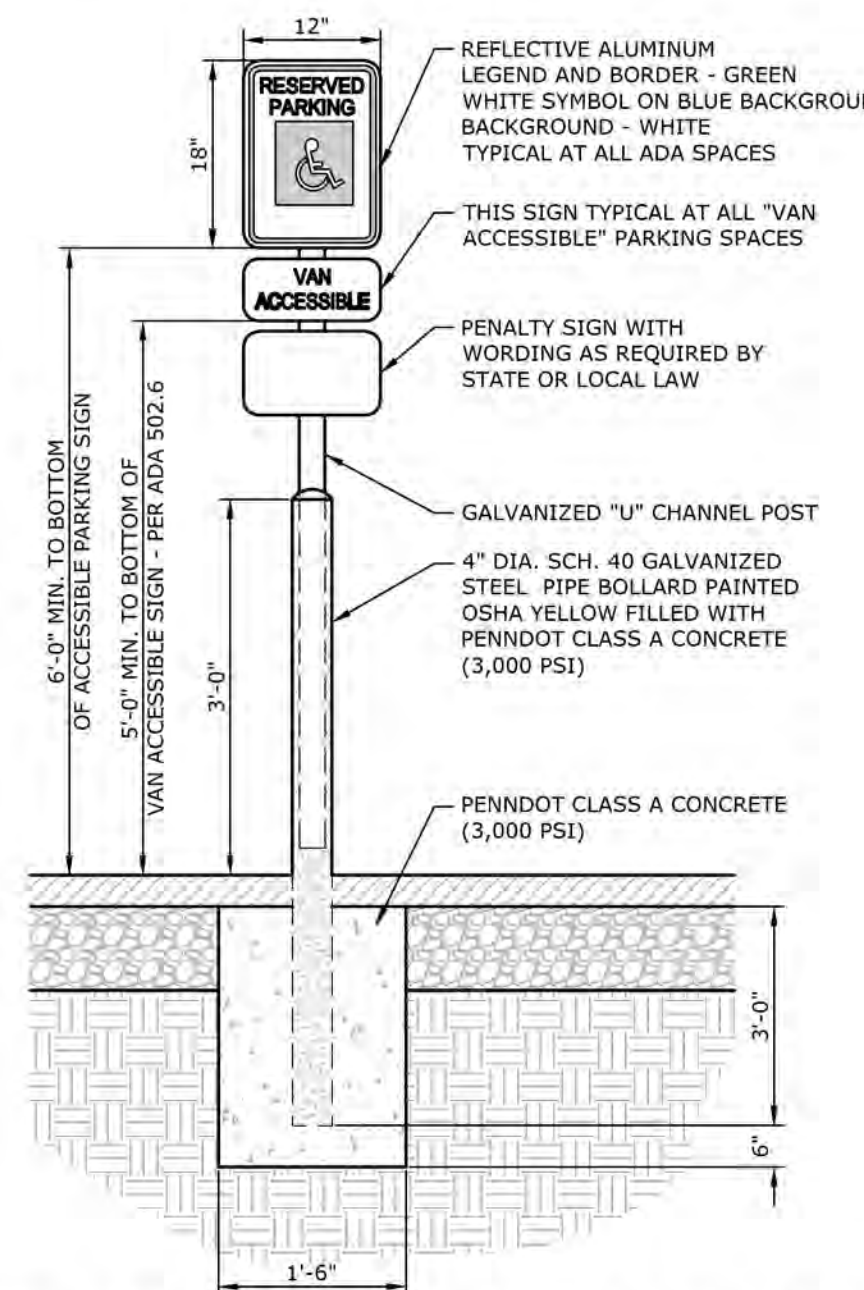


NOTES FOR STREET SIGNS
 POSTS SHALL BE SQUARE BREAKAWAY POST SYSTEM CONSISTING OF A 14 GAUGE GALVANIZED STEEL SQUARE POST, 2" ANCHOR AND A 12 GAUGE 2.25" TOP SECTION, EACH WITH A YIELD STRENGTH OF 60 KSI.
 THE POST SHALL BE CORNER WELDED WITH 7/16" HOLES ON CENTER, ON ALL FOUR SIDES AND BASE, ONLY THE HOLES USED FOR MOUNTING SIGNS SHALL BE PUNCHED OUT. THE COATING SHALL BE HOT DIPPED GALVANIZED WITH A COATING DESIGNATION OF G-140.
 A COMPLETE POST SYSTEM SHALL CONSIST OF AN ANCHOR SECTION OF AT LEAST 3' LONG, A SQUARE TOP POST AT LEAST TEN FEET LONG, A CORNER BOLT AND A RAIN CAP.
 THE POST AND THE INSTALLATION OF THE POST SHALL CONFORM TO PADOT SPECIFICATIONS.
 ROADWAY SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH THE TOWNSHIP DIRECTOR OF PUBLIC WORKS.
 SEE PLAN FOR LOCATIONS:
 PROPOSED DO NOT ENTER SIGN TO BE MOUNTED ON BACK OF STOP SIGN.

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

11 DO NOT ENTER SIGN DETAIL (RS-1)

NOT TO SCALE

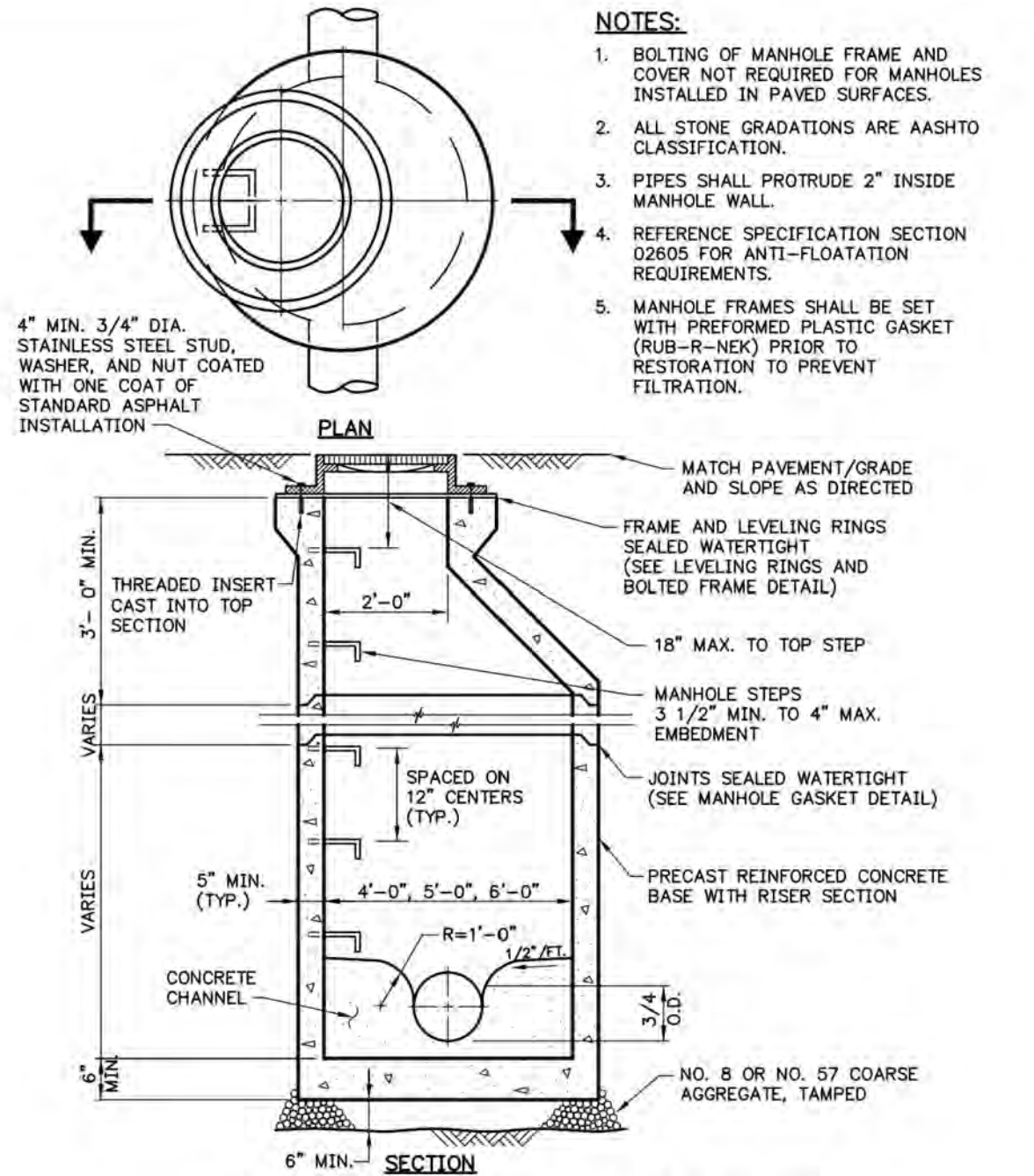


12 BOLLARD MOUNTED ACCESSIBLE PARKING SIGN

NOT TO SCALE

MANAGER: WILLIAM M. FREDERICKS, PE
 CHECKED BY: WMF
 DESIGN BY: ALB
 DRAWN BY: ALB
 CLIENT: BURKENTINE BUILDERS
 1454 BALTIMORE STREET, SUITE A
 HANOVER, PA 17331
 SCALE: AS NOTED
 PROJECT TITLE: THE TERRACES AT MAPLEWOOD
 PRELIMINARY/FINAL SUBDIVISION
 AND LAND DEVELOPMENT PLAN
 SUSQUEHANNA TOWNSHIP
 DAUPHIN COUNTY, PA
 SHEET TITLE: SITE DETAIL SHEET
 DATE: JANUARY 8, 2021
 PROJECT NO.: 2020E88-005
 SHEET NO.: 43 OF 54

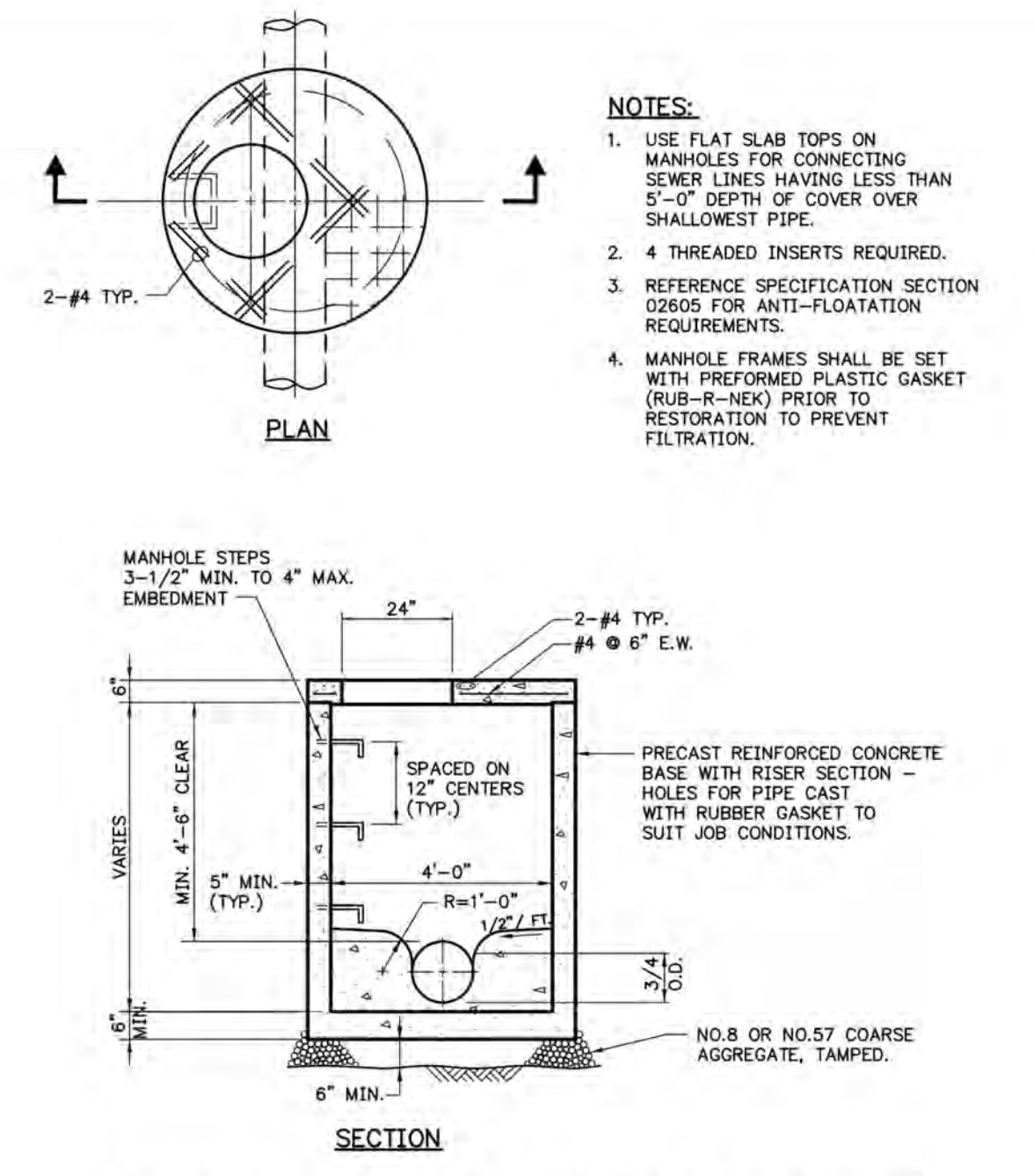
PLOTED: Friday, January 08, 2021 @ 09:12AM



NOTES:
 1. BOLTING OF MANHOLE FRAME AND COVER NOT REQUIRED FOR MANHOLES INSTALLED IN PAVED SURFACES.
 2. ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.
 3. PIPES SHALL PROTRUDE 2" INSIDE MANHOLE WALL.
 4. REFERENCE SPECIFICATION SECTION 02605 FOR ANTI-FLOATATION REQUIREMENTS.
 5. MANHOLE FRAMES SHALL BE SET WITH PREFORMED PLASTIC GASKET (RUB-R-NEK) PRIOR TO RESTORATION TO PREVENT FILTRATION.

1 PRECAST CONCRETE MANHOLE WITH PRECAST CONCRETE BASE

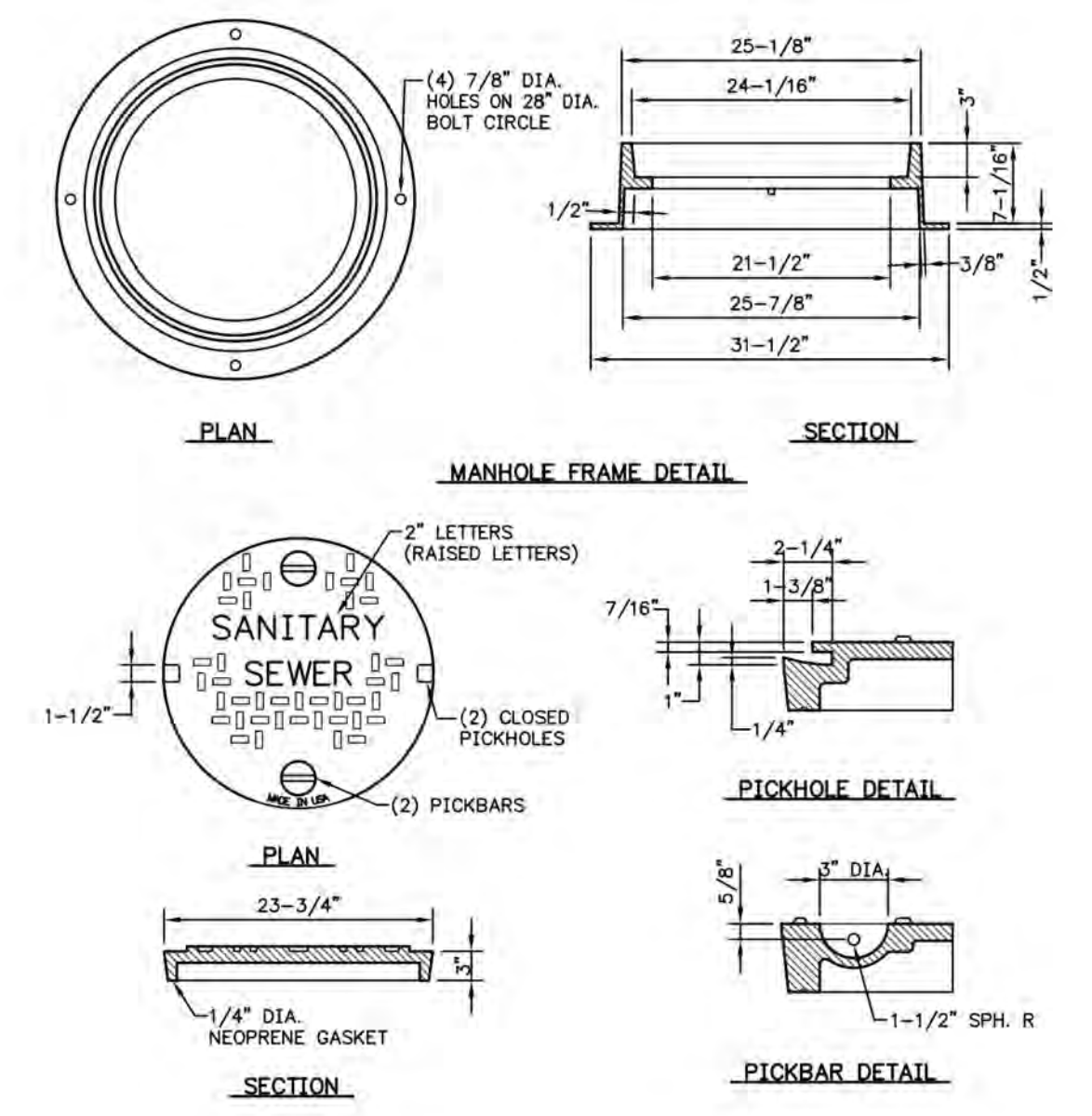
NOT TO SCALE



NOTES:
 1. USE FLAT SLAB TOPS ON MANHOLES FOR CONNECTING SEWER LINES HAVING LESS THAN 5'-0" DEPTH OF COVER OVER SHALLOWEST PIPE.
 2. 4 THREADED INSERTS REQUIRED.
 3. REFERENCE SPECIFICATION SECTION 02605 FOR ANTI-FLOATATION REQUIREMENTS.
 4. MANHOLE FRAMES SHALL BE SET WITH PREFORMED PLASTIC GASKET (RUB-R-NEK) PRIOR TO RESTORATION TO PREVENT FILTRATION.

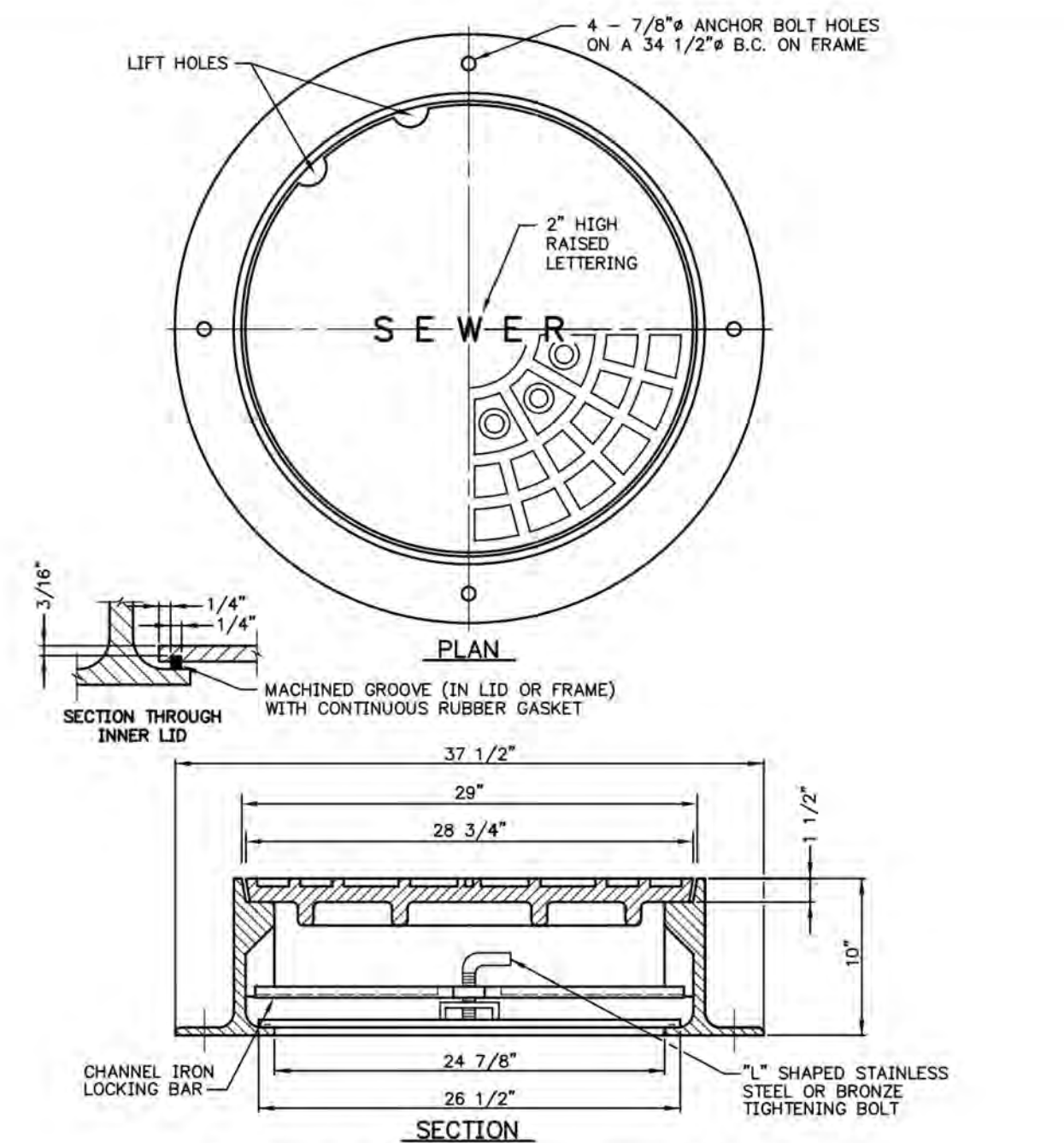
2 PRECAST CONCRETE SHALLOW MANHOLE WITH PRECAST CONCRETE BASE

NOT TO SCALE



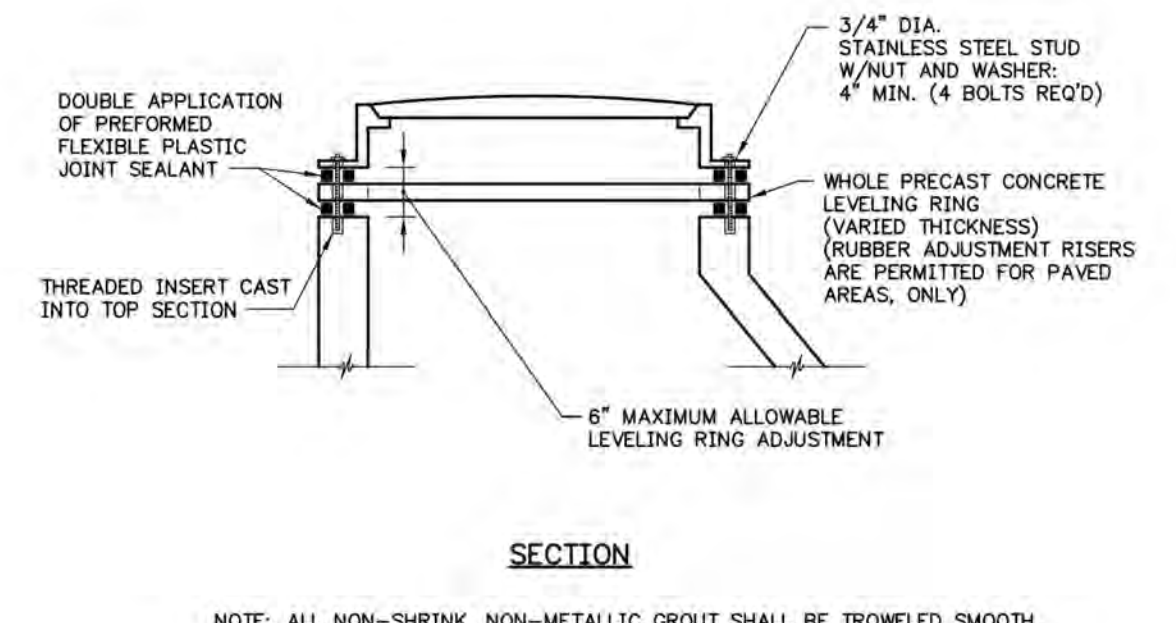
3 HEAVY DUTY WATERTIGHT MANHOLE FRAME AND COVER

NOT TO SCALE



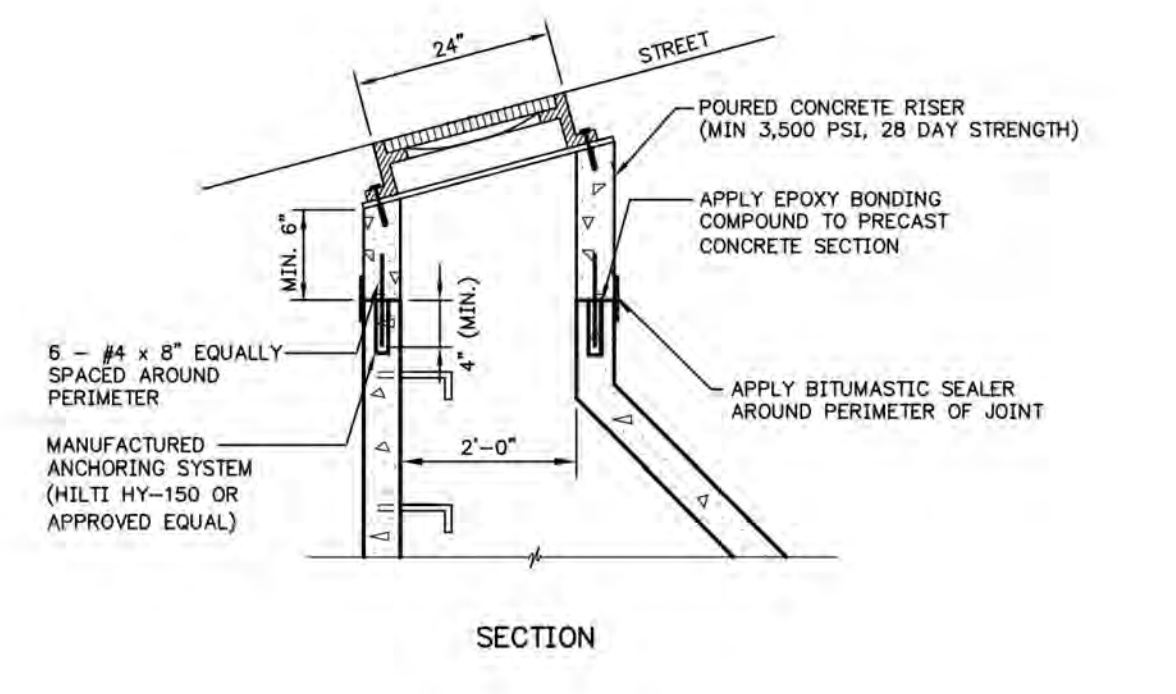
4 CAST IRON WATERTIGHT MANHOLE FRAME AND COVER

NOT TO SCALE



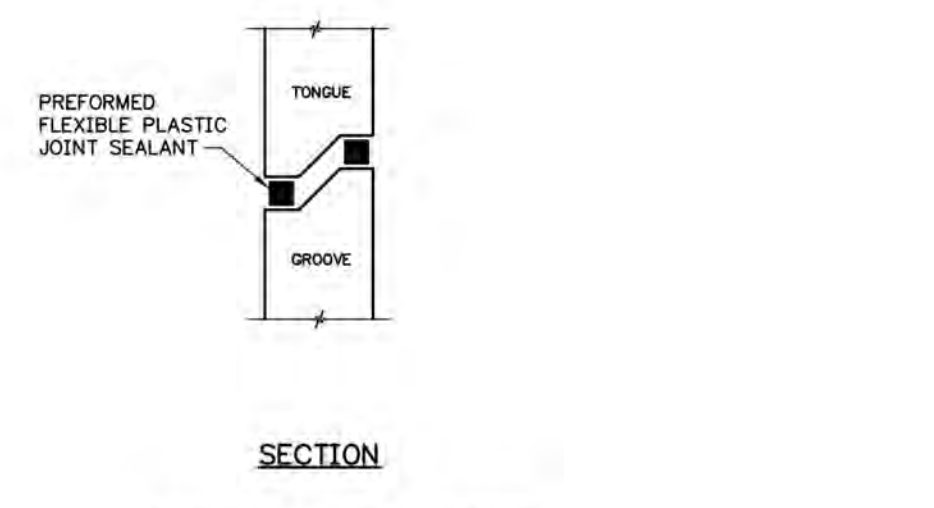
5 LEVELING RINGS AND BOLTED FRAME DETAILS

NOT TO SCALE



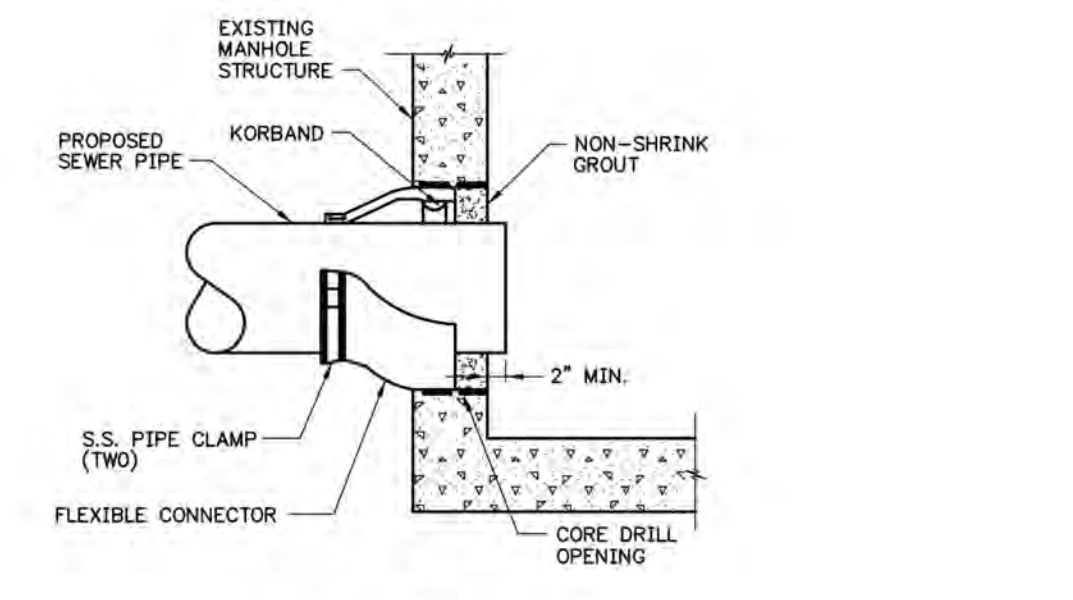
6 POURED CONCRETE RISER FOR STREET GRADES OF 4% OR GREATER

NOT TO SCALE



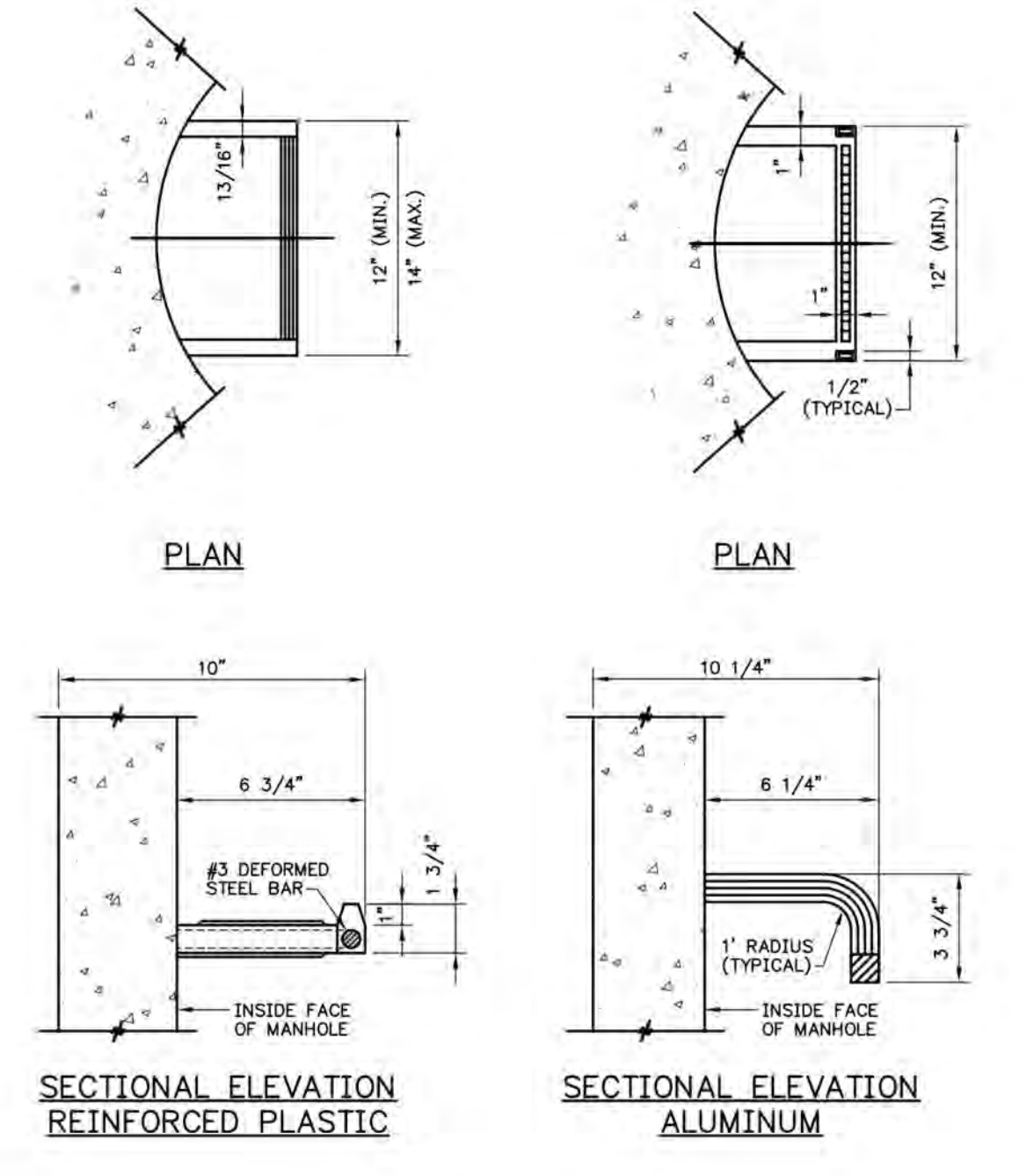
7 MANHOLE GASKET

NOT TO SCALE



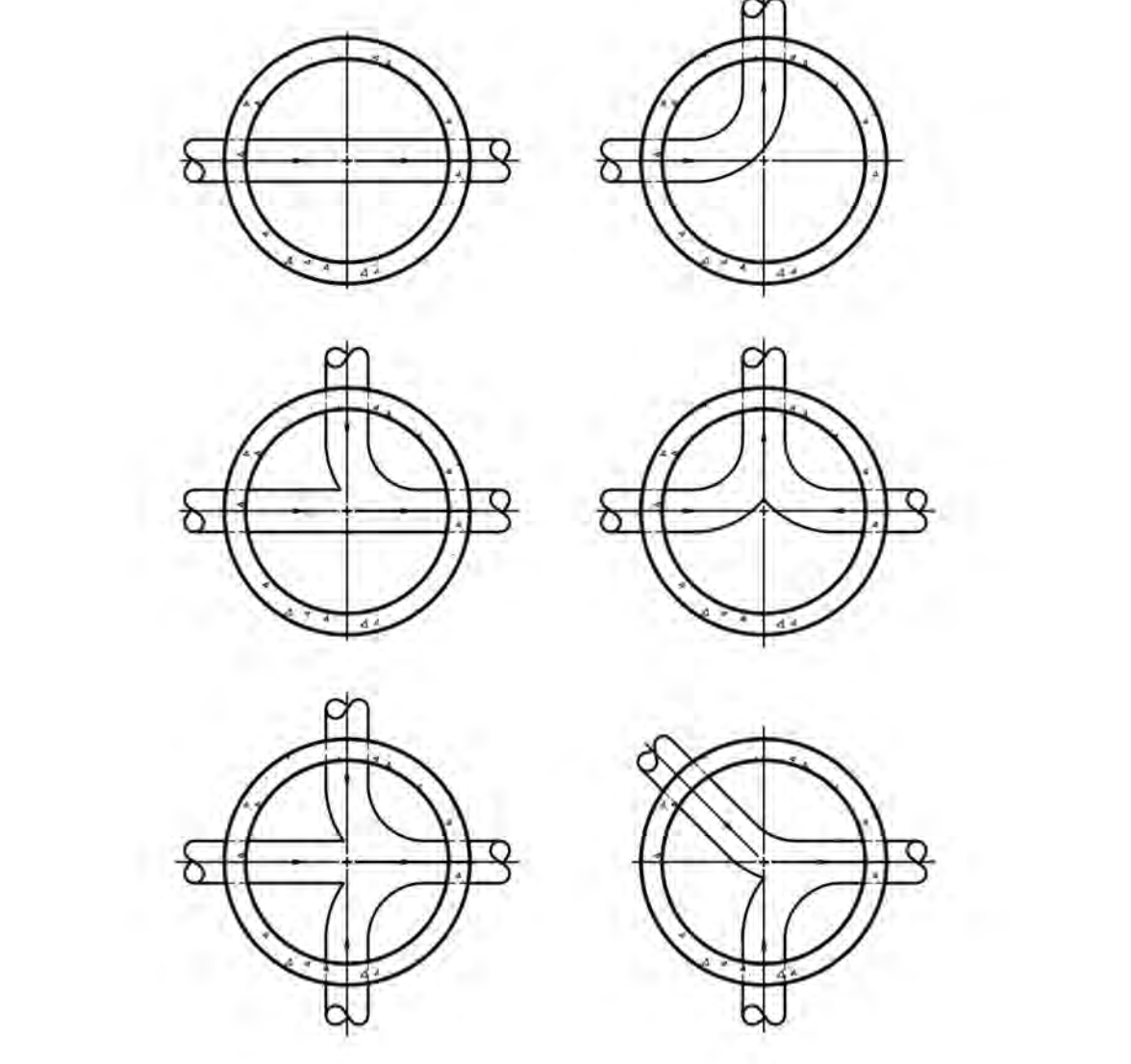
8 MANHOLE PIPE ADAPTERS

NOT TO SCALE



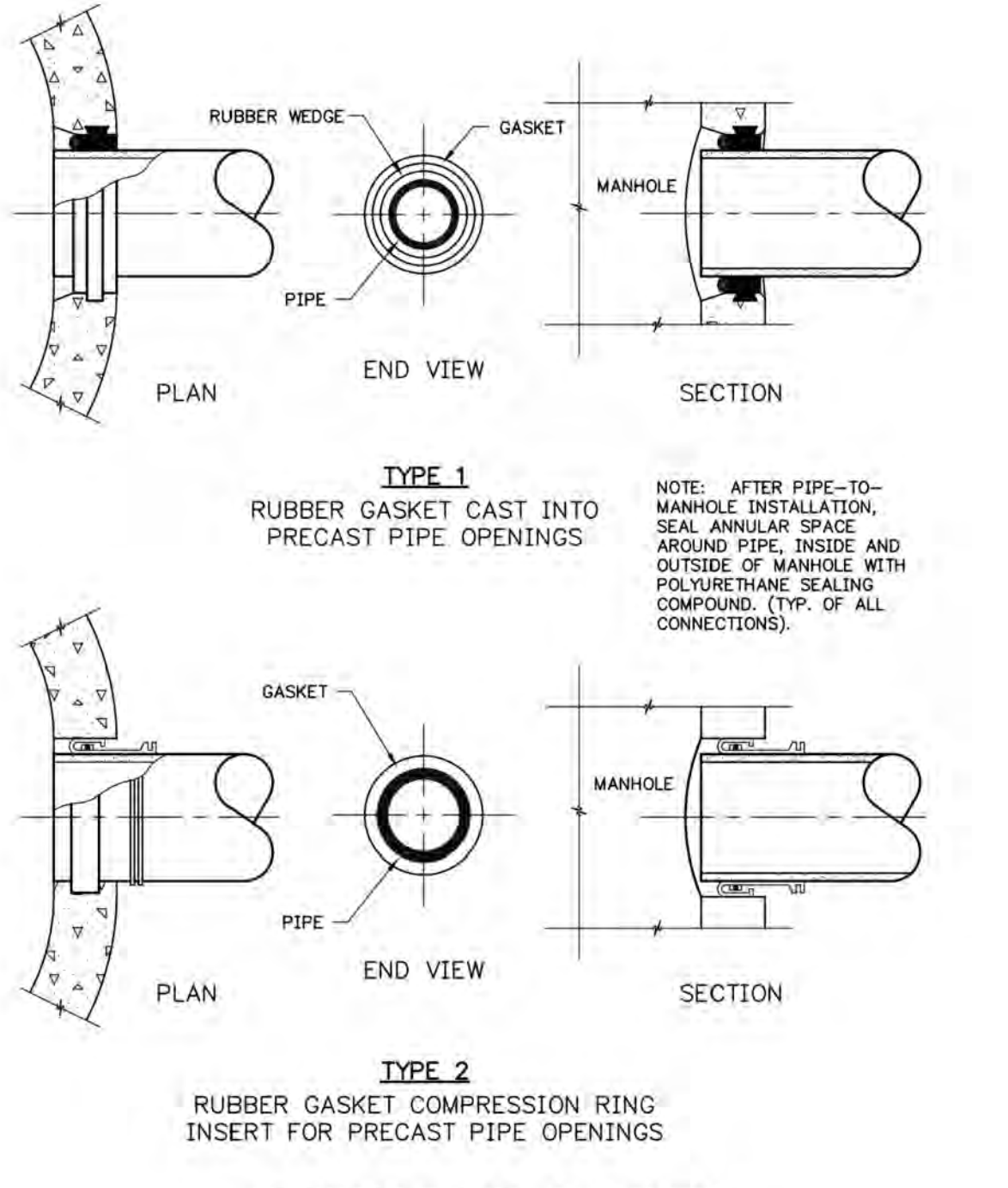
9 MANHOLE STEPS

NOT TO SCALE



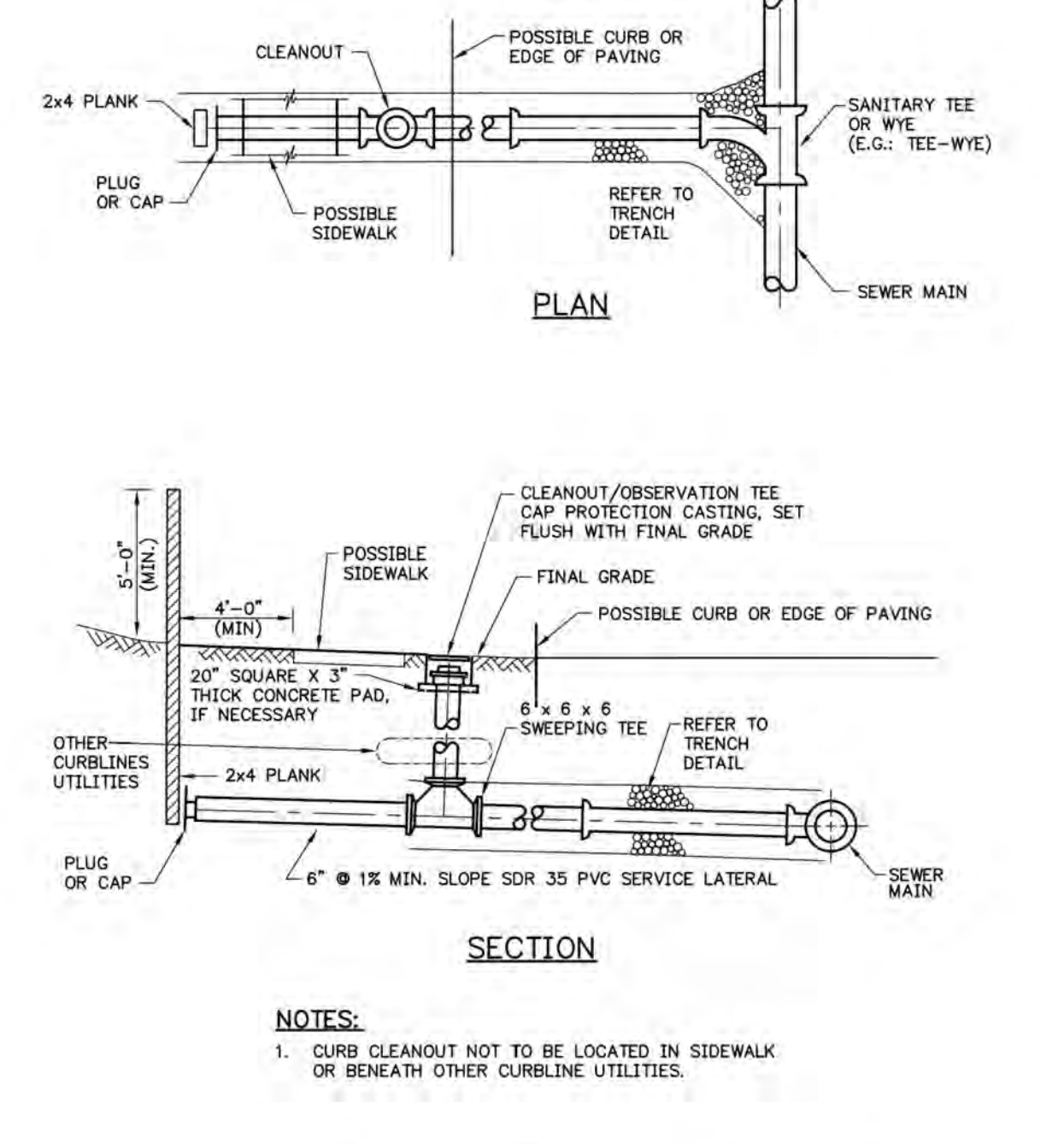
10 TYPICAL PLAN OF MANHOLE CHANNELS

NOT TO SCALE



11 MANHOLE PIPE GASKETS

NOT TO SCALE

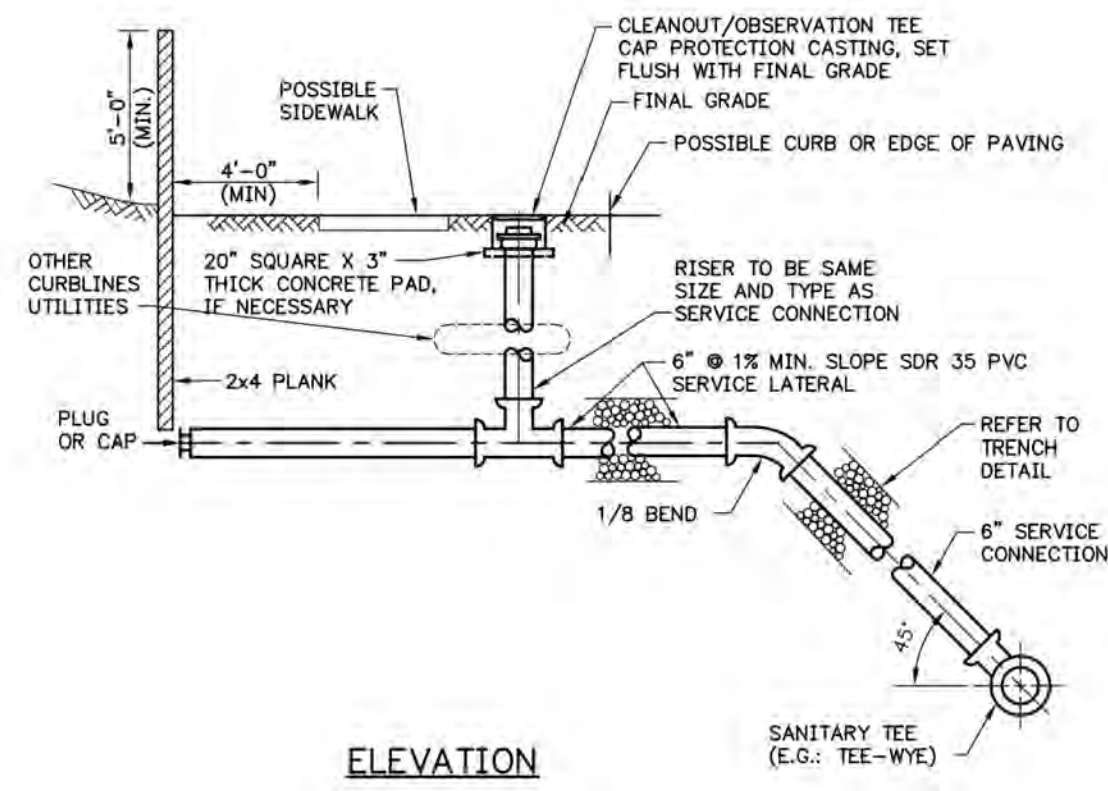


12 SERVICE LATERAL - NORMAL DEPTH

NOT TO SCALE

PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP	CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163	MANAGER WILLIAM M. FREDERICKS, PE CHECKED BY WMF DESIGN BY TWW DRAWN BY TWW	NO. BY DATE REVISION
	SCALE AS SHOWN		
	SHEET TITLE SEWER DETAILS		
	PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP		
Land Planning RES ASSOCIATES Civil Engineering 53 West James Street, 17303 (717) 715-1386 FAX (717) 535-6277 221 W. Philadelphia Street (717) 564-3010 FAX (717) 564-5020 320 N. Market Street (717) 569-7410 FAX (717) 535-6277 www.resassociates.com	DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005 SHEET NO.: 45 OF 54		

PLOTTED: Thursday, January 07, 2021 @ 10:42AM
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 IMAGES:



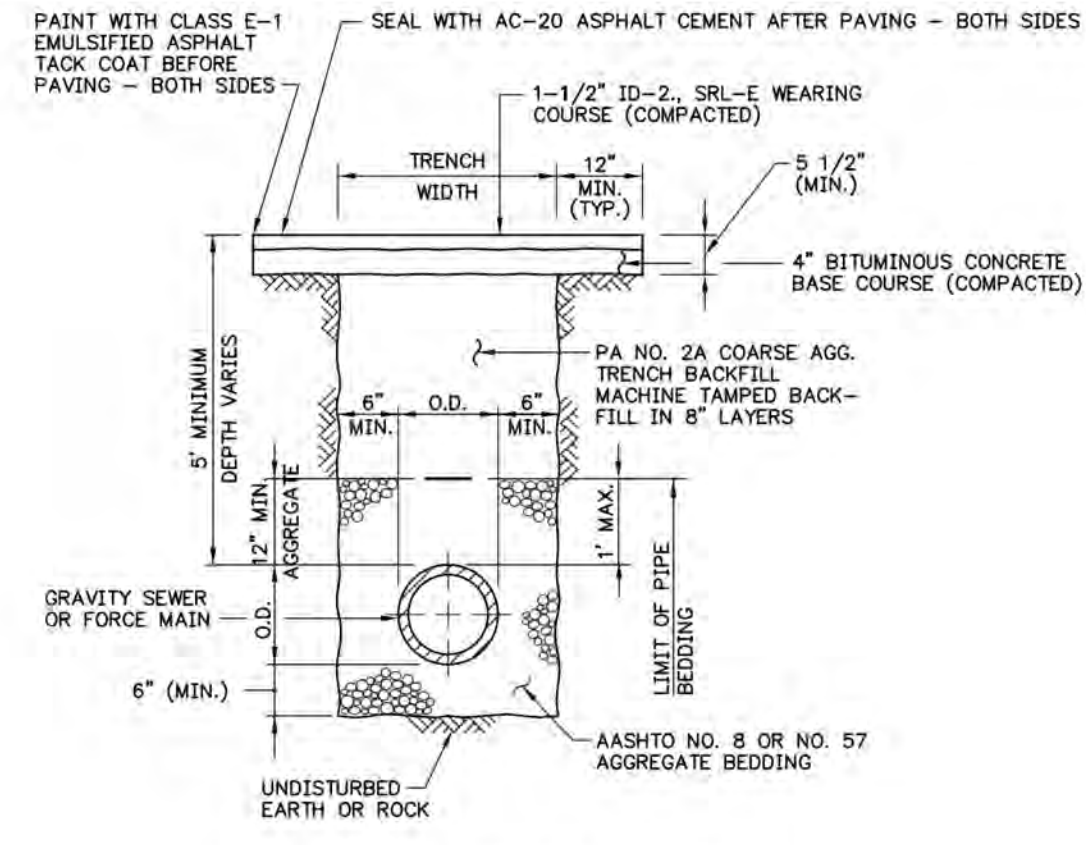
ELEVATION

NOTES:

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

SERVICE LATERAL - DEEP SEWER

NOT TO SCALE



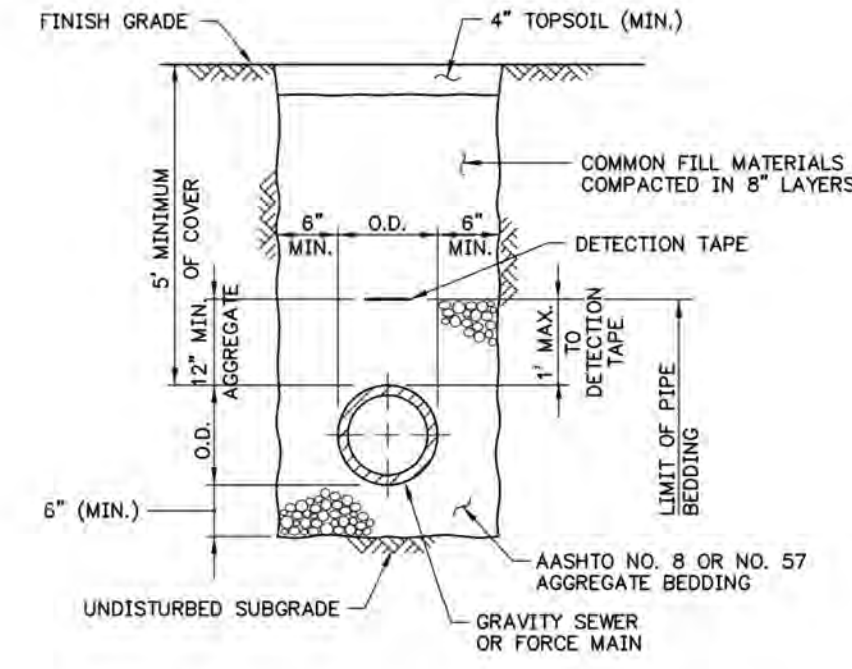
TOWNSHIP ROADS

NOTE:

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

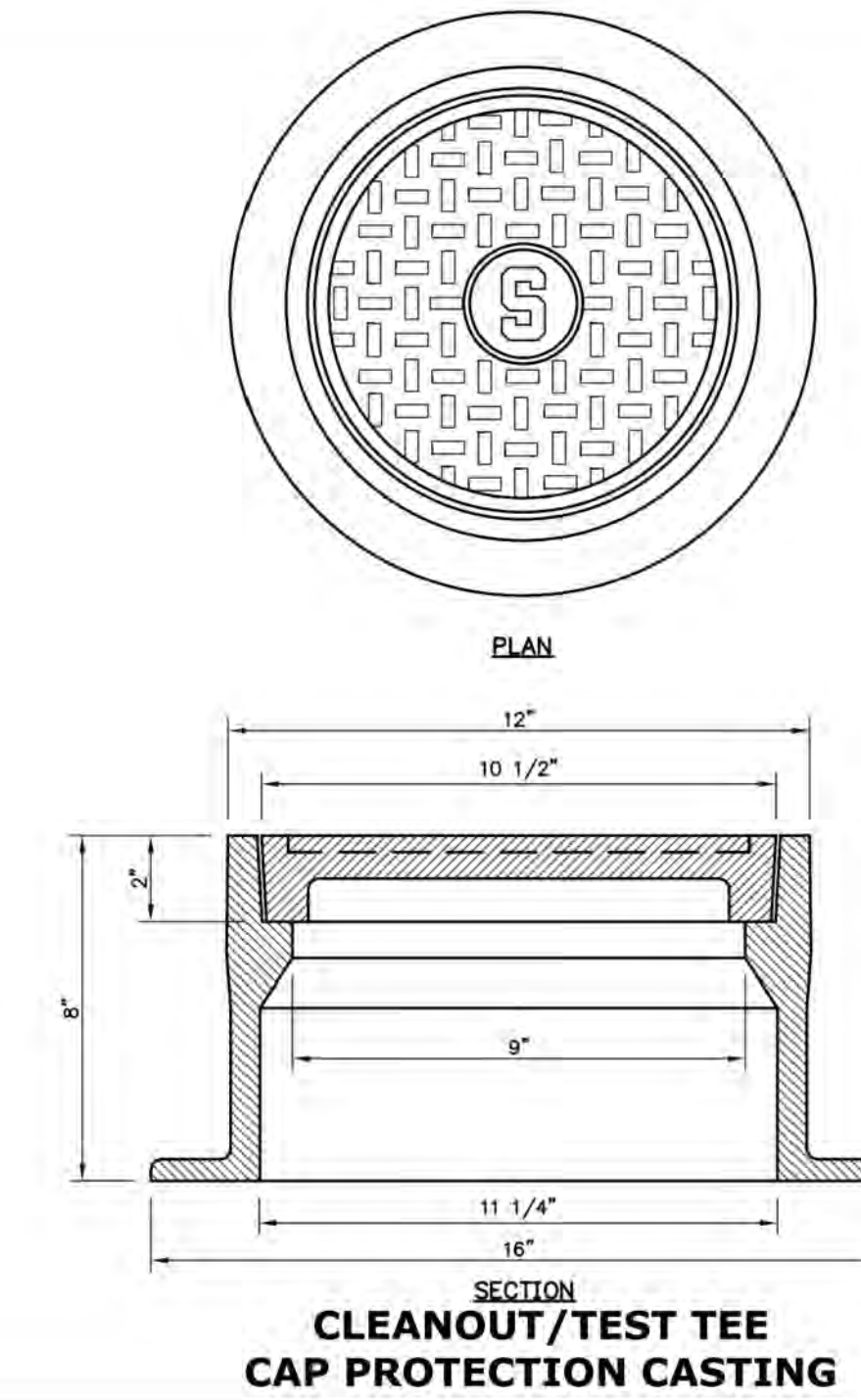
TRENCH DETAIL IN PAVED AREAS

NOT TO SCALE



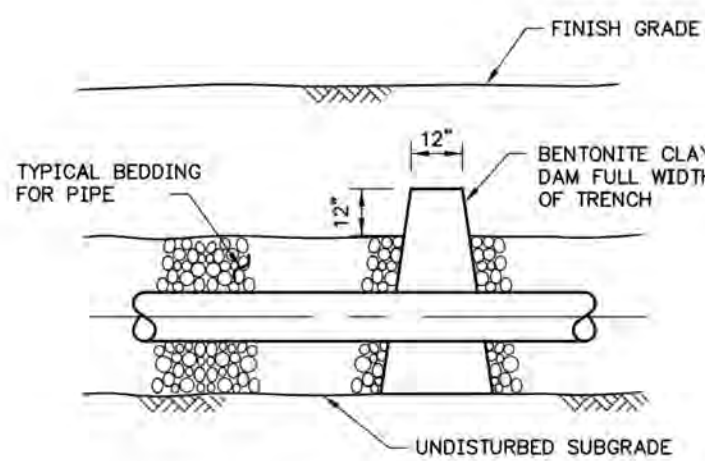
TRENCH DETAIL IN UNPAVED AREAS

NOT TO SCALE



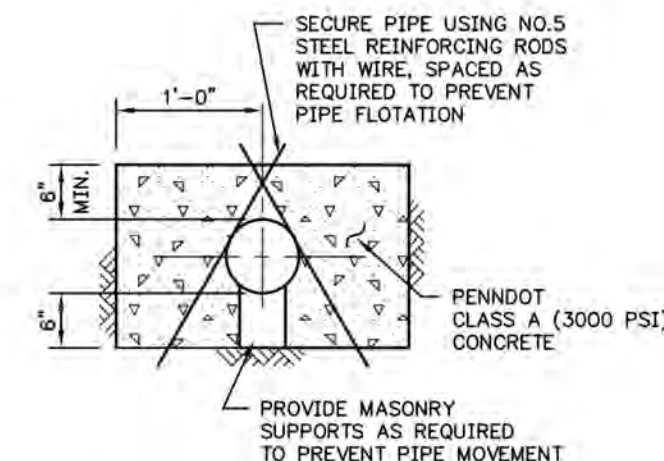
CLEANOUT/TEST TEE
CAP PROTECTION CASTING

NOT TO SCALE



BENTONITE CLAY DAM DETAIL

NOT TO SCALE



CONCRETE ENCASEMENT DETAIL

NOT TO SCALE

PLOTTED: Thursday, January 07, 2021 10:42PM

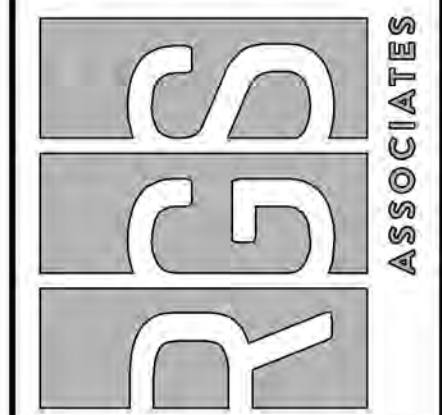
NO.	BY	DATE	REVISION

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

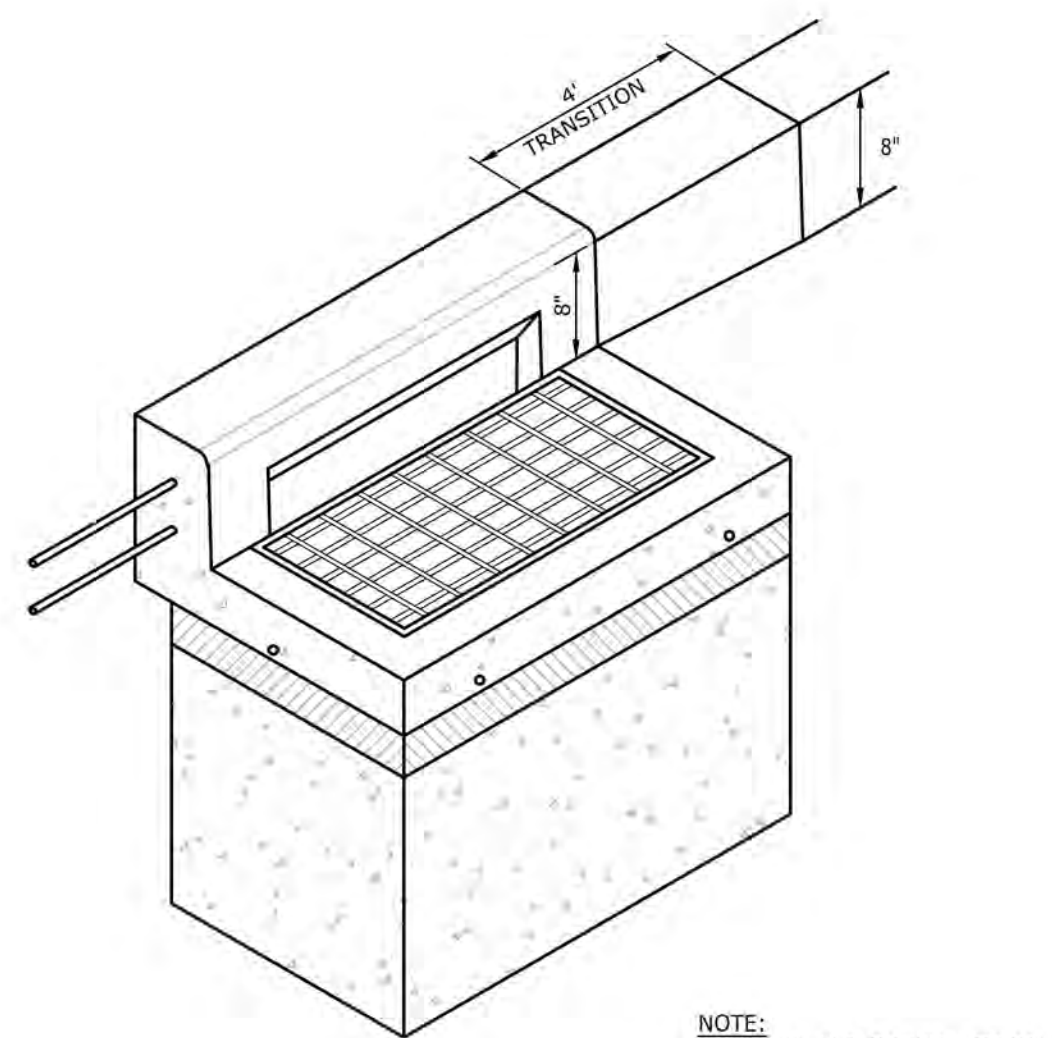
CLIENT:	BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331
SCALE:	AS SHOWN

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

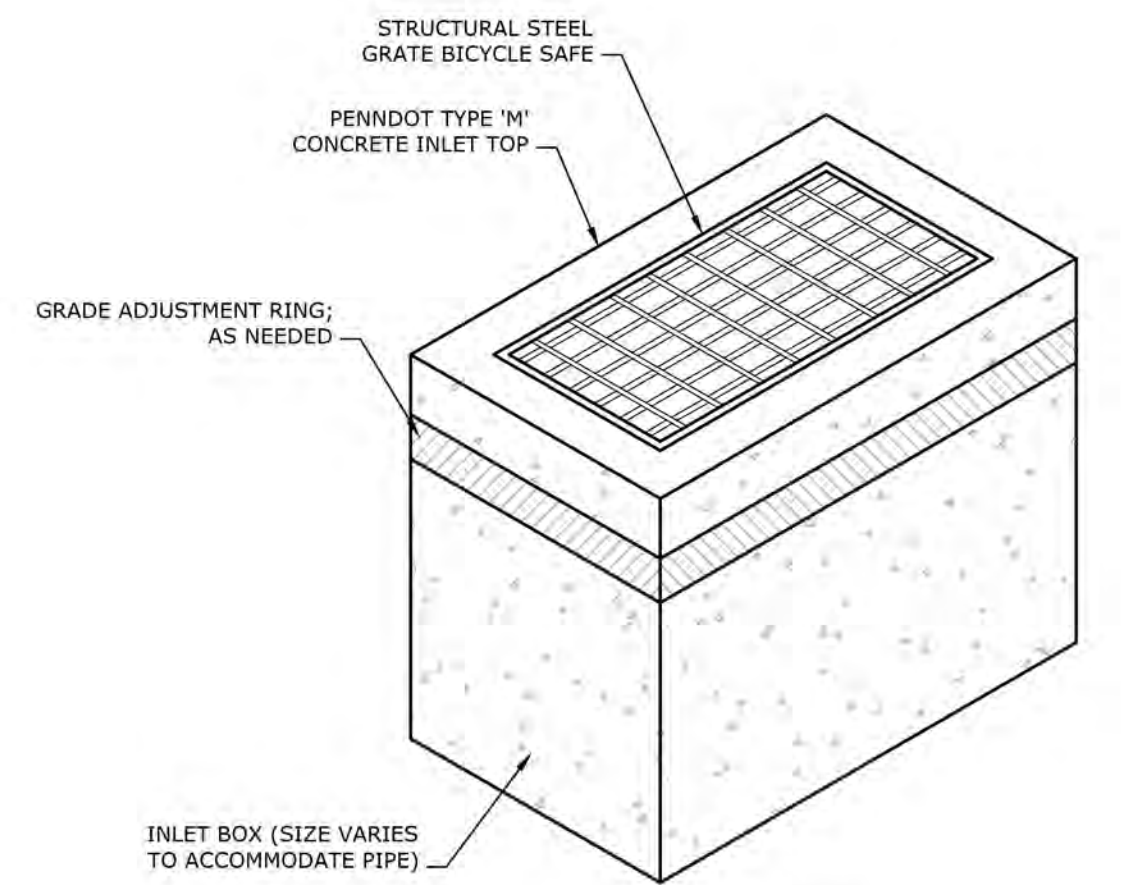
Land Planning
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53 West James Street
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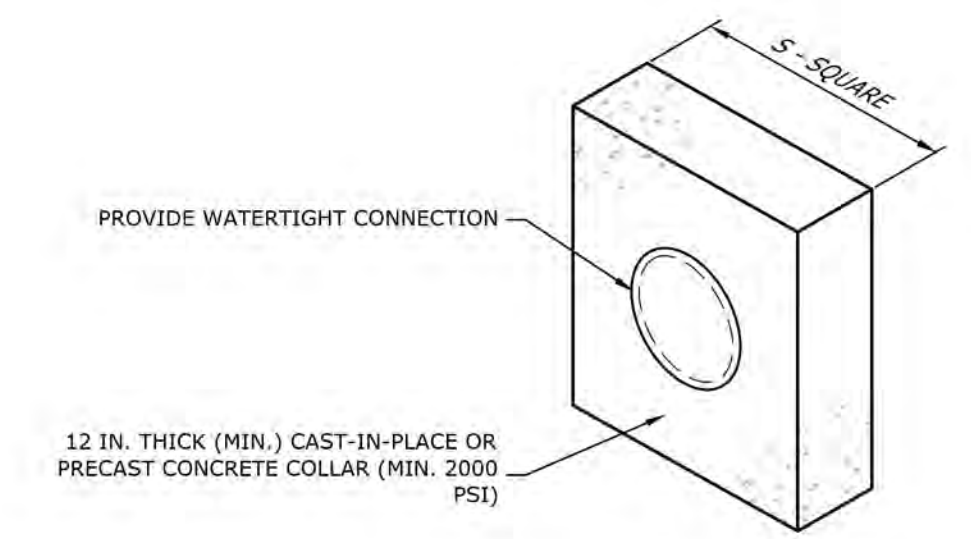
DATE:	JANUARY 8, 2021
PROJECT NO.:	2020E88-005



NOTE:
MATERIAL AND CONSTRUCTION
BASED ON PennDOT STANDARDS

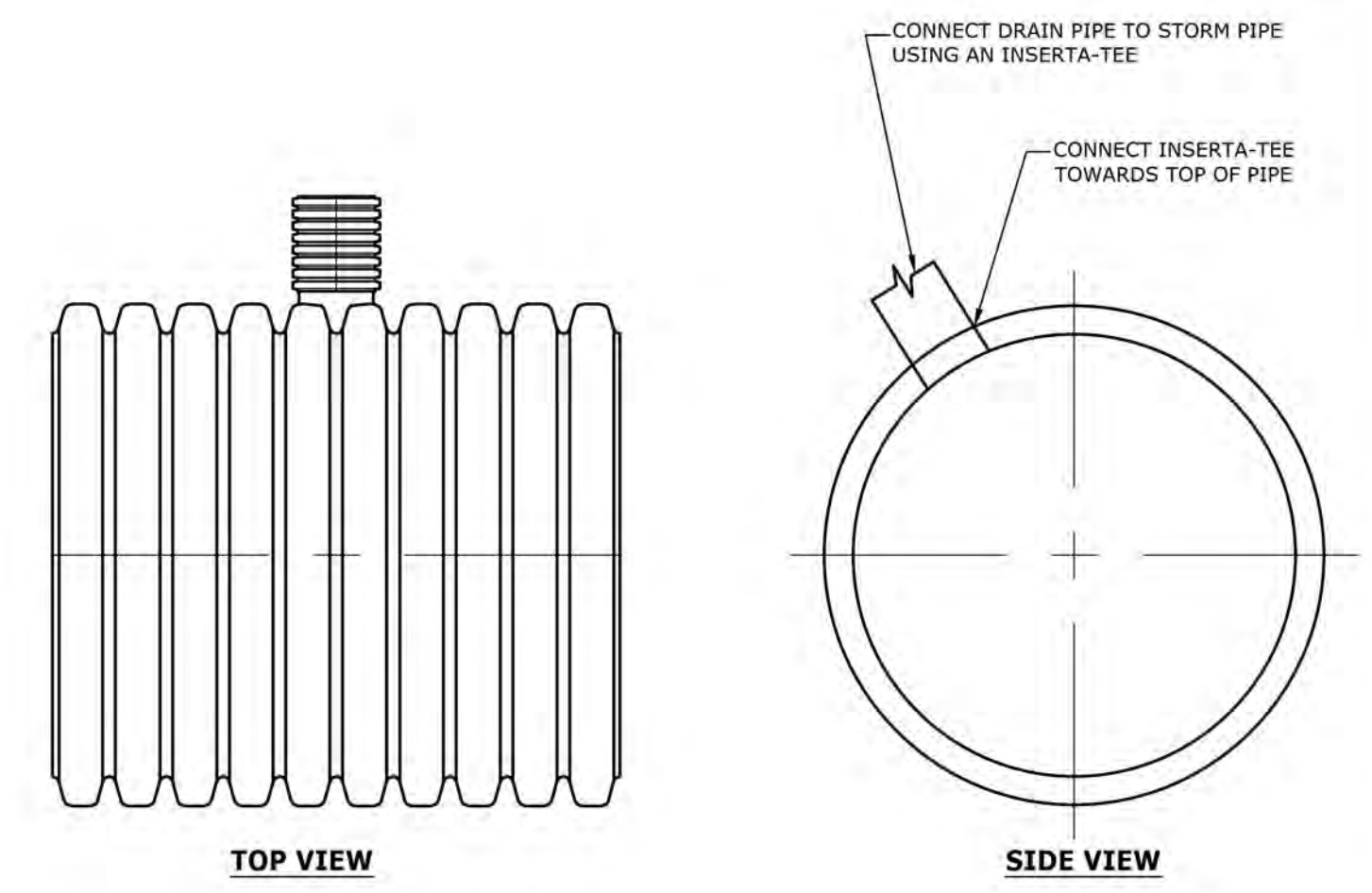


NOTE:
MATERIAL AND CONSTRUCTION
BASED ON PennDOT STANDARDS



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

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



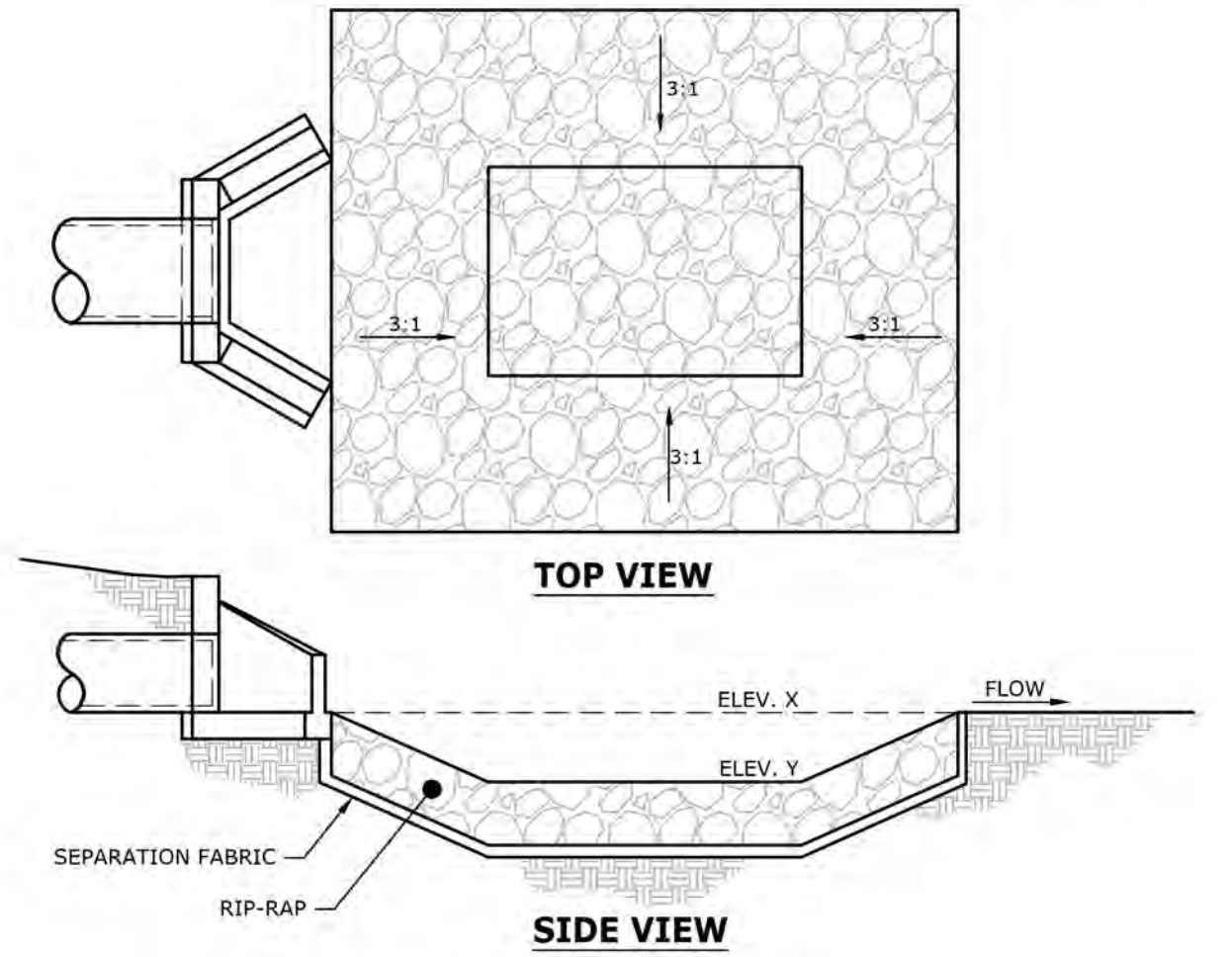
NOTE:
CONNECT BASE DRAIN TO STORM SEWER PIPE USING AN INSERTA-TEE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

1 TYPE "C" INLET DETAIL NOT TO SCALE

2 TYPE "M" INLET DETAIL NOT TO SCALE

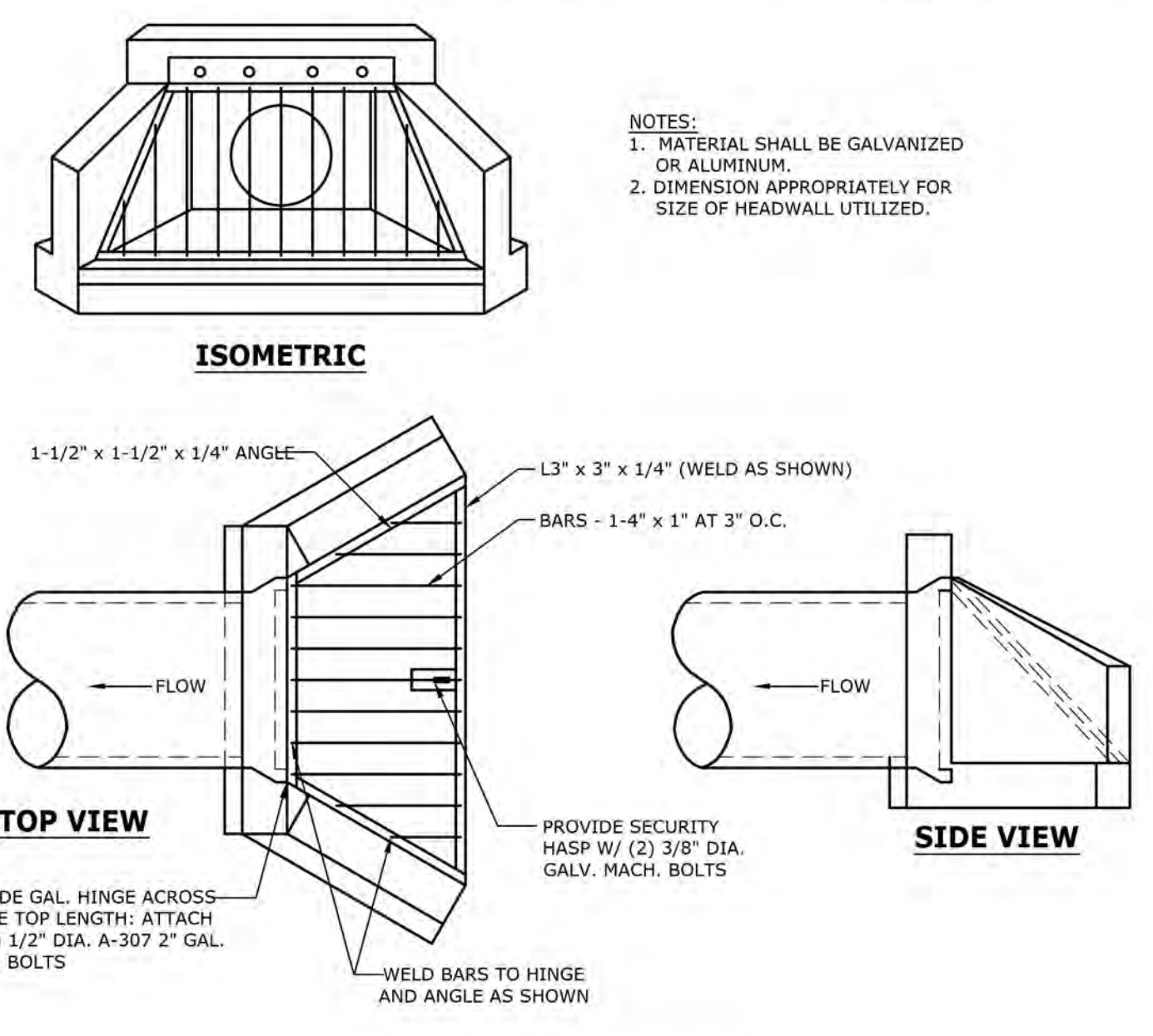
3 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS NOT TO SCALE

4 ADS INSERTA-TEE DETAIL NOT TO SCALE

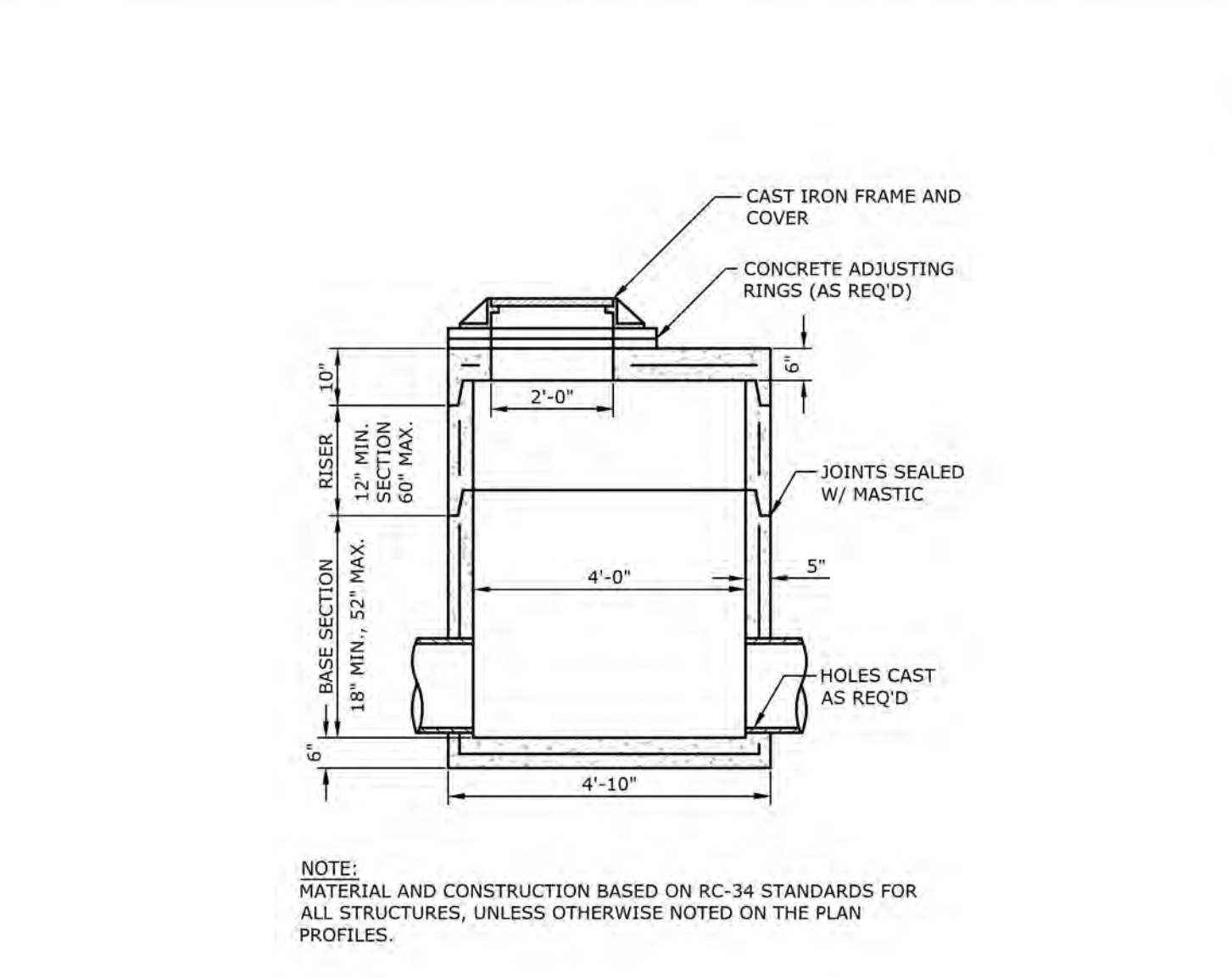


ENDWALL ID	D	2D	3D	5D	6D	1/2D	ELEV. X	ELEV. Y	RIPRAP SIZE	RIPRAP THICKNESS (R)
EW-A1	1.50 ft	3.00 ft	4.50 ft	7.50 ft	9.00 ft	0.75 ft	463.00	462.25	R-4	12.00 in
EW-B1	1.25 ft	2.50 ft	3.75 ft	6.25 ft	7.50 ft	0.63 ft	463.00	462.38	R-4	12.00 in
EW-C1	1.50 ft	3.00 ft	4.50 ft	7.50 ft	9.00 ft	0.75 ft	463.00	462.25	R-4	12.00 in
EW-D1	2.00 ft	4.00 ft	6.00 ft	10.00 ft	12.00 ft	1.00 ft	455.00	454.00	R-4	12.00 in
EW-E1	1.25 ft	2.50 ft	3.75 ft	6.25 ft	7.50 ft	0.63 ft	443.86	443.24	R-4	12.00 in

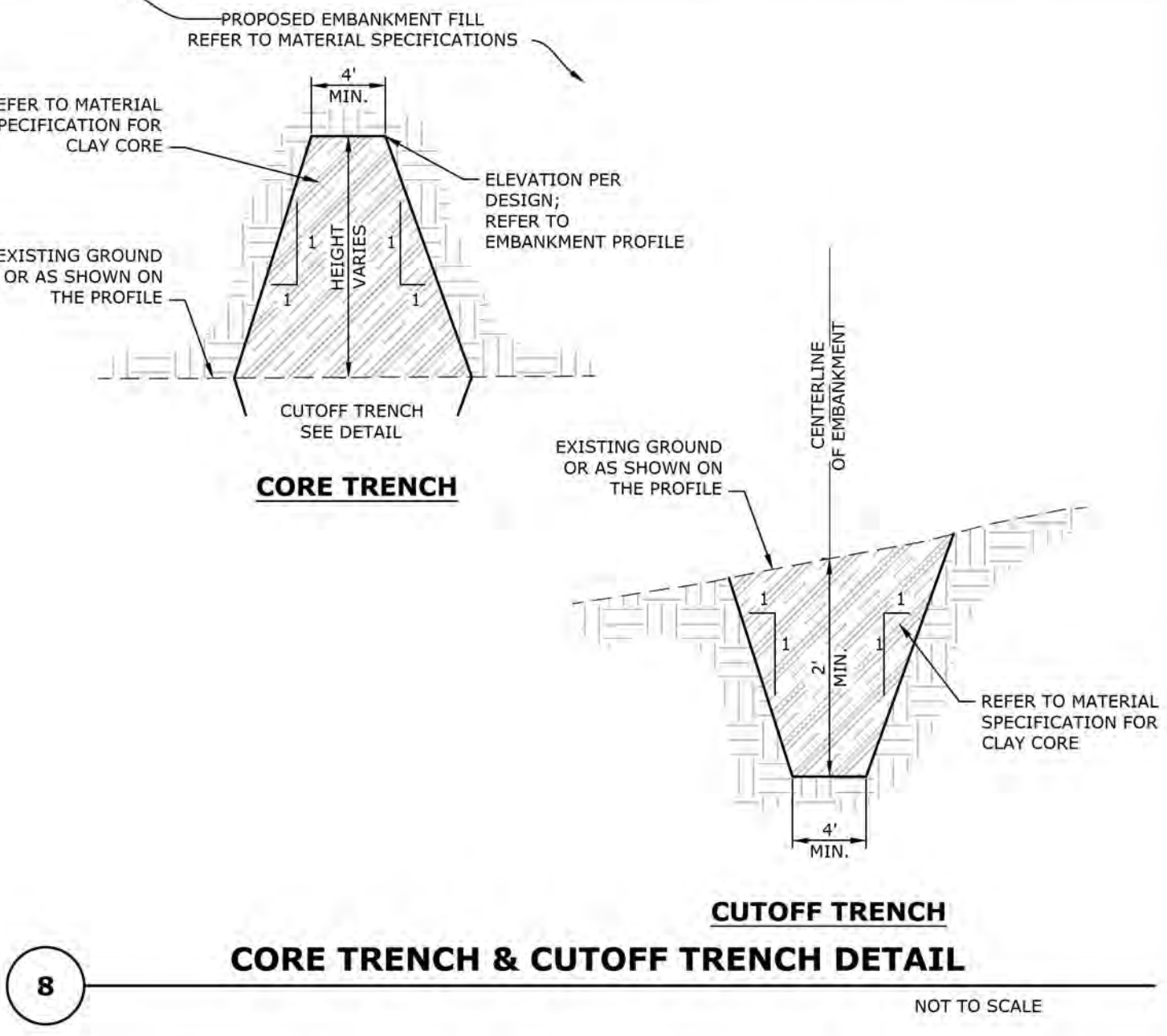
5 PLUNGE POOL DETAIL NOT TO SCALE



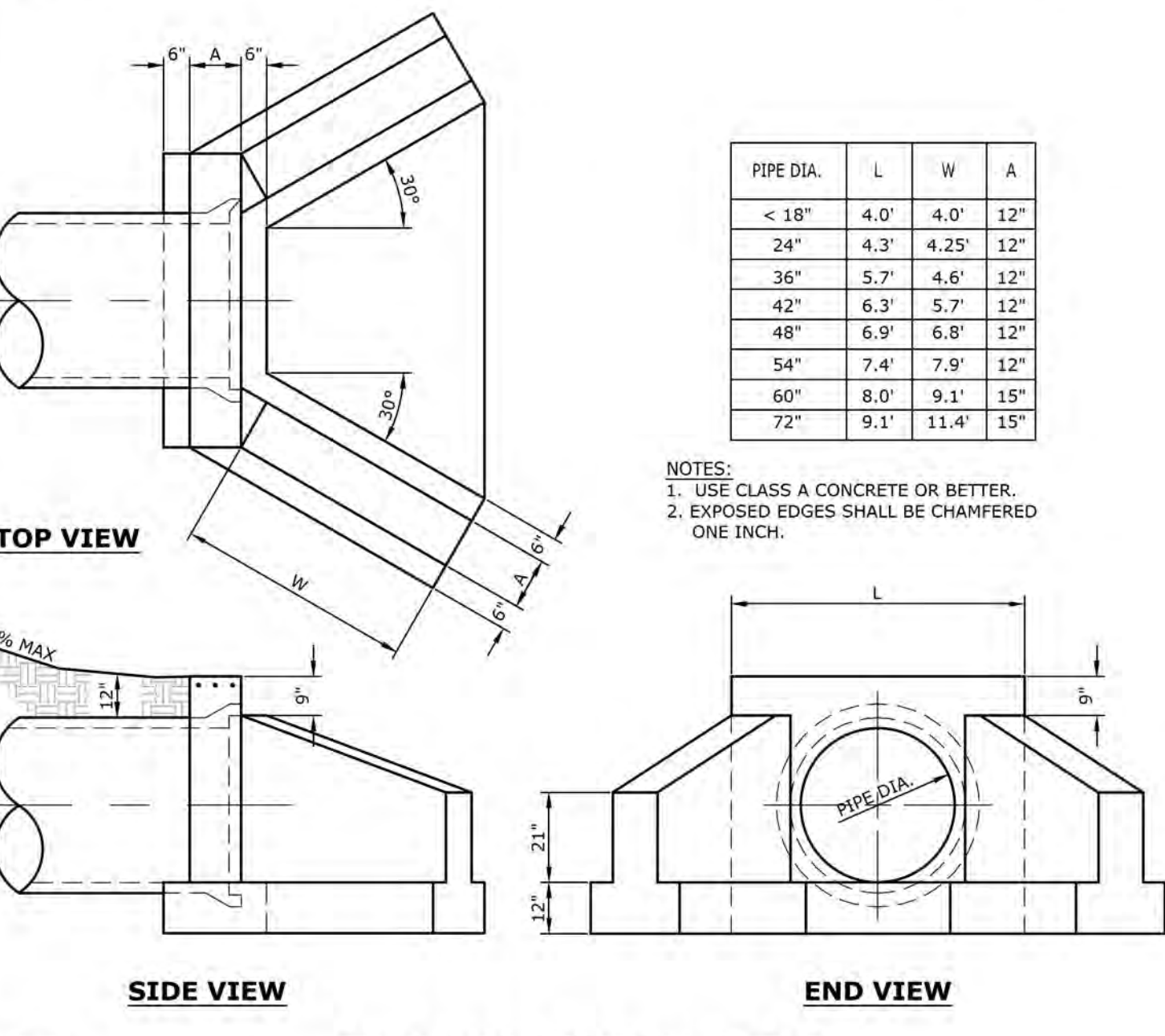
6 TRASH RACK DETAIL NOT TO SCALE



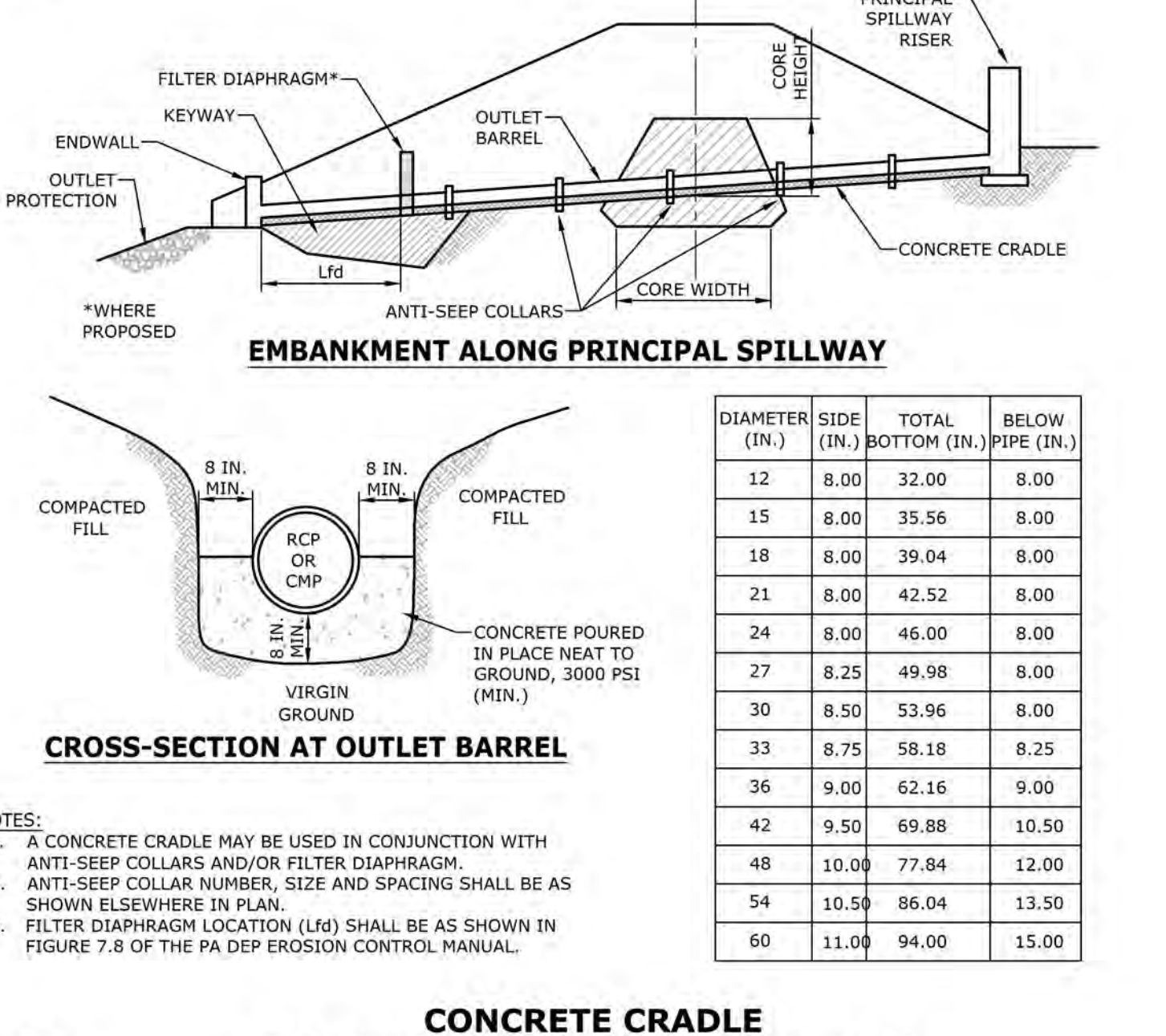
7 STORM SEWER MANHOLE DETAIL NOT TO SCALE



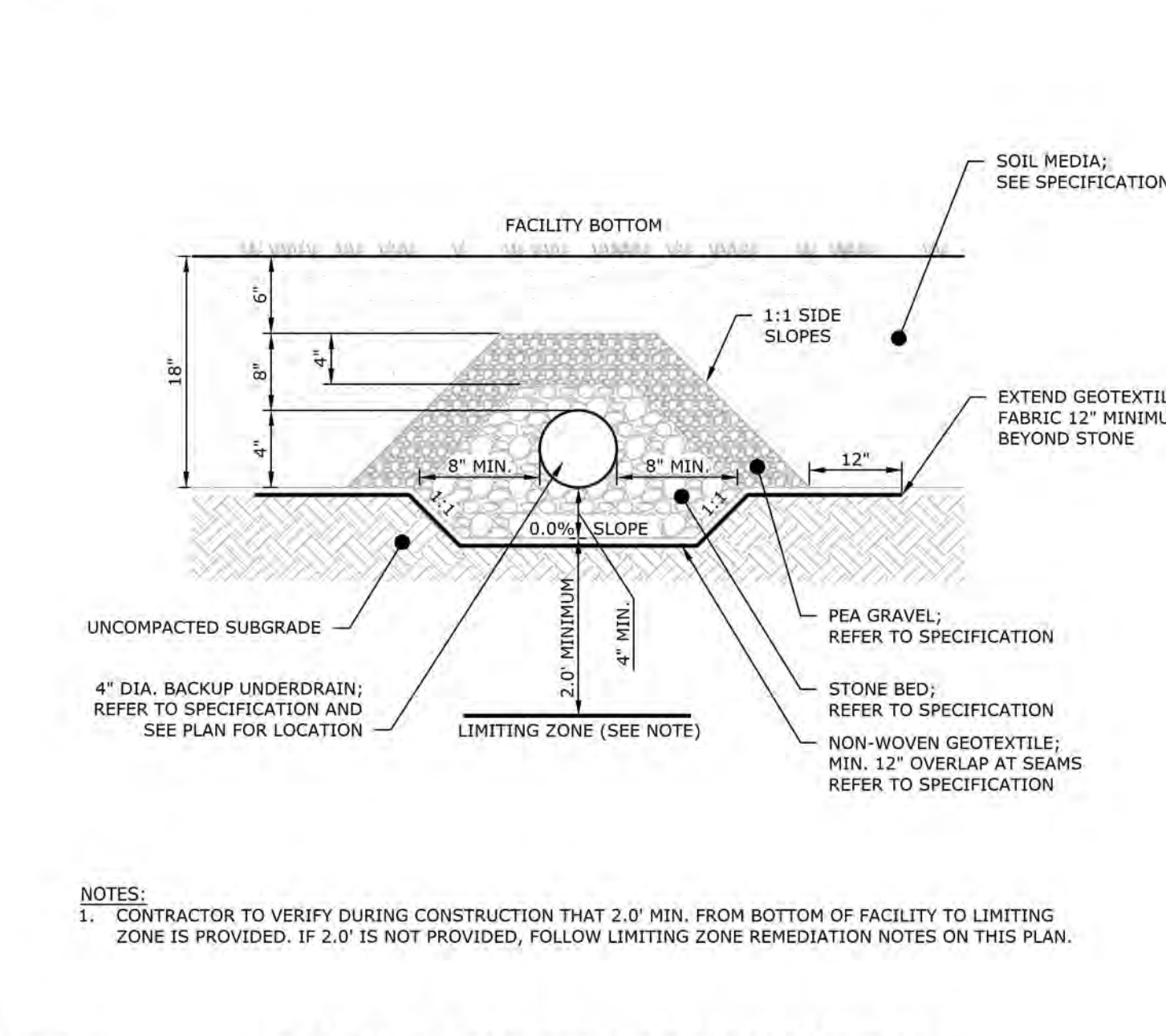
8 CORE TRENCH & CUTOFF TRENCH DETAIL NOT TO SCALE



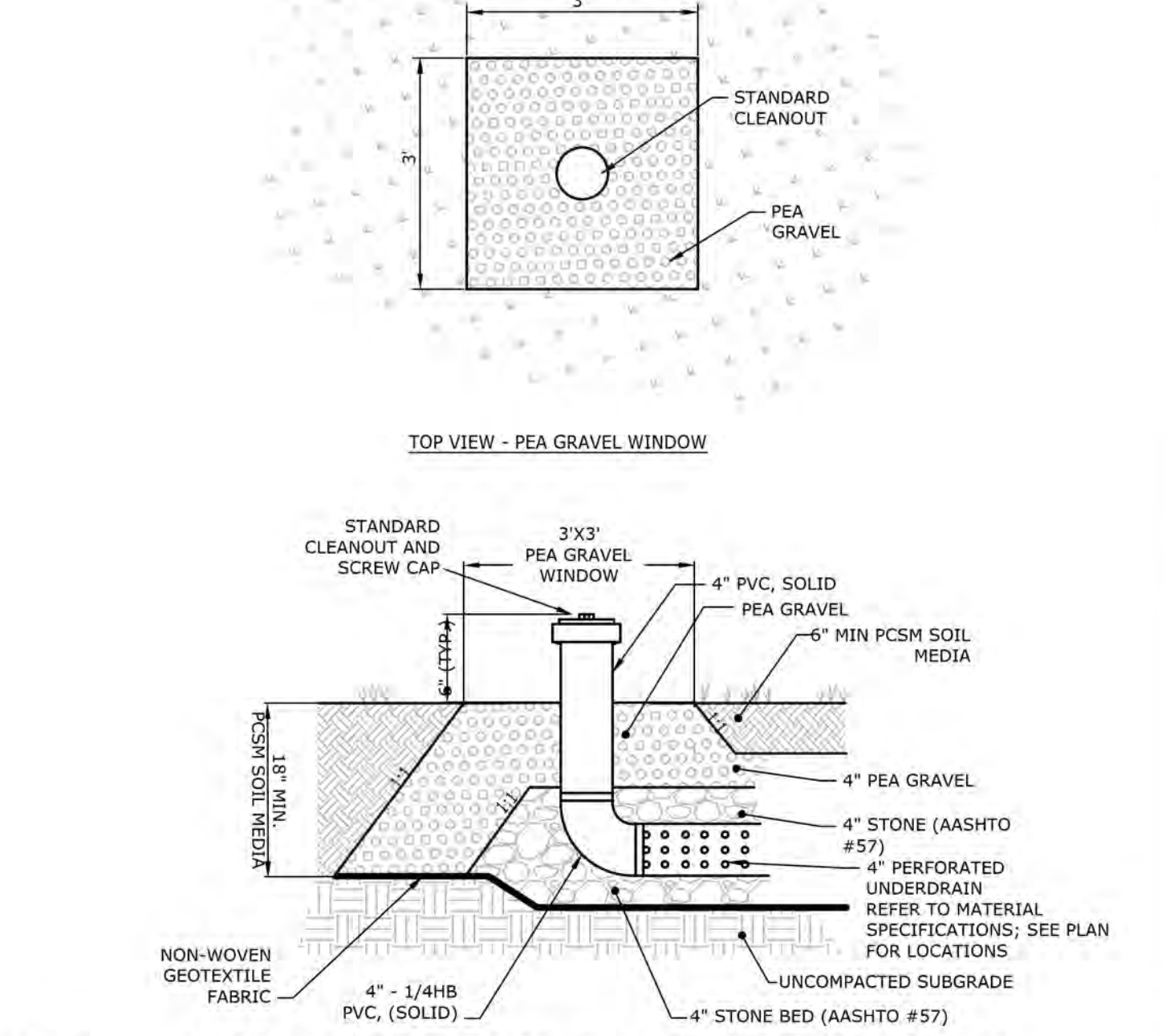
9 TYPE D-W ENDWALL DETAIL NOT TO SCALE



10 CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL NOT TO SCALE



11 4" DIA. BACKUP UNDERDRAIN DETAIL NOT TO SCALE



12 3'X3' CLEANOUT WITH PEA GRAVEL WINDOW NOT TO SCALE

REVISIONS

NO	BY	DATE	REVISION

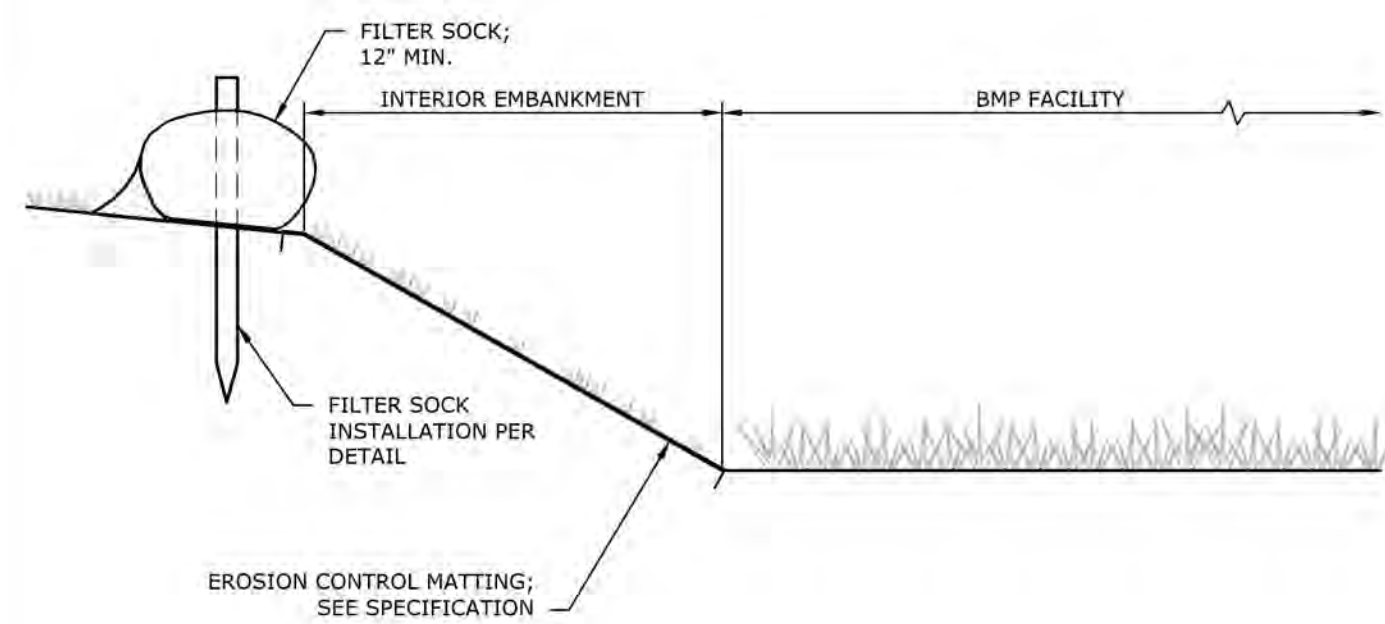
MANAGER: WILLIAM M. FREDERICKS, PE
 CHECKED BY: TW
 DESIGN BY: TW
 DRAWN BY: TW
 CLIENT: BURKENTINE BUILDERS
 1454 BALTIMORE STREET, SUITE A
 HANOVER, PA 17331
 PROJECT TITLE: THE TERRACES AT MAPLEWOOD
 PRELIMINARY/FINAL SUBDIVISION
 AND LAND DEVELOPMENT PLAN
 SUSQUEHANNA TOWNSHIP
 DAUPHIN COUNTY, PA
 SCALE: AS NOTED
 SHEET TITLE: STORM DETAILS
 DATE: JANUARY 8, 2021
 PROJECT NO.: 2020E88-005
 SHEET NO.: 48 OF 54

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PLOTED: Thursday, January 07, 2021 10:42AM
 FILENAME: F:\2020\2020E88-005\CADD\Preliminary-Final\Plot\Z-Details.dwg XREFS: Details;Titleblock IMAGES:

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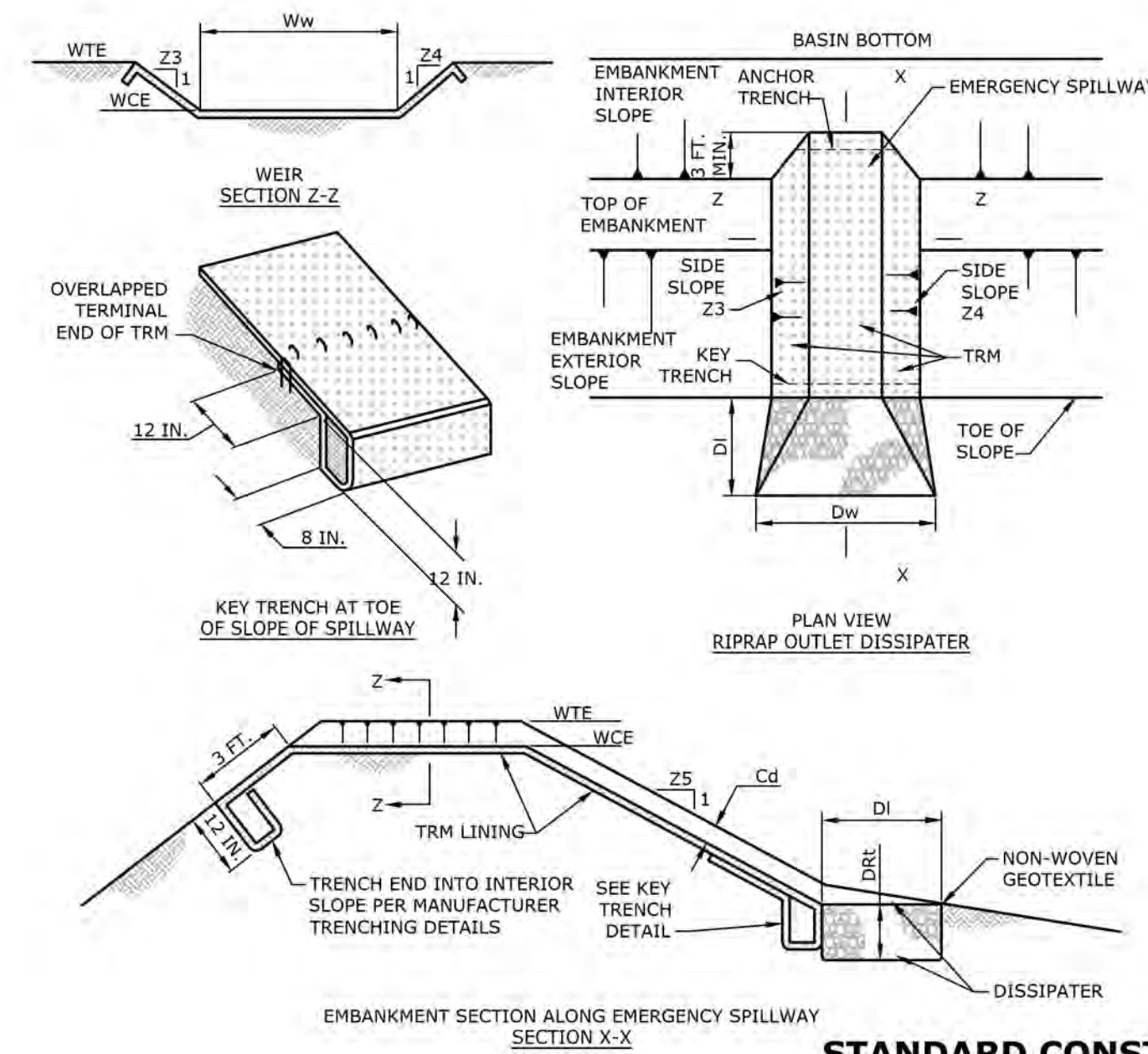
TYPICAL BMP PROTECTION DETAIL

1

NOT TO SCALE

NOTES:

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



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

2

NOT TO SCALE

NOTES:

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

BASIN NO.	WEIR		LINING		CHANNEL		DISSIPATER						
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	TRM TYPE	STAPLE PTRN	Z5 (FT)	DEPTH Cd (FT)	LENGTH Dd (FT)	WIDTH Dd (FT)	RIPRAP SIZE (R-)	RIPRAP THICK. DRE (IN)
BMP 1	3	3	466.50	464.75	40	NAG P300	3.5	3	1	10	40	3	9
BMP 2	3	3	461.00	459.00	50	NAG P300	3.5	3	1	10	50	3	9

PERMANENT SEEDING
BASIN FLOOR LOW MAINTENANCE NATIVE SEED MIX

Seeding dates	Seeding rate	% by wt.
Aug. 15 to Oct. 15		
Seed type		
Little Bluestem 'Standing Ovation'	8 lbs/ac.	30%
Tufted Hair Grass	2 lbs/ac.	70%

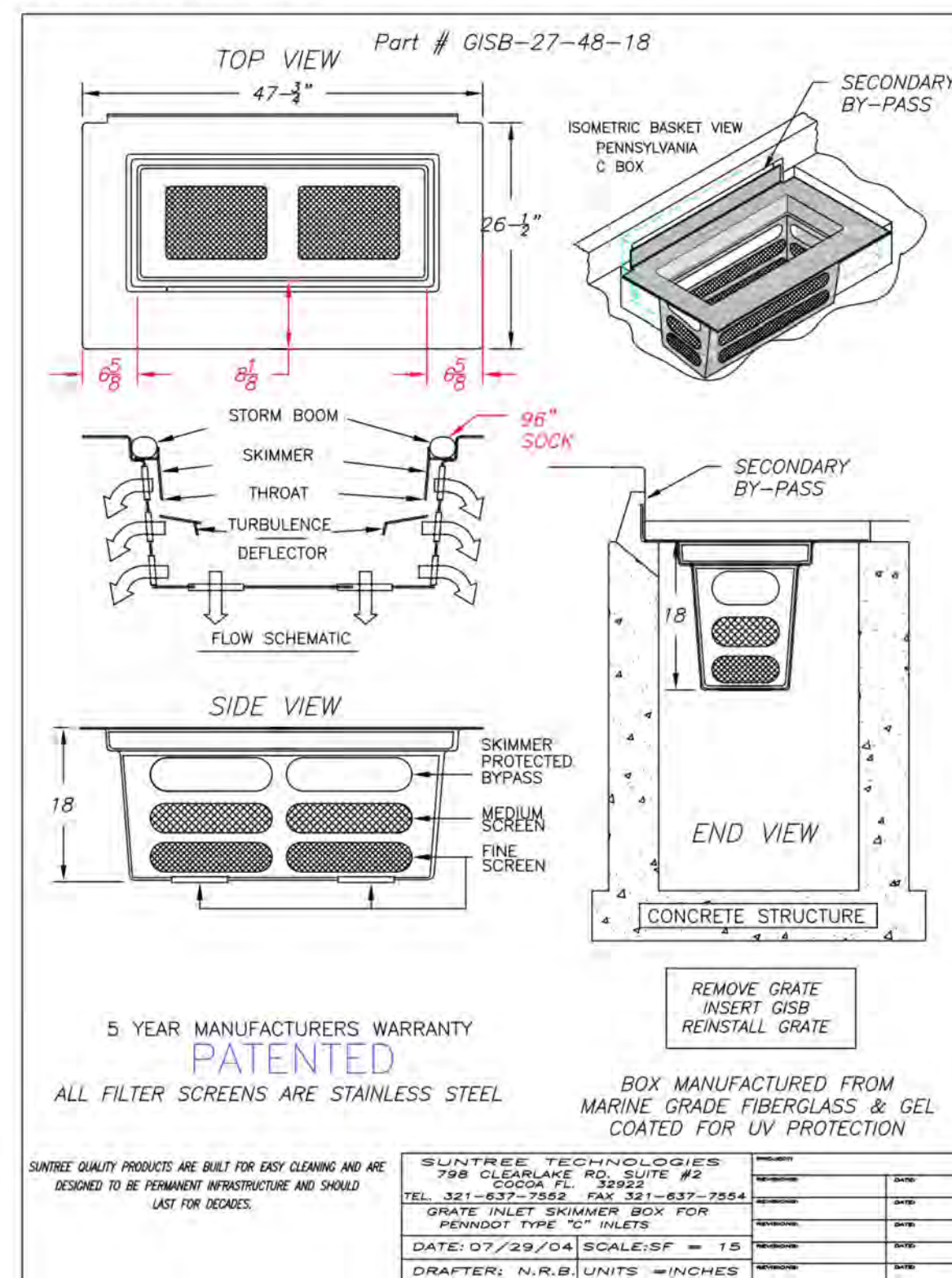
BASIN FLOOR SEED MIX DETAIL

3

NOT TO SCALE

NOTE:

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



INLET SKIMMER FOR TYPE 'C' INLET

4

NOT TO SCALE

5 YEAR MANUFACTURERS WARRANTY
PATENTED
ALL FILTER SCREENS ARE STAINLESS STEEL
BOX MANUFACTURED FROM MARINE GRADE FIBERGLASS & GEL COATED FOR UV PROTECTION
REMOVE GRATE
INSERT GISB
REINSTALL GRATE

SIMILAR QUALITY PRODUCTS ARE BEST FOR EASY CLEANING AND ARE DESIGNED TO BE PERMANENT RESTRUCTURE AND SHOULD LAST FOR DECADES.

SUNTREE TECHNOLOGIES
758 CLEARLAKE RD., SUITE #2
COCHran, PA 17022
TEL: 321-637-2823 FAX: 321-637-2824
GRATE INLET SKIMMER BOX FOR PENNODD TYPE 'C' INLETS
DATE: 07/28/2014 SCALE: 1/8" = 1'-0"
DRAFTER: N.R.B. UNITS = INCHES

MANAGER: WILLIAM M. FREDERICKS, PE	CHECKED BY: WMF	DESIGN BY: TW	DRAWN BY: TW	SCALE: AS NOTED
PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN				SHEET TITLE: STORM DETAILS
CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 533-5163				DAUPHIN COUNTY, PA SUSQUEHANNA TOWNSHIP
Land Planning Landscape Architecture Civil Engineering 53 West James Street (717) 715-1386 FAX (717) 535-8277 221 W. Philadelphia Street (717) 664-2010 FAX (717) 664-5020 320 N. Market Street (717) 509-7615 FAX (717) 535-8277 www.rgsassociates.com				RG S ASSOCIATES
DATE: JANUARY 8, 2021				
PROJECT NO.: 2020E88-005				
SHEET NO.: 49 OF 54				

MATERIAL SPECIFICATIONS

MATERIAL	PLAN DESIGNATION	SPECIFICATION / TEST METHOD	SIZE	NOTES
STORMWATER CONVEYANCE				
SOIL TIGHT (ST) STORM DRAIN	SLCPP	AASHTO M252, TYPE S (4- THROUGH 10-INCH) AASHTO M294, TYPE S (12- THROUGH 60-INCH) ASTM F2306	REFER TO PROFILE	
ROOF LEADER	SDR-35 OR HDPEP	SDR-35 (PS46) - ASTM D3034 (4"-15") (PRODUCT STANDARD) - ASTM F477 (GASKET) - ASTM D3212 (INTEGRAL BELL JOINT) HDPEP - ASTM F758 (TYPE PS 28) - AASHTO M252-S, OR - AASHTO M294-S	REFER TO PROFILE	
STORMWATER MANAGEMENT				
EROSION CONTROL BLANKET	ECB	REFER TO THE MATERIAL AND PERFORMANCE SPECIFICATIONS INCLUDED ON THE PLAN.	COCONUT MATTING, ECS-1B, NAG 575, OR EQUIVALENT	
CLAY CORE		SOIL CLASSIFIED AS GC, SC, CL-ML, OR CL, PER THE UNIFIED SOIL CLASSIFICATION SYSTEM, WITH AT LEAST 30% PASSING THE 200 SIEVE. DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY (ASTM D-698) WITH A MOISTURE CONTENT WITHIN 2% +/- OF THE OPTIMUM. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR), UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER	REFER TO EMBANKMENT PROFILES AND/OR CROSS-SECTIONS	FOR MORE INFORMATION, REFER TO SECTION B. OF THE 'STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS' FOR EARTH FILL MATERIAL.
NON-WOVEN GEOTEXTILE FABRIC		ASTM D-4632 (TENSILE STRENGTH, 100 LBS) ASTM D-4632 (ELONGATION 50% MIN.) ASTM D-6241 (PUNCTURE, 250 LBS) ASTM D-4532 (TRAPEZOID TEAR STRENGTH, 45 LBS) ASTM D-4751 (AOS SIEVE NO. 70) ASTM D-4491 (PERMITTIVITY 1.7 SEC ⁻¹ MIN.) ASTM D-4355 (ULTRAVIOLET RESISTANCE 70% @ 500 HRS) ASTM D-4491 (WATER FLOW RATE 120 GPM/SF)		MIRAFI 140N, GEOTEX 451, OR EQUIVALENT
SEPARATION FABRIC		ASTM D-5261 (WEIGHT - 12 OZ/SY, MIN) ASTM D-4632 (TENSILE STRENGTH 290 LBS) ASTM D-4632 (ELONGATION 50% MIN) ASTM D-6241 (PUNCTURE, 775 LBS MIN., 2 IN. FLAT ROD) ASTM D-4533 (TRAPEZOID TEAR STRENGTH, 100 LBS) ASTM D-4751 (AOS SIEVE NO. 80 TO NO. 120) ASTM D-4491 (PERMITTIVITY 0.7 SEC ⁻¹) ASTM D-4355 (ULTRAVIOLET RESISTANCE 70% @ 500 HRS)	REFER TO PENNDOT SPECIFICATION SECTION 735.1 - GEOTEXTILES	PENNDOT CLASS 4, TYPE A, EQUIVALENT OR BETTER NON-WOVEN, NEEDLE PUNCHED FABRIC
STONE BED		AASHTO-M-43	0.375"-0.75"	DOUBLE WASHED NO. 57 STONE (WASH LOSS OF NO MORE THAN 0.5%)
BACKUP UNDER DRAIN PIPE		ASTM F758 (TYPE PS 28), AASHTO-M-278, AASHTO M252-5P, OR AASHTO M294-5P AASHTO CLASS II (PERFORATION PATTERN)	RIGID SCHEDULE 40 PVC, SDR35, OR SLCCP	MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE.
DISTRIBUTION PIPE		ASTM F758 (TYPE PS 28), AASHTO-M-278, AASHTO M252-5P, OR AASHTO M294-5P AASHTO CLASS II (PERFORATION PATTERN)	RIGID SCHEDULE 40 PVC, SDR35, OR SLCCP	MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE.
TOPSOIL (AS PART OF PCSM BMP - SOIL MEDIA COMPOSITION)		ASTM D5268 - STANDARD SPECIFICATION FOR TOPSOIL ASTM D4972 - TEST METHOD OF PH FOR SOILS	% BY WEIGHT: SAND: 25-75%; SILT: 15-40%; CLAY: 5-20%; ORGANIC CONTENT: 2-8%; SOLUBLE SALTS: <500 PPM	THE CLAY CONTENT OF THE TOPSOIL SHALL BE LESS THAN 10%; SILT SHALL BE LESS THAN 35%. TOPSOIL SHALL BE A LOAMY SAND, CLAY LOAM, LOAM, SILT LOAM, OR SANDY CLAY LOAM; SUITABLE FOR FINAL USE, FREE OF ALL DEBRIS AND ROCKS OVER 3" IN DIAMETER. TOPSOIL MUST ALSO BE FREE OF VIABLE PLANTS OR PLANT PARTS. ALL TOPSOIL SHALL BE TESTED BY A REPUTABLE LABORATORY FOR PH AND SOLUBLE SALTS. IF NEEDED, PH CORRECTION MATERIAL SHALL BE APPLIED AT A RATE SUFFICIENT TO CORRECT THE PH TO A RANGE OF 6.0 TO 7.0. SOLUBLE SALTS SHALL NOT BE HIGHER THAN 500 PARTS PER MILLION.
SAND		CLEAN AASHTO-M-6 OR ASTM-C-33 CONCRETE SAND	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.
COMPOST		CERTIFIED BY THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING PROGRAM (STA)	N/A	PARAMETER: ALLOWABLE RANGE pH: 5.5 - 8.0; MOISTURE CONTENT: 35% - 55%; C:N RATIO: 15-30:1 ; ORGANIC MATTER: >40%; PARTICLE SIZE: <1 INCH; SOLUBLE SALTS: <4.0 mmhos (dS); BULK DENSITY: < 1000LBS/CYD; FOREIGN MATTER < 1% BU WEIGHT
PEA GRAVEL		ASTM D-448	0.125" - 0.375"	DOUBLE WASHED NO. 8 OR NO. 9 STONE (WASH LOSS OF NO MORE THAN 0.5%)
SOIL MEDIA		N/A		A BLEND OF A RATIO OF SAND, TOPSOIL AND ORGANICS FOR THE PURPOSE OF FILTERING STORMWATER, PROMOTING EVAPOTRANSPIRATION, AND PLANT GROWTH WITHIN THE FACILITY. GENERAL CRITERIA: THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES. IT SHALL BE WELL MIXED AND HOMOGENEOUS PRIOR TO PLACEMENT. IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER. IT SHALL HAVE NO VISIBLE FREE WATER. IT SHALL BE CLASSIFIED AS A USDA SOIL TYPE OF SILT LOAM, LOAMY SAND, SANDY LOAM OR LOAM. PERFORMANCE STANDARD: THE MIXTURE SHALL PROVIDE A MINIMUM IN SERVICE FLOW RATE/HYDROLOGIC CONDUCTIVITY (ASTM F1815) 75% PROCTOR (ASTM D698) 2-6 IN/HR. PROVIDE LAB TEST REPORT FOR VERIFICATION AS WELL AS A 1 GALLON SAMPLE TO BE HELD FOR COMPARISON. ALTERNATE SOIL MEDIA SPECIFICATIONS: THE CONTRACTOR MAY SUBMIT AN ALTERNATE MIX DESIGN FOR APPROVAL TO THE LICENSED PROFESSIONAL PROVIDED THAT IT MEETS THE MINIMUM PERFORMANCE REQUIREMENTS OF THE SPECIFIED MIX. MINIMUM SUBMITTALS INCLUDE TESTING DOCUMENTATION, EXAMPLES OF SUCCESSFUL IMPLEMENTATION FOR SIMILAR PROJECTS, AND OTHER RELEVANT INFORMATION AS THEY RELATE TO INFILTRATION, WATER QUALITY AND VEGETATION GROWTH.
STORMWATER MANAGEMENT FACILITY OUTFALL BARREL	RCP	ASTM C76 (CLASS IV) ASTM C361 (JOINTS AND GASKETS)	REFER TO PROFILE	
SANITARY SEWER				
GRAVITY SEWER PIPE	PVC	SDR-35 (PS46) ASTM D3034 (PRODUCT STANDARD) ASTM F477 (GASKET) ASTM D3212 (INTEGRAL BELL JOINT)	REFER TO PROFILE	
WATER				
WATER DISTRIBUTION PIPE	PVC	AWWA C901 (< 3" DIA.), DR18 AWWA C900 (> 3" DIA.), DR18 ASTM F477 (GASKETS) ASTM D3139 (JOINTS)	REFER TO PROFILE	
WATER LATERAL	WHC	TYPE K - COPPER	REFER TO DETAIL	
SITE FEATURES AND LANDSCAPING				
TOPSOIL		ASTM D5268 - STANDARD SPECIFICATION FOR TOPSOIL ASTM D4972 - TEST METHOD OF PH FOR SOILS	SEE GRADUATION OF ASTM STANDARD	TOPSOIL MUST BE FREE OF LARGE DEBRIS, ROOTS, ROCKS, BRUSH, SOD, FROZEN PARTICLES, OR OTHER FOREIGN OR OBJECTIONABLE MATERIAL THAT WOULD INHIBIT VEGETATIVE ESTABLISHMENT AND GROWTH TO MEET THE PROJECT REQUIREMENTS. TOPSOIL MUST BE SUITABLE TO SUPPORT A DENSE AND DIVERSE VEGETATIVE COVER, AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT.
HARDWOOD MULCH		N/A	MAXIMUM 3" IN SIZE PIECES	COMPOSITION BY VOLUME: 70% SHREDDED BARK, 30% SHREDDED HARDWOOD COLOR: BROWN FREE OF TRASH, DEBRIS AND OTHER NON-ORGANIC MATERIALS

MATERIAL SPECIFICATIONS

BMP TYPE	FACILITY NOS.	CONSTRUCTION NOTES	CRITICAL STAGES OF PROFESSIONAL OVERSIGHT	OPERATION AND MAINTENANCE
CONVEYANCE FACILITIES (NOT A PCSM BMP)		1. ALL STORM DRAIN AND CONVEYANCE SWALES SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS INCLUDED ON THIS PLAN, UNLESS OTHERWISE REQUIRED BY THE MUNICIPALITY.	1. VERIFICATION OF INLET STRUCTURE LOCATION, SIZE, DEPTH, AND CONNECTING PIPE INVERTS OR CHANNEL GEOMETRY BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY DEC 31 OF EACH YEAR).	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. REGULAR MAINTENANCE (AFTER EACH 3 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
OUTLET PROTECTION (NOT A PCSM BMP)		1. PLUNGE POOLS SHALL BE INSTALLED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS INCLUDED ON THIS PLAN.	1. VISUAL INSPECTION OF THE PLUNGE POOLS TO ENSURE INSTALLATION IS IN GENERAL CONFORMANCE WITH THE PLAN. BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY DEC 31 OF EACH YEAR).	GENERAL REQUIREMENTS: • THE FACILITY SHALL ALSO BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES (BUT NOT LIMITED TO THE PA DEP AND THE TOWNSHIP) IN THE EVENT OF A SPILL AND CLEANUP OPERATION. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. REGULAR MAINTENANCE (AFTER EACH 3 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. • CLEAN OUT AND DISPOSE OF ACCUMULATED OIL, GREASE, AND SEDIMENTS. REMOVE ACCUMULATED TRASH AND DEBRIS. THE CLEAN OUT AND DISPOSAL TECHNIQUES SHOULD BE ENVIRONMENTALLY ACCEPTABLE AND IN ACCORDANCE WITH LOCAL REGULATIONS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND SWM FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL DISPOSE OF REMOVED SEDIMENT AND DEBRIS IN ACCORDANCE WITH THE RECYCLING AND DISPOSAL NOTES. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
BIO-RETENTION PA DEP BMP 6.4.5	BMP 1 BMP 2	• PERFORM INFILTRATION TESTING AT TWO POINTS WITHIN PROPOSED FACILITY. NO FURTHER CONSTRUCTION MAY OCCUR UNTIL THE DESIGN INFILTRATION RATE AND MINIMUM 24" SEPARATION BETWEEN THE BOTTOM OF THE INFILTRATION FACILITY AND ANY LIMITING ZONE HAS BEEN CONFIRMED. • AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). • THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. • UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. • CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. • CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. • SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE BOTTOM OF THE FACILITY AND THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP BMP MANUAL. • IF A MINIMUM OF 2 FT CANNOT BE PROVIDED TO BED ROCK THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 2" SOIL MANTLE BETWEEN THE FACILITY AND THE BED ROCK IN ACCORDANCE WITH THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. • PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. • PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT. • EROSION CONTROL BLANKET OR HYDROSEED SHALL BE APPLIED TO THE BOTTOM OF THE FACILITY TO PROMOTE EARLY STABILIZATION AND ESTABLISHMENT. • PLANT VEGETATION ACCORDING WITH THE APPROVED LANDSCAPE PLAN AND DETAILS.	1. REVIEW MATERIAL COMPONENTS OF THE FACILITY (SEE MATERIAL SPECIFICATIONS): A. SOIL MEDIA (MATERIAL RECEIPT AND TESTING RESULTS OR PRE-CERTIFIED MEDIA RECEIPT) B. SEPARATION FABRIC C. GEOTEXTILE D. OUTFALL BARREL PIPE E. ANTI-SEEP COLLAR F. CORE MATERIAL 2. CUTOFF TRENCH AND CLAY CORE 3. INSTALLATION OF OUTFALL BARREL, CONCRETE CRADLE, AND ANTI-SEEP COLLAR. 4. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 5. PLACEMENT OF SOIL MEDIA TO DEPTH SPECIFIED ON PLAN. 6. VISUAL INSPECTION OF RISER STRUCTURE, TRASH RACK, EMERGENCY SPILLWAY, AND REMAINING APPURTENANCES. BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY DEC 31 OF EACH YEAR).	GENERAL REQUIREMENTS: • THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. SHRUBS, FORBS OR GRASSES WHICH ARE DEAD ARE TO BE REPLACED DURING GERMINATION PERIODS. • VEGETATION ON THE EMBANKMENT AND SIDESLOPES SHALL BE MOWED ANYTIME THE VEGETATION IS GREATER THAN 6" IN HEIGHT OR AS REQUIRED BY THE MUNICIPALITY • MATERIALS THAT ARE REMOVED MUST BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS. • CARE SHALL BE TAKEN NOT TO DAMAGE THE REMAINING STRUCTURES/PIPING WITHIN THE FACILITY, DURING THE MAINTENANCE OPERATIONS. REGULAR MAINTENANCE (AFTER EACH 0.25 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): • REMOVE ACCUMULATED SEDIMENT, TRASH, AND DEBRIS FROM THE FACILITY. • MOW OR TRIM FACILITY BOTTOM VEGETATION TO A HEIGHT OF 6 INCHES TWICE A YEAR; REMOVE CLIPPINGS AND INVASIVE PLANTS • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE FACILITY, INSPECT FOR SPILLWAYS OR ON THE SURFACE ABOVE THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • IF THE FACILITY IS NOT DRAINING PROPERLY, UTILIZE THE UNDERDRAIN SYSTEM (IF APPLICABLE) OR PUMP FOR DEWATERING. • REMOVE AND REPLACE AREAS OF SOIL MEDIA WHICH APPEAR TO HAVE SEDIMENT ACCUMULATION, CLOGGED, OR HOLDING WATER. • INSPECT THE FACILITY FOR RILLS ON THE EMERGENCY SPILLWAY, INTERIOR, AND EXTERIOR EMBANKMENT SLOPES. • REPAIR RILL AREAS WITH CLEAN FILL AND TOPSOIL WITH LIGHT TAMPING; RESEED DISTURBED AREAS. • INSPECTION PRINCIPAL SPILLWAY OUTLET STRUCTURE, OUTFALL BARREL, VELOCITY DISSIPATOR, AND REMAINING APPURTENANCES. • CONTACT PROJECT ENGINEER FOR REPAIR SOLUTIONS IF THESE COMPONENTS ARE DAMAGED. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.
INFILTRATION TRENCH PA DEP BMP 6.4.4	BMP 3 BMP 4	• PERFORM INFILTRATION TESTING AT TWO POINTS WITHIN PROPOSED FACILITY. NO FURTHER CONSTRUCTION MAY OCCUR UNTIL THE DESIGN INFILTRATION RATE AND MINIMUM 24" SEPARATION BETWEEN THE BOTTOM OF THE INFILTRATION FACILITY AND ANY LIMITING ZONE HAS BEEN CONFIRMED. • AT ALL TIMES DURING CONSTRUCTION THE FACILITY SHALL BE PROTECTED FROM COMPACTION (WITHIN TWO FEET OF THE SUBGRADE OF THE FACILITY). • THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO FACILITY HAS RECEIVED FINAL STABILIZATION. • UPLAND TRIBUTARY CONVEYANCE FACILITIES SHALL BE FLUSHED AND SEDIMENT REMOVED. • CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE FACILITY. • CONTRACTOR SHALL USE LOW-PRESSURE EQUIPMENT AND UTILIZE NON-INFILTRATION AREAS FOR EQUIPMENT STAGING TO PERFORM EXCAVATION AND INSTALLATION. • SEDIMENT LADEN OVERBURDEN AND DEPOSITION SHALL BE REMOVED FROM THE FACILITY TO PROVIDE A FREE DRAINING SUBGRADE. • CONTRACTOR TO TEST PIT FACILITY PRIOR TO INSTALLATION TO DETERMINE DEPTH TO LIMITING ZONE (BED ROCK OR WATER TABLE). • THE CONTRACTOR SHALL PROVIDE A MIN. OF 2 FEET OF SEPARATION BETWEEN THE BOTTOM OF THE FACILITY AND THE LIMITING ZONE IN ACCORDANCE WITH APPENDIX C OF THE PA DEP BMP MANUAL. • IF A MINIMUM OF 2 FT CANNOT BE PROVIDED TO BED ROCK THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 2" SOIL MANTLE BETWEEN THE FACILITY AND THE BED ROCK IN ACCORDANCE WITH THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT GEO-TECHNICAL ENGINEER. • PLACEMENT OF THE SOIL MEDIA SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY. • STONE AGGREGATE SHALL BE PLACED IN MAXIMUM 6 INCH LIFTS. • FOLLOWING STONE AGGREGATE PLACEMENT, THE FABRIC SHALL BE FOLDED OVER THE STONE AGGREGATE TO FORM A 12-INCH MINIMUM LONGITUDINAL LAP. THE DESIRED FILL SOIL OR STONE AGGREGATE SHALL BE PLACED OVER THE LAP AT SUFFICIENT INTERVALS TO MAINTAIN THE LAP DURING SUBSEQUENT BACKFILLING. • VERTICALLY EXCAVATED WALLS MAY BE DIFFICULT TO MAINTAIN IN AREAS WHERE SOIL MOISTURE IS HIGH OF WHERE SOFT COHESIVE OR COHESIONLESS SOILS ARE PRESENT. THESE CONDITIONS MAY REQUIRE LAYING BACK OF THE SIDE SLOPES TO MAINTAIN STABILITY. • VOIDS THAT MAY OCCUR BETWEEN FABRIC AND THE EXCAVATION SIDES SHALL BE AVOIDED. REMOVING BOULDERS OR OTHER OBSTACLES FROM THE FACILITY WALLS IS ONE SOURCE OF SUCH VOIDS. THEREFORE, NATURAL SOILS SHOULD BE PLACED IN THOSE VOIDS AT THE MOST CONVENIENT TIME DURING CONSTRUCTION TO ENSURE FABRIC CONFORMITY TO THE EXCAVATED SIDES.	1. OBSERVATION OF EXCAVATED BOTTOM AND SCARIFICATION. 2. OBSERVATION OF PROBING EXISTING SOIL TO DETERMINE ADEQUATE DEPTH TO LIMITING ZONE. 3. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED. 4. INSPECTION OF INSTALLED STONE BED AND CONFIRMATION OF DEPTH AND GRADE. 5. INSPECTION OF CONTROL STRUCTURES AND PRE-TREATMENT WATER QUALITY FILTERS. 6. REVIEW AND CONFIRMATION OF CONSTRUCTION RECORDS FOR MATERIAL SELECTION AND SPECIFICATIONS. BMP MAINTENANCE SHALL BE THE RESPONSIBILITY OF BURKENTINE BUILDERS OR THEIR HEIRS. THE RESPONSIBLE PARTY SHALL SUBMIT MAINTENANCE REPORTS ON AN ANNUAL BASIS (BY DEC 31 OF EACH YEAR).	GENERAL REQUIREMENTS: • MOWING SHALL BE COMPLETED DURING PERIODS WHEN RUTTING WILL BE MINIMIZED. • ALL SEDIMENT, DEBRIS, AND/OR OTHER MATERIAL ACCUMULATED WITHIN THE POST CONSTRUCTION BMPs SHALL BE REMOVED FROM THE FACILITY OR THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. • THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. • RESTRICT VEHICULAR OR OTHER EQUIPMENT TRAFFIC ON INFILTRATION AREAS TO ONLY THAT NECESSARY FOR MOWING OR BMP REPAIRS. • PROHIBIT STORAGE OF HAZARDOUS MATERIALS ON SURFACE. REGULAR MAINTENANCE (AFTER EACH 0.25 INCH RAINFALL EVENT OR A MINIMUM OF TWICE PER YEAR): • INSPECT SURFACE GRASS AREA FOR LOW SPOTS, STANDING WATER, CLEANOUTS, STANDING WATER WITHIN FACILITY, INLET STRUCTURES, OUTLET STRUCTURE AND AREAS DRAINING TO BEDS. • IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND WITHIN THE FACILITY, THE FACILITY IS NOT OPERATING PROPERLY. • REMOVE ACCUMULATED TRASH, DEBRIS, AND SEDIMENT FROM FACILITY. • THE INFLOW AND OUTFLOW PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AND, IF FOUND, PROPERLY DISPOSED OF. • ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY AND AT THE OWNER'S EXPENSE. DOCUMENTATION REQUIREMENTS: • PREPARE ANNUAL INSPECTION REPORTS AS REQUIRED BY THE MUNICIPAL ORDINANCE AND STORMWATER AGREEMENT. • PREPARE AND MAINTAIN INSPECTION, REPAIR, AND REPLACEMENT LOGS/REPORTS IN ACCORDANCE WITH PA DEP CHAPTER 102 REGULATIONS AND THE CONDITIONS OF THE NPDES PERMIT.

OPERATION & MAINTENANCE NOTES

MANAGER: WILLIAM M. FREDERICKS, PE	CHECKED BY: WILLIAM M. FREDERICKS, PE	DATE: JANUARY 8, 2021
DESIGNER: TW	CHECKED BY: TW	PROJECT NO.: 2020E88-005
DRAWN BY: TW	CHECKED BY: TW	SHEET NO.: 50 OF 54
SCALE: AS NOTED	SCALE: AS NOTED	REVISION:
PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	PROJECT NO.: 2020E88-005
SHEET TITLE: STORM DETAILS	DAUPHIN COUNTY, PA	SHEET NO.: 50 OF 54

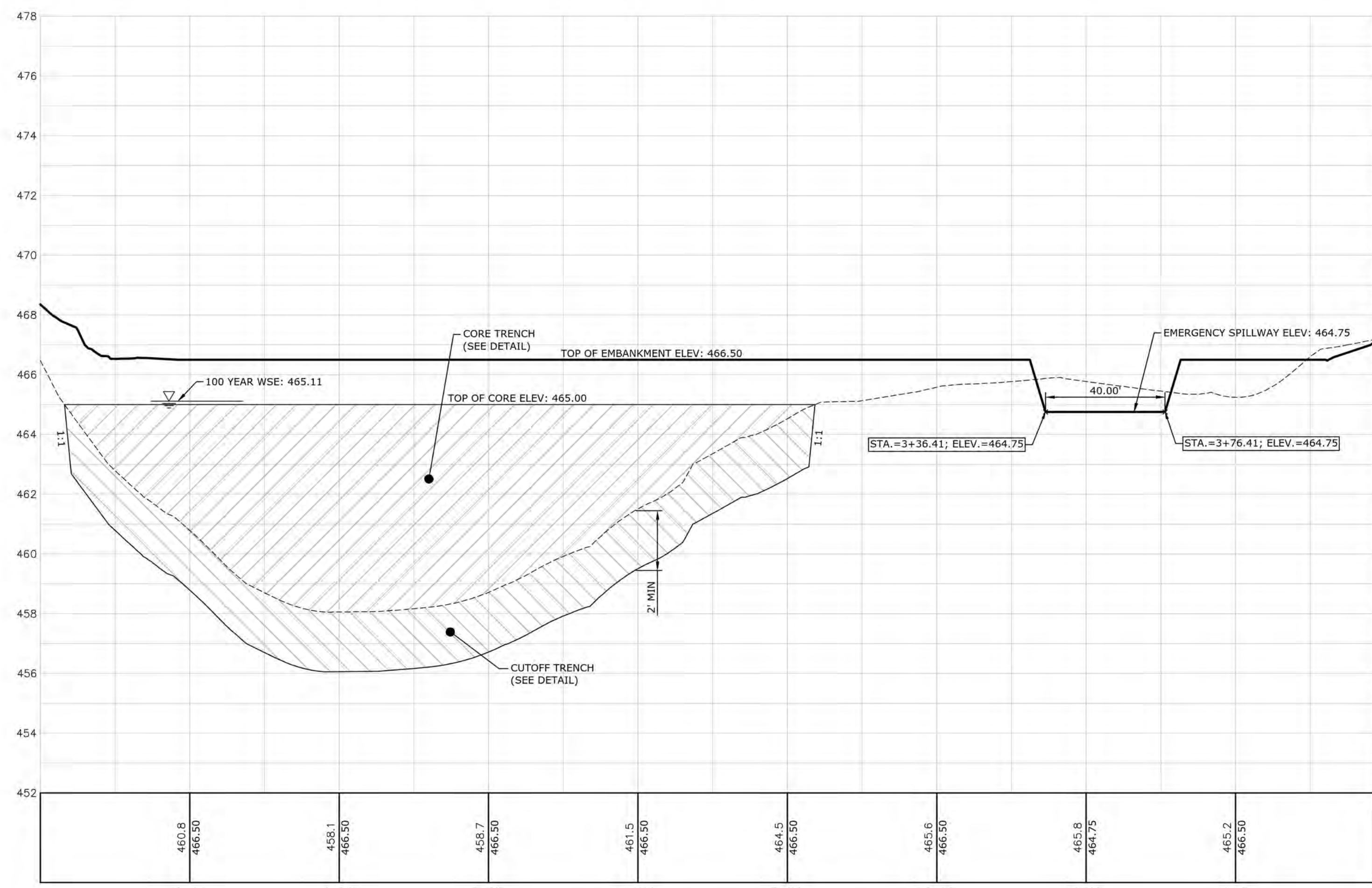
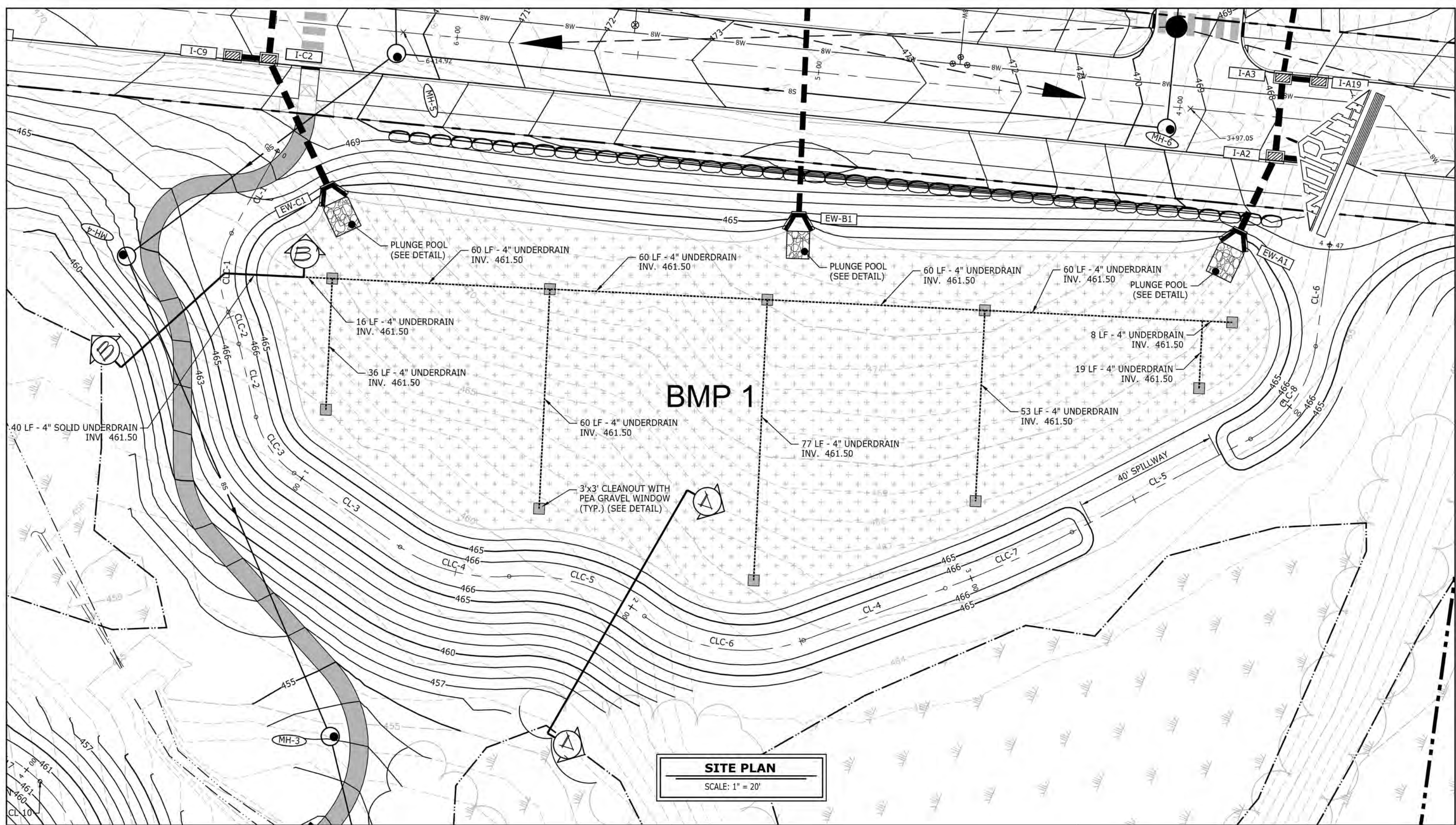
PLOT ID: Thursday, January 07, 2021 10:42:09 AM

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

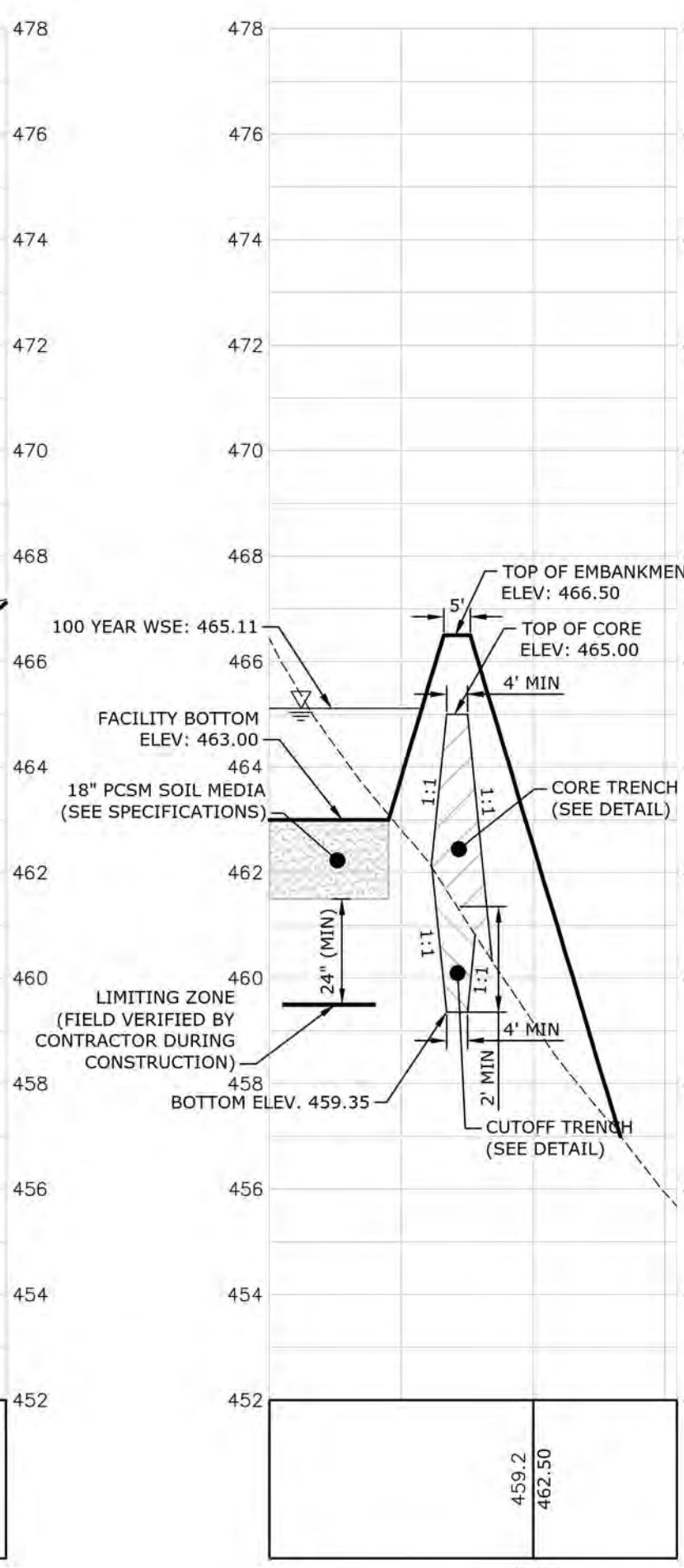
CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-1	24.01'	22.52'	12.16'	S69°23'10"W	21.70'	53°43'54"	BMP 1 BERM CENTERLINE PROFILE
CLC-2	46.99'	9.30'	4.67'	S48°11'33"W	9.29'	11°20'40"	BMP 1 BERM CENTERLINE PROFILE
CLC-3	26.01'	19.07'	9.99'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

LEGEND

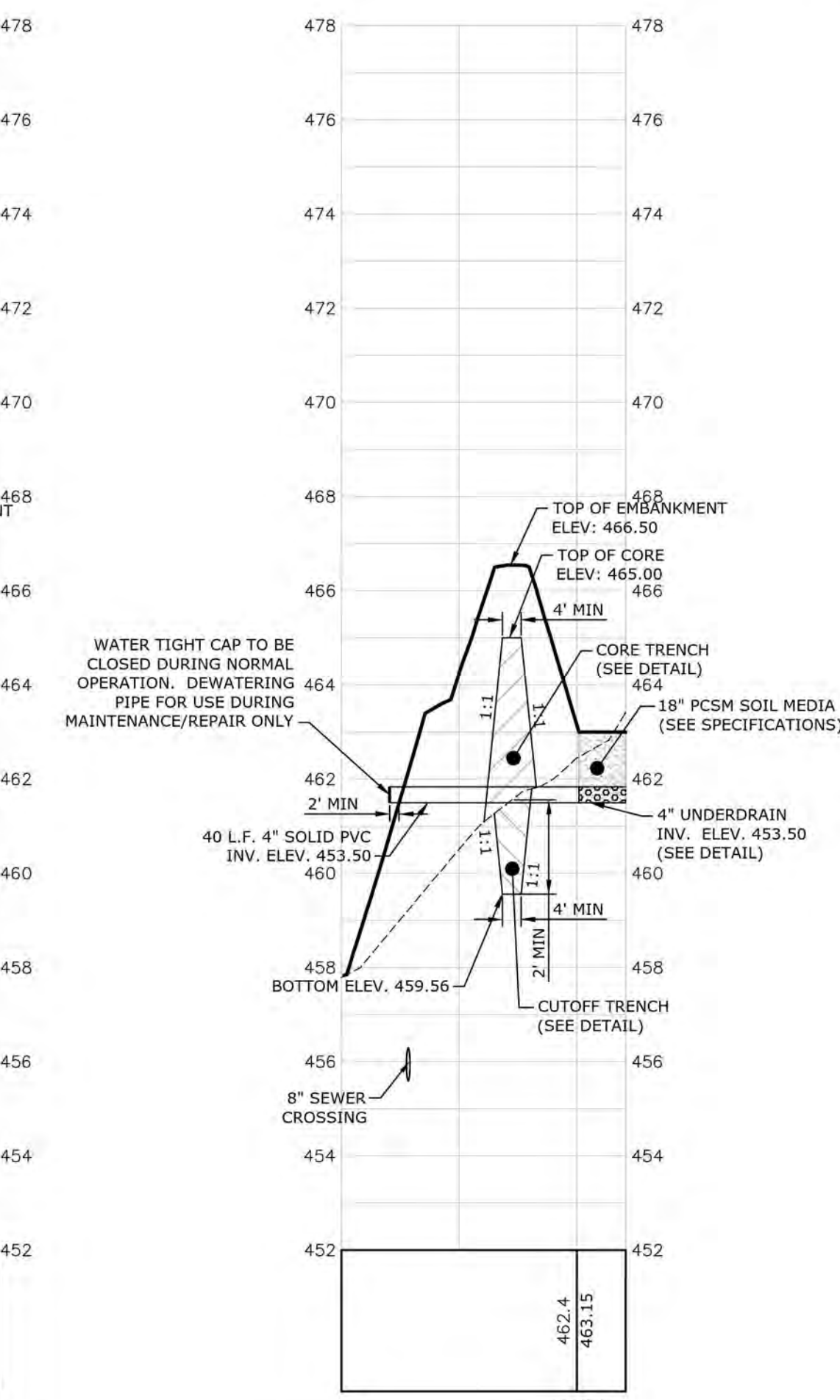
--- EXISTING GRADE ——— PROPOSED GRADE



BMP 1 BERM CENTERLINE PROFILE
 HORZ. SCALE: 1" = 30'
 VERT. SCALE: 1" = 3'



BMP 1 BERM CROSS-SECTION A-A'
 HORZ. SCALE: 1" = 30'
 VERT. SCALE: 1" = 3'

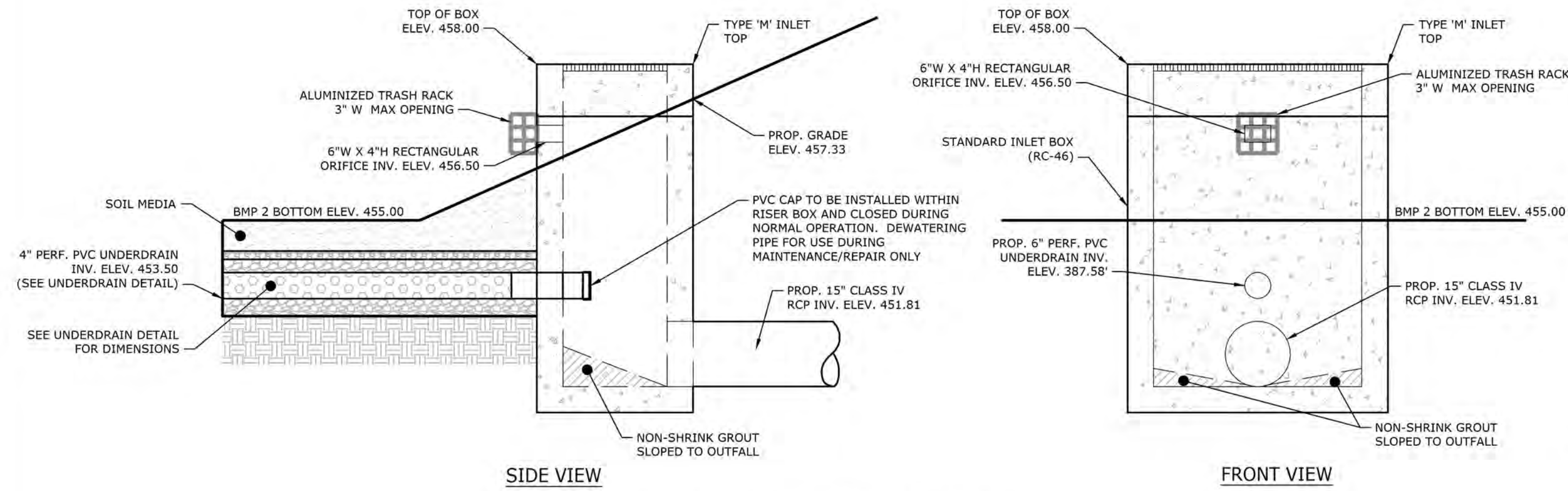


UNDERDRAIN CROSS-SECTION B-B'
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 VERT. SCALE: 1" = 3'

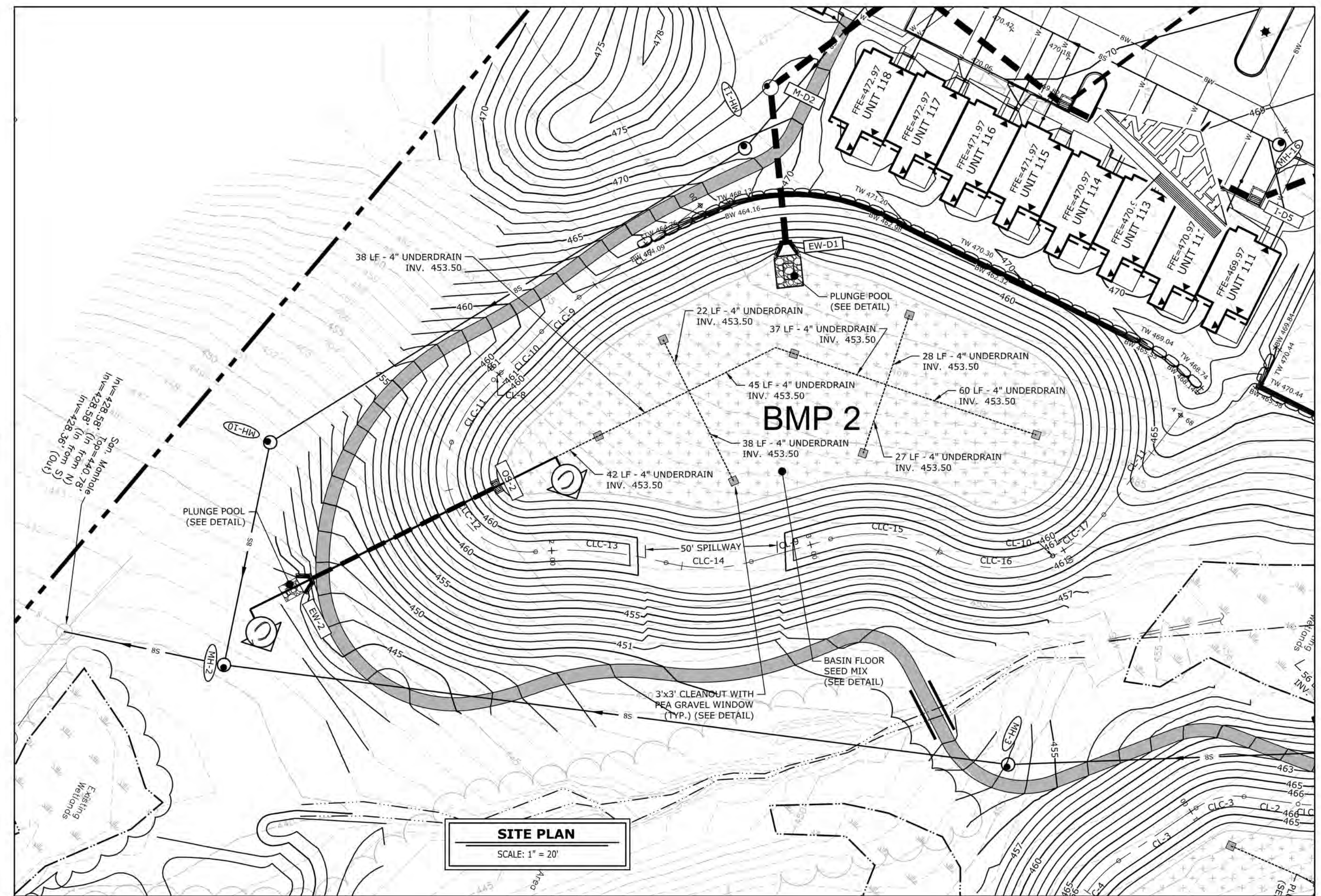
PROJECT TITLE THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PA		SHEET TITLE BMP 1 DETAILS	
CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331		SCALE AS NOTED	
MANAGER WILLIAM M. FREDERICKS, PE		CHECKED BY WMF	
DESIGN BY TMM		DRAWN BY WMF	
DATE JANUARY 8, 2021		NO. BY DATE	
REVISION		REVISION	
Land Planning Landscape Architecture Civil Engineering 53 West James Street, Suite 1700 (717) 715-1386 FAX (717) 535-6277 221 W. Philadelphia Street (717) 664-0100 FAX (717) 664-0020 320 N. Market Street (717) 509-9115 FAX (717) 436-0277 www.rrsasociates.com			
ASSOCIATES			
DATE: JANUARY 8, 2021 PROJECT NO.: 2020E88-005			
SHEET NO.: 51 OF 54			

NOT FOR BIDDING/NOT FOR CONSTRUCTION

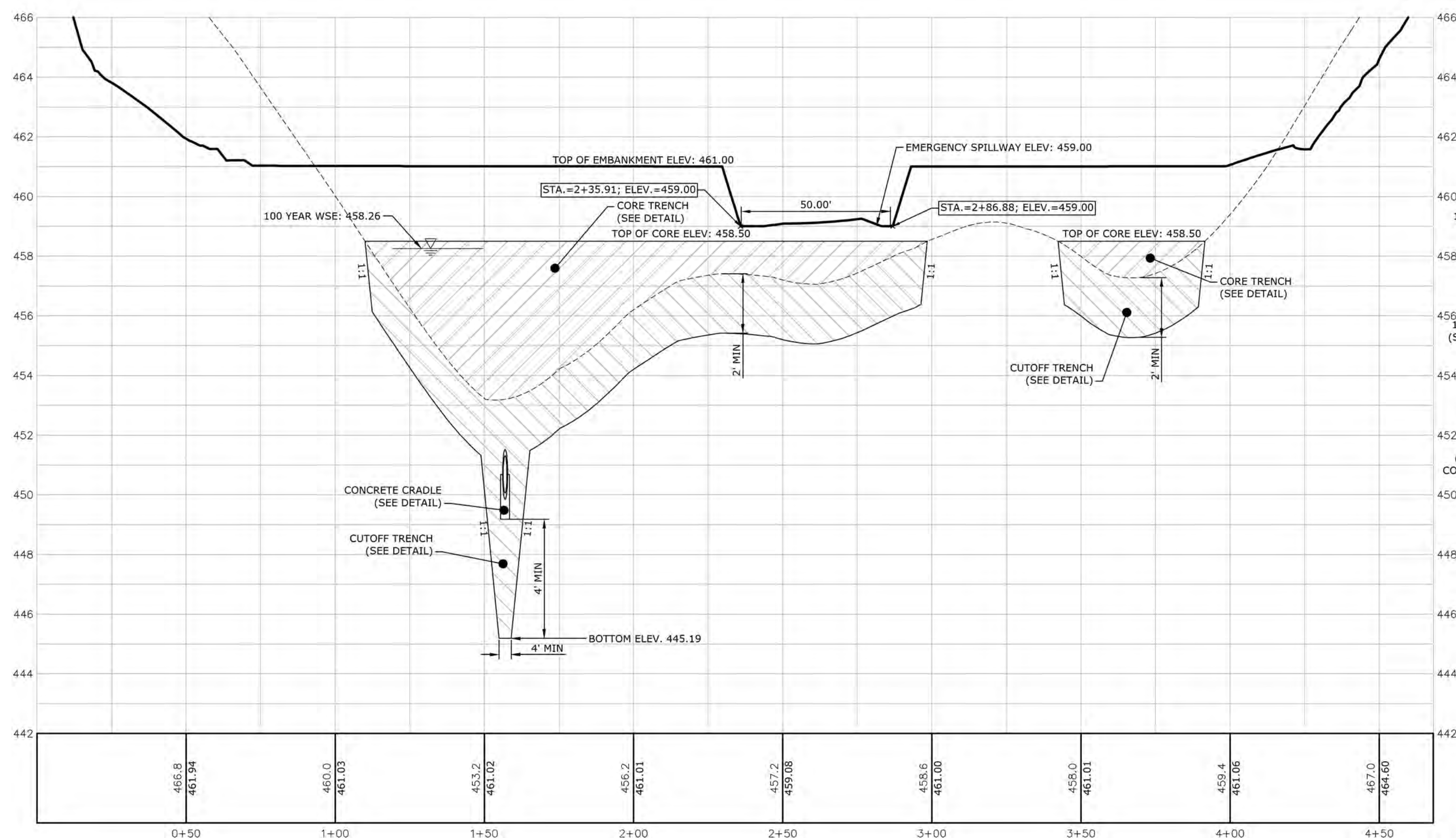
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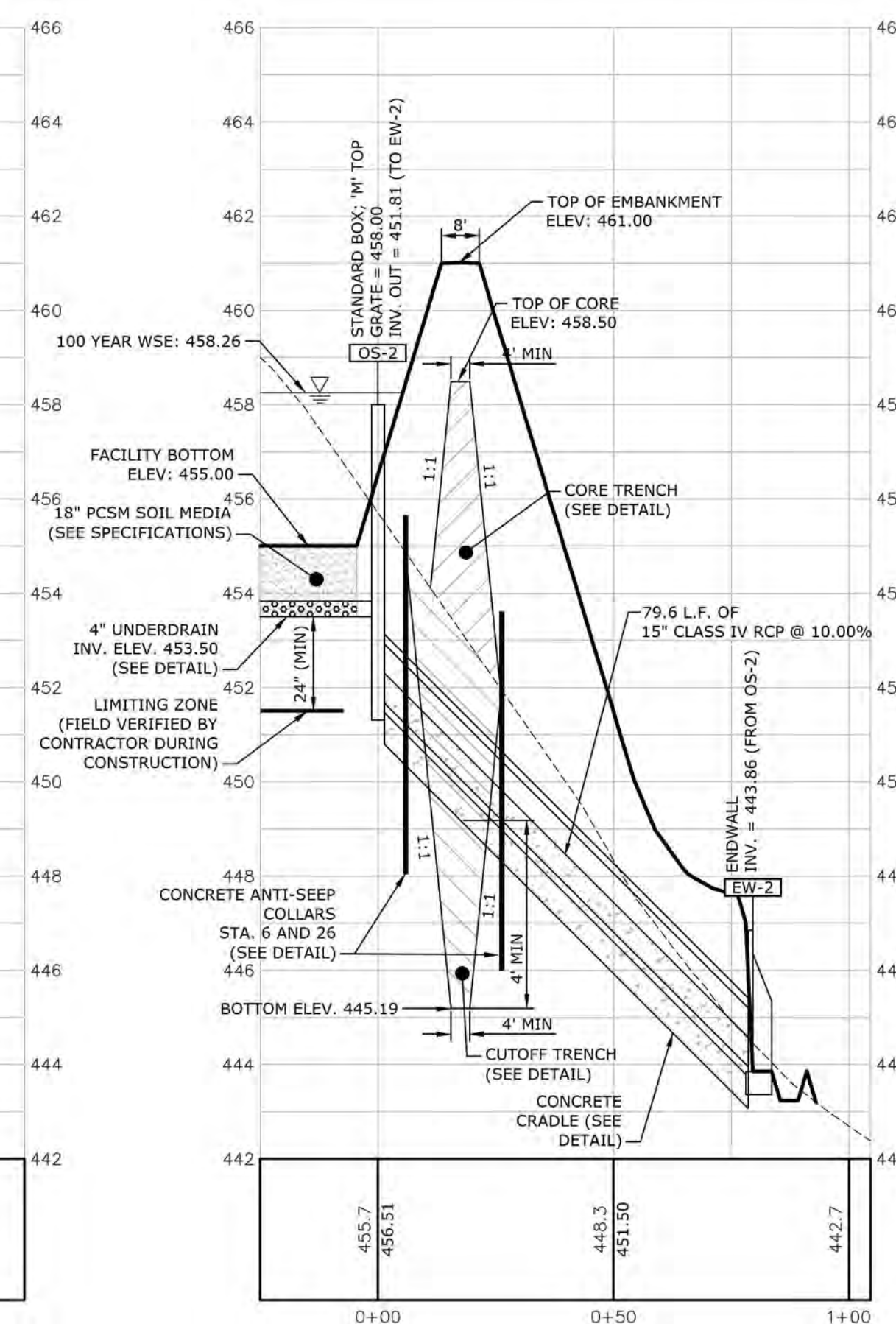
BMP 2 OUTLET STRUCTURE DETAIL (OS-2)
SCALE: 1" = 2'



SITE PLAN
SCALE: 1" = 20'



BMP 2 BERM CENTERLINE PROFILE
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'



BMP 2 OUTFALL CROSS-SECTION C-C'
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'

CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-7	57.60'	S9°02'34"W	BMP 2 BERM CENTERLINE PROFILE
CL-8	4.03'	S3°17'45"W	BMP 2 BERM CENTERLINE PROFILE
CL-9	31.38'	N30°12'18"E	BMP 2 BERM CENTERLINE PROFILE
CL-10	0.13'	N20°26'29"E	BMP 2 BERM CENTERLINE PROFILE
CL-11	47.74'	N6°06'20"W	BMP 2 BERM CENTERLINE PROFILE

CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-9	104.00'	19.37'	9.71'	S3°42'26"W	19.34'	10°40'15"	BMP 2 BERM CENTERLINE PROFILE
CLC-10	254.00'	21.83'	10.92'	S0°50'02"W	21.82'	4°55'26"	BMP 2 BERM CENTERLINE PROFILE
CLC-11	61.00'	28.78'	14.66'	S10°13'19"E	28.52'	27°02'08"	BMP 2 BERM CENTERLINE PROFILE
CLC-12	31.00'	62.36'	48.90'	S81°21'57"E	52.36'	115°15'07"	BMP 2 BERM CENTERLINE PROFILE
CLC-13	144.00'	49.88'	25.19'	N50°55'52"E	49.63'	19°50'45"	BMP 2 BERM CENTERLINE PROFILE
CLC-14	61.00'	32.63'	16.72'	N45°31'46"E	32.24'	30°38'56"	BMP 2 BERM CENTERLINE PROFILE
CLC-15	54.00'	42.94'	22.68'	N52°59'09"E	41.82'	45°33'41"	BMP 2 BERM CENTERLINE PROFILE
CLC-16	46.00'	44.42'	24.11'	N48°06'13"E	42.71'	55°19'18"	BMP 2 BERM CENTERLINE PROFILE
CLC-17	54.00'	25.02'	12.74'	N7°10'04"E	24.80'	26°32'49"	BMP 2 BERM CENTERLINE PROFILE

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

CLIENT: BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331

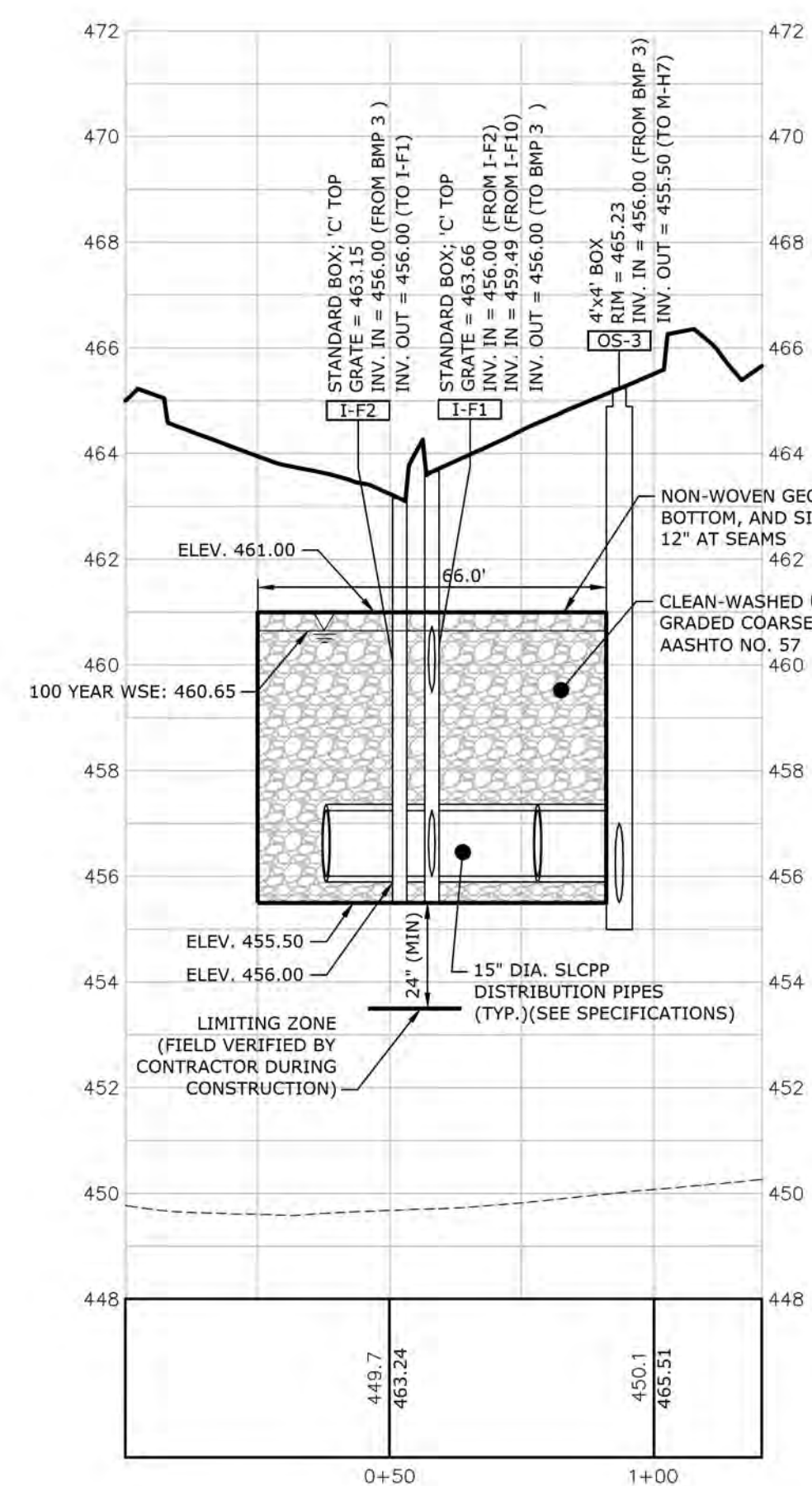
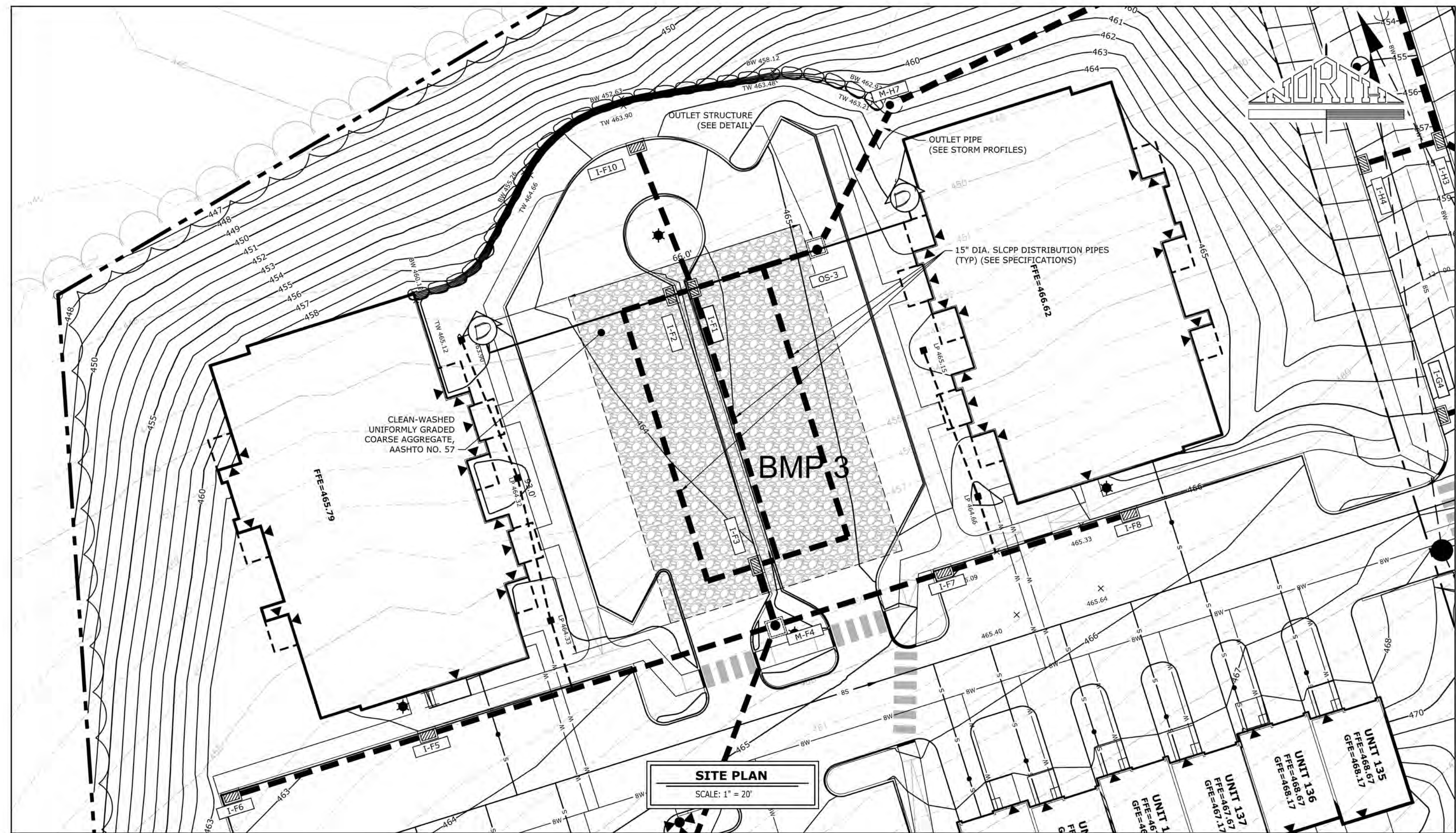
PROJECT TITLE: THE TERRACES AT MAPLEWOOD
PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN

SHEET TITLE: BMP 2 DETAILS

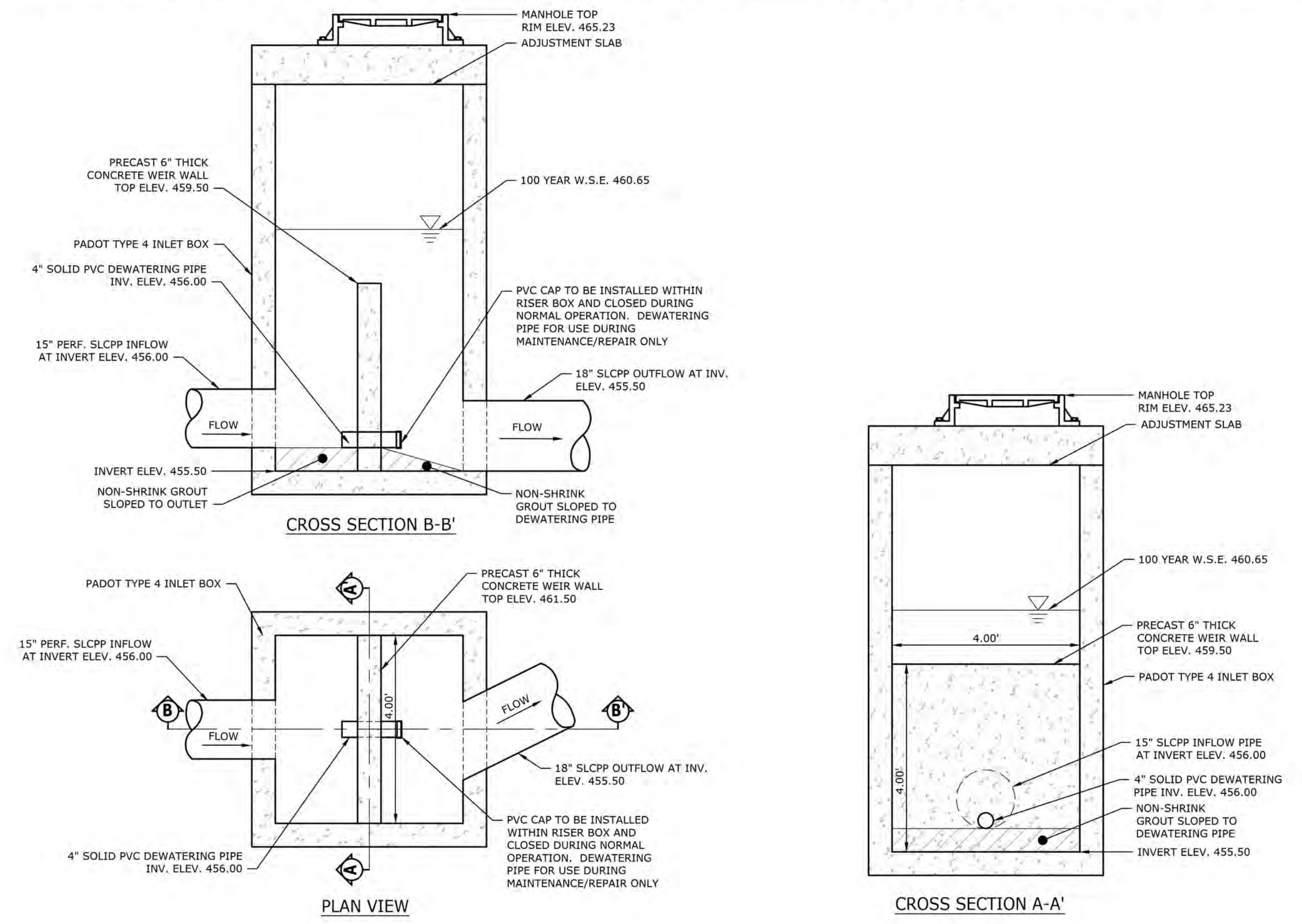
DATE: JANUARY 8, 2021
PROJECT NO.: 2020E88-005

SHEET NO.: 52 OF 54

NOT FOR BIDDING/NOT FOR CONSTRUCTION



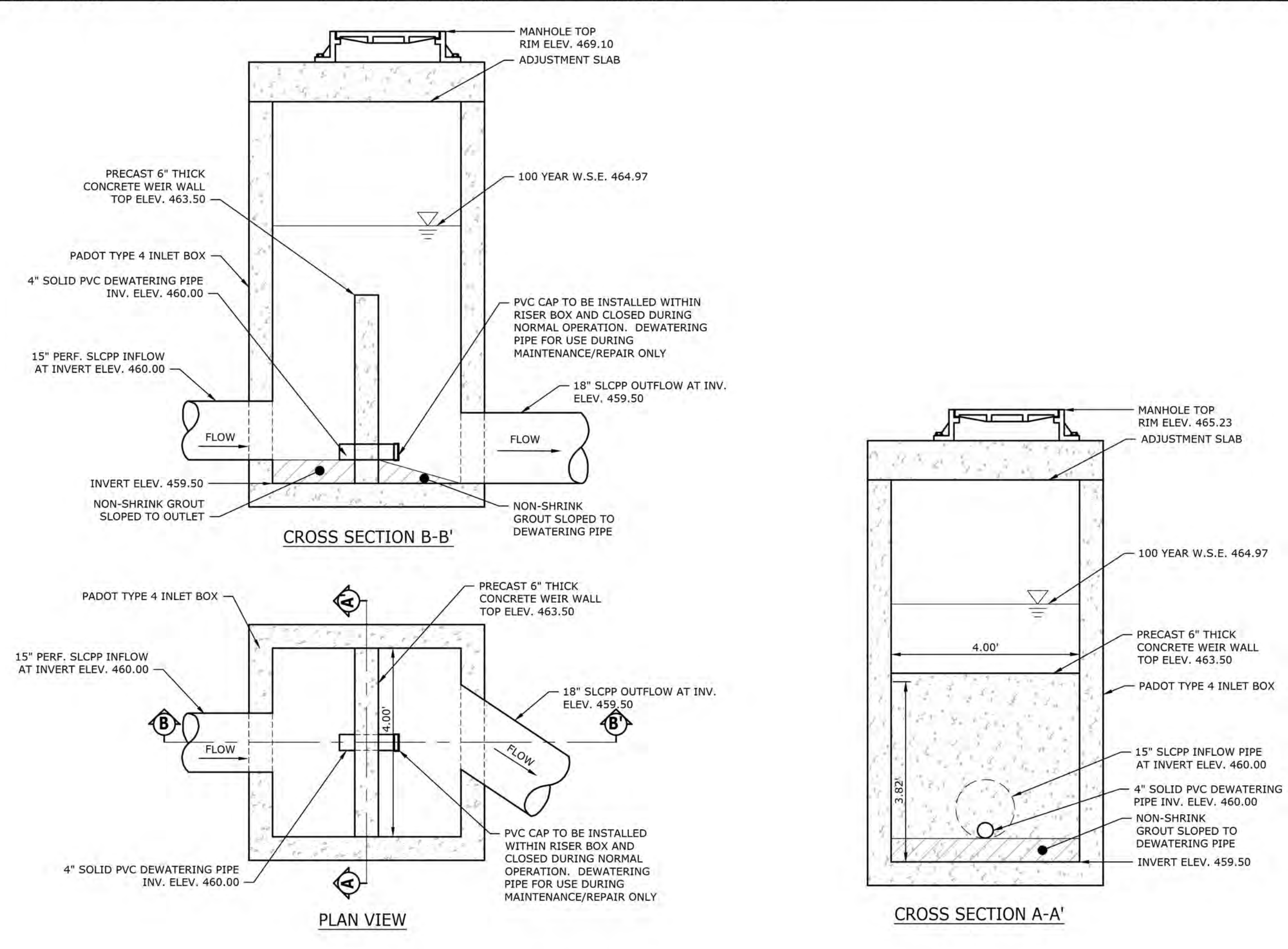
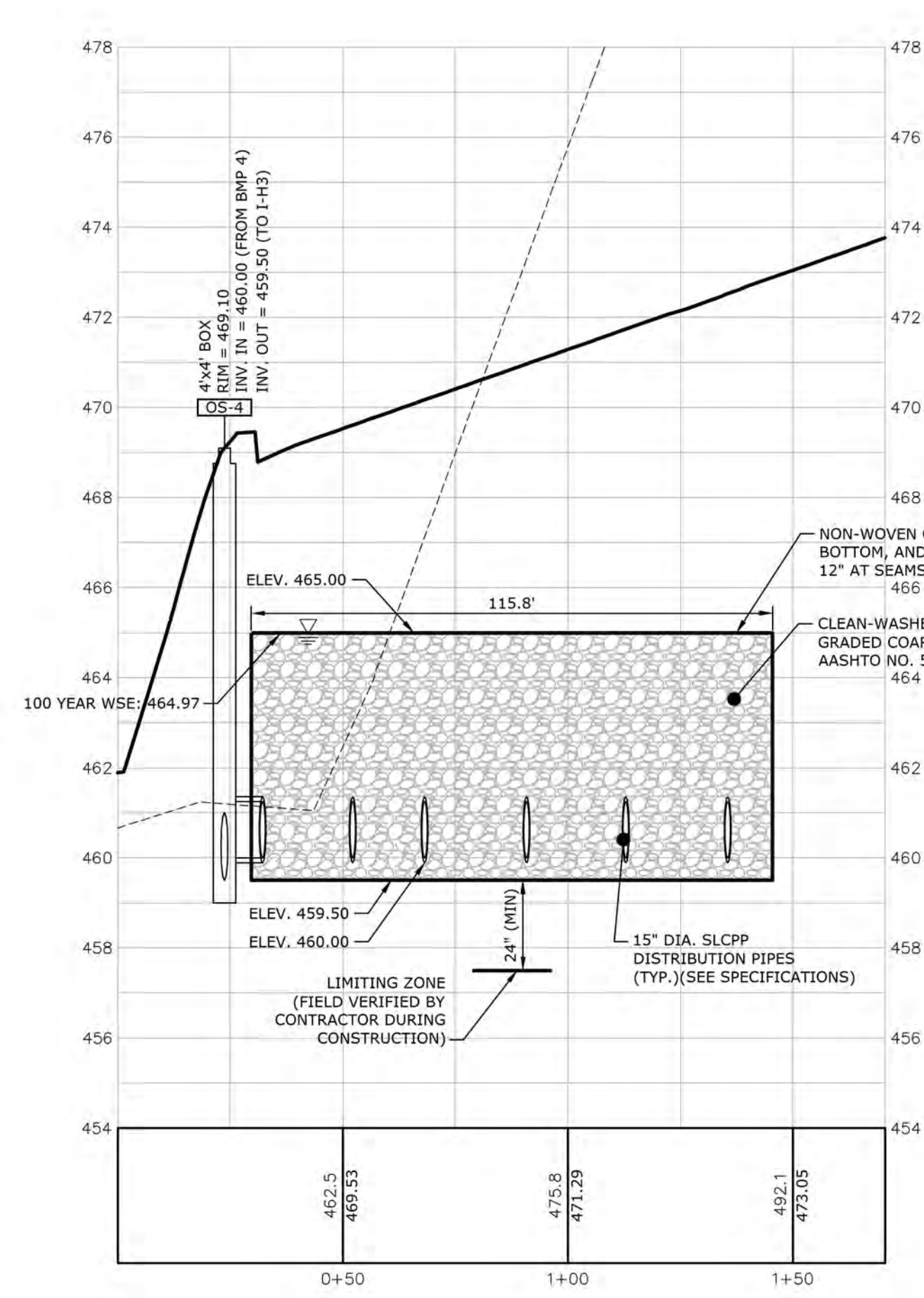
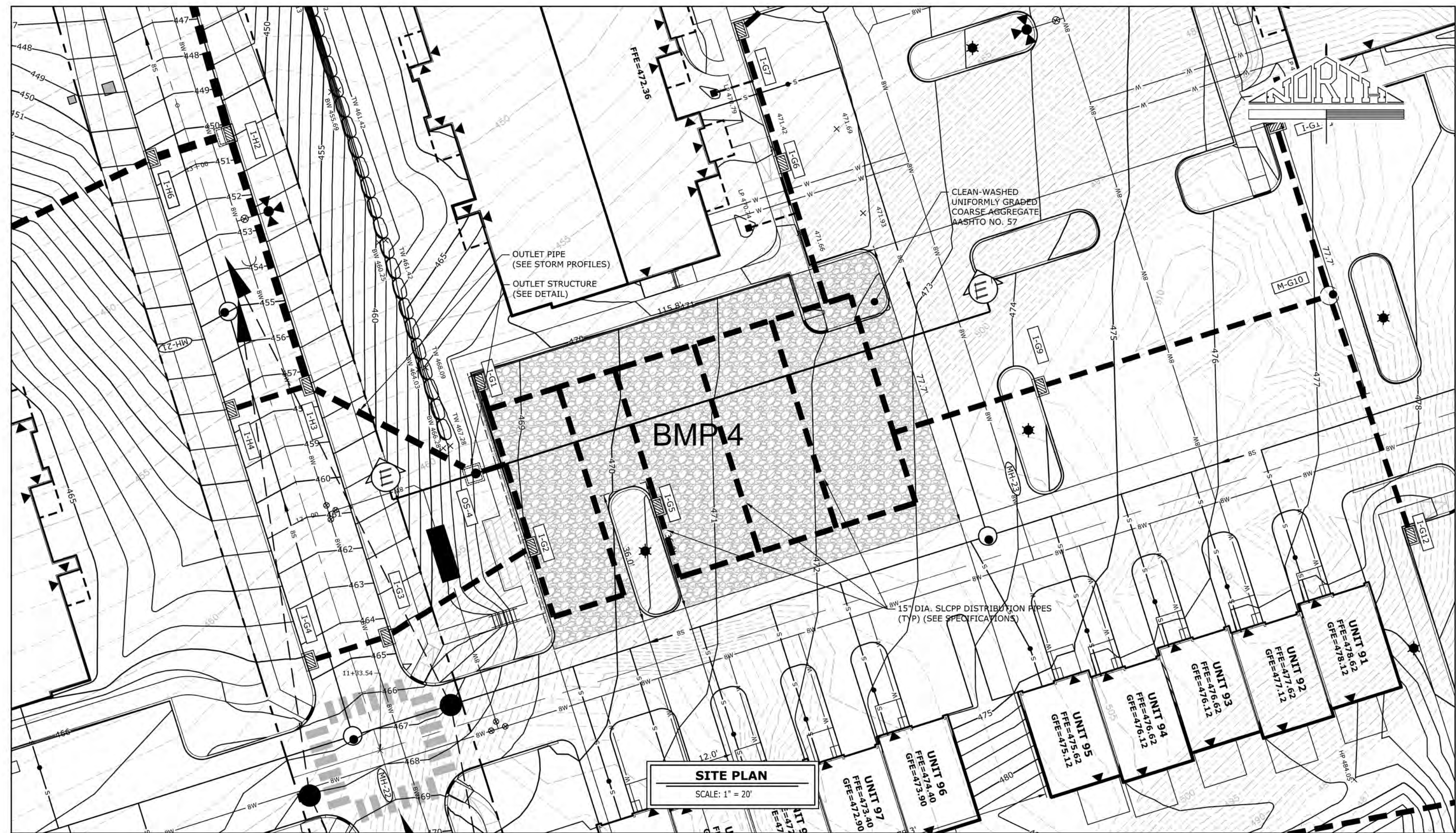
BMP 3 CROSS-SECTION D-D'
 HORZ. SCALE: 1" = 30'
 VERT. SCALE: 1" = 3'



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



MANAGER:	WILLIAM M. FREDERICKS, PE	DESIGN BY:	TW	DRAWN BY:	TW	CHECKED BY:	WMF
CLIENT:	BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	PROJECT TITLE:	THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	SHEET TITLE:	BMP 3 DETAILS	SCALE:	AS NOTED
REVISION:		DATE:		NO. BY:		DATE:	
DATE:	JANUARY 8, 2021	PROJECT NO.:	2020E88-005	SHEET NO.:	53	OF:	54



BMP 4 CROSS-SECTION E-E'
 HORZ. SCALE: 1"=30'
 VERT. SCALE: 1"= 3'

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

MANAGER: WILLIAM M. FREDERICKS, PE	CHECKED BY: WMF	DATE: _____	REVISION: _____
DESIGN BY: TW	DRAWN BY: TW	NO. BY: _____	DATE: _____
CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	SCALE: AS NOTED	REVISION: _____
PROJECT TITLE: THE TERRACES AT MAPLEWOOD PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	SHEET TITLE: BMP 4 DETAILS	CLIENT: BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331	PROJECT NO.: 2020E88-005
LAND PLANNING Landscape Architecture Civil Engineering 50 West James Street, 1100 (717) 715-1386 FAX (717) 535-8277 221 W. Philadelphia Street (717) 864-3010 FAX (717) 654-5000 320 N. Market Street (717) 509-7415 FAX (717) 435-6277 www.pasassociates.com	ASSOCIATES	DATE: JANUARY 8, 2021	PROJECT NO.: 2020E88-005
SHEET NO.: 54 OF 54		NOT FOR BIDDING/NOT FOR CONSTRUCTION	

PLOTID: Thursday, January 07, 2021 @ 10:42PM
 PROFILE-BASIN
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