

MANHEIM TOWNSHIP SCHOOL DISTRICT - NEW MAINTENANCE FACILITY

ADDENDUM NO. 1

The Project Manual and Drawings for the Manheim Township School District's New Maintenance Facility Project, forming a part thereof, are modified as follows:

- 1-1. There are no Liquidated Damages on this project.
- 1-2. A pre-bid meeting is not scheduled for this project. Firms wishing to visit the site prior to submitting a proposal may do so by contacting the Owner's Representative. Site visits will be coordinated with the School District and scheduled by appointment to ensure access to the facility
- 1-3. **Building Pad:** Horst Excavating is currently performing the site work under a separate prime contract and is scheduled to complete the building pad by the end of August, at which time the site will be turned over to the General Contractor (G.C.).
The GC under this contract shall be responsible for all excavation required for the building foundations and footings. The G.C. shall retain ownership of and be responsible for the removal, reuse, or disposal of all excavated material (spoils) generated from the foundation and footing excavation.
The building pad has been constructed to the required design elevations and in accordance with the project specifications. Engineered fill was placed in controlled lifts and tested for compliance after each lift. Accordingly, the material within the building pad shall be considered unclassified excavation, and no additional compensation will be provided based on differing soil classifications encountered within the prepared building pad limits, except as otherwise provided in the Contract Documents.
- 1-4. **Exterior Sidewalks and Aprons:** All exterior sidewalks, concrete aprons, and associated paving extending to the building shall be furnished and installed by the current Site Prime Contractor, Horst Excavating. No work associated with these improvements shall be included in the scope of the Building Prime Contractors unless specifically noted otherwise in the Contract Documents
- 1-5. **Utility Connections:** All utility services will be extended by the Site Prime Contractor to a point located five (5) feet outside the building pad. From that point of connection, each respective Prime Contractor shall be responsible for extending, connecting, testing, and commissioning their applicable utility services to the building, including all labor, materials, equipment, permits, and coordination required for a complete and operational system.
- 1-6. Applicable Site Drawing have been included as an attachment to this addendum for your reference.
- 1-7. The GC shall provide (2) temporary toilet facilities for all prime contractor use.
- 1-8. The GC shall be responsible for job site security and provide temporary barricades, if required, to ensure the job site is not accessible by unauthorized

personnel.

- 1-9. The GC shall serve and act as the “lead” contractor with responsibility to incorporate the tasks of the other prime contractors into a master schedule and to manage the project schedule to the extent of alerting the architect and owner when a Prime Contractor has fallen behind to the extent that it is impacting another prime contractor and/or the project completion date. The Construction Schedule shall include the following Best Practices rational:
- Clearly defined activities
 - Realistic durations
 - Best Practices Scheduling Logic
- 1-10. Sound Batt. Insulation shall be included in all interior framed walls.
- 1-11. Any references in the Contract Documents to translucent roof panels shall be disregarded. These panels have been eliminated from the project and are not included in the scope of work for any Prime Contractor. No costs associated with the furnishing or installation of translucent roof panels shall be included in the bid
- 1-12. The Plumbing Contractor shall be responsible for the complete design, engineering, permitting support, and installation of the automatic fire sprinkler system. The sprinkler system shall be provided as a delegated design, prepared, signed, and sealed by a licensed Fire Protection Engineer or other design professional authorized by the Authority Having Jurisdiction (AHJ). The sprinkler system design shall be submitted as a deferred submittal for review and approval by the Township Code Officials prior to fabrication or installation. A performance specification and performance drawings defining the design criteria are included as attachments to this Addendum and shall serve as the basis for the delegated design.
- 1-13. The proposed “Gas Heater Alternate” outlined on Drawing P201 has been eliminated.
- 1-14. The contact for the Pre-Engineered Metal Building, Basis of Design (Varco Pruden) is:

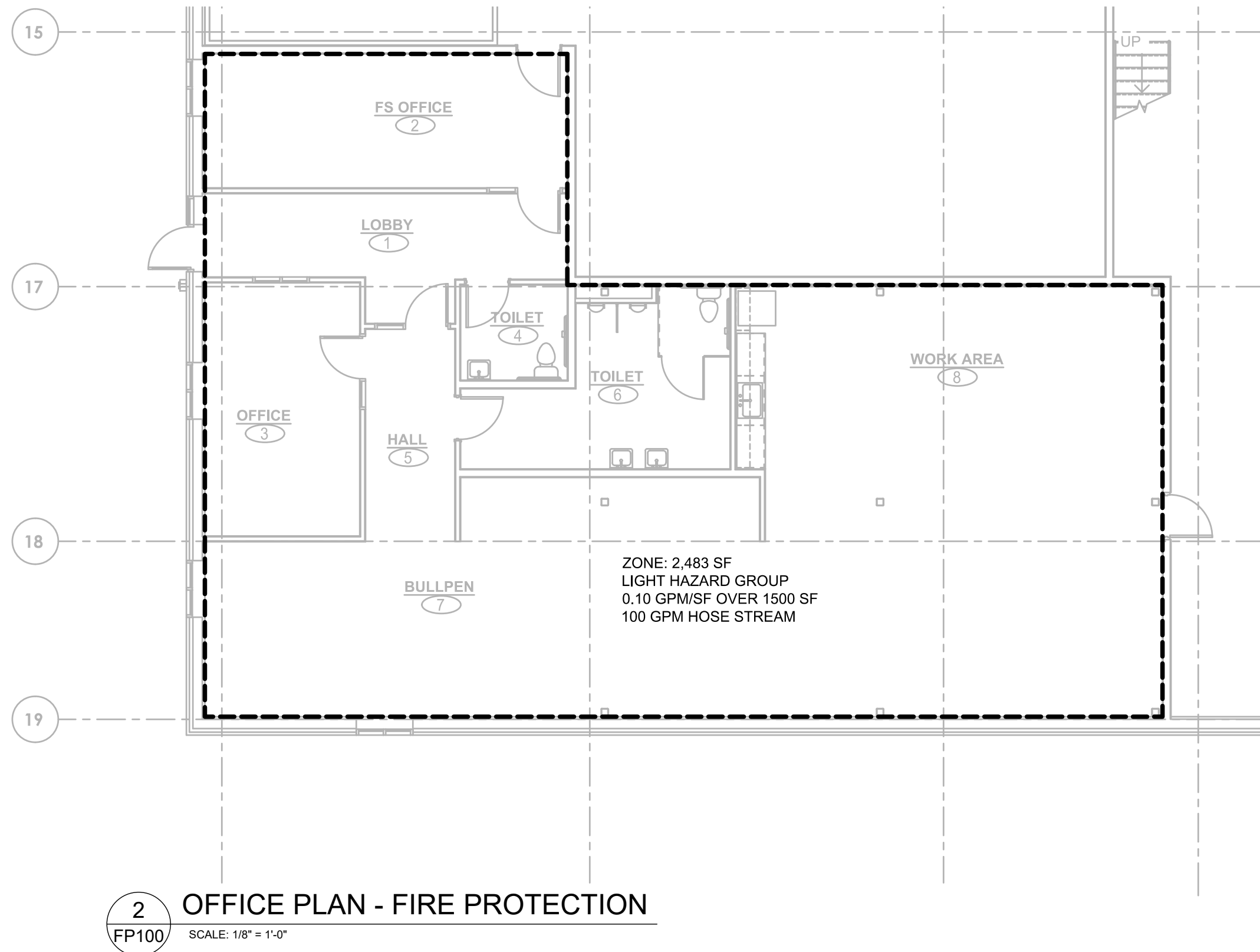
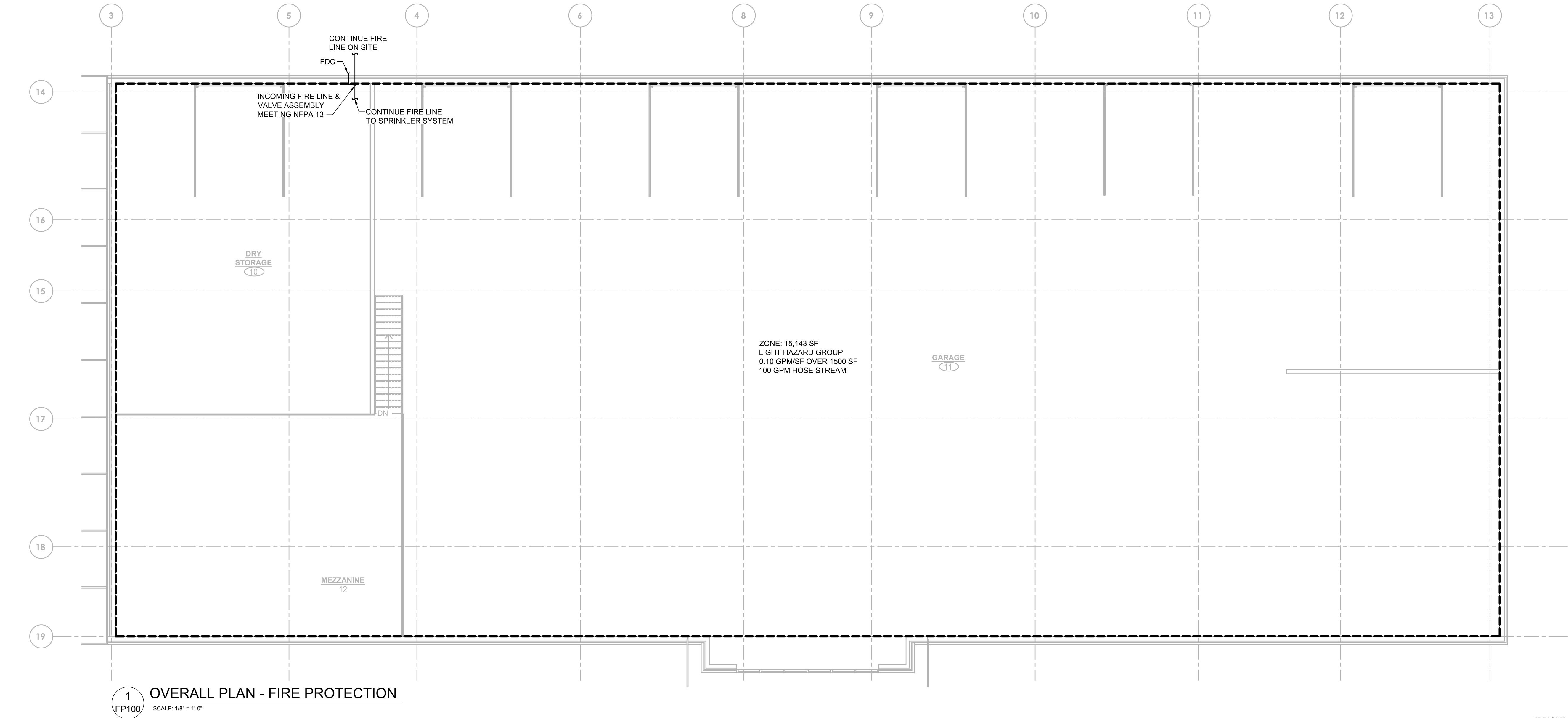
Mike Cutson
mcutson@teamnutec.com
223-877-6236

End of Addendum No. 1

This Addendum shall be attached to the Project Manual and form a part thereof.

Attachments

Jul 24, 2026 - 12:06pm - MES
P:\1700-1750\1757 - JPD Architects\1757-25-003 - MTSD Maintenance Facility\constructs\Mechanical\1757-25-003-FP100.dwg

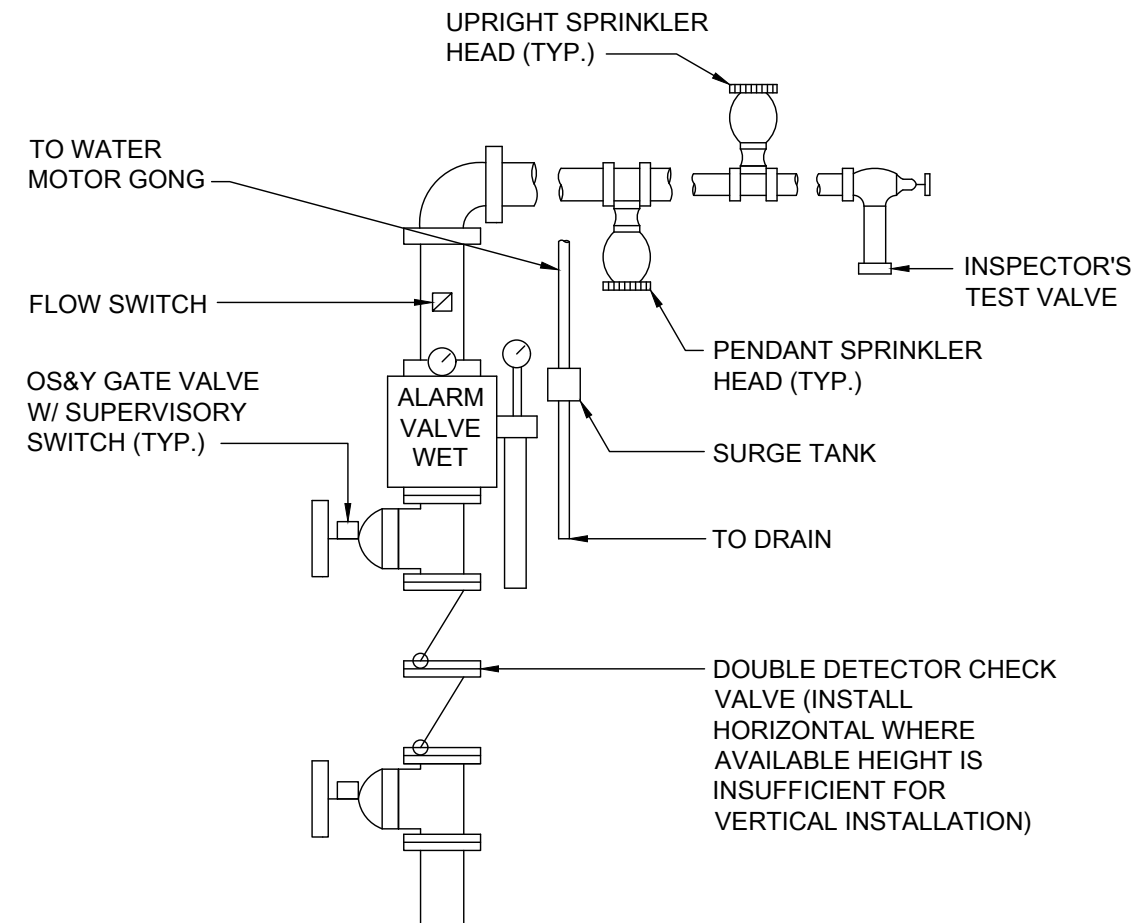


SECTION 210000 - FIRE PROTECTION

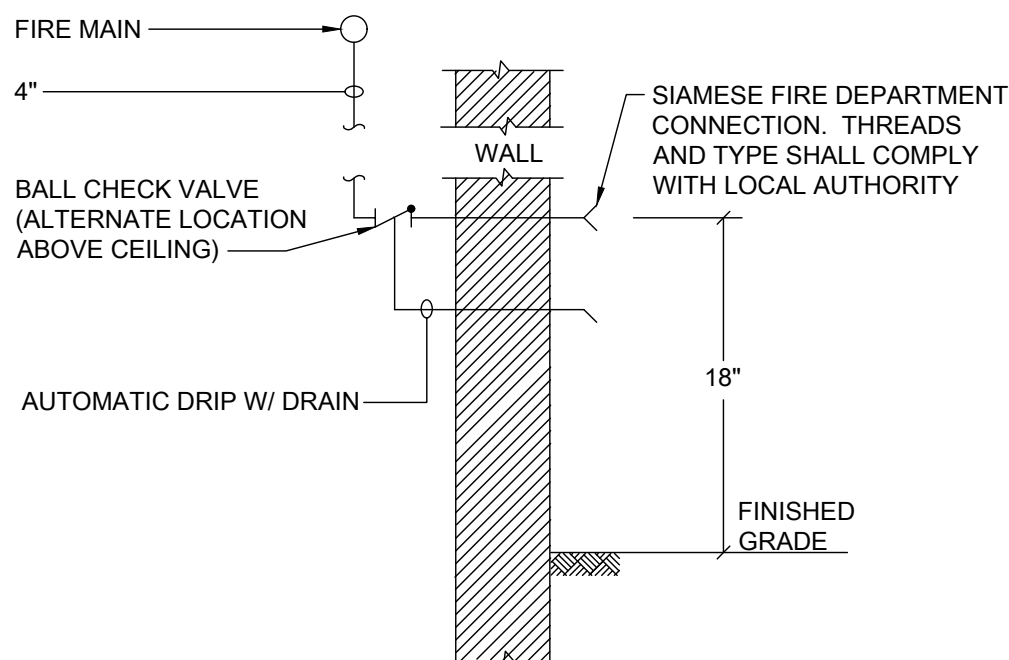
- QUALITY ASSURANCE: COMPLY WITH THE CURRENT:
- INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL FIRE CODE (IFC)
 - APPLICABLE NFPA CODES FOR MATERIALS HAZARDS AND WATER SUPPLY
 - FM INSURANCE DATA SHEETS

- SUBMITTALS:
- PRODUCT DATA FOR EQUIPMENT
 - HYDRAULIC CALCULATIONS AND CONSTRUCTION DRAWINGS SEALED BY PROFESSIONAL ENGINEER IN JURISDICTION OF THE PROJECT.

- SPRINKLER SYSTEM DELEGATED DESIGN:
- PROVIDE CHROME PLATED STANDARD RESPONSE PENDANT HEADS IN CENTER OF CEILING TILES OR BRASS UPRIGHT HEADS IN AREAS WITHOUT CEILINGS. COORDINATE HEAD TYPES AND TEMPERATURE RATINGS WITH OWNER FOR FUNCTIONAL REQUIREMENTS OF EACH SPACE.
 - PROVIDE DRAIN VALVES AND INSPECTOR'S TEST AND SIGHT GLASS FOR TESTING.
 - PROVIDE SIAMESE FIRE DEPARTMENT CONNECTION ON ADDRESS SIDE OF THE BUILDING WITH HOSE CONNECTION TYPE AS REQUIRED BY THE LOCAL AUTHORITY.
 - PROVIDE ALARM VALVES FOR EACH ZONE WITH A MAXIMUM COVERAGE AREA OF 52,000 SQUARE FEET (FOR LIGHT HAZARD OR ORDINARY HAZARD GROUP 1) OR AS REQUIRED BY NFPA 13 AND IBC.
 - OBTAIN HYDRANT FLOW TEST DATA AND PERFORM HYDRAULIC CALCULATIONS.
 - PROVIDE DRAWINGS AND CALCULATIONS SEALED BY THE REGISTERED PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE AND ISSUE TO AUTHORITY TO OBTAIN PERMIT, INCLUDING PERMIT FEES.
 - PROVIDE WET PIPE SPRINKLER SYSTEM FOR ALL AREAS OF THE BUILDING ACCORDING TO NFPA 13 REQUIREMENTS FOR ORDINARY HAZARD GROUP 1.
 - PROVIDE DRY PIPE SYSTEMS FOR ATTICS, FREEZERS, AND OTHER UNHEATED SPACES ACCORDING TO NFPA 13.

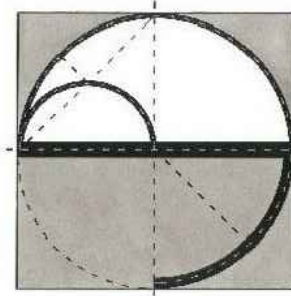


ALARM CHECK VALVE DETAIL - TYPICAL
NO SCALE



FIRE DEPARTMENT CONNECTION
DETAIL - TYPICAL
NO SCALE

REVISIONS	
NO.	DATE
1	7/24/26
DESCRIPTION	
ADDENDUM 1	



NOTES:

SURVEY NOTES:

1. THE CORDARY SURVEY AND TOPOGRAPHIC SURVEY IS BASED ON A SURVEY EXECUTED BY TRIMBLE SURVEYORS, LLC (250 S. SPRUCE STREET, LITITZ PA 17543, PHONE: 717-626-0028 PERFORMED DURING OCTOBER OF 2024. ADDITIONAL SITE FEATURES AND TOPOGRAPHY TAKEN FROM LANCASTER COUNTY GIS DATA, LIDAR DATA, AND FIELD OBSERVATION.
2. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORDS AND WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. SITE BENCHMARK: CAPPED REBAR LOCATED WITHIN THE GRASS AREA ADJACENT TO THE PARKING LOT SOUTH OF THE NORTHERN BASEBALL FIELD BEING 8'± OFF THE FACE OF SAID PARKING LOT CURB AND 430.4' FROM THE WEST FACE OF CURB OF BLUE STREAK BOULEVARD. ELEVATION = 400.68 DATUM: NAVD 1988
4. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD83) STATE PLANE COORDINATES (SOUTH ZONE).
5. UNDERGROUND UTILITY LOCATIONS WITHIN THE LIMITS OF SURVEY WERE PROVIDED BY GROUND PENETRATING RADAR SYSTEMS, LLC DURING NOVEMBER OF 2024. FIELD MARKINGS WITHIN THE SITE ARE LABELED (PER GPRS FIELD MARKINGS).
6. ADDITIONAL UNDERGROUND UTILITY LOCATIONS OUTSIDE OF THE LIMITS OF SURVEY ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, PA ONE CALL UTILITY MARKINGS, BEST AVAILABLE PLAN INFORMATION, SITE VISIT AND CONVERSATION WITH THE MANHEIM TOWNSHIP SCHOOL DISTRICT FACILITIES EMPLOYEES. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. TRIMBLE SURVEYORS LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF THE UTILITIES ADMITTED OR INACCUATELY SHOWN.
7. ILLUSTRATED INFRASTRUCTURE ARE TO BE CONSIDERED APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTORS BEFORE DIGGING.
8. PRESENCE AND LOCATION OF PRIVATE BURIED LINES AND OBJECTS ASSOCIATED WITH THE SUBJECT TRACT INCLUDING BUT NOT LIMITED TO: TANKS, ELECTRIC SERVICE LINES, WATER LINES, SANITARY SEWER LATERALS, DRAIN FIELDS, ETC. WILL NEED TO BE REVIEWED AND CONFIRMED BY THE SCHOOL DISTRICT.
9. REFERENCES:
- "PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR 5 & 6 GRADE FACILITY" PREPARED BY ELA GROUP, INC. RECORDED ON DECEMBER 14, 2010 AS DOCUMENT ID 2010-0224-J.
 - "PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR THE MAINTENANCE BUILDING AND PARKING LOTS" PREPARED BY ELA GROUP, INC., RECORDED ON MAY 11, 2016 AS DOCUMENT ID 2016-0133-J.

GEOGRAPHIC INFORMATION SYSTEM NOTE:

1. PORTIONS OF THE TOPOGRAPHIC AND PLANIMETRIC FEATURES WERE TAKEN FROM THE LANCASTER COUNTY GIS DEPARTMENT AND THE PENNSYLVANIA SPATIAL DATA ACCESS (SPSDA) DATA ACQUIRED FOR THIS PROJECT ARE FIELD OBSERVATION. THE FOLLOWING TEXT IS TAKEN FROM THE LANCASTER COUNTY GIS DISCLAIMER: THIS DRAWING WAS PREPARED FOR THE USE OF THE LANCASTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS) DEPARTMENT AND IS INTENDED TO BE USED FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. THIS DRAWING IS NOT A LEGALLY RECORDED PLAN, SURVEY, OFFICIAL TAX MAP OR ENGINEERING SCHEMATIC AND IT IS NOT INTENDED TO BE USED AS SUCH. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA DEVELOPED AND MAINTAINED IN VARIOUS LANCASTER COUNTY OFFICES. MAP LAYERS WERE CREATED FROM DIFFERENT SOURCES AT DIFFERENT SCALES, AND THE ACTUAL OR RELATIVE GEOGRAPHIC POSITION OF ANY FEATURE IS ONLY AS ACCURATE AS THE SOURCE INFORMATION. IF YOU HAVE QUESTIONS ABOUT ANY OF THE DATA SHOWN ON THIS MAP, DIRECT THEM TO THE LANCASTER COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DEPARTMENT AT (717) 391-7550.

GENERAL AND MUNICIPAL NOTES:

1. ANY CHANGES TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF HARBOR ENGINEERING, INC.
2. FOR ANY FIELD REVISIONS OR DEVIATIONS FOR THE APPROVED PLANS, THE APPLICANT MUST OBTAIN APPROVAL FROM MANHEIM TOWNSHIP PRIOR TO PROCEEDING WITH SUCH REVISION(S).
3. TO THE DESIGNER'S KNOWLEDGE, THERE ARE NO KNOWN RECORDED PLAN CONDITIONS THAT WOULD AFFECT THE PROPOSED LAND DEVELOPMENT.
4. NO ONE SHOULD SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
5. ALL IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE MANHEIM TOWNSHIP IMPROVEMENTS SPECIFICATIONS MANUAL IN EFFECT AT THE TIME OF CONSTRUCTION.
6. THE PLACEMENT OF SHRUBS, TREES, PLANTS OR OTHER OBSTRUCTIONS ARE PROHIBITED WITHIN THE CLEAR SIGHT TRIANGLE THAT EXCEED A HEIGHT OF 30 INCHES AND ANY TREE LIMBS EXTENDING INTO THE CLEAR SIGHT TRIANGLE MUST BE LIMBED TO A HEIGHT GREATER THAN 8 FEET.
7. NOTHING SHALL BE PLACED, PLANTED, SET, PUT OR MAINTAINED WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE FACILITY OR EASEMENT IN ANY WAY.
8. MANHEIM TOWNSHIP SHALL BE NOTIFIED IN THE EVENT THAT SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION. IF SINKHOLES ARE ENCOUNTERED, THE SERVICES OF A PROFESSIONAL GEOLOGIST OR ENGINEER SHALL BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION AND WITH REGARD TO THE REPAIR OF ANY EXISTING SINKHOLES.
9. MANHEIM TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA, PARK, IMPROVEMENT, PLANTINGS, STREET OR ALLEY NOT DEDICATED FOR PUBLIC USE.
10. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
11. NEITHER THE OFFER OF DEDICATION BY THE LANDOWNER TO THE TOWNSHIP, THE APPROVAL OF THIS PLAN BY THE TOWNSHIP, OR THE COMPLETION OF ANY IMPROVEMENTS BY THE DEVELOPER SHALL OBLIGATE THE TOWNSHIP TO ACCEPT ANY LAND OR IMPROVEMENTS. ACCEPTANCE OF AN OFFER OF DEDICATION IS A MATTER OF DISCRETION WITH THE TOWNSHIP. UNTIL THE TOWNSHIP TAKES FORMAL ACTION TO ACCEPT AN OFFER OF DEDICATION, THE TOWNSHIP SHALL HAVE NO OBLIGATION TO MAINTAIN, REPAIR, CONSTRUCT OR RECONSTRUCT SUCH LAND OR IMPROVEMENTS, AND THE LAND AND IMPROVEMENTS SHALL BE DEEMED TO BE PRIVATE.
12. NO AREAS OFFERED FOR DEDICATION TO MANHEIM TOWNSHIP, ACCESS DRIVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO MANHEIM TOWNSHIP.
13. REPRESENTATIVES OF THE TOWNSHIP MAY ENTER, AT REASONABLE TIMES, UPON ANY PROPERTY, WITHIN THE TOWNSHIP, TO INVESTIGATE OR ASCERTAIN THE CONDITION OF THE SUBJECT PROPERTY IN REGARDS TO ANY ASPECT REGULATED BY THE TOWNSHIP ORDINANCES.
14. ALL EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNER. MANHEIM TOWNSHIP SHALL HAVE THE RIGHT TO ACCESS ALL STORMWATER MANAGEMENT BUFFER EASEMENTS. THE RESPECTIVE UTILITY AUTHORITIES SHALL HAVE THE RIGHT TO ACCESS THEIR RESPECTIVE UTILITY EASEMENTS.
15. ALL EASEMENTS SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS THAT MAY ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT.
16. ALL IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE MANHEIM TOWNSHIP IMPROVEMENTS SPECIFICATIONS MANUAL IN EFFECT AT THE TIME OF CONSTRUCTION.
17. FOR ANY FIELD REVISIONS OR DEVIATIONS FOR THE APPROVED PLANS, THE APPLICANT MUST OBTAIN APPROVAL FROM MANHEIM TOWNSHIP PRIOR TO PROCEEDING WITH SUCH REVISION(S).
18. THE POST-CONSTRUCTION STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL (ES) REPORT FOR MTSD-MAINTENANCE BUILDING & LANDIS RUN PARKING EXPANSION, DATED OCTOBER 3, 2025 SHOULD BE CONSIDERED PART OF THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT. THE POST DEVELOPMENT DRAINAGE AREA MARKING IS INDICATED BY RED DASHES.
19. ALL MONUMENTS AND LOT MARKERS TO BE SET SHALL BE INSTALLED UPON COMPLETION OF FINAL GRADING AND SHALL MEET THE REQUIREMENTS OF THE MANHEIM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. PROPERTY CORNER MONUMENTS SHALL HAVE A FLAT TOP HAVING A MINIMUM WIDTH OR DIAMETER OF FOUR (4) INCHES AND A MINIMUM HEIGHT OF FOUR (4) INCHES. THEY SHALL ALSO BE MARKED ON THE TOP WITH A PROPER INSCRIPTION OR A DRILL HOLE. MARKERS SHALL CONSIST OF IRON PIPES OR STEEL BARS AT LEAST THIRTY (30) INCHES LONG AND NOT LESS THAN THREE-QUARTERS (3/4) OF AN INCH IN DIAMETER AND FROST-PROOF.

REMOVAL/DEMOLITION NOTES:

1. ALL EXISTING STRUCTURES AND IMPERVIOUS AREAS PROPOSED FOR DEMOLITION SHALL BE REMOVED AND THE APPROPRIATE PERMITS FOR DEMOLITION SHALL BE OBTAINED.
2. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND TEMPORARY BARRICADING AS REQUIRED TO FACILITATE OWNERS USE OF THE SITE DURING CONSTRUCTION.
3. SAW CUT AT THE EDGE OF ALL PAVEMENT, CURBS, SIDEWALK AND OTHER PAVING TO BE REMOVED AND PAVING / CURBING TO REMAIN. SEE LAYOUT PLAN FOR COORDINATION OF SAW CUT/REMOVAL OF EXISTING PAVEMENT WITH NEW LAYOUT.
4. CONCRETE SIDEWALK/ CURBING SHALL BE REMOVED TO THE NEAREST PRACTICAL EXPANSION JOINT OR CONTROL JOINT.
5. THE CONTRACTOR SHALL REMOVE AND STORE ON-SITE ALL SALVAGEABLE SITE EQUIPMENT INCLUDING SIGNS, FENCING, PIPING AND OTHER ITEMS THAT MAY BE REUSED AS PART OF CONSTRUCTION OR RETAINED FOR FUTURE USE BY THE OWNER.
6. EXISTING UTILITY INFORMATION FIELD LOCATED THROUGH SURFACE APPURTENANCES, PA ACT 181 NOTIFICATION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, INCLUDING EXCAVATION OF TEST PITS, AND SHALL EXERCISE PRECAUTION TO AVOID DAMAGE TO EXISTING UTILITIES TO REMAIN.
7. COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND OBTAIN ALL NECESSARY PERMITS OR APPROVALS PRIOR TO DEMOLITION.
8. ALL TRAFFIC SIGNS SHALL BE NEW UNLESS APPROVED OTHERWISE BY OWNER. EXISTING TRAFFIC SIGNS SHALL BE PLACED IN OWNER'S STORAGE.
9. SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR CONTRACT LIMIT LINE. REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR THE STAGING AND SEQUENCING OF ALL EARTHMOVING ACTIVITIES. COORDINATE CONSTRUCTION OF IMPROVEMENTS AND ALL EARTHMOVING ACTIVITIES WITH THE SEQUENCING/STAGING OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS & WITH OWNER/ARCHITECTURAL PHASING PLANS.
10. REFER TO THE UTILITY PLANS, PROFILES AND DETAILS FOR ALL UTILITY CONSTRUCTION. WHERE REQUIRED, TEMPORARILY SUB UTILITIES FOR CONNECTION/EXTENSION TO OTHER SYSTEMS IN LATER CONSTRUCTION PHASES.
11. CAP/ABANDON EXISTING UTILITIES IN ACCORDANCE THE UTILITY COMPANIES AND/OR AUTHORITIES HAVING JURISDICTION.
12. EXISTING UTILITIES TO BE ABANDONED MAY REMAIN IN-PLACE WHERE THEY WILL NOT INTERFERE WITH FINISHED WORK. ACCURATELY ABANDON ALL UTILITIES ABANDONED IN-PLACE ON CONTRACTORS RECORD DRAWINGS.
13. CLEARING LIMITS SHOWN ARE APPROXIMATE. VERIFY LIMITS OF CLEARING WORK WITH THE TOWNSHIP PRIOR TO CONSTRUCTION.
14. PROVIDE TEMPORARY TRUNK PROTECTION FOR ALL EXISTING SPECIMEN TREES TO REMAIN OR WHERE TREES TO REMAIN COULD BE DAMAGED BY CONSTRUCTION ACTIVITIES.
15. BURNING OF TREES AND OTHER MATERIALS ON-SITE IS NOT PERMITTED.
16. PROVIDE TEMPORARY CHAIN-LINK CONSTRUCTION FENCE AS REQUIRED FOR THE WORK, TO ACCOMMODATE WORK OF OTHER TRADES, AND AS REQUIRED TO REDUCE POTENTIAL ACCIDENTAL TRESPASS. PROVIDE VEHICULAR ACCESS GATES AND MAN GATES WHERE REQUIRED FOR ACCESS (COORDINATE WITH CONSTRUCTION ENTRANCE LOCATIONS SHOWN ON EROSION AND SEDIMENT CONTROL PLANS).
17. REMOVE ANY ENCOUNTERED STRUCTURES TO A MINIMUM OF 24" BELOW FINISHED GRADE.
18. BACKFILL ALL VOID SPACES RESULTING FROM STRUCTURE REMOVAL WITH ENGINEERED FILL.

CONTRACTOR NOTES:

1. ALL STORM SEWERS & APPURTENANCES SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS & REQUIREMENTS OF THE MANHEIM TOWNSHIP STORMWATER ORDINANCE, PADOT PUB. 408, PADOT RC STANDARDS OR AS NOTED ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY, TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED UPON FIELD LOCATION, PLANS OF RECORD, OR PLANS PROVIDED BY UTILITY COMPANIES AND ARE APPROXIMATE ONLY. ALL UTILITY LOCATIONS MUST BE VERIFIED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.

5. THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES, FEATURES, AND MATERIALS AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. PRIOR TO ANY REMOVAL/DISPOSAL, CONTRACTOR SHALL COORDINATE WITH THE MANHEIM TOWNSHIP SCHOOL DISTRICT FOR THE POTENTIAL REUSE OF EXISTING IMPROVEMENTS. ANY TANKS TO BE REMOVED SHALL BE EMPTIED, REMOVED AND DISPOSED OF PER ALL APPLICABLE REGULATIONS. SURROUNDING SOIL MUST BE CHECKED FOR CONTAMINATION AND REMEDIATED IF NECESSARY PER ALL APPLICABLE REGULATIONS.
6. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY SERVICE EXTENSIONS/TERMINATIONS WITH THE CITY OF LANCASTER & LASA.
7. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES AT LEAST 10 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18-INCHES BETWEEN SANITARY SEWER/STORMWATER LINES AND OTHER UTILITIES. IF THE VERTICAL SEPARATION CAN NOT BE ACCOMPLISHED, A MINIMUM 20-FOOT LONG CONCRETE ENCASEMENT SHALL BE INSTALLED AROUND THE SANITARY SEWER OR WATER PIPE CENTERED ON THE UTILITY CROSSING.
9. THE CONTRACTOR SHALL VERIFY THE BUILDING FOOTPRINT WITH THE ARCHITECT PRIOR TO TAKEOUT.
10. THE CONTRACTOR SHALL ENSURE THAT THE FINISH FLOOR ELEVATIONS FOR ALL STRUCTURES ARE IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND CONSTRUCTION CODES. IF THE CONTRACTOR FINDS ANY INFORMATION ON THIS PLAN TO BE IN CONFLICT WITH THE APPLICABLE BUILDING OR CONSTRUCTION CODES, THE CONTRACTOR SHALL CONTACT HARBOR ENGINEERING, INC. PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS THAT ARE SUBJECT TO INSPECTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND "RECORD DRAWINGS" AS REQUIRED BY THE VARIOUS TOWNSHIP & AUTHORITY REQUIREMENTS.
13. ANY UTILITY RELOCATIONS, DISCONNECTIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES OR AUTHORITIES AND THE OWNER AND SHALL BE IN ACCORDANCE WITH THE APPROVED RULES AND REGULATIONS.

- PRIOR TO THE FINAL RELEASE OF ANY FINANCIAL SECURITIES, THE DEVELOPER'S CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING A "RECORD SURVEY" OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED STORMWATER MANAGEMENT PLAN, INCLUDING A CD WITH AUTOCAD DATA FILE FORMAT AND 2 COMPLETE SETS OF AS-BUILT DRAWINGS AT A SCALE OF 40' TO THE INCH SHOWING ALL REQUIRED IMPROVEMENTS FOR REVIEW AND APPROVAL. THE RECORD SURVEY AND AN EXPLANATION OF ANY DISCREPANCIES BETWEEN THE RECORD SURVEY WITH THE DESIGN PLANS SHALL BE SUBMITTED TO THE TOWNSHIP OR ITS DESIGNEE FOR FINAL APPROVAL. THE RECORD PLAN SHALL INCLUDE A FINAL CERTIFICATION AS REQUIRED BY CHAPTER 102, FROM AN ENGINEER, LANDSCAPE ARCHITECT, SURVEYOR, OR OTHER QUALIFIED PERSON REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA.

STORMWATER MANAGEMENT NOTES:

1. MANHEIM TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREAS NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE.
2. NO AREAS OR FACILITIES ARE BEING OFFERED FOR DEDICATION TO PUBLIC USE.
3. A STORMWATER EASEMENT IS PROPOSED FOR THE STORMWATER MANAGEMENT FACILITIES AND TO PROVIDE THE TOWNSHIP WITH ACCESS TO THE FACILITY FROM THE STREET RIGHT-OF-WAY.
4. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT. NO ALTERATIONS TO SWALES, BASINS, BMP'S PLACEMENT OF STRUCTURES OR FILL OR OTHER ENCROACHMENTS SHALL BE PERMITTED WITHIN EASEMENTS. THE PROPERTY OWNER ACKNOWLEDGES THAT ANY TREES, SHRUBS, LANDSCAPING, STRUCTURES OR FILL LOCATED WITHIN THE DRAINAGE OR EASEMENT MAY BE REQUIRED TO BE REMOVED/ALTERED AT THE PROPERTY OWNER'S EXPENSE IN THE EVENT ACCESS TO THE INFILTRATION BED IS REQUIRED FOR REPAIRS. MANHEIM TOWNSHIP SHALL HAVE THE RIGHT TO:
- REPRESENTATIVES OF THE TOWNSHIP MAY ENTER, AT REASONABLE TIMES, UPON ANY PROPERTY, WITHIN THE TOWNSHIP TO INVESTIGATE OR ASCERTAIN THE CONDITION OF THE SUBJECT PROPERTY IN REGARD TO ANY ASPECT REGULATED BY THE STORMWATER ORDINANCE.
 - REQUIRE THAT THE LANDOWNER TAKE CORRECTIVE MEASURES AND ASSIGN THE LAND OWNER REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION.
 - AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COST OF THE WORK AGAINST THE PROPERTY OF THE ENTITY RESPONSIBLE FOR MAINTENANCE.
- IF THE TOWNSHIP DETERMINES, AT ANY TIME, THAT ANY PERMANENT STORMWATER MANAGEMENT FACILITY HAS BEEN ELIMINATED, ALTERED OR IMPROPERLY MAINTAINED, THE LANDOWNER OF THE LOT SHALL BE ADVISED OF THE CORRECTIVE MEASURES REQUIRED AND GIVEN A REASONABLE PERIOD OF TIME, WITHIN WHICH TO TAKE SUCH CORRECTIVE ACTION. IF SUCH CORRECTIVE ACTION IS NOT TAKEN BY THE LANDOWNER THE TOWNSHIP MAY CAUSE THE WORK TO BE DONE AND SHALL TAKE THE APPROPRIATE ACTION TO FILE A MUNICIPAL CLAIM PURSUANT TO THE PA MUNICIPAL CLAIMS AND TAX LIENS ACT, ACT 1923, MAY 16, P.L. 207, AS AMENDED AND SUPPLEMENTED, AS A LIEN UPON THE REAL PROPERTY UPON WHICH THE WORK WAS DONE.
5. MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES NOT LOCATED WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. STORMWATER MANAGEMENT FACILITIES INCLUDING BUT NOT LIMITED TO INFILTRATION BEDS, SAND AND GRAVEL BEDS, AND DETENTION BASINS SHALL BE MAINTAINED IN DESIGN CONDITION AND FREE OF FILL AND OTHER OBSTRUCTIONS.
6. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE PER THE O&M PLAN NOTES ON SHEET 3, AND PER THE STORMWATER AGREEMENT WITH THE TOWNSHIP.
7. THE STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT RECORDED AS PART OF THIS PLAN FURTHER IMPOSES THE REQUIRED RESPONSIBILITIES OF OWNERSHIP AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES.
10. A STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT ACCOMPANIES THIS STORMWATER MANAGEMENT PLAN.
11. BMP'S SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM DESIGN STANDARDS AND REQUIREMENTS FOR BMP'S SET FORTH IN MANHEIM TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE, IN ANY DEED OF CONVEYANCE FOR THE PROJECT SITE OR ANY PART THEREOF.
12. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- 12.1. SPECIFIC BMP MAINTENANCE AND INSPECTIONS AS NOTED ON THE DETAILS.
- 12.2. ALL PIPES, SWALES AND FACILITIES SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION AND IN ORIGINAL DESIGN CONDITION.
- 12.3. REMOVAL OF SILT FROM ALL PERMANENT STRUCTURE WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING UP IN GRASS WATERWAYS, PIPES, DETENTION OR RETENTION BASINS, INFILTRATION STRUCTURES, OR BMP'S, AND THUS REDUCING THEIR CAPACITY TO CONVEY OR STORE RUNOFF.
- 12.4. RE-ESTABLISHMENT OF VEGETATION OF SCOURED AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP.
- 12.5. LIMING AND FERTILIZING VEGETATED CHANNELS AND OTHER AREAS ACCORDING TO THE SPECIFICATIONS IN THE "EROSION AND SEDIMENTATION CONTROL HANDBOOK OF LANCASTER COUNTY."
- 12.6. MOWING AS NECESSARY TO MAINTAIN ADEQUATE STRANDS OF GRASS AND SOIL TO CONTROL WEEDS. CHEMICAL WEED CONTROL MAY BE USED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS ARE MET. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL OF THE TOWNSHIP.
- 12.7. REGULAR INSPECTION OF THE AREAS IN QUESTION TO ASSURE PROPER IMPLEMENTATION OF BMP'S, MAINTENANCE AND CARE.
13. THE OWNERS AND OCCUPANTS OF THE HERECIN SHOWN LOT SHALL OWN AND MAINTAIN THE STORMWATER MANAGEMENT FACILITIES SHOWN AND CONSTRUCTED ON THE PROPERTY.
14. MANHEIM TOWNSHIP SHALL HAVE THE RIGHT TO:
- 14.1. REPRESENTATIVES OF THE TOWNSHIP MAY ENTER, AT REASONABLE TIMES, UPON ANY PROPERTY, WITHIN THE TOWNSHIP TO INVESTIGATE OR ASCERTAIN THE CONDITION OF THE SUBJECT PROPERTY IN REGARD TO ANY ASPECT REGULATED BY THE STORMWATER ORDINANCE.
- 14.2. REQUIRE THAT THE OWNER TAKE CORRECTIVE MEASURES AND ASSIGN A REASONABLE TIME PERIOD FOR SUCH ACTIONS TO BE TAKEN.
- 14.3. AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COST OF THE WORK AGAINST THE PROPERTY OF THE ENTITY RESPONSIBLE FOR MAINTENANCE.
- 14.4. IF THE TOWNSHIP DETERMINES, AT ANY TIME, THAT ANY PERMANENT STORMWATER MANAGEMENT FACILITY HAS BEEN ELIMINATED, ALTERED OR IMPROPERLY MAINTAINED, THE LANDOWNER OF THE LOT SHALL BE ADVISED OF THE CORRECTIVE MEASURES REQUIRED AND GIVEN A REASONABLE PERIOD OF TIME, WITHIN WHICH TO TAKE SUCH CORRECTIVE ACTION. IF SUCH CORRECTIVE ACTION IS NOT TAKEN BY THE LANDOWNER THE TOWNSHIP MAY CAUSE THE WORK TO BE DONE AND SHALL TAKE THE APPROPRIATE ACTION TO FILE A MUNICIPAL CLAIM PURSUANT TO THE PA MUNICIPAL CLAIMS AND TAX LIENS ACT, ACT 1923, MAY 16, P.L. 207, AS AMENDED AND SUPPLEMENTED, AS A LIEN UPON THE REAL PROPERTY UPON WHICH THE WORK WAS DONE.
15. REPRESENTATIVES OF THE TOWNSHIP MAY ENTER, AT REASONABLE TIMES, UPON ANY PROPERTY, WITHIN THE TOWNSHIP, TO INVESTIGATE OR ASCERTAIN THE CONDITION OF THE SUBJECT PROPERTY IN REGARDS TO ANY ASPECT REGULATED BY THE TOWNSHIP ORDINANCES.
16. CONSTRUCTION OF STORMWATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE CURRENT MANHEIM TOWNSHIP AND LANCASTER COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS UNLESS A MODIFICATION HAS BEEN APPROVED.
17. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED FOR IMPERVIOUS AREAS AS SHOWN ON THE PLANS AND ADDITIONAL FUTURE LAYOUTS AS NOTED IN THE SITE DATA CHART ON THE COVER SHEET 1 AND THE PCSM PLAN AND BMP DATA TABLE ON SHEET 3.
18. THE IMPERVIOUS SURFACES SHOWN REPRESENT THE MAXIMUM EXPECTED COVERAGE. ANY ADDITIONAL IMPERVIOUS COVER BEYOND THE AMOUNT APPROVED BY THE TOWNSHIP WILL REQUIRE THE OWNER TO IMPLEMENT ADDITIONAL STORMWATER MANAGEMENT CONTROLS IN ACCORDANCE WITH THE MANHEIM TOWNSHIP STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS.
19. A REVISION WHICH INVOLVES A CHANGE IN STORMWATER MANAGEMENT CONTROL METHODS OR TECHNIQUES, OR WHICH INVOLVES THE RELOCATION OR REDESIGN OF CONTROL MEASURES, OR WHICH IS NECESSARY BECAUSE SOIL OR OTHER CONDITIONS ARE NOT AS STATED ON THE APPROVED PLAN, SHALL REQUIRE A RESUBMISSION BY THE APPLICANT IN ACCORDANCE WITH THE PLAN REQUIREMENTS AS SET FORTH IN SECTION 428.14 OF THE MANHEIM TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
20. THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE NOT LOCATED WITHIN OR AFFECT THE FLOODPLAIN OF ANY WATERCOURSE.
21. SHOULD ANY SINKHOLES, CLOSED DEPRESSIONS, DISAPPEARING STREAMS, LINEAMENTS, FRACTURE TRACES, SURFACE PINNACLES OR SUBSURFACE PINNACLES BE ENCOUNTERED DURING CONSTRUCTION, THE DESIGN CONSULTANT, A PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER, AND THE TOWNSHIP SHALL BE CONTACTED TO DISCUSS POTENTIAL DESIGN CHANGES.

- PRIOR TO THE FINAL RELEASE OF ANY FINANCIAL SECURITIES, THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLETING A "RECORD SURVEY" OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE RECORD SURVEY AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE DESIGN PLANS SHALL BE SUBMITTED TO THE TOWNSHIP OR ITS DESIGNEE FOR FINAL APPROVAL.
- THE RECORD SURVEY AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE DESIGN PLANS SHALL BE SUBMITTED TO THE TOWNSHIP OR ITS DESIGNEE FOR FINAL APPROVAL.
- THE DESIGN ENGINEER & MANHEIM TOWNSHIP SHALL BE IMMEDIATELY NOTIFIED IF UNSUITABLE SOILS OR OTHER PROHIBITIVE SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.
- SHOULD ANY UNFORESEEN CONDITIONS ARISE DURING EXCAVATION OF INFILTRATION FACILITIES (ROCK, ETC.) THE TOWNSHIP AND DESIGN PROFESSIONAL SHALL BE NOTIFIED. OVER EXCAVATION AND ENGINEERED BACKFILL MAY BE REQUIRED.

26. AREAS PROPOSED FOR INFILTRATION BMP'S SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN MAXIMUM INFILTRATION CAPACITY. STAGING OF EARTHMOVING ACTIVITIES AND SELECTION OF CONSTRUCTION EQUIPMENT SHOULD CONSIDER THIS PROTECTION.

WETLAND NOTE:

1. THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY AS SHOWN ON THE PLANS. THE LOCATION IS BASED UPON A REPORT FROM VORTEX ENVIRONMENTAL, INC. DATED JANUARY 2026.

FLOOD PLAIN NOTE:

1. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #420710C0365F DATED APRIL 5, 2016.
2. THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THE PROPERTY WERE DELINEATED BY AN APPROVED STUDY DONE BY ELA GROUP, INC., AS CONTAINED IN THEIR STORM WATER MANAGEMENT REPORT FOR THE ADDITIONS AND ALTERATIONS TO THE MANHEIM TOWNSHIP HIGH SCHOOL NEFFSVILLE CAMPUS, DATED 4/27/05, LAST REVISED 6/13/05.

GENERAL UTILITY NOTES:

1. ALL EASEMENTS SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS THAT MAY ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
2. THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORMWATER OR UTILITY RIGHTS-OF-WAY/EASEMENTS, TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES.
3. ELECTRIC, TELEPHONE, CABLE TELEVISION AND ALL OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AS-BUILT PLANS WILL BE REQUIRED PRIOR TO DEDICATION OF ANY PUBLIC IMPROVEMENTS.
5. ALL PROPOSED UTILITY COMPANIES SHALL REVIEW THE FINAL PLANS AND LOCATE ALL UTILITY CROSSINGS OF NEW STREETS PRIOR TO CONSTRUCTION.
6. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER FACILITIES. THE CITY OF LANCASTER WATER BUREAU AND THE LANCASTER AREA SEWER AUTHORITY (LASA) WILL PROVIDE THE PUBLIC SERVICES TO THE SITE.
7. NO ADDITIONAL SANITARY SEWER FLOW OR WATER SERVICE CAPACITY IS REQUIRED FOR THE PROJECT.

UTILITY NOTES - SANITARY SEWER:

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LANCASTER AREA SEWER AUTHORITY RULES AND REGULATIONS.
2. SANITARY SEWER PIPES SHALL BE MANUFACTURED TO MEET ASTM SPECIFICATIONS D-3034-SDR35. SANITARY SEWER PIPE SHALL HAVE A MINIMUM OF 4'-0" OF COVER.
3. MAXIMUM SPACING BETWEEN CLEAN-OUTS IS SEVENTY-FIVE (75) FEET. CLEANOUTS SHOULD BE LOCATED AS CLOSE TO SEWER MAIN AS POSSIBLE. ALL TRENCHES WITHIN (5) HORIZONTAL FEET OF PAVED ROAD MUST BE COMPACTED WITH 2RC STONE OR EQUAL.
4. THE SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED AND MAINTAINED.
- UTILITY NOTES - WATER SERVICE:
- PUBLIC WATER SERVICE IS TO BE PROVIDED FROM THE CITY OF LANCASTER BUREAU OF WATER.
- ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LANCASTER DEPARTMENT OF PUBLIC WORKS AND ALSO DESCRIBED IN MANHEIM TOWNSHIP IMPROVEMENTS SPECIFICATIONS MANUAL.
- ALL WATER LINES, FIRE HYDRANTS, LATERAL LOCATIONS, ETC. MUST BE APPROVED BY THE CITY OF LANCASTER BUREAU OF WATER.
- ALL PROPOSED FIRE HYDRANTS WILL BE OWNED AND MAINTAINED BY THE MANHEIM TOWNSHIP SCHOOL DISTRICT (PRIVATELY OWNED).
5. ALL PROPOSED AND EXISTING HYDRANTS MUST CONFORM TO REVISED MANHEIM TOWNSHIP ADMINISTRATIVE ORDER 2017-3, FIRE PROTECTION SYSTEMS.

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT VERSION OF THE AMERICAN NURSERYMAN'S ASSOCIATION GUIDELINES.
- ALL PLANT MATERIALS SHALL BE OF NURSERY GROW STOCK. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS PESTS AND DISEASE.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHALL HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL BE GROWN IN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT TREES, & SHRUBS TO BE RETAINED OR TRANSPLANTED FROM DAMAGE DURING CONSTRUCTION.
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED PLANTING.
- APPLY 3-INCH AVERAGE THICKNESS OF SHREDED BARK MULCH ON SURFACES OF PLANTING BEDS. DO NOT PLACE MULCH AGAINST PLANT STEMS.
- ANY TREE OR SHRUB THAT HAS BEEN INSTALLED AND DIES (MIN. 25% DEAD) WITHIN THE WARRANTY PERIOD OF AT LEAST ONE (1) YEAR SHALL BE REPLACED BY THE CONTRACTOR RESPONSIBLE. (THIS DOES NOT APPLY TO TRANSPLANTED MATERIAL).
- THE WARRANTY PERIOD INDICATED SHALL BE AGAINST DEFECTS INCLUDING DIEBACK AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTORS CONTROL.
- ALL PROPOSED PLANTING SHALL BE PERPETUALLY MAINTAINED. ALL DEAD PLANTS SHALL BE REMOVED AND REPLACED DURING APPROPRIATE SEASON.
11. ALL TOPSOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 1-1/2". TOPSOIL SHALL BE FREE OF WEEDS, WEED SEEDS, AND TOXIC SUBSTANCES THAT ARE HARMFUL TO PLANT GROWTH.

GEOLOGY NOTES:

1. A STORMWATER FEASIBILITY AND GEOLOGY STUDY WAS COMPLETED BY BECKER ENGINEERING, LLC, DATED SEPTEMBER 30, 2025. THE STUDY INCLUDES THE INFILTRATION TESTING PERFORMED ON SITE AND A SUMMARY OF THE SITE'S GEOLOGY AND ITS SUITABILITY FOR INFILTRATING STORMWATER.
2. IF ANY BEDROCK OR SOIL FEATURES NOT CONSISTENT WITH THIS REPORT ARE OBSERVED DURING CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, OR FOOTINGS, ALL WORK SHOULD STOP AND A GEOLOGIST OR GEOTECHNICAL ENGINEER SHOULD BE CONSULTED PRIOR TO CONTINUING WORK.
3. THE SITE IS LOCATED IN THE AREA OF THE LEDGER, KINZLE, AND VINTAGE FORMATIONS, WHICH ARE CARBONATE FORMATIONS PRONE TO KARST TYPE FEATURES THAT TYPICALLY OCCUR IN A CARBONATE ENVIRONMENT.
4. IF ROCK IS ENCOUNTERED DURING EXCAVATION OF THE INFILTRATION FACILITY THE FOLLOWING NOTES APPLY:
- 4.1. A GEOLOGIST OR GEOTECHNICAL ENGINEER MUST INSPECT THE ROCK PRIOR TO BACKFILL FOR EVIDENCE OF WEATHERED ROCK STRATA.
- 4.2. SHALLOW ROCK PINNACLES ARE IN-PLACE ROCK THAT IS NOT RIPPALE WITH CONVENTIONAL EQUIPMENT. IF SHALLOW ROCK PINNACLES ARE ENCOUNTERED THE ROCK WILL BE REMOVED. SILT LOAM FROM THE SITE, OR SILT LOAM SIMILAR TO NATIVE SOILS, WILL BE INSTALLED TO A DEPTH OF NOT LESS THAN 2 FOOT BELOW THE BED BOTTOM. PRIOR TO INSTALLING THE SILT LOAM THE ROCK SURFACE SHOULD BE PREPARED BY COVERING WITH NOT LESS THAN 8 INCHES OF 1/2 INCH CLEAN STONE AND OVERLAIN WITH A NON-WOVEN GEOTEXTILE. THE SUBGRADE SHOULD BE INSPECTED BY A GEOLOGIST OR GEOTECHNICAL ENGINEER PRIOR TO INSTALLING THE GEOTEXTILE. IF THE ROCK IS REMOVED AND A SILT LOAM IS INSTALLED WITHIN THE AREA OF AN INFILTRATION FACILITY, INFILTRATION TESTING MUST BE PERFORMED AT THE TOP OF THE SILT LOAM AND PRIOR TO THE PLACEMENT OF ENGINEERED SOIL OR CLEAN STONE. A MINIMUM OF FOUR TESTS (2 LOCATIONS WITH 2 TESTS PER LOCATION) SHALL BE PERFORMED IN EACH FACILITY AT THE TIME OF CONSTRUCTION, USING DOUBLE RING INFILTROMETERS UNDER THE SUPERVISION OF A GEOLOGIST, OR GEOTECHNICAL ENGINEER. GEOLOGIST OR GEOTECHNICAL ENGINEER MUST APPROVE OTHER TESTING METHODOLOGIES FOLLOWING CONSULTATION AND CONCURRENCE FROM TOWNSHIP ENGINEER. ACCEPTABLE RATES MUST FALL WITHIN THE RANGES NOTED ON THE DETAILS FOR THE INFILTRATION FACILITIES. THE TOWNSHIP SHALL BE SENT RESULTS TO CONFIRM. IF INFILTRATION RATES DO NOT FALL WITHIN THIS RANGE, A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE CONSULTED TO DETERMINE APPROPRIATE MEASURES FOR AMENDING OR MODIFYING THE SILT LOAM BACKFILL TO ACHIEVE THE DESIRED RATE. INFILTRATION TESTING MUST BE PERFORMED AGAIN AFTER ANY MODIFICATIONS TO VERIFY THAT THE RATES FALL WITHIN THE ACCEPTABLE RANGE.
- 4.3. WEATHERED ROCK STRATA IS ROCK THAT IS RIPPALE WITH CONVENTIONAL EQUIPMENT, AND NOT ATTACHED TO A MORE MASSIVE ROCK STRUCTURE. IF WEATHERED ROCK STRATA WITH VOIDS IS ENCOUNTERED, THE STRATA SHOULD BE FILLED WITH A SUITABLE SIZE AGGREGATE TO FILL AND BRIDGE THE VOID. REVERSE GRADED, LARGER TO SMALLER, AGGREGATE SHOULD THEN BE USED TO FILL THE AREA ABOVE THE VOID TO 2 FEET BELOW THE PROPOSED FACILITY BOTTOM. A GEOLOGIST OR GEOTECHNICAL ENGINEER SHOULD DETERMINE THE SIZE AND QUANTITY OF AGGREGATE TO BE USED TO FILL THE VOID. THE VOID SHOULD BE FILLED WITH A SUITABLE SIZE AGGREGATE, AND 2 FEET OF SILT LOAM FROM THE SITE, OR SILT LOAM SIMILAR TO NATIVE SOILS, WILL BE INSTALLED TO A DEPTH OF NOT LESS THAN 2 FOOT BELOW THE INFILTRATION FACILITY BOTTOM AND THE CAP TO ACHIEVE THE DESIGN INFILTRATION RATE BUT NOT TO EXCEED THE DESIGN INFILTRATION RATE AS SPECIFIED WITHIN THE DESIGN CONSTRUCTION NOTES.
- 4.4. WEATHERED ROCK STRATA ENCOUNTERED IN AREAS OTHER AREAS ON-SITE NOT TO BE USED FOR STORMWATER INFILTRATION SHOULD BE FILLED WITH A SUITABLE SIZE AGGREGATE TO FILL AND BRIDGE THE VOID. ONE (1) FOOT OF 1 INCH CLEAN STONE AND A CONCRETE CAP (3500 PSI) OF NOT LESS THAN 1 FOOT THICK SHOULD BE PLACED OVER THE AGGREGATE.

- IF ANY CARBONATE FEATURES SUCH AS SINKHOLES, DISAPPEARING STREAMS, LOOSE OR RAVELLED SOILS (A.K.A. SOILS THAT ARE LOOSE AND/OR UNCOMPACT), OR OTHER DELETERIOUS CONDITIONS ARE OBSERVED DURING CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, OR BUILDING FOOTINGS, ALL WORK SHOULD STOP AND A GEOLOGIST OR GEOTECHNICAL ENGINEER SHOULD BE CONSULTED PRIOR TO CONTINUING WORK. REFER TO TYPICAL SINKHOLE REPAIR DETAILS AND PCSM DETAILS FOR ADDITIONAL INFORMATION ON OVER-EXCAVATION, ENGINEERED SOILS, AND REMEDIATION/REPAIR INSTRUCTIONS.

EASEMENTS:

1. Ten (10') foot Ingress / Egress right-of-way
David M. Witrner et. al to John E. Sheaffer
Deed X-30-575
-Easement located on the south side of campus (at Valley Road) and in the northern direction towards Landis Run Intermediate School.
2. Thirty (30') foot Sewer right-of-way
Manheim Township School Authority & Manheim Township Municipal Authority
Deed N-50-522
-Easement located on the south side of campus near the outfield of the two baseball fields.
3. Thirty (30') foot Sewer right-of-way
Manheim Township School Authority & School Valley Farms
Deed U-54-651
-Easement located on the south side of campus near the outfield of the two baseball fields.
4. Ten (10') foot Utility Easement
Manheim Township School Authority & PPL
Deed S-57-109
-Not Platiable, Easement located near the intersection of Lititz Pike and School Road.
5. Ten (10') foot Utility Easement
Manheim Township School Authority & PPL
Deed X-57-584
-Easement located on the north side of campus near the dugouts of the baseball field.
6. Ten (10') foot Utility Easement
Manheim Township School Authority & PPL
Deed F-60-168
-Not Platiable, Unknown Location
7. Utility Easement
Manheim Township School Authority & PPL
Deed N-68-80
-Not Platiable, Unknown Location
8. Utility Easement
Bell Telephone Co. of PA
Deed U-58-1138
-Not Platiable, Unknown Location
9. Utility Easement
Bell Telephone Co. of PA
Deed S-65-1021
-Not Platiable, Unknown Location
10. Utility Easement
Bell Telephone Co. of PA
Deed D-59-306
-Not Platiable, Easement located on the north side of campus near the intersection of Oregon Road and Arena Avenue.
11. Access Easement
Eric & Tara Johnson
Document ID 6055866
-Easement located on the south side of campus near Southwick Drive.
12. Stormwater Easement
As shown on Sheet SD.03.1 of the Revised Final Land Development & Subdivision Plan for Manheim Township High School - Nefleville Campus.
Recorded as Subdivision Plan Book J235-103 on December 18, 2008.
- Easement located around the Field House (at the east endzone of the football field) and in the southern direction towards Valley Road.
13. Stormwater Easement
LASA Right-of-Way
Sanitary Sewer Easement
Access Easement
As shown on Sheet 13, 14 and 15 of 52 of the Preliminary/Final Subdivision & Land Development Plan for 5 & 6 Grade Facility recorded as Document ID #2010-0224-J on December 14, 2010.
- Three (3) Stormwater easements located on the East side of Blue Streak Blvd.
- Two (2) Lancaster Area Sewer Authority right-of-way located on the East side of Blue Streak Blvd.
- Sanitary Sewer Easement located on the East side of Blue Streak Blvd.
- Access Easement located on the East side of Blue Streak Blvd.
14. Stormwater Easement
As shown on Sheet 6 of 41 of the Preliminary/Final Subdivision & Land Development Plan for the Maintenance Building and Parking Lots recorded as Document ID #2016-0133-J on May 11, 2016.
- Three (3) Stormwater easement located on the East side of Blue Streak Blvd.

INSPECTION SCHEDULE

MANHEIM TOWNSHIP SHALL BE NOTIFIED A MINIMUM OF 24 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- A. UPON COMPLETION OF PRELIMINARY SITE PREPARATION INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL AND CONSTRUCTION OF TEMPORARY E&S DEVICES.
- B. UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT INCLUDING GROUND COVERS & GROUND COVERS.
- C. DURING THE CONSTRUCTION OF PERMANENT STORM WATER MANAGEMENT AND BMP FACILITIES.
- D. UPON THE FINAL COMPLETION OF PERMANENT STORM WATER MANAGEMENT AND BMP FACILITIES, INCLUDING THE ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
- E. AFTER REVIEW OF THE AS-BUILT DRAWINGS, PRIOR

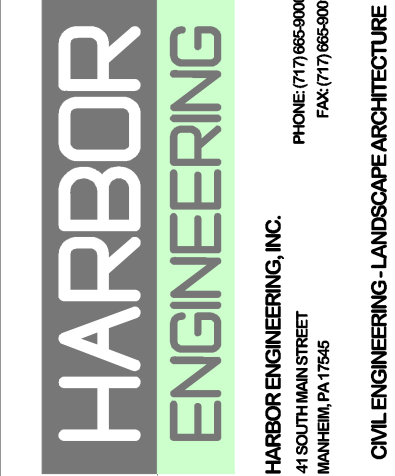
THE PROPERTY OWNER SHALL INSPECT ALL STORMWATER MANAGEMENT FACILITIES ANNUALLY FOR THE FIRST FIVE YEARS AND THEN EVERY THREE YEARS THEREAFTER IN ADDITION TO THE INSPECTIONS LISTED BELOW.	
INFILTRATION BASIN	
INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• OBSERVE DRAIN TIME FOR A STORM AFTER COMPLETION OR MODIFICATION OF THE FACILITY TO CONFIRM THAT THE DESIRED DRAIN TIME HAS BEEN OBTAINED. • NEWLY ESTABLISHED VEGETATION SHOULD BE INSPECTED SEVERAL TIMES TO DETERMINE IF ANY LANDSCAPE MAINTENANCE (RESEEDING, IRRIGATION, ETC.) IS NECESSARY.	POST CONSTRUCTION (0-12 MONTHS)
• INSPECT FOR THE FOLLOWING ISSUES: DIFFERENTIAL ACCUMULATION OF SEDIMENT, SIGNS OF WETNESS OR DAMAGE TO STRUCTURES, EROSION OF THE BASIN FLOOR, DEAD OR DYING GRASS ON THE BOTTOM, CONDITION OF RIP-RAP, DRAIN TIME, SIGNS OF PETROLEUM HYDROCARBON CONTAMINATION, STANDING WATER, TRASH AND DEBRIS, SEDIMENT ACCUMULATION, SLOPE STABILITY, PRETREATMENT DEVICE CONDITION.	SEMI-ANNUAL AND AFTER EXTREME EVENTS.
• INSPECT FOR SINKHOLES, SUBSIDENCE, CLOSED DEPRESSIONS OR OTHER KARST RELATED FEATURES. UPON DISCOVERY, THESE FEATURES ARE TO BE PROMPTLY REPAIRED UNDER THE DIRECTION OF A QUALIFIED PROFESSIONAL.	MONTHLY AND AFTER EXTREME EVENTS
• INSPECT OUTLET STRUCTURE FOR GRASS CLIPPINGS, TRASH AND DEBRIS, SEDIMENT ACCUMULATION, AND MATERIAL BUILDUP.	MONTHLY
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
• FACTORS RESPONSIBLE FOR CLOGGING SHOULD BE REPAIRED IMMEDIATELY. • WEED ONCE MONTHLY DURING THE FIRST TWO GROWING SEASONS.	POST CONSTRUCTION
• IF THE GATE VALVES ARE OPENED AT ANYTIME FOR MAINTENANCE OR EMERGENCY BASIN DEWATERING, THE TOWNSHIP SHALL BE NOTIFIED & A PROFESSIONAL ENGINEER SHALL DETERMINE ANY CAUSES FOR FAILURE OF THE INFILTRATION DEWATERING .	POST CONSTRUCTION
• STABILIZE ERODED BANKS. • REPAIR UNDERCUT AND ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES. • MAINTAIN ACCESS TO THE BASIN FOR REGULAR MAINTENANCE ACTIVITIES. • MOW AS APPROPRIATE FOR VEGETATIVE COVER SPECIES. • MONITOR HEALTH OF VEGETATION AND REPLACE, AS NECESSARY. • CONTROL MOSQUITOS, AS NECESSARY. • REMOVE LITTER AND DEBRIS FROM INFILTRATION BASIN AREA, AS REQUIRED.	STANDARD MAINTENANCE, AS NEEDED
• MOW AND REMOVE GRASS CLIPPINGS, LITTER, AND DEBRIS. • TRIM VEGETATION AT THE BEGINNING AND END OF THE WET SEASON TO PREVENT ESTABLISHMENT OF WOODY VEGETATION AND FOR AESTHETIC AND VECTOR REASONS. • REPLANT ERODED OR BARREN SPOTS TO PREVENT EROSION AND ACCUMULATION OF SEDIMENT.	SEMI-ANNUAL, OR MORE OFTEN AS NEEDED
• SCRAPE BOTTOM AND REMOVE SEDIMENT WHEN ACCUMULATED SEDIMENT REDUCES ORIGINAL INFILTRATION RATE BY 25-50% • RESTORE ORIGINAL CROSS-SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT. • SEED OR SOD TO RESTORE GROUND COVER. • DISO OR OTHERWISE AERATE BOTTOM. • DETATCH BASIN BOTTOM.	3 TO 5 YEAR MAINTENANCE
INFILTRATION BED	
INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST TWELVE (12) MONTHS TO ENSURE PROPER FUNCTIONING. DRAIN TIMES SHOULD BE OBSERVED TO CONFIRM THAT DESIGNED DRAIN TIMES HAS BEEN ACHIEVED.	POST CONSTRUCTION (0-12 MONTHS)
• INSPECT FACILITY FOR SIGNS OF WETNESS OR DAMAGE TO STRUCTURES, SIGNS OF PETROLEUM HYDROCARBON CONTAMINATION, STANDING WATER, TRASH AND DEBRIS, SEDIMENT ACCUMULATION, SLOPE STABILITY, AND MATERIAL BUILDUP. • CHECK FOR STANDING WATER OR, IF AVAILABLE, CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE PROPER DRAIN TIME. • INSPECT PRETREATMENT DEVICES INLETS, TRENCH DRAINS, AND UPSTREAM TRIBUTARY AREA FOR DAMAGE, SEDIMENT BUILDUP, AND STRUCTURAL DAMAGE.	IMMEDIATELY AFTER THE END OF THE 10-YEAR OR GREATER STORM EVENT, WHICH IS DEFINED AS A RAINFALL TOTAL EXCEEDING 5 INCHES IN A 24 HOUR PERIOD.
• INSPECT FOR SINKHOLES, SUBSIDENCE, CLOSED DEPRESSIONS OR OTHER KARST RELATED FEATURES. UPON DISCOVERY, THESE FEATURES ARE TO BE PROMPTLY REPAIRED UNDER THE DIRECTION OF A QUALIFIED PROFESSIONAL.	MONTHLY AND AFTER EXTREME EVENTS
• INSPECT STORM INLETS FOR GRASS CLIPPINGS, TRASH AND DEBRIS, SEDIMENT ACCUMULATION, AND MATERIAL BUILDUP.	MONTHLY
• INSPECT OUTLET STRUCTURES FOR GRASS CLIPPINGS, TRASH AND DEBRIS, SEDIMENT ACCUMULATION, AND MATERIAL BUILDUP.	MONTHLY
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
• REMOVE GRASS CLIPPINGS, LEAVES, TRASH, DEBRIS, AND ACCUMULATED SEDIMENT FROM THE STORM INLETS. CLEAN OUT INLETS AFTER MOWING IF EXCESSIVE AMOUNTS OF GRASS CLIPPINGS ARE OBSERVED WITHIN THE INLETS.	STANDARD MAINTENANCE, AS NEEDED
• REPAIR UNDERCUT AND ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES. • REMOVE SEDIMENT, DEBRIS, AND OIL/GREASE FROM PRETREATMENT DEVICES, YARD INLETS, DOWNSPOUT FILTERS, SWALES, AND OVERFLOW STRUCTURES.	STANDARD MAINTENANCE, AS NEEDED
• REMOVE TRASH, DEBRIS, GRASS CLIPPINGS, TREES, AND OTHER LARGE VEGETATION FROM THE BED PERIMETER AND DISPOSE OF PROPERLY. • MOW AND TRIM VEGETATION TO PREVENT ESTABLISHMENT OF WOODY VEGETATION AND FOR AESTHETIC AND VECTOR REASONS.	SEMI-ANNUAL, MORE OFTEN AS NEEDED
• CLEAN OUT INLET/OUTLET STRUCTURES, IF NECESSARY. • CLEAN BED WHEN LOSS OF INFILTRATIVE CAPACITY IS OBSERVED. IF DRAWDOWN TIME IS OBSERVED TO HAVE INCREASED SIGNIFICANTLY OVER THE DESIGN DRAWDOWN TIME, REMOVAL OF SEDIMENT MAY BE NECESSARY. THIS IS AN EXPENSIVE MAINTENANCE ACTIVITY AND THE NEED FOR IT CAN BE MINIMIZED THROUGH PREVENTION OF UPSTREAM EROSION.	ANNUAL
• IF BYPASS CAPABILITY IS AVAILABLE, IT MAY BE POSSIBLE TO REGAIN THE INFILTRATION RATE IN THE SHORT TERM BY PROVIDING AN EXTENDED DRY PERIOD. • SEED OR SOD TO RESTORE GROUND COVER.	5 YEAR MAINTENANCE
• TOTAL REHABILITATION OF THE BED SHOULD BE CONDUCTED TO MAINTAIN STORAGE CAPACITY WITHIN 2/3 OF THE DESIGN TREATMENT VOLUME AND 72-HOUR EXFILTRATION RATE LIMIT. • BED WALLS SHOULD BE EXCAVATED TO EXPOSE CLEAN SOIL. • ALL OF THE STONE AGGREGATE AND FILTER FABRIC OR MEDIA MUST BE REMOVED. ACCUMULATED SEDIMENT SHOULD BE STRIPPED FROM THE BED BOTTOM. AT THIS POINT THE BOTTOM MAY BE SCARIFIED OR TILLED TO HELP INDUCE INFILTRATION. NEW FABRIC AND CLEAN STONE AGGREGATE SHOULD BE INSTALLED.	UPON FAILURE
INLETS	
INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT FOR THE FOLLOWING ISSUES: DAMAGE TO STRUCTURES,	SEMI-ANNUAL AND AFTER EXTREME EVENTS.
• INSPECT INLETS IN GRASS AREAS FOR GRASS CLIPPINGS, TRASH AND DEBRIS, SEDIMENT ACCUMULATION, AND MATERIAL BUILDUP.	MONTHLY
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
• REMOVE GRASS CLIPPINGS, LEAVES, TRASH, DEBRIS, AND ACCUMULATED SEDIMENT FROM THE STORM INLETS. CLEAN OUT INLETS AFTER MOWING IF EXCESSIVE AMOUNTS OF GRASS CLIPPINGS ARE OBSERVED WITHIN THE INLETS.	STANDARD MAINTENANCE, AS NEEDED
INFILTRATION BASIN	
INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEVERAL STORM EVENTS FOR BANK STABILITY, VEGETATION GROWTH, AND TO DETERMINE IF THE DESIRED RESIDENCE TIME HAS BEEN ACHIEVED. • INSPECT OUTLET STRUCTURE FOR EVIDENCE OF CLOGGING OR OUTFLOW RELEASE VELOCITIES THAT ARE GREATER THAN DESIGN FLOW.	POST CONSTRUCTION (0-12 MONTHS)
• INSPECT FOR THE FOLLOWING ISSUES: DIFFERENTIAL SETTLEMENT, CRACKING; EROSION OF POND BANKS OR BOTTOM, LEAKAGE OR TREE GROWTH ON THE EMBANKMENT; THE CONDITION OF THE RIP-RAP IN THE INLET, CLOGGING OF THE OUTLET AND PILOT CHANNELS; STANDING WATER, SLOPE STABILITY, PRESENCE OF BURROW, SEDIMENT ACCUMULATION IN THE BASIN, FOREBAY, AND OUTLET STRUCTURES; TRASH AND DEBRIS, AND THE WOOD AND DENSITY OF THE GRASS TURF ON THE BASIN SIDE SLOPES AND FLOOR.	SEMI-ANNUAL AND AFTER EXTREME EVENTS.
• INSPECT FOR THE FOLLOWING ISSUES: SUBSIDENCE, DAMAGE TO THE EMERGENCY SPILLWAY, INADEQUACY OF THE INLET/ OUTLET CHANNEL EROSION CONTROL MEASURES; CHANGES IN THE CONDITION OF THE PILOT CHANNEL, ACCUMULATED SEDIMENT VOLUME, AND SEMI-ANNUAL INSPECTION ITEMS.	ANNUAL
• DURING INSPECTIONS, CHANGES TO THE EXTENDED STORAGE POND OR THE CONTRIBUTING WATERSHED SHOULD BE NOTED, AS THESE MAY AFFECT BASIN PERFORMANCE.	ANNUAL
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
• IF NECESSARY, MODIFY THE OUTLET ORIFICE TO ACHIEVE DESIGN VALUES IF INSPECTION INDICATES MODIFICATIONS. • REPAIR UNDERCUT AND ERODED AREAS. • MOW SIDE SLOPES. • MANAGE PESTICIDE AND NUTRIENTS. • REMOVE LITTER AND DEBRIS • CONTROL VECTORS, AS NECESSARY.	AS NEEDED
• MOW REMOVE ACCUMULATED TRASH AND DEBRIS FROM THE BASIN, AROUND THE RISER PIPE, SIDE SLOPES, EMBANKMENT, EMERGENCY SPILLWAY, AND OUTFLOW TRASH RACKS. THE FREQUENCY OF THIS ACTIVITY MAY BE ALTERED TO MEET SPECIFIC SITE CONDITIONS. • TRIM VEGETATION AT THE BEGINNING AND END OF THE WET SEASON TO PREVENT ESTABLISHMENT OF WOODY VEGETATION AND FOR AESTHETIC AND VECTOR REASONS.	SEMI-ANNUAL, OR MORE FREQUENT AS NEEDED
• SEED OR SOD TO RESTORE DEAD OR DAMAGED GROUND COVER. • REPAIR EROSION TO BANKS AND BOTTOM, AS REQUIRED.	ANNUAL MAINTENANCE (AS NEEDED)
• SUPPLEMENT WETLAND PLANTS IF A SIGNIFICANT PORTION HAVE NOT BEEN ESTABLISHED (AT LEAST 50% OF THE SURFACE AREA). • REMOVE NUISANCE PLANT SPECIES.	ANNUAL MAINTENANCE (AS NEEDED)
• REMOVE SEDIMENT FROM THE FOREBAY TO REDUCE FREQUENCY OF MAIN BASIN CLEANING.	3 TO 5 YEAR MAINTENANCE
• MONITOR SEDIMENT ACCUMULATION AND REMOVE ACCUMULATED SEDIMENT AND REGRADE ABOUT EVERY 10 YEARS OR WHEN THE ACCUMULATED SEDIMENT VOLUME EXCEEDS 10-20% OF THE BASIN VOLUME OR WHEN ACCUMULATION REACHES 6 INCHES OR IF RESUSPENSION IS OBSERVED. CLEAN IN EARLY SPRING SO VEGETATION DAMAGED DURING CLEANING HAS TIME TO RE-ESTABLISH.	EVERY 10 TO 25 YEARS

WET POND	
INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEVERAL STORM EVENTS TO CONFIRM THAT THE DRAINAGE SYSTEM FUNCTIONS, AND BANK STABILITY AND GROWTH ARE SUFFICIENT.	POST CONSTRUCTION (0-12 MONTHS)
• INSPECT FOR INVASIVE VEGETATION, TRASH AND DEBRIS, CLOGGING OF INLET/ OUTLET STRUCTURES, EXCESSIVE EROSION, SEDIMENT BUILDUP IN BASIN OR OUTLET, CRACKING OR SETTLING OF THE DAM, BANK STABILITY, TREE GROWTH ON DAM OR EMBANKMENT, VIGOR AND DENSITY OF THE GRASS TURF N THE BASIN SIDE SLOPES AND FLOOR, DIFFERENTIAL SETTLEMENT, LEAKAGE, SUBSIDENCE, DAMAGE TO THE EMERGENCY SPILLWAY, MECHANICAL COMPONENT CONDITION AND GRAFFITI.	SEMI-ANNUAL AND AFTER EXTREME EVENTS.
• INSPECT CONDITION OF THE INLET AND OUTLET STRUCTURE, PIPES, SEDIMENT FOREBAYS, BASIN, AND UPSTREAM AND DOWNSTREAM CHANNEL CONDITIONS, MONITOR DRAIN TIMES, AND CHECK FOR ALGAE GROWTH, SIGNS OF POLLUTION SUCH AS OIL SHEENS, DISCOLORED WATER OR UNPLEASANT ODORS, AND SIGNS OF FLOODING. • DURING INSPECTIONS, NOTE CHANGES TO THE WET POND OR THE CONTRIBUTING WATERSHED, AS THESE MAY AFFECT BASIN PERFORMANCE.	ANNUAL
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
• INTRODUCE MOSQUITO FISH, GAMUSI SPP., (WHERE PERMITTED BY THE DEPARTMENT OF FISH AND GAME OR OTHER AGENCY REGULATIONS) TO ENHANCE NATURAL MOSQUITO AND MIDGE CONTROL, AND REGULARLY MAINTAIN EMERGENT AND SHORELINE VEGETATION TO PROVIDE ACCESS FOR VECTOR INSPECTORS AND FACILITATE VECTOR CONTROL IF NEEDED.	POST CONSTRUCTION (0-12 MONTHS)
• PERFORM VECTOR CONTROL IF NECESSARY. • REMOVE SEDIMENT FROM OUTLET STRUCTURE. DISPOSE OF PROPERLY. • REMOVE ACCUMULATED TRASH AND DEBRIS IN THE BASIN, INLET/ OUTLET STRUCTURES, SIDE SLOPES, AND COLLECTIONS SYSTEM, AS REQUIRED. • REPAIR UNDERCUT AREAS AND EROSION TO BANKS AND BASIN.	SEMI-ANNUAL, AFTER SIGNIFICANT STORM EVENTS
• MAINTAIN PROTECTED VEGETATION BUFFER AROUND POND. MOW SIDE SLOPES AND MAINTAIN VEGETATION IN AND AROUND BASIN TO PREVENT ANY EROSION OR AESTHETIC PROBLEMS. MINIMIZE USE OF FERTILIZERS AND PESTICIDES. RESEED IF NECESSARY. • MANAGE AND HARVEST WETLAND PLANTS. • STRUCTURAL REPAIR OR REPLACEMENT, AS NEEDED.	ANNUAL MAINTENANCE (AS NEEDED)
• REMOVE SEDIMENT FROM THE FOREBAY AND REGRADE WHEN THE ACCUMULATED SEDIMENT VOLUME EXCEEDS 10-20% OF THE FOREBAY VOLUME. CLEAN IN EARLY SPRING SO VEGETATION DAMAGED DURING CLEANING HAS TIME TO RE-ESTABLISH.	5 TO 7 YEAR MAINTENANCE
• REMOVE SEDIMENT WHEN THE PERMANENT POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (SEDIMENT ACCUMULATION EXCEEDS 25% OF DESIGN DEPTH), RESUSPENSION IS OBSERVED OR THE POND BECOMES EUTROPHIC.	>5 YEAR MAINTENANCE
SINKHOLE NOTE:	
1. MANHEIM TOWNSHIP AND THE GEOLOGIST/GEOTECHNICAL ENGINEER OF RECORD SHALL BE NOTIFIED IN THE EVENT THAT A SINKHOLE OR SUBSIDENCE ACTIVITY ARE ENCOUNTERED OR OBSERVED DURING POST-CONSTRUCTION OPERATIONS AND MAINTENANCE INSPECTIONS OF THE STORMWATER MANAGEMENT FACILITIES. A LICENSED PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER WITH EXTENSIVE EXPERIENCE IN KARST GEOLOGY STABILIZATION SHALL BE ENGAGED TO INVESTIGATE ALL SINKHOLES OR AREAS OF SUBSIDENCE, TO PREPARE SINKHOLE STABILIZATION PROCEDURES, TO DIRECT THE SINKHOLE STABILIZATION WORK, AND TO MAKE RECOMMENDATIONS FOR CONSTRUCTION TECHNIQUES/ PROCEDURES AND DESIGN MODIFICATIONS THAT WILL REDUCE THE POTENTIAL FOR FURTHER SINKHOLE FORMATION.	
STORMWATER BMP OPERATION AND MAINTENANCE RESPONSIBILITY	
1. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS - INCLUDING BUT NOT NECESSARILY LIMITED TO THE INFILTRATION FACILITIES - ARE PERMANENT AND ARE NOT TO BE REMOVED. THE INDIVIDUAL LOT OWNER ALONG WITH HIS SUCCESSORS AND ASSIGNS SHALL ASSUME THE RESPONSIBILITY FOR PERPETUAL MAINTENANCE OF THE SAID FACILITIES ON THE LOT WITHIN AS DESCRIBED IN THE OPERATION AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP. IF THE LOT OWNER, OR HIS SUCCESSOR OR ASSIGNS, FAILS IN ANY WAY TO MAINTAIN THE SAID FACILITIES OR CAUSES THE FACILITIES TO BE ALTERED OR REMOVED, THE TOWNSHIP MAY PROVIDE WRITTEN NOTIFICATION TO THE OWNER TO CORRECT THE DEFECT(S) PROMPTLY AT THE OWNER'S EXPENSE. UPON THE OWNER'S FAILURE TO CORRECT THE DEFECT(S) WITHIN THE TIME SPECIFIED BY THE TOWNSHIP, THE TOWNSHIP SHALL HAVE THE RIGHT (BUT NOT THE OBLIGATION) TO ENTER UPON THE PROPERTY TO MAKE THE NECESSARY REPAIRS, MAINTENANCE, AND/OR CORRECTIONS AND BACK CHARGE THE MAINTAINER FOR THE WORK. THIS MAINTENANCE RESPONSIBILITY SHALL BE INCORPORATED INTO THE DEED.	
PROPERTY ADDRESS: 100 SCHOOL ROAD LANCASTER, PA 17601	
RESPONSIBLE PARTY AT TIME OF STORMWATER PLAN APPROVAL:	
OWNER: MANHEIM TOWNSHIP SCHOOL DISTRICT 450A CANDLEWYCK ROAD, LANCASTER, PA 17601	
OWNER MAILING ADDRESS: ATTN: BUSINESS OFFICE PO BOX 5134, LANCASTER, PA 17606-5134	

MS4-PCSM PLAN & BMP DATA TABLE	
OVERALL PCSM PLAN VOLUME REDUCTION (CF) 2 YR/24 HR STORM EVENT (IF APPLICABLE):	PRE: 7,290 CF POST:1,246 CF
WATERSHED:	LANDIS RUN (CONESTOGA RIVER)
RECEIVING WATERBODY:	UNNAMED TRIB. TO LANDIS RUN
NPDES PERMIT No.:	
SITE ADDRESS:	25 BLUE STREAK BLVD., LANCASTER, PA 17601
RESPONSIBLE PARTY FOR OPERATION AND MAINTENANCE AT TIME OF PLAN APPROVAL:	MANHEIM TOWNSHIP SCHOOL DISTRICT
THE PCSM PLAN ACCOUNTS FOR THE MAXIMUM IMPERVIOUS AREAS AS LISTED IN THE SITE DATA CHART ON SHEET 1, AND FURTHER SPECIFIED WITHIN DRAINAGE AREAS AS FOLLOWS:	
AREA D UNDETAINED - 19,050 SF IMPERVIOUS ONSITE (INCLUDES 0 SF FUTURE IMPERVIOUS) 3924 SF NEW IMPERVIOUS AND 15,126 SF EXISTING ONSITE IMPERV. PLUS 0 SF OF NEW IMPERV. AND 19,030 SF OFFSITE IMPERV. WITHIN THE R.O.W.	
AREAS TO THE BMPs ARE AS LISTED IN THE CHART BELOW	
NOTE: PCSM ANALYSIS INCLUDED EXISTING OFFSITE IMPERVIOUS AREAS	
TOTAL NUMBER OF PROPOSED PCSM BMPs:	1. SCM 1 - INFILTRATION BASIN 2. SCM 2 - UNDERGROUND STONE BED E-1 3. SCM 3 - EXTENDED DETENTION BASIN E W/ INFILTRATION FOREBAY 4. SCM 4 - BASIN/ RETENTION POND G
INLETS WITH WQ INLET FILTER BAGS	
INDIVIDUAL PCSM BMP INFORMATION	
PCSM BMP NAME:	SCM 1 - INFILTRATION BASIN
PCSM BMP DESC./ TYPE.:	ABOVE GROUND INFILTRATION BASIN
LIFE CYCLE:	±50 YEARS
BMP DIMENSIONS (LENGTH x WIDTH x DEPTH):	AS SHOWN ON PLAN
BMP AREA (SF):	10,596 SF
AREA TREATED (ACRES):	2,475 AC (107,829 SF)
IMPERVIOUS AREA TREATED (SF):	73,421 SF (INCLUDES 500 SF OF FUTURE IMPERVIOUS) 61,946 SF NEW IMPERVIOUS & 11,194 SF EXIST. IMPERV.
VOLUME OF STORMWATER TREATED (CF):	18,005 CF (2 YR/24 HR STORM EVENT)
VOLUME OF STORMWATER REDUCTION (CF):	18,005 CF (2 YR/24 HR STORM EVENT)
INDIVIDUAL PCSM BMP INFORMATION	
PCSM BMP NAME:	SCM 2 - BED E-1
PCSM BMP DESC./ TYPE.:	EXISTING UNDERGROUND STONE DETENTION BED
LIFE CYCLE:	±50 YEARS
BMP DIMENSIONS (LENGTH x WIDTH x DEPTH):	AS SHOWN ON PLAN
BMP AREA (SF):	±4,080 SF
AREA TREATED (ACRES):	2,415 AC (105,198 SF)
IMPERVIOUS AREA TREATED (SF):	32,343 SF (INCLUDES 0 SF FUTURE IMPERVIOUS) 9,700 SF NEW IMPERVIOUS & 22,643 SF EXISTING IMPERV.
VOLUME OF STORMWATER TREATED (CF):	9,809 CF (2 YR/24 HR STORM EVENT)
VOLUME OF STORMWATER REDUCTION (CF):	0 CF (2 YR/24 HR STORM EVENT)
INDIVIDUAL PCSM BMP INFORMATION	
PCSM BMP NAME:	SCM 3 - INFILTRATION FOREBAY -BASIN E
PCSM BMP DESC./ TYPE.:	MODIFIED EXISTING EXTENDED DETENTION BASIN WITH INFILTRATION FOREBAY AREA
LIFE CYCLE:	±50 YEARS
BMP DIMENSIONS (LENGTH x WIDTH x DEPTH):	AS SHOWN ON PLAN
BMP AREA (SF):	INFILTRATION FOREBAY 10,312 SF (TOTAL BASIN E - 46,807 SF)
AREA TREATED (ACRES):	FOREBAY ONLY - 4,419 AC (134,212 SF) (TOTAL BASIN E - 19,220 AC)
IMPERVIOUS AREA TREATED (SF):	FOREBAY ONLY- 37,450 SF (INCLUDES 1,000 SF FUTURE) 25,534 SF NEW IMPERVIOUS & 11,916 SF EXISTING IMPERV. (TOTAL BASIN E - 7,656 AC WITH 26,550 SF NEW)
VOLUME OF STORMWATER TREATED (CF):	FOREBAY ONLY 11,600 CF (2 YR/24 HR STORM EVENT) (TOTAL BASIN E 93,409 CF)
VOLUME OF STORMWATER REDUCTION (CF):	9,568 CF (2 YR/24 HR STORM EVENT)
INDIVIDUAL PCSM BMP INFORMATION	
PCSM BMP NAME:	SCM 4 - EXISTING RETENTION BASIN/ POND G
PCSM BMP DESC./ TYPE.:	EXISTING RETENTION POND
LIFE CYCLE:	±50 YEARS
BMP DIMENSIONS (LENGTH x WIDTH x DEPTH):	AS SHOWN ON PLAN
BMP AREA (SF):	±35,900 SF
AREA TREATED (ACRES):	13.186 AC
IMPERVIOUS AREA TREATED (ACRES):	6,201 AC (INCLUDES 0 SF FUTURE IMPERVIOUS) 8,638 SF NEW IMPERVIOUS & 6,000 AC EXISTING IMPERV.
VOLUME OF STORMWATER TREATED (CF):	71,395 CF (2 YR/24 HR STORM EVENT)
VOLUME OF STORMWATER REDUCTION (CF):	0 CF (2 YR/24 HR STORM EVENT)

COVERAGE DATA

PROPOSED IMPERVIOUS:	110,758 SF NEW IMPERVIOUS 13,099 SF REMOVED EX. IMPERVIOUS 97,659 SF IMPERVIOUS INCREASE
NEW IMPERVIOUS AREA BREAKDOWN NOTED BELOW	
BUILDING FOOTPRINT AREA:	18,128 SF
ASPHALT/ CONCRETE:	91,130 SF
FUTURE IMPERVIOUS	1,500 SF
SEE BMP DATA TABLE FOR IMPERVIOUS AREAS ACCOUNTED FOR IN THE SWM PLAN FOR EACH SCM AND UNDETAINED AREA	



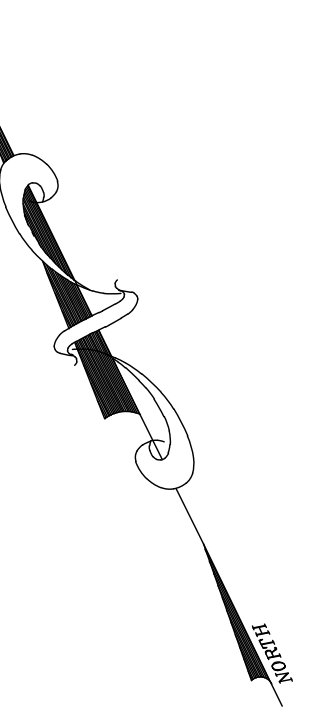
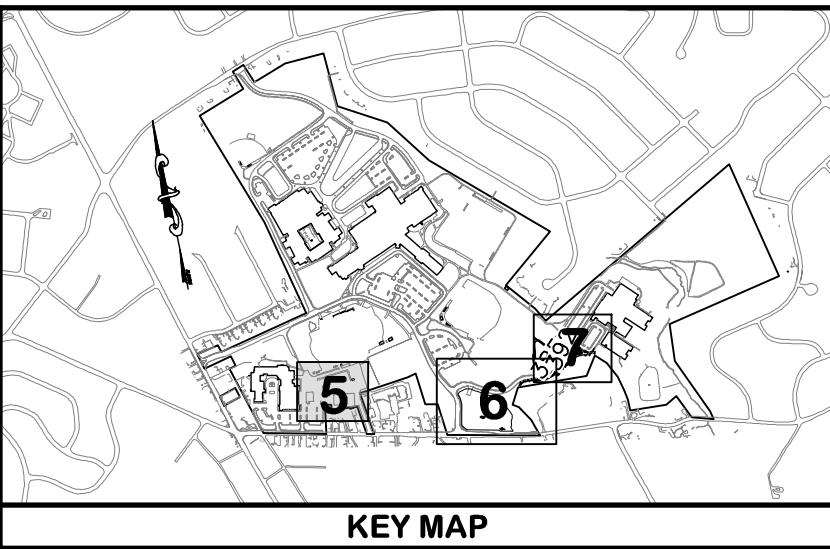
				PER BID DOCUMENTS	PER TWE- MTC 1/21/2026	PER LOG LETTER DATED 11/24/2025	PER TWE- MTC 1/13/2026	PER TOWNSHIP ENGINEER LETTER OF 10-23-25	REVISION
4	ELD	3/17/2026							
3	ELD	02/04/2026							
2	ELD	05/12/2025							
1	BPK	12/17/2025							
NO	BY	DATE							

OWNER
MANHEIM TOWNSHIP
SCHOOL DISTRICT
60 DALE REIMANN ROAD
LANCASTER, PA 17601
717-569-8231

PROJECT TITLE
PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
MTSD - MAINTENANCE BUILDING &
LANDIS RUN PARKING EXPANSION
MANHEIM TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

SHEET TITLE
PLAN
NOTES
AS NOTED

SEAL	
DRAWN BY: BRK	CHECKED BY: SPG
DATE: OCTOBER 3, 2025	
PROJECT NO.: 25271-010	
SHEET:	C-3



LEGEND	
EXISTING FEATURES	
	WATER MAIN, HYDRANT & VALVE
	GAS MAIN & VALVE
	SEWER MAIN & MANHOLE
	STORM SEWER & INLET/ENDWALL
	UTILITY POLE
	OVERHEAD WIRE
	EDGE OF PAVEMENT/DRIVEWAY
	RIGHT-OF-WAY LINE
	BOUNDARY & CORNER
	FENCE
	SIGN
	BUILDING SETBACK LINE
	ZONING BOUNDARY
	MAJOR CONTOUR
	MINOR CONTOUR
	TREELINE
	100-YEAR FLOODPLAIN
	SOIL BOUNDARY
	SOIL TESTING LOCATION
	LIMIT OF SURVEY
	EXISTING FEATURES TO BE REMOVED/RELOCATED UNLESS OTHERWISE NOTED.
	SAW CUT LINE

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SCHOOL DISTRICT
500 DALE REIMANN ROAD
LANCASTER, PA 17601
717-569-8231

PROJECT TITLE

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
MTSD - MAINTENANCE BUILDING &
LANDIS RUN PARKING EXPANSION
MANHEIM TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

SHEET TITLE

EXISTING CONDITIONS
AND DEMOLITION PLAN

SEAL

DRAWN BY:
BRK

CHECKED BY:
SPG

DATE: OCTOBER 3, 2025

PROJECT NO.:
25271-010

SHEET:

C-4

NO BY

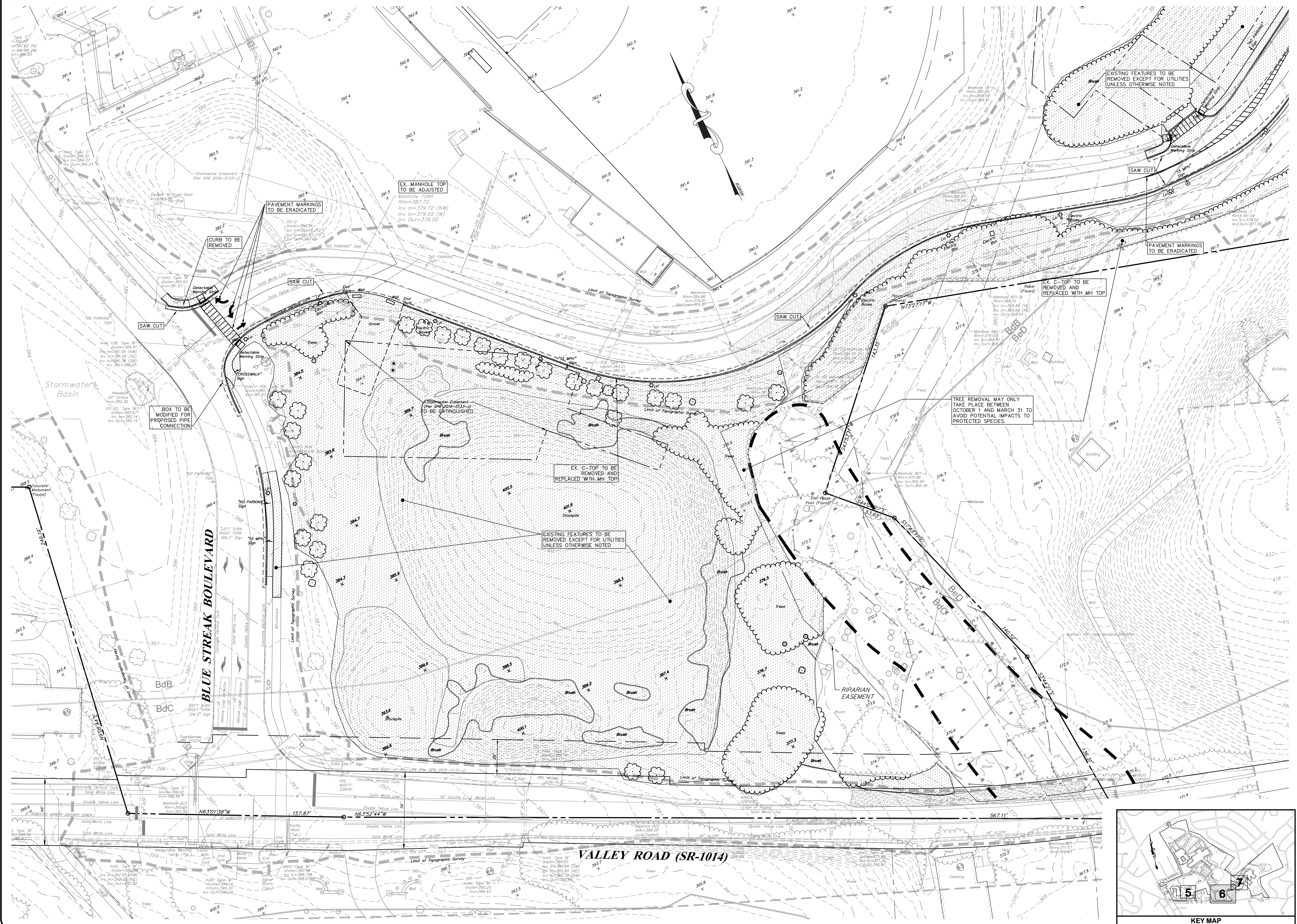
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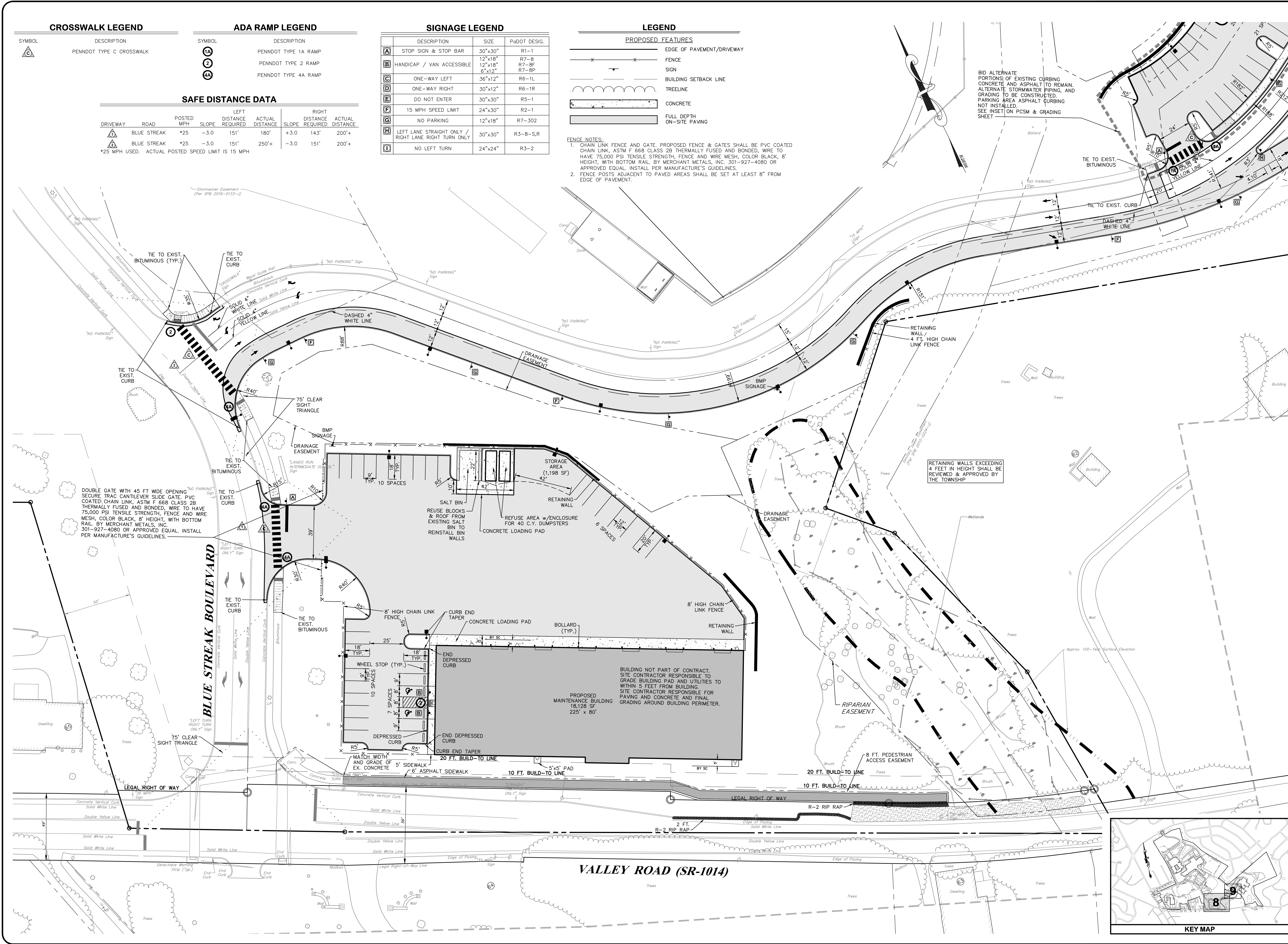
REVISION

4	ELD	3/13/2026	PER BID DOCUMENTS
3	ELD	02/04/2026	PER TWP. WDG. 1/21/2026
2	ELD	05/22/2026	PER LCSD LETTER DATED 11/24/2025 AND TWP. ENGINEER LETTER DATED 1/13/2026
1	BRK	12/17/2025	PER TOWNSHIP ENGINEER LETTER OF 10-23-25

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LCSD S/LD #: 04-85-4





HARBOR
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1400 HANOVER STREET
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CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

NO	BY	DATE	REVISION
1	BRK	12/17/2025	PER TOWNSHIP ENGINEER LETTER OF 10-25-25
2	ELD	02/22/2026	AND LWP ENGINEER LETTER DATED 1/13/2026
3	ELD	02/04/2026	PER LCPD LETTER DATED 11/24/2025
4	ELD	3/13/2026	PER BID DOCUMENTS

OWNER

MANHEIM TOWNSHIP
SCHOOL DISTRICT
560 DALE REIMANN ROAD
LANCASTER, PA 17601
717-569-8231

PROJECT TITLE

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
MTSD - MAINTENANCE BUILDING &
LANDIS RUN PARKING EXPANSION
MANHEIM TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

SHEET TITLE

LAYOUT
PLAN

SEAL

DRAWN BY:
BRK

CHECKED BY:
SPG

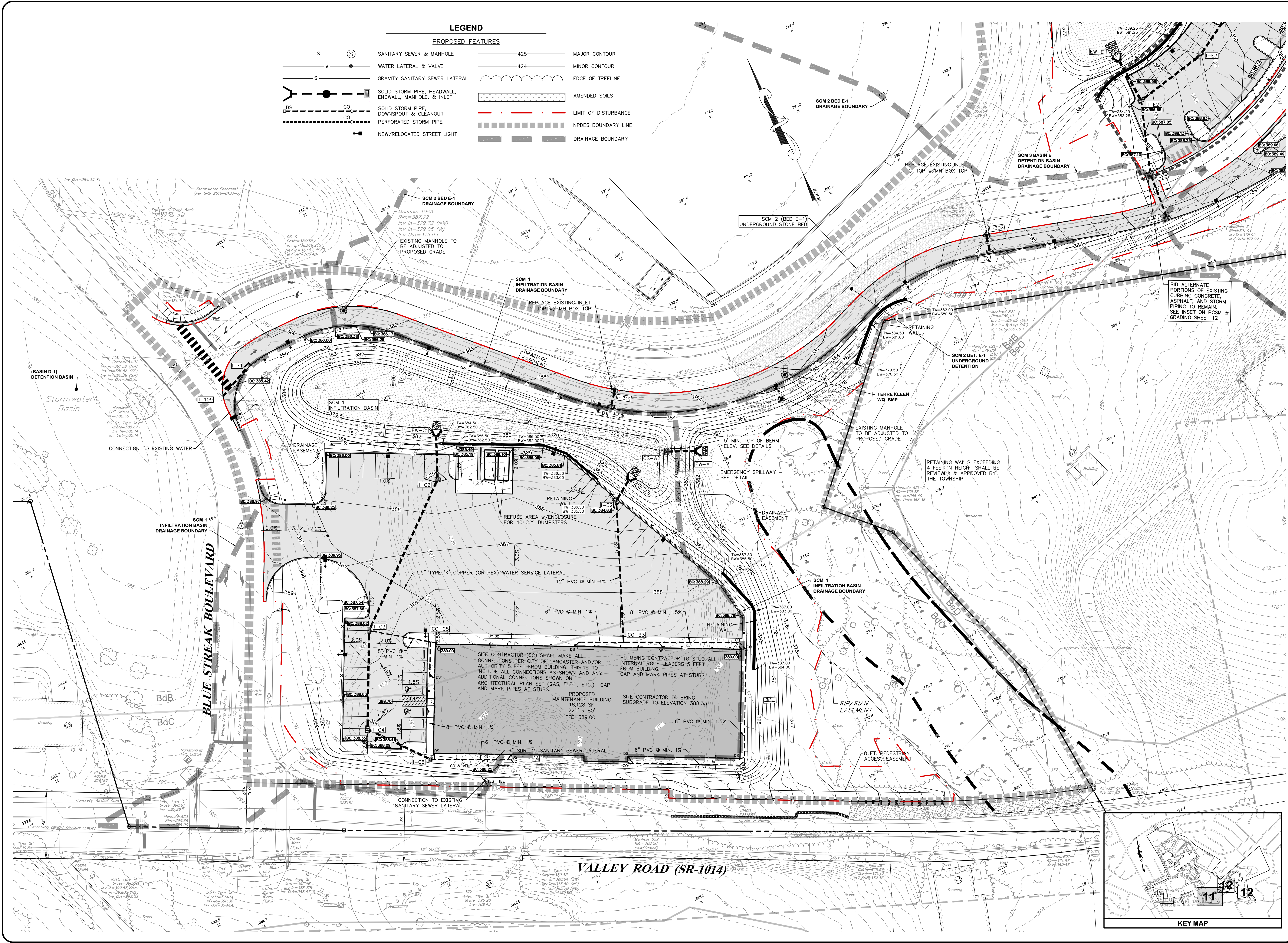
DATE: OCTOBER 3, 2025

PROJECT NO.:
25271-010

SHEET:
C-6

1" = 30'

KEY MAP



LEGEND			
PROPOSED FEATURES			
S	○	—	SANITARY SEWER & MANHOLE
W	○	—	WATER LATERAL & VALVE
S	—	—	GRAVITY SANITARY SEWER LATERAL
DS	—	—	SOLID STORM PIPE, HEADWALL, ENDWALL, MANHOLE, & INLET
CO	—	—	SOLID STORM PIPE, DOWNSPOUT & CLEANOUT
CO	—	—	PERFORATED STORM PIPE
+	—	—	NEW/RELOCATED STREET LIGHT
—	—	—	MAJOR CONTOUR
—	—	—	MINOR CONTOUR
—	—	—	EDGE OF TREELINE
—	—	—	AMENDED SOILS
—	—	—	LIMIT OF DISTURBANCE
—	—	—	NPDES BOUNDARY LINE
—	—	—	DRAINAGE BOUNDARY

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CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

NO	BY	DATE	REVISION
1	BRK	12/17/2025	PER TOWNSHIP ENGINEER LETTER OF 10-23-25
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3	ELD	02/04/2026	PER TWP. WTC 1/21/2026
4	ELD	3/13/2026	PER BID DOCUMENTS

OWNER
MANHEIM TOWNSHIP
SCHOOL DISTRICT
560 DALE REIMANN ROAD
LANCASTER, PA 17601
717-569-8231

PROJECT TITLE
**PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
MTSD - MAINTENANCE BUILDING &
LANDIS RUN PARKING EXPANSION**
MANHEIM TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

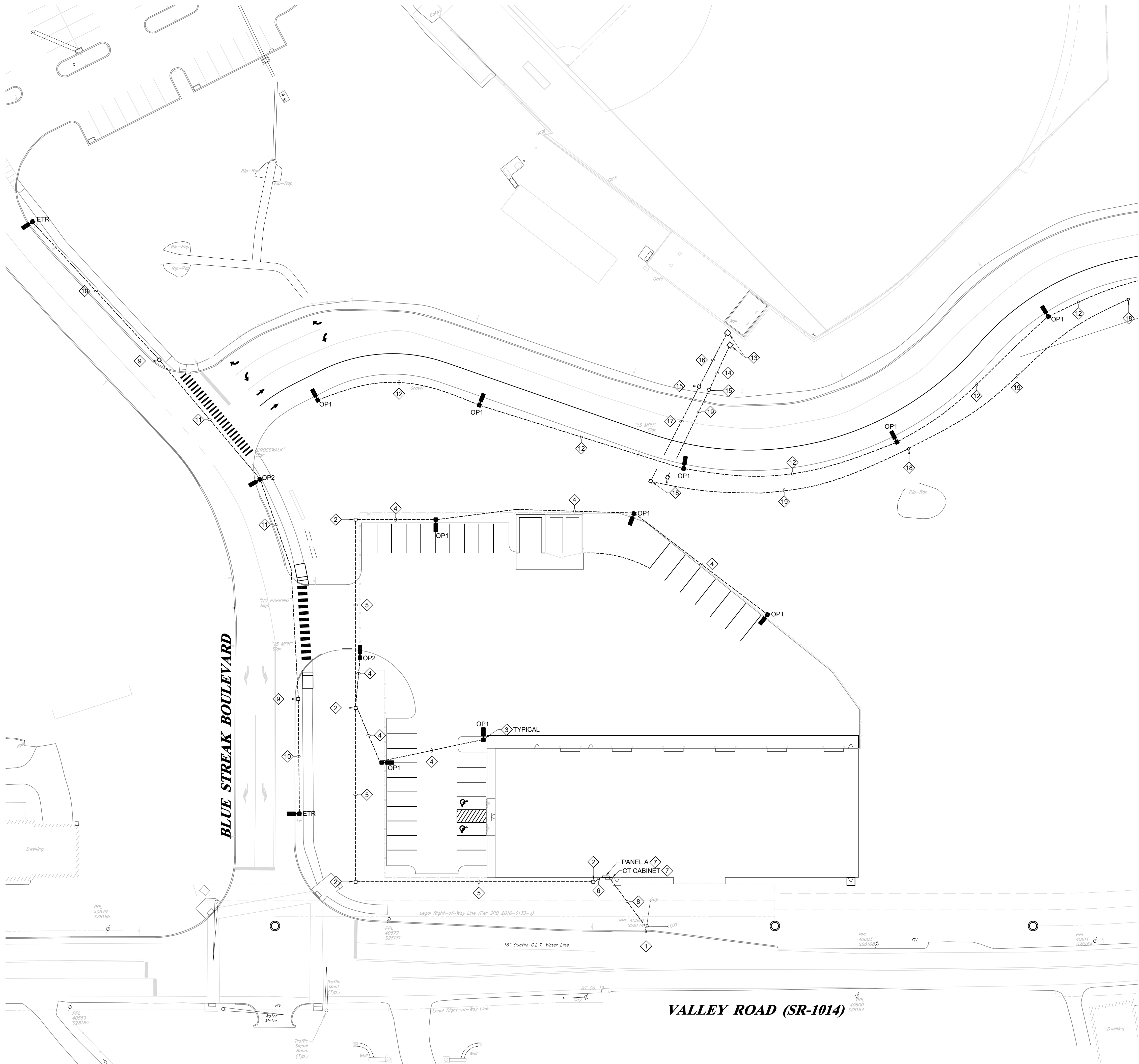
SHEET TITLE

**GRADING &
PCSM PLAN**

SEAL

1" = 30'

DRAWN BY:	CHECKED BY:
BRK	SPG
DATE: OCTOBER 3, 2025	
PROJECT NO.:	
25271-010	
SHEET:	C-7



MOORE
ENGINEERING COMPANY
3637 Columbia Avenue
Lancaster PA 17603
P: 717.283.3141
mooreengineering.com

HARBOR
Engineering
HARBOR ENGINEERING, INC.
4100 HARBOR STREET
LANCASTER, PA 17602
PHONE: (717) 696-6000
FAX: (717) 696-0001
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A QUALIFIED CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND COMMUNICATION AND ELECTRIC LINES LOCATED IN CONSTRUCTION AND NEW DUCTBANK LOCATIONS PRIOR TO EXCAVATION. ALL ELECTRICAL UTILITIES SHALL BE DOCUMENTED ON THE AS-BUILT DRAWINGS.
- PROVIDE PULL STRINGS IN ALL UNUSED/SPARE CONDUITS AND CAP OFF FOR FUTURE USE.
- WATERPROOF AND PATCH ALL PENETRATIONS INTO HANDHOLES.
- PATCH AND RESTORE FIELD WHERE EXCAVATION DISTURBS EXISTING TO REMAIN SURFACES.
- COORDINATE HANDHOLE LOCATIONS WITH CIVIL ENGINEER, OWNER, NEW WORK PLANS AND EXISTING CONDITIONS.

DRAWING NOTES:

- EXISTING PPL UTILITY POLE TO REMAIN. PROVIDE CONDUITS UP POLE AS REQUIRED BY UTILITY COMPANY.
- 13" x 13" x 13" DEEP HANDHOLE.
- PROVIDE POLE BASE PER DETAIL 3/E5.
- 2#4 + 1#4 GND IN 1-1/2" CONDUIT PER DETAIL 1/E5.
- 2#4 + 1#4 GND IN 1-1/2" CONDUIT + 1-1/2" SPARE CONDUIT PER DETAIL 2/E5.
- 2#4 + 1#4 GND IN 1-1/2" CONDUIT + 1-1/2" SPARE CONDUIT PER DETAIL 2/E5 TO PANEL A.
- EQUIPMENT INSTALLED UNDER OTHER CONTRACT.
- (2) 4" CONDUITS PER DETAIL 4/E5. INSTALL PER PPL REQUIREMENTS.
- INTERCEPT EXISTING SITE LIGHTING WIRING/CONDUIT AND PROVIDE 13" x 13" x 13" DEEP HANDHOLE.
- EXISTING SITE LIGHTING WIRING/CONDUIT TO BE REWORKED AS REQUIRED FOR CONSTRUCTION TO HANDHOLE.
- MATCH EXISTING CONDUCTORS IN 1" CONDUIT PER DETAIL 1/E5.
- 2#4 + 1#4 GND IN 1-1/2" CONDUIT PER DETAIL 1/E5.
- EXISTING HANDHOLES TO REMAIN.
- EXISTING WIRING/CONDUIT TO REMAIN.
- INTERCEPT EXISTING BASEBALL FIELD WIRING/CONDUIT AND PROVIDE 24" x 24" x 24" DEEP HANDHOLE.
- EXISTING (2) 1" CONDUITS TO REMAIN.
- (2) 1" CONDUITS TO PER DETAIL 2/E5.
- 24" x 24" x 24" DEEP HANDHOLE.
- 4#500KCM + 1#4 GND IN 4" CONDUIT + 4" SPARE CONDUIT PER DETAIL 2/E5.

OWNER
MANHEIM TOWNSHIP
SCHOOL DISTRICT
c/o DR. CAROLINE PATCHEFFY
4400 HARBOR STREET
LANCASTER, PA 17606
717-569-8231

PROJECT TITLE
PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
MTSD - MAINTENANCE BUILDING &
LANDIS RUN PARKING EXPANSION
MANHEIM TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

SHEET TITLE
ELECTRICAL SITE PLAN



SEAL

DRAWN BY: CHECKED BY:
WMF
DATE: MARCH 16, 2026
PROJECT NO.:
25271-010

C-8