New Property Owner Post-Construction Stormwater Management

Best Management Practice(s) Notification and Operation and

Maintenance Agreement

BE ADVISED, THE PROPERTY YOU ARE PURCHASING OR OBTAINING, VIA OTHER TRANSFER METHOD, CONTAINS POST-CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICE(S) (PCSM BMPs) WHICH ARE SUBJECT TO A LONG-TERM OPERATION AND MAINTENANCE PLAN (O&M PLAN). THAT O&M PLAN HAS BEEN RECORDED AS PART OF A DEED RESTRICTION THAT AFFECTS THIS PROPERTY. PRIOR TO OBTAINING THIS PROPERTY, YOU SHOULD FULLY UNDERSTAND YOUR LONG-TERM OPERATION AND MAINTENANCE OBLIGATIONS, AS THEY APPLY TO THE ASSOCIATED PCSM BMP(s).

<u>Property Identification</u>:

Municipality: Ephrata Township

County: Lancaster

Subdivision Plan: Final Plan for Lakeside Villas; Instrument No. 2018-0287-J

The following PCSM BMP(s) are located on this property:

Refer to the BMP location map attached hereto and incorporated herein as **Exhibit A**, which is sheet 8 of 18 in the Post Construction Stormwater Management Plan ("PCSM Plan") for Lakeside Villas, dated November 13, 2018, and recorded in the Lancaster County Recorder of Deeds Office as Instrument No. 2018-0360-J.

The inspection schedule and reporting requirements for the PCSM BMP(s) are as follows:

Refer to the BMP Maintenance Notes on sheet 14 of 18 of the PCSM Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B.**

The person or entity responsible for the long-term operation and maintenance of the PCSM

BMP(s) is:

Except for Bio-Retention Facility BMP 6.4.5 (as depicted on **Exhibit A**), which will be maintained by Lakeside Villas Homeowners Association, Inc., all other PCSM BMP(s) shall be maintained by the purchaser, grantee or transferee of the lot upon which such PCSM BMP(s) are located.

Describe how access to the PCSM BMP(s) shall be obtained:

Stormwater Management Easements; Public street right-of-way.

If purchaser, grantee or transferee is responsible for the long-term operation and maintenance of the PCSM BMP(s), describe the necessary operation and maintenance obligations or attach a copy of the O&M Plan:

Refer to Exhibit B.

I UNDERSTAND AND AGREE WITH THE LONG-TERM OPERATION AND MAINTENANCE RESPONSIBILITIES OUTLINED ABOVE AND AS THEY APPLY TO THE PCSM BMP(S) ON THE PROPERTY I AM PURCHASING.

SUBDIVISION LOT NO	
Purchaser, Grantee or Transferee Signature	Date
Printed Name	
Purchaser, Grantee or Transferee Signature	Date
Printed Name	

A6806575:1 2

Exhibit A

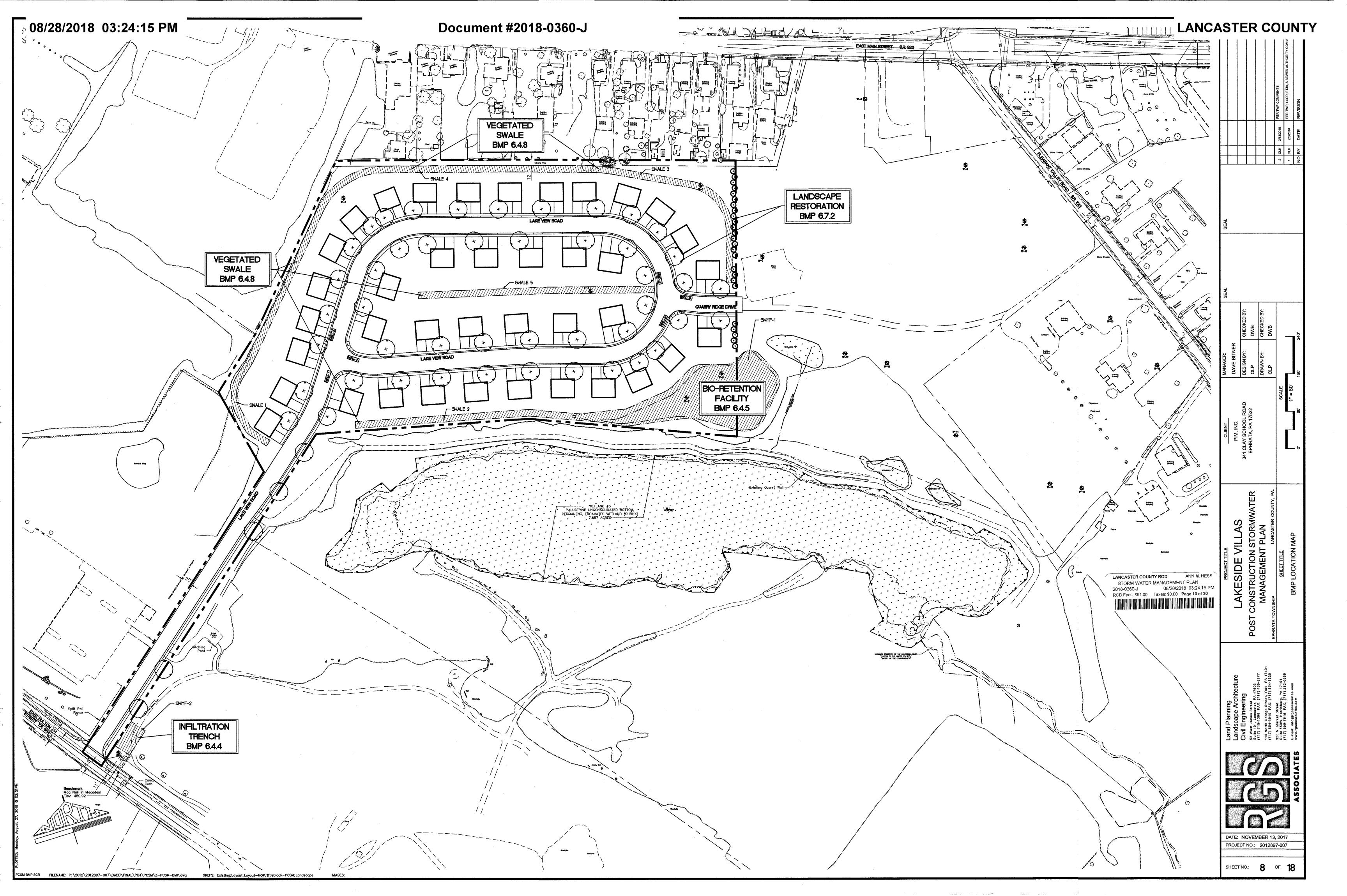


Exhibit B

COMPACTED FILL

UNCOMPACTED

FACILITY

SWMF 2

SOIL MEDIA

VIRGIN SOIL -

Document #2018-0360-J

ORIFICE CAGE SPACING RACK DIMENSIONS BASIN OUTLET DIAMETER WIDTH HEIGHT WIDTH HEIGHT "OD" "CW" "CH" "RW" "RH" STRUCTURE 12" 2" 16" 16"

NON-WOVEN GEOTEXTILE

THE INFILTRATION STONE

FABRIC SURROUNDING

DUAL 8" SLCPP

- 8" PERFORATED PVC PIPE (SEE PLAN)

Distribution

446.00

NOT TO SCALE

Outfall

Pipe

Invert

450.33

-REFER TO MATERIALS AND SPECIFICATIONS

NON-WOVEN GEO-TEXTILE

INFILTRATION BED

Top of

Stone Bed

Elevation

451.00

CONTRACTOR TO VERIFY DURING CONSTRUCTION THAT 2.0' MIN. FROM BOTTOM OF FACILITY TO LIMITING ZONE

IS PROVIDED. IF 2.0' IS NOT PROVIDED, FOLLOW LIMITING ZONE REMEDIATION NOTES ON SHEET 2.

Bottom of

Stone Bed

Elevation

446.00

INFILTRATION FACILITY DETAIL

NATURAL ELEVATION OF

BEDROCK (SEE NOTE)

Calculated

Stone Depth

5.0

Surface Area

2,250

2. MINIMUM 12" OVERLAP OF GEOTEXTILE FABRIC AT SEAMS OF INFILTRATION BED.

TRASH RACK MAINTENANCE NOTES TRASH RACKS SHALL BE INSPECTED YEARLY FOR DEBRIS ACCUMULATION AND REMOVED AS NEEDED. TRASH RACKS SHALL BE INSPECTED YEARLY FOR DAMAGE AND REPAIRED AS NEEDED. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

NOT TO SCALE

(STORM PIPES

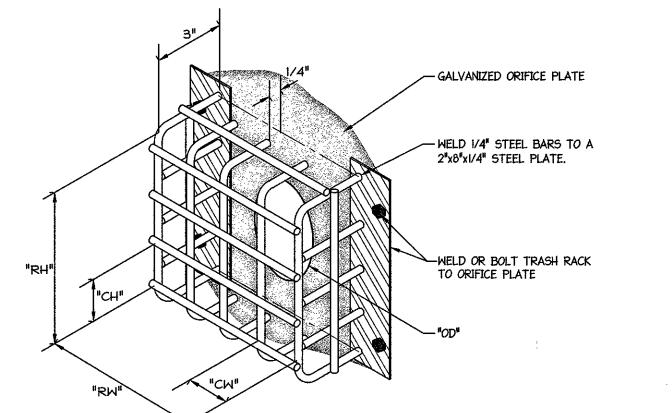
#NOT A PCSM BMP

SWALES)

INFILTRATION

(BMP 6.4.4)

STORMWATER MANAGEMENT FACILITIES.



TRASH RACK DETAIL

A HOMOGENEOUS COMBINATION OF A RATIO OF SAND, TOPSOIL AND ORGANICS (COMPOST) FOR THE PURPOSE OF FILTERING

STORMWATER WITHIN THE FACILITY. THE MIXTURE SHALL PROVIDE A MINIMUM IN SERVICE FLOW RATE OF WATER THROUGH THE

RGS ASSOCIATES RECOMMENDS THAT A 5 GALLON BUCKET OF SAMPLE MATERIAL BE PROVIDED PRIOR TO PLACEMENT TO DETERMINE IF THE

APPROVAL BY THE ENGINEER PROVIDED THAT IT MEETS THE MINIMUM PERFORMANCE REQUIREMENTS OF THE SPECIFIED MIX. FOR ANY SUCH

ALTERNATE MIX DESIGN, THE CONTRACTOR SHALL PROVIDE COPIES OF THE APPLICABLE TESTING RESULTS, SPECIFICATION SHEETS, GRADATION

GRADATION AND FLOW RATE OF THE MEDIA MEETS THE SPECIFICATIONS. THE CONTRACTOR MAY SUBMIT AN ALTERNATE MIX DESIGN FOR

CURVES, EXAMPLES OF SUCCESSFUL IMPLEMENTATION FOR SIMILAR PROJECTS, AND OTHER RELEVANT INFORMATION.

STORM SEWER TRENCH EXCAVATION AND BACKFILL DETAIL

EARTHEN FOREBAY DETAIL

AREAS BBB YROAD SUBBASE -BACKFILL WITH EXCAVATED MATERIAL COMPACTED IN 6" LAYERS NO STONES LARGER THAN 2" DIA. _______ COARSE AGGREGATE AASHTO #57 PLACED AND COMPACTED TO 12" ABOVE PIPE WHEN INSIDE THE ROADWAY ----PROPOSED STORM PIPE---COARSE AGGREGATE AASHTO #57 PLACED AND COMPACTED TO PIPE CENTERLINE WHEN OUTSIDE OF THE ROADWAY AT LEAST 10% OF VERTICAL COARSE AGGREGATE AASHTO #8 TRENCH 12" MIN. IN PLACED AND COMPACTED PIPE O.D. TAMPED UNDER -ROCK TRENCH HAUNCHES O.D. + 18" MIN.

PAVING SECTION PER DETAIL IN ROADWAY

TOP OF BERM ELEV=445.50 FACILITY BOTTOM ELEV. 445.00

PAYEMENT BASE DRAIN

AT CURB SECTION DETAIL

3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION #72M, RC-30M, LATEST EDITION.

PAVEMENT

PAVFMFN1

JOINT SEALENT

MATERIAL -

DIAMETER OF THE SPECIFIED PIPE PLUS 51.

WEARING COURSE -

BASE COURSE -

SUBBASE -

#57 STONE
6" PAVEMENT BASE DRAIN,
REFER TO NOTE 1

NOT TO SCALE

NOT TO SCALE

. Trash and debris shall be removed and disposed of in

UNDERGROUND INFILTRATION SHALL BE INSPECTED TWICE A YEAR, IN

FLUSH THE ENTIRE PIPE SYSTEM, BY ACCESSING CONNECTING INLETS

DISPOSE OF ALL ACCUMULATED SEDIMENT AND DEBRIS IN ACCORDANCE

INSPECT THE OUTLET STRUCTURES, IF DAMAGE IS EVIDENT AT THE

OUTLET STRUCTURE ORIFICE PLATE, REPAIR OR REPLACE OUTLET

ALL ACCUMULATED DEBRIS & TRASH SHALL BE DISPOSED OF IN

THE SPRING AND FALL, AS NEEDED INTERMITTENTLY AND AFTER EACH

ACCORDANCE WITH THE APPLICABLE REGULATIONS.

BMP MAINTENANCE SHALL BE THE RESPONSIBILITY

WITH MUNICIPAL AND STATE REGULATIONS.

STRUCTURE PLATE PER THE PLAN DETAILS.

BMP MAINTENANCE SHALL BE THE RESPONSIBILITY

ACCORDANCE WITH RECYCLING AND DISPOSAL NOTES.

OF PIM, INC. OR THEIR HEIRS.

MAJOR STORM EVENT.

AND CLEANOUTS.

OF EPHRATA TOWNSHIP.

MATERIAL SPECIFICATIONS MATERIAL SPECIFICATION / TEST METHOD SIZE NOTES CLAY CORE SOIL CLASSIFIED AS GC, SC, CL-ML, OR CL, PER THE REFER TO EMBANKMENT PROFILES AND/OR FOR MORE INFORMATION, REFER TO SECTION B. OF THE "STORMWATER MANAGEMENT CONSTRUCTION SPECIFICATIONS" FOR EARTH UNIFIED SOIL CLASSIFICATION SYSTEM, WITH AT LEAST 30% CROSS-SECTIONS PASSING THE 200 SIEVE. DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY (ASTM D-698) WITH A MOISTURE CONTENT WITHIN 2% +/- OF THE OPTIMUM. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR), UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER CLEAN AASHTO-M-6 OR ASTM-C-33 CONCRETE SAND SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC 0.02" TO 0.04" SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND. NON-WOVEN ASTM D-4632 (TENSILE STRENGTH, 100 LBS) MIRAFI 140N, GEOTEX 451, OR EQUIVALENT ASTM D-4632 (ELONGATION 50% MIN.) GEOTEXTILE FABRIC ASTM D-6241 (PUNCTURE, 250 LBS) ASTM D-4533 (TRAPEZOID TEAR STRENGTH, 45 LBS) ASTM D-4751 (AOS SIEVE NO. 70) ASTM D-4491 (PERMITTIVITY 1,7 SEC-1 MIN.) ASTM D-4355 (ULTRAVIOLET RESISTANCE 70% @ 500 HRS) ASTM D-4491 (WATER FLOW RATE 120 GPM/SF) SEPARATION FABRIC ASTM D-5261 (WEIGHT - 12 OZ/SY, MIN) REFER TO PENNDOT SPECIFICATION PENNDOT CLASS 4, TYPE A, EQUIVALENT OR BETTER ASTM D-4632 (GRAB TENSILE STRENGTH 290 LBS) SECTION 735,1 - GEOTEXTILES NON-WOVEN, NEEDLE PUNCHED FABRIC ASTM D-4632 (ELONGATION 50% MIN) ASTM D-6241 (PUNCTURE, 775 LBS MIN., 2 IN. FLAT ROD) ASTM D-4533 (TRAPEZOID TEAR STRENGTH, 100 LBS) ASTM D-4751 (AOS SIEVE NO. 80 TO NO. 120) ASTM D-449I (PERMITTIVITY 0.7 SEC-1) ASTM D-4355 (ULTRAVIOLET RESISTANCE 70% @ 500 HRS) STONE BED AASHTO-M-43 DOUBLE WASHED NO. 57 STONE 0.375"-0.75**"** RIVER ROCK DELAWARE RIVER JACKS UNDER DRAIN PIPE ASTM F758 (TYPE PS 28), MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN AASHTO-M-278, SDR35, OR HDPEP STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED AASHTO M252-SP, OR DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE. AASHTO M294-SP AASHTO CLASS II (PERFORATION PATTERN) DISTRIBUTION PIPE ASTM F758 (TYPE PS 28), RIGID SCHEDULE 40 PVC, MINIMUM OF 6" OF GRAVEL OVER CROWN OF PIPES. PERFORATIONS IN UNDERDRAIN ARE ONLY FOR SECTIONS OF PIPE WITHIN AASHTO-M-278, SDR35, OR HDPEP STONE BED. PERFORATIONS SHALL BE LOCATED IN THE OUTSIDE VALLEYS OF THE CORRUGATIONS, BE CIRCULAR OR SLOTTED AASHTO M252-SP, OR DEPENDING ON THE PIPE DIAMETER, AND EVENLY SPACED AROUND THE CIRCUMFERENCE AND LENGTH OF THE PIPE. AASHTO M294-SP AASHTO CLASS II (PERFORATION PATTERN) TOPSOIL ASTM D5268 - STANDARD SPECIFICATION FOR TOPSOIL SEE GRADUATION OF ASTM STANDARD THE CLAY CONTENT OF THE TOPSOIL SHALL BE LESS THAN 10%; SILT SHALL BE LESS THAN 35%. TOPSOIL SHALL BE A LOAMY ASTM D4972 - TEST METHOD OF pH FOR SOILS SAND, CLAY LOAM, LOAM, SILT LOAM, OR SANDY CLAY LOAM; SUITABLE FOR FINAL USE, FREE OF ALL DEBRIS AND ROCKS OVER 3" IN DIAMETER. TOPSOIL MUST ALSO BE FREE OF VIABLE PLANTS OR PLANT PARTS. ALL TOPSOIL SHALL BE TESTED BY A REPUTABLE LABORATORY FOR PH AND SOLUBLE SALTS. IF NEEDED, PH CORRECTION MATERIAL SHALL BE APPLIED AT A RATE SUFFICIENT TO CORRECT THE PH TO A RANGE OF 6.0 TO 7.0. SOLUBLE SALTS SHALL NOT BE HIGHER THAN 500 PARTS PER HARDWOOD MULCH COMPOSITION BY VOLUME: 70% SHREDDED BARK, 30% SHREDDED HARDWOOD MAXIMUM 3" IN SIZE PIECES COLOR: BROWN FREE OF TRASH, DEBRIS AND OTHER NON-ORGANIC MATERIALS COMPOST CERTIFIED BY THE U.S. COMPOSTING COUNCIL'S SEAL OF PH: 5.5 - 8.0; MOISTURE CONTENT: 35% -55%; C:N RATIO: 15-30:1; ORGANIC MATTER: >40%; PARTICLE SIZE: <1 INCH; TESTING PROGRAM (STA) | SOLUBLE SALTS: <4.0 mmhos (dS); BULK DENSITY: < 1000LBS/ CUYD; FOREIGN MATTER < 1% BU WEIGHT PEA GRAVEL PEA GRAVEL NO. 8 OR NO. 9 (1/8" TO 3/8")

CHAPTER 102 PCSM BMPS STANDARD NOTES CRITICAL STAGES OF CONSTRUCTION MAINTENANCE PROCEDURE BMP ID. THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA CRITICAL STAGES OF CONSTRUCTION TO BE OBSERVED BY A LICENSED THE FACILITIES SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR TO THE FACILITY HAS RECEIVED FINAL STABILIZATION. STORMS (3.1 INCHES IN A 24 HR PERIOD). INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE I. OBSERVATION OF EXCAVATED BOTTOM AND PLACEMENT OF FUNCTIONING PROPERLY FACILITY TO MINIMIZE COMPACTION OF THE SOIL MIX GEOTEXTILE FABRIC, STONE BED AND PIPING. EXCAVATE THE FACILITY TO THE DESIGN DIMENSIONS. EXCAVATED MATERIALS SHALL BE . IF 72 HOURS AFTER A RAINFALL EVENT, PONDING WATER IS FOUND 2. FIELD MEASURE EXCAVATED BOTTOM FOR GENERAL WITHIN THE OVERFLOW INLET OR ON THE SURFACE ABOVE THE PLACED AWAY FROM THE FACILITY SIDES TO ENHANCE FACILITY WALL STABILITY. CONFORMANCE WITH THE REQUIRED SURFACE AREA OF BED FACILITY, THE FACILITIES ARE NOT OPERATING PROPERLY. EMBANKMENT MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD RUBBISH, STONES 3, BASIN SUBGRADE AND CONSTRUCTION OF LINER SHALL BE GREATER THAN 6" AND FROZEN OR OBJECTIONABLE MATERIALS, LARGE TREE ROOTS MUST WHEN THE FACILITIES ARE NOT OPERATING PROPERLY, CAREFULLY INSPECTED AND APPROVED BY A LICENSED GEOTECHNICAL BE TRIMMED FLUSH WITH THE FACILITY SIDES IN ORDER TO PREVENT PUNCTURING OR REMOVE AND REPLACE THE SOIL MIX. PROFESSIONAL MATERIALS THAT ARE REMOVED MUST BE DISPOSED IN ACCORDANCE TEARING OF THE FILTER FABRIC DURING SUBSEQUENT INSTALLATION PROCEDURES. THE SIDE 4. INSPECTION OF INSTALLED SOIL MIX AND CONFIRMATION OF WITH APPLICABLE REGULATIONS. WALLS OF THE FACILITY SHALL BE ROUGHENED WHERE SHEARED AND SEALED BY HEAVY CARE SHALL BE TAKEN NOT TO DAMAGE THE REMAINING DEPTH AND GRADE. 5, INSPECTION OF OUTLET CONTROL STRUCTURES, INCLUDING STRUCTURES/PIPING WITHIN THE FACILITY, DURING THE CLEANING . THE WIDTH OF GEOTEXTILE MUST INCLUDE SUFFICIENT MATERIAL TO CONFORM TO THE FACILITY PERIMETER IRREGULARITIES AND FOR A 12-INCH MINIMUM TOP OVERLAP, THI OPERATIONS. 6. REVIEW AND CONFIRMATION OF CONSTRUCTION RECORDS FOR 6. GRASS ON THE DAM AND PLANTED PORTIONS OF THE FACILITY SHALL FILTER FABRIC SHALL BE TUCKED UNDER THE GRAVEL LAYER ON THE BOTTOM OF THE MATERIAL SELECTION AND SPECIFICATIONS. BE MOWED ANYTIME THE GRASS IS OVER SIX (6) INCHES TALL OR AS INFILTRATION FACILITY FOR A DISTANCE OF 6 TO 12 INCHES. STONES OR OTHER ANCHORING OBJECTS SHOULD BE PLACED ON THE FABRIC AT THE EDGE OF THE FACILITY TO KEEP THE REQUIRED BY THE MUNICIPALITY. FACILITY OPEN DURING WINDY PERIODS. WHEN OVERLAPS ARE REQUIRED BETWEEN ROLLS, . ALL REQUIRED MAINTENANCE SHALL BE PERFORMED BY AND AT THE THE UPHILL ROLL SHOULD LAP A MINIMUM OF 2 FEET OVER THE DOWNHILL ROLL IN ORDER OWNER'S EXPENSE. TO PROVIDE A SHINGLED EFFECT. 8. ALL APPURTENANCES SHALL BE KEPT FREE OF TRASH. VOIDS THAT MAY OCCUR BETWEEN FABRIC AND THE EXCAVATION SIDES SHALL BE AVOIDED. 9. BASIN UNDERDRAIN AND UNDERDRAIN ORIFICE CAP SHALL BE KEPT REMOVING BOULDERS OR OTHER OBSTACLES FROM THE FACILITY WALLS IS ONE SOURCE OF UNCLOGGED. SUCH VOIDS. THEREFORE, NATURAL SOILS SHOULD BE PLACED IN THOSE VOIDS AT THE 10. THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH MOST CONVENIENT TIME DURING CONSTRUCTION TO ENSURE FABRIC CONFORMITY TO THE ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. TREES, SHRUBS, VERTICALLY EXCAVATED WALLS MAY BE DIFFICULT TO MAINTAIN IN AREAS WHERE SOIL FORBS OR GRASSES WHICH ARE DEAD ARE TO BE REPLACED DURING MOISTURE IS HIGH OR WHERE SOFT COHESIVE OR COHESIONLESS SOILS ARE DOMINANT. GERMINATION PERIODS. THESE CONDITIONS MAY REQUIRE LAYING BACK OF THE SIDE SLOPES TO MAINTAIN THE FACILITY SHALL BE INSPECTED ON A MONTHLY BASIS FOR THE FIRST 2-3 YEARS DURING THE GROWING SEASONS FOR THE SOIL MIX SHALL BE PROVIDED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. IDENTIFICATION AND REMOVAL OF NOXIOUS AND/OR INVASIVE PLANT 3. PLACEMENT OF THE SOIL MIX SHALL BE DONE IN TWO (2) LIFTS TO THE DEPTH SHOWN ON SPECIES. AFTER 3 YEARS, ONE YEARLY INSPECTION IS ACCEPTABLE. THE DETAIL. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND 12. IN ORDER TO INSURE THE FULL ESTABLISHMENT OF PROPOSED TAMPING IS ACCEPTABLE IF NECESSARY. PLANTINGS, A SPECIALIZED LANDSCAPER SHALL PERFORM CONTINUED . Presoak the planting soil prior to planting vegetation to aid in settlement. MONITORING AND MAINTENANCE UNTIL FULLY ESTABLISHED. 10. PLANT VEGETATION PER APPROVED PLAN AND DETAILS. BMP MAINTENANCE SHALL BE THE RESPONSIBILITY I. ALL CONSTRUCTION SHALL FOLLOW THE RECOMMENDATIONS OUTLINED WITHIN THE OF PIM, INC. OR THEIR HEIRS. GEOTECHNICAL REPORT FOR THE PROJECT. IT IS THE CONTRACTORS' RESPONSIBILITY TO BE AWARE OF AND IMPLEMENT THESE RECOMMENDATIONS. . THE FACILITY MAY NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE FACILITY HAS RECEIVED FINAL STABILIZATION. . PLANT VEGETATION ACCORDING WITH THE APPROVED LANDSCAPE PLAN AND DETAILS. MOWING MAY OCCUR ON REGULAR INTERVALS. CRITICAL STAGES OF CONSTRUCTION WHICH MAY BE OBSERVED BY A (BMP 6.4.8) THE AREAS OF VEGETATION WHICH FAIL TO SUSTAIN YEARLY GROWTH LICENSED PROFESSIONAL: ARE TO BE REPLANTED OR RESEEDED ON A YEARLY BASIS OR UNTIL CONSISTENT GERMINATION CAN BE SUSTAINED. OBSERVATION OF INSTALLED LINER MATTING. 2. FIELD MEASUREMENT OF BOTTOM WIDTH. 3. REVIEW AND CONFIRMATION OF CONSTRUCTION RECORDS FOR BMP MAINTENANCE SHALL BE THE RESPONSIBILITY MATERIAL SELECTION AND SPECIFICATIONS. OF PIM, INC. OR THEIR HEIRS. CRITICAL STAGES OF CONSTRUCTION WHICH MAY BE OBSERVED BY A INSPECT YEARLY TO DETERMINE HEALTH OF TREES. RESTORATION LICENSED PROFESSIONAL ANY TREES WHICH DO NOT SURVIVE MUST BE REPLACED WITHIN (BMP 6.7.2) FIELD VERIFICATION OF TREE INSTALLATION THREE (3) MONTHS OF INSPECTION. . REVIEW AND CONFIRMATION OF CONSTRUCTION RECORDS FOR BMP MAINTENANCE SHALL BE THE RESPONSIBILITY MATERIAL SELECTION AND SPECIFICATIONS. OF PIM, INC. OR THEIR HEIRS. AT A MINIMUM, THE CONVEYANCE FACILITIES SHALL BE INSPECTED EVERY THE CONVEYANCE FACILITIES SHOWN ON THE APPROVED PCSM PLAN NOT APPLICABLE SIX MONTH (APRIL AND OCTOBER) TO DETERMINE IF THEY ARE SHALL BE MAINTAINED AND CONTINUALLY FUNCTIONING TO MAINTAIN CONVEYANCE FUNCTIONING PROPERLY. FACILITIES THE TRIBUTARY DRAINAGE AREAS TO THE POST CONSTRUCTION

NOT TO SCALE

I. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES, EROSION, OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY.

2. ANNUAL WRITTEN REPORTING OF ALL INSPECTION AND MAINTENANCE ACTIVITIES IS REQUIRED. BMP SUMMARY CHART

MATERIAL SPECIFICATIONS

MEDIA OF 2 INCHES PER HOUR.

FILENAME: P:\2012\2012\897-007\CADD\FINAL\Plot\PCSM\Z-PCSM-Details; Titleblock-PCSM XREFS: Details; Titleblock-PCSM XREFS: Det

THE STANDARD RATIO OF MATERIAL

WITHIN THE SOIL MEDIA SHALL BE:

20% ORGANIC MATERIAL

50% SAND

30% TOPSOIL

*PERCENTAGES ARE BY VOLUME

THE FOLLOWING STAGES OF CONSTRUCTION SHALL BE OBSERVED BY A DESIGN

. OBSERVATION AND VERIFICATION OF EXCAVATION AREA PER THE PLANS.

2. REVIEW AND CONFIRMATION OF CONSTRUCTION MATERIAL SELECTION \$

SPECIFICATIONS:

B. STONE SUBBASE GRADATION

D. FILTER FABRIC (IF APPLICABLE)

A. PIPE AND CONSTRUCTION MATERIAL AND SIZE

NOT TO SCALE

. WHEN STORM SEWER IS REQUIRED AND IT INTERFERES WITH PLACEMENT OF PAVEMENT BASE DRAIN. ELIMINATE THE PAVEMENT BASE DRAIN AND USE COMBINATION STORM SEWER AND UNDERDRAIN DETAIL, PER PENNDOT PUBLICATION #72M, 2. FOR HEAVY DUTY PAVE, DEPTH BELOW SUBBASE OR SUBGRADE TREATMENT EQUAL TO THE OUTSIDE DIAMETER OF THE SPECIFIED PIPE PLUS 2". FOR LIGHT DUTY PAVE, DEPTH BELOW SUBBASE OR SUBGRADE TREATMENT EQUAL TO THE OUTSIDE LANCASTER COUNTY ROD STORM WATER MANAGEMENT PLAN 08/28/2018 03:24:15 PM

LANCASTER COUNTY

RCD Fees: \$51.00 Taxes: \$0.00 Page 16 of 20

SIDE

DATE: NOVEMBER 13, 2017 PROJECT NO.: 2012897-007

SHEET NO.: 14 OF