

REVIEWED  
By Erik Vranich at 7:50 am, Jul 31, 2018

Attachment 12 to Discovery A-4 (Wastewater)

# POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

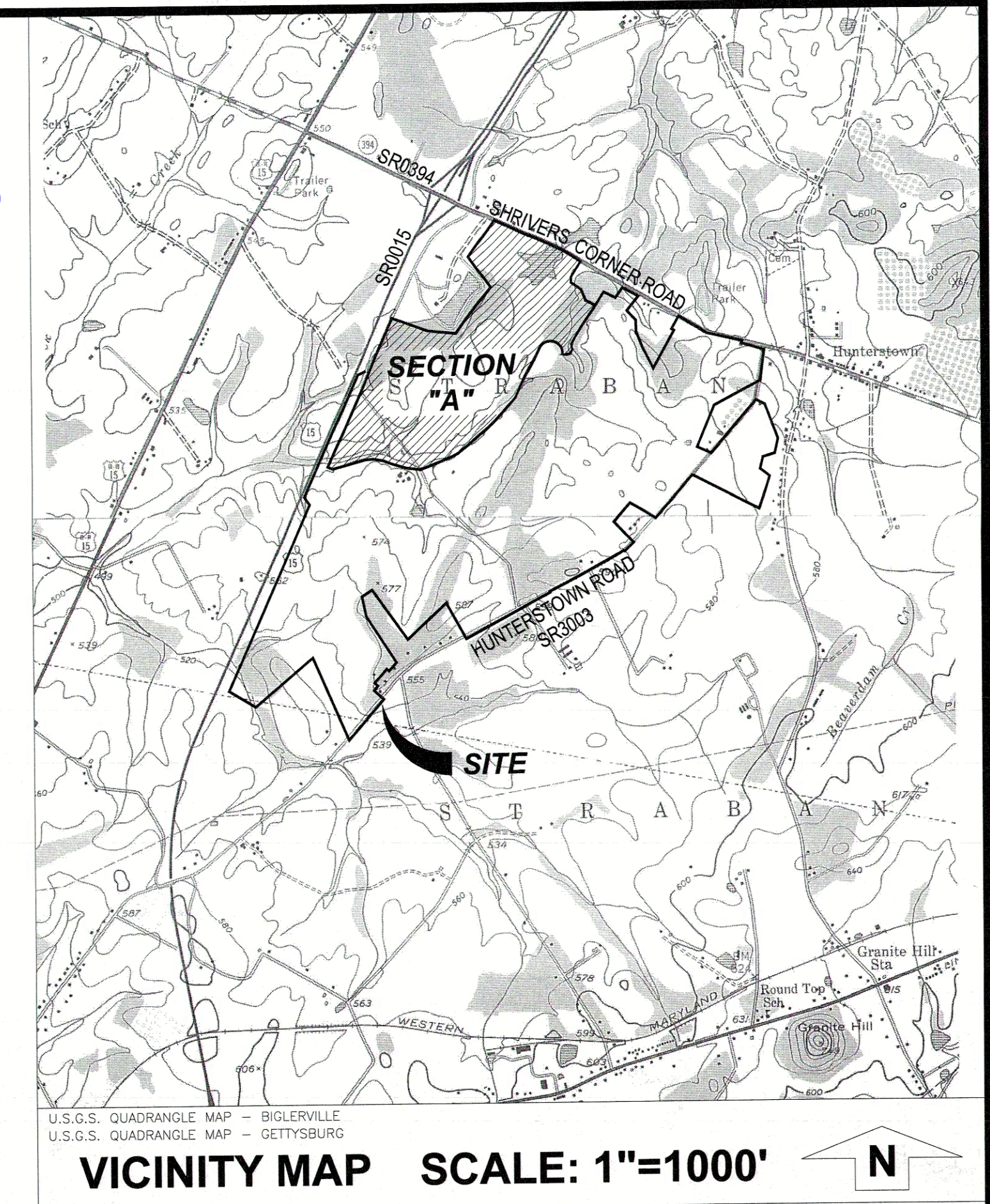
FOR

# GETTYSBURG COMMONS

## SECTION A DEVELOPMENT

SITUATED IN

## STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA



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### NOTES:

1. THESE PLANS HAVE BEEN PREPARED BY MARTIN AND MARTIN, INC. BY COMPLYING PREVIOUSLY DESIGNED PLANS PREPARED BY SHARRAH DESIGN GROUP AND RETTEW ASSOCIATES FOR GETTYSBURG COMMONS SECTION A DEVELOPMENT.

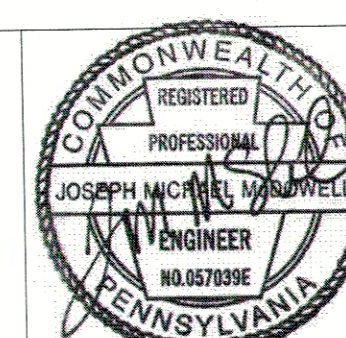
RECEIVED

DEC 26 2017

DEP SOUTHCENTRAL REGION  
WATERWAYS & WETLANDS

**SHARRAH DESIGN GROUP, INC.**

Land Surveying & Consulting Services  
20 Chambersburg Road  
Gettysburg, Pennsylvania 17325  
Tel. (717) 334-5400 Fax: (717) 334-0922



NO.	DATE	DESCRIPTION
1	10/13/17	AS PER BAL PEER AND ACCD REVIEW
2	12/18/17	AS PER PADEP/ACCD 11/30/17 REVIEW LETTER

CALL BEFORE YOU DIG  
PENNSYLVANIA ACT 287 REQUIRES  
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Pennsylvania One-Call System, Inc.  
1-800-242-1776  
DATE: 08/10/17  
REF# 2017222269

PLAN PREPARATION	
DRAWN BY: DB/EW	DATE: SEPTEMBER 5, 2017
DESIGNED BY: RAS/M&M	FILE NO.: 1250.6A
CHECKED BY: JM	DRAWING: 1250.6A-PC-01

**COVER SHEET**  
**GETTYSBURG COMMONS**

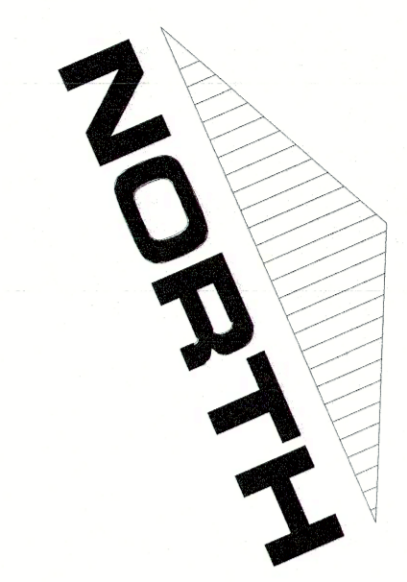
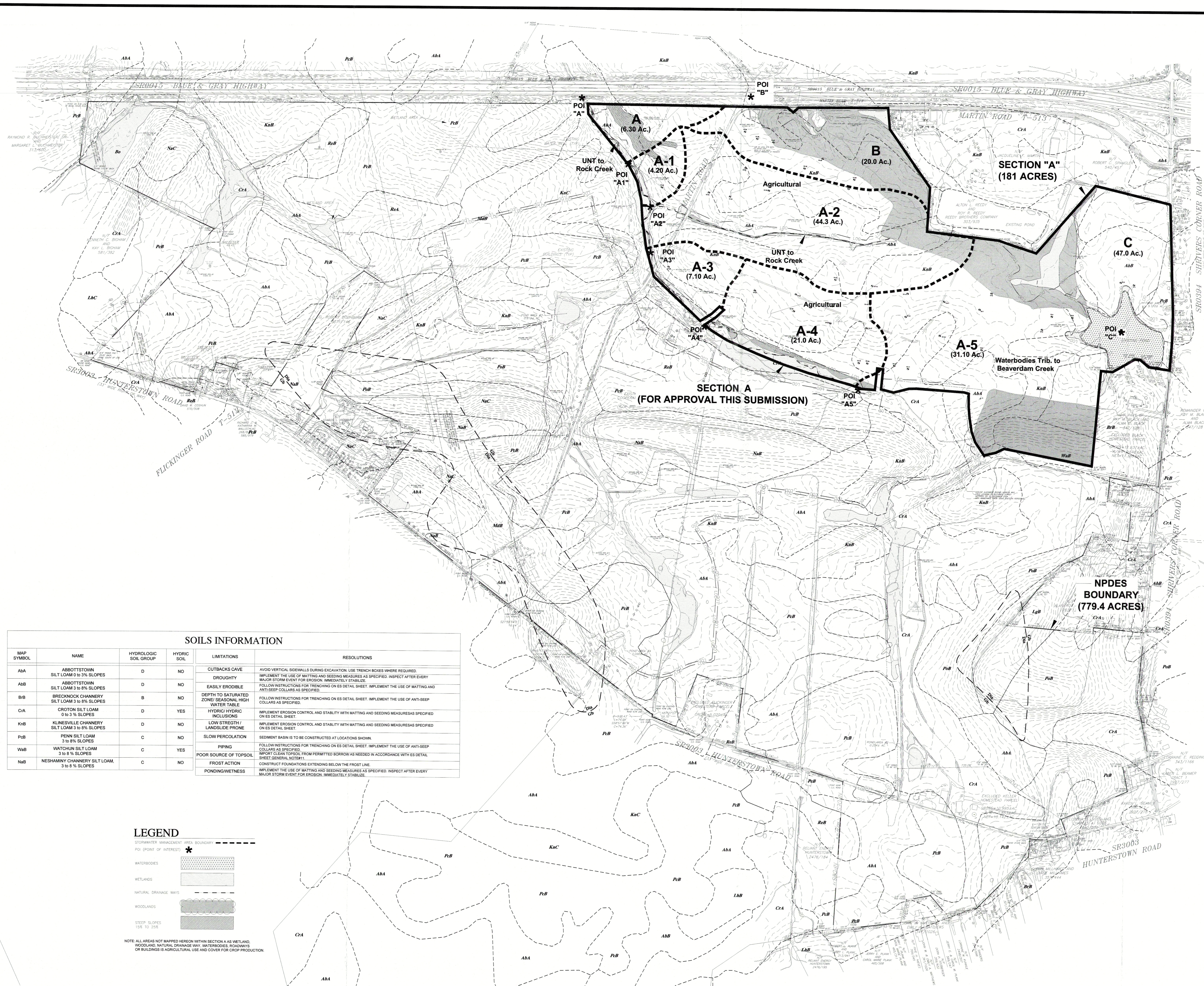
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE  
AS SHOWN

SHEET NO.

**PC-01**





**LEGEND**

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING STREAM CENTERLINE	
EXISTING VEGETATION	
DECEADUOUS TREE	
EVERGREEN TREE	
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING MAILBOX	
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	
EXISTING UNDERGROUND TELEPHONE LINE	
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING WELL	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER LINE	
EXISTING SANITARY SEWER FORCE MAIN	
EXISTING TELEPHONE BOX	
EXISTING GAS LINE	
EXISTING GAS VALVE	
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL / ENDWALL	
PROPOSED STORM HEADWALL / ENDWALL	
PROPOSED STORM STRUCTURE LABEL	
INLET ENDWALL	
STORM MANHOLE	
FLARED ENDOSECTION	
EXISTING STORM PIPE	
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET STRUCTURE	
EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
PROPOSED SPOT ELEVATION	
NAG 50150 STORM LINING	
NAG P300 STORM LINING	
NAG 75 STORM LINING	
LIMITS OF DISTURBANCE	
NPDES BOUNDARY	
TEMPORARY INLET PROTECTION	
SEDIMENT TRAP DRAINAGE DEVICE	
SOIL TYPE BOUNDARY LINE	
SOIL TYPE DESIGNATION	
Geological Boundary	
CONSTRUCTION FENCE	
COMPOST FILTER SOG	
SOILS TEST PIT	

**SOILS INFORMATION**

MAP SYMBOL	NAME	HYDROLOGIC SOIL GROUP	HYDRIC SOIL	LIMITATIONS	RESOLUTIONS
ABA	ABBOTTSTOWN SILT LOAM 0 to 3% SLOPES	D	NO	CUTBACKS CAVE	AVOID VERTICAL SIDEWALLS DURING EXCAVATION. USE TRENCH BOXES WHERE REQUIRED.
ABD	ABBOTTSTOWN SILT LOAM 3 to 8% SLOPES	D	NO	DROUGHTY	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION. IMMEDIATELY STABILIZE.
DBB	BRECKNOCK CHANNERY SILT LOAM 3 to 8% SLOPES	B	NO	EASILY ERODIBLE	FOLLOW INSTRUCTIONS FOR TRENCHING ON ES DETAIL SHEET. IMPLEMENT THE USE OF MATTING AND ANTI-SLEEP COLLARS AS SPECIFIED.
DBB	BRECKNOCK CHANNERY SILT LOAM 3 to 8% SLOPES	B	NO	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	FOLLOW INSTRUCTIONS FOR TRENCHING ON ES DETAIL SHEET. IMPLEMENT THE USE OF ANTI-SLEEP COLLARS AS SPECIFIED.
CA	CROTON SILT LOAM 0 to 3% SLOPES	D	YES	HYDRIC/ HYDRIC INCLUSIONS	IMPLEMENT EROSION CONTROL AND STABILITY WITH MATTING AND SEEDING MEASURES AS SPECIFIED ON ES DETAIL SHEET.
KB	KUNESVILLE CHANNERY SILT LOAM 3 to 8% SLOPES	D	NO	LOW STRENGTH / LANDSLIDE PRONE	IMPLEMENT EROSION CONTROL AND STABILITY WITH MATTING AND SEEDING MEASURES AS SPECIFIED ON ES DETAIL SHEET.
PCB	PENN SILT LOAM 3 to 8% SLOPES	C	NO	SLOW PERCOLATION	SEDIMENT BASIN IS TO BE CONSTRUCTED AT LOCATIONS SHOWN.
WB	WATCHKIN SILT LOAM 3 to 8% SLOPES	C	YES	PIPING	FOLLOW INSTRUCTIONS FOR TRENCHING ON ES DETAIL SHEET. IMPLEMENT THE USE OF ANTI-SLEEP COLLARS AS SPECIFIED. IMPORT CLEAN TOPSOIL FROM PERMITTED BORROW AS NEEDED IN ACCORDANCE WITH ES DETAIL SHEET GENERAL NOTES(1).
NB	NESHAMINY CHANNERY SILT LOAM 3 to 8% SLOPES	C	NO	POOR SOURCE OF TOPSOIL	IMPLEMENT EROSION CONTROL AND STABILITY WITH MATTING AND SEEDING MEASURES AS SPECIFIED ON ES DETAIL SHEET.
NB	NESHAMINY CHANNERY SILT LOAM 3 to 8% SLOPES	C	NO	FROST ACTION	CONSTRUCT FOUNDATIONS EXTENDING BELOW THE FROST LINE.
NB	NESHAMINY CHANNERY SILT LOAM 3 to 8% SLOPES	C	NO	PONDING/WETNESS	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION. IMMEDIATELY STABILIZE.

**LEGEND**

STORMWATER MANAGEMENT (SWM) BOUNDARY	
POI (POINT OF INTEREST)	
WATERBODIES	
WETLANDS	
NATURAL DRAINAGE SWAYS	
WOODLANDS	
STEEP SLOPES 15% TO 25%	

NOTE: ALL AREAS NOT MAPPED HEREON WITHIN SECTION A AS WETLAND, WOODLAND, NATURAL DRAINAGE SWAY, WATERBODIES, ROADWAYS, OR BUILDINGS IS AGRICULTURAL USE AND COVER FOR CROP PRODUCTION.

**SOILS CLASSIFICATIONS**

AS PER THE SOIL SURVEY OF ADAMS COUNTY THE FOLLOWING SOILS WERE IDENTIFIED ON THE SUBJECT TRACT:

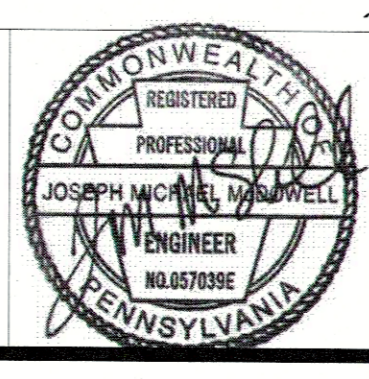
ABA - ABBOTTSTOWN SILT LOAM, 0% TO 3% SLOPES  
 ABD - ABBOTTSTOWN SILT LOAM, 3% TO 8% SLOPES  
 CA - CROTON SILT LOAM, 0% TO 3% SLOPES  
 DBB - BRECKNOCK CHANNERY SILT LOAM, 3% TO 8% SLOPES  
 KB - KUNESVILLE CHANNERY SILT LOAM, 3% TO 8% SLOPES  
 PCB - PENN SILT LOAM, 3% TO 8% SLOPES  
 WB - WATCHKIN SILT LOAM, 3% TO 8% SLOPES  
 NB - NESHAMINY CHANNERY SILT LOAM, 3% TO 8% SLOPES

**GEOLOGIC DISCRPTIONS & NOTES:**

ACCORDING TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DAMPS - THE FOLLOWING FORMATION ARE SHOWN HEREON. NO KNOWN GEOLOGIC CONCERN OR LIMITATIONS EXIST FOR THE PROJECT.

Qs = GETTYSBURG FORMATION  
 Ds = DATABASE

**SHARRAH DESIGN GROUP, INC.**  
 Land Surveying & Consulting Services  
 20 Chambersburg Road  
 Gettysburg, Pennsylvania 17325  
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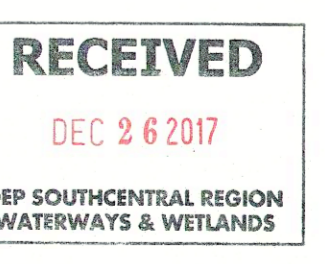
NO.	DATE	DESCRIPTION
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**XREFS**

CALL BEFORE YOU DIG  
 PENNSYLVANIA ACT 287 REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 5 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776  
 DATE: 08/10/17  
 REF# 2017222269

PLAN PREPARATION	
DRAWN BY: DB/EW	DATE: SEPTEMBER 5, 2017
DESIGNED BY: RAS/M&M	FILE NO.: 1250.6A
CHECKED BY: JM	DRAWING: 1250.6A-PC-03

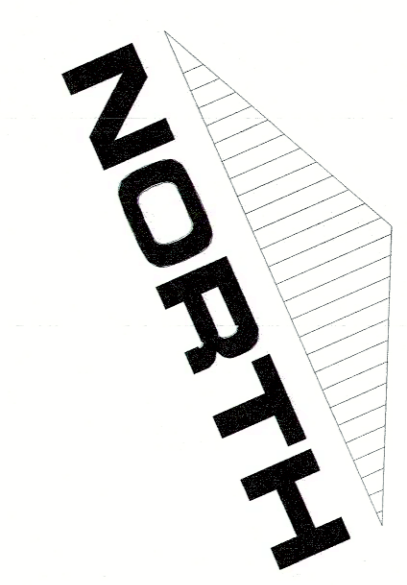
EXISTING CONDITIONS & NATURAL RESOURCES PLAN  
**GETTYSBURG COMMONS**  
 A PLANNED COMMUNITY FOR ACTIVE ADULTS  
 STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA



SCALE  
 1" = 300'  
 SHEET NO.  
**PC-03**

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
		E3	E2	E1	
				F2	F1

SHEET INDEX  
NOT TO SCALE



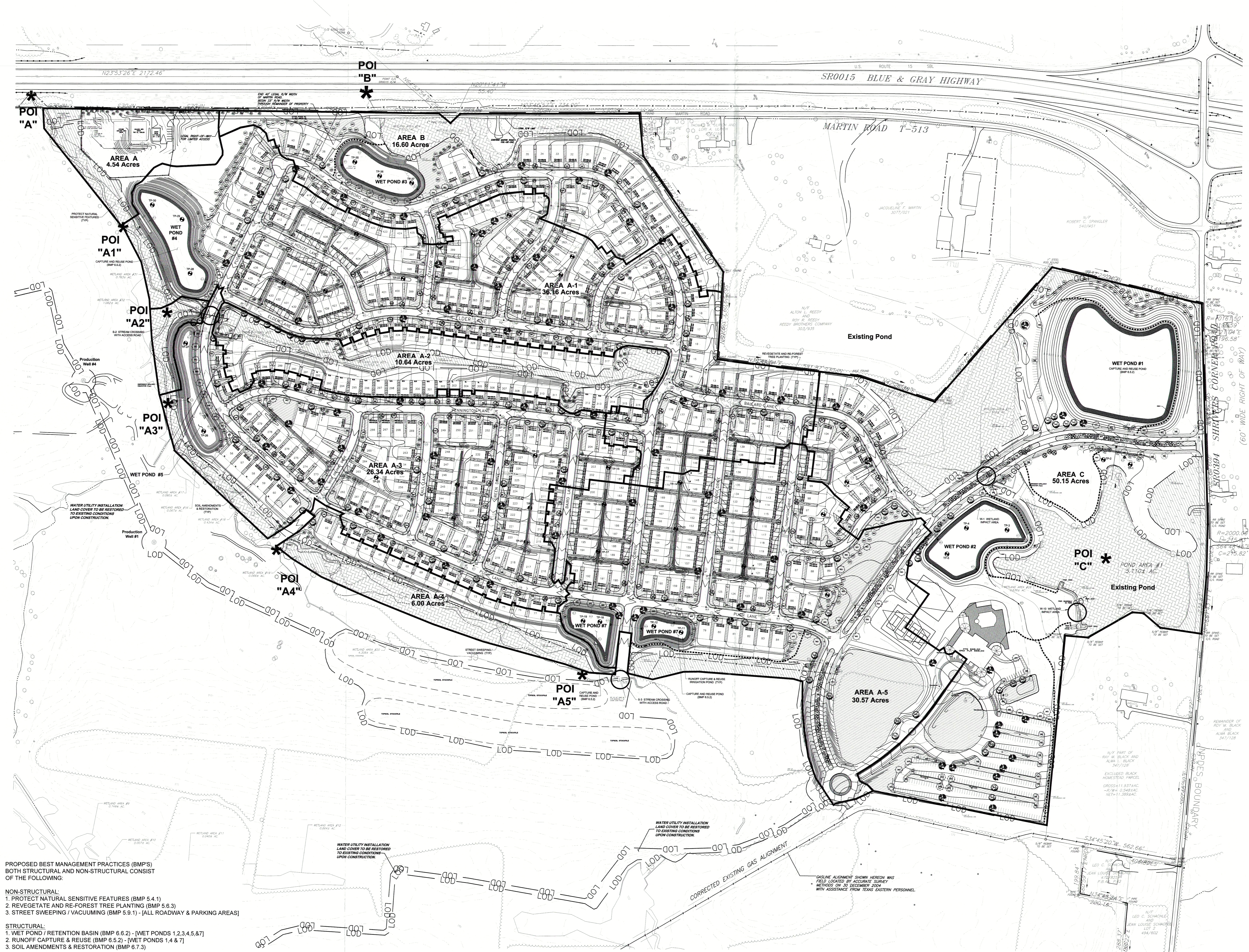
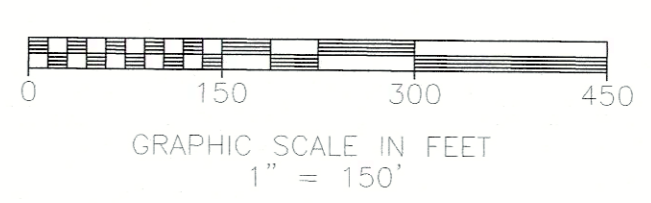
**LEGEND**

EXISTING CURB	---
PROPOSED CURB	---
EXISTING RIGHT-OF-WAY LINE	---
LOT LINE	---
EXISTING STREAM CENTERLINE	---
EXISTING VEGETATION	---
EXISTING TREELINE	---
PROPOSED TREELINE	---
EXISTING MANHOLE	---
EXISTING UTILITY POLE	---
EXISTING OVERHEAD TELEPHONE LINE	---
EXISTING UNDERGROUND TELEPHONE LINE	---
EXISTING OVERHEAD ELECTRIC LINE	---
EXISTING WELL	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING SANITARY SEWER LINE	---
EXISTING SANITARY SEWER FORCEMAIN	---
EXISTING TELEPHONE BOX	---
EXISTING GAS LINE	---
EXISTING GAS VALVE	---
EXISTING STORM MANHOLE	---
PROPOSED STORM MANHOLE	---
EXISTING STORM INLET	---
PROPOSED STORM INLET	---
EXISTING STORM HEADWALL / EXISTING	---
PROPOSED STORM HEADWALL / EXISTING	---
PROPOSED STORM STRUCTURE LABEL	---
EXISTING STORM PIPE	---
PROPOSED STORM PIPE	---
PROPOSED PIPE OUTLET STRUCTURE	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
PROPOSED SPOT ELEVATION	---
HAS 5000 STORM LIVING	---
HAS 1000 STORM LIVING	---
LIMITS OF DISTURBANCE	---
APDES BOUNDARY	---
SOIL TYPE BOUNDARY LINE	---
SOIL TYPE DESIGNATION	---
CONSTRUCTION FENCE	---
FENCE	---
SOIL IMPROVEMENT AREAS (BMP 6.7.3)	---
AREA OF PROTECTED FEATURE (BMP 5.4.1)	---
AREA OF MINIMUM / NON DISTURBANCE	---
SOILS TEST PIT	---
REVEGETATE / REFOREST TREE PLANTING (BMP 5.4.3)	---
DECEADUOUS	---
EVERGREEN	---
PEDESTRIAN TRAIL	---

**SOILS CLASSIFICATIONS**

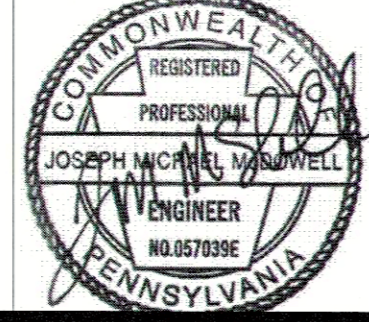
AS PER THE SOIL SURVEY OF ADAMS COUNTY THE FOLLOWING SOILS WERE IDENTIFIED ON THE SUBJECT TRACT:

A6A - ABBOTTSTOWN SILT LOAM, 0% TO 3% SLOPES  
A6B - ABBOTTSTOWN SILT LOAM, 3% TO 8% SLOPES  
A6C - CHERRY HILL LOAM, 3% TO 8% SLOPES  
A6D - KANEVILLE CHANNERY SILT LOAM, 3% TO 8% SLOPES  
A6E - HITCHAMER CHANNERY SILT LOAM, 3% TO 8% SLOPES  
A6F - PENN SILT LOAM, 3% TO 8% SLOPES  
A6G - WACHMAN SILT LOAM, 3% TO 8% SLOPES



- PROPOSED BEST MANAGEMENT PRACTICES (BMP'S) BOTH STRUCTURAL AND NON-STRUCTURAL CONSIST OF THE FOLLOWING:**
- NON-STRUCTURAL:**
1. PROTECT NATURAL SENSITIVE FEATURES (BMP 5.4.1)
  2. REVEGETATE AND RE-Forest TREE PLANTING (BMP 5.6.3)
  3. STREET SWEEPING / VACUUMING (BMP 5.9.1) - [ALL ROADWAY & PARKING AREAS]
- STRUCTURAL:**
1. WET POND / RETENTION BASIN (BMP 6.6.2) - [WET PONDS 1,2,3,4,5,6,7]
  2. RUNOFF CAPTURE & REUSE (BMP 6.5.2) - [WET PONDS 1,4 & 7]
  3. SOIL AMENDMENTS & RESTORATION (BMP 6.7.3)

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PENNSYLVANIA ACT 287 REQUIRES  
SHOWING DATE SURVEY OF  
CONSTRUCTION PHASE AND 3 WORKING  
DAYS IN TEST OF STAGE 3 WORKING  
PENNSYLVANIA One Call System, Inc.  
1-800-242-1776  
DATE: 08/10/17  
REF# 2017222269

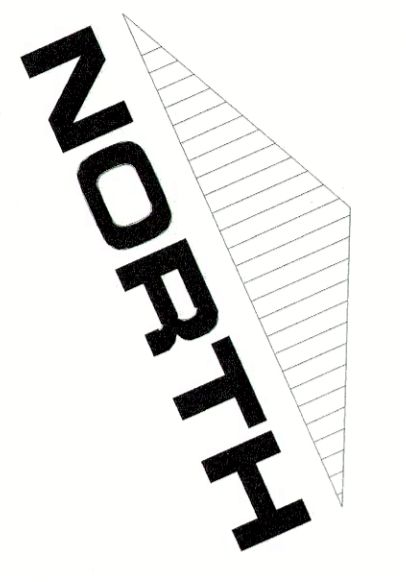
PLAN PREPARATION	
DRAWN BY: DB/EW	DATE: SEPTEMBER 5, 2017
DESIGNED BY: RAS/M&M	FILE NO.: 1250.6A
CHECKED BY: JM	DRAWING: 1250.6A-PC-04.13

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**  
**GETTYSBURG COMMONS**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE  
1" = 150'  
SHEET NO.  
**PC-04**

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

SHEET INDEX  
NOT TO SCALE



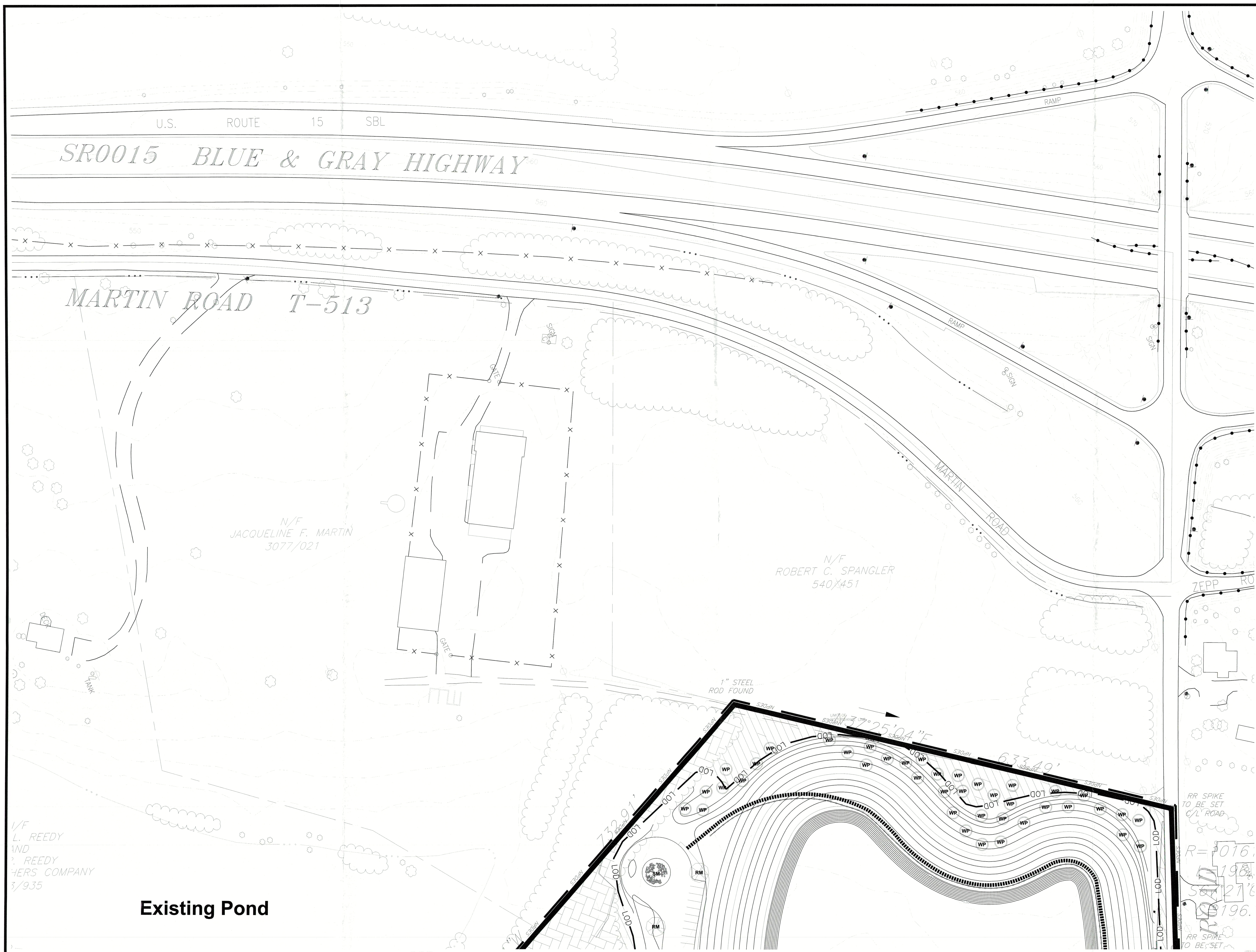
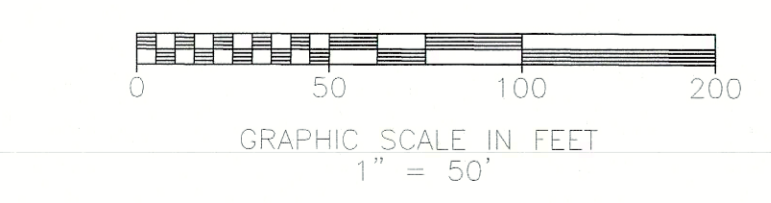
**LEGEND**

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- DECIDUOUS TREE
- EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING WALKWAY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL / ENDWALL
- PROPOSED STORM HEADWALL / ENDWALL
- PROPOSED STORM STRUCTURE LABEL
- INLET ENDWALL
- STORM MANHOLE PROJECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- X 550.7
- NAG 5010 STORM LINING
- NAG P300 STORM LINING
- LIMITS OF DISTURBANCE
- NPDES BOUNDARY
- NPDES
- SOIL TYPE BOUNDARY LINE
- SOIL TYPE DESIGNATION
- AbA
- CONSTRUCTION FENCE
- FENCE
- SOIL ADJUSTMENT AREAS (BMP 6.7.3)
- AREA OF PROTECTED FEATURE (BMP 5.4.1)
- AREA OF MINIMUM / NON DISTURBANCE
- SOILS TEST PIT
- TP-23
- REVEGETATE / REFOREST
- TREE PLANTING (BMP 5.6.3)
- DECIDUOUS
- EVERGREEN
- PEDESTRIAN TRAIL

**SOILS CLASSIFICATIONS**

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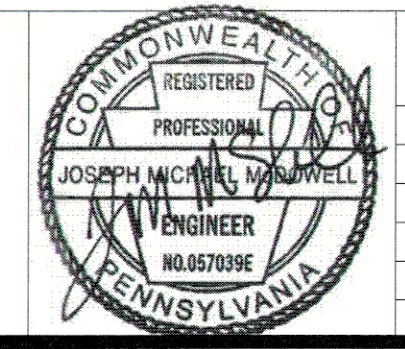
- AbA - ABBOTTSTOWN SILT LOAM, 0% TO 3% SLOPES
- AbB - ABBOTTSTOWN SILT LOAM, 0% TO 3% SLOPES
- ChA - CHERRY SILT LOAM, 3% TO 8% SLOPES
- HbB - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbC - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbD - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbE - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbF - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbG - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbH - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbI - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbJ - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbK - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbL - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbM - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbN - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbO - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbP - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbQ - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbR - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbS - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbT - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbU - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbV - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbW - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbX - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbY - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES
- HbZ - HERRINGTON CHANNERY SILT LOAM, 3% TO 8% SLOPES



N/F L. REEDY AND P. REEDY ENGINEERS COMPANY 3/935

**Existing Pond**

**SHARRAH DESIGN GROUP, INC.**  
Land Surveying & Consulting Services  
20 Chambersburg Road  
Gettysburg, Pennsylvania 17325  
Tel. (717) 334-5400 Fax: (717) 334-0922



REVISIONS		XREFS
NO.	DATE	DESCRIPTION
1	10/13/17	AS PER BAL PEER AND ACCO REVIEW
2	12/18/17	AS PER PADEP/ACCD 11/30/17 REVIEW LETTER

CALL BEFORE YOU DIG  
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CONSTRUCTION PHASE AND 5 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
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DATE: 08/10/17  
REF# 20172222269

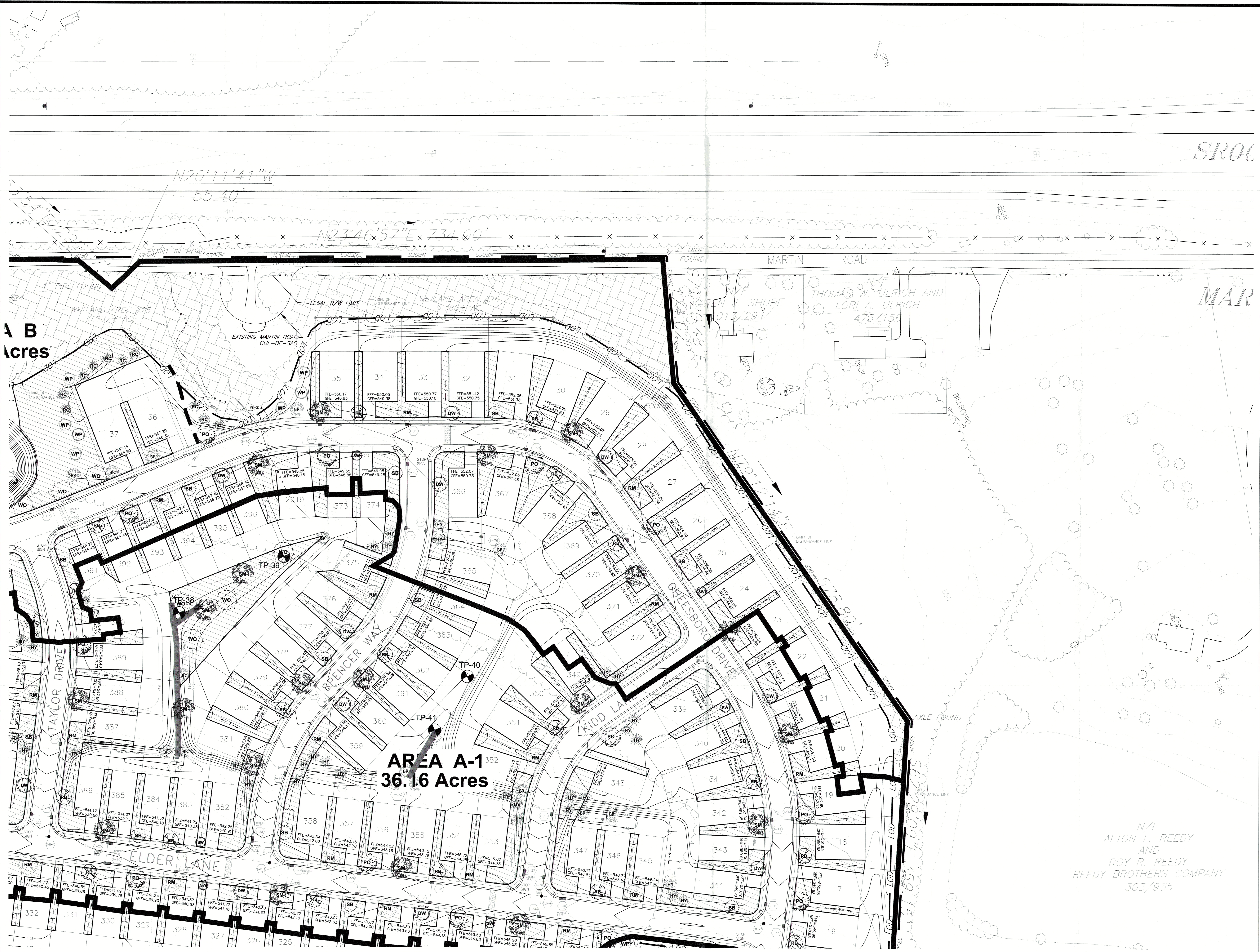
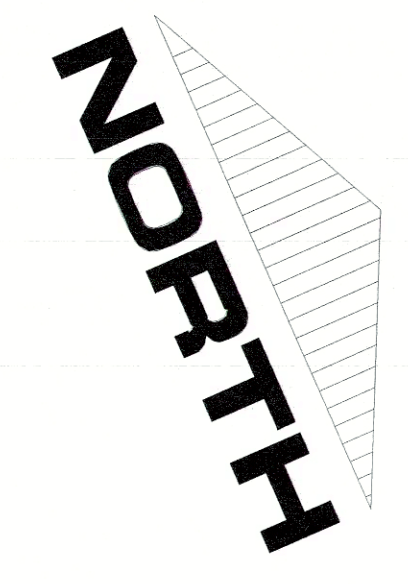
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DRAWN BY: DB/EW DATE: SEPTEMBER 5, 2017  
DESIGNED BY: RAS/M&M FILE NO.: 1250.6A  
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A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE  
1" = 50'  
SHEET NO.  
PC-05-A1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

SHEET INDEX  
NOT TO SCALE



**LEGEND**

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FOREMAN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL / ENDWALL
- PROPOSED STORM HEADWALL / ENDWALL
- PROPOSED STORM STRUCTURE LABEL
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED GSP ELEVATION
- NAS 3010 STORM LINING
- NAS P300 STORM LINING
- LIMITS OF DISTURBANCE
- NPDES BOUNDARY
- SOIL TYPE BOUNDARY LINE
- SOIL TYPE DESIGNATION
- CONSTRUCTION FENCE
- FENCE
- SOIL ADJOURNMENT AREAS (BMP 6.7.3)
- AREA OF PROTECTED FEATURE (BMP 5.4.1)
- AREA OF MINIMUM / NON-DISTURBANCE
- SOILS TEST PIT
- REVEGETATE / REFORREST
- TREE PLANTINGS (BMP 5.4.3)
- DECIDUOUS
- EVERGREEN
- PEDESTRIAN TRAIL

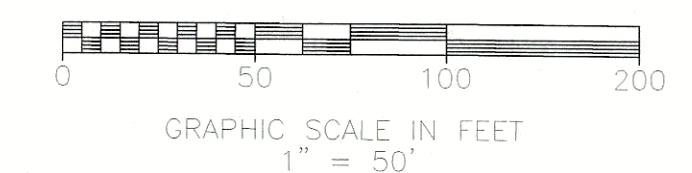
**SOILS CLASSIFICATIONS**

AS PER THE SOIL SURVEY OF ADAMS COUNTY THE FOLLOWING SOILS WERE IDENTIFIED ON THE SUBJECT TRACT:

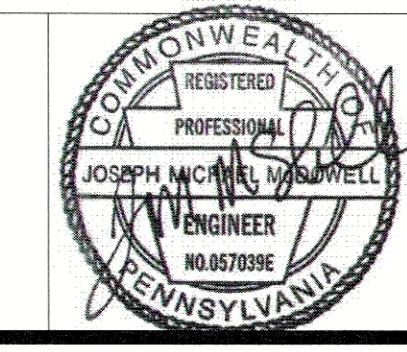
- AGA - ARBROTHORNTOWN SILT LOAM, 0% TO 3% SLOPES
- ABW - ARBROTHORNTOWN SILT LOAM, 0% TO 3% SLOPES
- CHA - CROFTON SILT LOAM, 0% TO 3% SLOPES
- ABH - ARBROTHORNTOWN SILT LOAM, 0% TO 3% SLOPES
- NAB - NEWBERRY CHANNERY SILT LOAM, 0% TO 3% SLOPES
- POB - PENNACON SILT LOAM, 0% TO 3% SLOPES
- WAB - WATSON SILT LOAM, 0% TO 3% SLOPES

N/F  
ALTON L. REEDY  
AND  
ROY R. REEDY  
REEDY BROTHERS COMPANY  
303/935

**RECEIVED**  
DEC 26 2017  
DEP SOUTHWESTERN REGION  
WATERSHEDS & WETLANDS



**SHARRAH DESIGN GROUP, INC.**  
Land Surveying & Consulting Services  
20 Chambersburg Road  
Gettysburg, Pennsylvania 17325  
Tel. (717) 334-5400 Fax: (717) 334-0922



REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1.	10/13/17	AS PER B&L PEER AND ACCD REVIEW	
2.	12/14/17	AS PER PADEP/ACCD 11/30/17 REVIEW LETTER	

CALL BEFORE YOU DIG  
PENNSYLVANIA ACT 287 REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 5 WORKING  
DAYS IN DESIGN PHASE - STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776  
DATE: 08/10/17  
REF# 2017222259

PLAN PREPARATION	
DRAWN BY: DB/EW	DATE: SEPTEMBER 5, 2017
DESIGNED BY: RAS/M&M	FILE NO.: 1250.6A
CHECKED BY: JM	DRAWING: 1250.6A-PC-04.13

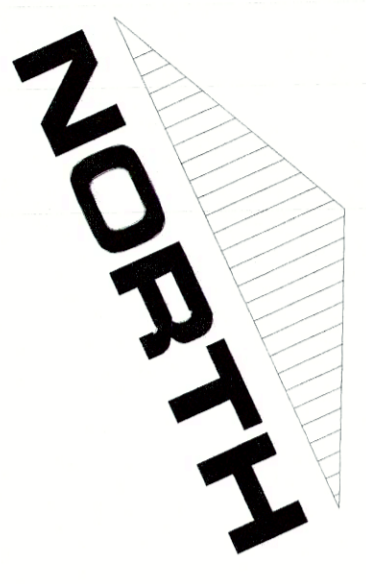
**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**

A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE  
1" = 50'  
SHEET NO.  
PC-06-A2

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

SHEET INDEX  
NOT TO SCALE



**LEGEND**

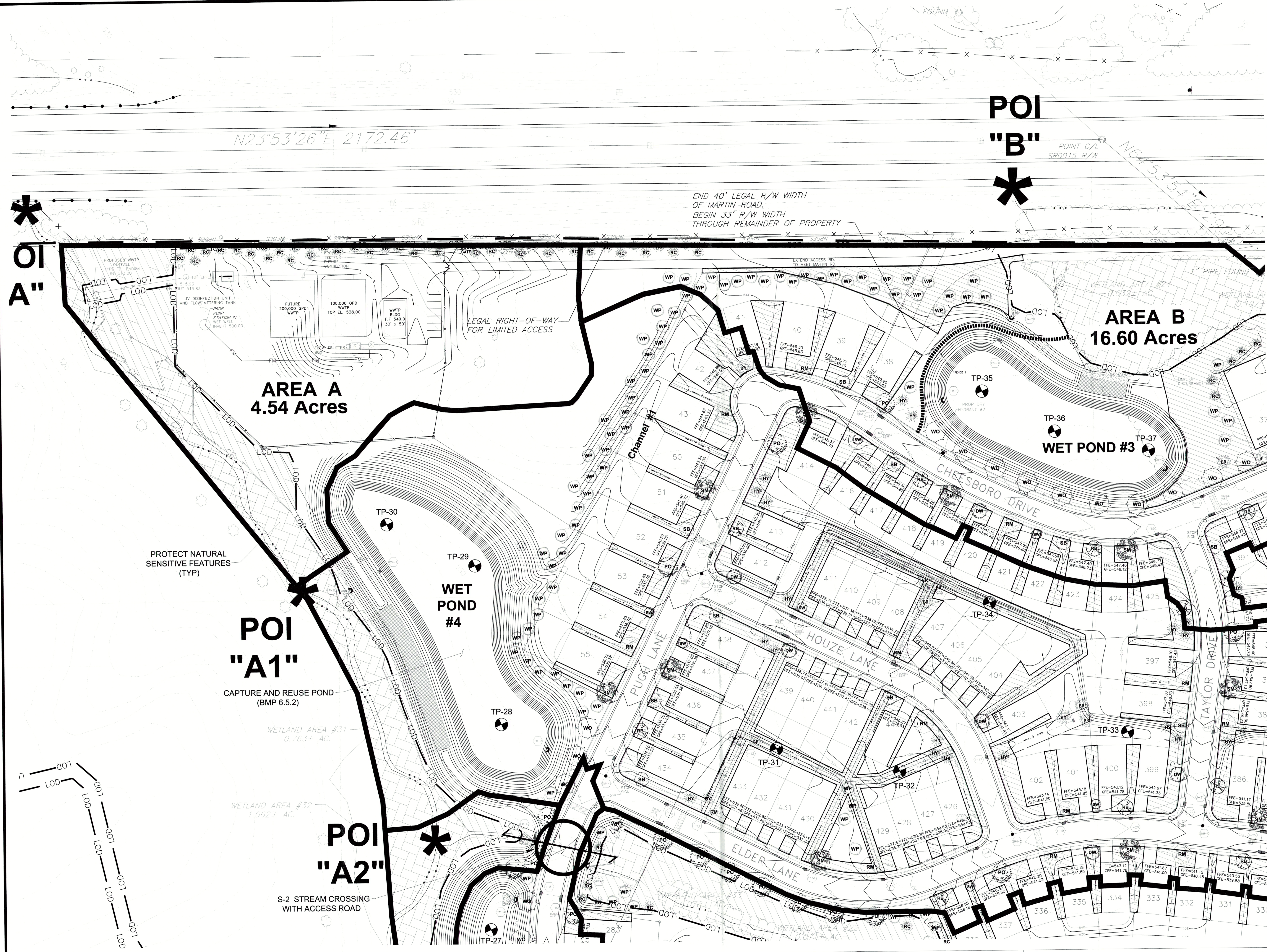
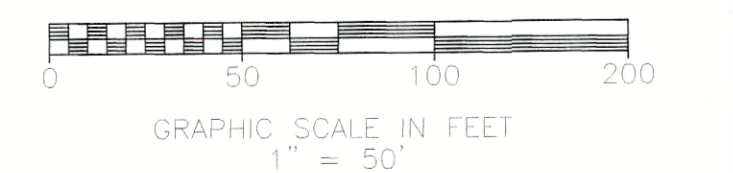
- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FOREMAN
- EXISTING TELEPHONE BOX
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
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- PROPOSED STORM INLET
- EXISTING STORM HEADWALL / ENDWALL
- PROPOSED STORM HEADWALL / ENDWALL
- PROPOSED STORM STRUCTURE LABEL
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- 1% SLOPED STORM LIVING
- 1% SLOPED STORM LIVING
- LIMITS OF DISTURBANCE
- NPDES BOUNDARY
- SOIL TYPE BOUNDARY LINE
- SOIL TYPE DESIGNATION
- CONSTRUCTION FENCE
- FENCE
- SOIL ADJACEMENT AREA (BMP 6.7.3)
- AREA OF PROTECTED FEATURE (BMP 5.4.1)
- AREA OF MINOR / NON DISTURBANCE
- SOILS TEST PIT
- TP-23
- REVEGETATE / REINVEST TREE PLANTINGS (BMP 6.5.2)
- DECIDUOUS
- EVERGREEN
- PEDESTRIAN TRAIL

**SOILS CLASSIFICATIONS**

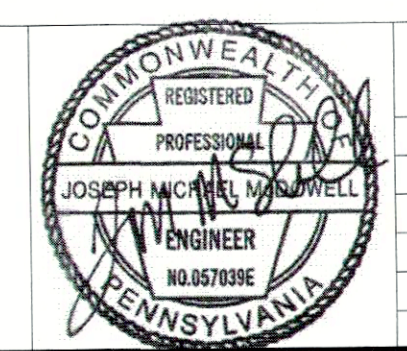
AS PER THE SOIL SURVEY OF ADAMS COUNTY THE FOLLOWING ARE THE SOILS IDENTIFIED ON THE SUBJECT TRACT:

- AW - ABUTTMENT SLOTTED LOAM, 3% TO 8% SLOPES
- AW - ABUTTMENT SLOTTED LOAM, 8% TO 3% SLOPES
- AW - ABUTTMENT SLOTTED LOAM, 3% TO 8% SLOPES
- AW - ABUTTMENT SLOTTED LOAM, 8% TO 3% SLOPES
- AW - ABUTTMENT SLOTTED LOAM, 3% TO 8% SLOPES
- AW - ABUTTMENT SLOTTED LOAM, 8% TO 3% SLOPES
- AW - ABUTTMENT SLOTTED LOAM, 3% TO 8% SLOPES
- AW - ABUTTMENT SLOTTED LOAM, 8% TO 3% SLOPES

RECEIVED  
DEC 2 6 2017  
DIP SOUTHCENTRAL REGION  
WATERWAYS & WETLANDS



**SHARRAH DESIGN GROUP, INC.**  
Land Surveying & Consulting Services  
20 Chambersburg Road  
Gettysburg, Pennsylvania 17325  
Tel. (717) 334-5400 Fax: (717) 334-0922



NO.	DATE	DESCRIPTION
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2	12/18/17	AS PER PADEP/ACCD 11/30/17 REVIEW LETTER

XREFS

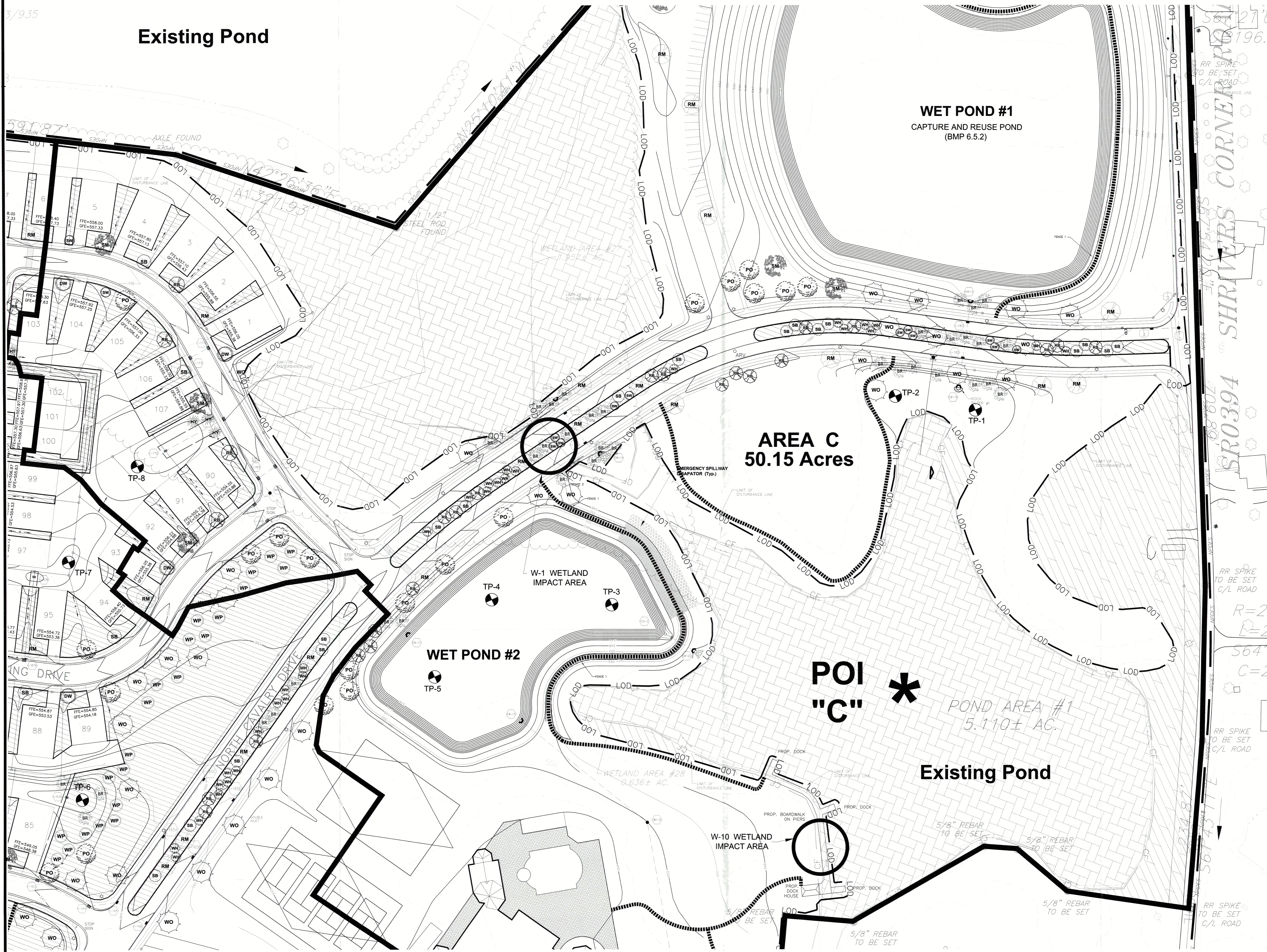
CALL BEFORE YOU DIG  
PENNSYLVANIA ACT 387 REQUIRES  
A WORKING DAVIS NOTICE FOR  
CONSTRUCTION PHASE AND 5 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776  
DATE: 08/10/17  
REF# 2017222289

PLAN PREPARATION  
DRAWN BY: DB/EW DATE: SEPTEMBER 5, 2017  
DESIGNED BY: RAS/M&M FILE NO.: 1250.6A  
CHECKED BY: JM DRAWING: 1250.6A-PC-04.13

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN  
**GETTYSBURG COMMONS**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

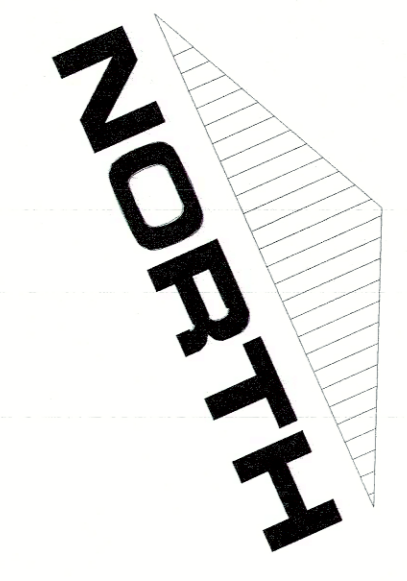
SCALE  
1" = 50'  
SHEET NO.  
PC-07-A3

# Existing Pond



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

SHEET INDEX  
NOT TO SCALE



### LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING MALEBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL / ENDWALL
- PROPOSED STORM HEADWALL / ENDWALL
- PROPOSED STORM STRUCTURE LABEL
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED FIRE OUTLET STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- MAG 5000 STORM LINING
- MAG 3000 STORM LINING
- LIMITS OF DISTURBANCE
- WETLAND BOUNDARY
- SOIL TYPE BOUNDARY LINE
- SOIL TYPE DESIGNATION
- CONSTRUCTION FENCE
- FENCE
- SOIL AMENDMENT AREA (BMP #7.3)
- AREA OF PROTECTED FEATURE (BMP #4.1)
- AREA OF MINIMUM / NON-DISTURBANCE
- SOILS TEST PIT
- REVEGETATE / REFOREST
- TREE PLANTINGS
- DEODOROUS
- EVERGREEN
- PEDESTRIAN TRAIL

### SOILS CLASSIFICATIONS

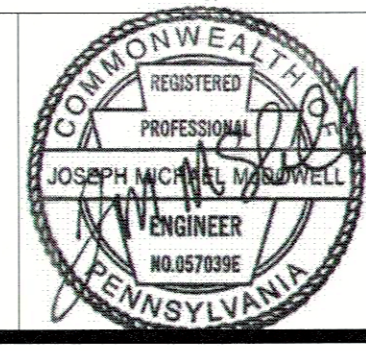
AS PER THE SOIL SURVEY OF ADAMS COUNTY THE FOLLOWING SOILS WERE IDENTIFIED ON THE SUBJECT TRACT:

- AJA - ABBOTTSTOWN SILT LOAM, 0% TO 2% SLOPES
- AUB - ABBOTTSTOWN SILT LOAM, 0% TO 2% SLOPES
- CA - CHERRY SILT LOAM, 2% TO 8% SLOPES
- CAH - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHB - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHC - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHD - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHS - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHT - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHU - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHV - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHW - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHX - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHY - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES
- CHZ - CHERRY CHANNELLY SILT LOAM, 2% TO 8% SLOPES



GRAPHIC SCALE IN FEET  
1" = 50'

**SHARRAH DESIGN GROUP, INC.**  
Land Surveying & Consulting Services  
20 Chambersburg Road  
Gettysburg, Pennsylvania 17325  
Tel: (717) 334-5400 Fax: (717) 334-0922



NO.	DATE	DESCRIPTION
1	10/13/17	AS PER BAL PEER AND ACCO REVIEW
2	12/18/17	AS PER PADEP/ACCD 11/30/17 REVIEW LETTER

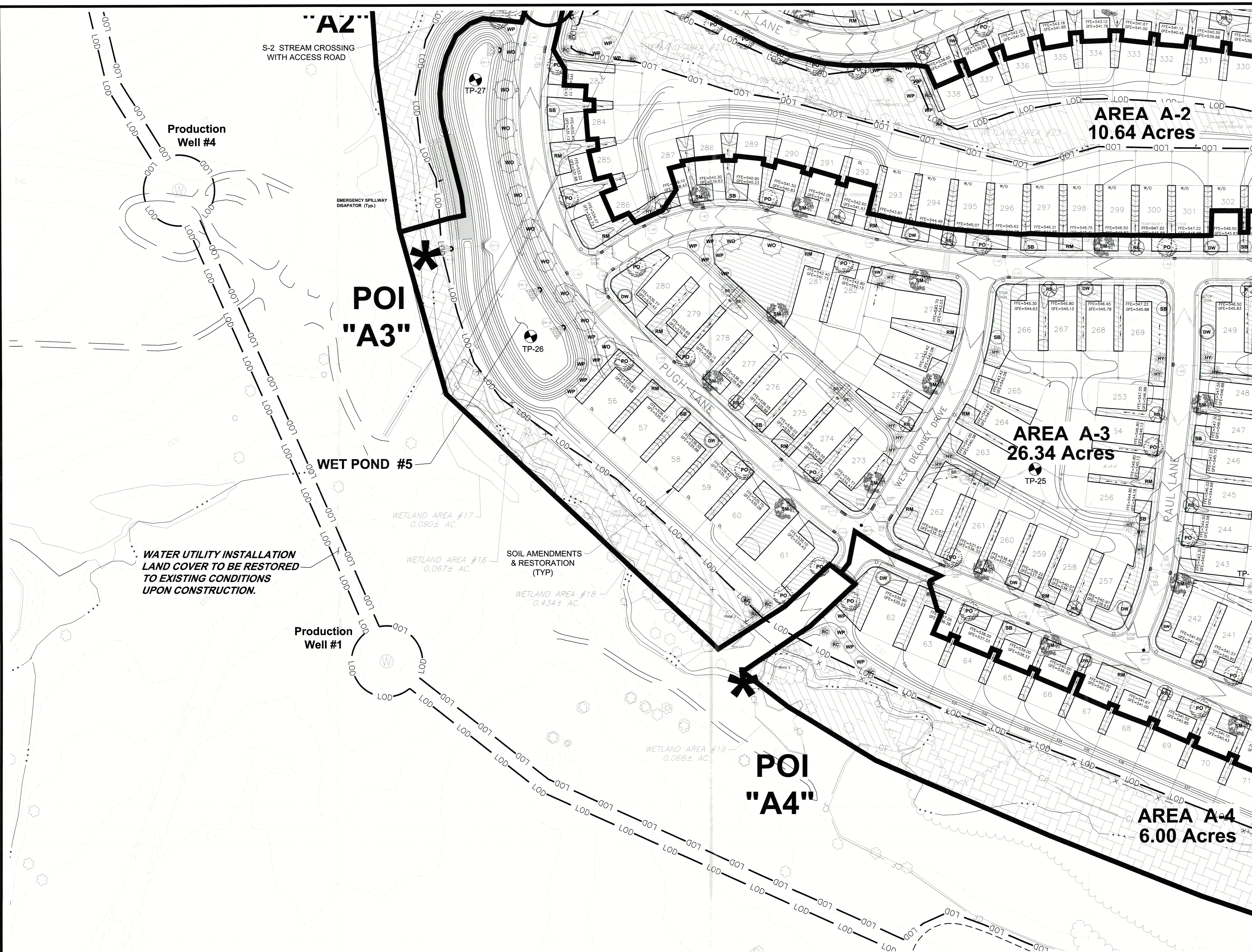
CALL BEFORE YOU DIG  
PENNSYLVANIA ACT 287 REQUIRES  
3 WORKING DAYS NOTICE FROM  
CONSTRUCTION PHASE AND 5 WORKING  
DAYS IN DESIGN STAGE - STOP TALK  
Pennsylvania One Call System, Inc.  
1-800-242-1776  
DATE: 08/10/17  
REF# 2017222269

PLAN PREPARATION	
DRAWN BY: DB/EW	DATE: SEPTEMBER 5, 2017
DESIGNED BY: RAS/M&M	FILE NO.: 1250.6A
CHECKED BY: JM	DRAWING: 1250.6A-PC-04.13

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN  
**GETTYSBURG COMMONS**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

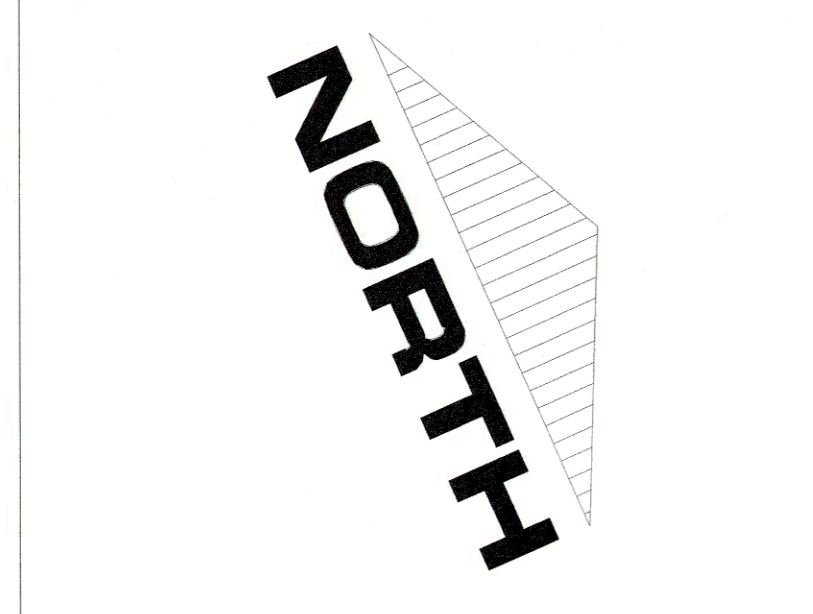
SCALE  
1" = 50'  
SHEET NO.  
**PC-08-B1**





**SHEET INDEX**  
NOT TO SCALE

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

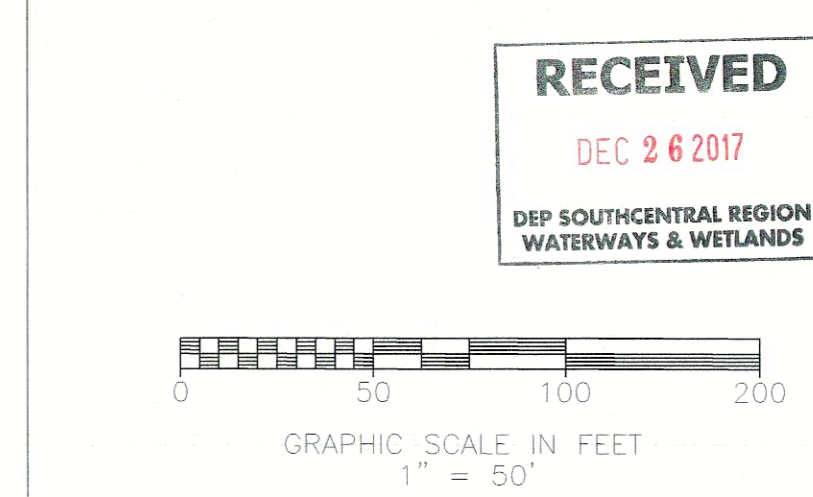


**LEGEND**

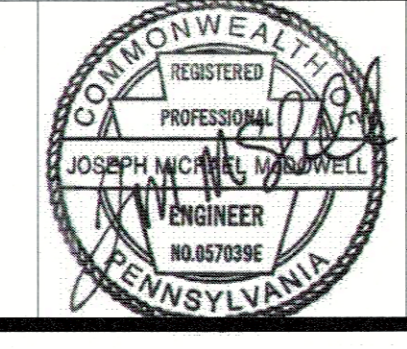
EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING STREAM CENTERLINE	
EXISTING VEGETATION	
EXISTING TREE LINE	
PROPOSED TREE LINE	
EXISTING MAILBOX	
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	
EXISTING UNDERGROUND TELEPHONE LINE	
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING WELL	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER LINE	
EXISTING SANITARY SEWER FORCE MAIN	
EXISTING TELEPHONE BOX	
EXISTING GAS LINE	
EXISTING GAS VALVE	
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL / ENDWALL	
PROPOSED STORM HEADWALL / ENDWALL	
PROPOSED STORM STRUCTURE LABEL	
EXISTING STORM PIPE	
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET STRUCTURE	
EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
PROPOSED SPOT ELEVATION	
NAG S2150 STORM LINING	
NAG P300 STORM LINING	
LIMITS OF DISTURBANCE	
NPDES BOUNDARY	
SOIL TYPE BOUNDARY LINE	
SOIL TYPE DESIGNATION	
CONSTRUCTION FENCE	
FENCE	
SOIL AMENDMENT AREAS (BMP 6.2.3)	
AREA OF PROTECTED FEATURE (BMP 4.1.1)	
AREA OF MINOR / NO DISTURBANCE	
SOILS TEST PIT	
REVEGETATE / REFOREST TREE PLANTINGS (BMP 5.6.3)	
REVEGETATE / REFOREST (BMP 5.6.3)	
DECIDUOUS	
EVERGREEN	
PEDESTRIAN TRAIL	

**SOILS CLASSIFICATIONS**  
AS PER THE SOIL SURVEY OF ADAMS COUNTY THE FOLLOWING SOILS WERE IDENTIFIED ON THE SUBJECT TRACT:

- AAA - ABBOTTSTOWN SILT LOAM, 0% TO 3% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 0% TO 2% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 2% TO 3% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 3% TO 4% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 4% TO 5% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 5% TO 6% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 6% TO 7% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 7% TO 8% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 8% TO 9% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 9% TO 10% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 10% TO 12% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 12% TO 15% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 15% TO 20% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 20% TO 25% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 25% TO 30% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 30% TO 35% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 35% TO 40% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 40% TO 45% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 45% TO 50% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 50% TO 55% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 55% TO 60% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 60% TO 65% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 65% TO 70% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 70% TO 75% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 75% TO 80% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 80% TO 85% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 85% TO 90% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 90% TO 95% SLOPES
- AAA - ABBOTTSTOWN SILT LOAM, 95% TO 100% SLOPES



**SHARRAH DESIGN GROUP, INC.**  
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Gettysburg, Pennsylvania 17325  
Tel. (717) 334-5400 Fax: (717) 334-0922



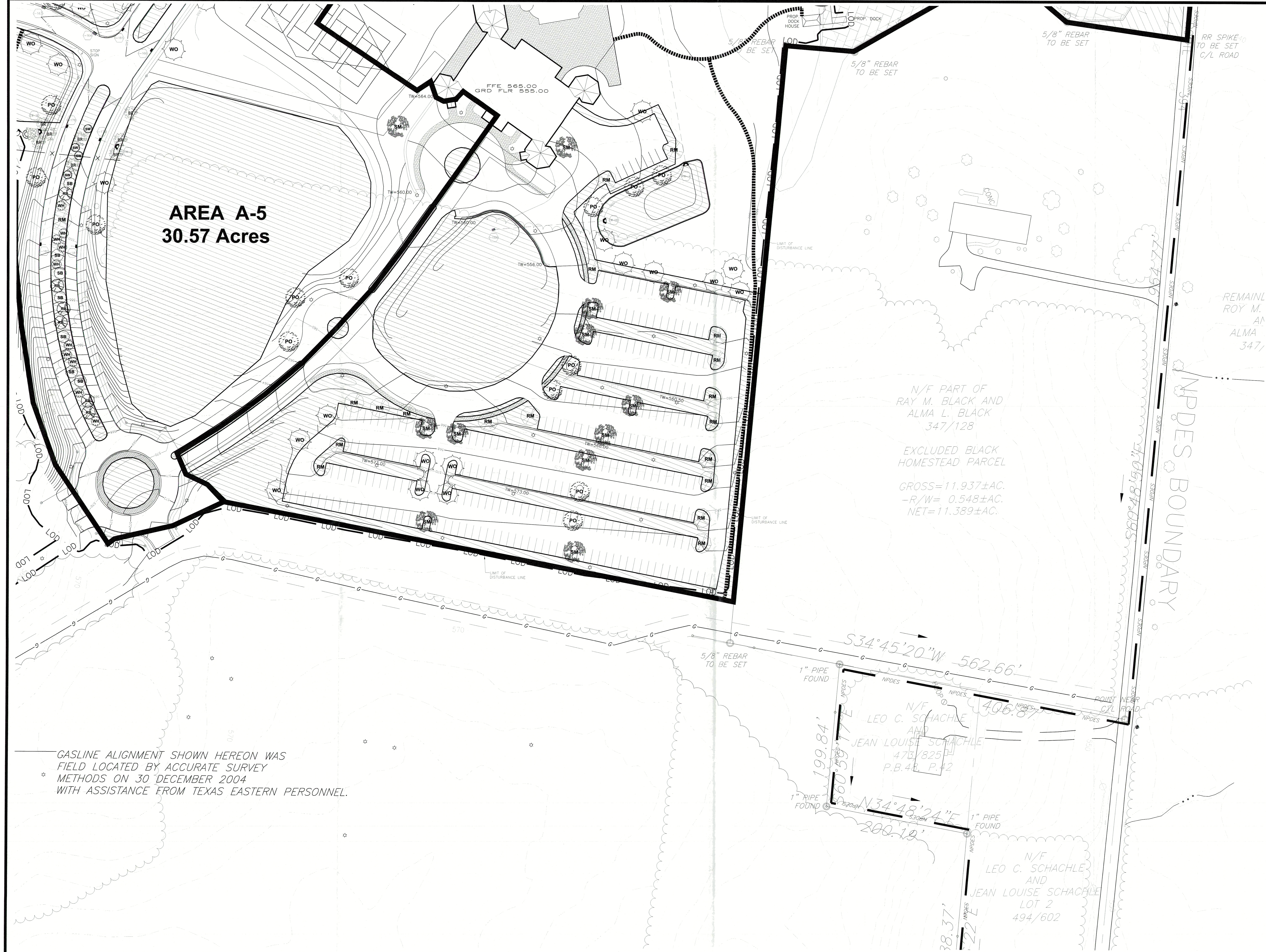
REVISIONS		XREFS
NO.	DATE	DESCRIPTION
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Pennsylvania One Call System, Inc.  
1-800-242-1776  
DATE: 08/10/17  
REF: 2017222289

PLAN PREPARATION	
DRAWN BY: DB/EW	DATE: SEPTEMBER 5, 2017
DESIGNED BY: RAS/M&M	FILE NO.: 1250.6A
CHECKED BY: JM	DRAWING: 1250.6A-PC-04.13

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**  
**GETTYSBURG COMMONS**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE  
1" = 50'  
SHEET NO.  
**PC-10-B3**



**AREA A-5**  
30.57 Acres

N/F PART OF  
RAY M. BLACK AND  
ALMA L. BLACK  
347/128

EXCLUDED BLACK  
HOMESTEAD PARCEL  
GROSS=11.937±AC.  
-R/W= 0.548±AC.  
NET=11.389±AC.

GASLINE ALIGNMENT SHOWN HEREON WAS  
FIELD LOCATED BY ACCURATE SURVEY  
METHODS ON 30 DECEMBER 2004  
WITH ASSISTANCE FROM TEXAS EASTERN PERSONNEL.

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
		E3	E2	E1	
		F2	F1		

SHEET INDEX  
NOT TO SCALE

**LEGEND**

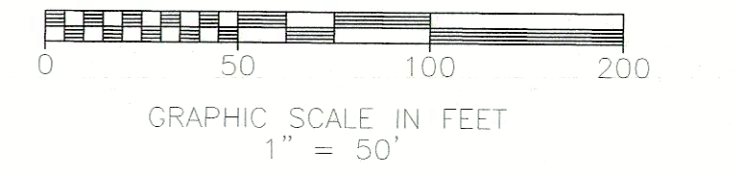
- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOF LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- EXISTING TREELINE
- PROPOSED TREELINE
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- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
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- EXISTING STORM HEADWALL / ENDWALL
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- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- NAC S2150 STORM LINING
- NAC P300 STORM LINING
- LIMITS OF DISTURBANCE
- NPDES BOUNDARY
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- SOIL TYPE DESIGNATION
- CONSTRUCTION FENCE
- FENCE
- SOIL ADJOURNMENT AREAS (SMP 6.7.3)
- AREA OF PROTECTED FEATURE (SMP 5.4.3)
- AREA OF MINIMUM / NON DISTURBANCE
- SOILS TEST PIT
- TP-23
- REVEGETATE / REFORREST
- TREE PLANTINGS (SMP 5.6.3)
- DECIDUOUS
- EVERGREEN
- PEDESTRIAN TRAIL

**SOILS CLASSIFICATIONS**

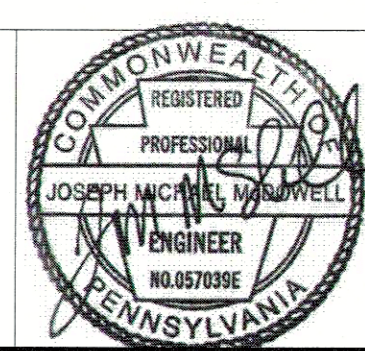
AS PER THE SOIL SURVEY OF ADAMS COUNTY THE FOLLOWING SOILS WERE IDENTIFIED ON THE SUBJECT TRACT:

- ADA - ABBOTTSTOWN SILT LOAM, 0% TO 2% SLOPES
- ABW - ABBOTTSTOWN SILT LOAM, 0% TO 2% SLOPES
- CA - CROTON SILT LOAM, 2% TO 8% SLOPES
- CHB - HANCOCKVILLE CHANNERY SILT LOAM, 2% TO 8% SLOPES
- CHW - HANCOCKVILLE CHANNERY SILT LOAM, 2% TO 8% SLOPES
- PHB - PLOW SILT LOAM, 2% TO 8% SLOPES
- PHW - PLOW SILT LOAM, 2% TO 8% SLOPES
- WUB - WATCHUNG SILT LOAM, 2% TO 8% SLOPES

**RECEIVED**  
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WATERWAYS & WETLANDS



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CALL BEFORE YOU DIG  
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DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776  
DATE: 08/10/17  
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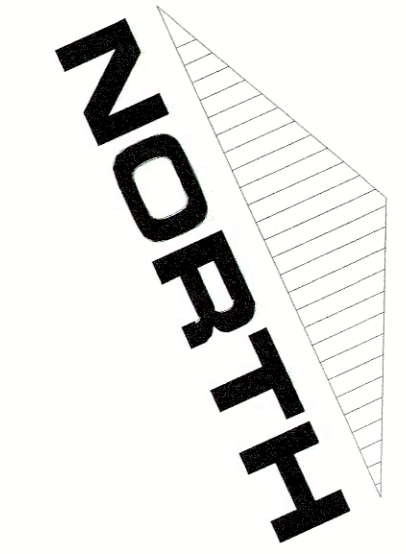
**PLAN PREPARATION**  
DRAWN BY: DB/EW DATE: SEPTEMBER 5, 2017  
DESIGNED BY: RAS/M&M FILE NO.: 1250.6A  
CHECKED BY: JM DRAWING: 1250.6A-PC-04.13

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**  
**GETTYSBURG COMMONS**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA  
SCALE  
1" = 50'  
SHEET NO.  
PC-11-C1



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
		E3	E2	E1	
		F2	F1		

SHEET INDEX  
NOT TO SCALE



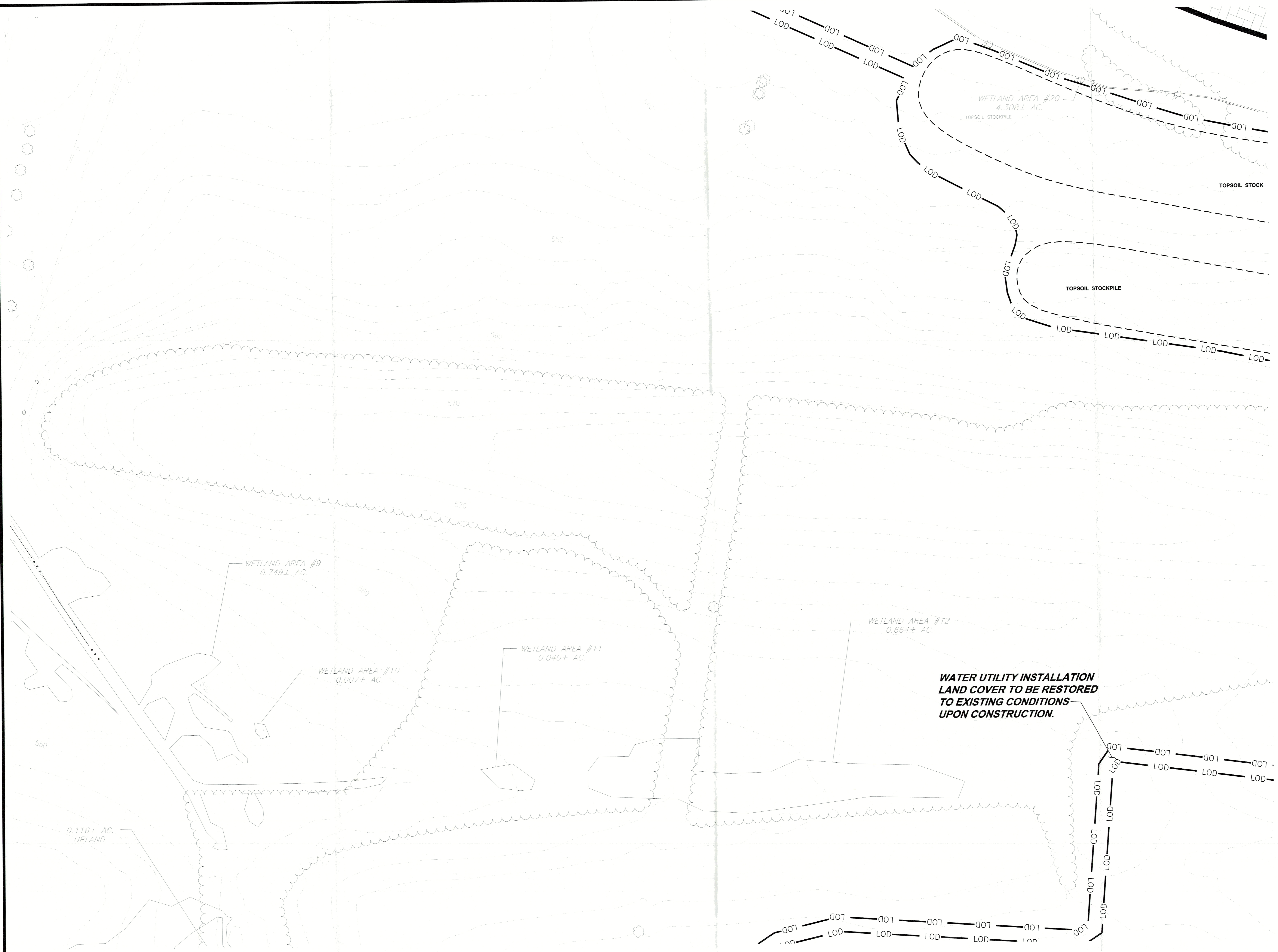
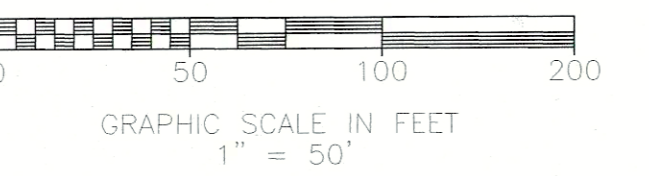
**LEGEND**

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- DECIDUOUS TREE
- EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FOREMAN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL / CHIMNEY
- PROPOSED STORM HEADWALL / CHIMNEY
- PROPOSED STORM STRUCTURE LABEL
- INLET / CHIMNEY / STORM / LINED MANHOLE INTERSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- NAG SC150 STORM LINING
- NAG P300 STORM LINING
- LIMITS OF DISTURBANCE
- NPDES BOUNDARY
- SOIL TYPE BOUNDARY LINE
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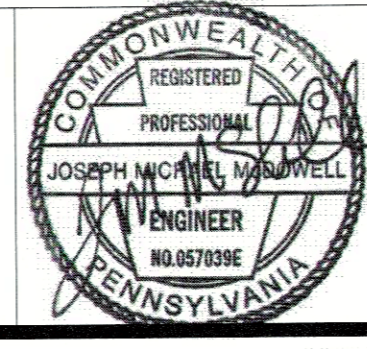
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- HCB - HANESVILLE CHANNERY SILT LOAM, 3% TO 8% SLOPES
- PUB - PENN SILT LOAM, 3% TO 8% SLOPES
- WAB - WATSON SILT LOAM, 3% TO 8% SLOPES



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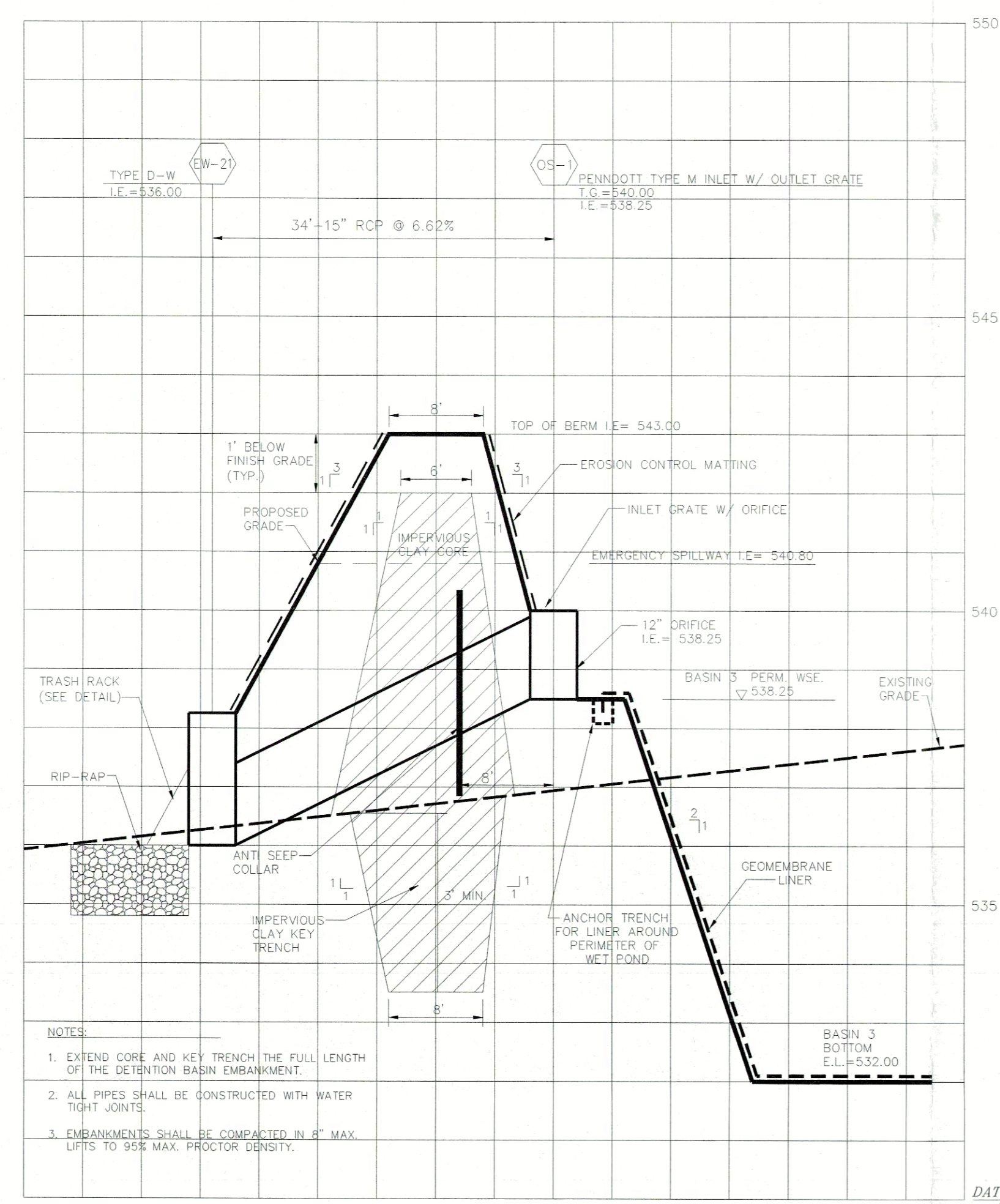
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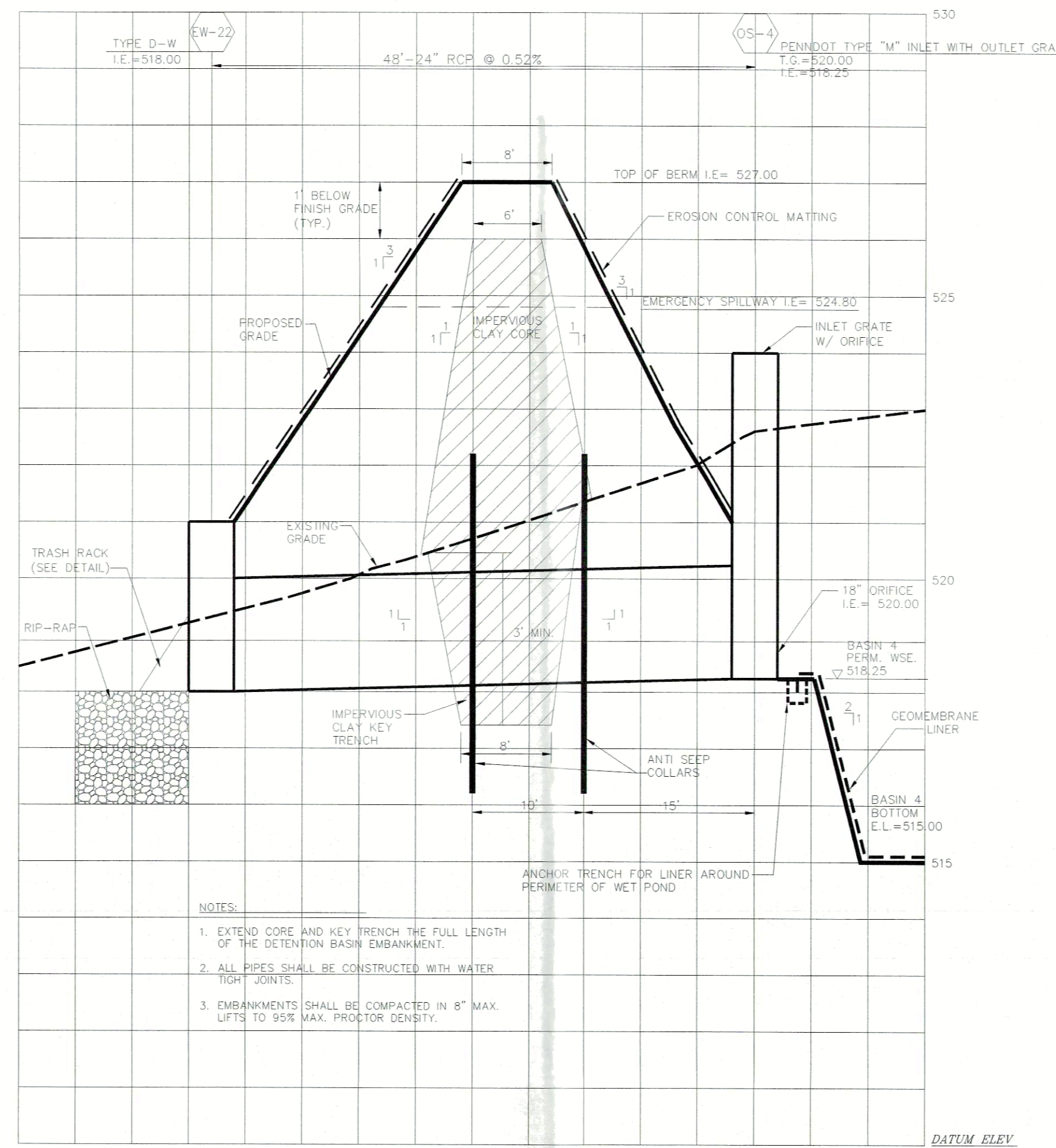
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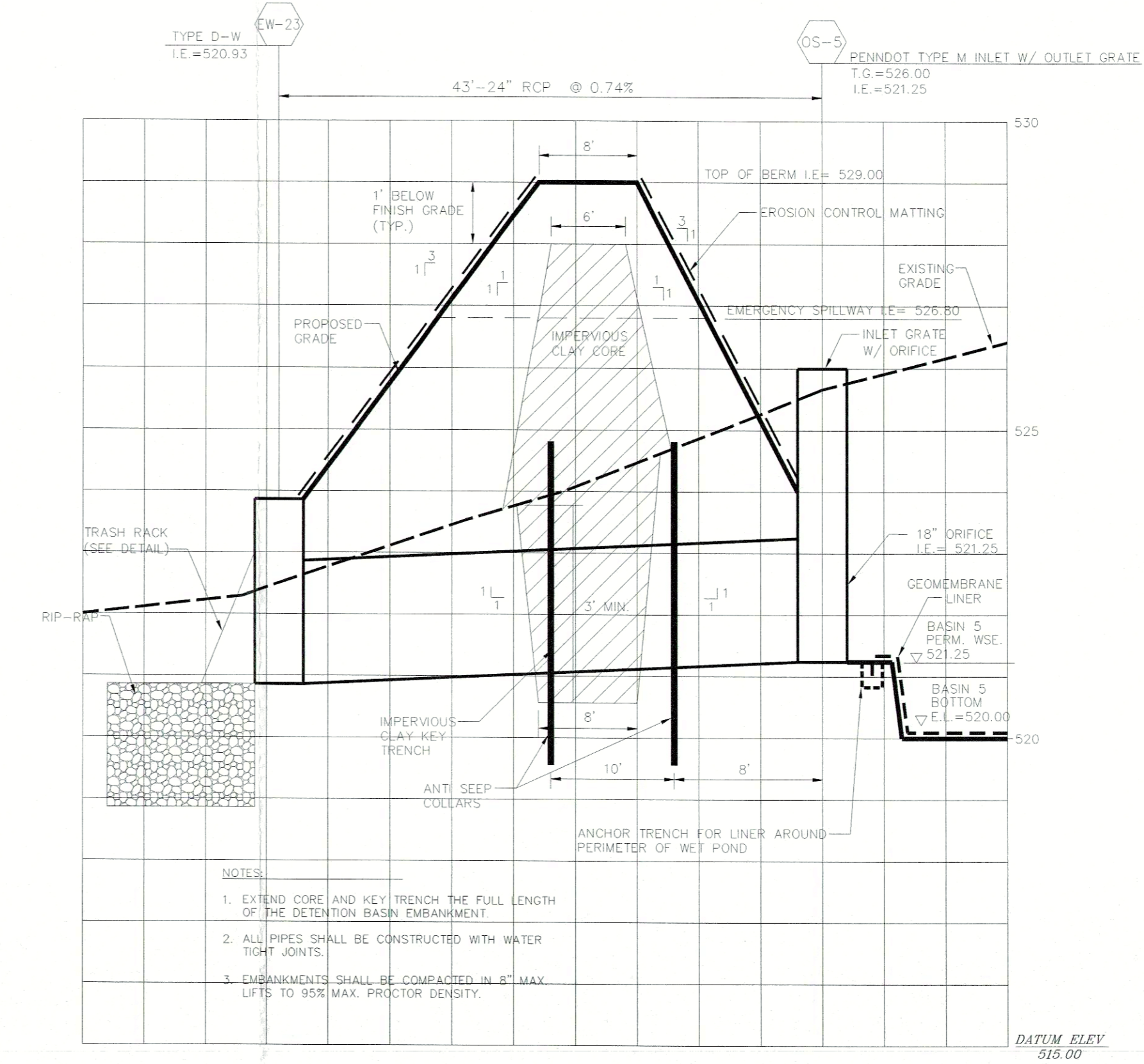
SCALE  
1" = 50'  
SHEET NO.  
PC-13-C3



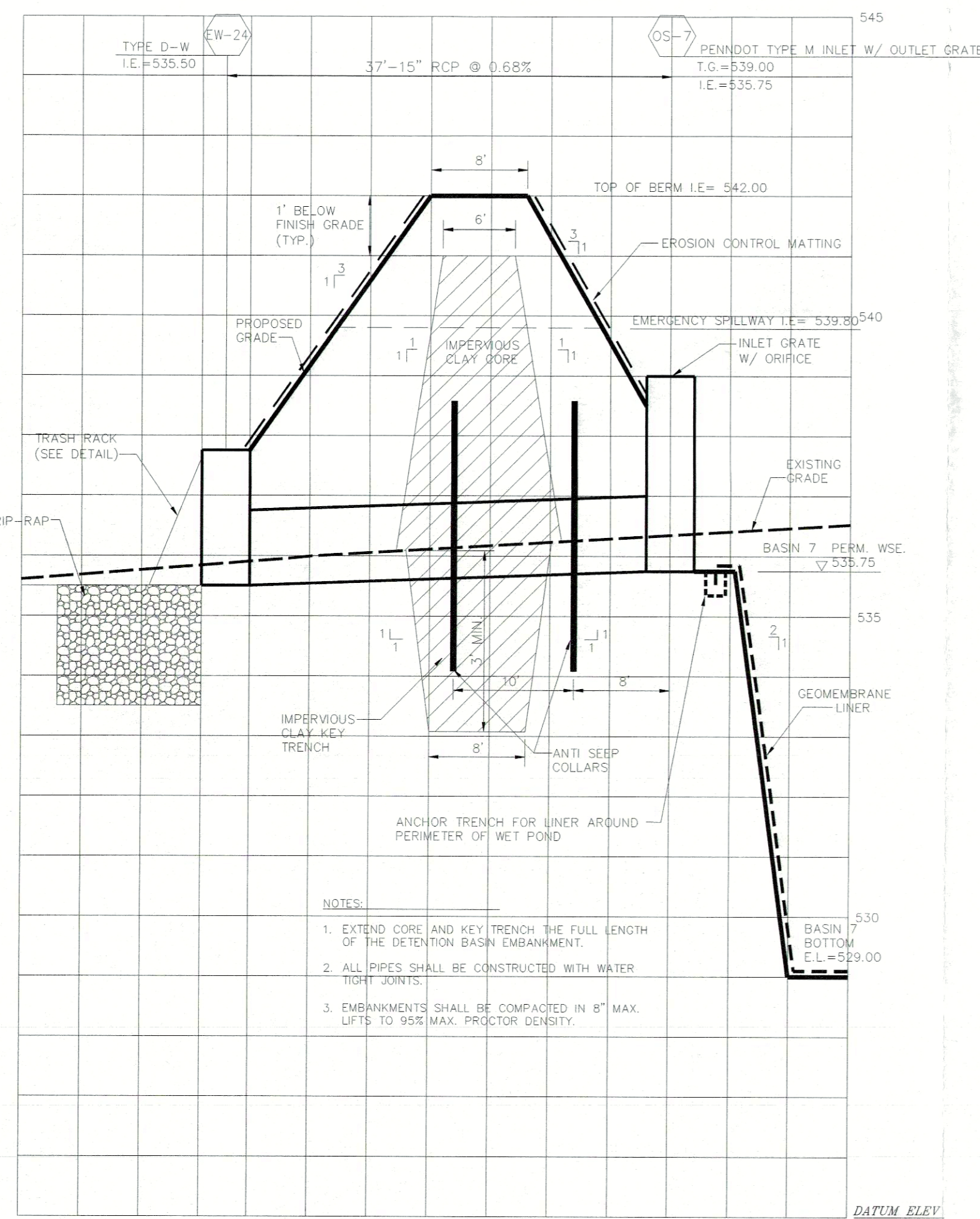
WET POND #3 OUTLET & EMBANKMENT (OS-1 TO EW-21)



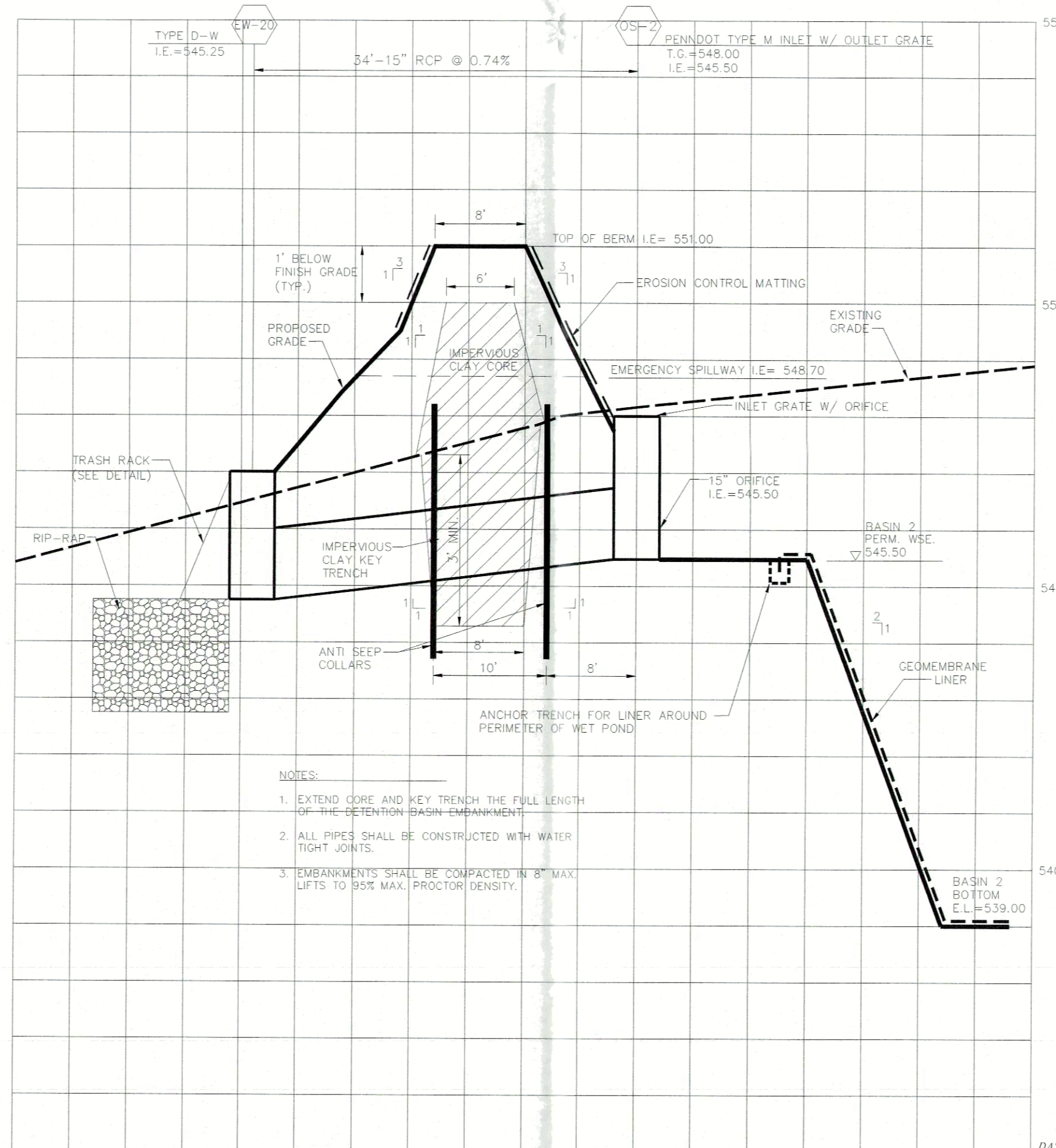
WET POND #4 OUTLET & EMBANKMENT (OS-4 TO EW-22)



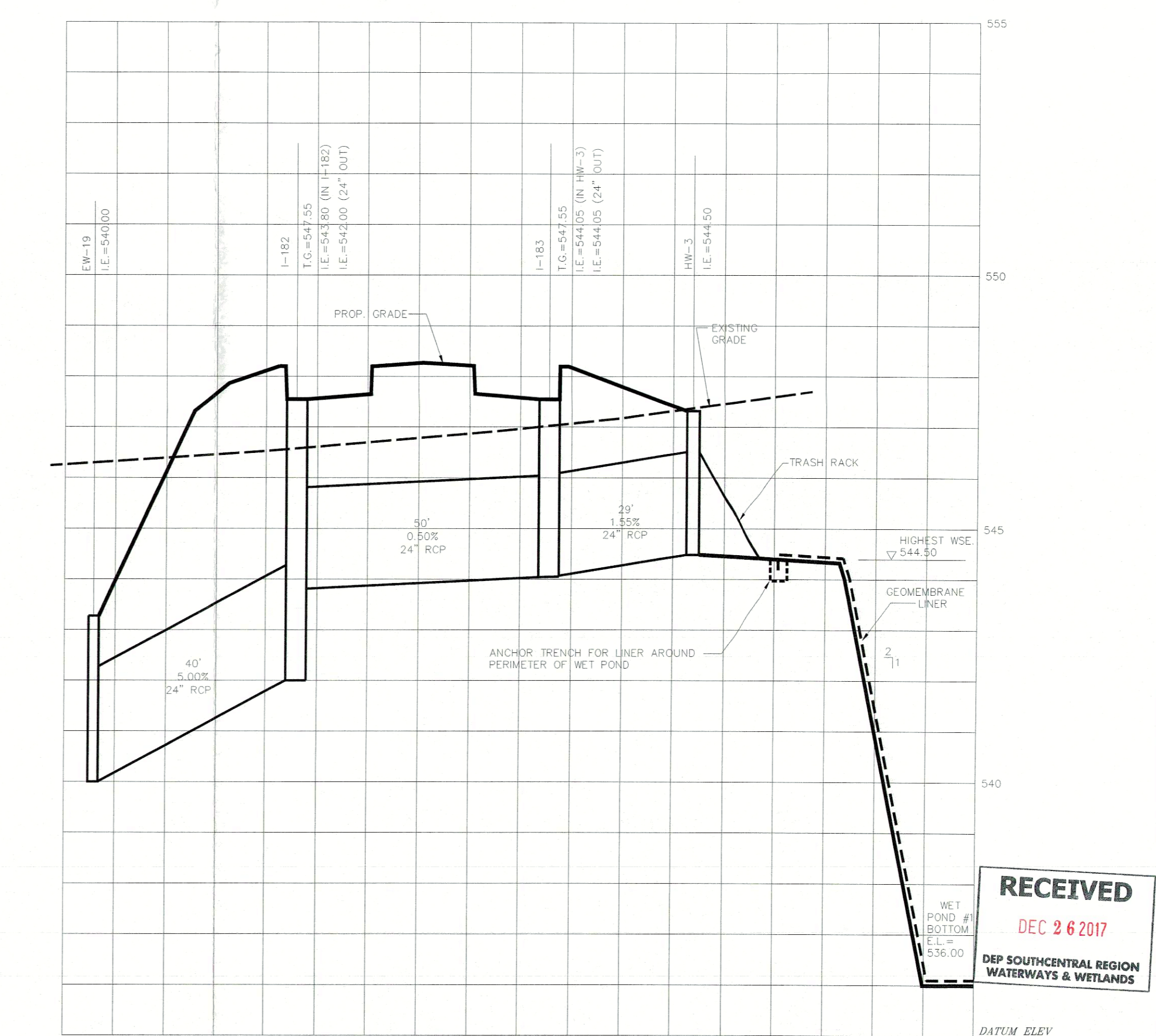
STORMWATER MANAGEMENT POND #5 OUTLET & EMBANKMENT (OS-5 TO EW-23)



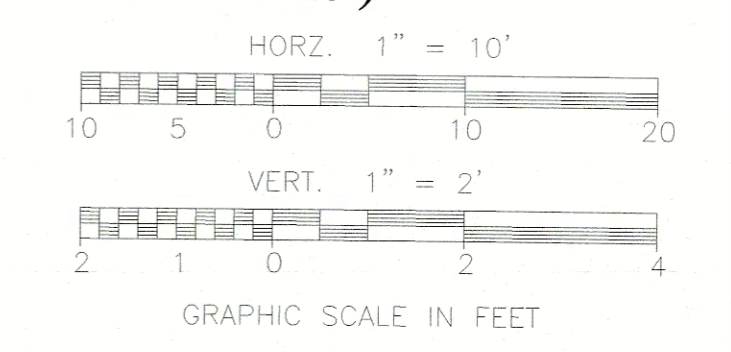
WET POND #7 OUTLET & EMBANKMENT (OS-7 TO EW-24)



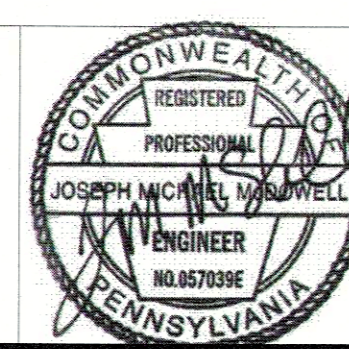
WET POND #2 OUTLET & EMBANKMENT (OS-2 TO EW-20)



WET POND #1 OUTLET & EMBANKMENT (HW-3 TO EW-19)



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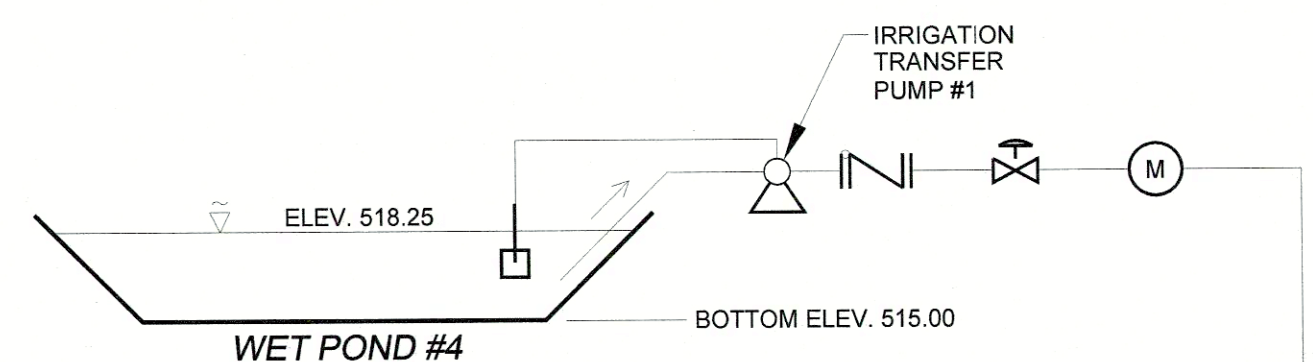
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DRAWN BY: DB/EW	DATE: SEPTEMBER 5, 2017
DESIGNED BY: RAS/M&M	FILE NO.: 1250.6A
CHECKED BY: JM	DRAWING: 1250-6A-PC-14/17

PCSM DETAILS  
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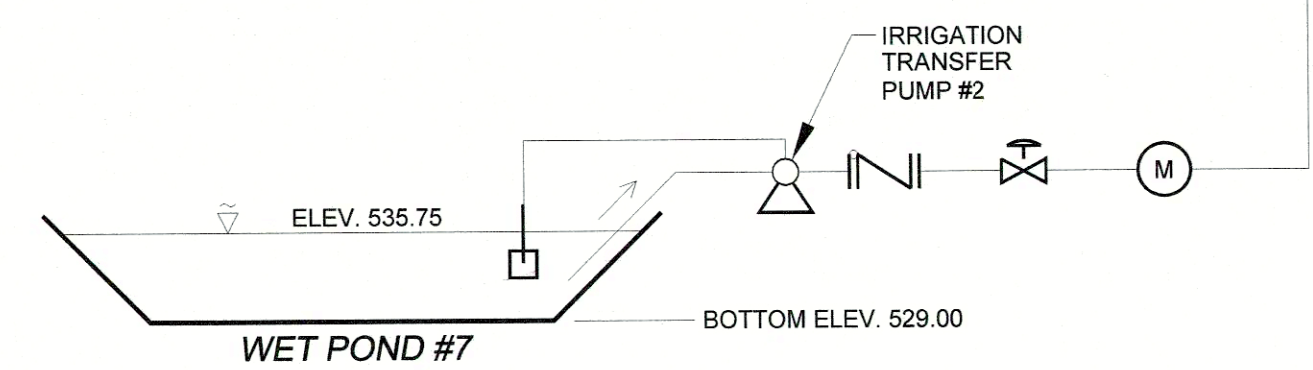
SCALE  
 AS NOTED  
 SHEET NO.  
**PC-14**

**RECEIVED**  
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 WATERWAYS & WETLANDS

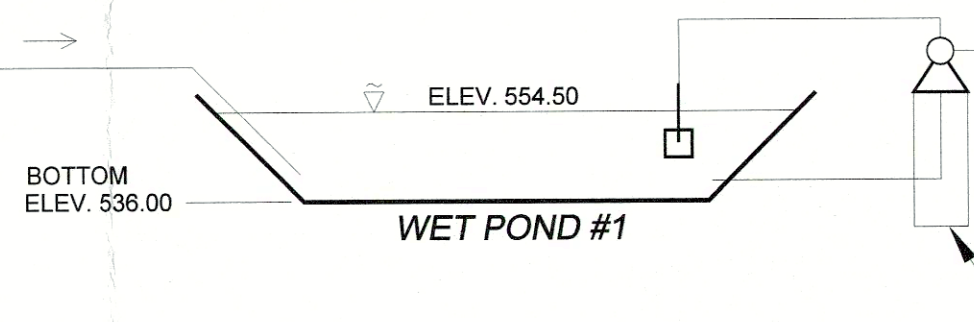
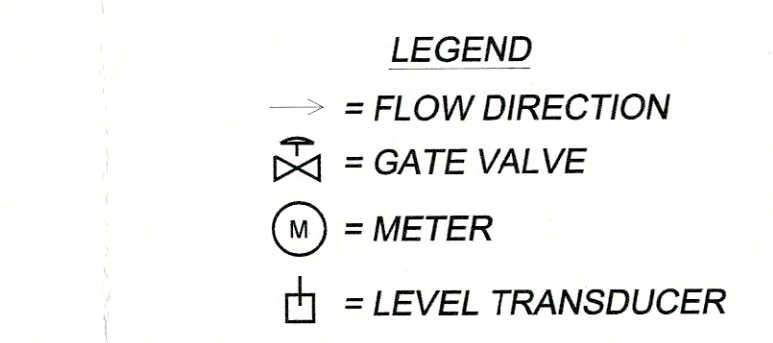




**IRRIGATION TRANSFER PUMP #1 (PUMPING PLAN)**  
 1) MAX. TOTAL WITHDRAWAL IN 72 HR. PERIOD = 141,529 CF  
 2) PUMP "ON" - WET POND #4 LEVEL TRANSDUCER HIGHER THAN 518.25  
 3) PUMP "OFF" - WET POND #4 LEVEL TRANSDUCER LESS OR EQUAL TO 518.25 OR MAX TOTAL WITHDRAWAL MET OVER 72 HR. PERIOD

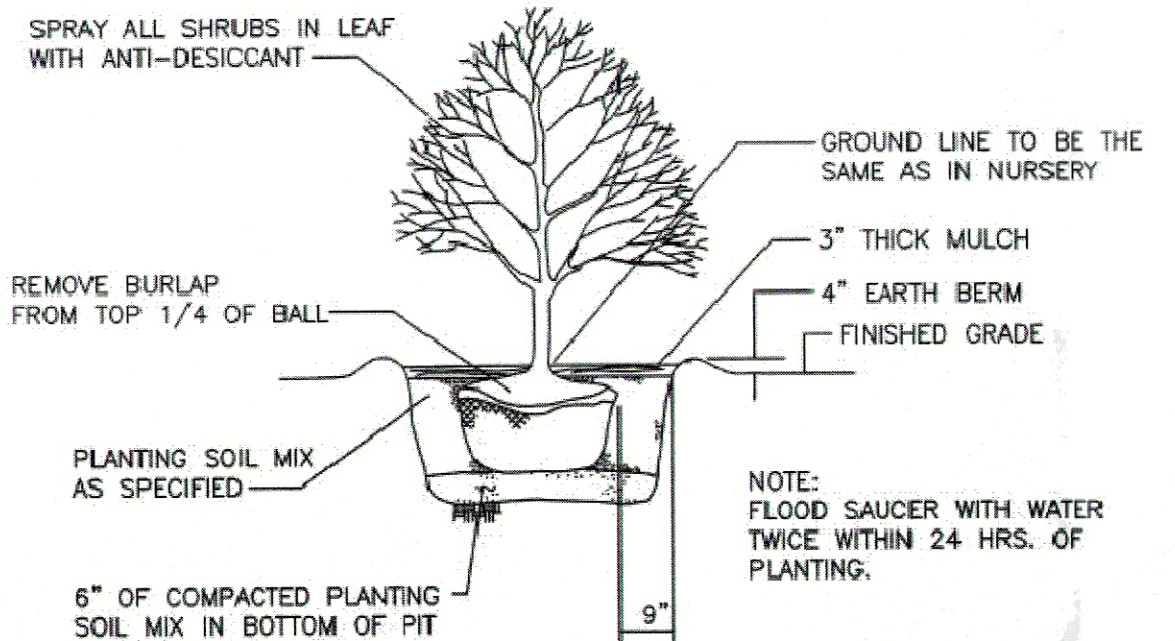


**IRRIGATION TRANSFER PUMP #2 (PUMPING PLAN)**  
 1) MAX. TOTAL WITHDRAWAL IN 72 HR. PERIOD = 87,416 CF  
 2) PUMP "ON" - WET POND #7 LEVEL TRANSDUCER HIGHER THAN 535.75  
 3) PUMP "OFF" - WET POND #7 LEVEL TRANSDUCER LESS OR EQUAL TO 535.75 OR MAX TOTAL WITHDRAWAL MET OVER 72 HR. PERIOD



**IRRIGATION SUMP PUMP (PUMPING PLAN)**  
 1) PUMP "ON" - WET POND #1 WATER ELEVATION HIGHER THAN 540.0. FLOW CONTROLLED BY IRRIGATION SYSTEM CONTROLLER  
 2) PUMP "OFF" - WET POND #1 WATER ELEVATION LOWER THAN 540.0

**CAPTURE & REUSE SYSTEM  
 HYDRAULIC PROFILE & PUMP OPERATIONS  
 PLAN CAPTURE & REUSE SYSTEM**  
 N.T.S.



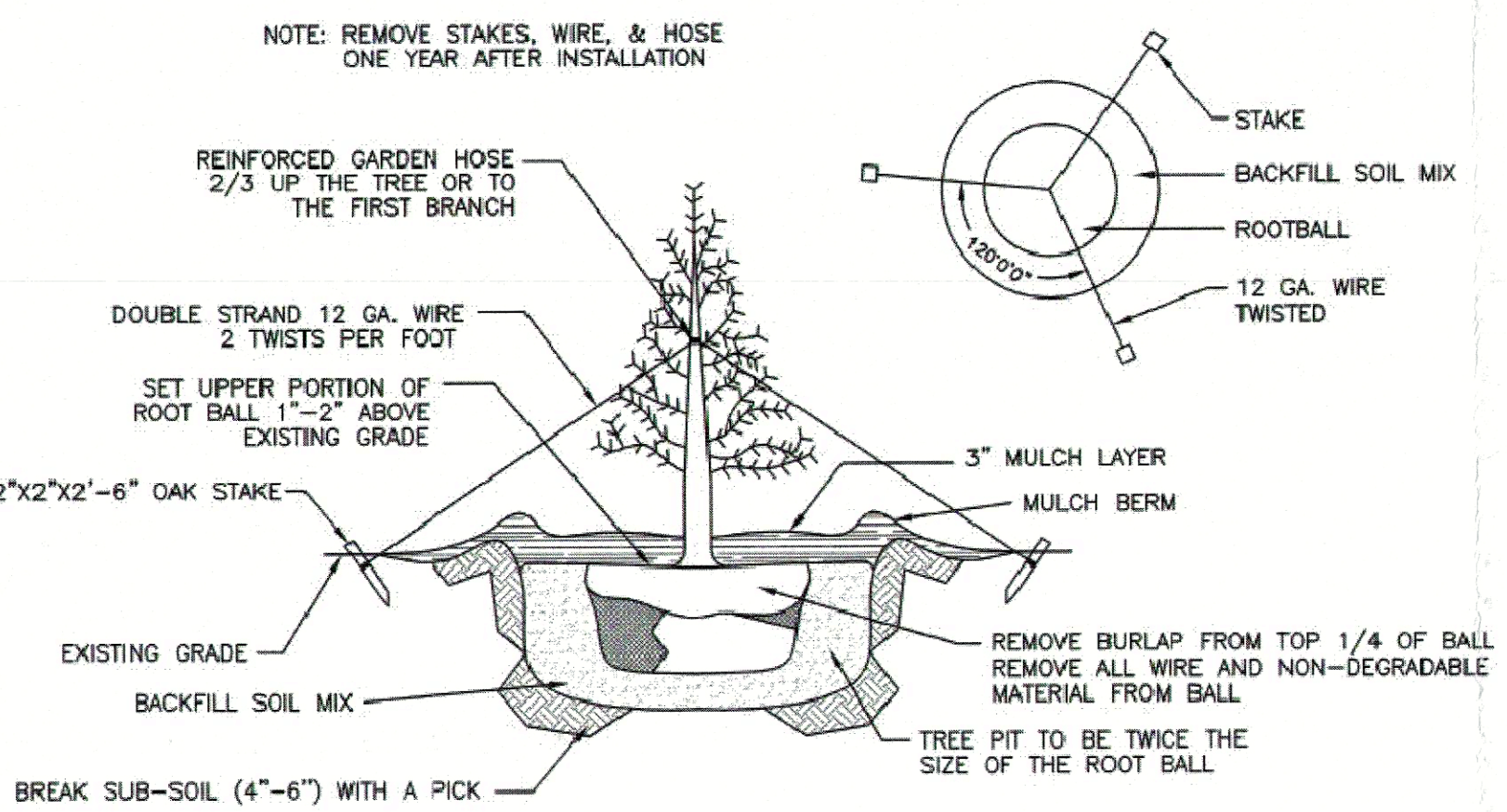
**MAJOR TREE PLANTING AND STAKING DETAIL  
 1-1/2" CALIPER OR LARGER**  
 N.T.S.



**SHRUB PLANTING DETAIL**  
 N.T.S.

**LANDSCAPE NOTES**

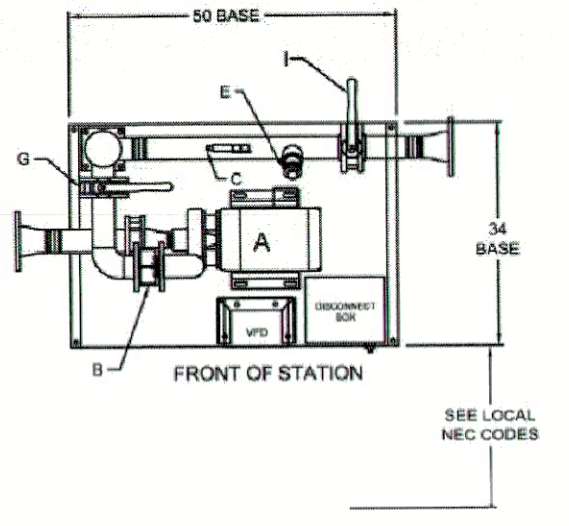
- Plant Materials: All nursery stock shall conform to "American Standard for Nursery Stock" as specified by the American Association of Nurserymen. All nursery stock shall be subject to inspection by the Developer for quality, size, and species. Any plant that is not healthy and vigorous or has indication of decay, disease, insect infestation, and/or physical injuries will not be accepted. Rejected plants shall be removed from the site and replaced with specified plants. No substitutions for the specified plants shall be permitted. If specified plants and/or specified plant sizes are unobtainable, consideration will be given to related varieties and/or the nearest available size. Approval shall be granted by the Developer.
- Planting Procedures: All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas". Backfill soil mix shall consist of 100 lb. of dehydrated cow manure to 1 cu. yd. of peat moss, or 2 cu. yd. of peat humus to 5 cu. yd. of topsoil. This specified backfill soil mix shall be used on both planting beds and individual plants. Existing soil within all planting beds and individual planting pits shall be worked loose to a depth of four to six (4-6) inches. Mulch all planting beds and individual plants with three inches (3") of finely shredded bark. Planting beds with ground cover plants require only one inch (1") of mulch. Thoroughly soak planted area the same day of planting.
- Maintenance and Replacement: Landscape Contractor shall be required to guarantee all plant materials for a period of one year after installation is complete and approved. At the end of one year, all plant material which is dead or dying shall be replaced at the Landscape Contractor's expense with plant material of identical type, size and condition as originally specified.



**EVERGREEN PLANTING AND STAKING DETAIL**  
 N.T.S.

POWER REQUIREMENTS: 245V, 60/50, 1 PHASE, 28 FLA.

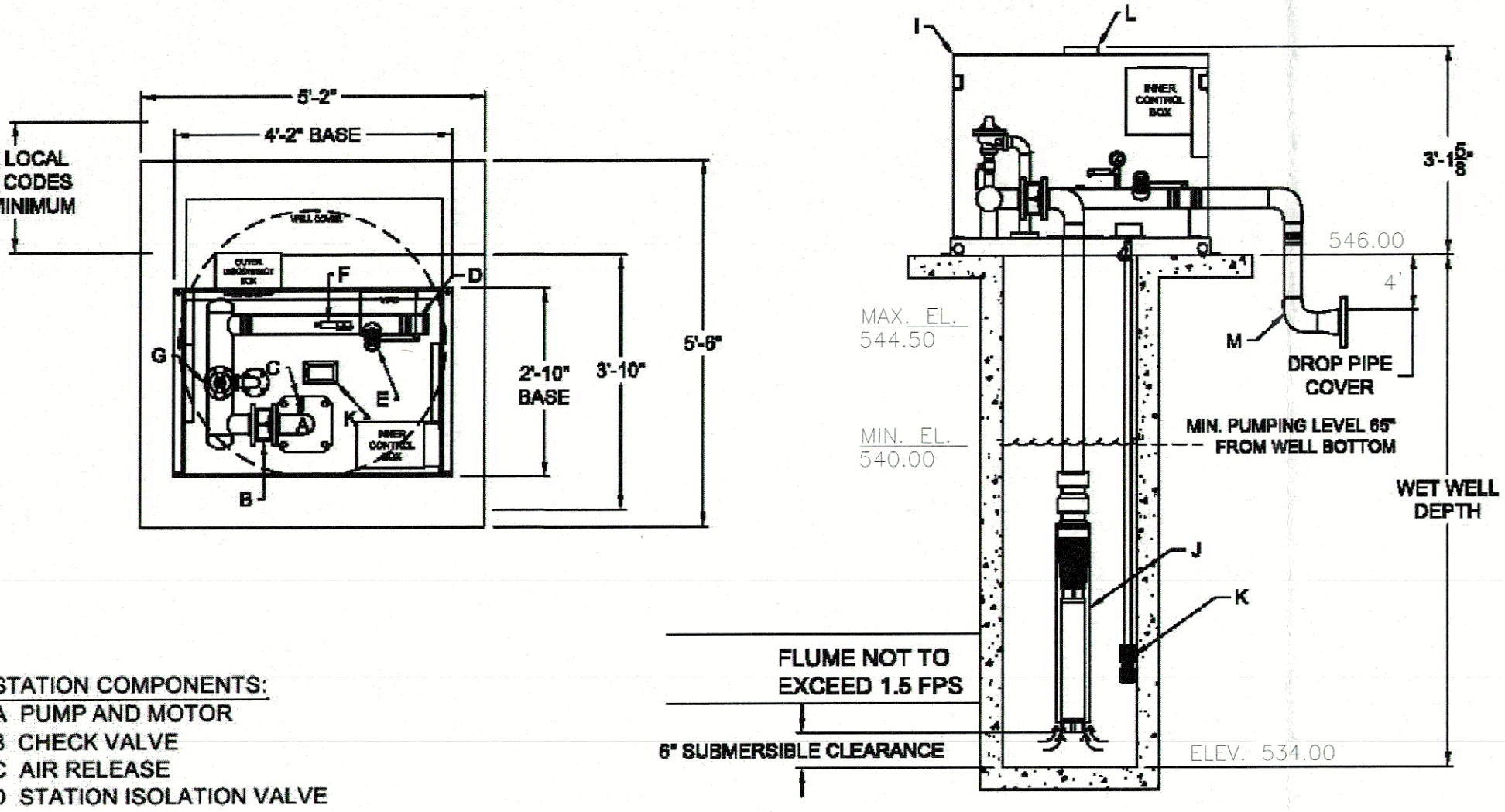
- STATION COMPONENTS:**  
 A PUMP AND MOTOR  
 B CHECK VALVE  
 C PRESSURE TRANSDUCER WITH GAUGE  
 D PAINTED STEEL BASE (SANDFILLED)  
 E FLOW SENSOR  
 F PRESSURE TRANSDUCER WITH GAUGE  
 G PRESSURE RELIEF VALVE  
 H AIR RELEASE  
 I STATION ISOLATION VALVE  
 J 1/2" AIR CONNECTION  
 K PUMP INTAKE ISOLATION VALVE  
 L BY PASS VALVE



**IRRIGATION TRANSFER PUMP DETAIL  
 (PUMPS #1 & #2)**  
 N.T.S.

**NOTES:**

- PUMP #1 (WET POND #4), 7.5 HP, 155 GPM @ 35 PSI.
- PUMP #2 (WET POND #7), 10 HP, 275 GPM @ 35 PSI.
- PUMPS SHALL BE ELECTRONICALLY CONTROLLED PUMPING SYSTEMS AS MANUFACTURED BY WATERTRONICS - HARTLAND WISCONSIN.
- PUMPS SHALL TRANSFER IRRIGATION / REUSE WATER FROM WET PONDS 4 & 7 TO WET POND #1.



**NOTES:**

- PUMP #3 IRRIGATION SYSTEM PUMP (WET POND #1) 15 HP, 175 GPM @ 75 PSI.
- PUMP SHALL BE ELECTRONICALLY CONTROLLED PUMPING SYSTEM AS MANUFACTURED BY WATERTRONICS - HARTFORD WISCONSIN.
- PUMPING SYSTEM SHALL WITHDRAWAL WATER FROM WET POND #1 TO IRRIGATION SYSTEM.

**IRRIGATION SUMP PUMP DETAIL (PUMP #3)**  
 N.T.S.



**NOTE:**  
 ALL LOTS SHALL BE SERVED WITH THE IRRIGATION SYSTEM SHOWN HEREIN VIA LATERALS, SPRINKLERS AND CONTROLS TO EACH SECTION OF DEVELOPMENT.

**IRRIGATION SYSTEM MAINLINE PLAN (CAPTURE AND REUSE BMP)**

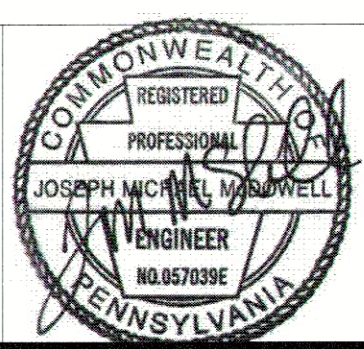
**IRRIGATION (REUSE) SYSTEM TYPICAL OPERATION**

TYPICAL OPERATION FOR IRRIGATION SYSTEM  
 THE PROPOSED IRRIGATION SYSTEM SHALL BE ESTABLISHED FOR OPERATION BY APRIL 30TH  
 THE SYSTEM SHALL BE TESTED TO INSURE ALL COMPONENTS ARE IN GOOD WORKING ORDER AND PERFORMING AS DESIGNED  
 THE MANAGEMENT SOFTWARE FOR THE IRRIGATION SYSTEM SHALL OPERATE UNDER THE RAINMASTER LAGUNA SOFTWARE  
 THE SOFTWARE WILL MANAGE THE DISTRIBUTION OF WATER THROUGH THE MAIN LINE IRRIGATION PIPING SYSTEM CONTROLLING THE GLOBAL PROGRAMMING OF THE IRRIGATION SCHEDULES.  
 THE SOFTWARE SHALL AUTOMATICALLY CALCULATE AND DOWNLOAD A NEW HYDRAULICALLY OPTIMIZED IRRIGATION SCHEDULE EACH DAY  
 THE SOFTWARE SHALL ALLOW THE USER TO ESTABLISH GROUPS OF STATIONS (FLOW ZONES) THAT OPERATE WITHIN A SPECIFIED WATER WINDOW.  
 THE SOFTWARE SHALL HAVE A ROAD VIEW MAP - INTERNET BASED  
 THE AERIAL VIEW MAP WILL BE INTERNET BASED  
 THE SOFTWARE WILL HAVE A DYNAMIC ACTIVITY LOG ALLOWING ALL OPERATIONS STATUSES TO BE VIEWED  
 IT WILL HAVE QUALITY SERVICE MEASUREMENTS FOR EACH CONTROLLER  
 PENDING OPERATIONS STATUS IS AVAILABLE  
 AUTOMATED SCHEDULED TASKS RUN AN UNATTENDED SERVICE - USERS MAY LOG OFF THE COMPUTER  
 ADVANCED IRRIGATION MANAGEMENT IS INCLUDED  
 ADVANCED ET SCHEDULING WITH FLOW MANAGEMENT  
 GLOBALLY ABLE TO CHANGE CONTROLLER OR STATION BASED  
 MOBILE APPS AVAILABLE  
 ET SOURCE FROM A WEATHER STATION AND ZIP ET  
 MULTIPLE ETHERNET BASE RADIOS ON ONE PORT  
 COMMUNICATIONS USING ETHERNET PORT  
 SIMULTANEOUS COMMUNICATION CONCURRENT USE OF SERIAL AND ETHERNET PORTS  
 PREDEFINED BY THE USER CUSTOMIZATION OF THE STATION NAMES, PLANT TYPES, AND FLOW METERS  
 THE USER INTERFACE OPTIMIZED FOR DATA ENTRY AND DATA MANIPULATION  
 GRID/TABLE EDIT  
 LAYOUT TO MANAGE LARGE CONTROLLER AND STATION COUNT  
 FILTERING CONTROLLERS, STATIONS AND OTHER FIELDS IN GRIDS TO ALLOW VIEWING OF SPECIAL INTEREST ITEMS ONLY  
 SIMPLIFIED PORT SETUP, REPEATER SETUP AND WEATHER STATION SETUP  
 ADVANCED IRRIGATION AND ADVANCED ET COMBINED IN ONE VIEW  
 WEATHER RELATED CONTROLLER ACTIONS (WIND, RAIN, AND FREEZE) SIMPLIFIED  
 THE CONTROLLER AND PUMP/STATION WILL PROVIDE ACCURATE WATER USE REPORTS, WEEKLY, MONTHLY AND YEARLY WATER USAGE REPORTS  
 THE IRRIGATION SYSTEM IS DESIGNED TO USE STORMWATER AS A CONSERVATION AND WATER MANAGEMENT (BMP)  
 SYSTEM SHALL HAVE EMERGENCY CLOSURE IF A PIPE IS BROKEN ON MAIN AND ZONE IRRIGATION LINES.  
 THE AREAS IRRIGATED WILL NOT EXCEED THE INFILTRATION RATE OF THE SOIL AND WILL USE A CYCLE AND SOAK SCHEDULE IF NEEDED.  
 THE IRRIGATION SHALL BE REGULATED BASED ON THE BMP FOR THE MONTH AND CLIMATE.  
 THE IRRIGATION SYSTEM WILL BE CLOSED BY THE END OF NOVEMBER FOR THE WINTER WHERE NECESSARY  
 THE POND LEVELS WILL BE MONITORED AND THE TRANSFER PUMPS WILL ACTIVATE WHEN THE CRITICAL LEVEL IS REACHED IN ANY SEASON  
 TYPICALLY THE SEASON WILL BE FROM APRIL THRU NOVEMBER

PLANTING SCHEDULE - SECTION "A"					
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
RM	110	RED MAPLE	ACER RUBRUM 'RED SUNSET'	2" CAL. & 6' MIN. HT.	B&B
SM	84	SUGAR MAPLE	ACER SACCHARUM 'GREEN MT.'	2" CAL. & 6' MIN. HT.	B&B
BR	95	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	2" CAL. & 6' MIN. HT.	B&B
WO	84	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL. & 6' MIN. HT.	B&B
PO	100	PIN OAK	QUERCUS PALUSTRIS	2" CAL. & 6' MIN. HT.	B&B
SB	85	SERVICEBERRY	AMELANCHIER CANADENSIS	2" CAL. & 6' MIN. HT.	B&B
RB	90	REDBUD	CERCIS CANADENSIS	2" CAL. & 6' MIN. HT.	B&B
DW	45	DOGWOOD	CORNUS FLORIDA	2" CAL. & 6' MIN. HT.	B&B
WH	40	WITCHHAZEL	HAMAMELIS VIRGINIANA	2" CAL. & 6' MIN. HT.	B&B
SW	120	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	2" CAL. & 6' MIN. HT.	B&B
HY	120	AMERICAN HOLLY	ILEX OPACA 'SATYR HILL'	2" CAL. & 6' MIN. HT.	B&B
RC	75	RED CEDAR	JUNIPERUS VIRGINIANA	2" CAL. & 6' MIN. HT.	B&B
WP	200	WHITE PINE	PINUS STROBUS	2" CAL. & 6' MIN. HT.	B&B

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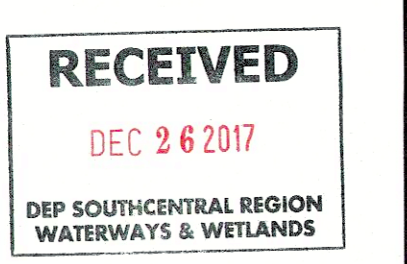
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SCALE  
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**PC-16**



## APPLICANT / RESPONSIBLE PARTY

GREATER GETTYSBURG DEVELOPMENT CO., LLC  
630 W. MASON DAWN ROAD  
GETTYSBURG, PA 17325  
PHONE: (717) 359-9928

THE ABOVE PARTY IS RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH § 102.8(h) AND PROOF OF COMPLIANCE WITH § 102.8(h)(2).

## POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

**PERMIT TERMINATION**  
UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.222(a)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPs IN ACCORDANCE WITH APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §§ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OF CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION MUST INCLUDE:  
(1) THE FACILITY NAME, ADDRESS AND LOCATION.  
(2) THE OPERATOR NAME AND ADDRESS.  
(3) THE PERMIT NUMBER.  
(4) THE REASON FOR PERMIT TERMINATION.  
(5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH § 102.8(h) AND PROOF OF COMPLIANCE WITH § 102.8(h)(2).

**PCSM REQUIREMENTS**  
CHARACTERISTICS OF RECONSTRUCTION, THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

**LICENSED PROFESSIONAL OVERSIGHT OF CRITICAL STAGES** A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERDRAINAGE TREATMENT OR STORAGE BMPs, STRUCTURALLY ENGINEERED BMPs, OR OTHER BMPs AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

**FINAL CERTIFICATION**, THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:  
(1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.  
(2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs.

**PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS**  
UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE APPROVED PCSM PLAN. THE PERMITTEE OR CO-PERMITTEE SHALL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs.  
FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISPOSITION OF THE PROPERTY TO THE PERSON IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs. THE RECORDING INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUCCESSOR GRANTEE, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.7(b)(5) (RELATING TO PERMIT TERMINATION).

THE PERSON RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON, INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND WAIVER NOTICE HEREOF TO THE DEPARTMENT.  
A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.

## ANTICIPATED PCSM WASTES INCLUDE:

SANITARY WASTES  
SOIL MATERIALS FROM BMP CLEAN-OUT/MAINTENANCE  
GRASS CLIPPINGS  
TREE CLIPPINGS  
DEBRIS / SOLID WASTE FROM STREET SWEEPING / VACUUMING

## RECYCLING / DISPOSAL NOTES:

ALL BUILDING MATERIALS AND WASTES INCLUDING POST CONSTRUCTION BMP WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE CHAPTER 201 § 290.1 ET SEQ. 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES INCLUDING BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE ADAMS COUNTY CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MATERIALS USED AS ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL.

## CHAPTER 93 CLASSIFICATION OF RECEIVING WATERCOURSE

ALL RUNOFF FROM THE PROJECT IS RECEIVED BY ROCK CREEK AND BEAVER DAM CREEK, WHICH HAVE A DESIGNATED USE OF WARM WATER FISHES (WWF) IN THE PA CODE TITLE 25, CHAPTER 93. NO EXISTING U.S. NAVY HAS BEEN DEFINED FOR BOTH WATERWAYS.

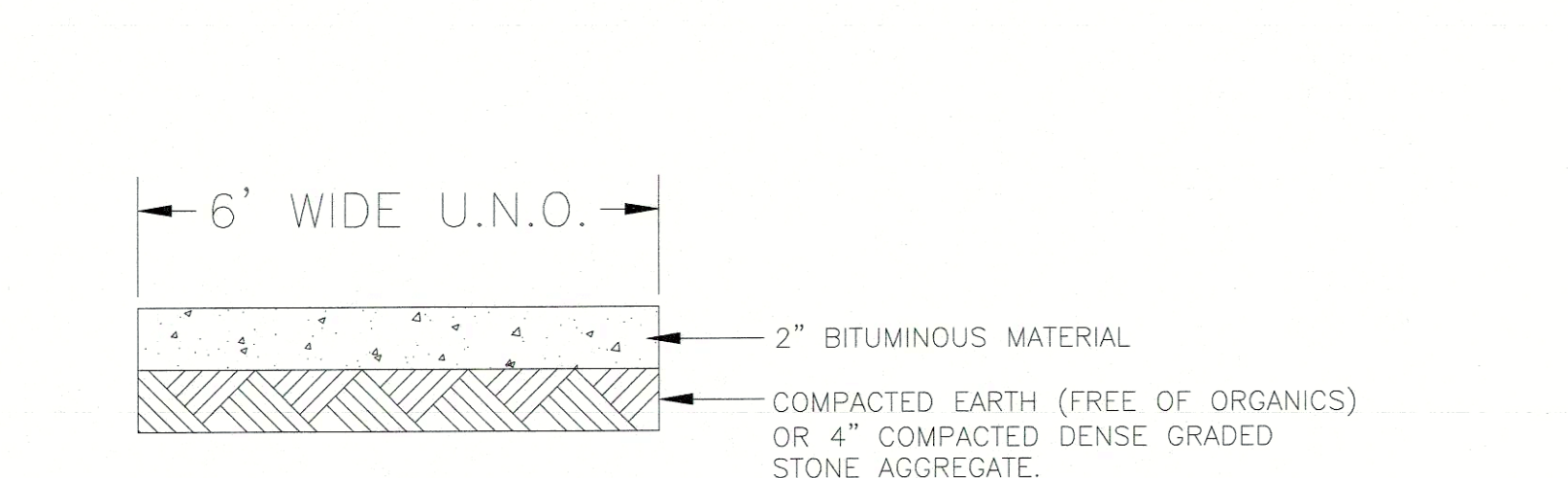
## LAND USE

THE PAST (>1995) AND PRESENT (<1995) LAND USE IS AGRICULTURE AND WOODLANDS.

## PCSM PLANNING AND DESIGN NOTES (102.8b)

AS REQUIRED BY CHAPTER 102.8 (B) THE PROPOSED PCSM PLAN INCLUDING THE PCSM NARRATIVE MADE PART OF THIS PLAN CONTAINED HEREIN MEETS THE FOLLOWING CRITERIA:

- 1) SANITARY WASTES EXIST WITHIN THE SUBJECT DEVELOPMENT. THE BMP'S WET PONDS, CAPTURE, AND REUSE, PROTECTION OF SENSITIVE RESOURCES, STREET SWEEPING AND VACUUMING, RE-VEGETATIVE / RE-Forest and MINIMIZE AREA OF DISTURBANCE PROPOSED FOR THE PROJECT SHALL MANAGE RUNOFF SUCH THAT THERE SHALL BE NO IMPACT UPON THE PHYSICAL, BIOLOGICAL OR CHEMICAL QUALITIES OF STREAMS.
- 2) THE PCSM AS OUTLINED HEREIN PREVENTS AN INCREASE IN RATE OF RUNOFF FOR THE 2 YEAR TO 100 YEAR STORM EVENTS AND VOLUME INCREASE FOR THE 2 YEAR-24HR EVENT AS REQUIRED, NO INCREASE IN RATE OF RUNOFF IS ACHIEVED BY DEVELOPMENT OF PERMANENT WET PONDS / RETENTION BASINS AS DETAILED HEREIN.
- 3) THE PCSM PLAN HEREIN MINIMIZES THE EXTENT OF IMPERVIOUS AREA BY LIMITING THE DESIGN OF ROADWAYS, AND DRIVEWAYS IN REGARD TO PAVING TO THOSE REQUIRED BY TOWNSHIP ORDINANCE, CLUSTERING DWELLINGS TO MINIMUM SEPARATION AS REQUIRED BY ORDINANCE AND LIMITING LENGTH OF ROADS AND DRIVEWAYS.
- 4) THE PLAN MAXIMIZES TO THE EXTENT FEASIBLE THE EXISTING DRAINAGE FEATURES OF THE SITE WHILE MAINTAINING EXISTING NATURAL DRAINAGE WAYS TO THE SURFACE WATER.
- 5) LAND CLEARING AND GRADING ARE LIMITED TO THE CURRENT PHASE OF DEVELOPMENT THUS MINIMIZING THE EXTENT OF GRADING AND CLEARING.
- 6) COMPACTION IS LIMITED BY SEQUENCING CONSTRUCTION AND IDENTIFYING THOSE PROTECTED AREAS WHICH ARE NOT TO BE COMPACTED.
- 7) STRUCTURAL (WET PONDS, SOIL AMENDMENTS & CAPTURE AND REUSE) AND NON-STRUCTURAL (PROTECTION OF SENSITIVE FEATURES, MINIMIZING DISTURBANCE, AND RE-Forest) BMP'S ARE PROPOSED SERVE TO PREVENT VOLUME INCREASES FROM THE 2 yr = 24 hr EVENT AND MINIMIZES INCREASES FOR LARGER STORM EVENTS.



## PEDESTRIAN TRAIL

NOT TO SCALE

## TEMPORARY SEEDING NOTES:

THESE NOTES APPLY TO GRADED OR CLEARED AREAS THAT ARE LIKELY TO BE RE-DISTURBED OR WHERE A SHORT TERM SEEDING IS REQUIRED.

**SEEDING PREPARATION:**  
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING, OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. PERFORM ALL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.

**SOIL AMENDMENTS:**  
APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE, PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE, AND WORK INTO THE SOIL.

**SEEDING:**  
SEEDING (MAY/JUNE 15) ANNUAL RYEGRASS 40 LB/ACRE OR SPRING OATS 96 LB/ACRE OR SPRING OATS PLUS RYEGRASS 64 LB/ACRE OATS, PLUS 20 LB/ACRE ANNUAL OR PERENNIAL RYEGRASS OR WINTER WHEAT 180 LB/ACRE OR WINTER RYE 168 LB/ACRE.

**LATE SPRING/SUMMER (MAY 16 THRU AUGUST 15)**  
ANNUAL RYEGRASS 40 LB/ACRE OR LARICES OR FORTY FUMAL TILL 35 LB/ACRE OR SUDANGRASS 40 LB/ACRE OR SPRING OATS 96 LB/ACRE OR WINTER WHEAT 180 LB/ACRE OR WINTER RYE 168 LB/ACRE.

**LATE SUMMER/FALL (AUGUST 16 AND LATER)**  
ANNUAL RYEGRASS 40 LB/ACRE OR WINTER RYE 168 LB/ACRE OR WINTER WHEAT 180 LB/ACRE.  
AT OTHER TIMES OF THE YEAR, PROTECT THE SITE BY APPLYING 3 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH AND SEED AS SOON AS PRACTICABLE, OR BY USING SOD.

**MULCHING:**  
APPLY 2 TONS PER ACRE OF UNWETTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION BY USING MULCHING TOOL; OR APPLY 218 GALLONS/ACRE (5 GAL/1000 SF) OF DULIFIED ASPHALT ON FLAT AREAS. ON 2:1 SLOPES OR GREATER, USE 350 GALLONS OF ASPHALT PER ACRE (9 GAL/1000 SF) FOR PROPER ANCHORING. THE FOLLOWING METHODS OF ANCHORING MULCH MATERIALS ARE ACCEPTABLE ALTERNATIVES TO ASPHALT ANCHORING IF APPLIED UNDER THE PROPER CONDITIONS:

- 1) TRACKING: THE PROCESS OF CUTTING MULCH INTO THE SOIL VIA EQUIPMENT THAT RUNS ON TRACKS, IS EMPLOYED PRIMARILY ON SLOPES 3:1 OR STEEPER.
- 2) MULCH NETTING: STAPLE LIGHTWEIGHT BIODEGRADABLE PAPER, PLASTIC OR COTTON NETTING OVER THE MULCH ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- 3) SYNTHETIC BINDERS: SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (ADR-TAC), DCA-70, PETROSET OR TERRACAKT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIAL.
- 4) WOOD CELLULOSE FIBER: THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB/ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER, AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LBS OF WOOD CELLULOSE FIBER PER 100 GALLONS.
- 5) PEG & TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSSROSS WITH A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE TURNS.

**MAINTENANCE:**  
INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS, AND RESEEDINGS TO INSURE SITE STABILIZATION.

## PERMANENT SEEDING NOTES:

THESE NOTES APPLY TO GRADED OR CLEARED AREAS, NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE, WHERE A PERMANENT, LONG-TERM VEGETATIVE COVER IS NEEDED.

**SEEDING PREPARATION:**  
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING, OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. PERFORM ALL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.

**SOIL AMENDMENTS:**  
RECOMMENDED THAT SITE SPECIFIC SOIL TESTING BE PERFORMED. IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

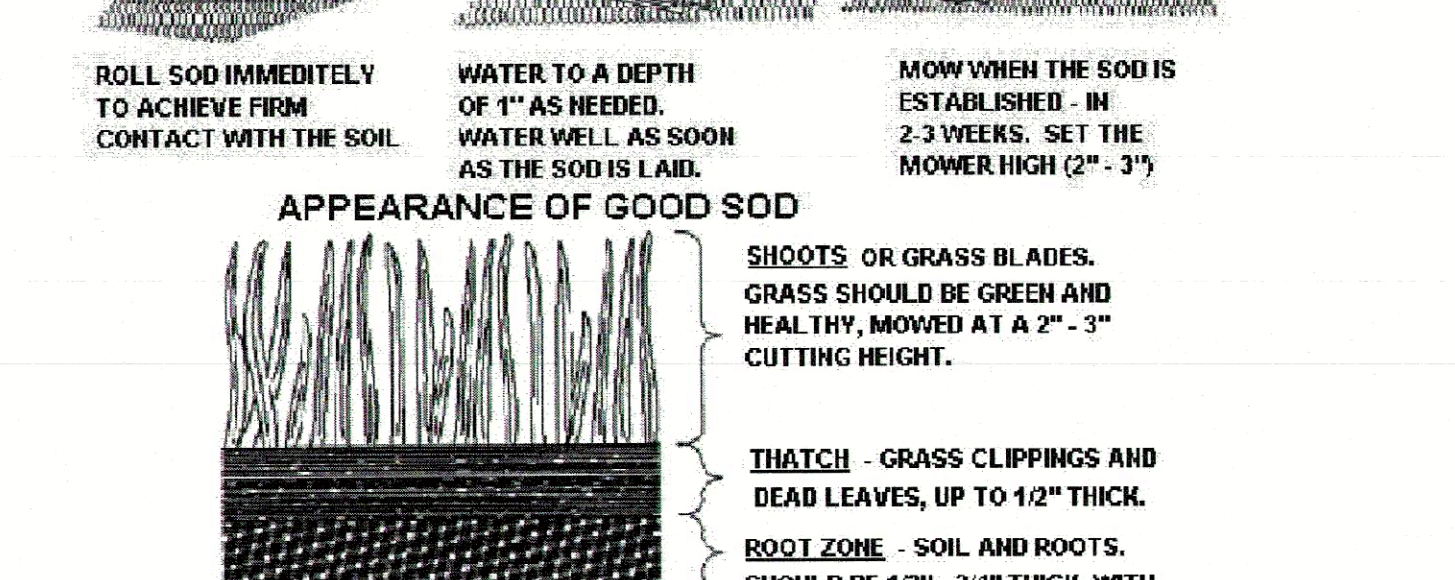
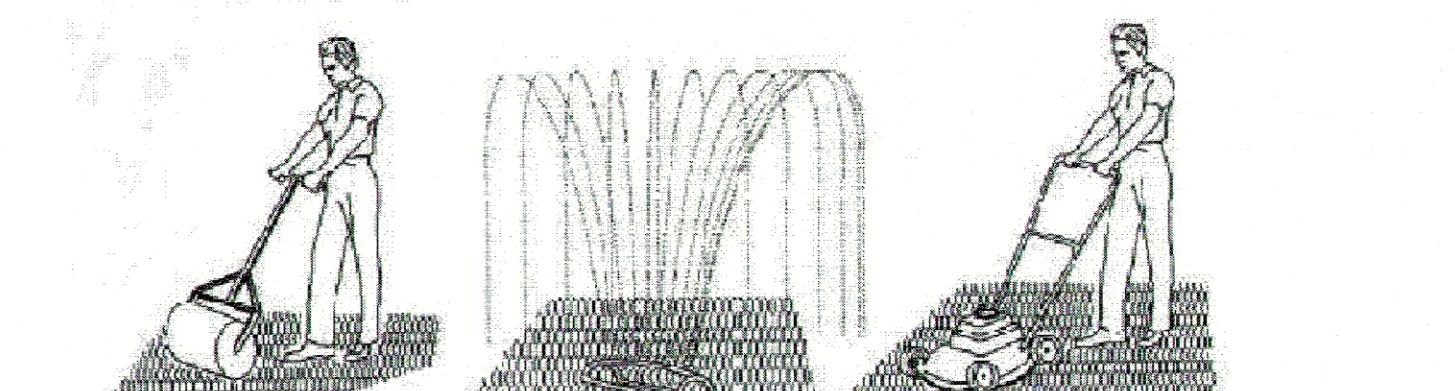
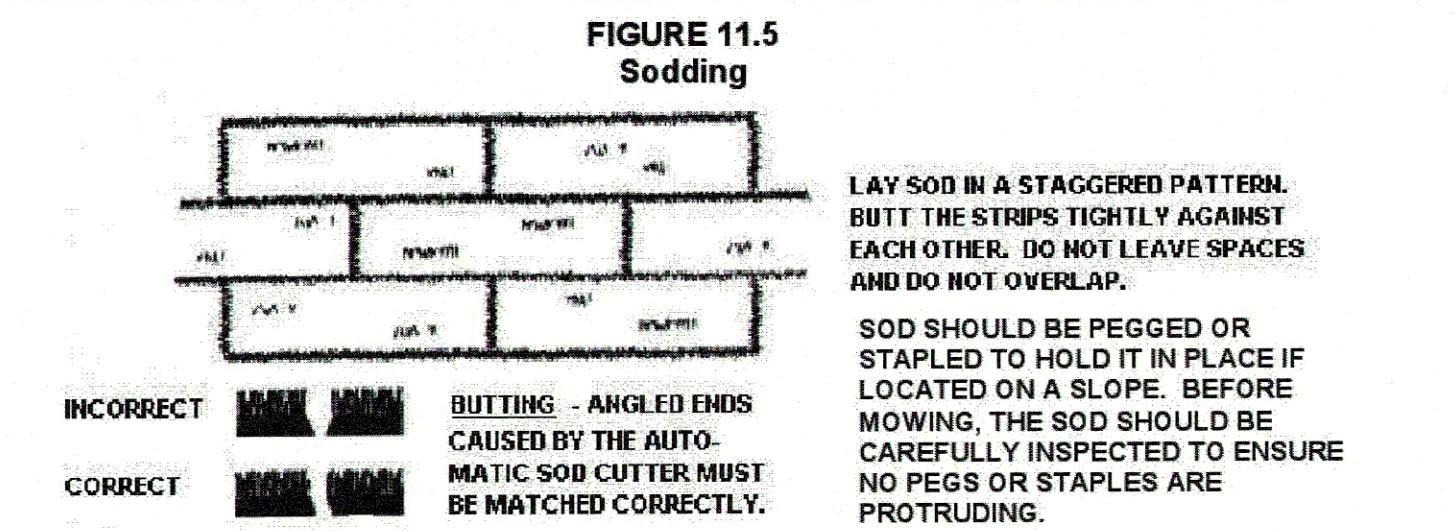
- 1) PREFERRED -- APPLYING 6 TONS PER ACRE DOLOMITIC LIMESTONE (275 LBS/1000 SF) AND 600 LBS PER ACRE 10-20-20 (14 LBS/ACRE) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (91 LBS/ACRE).
- 2) ACCEPTABLE -- APPLY 6 TONS PER ACRE DOLOMITIC LIMESTONE (275 LBS/1000 SF) AND 100 LBS PER ACRE 10-20-20 FERTILIZER (23 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

**SEEDING:**  
USE PERTINENT FOLLOWING FORMULAE:  
FORMULA 1 -- (ACCEPTABLE FOR ANY DISTURBED AREA EXCEPT THOSE SPECIFYING WETLAND PLANTINGS). SOW DURING THE PERIOD FROM MARCH 1 THROUGH MAY 31 OR THE PERIOD FROM AUGUST 1 THROUGH SEPTEMBER 31 USING A MIXTURE OF ANNUAL RYEGRASS, TALL FESCUE, REDTOP, AND PERENNIAL RYEGRASS AT THE FOLLOWING RATE OF PURE LIVE SEED (PLS) IN POUND PER ACRE: ANNUAL RYEGRASS 15 LBS/ACRE, TALL FESCUE 75 LBS/ACRE, REDTOP 3 LBS/ACRE, AND PERENNIAL RYEGRASS 20 LBS/ACRE. (CONSULT SUPPLIER AND SEED TAG FOR PURE LIVE SEED PERCENTAGES FOR EACH SEED).  
FORMULA 2 -- (ACCEPTABLE FOR DISTURBED AREAS NOT DESIGNATED AS LAWN)  
PLS SEEDING RATES:  
SPRING: SPRING OATS 96 LB/ACRE OR ANNUAL RYEGRASS IS 15 LB/ACRE  
FALL: ANNUAL RYEGRASS 15 LB/ACRE OR WINTER WHEAT 120 LB/ACRE OR WINTER RYE 112 LB/ACRE  
COMBINE THE FOLLOWING, IN ADDITION TO THE ABOVE RATES:  
BIRDSFOOT TREFLO 10 LB/ACRE PLUS TALL FESCUE 35 LB/ACRE  
PERENNIAL RYEGRASS 200 LB/ACRE  
DURING OTHER PERIODS OF THE YEAR, APPLY 3.0 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS PRACTICAL, OR PLACE SOD ON DISTURBED SURFACES.

**MULCHING:**  
APPLY 2 TONS PER ACRE OF UNWETTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH, USING MULCHING TOOL, IMMEDIATELY, OR APPLY 218 GALLONS PER ACRE (5 GAL/1000 SF) OF DULIFIED ASPHALT ON FLAT AREAS. ON 2:1 SLOPES OR GREATER, USE 350 GALLONS OF ASPHALT PER ACRE (9 GAL/1000 SF) FOR PROPER ANCHORING. THE FOLLOWING METHODS OF ANCHORING MULCH MATERIALS ARE ACCEPTABLE ALTERNATIVES TO ASPHALT ANCHORING IF APPLIED UNDER THE PROPER CONDITIONS:

- 1) TRACKING: THE PROCESS OF CUTTING MULCH INTO THE SOIL VIA EQUIPMENT THAT RUNS ON TRACKS, IS EMPLOYED PRIMARILY ON SLOPES 3:1 OR STEEPER.
  - 2) MULCH NETTINGS: STAPLE LIGHTWEIGHT BIODEGRADABLE PAPER, PLASTIC OR COTTON NETTING OVER THE MULCH ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
  - 3) SYNTHETIC BINDERS: SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (ADR-TAC), DCA-70, PETROSET OR TERRACAKT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIAL.
  - 4) WOOD CELLULOSE FIBER: THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB/ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER, AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LBS OF WOOD CELLULOSE FIBER PER 100 GALLONS.
  - 5) PEG & TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSSROSS WITH A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE TURNS.
- MAINTENANCE:**  
INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS, AND RESEEDINGS TO INSURE SITE STABILIZATION.

## SOD PLACEMENT: THE FIGURE BELOW TAKEN FROM THE E&S CONTROL MANUAL SHALL BE UTILIZED WHERE IMMEDIATE STABILIZATION AND PERMANENT VEGETATIVE COVER IS REQUIRED.



- SPECIFICATIONS:**
- 1) TURFGROSS SOD SHALL BE PENNSYLVANIA CERTIFIED, APPROVED SOD.
  - 2) SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 1/2 INCH, PLUS OR MINUS 1/8 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
  - 3) SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO ITS INSTALLATION.

## SEQUENCE OF CONSTRUCTION:

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STEP SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STEP IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STEP. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE ADAMS COUNTY CONSERVATION DISTRICT.
2. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, PCSM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE ADAMS COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL UNDERSTAND AND APPROVE THE E&S CONTROL PLAN AND THE PCSM PLAN. THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE ADAMS COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S.
5. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT PCSM BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE ADAMS COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.
6. ANY OF THE FOLLOWING AREAS (A1, A2 AND COMMUNITY CENTERS) CAN BE CONSTRUCTED INDEPENDENTLY OF THE OTHER AND IN THE ORDER IN WHICH THE CONTRACTOR DESIRES SO LONG AS THE SEQUENCE SPECIFIED WITHIN EACH SPECIFIC AREA IS ADHERED TO.

## AREA A1:

- 1) STAKE WETLAND LIMITS AND INSTALL ORANGE SAFETY FENCE AROUND PERIMETER OF ALL WETLANDS ADJACENT TO OR WITHIN AREA A1. CONTRACTOR SHALL UTILIZE PROPOSED ROADWAYS FOR TRAVEL ROUTES TO INSTALL ALL BMP'S.
- 2) INSTALL ROCK CONSTRUCTION ENTRANCE #1 PER PLAN FOR ACCESS FROM MARTIN ROAD INCLUDING TEMPORARY CULVERT #3 BENEATH ENTRANCE.
- 3) INSTALL COMPOST FILTER SOC ALONG PERIMETER OF AREA A1 AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE TYPICAL SOIL STOCKPILE DETAIL, UPON DEVELOPMENT OF STOCKPILES WITHIN AREAS DESIGNATED ON THE PLAN A COMPOST FILTER SOC DOWNSLOPE OF THE STOCKPILE IS REQUIRED.
- 4) CLEAR AND GRUB ONLY THE AREAS NECESSARY FOR THE CONSTRUCTION OF SEDIMENT BASINS 5 AND 7, SEDIMENT TRAPS 2 AND 3 AND TEMPORARY COLLECTOR CHANNELS B, C AND D.
- 5) INSTALL SEDIMENT BASINS 5 AND 7, SEDIMENT TRAPS 2 AND 3 AND TEMPORARY COLLECTOR CHANNELS B, C AND D. INSTALL TEMPORARY CULVERT #2 AT THE SAME TIME AS TEMPORARY COLLECTOR CHANNEL B. INSTALL BASIN 7 TRAP OUTLET STRUCTURES, OUTFALL CULVERTS, SKIMMERS, STONE LANDING BERMS, RIPRAP APPROXS, CLAY CORES, AND ANTI-SEEP COLLARS PER PLAN ON BASINS 5 AND 7 AND TRAPS 2 AND 3. INSTALL EMERGENCY SPILLWAYS FOR BASINS INCLUDING EROSION CONTROL MATTING. IMMEDIATELY STABILIZE ALL BASIN AND TRAP BERMS PER PLAN. IMMEDIATELY STABILIZE ALL SLOPES ON THE PLAN. ALL BASINS, TRAPS AND SWALES MUST BE STABILIZED AND FULLY FUNCTIONAL, PER PLAN, PRIOR TO ANY FURTHER EARTH DISTURBANCE. UPON INSTALLATION OF THE TEMPORARY SEDIMENT BASIN OUTLET STRUCTURES, AN IMMEDIATE INSPECTION OF THE OUTLET STRUCTURES SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE AND THE CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE PROPER SKIMMER DEVICES ARE INSTALLED AND SEALED, PER PLAN. SEDIMENT BASINS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
- 6) NOTE THAT THE INSTALLATION OF THE OUTLET STRUCTURE, CLAY CORE, AND ANTI-SEEP COLLARS ARE CONSIDERED A CRITICAL STAGE AS THESE FACILITIES ARE PART OF THE PERMANENT POST CONSTRUCTION PLAN FOR WET PONDS. OVERSIGHT OF INSTALLATION BY QUALIFIED PROFESSIONAL IS REQUIRED.
- 7) STRIP TOPSOIL FROM PROPOSED ROADWAY AREAS AND ACCESS DRIVE TO WTPP STOCKPILE TOPSOIL IN AREAS SHOWN ON THE PLAN
- 8) ROUGH GRADE PROPOSED ROADWAY / ACCESS DRIVE AND CONSTRUCT ROADWAYS / ACCESS DRIVE TO PROPOSED ELEVATIONS, PER PLAN. FOR THE AREAS WHERE TEMPORARY SWALES CROSS ROADWAYS, BROAD-BASED DIPS SHOULD BE UTILIZED AND MAINTAINED, TO ALLOW FOR POSITIVE DRAINAGE, AT ALL TIMES, WITHIN THE SWALES. FOLLOW THE STREAM AND WETLAND CROSSING NOTES AND DETAILS ON THE PLAN FOR ALL STREAM AND WETLAND CROSSING WORK.
- 9) INSTALL UTILITIES AS PER STAGE 1 INFRASTRUCTURE PLAN INCLUDING STORM SEWER INLETS AND PIPING, SANITARY SEWER, WATER MAINS, WASTEWATER TREATMENT PLANT AND IRRIGATION MAINS. CONSTRUCT UTILITIES FROM DOWNGRADE TO UPGRADE. INSTALLATION OF IRRIGATION MAINS IS A CRITICAL STAGE REQUIRING OVERSIGHT BY THE QUALIFIED PROFESSIONAL.
- 10) FINE GRADE ROADWAYS / ACCESS DRIVE.
- 11) INSTALL CURBING ON ROADWAYS AND CONSTRUCT STONE BASE FOR ROADWAYS / ACCESS DRIVE. STABILIZE ACCESS DRIVE WITH FINISHED ADEQUATE SURFACE. PLACE INLET BERMS TO DIRECT RUNOFF FROM ROADWAYS TO STORM SEWER SYSTEM.
- 12) WHEN ALL RUNOFF THAT IS TO BE CONVEYED VIA STORM SEWER CAN ENTER ALL INLETS AND THE STORM SEWER IS FULLY FUNCTIONAL, PER PLAN, REMOVE SEDIMENT TRAPS 2 AND 3 AND TEMPORARY COLLECTOR CHANNELS B, C AND D. CUT TEMP. CULVERT #2 BACK TO ROW (ON FES-1 SOD), BURY AND ABANDON TEMP. CULVERT #2 AND STABILIZE. APPROVAL BY THE TOWNSHIP AND CONSERVATION DISTRICT IS REQUIRED PRIOR TO THESE REMOVALS. PAVING CAN NOW BEGIN.
- 13) BASE PAVING OF ROADWAY IS THE FINAL STEP OF STAGE 1 INFRASTRUCTURE DEVELOPMENT. ENSURE WHEN PLACING BASE PAVING BERMS ARE PROVIDED TO DIRECT RUNOFF TO INLETS.
- 14) CLEAR AND GRUB THE REMAINDER OF THE AREA A1, INCLUDING INDIVIDUAL LOTS. STRIP TOPSOIL AND STOCKPILE TOPSOIL IN AREAS SHOWN ON THE PLAN. ROUGH GRADE AND CONSTRUCT BUILDING PADS TO PROPOSED ELEVATIONS PER PLAN. FINE GRADE. ALL BUILDING PADS ON WHICH BUILDING CONSTRUCTION WILL NOT IMMEDIATELY COMMENCES MUST BE SEEDED WITH A TEMPORARY MIX AND MULCHED. CONSTRUCT AND STABILIZE ALL PERMANENT SWALES. EXTEND STORM SEWER PIPING TO WITHIN LOT DEVELOPMENT AREA.
- 15) PLACE INLET COMPOST FILTER SOC AROUND INLETS LOCATED OUTSIDE THE ROADWAY WHICH ARE COLLECTING RUNOFF FROM INDIVIDUAL LOT GRADING.

16) BEGIN BUILDING CONSTRUCTION. MAINTAIN PERIMETER CONTROLS (COMPOST SOC, BASINS) THROUGHOUT THE LIFE OF THE BUILDING CONSTRUCTION.

17) AS LOTS ARE DEVELOPED, INSTALL REVEGETATIVE TREE PLANTINGS, IRRIGATION SYSTEM, AND TRAIL SYSTEM LOCATED WITHIN AREA A1. PERMANENTLY STABILIZE ALL DISTURBED AREAS. FOR LOCATIONS WHERE THE TRAIL WILL BE BUILT ON TOP OF BASIN BERMS, DO NOT CONSTRUCT OVER EMERGENCY SPILLWAY PORTIONS UNTIL BASINS ARE CONVERTED TO FINAL CONFIGURATIONS AND EMERGENCY SPILLWAYS ARE AT THE PROPER PERMANENT ELEVATIONS.

18) AS LOTS ARE DEVELOPED PLACE SOIL AMENDMENTS AND RESTORATION AS SHOWN ON PLANS WITHIN EACH LOT. UPON COMPLETION OF THE SUBGRADE WORK, INCLUDING SCARPING OR RIPRIP, NOTIFY THE ENGINEER FOR INSPECTION PRIOR TO PROCEEDING WITH AMENDMENT SOIL PLACEMENT. BLEND THE SAND, SOIL AND COMPOST MIXTURE AT A RATIO OF 60R TOPSOIL, 30R COMPOST AND 10R SAND AT AN APPROPRIATE LOCATION. MIX SHOULD BE HOMOGENEOUS. INSTALL THE AMENDED SOILS, USE EQUIPMENT SUCH AS A TRACKED SKID LOADER. KEEP EQUIPMENT MOVEMENT OVER THE AMENDED SOIL TO A MINIMUM. DO NOT OVER COMPACT.

\* NOTE: THE AMENDED SOILS MUST BE INSTALLED DURING A GROWING SEASON SO THAT THE SEED MIX GERMINATE.

19) WHEN THE ENTIRE SITE IS PERMANENTLY STABILIZED, PER PLAN, AND BUILDING CONSTRUCTION IS COMPLETE, CONTACT THE COUNTY CONSERVATION DISTRICT FOR A SITE MEETING TO CONVERT THE SEDIMENT BASINS TO PERMANENT CONFIGURATION.

20) FOLLOWING APPROVAL, CONVERT BASINS TO PERMANENT WET POND CONFIGURATION. STABILIZE ALL AREAS DISTURBED DURING THE CONVERSION FOLLOWING STEPS DETAILED HEREON FOR CONVERTING SEDIMENT BASINS TO PERMANENT CONFIGURATION. THE TEMPORARY OUTLET STRUCTURES SHOULD REMAIN INTACT UNTIL ALL DISTURBANCES THAT OCCUR DURING THE CONVERSION IS PERMANENTLY STABILIZED.

NOTE: IF THE ENTIRE TRIBUTARY AREA IS PERMANENTLY STABILIZED, CONTACT THE COUNTY CONSERVATION DISTRICT THAT RESPECTIVE BASIN CAN BE CONVERTED, FOLLOWING CONSERVATION DISTRICT APPROVAL, PRIOR TO FINISHING THE REMAINDER OF THE SITE.

21) REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL.

22) FOLLOWING APPROVAL, CONVERT BASINS TO PERMANENT CONFIGURATION FOLLOWING STEPS DETAILED HEREON FOR CONVERTING SEDIMENT BASINS TO WET PONDS. STABILIZE ALL AREAS DISTURBED DURING THE CONVERSION. THE TEMPORARY OUTLET STRUCTURES SHOULD REMAIN INTACT UNTIL ALL DISTURBANCES THAT OCCUR DURING THE CONVERSION IS PERMANENTLY STABILIZED. IF THE ENTIRE TRIBUTARY AREA TO ANY SPECIFIC BASIN IS COMPLETELY AND PERMANENTLY STABILIZED, THAT RESPECTIVE BASIN CAN BE CONVERTED, FOLLOWING CONSERVATION DISTRICT APPROVAL, PRIOR TO FINISHING THE REMAINDER OF THE SITE.

23) REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL.

24) FOLLOWING APPROVAL, CONVERT BASINS TO PERMANENT CONFIGURATION FOLLOWING STEPS DETAILED HEREON FOR CONVERTING SEDIMENT BASINS TO WET PONDS. STABILIZE ALL AREAS DISTURBED DURING THE CONVERSION. THE TEMPORARY OUTLET STRUCTURES SHOULD REMAIN INTACT UNTIL ALL DISTURBANCES THAT OCCUR DURING THE CONVERSION IS PERMANENTLY STABILIZED. IF THE ENTIRE TRIBUTARY AREA TO ANY SPECIFIC BASIN IS COMPLETELY AND PERMANENTLY STABILIZED, THAT RESPECTIVE BASIN CAN BE CONVERTED, FOLLOWING CONSERVATION DISTRICT APPROVAL, PRIOR TO FINISHING THE REMAINDER OF THE SITE.

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## SEQUENCE OF CONSTRUCTION: (CONT.)

- 16) BEGIN BUILDING CONSTRUCTION. MAINTAIN PERIMETER CONTROLS (COMPOST SOC, BASINS) THROUGHOUT THE LIFE OF THE BUILDING CONSTRUCTION.
- 17) AS LOTS ARE DEVELOPED, INSTALL REVEGETATIVE TREE PLANTINGS, IRRIGATION SYSTEM, AND TRAIL SYSTEM LOCATED WITHIN AREA A2. PERMANENTLY STABILIZE ALL DISTURBED AREAS. FOR LOCATIONS WHERE THE TRAIL WILL BE BUILT ON TOP OF BASIN BERMS, DO NOT CONSTRUCT OVER EMERGENCY SPILLWAY PORTIONS UNTIL BASINS ARE CONVERTED TO FINAL CONFIGURATIONS AND EMERGENCY SPILLWAYS ARE AT THE PROPER PERMANENT ELEVATIONS.
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