No: 25-021

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Washington Township	Surveyor	Mathew & Hockley Associa	Engineer	Chrisland Engineering

Plat Title: Northern Dauphin Christian School Land Development

Zoning District: LI – Light Industrial Proposed Land Use: Institutional

Plat Status:		**Plat Type**:		**Regulations**:	
	Preliminary		Subdivision		County
	Final			X	Municipal
X	P/F	X	Land Development	X	Zoning
	Minor			X	S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	0	0	15.28	19.72

Date Received: 1/30/2025 Staff Review: GD Official County Review: 2/25/2025

Reviewed by: GD Checked by: _____ Parcel ID: 66-012-161

Project Description: Purpose of the plan is to propose a school building and athletic field. The plan also proposes access drives, parking, utilities and associated stormwater management facilities.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Plan Comments:

1) Noted that the Township reviewed and granted the following zoning relief to the project prior to land development approval application:
   (a) Permitted use of a school in the Light Industrial District (Use variance)
2) Township is to consider in the review of the land development relief from Section 22-509 regarding the requirement for a recreation fee, Section 22-401-11.17 regarding the construction of sidewalks and Section 22- 305, A and 22-307 Preliminary Plan approval.
3) There are two streams identified passing through the property. Both are unnamed tributaries of the Wiconsico Creek. They are impaired by agricultural sources and by pathogens of an unknown source.
4) The plan indicated in the signature block that the Dauphin County Planning Commission (DCPC) "Recommended for Approval". The DCPC is a reviewing body and does not offer an opinion to the decision by the Township to approve or deny a plan. Please change to indicate as such.
5) Note #12 under the stormwater provisions indicate runoff is to run into the detention facilities. This is to be confirmed by the Township engineer that all stormwater is to be directed in such a manner. Much of the stormwater is to be directed via open culverts and graded swales, it should be investigated and verified as the viability of such a stormwater conveyance method.

6) A proposed stormwater pipe going from the eastern side of the property, under the proposed athletic fields, and sent directly into the existing wetlands and bypassing the proposed stormwater detention facility. Verification is to be made if there are any permitting requirements or special DEP improvement necessary to directly pipe stormwater (which was previously a sheet flow) into an identified wetland.

7) Southern access to the property is from North/Moore Street. This is an unopened street with what appears to be the side entrance to Harvest View Road. It is to be confirmed if access to an unopened street is permitted.

8) Harvest View Road infringes on the proposed development property. It is shown there is an easement in the area associated with the street, but it is identified as an "Utility Easement". It should be confirmed that this easement also allows vehicular traffic. It may be a prudent time to adjust such an easement if this is not in place.

9) How will the flow of school bus and parent drop off occur. Is there a plan created to demonstrate this? Also, will there be any impacts associated with the connection to the neighboring streets (North / Moore Street)

10) Note on plan consistency: The site is outside of the County designated growth boundaries but iti is adjacent to existing developed areas.

Plan No. 25-021

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer/landscape architect shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands	X		
Floodplains (note provided)			X
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified (see note)	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal – public (X) on-lot ()	X		
Water supply – public (x) well ()	X		
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width	X		
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown			X
25. Sidewalks shown *(see comment)*		X	
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown	X		
28. Traffic study completed		X	
29. Recreation area shown/fee in-lieu-of provided *(see comment)*		X	
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown (needs signatures)	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown (see note)	X		
34. PADOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans (see note)			
Municipal plans	X		

GENERAL NOTES:

1. BENCHMARK: IRON PIN (¾" REBAR) LOCATED AT THE NORTHEAST CORNER OF THE YOUR BUILDING CENTERS INC. PROPERTY.
   ELEVATION: 608.37
   VERTICAL DATUM: NAVD88
   HORIZONTAL DATUM: NAD83
2. MATTHEW & HOCKLEY ASSOCIATES PERFORMED THE SURVEY AS SHOWN HEREON IN SEPTEMBER 16, 2024.
3. UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. CHRISLAND ENGINEERING DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. CHRISLAND ENGINEERING. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
4. NO FLOODPLAIN EXISTS ON-SITE IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR DAUPHIN COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBERS 42043C0115D & 42043C0120D, EFFECTIVE DATE AUGUST 2, 2012.
5. IN ACCORDANCE WITH THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AND A WETLAND DELINEATION COMPLETED BY DAVID SIMINITUS OF SIM DESIGN THERE ARE WETLANDS ON THE SUBJECT PREMISES.
6. ANY REVISION TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF CHRISLAND ENGINEERING.
7. NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
8. THE INFORMATION SHOWN ON THIS DRAWING MAY HAVE ALSO BEEN PROVIDED BY DIGITAL FILE. AFTER A DIGITAL FILE IS RELEASED FROM CHRISLAND ENGINEERING THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN.
9. ALL SITE DEVELOPMENT SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND TOWNSHIP STANDARDS AND REQUIREMENTS.
10. MATERIALS AND DETAILS SPECIFIED ON THE APPROVED PLAN SHALL NOT BE ALTERED DURING CONSTRUCTION WITHOUT WRITTEN APPROVAL BY THE TOWNSHIP.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE.CHRISLAND ENGINEERING DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. CHRISLAND ENGINEERING ASSUMES NO LIABILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER, UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY, COUNTY, STATE OR AUTHORITY RELATIVE TO CONSTRUCTION SHOWN ON THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND RECORD DRAWINGS AS MAY BE REQUIRED BY THE MUNICIPALITY AND/OR THE VARIOUS AUTHORITIES RELATIVE TO THE CONSTRUCTION SHOWN ON THESE PLANS.
15. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
16. ALL PLAN SHEETS, INCLUDING THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT AND EROSION AND SEDIMENT POLLUTION CONTROL REPORT ARE PART OF THIS PLAN AND ARE ENFORCEABLE AS IF THEY APPEARED IN TOTAL HEREIN.
17. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", AS AMENDED BY ACT NO. 1986-43 OF MAY, 1986, BEFORE A DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND ALL WORK WITHIN THE PENNDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH AN APPROVED HIGHWAY OCCUPANCY PERMIT. APPLICATION NO. EPS-_____ HAS BEEN SUBMITTED. THE BOARD OF SUPERVISORS APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED.
18. NOTHING SHALL BE PLANTED, PLACED, OR SET WITHIN ANY EASEMENT THAT WOULD AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
19. THE MUNICIPALITY OR ITS DESIGNEES HAVE THE RIGHT, BUT NOT THE DUTY, TO ACCESS EVERY BMP AND CONVEYANCE SYSTEM FROM A PUBLIC RIGHT-OF-WAY OR PUBLIC ROADWAY TO CONDUCT PERIODIC INSPECTIONS, AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE WASHINGTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE OR AND APPLICABLE O&M PLAN.

STANDARD E&S PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 12 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILLS SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
28. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
32. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
33. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
34. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
35. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 9" LAYERED LIFTS AT 95% DENSITY.

REQUIRED MUNICIPAL INSPECTIONS DURING SITE CONSTRUCTION

THE WASHINGTON TOWNSHIP ENGINEER SHALL INSPECT THE IMPROVEMENTS DURING CONSTRUCTION. THE DEVELOPER OR SITE CONTRACTORS SHALL PROVIDE AT LEAST 5 WORKING DAYS NOTICE PRIOR TO THE START OF ANY IMPROVEMENTS WHICH REQUIRE INSPECTION BY CALLING WASHINGTON TOWNSHIP AT 717-362-3191. A PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER AND THE DAUPHIN COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO EARTH MOVING ACTIVITIES AND SHALL BE INCLUDED IN THE LIST OF REQUIRED INSPECTIONS THAT FOLLOWS.

1. UPON COMPLETION OF PRELIMINARY SITE PREPARATION INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
2. UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE OR OTHER SITE IMPROVEMENTS AND GROUND COVERS.
3. DURING THE CONSTRUCTION OF PERMANENT STORM WATER MANAGEMENT AND BMP FACILITIES. ALL STORM SEWERS, CULVERTS, ETC. PRIOR TO BACKFILL.
4. UPON FINAL COMPLETION OF PERMANENT STORM WATER MANAGEMENT AND BMP FACILITIES AND THE ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
5. AFTER REVIEW OF THE AS-BUILT DRAWINGS BUT PRIOR TO THE RELEASE OF THE FINAL FINANCIAL GUARANTEE FOR COMPLETION OF FINAL GRADING, VEGETATIVE CONTROLS REQUIRED BY THE BMP STANDARDS OR OTHER SITE RESTORATION.
6. FINANCIAL SECURITY FOR THE IMPROVEMENTS WILL NOT BE CONSIDERED FOR RELEASE UNLESS THE TOWNSHIP ENGINEER IS PROPERLY NOTIFIED AND THE SUBSURFACE IMPROVEMENTS ARE INSPECTED PRIOR TO BACKFILLING.

ALL INSPECTIONS OF COMPLETED ITEMS SHALL BE REQUESTED IN WRITING AT LEAST 48 HOURS IN ADVANCE OF THE FINAL INSPECTION DATE & TIME.

RECORDER OF DEEDS CERTIFICATE
This plan recorded in the office of the Recorder of Deeds in Dauphin County this _____ day of _____, 20__.

Instrument No. _____

_____
Recorder of Deeds

WASHINGTON TOWNSHIP SUPERVISORS STATEMENT

Approved by the Washington Township Board of Supervisors this _____ day of _____, 20___

_____
Chairman

_____
Secretary

DAUPHIN COUNTY PLANNING COMMISSION REVIEW STATEMENT

Recommended for Approval by the Dauphin County Planning Commission this _____ day of _____, 20___

_____
Chairman

_____
Secretary

CERTIFICATION OF SURVEY ACCURACY

I hereby certify that, to the best of my knowledge, the survey shown and described hereon is true and correct to the accuracy required by the Washington Township Land Development Ordinance (error of closure no greater than one foot in ten thousand feet).

_____
Registered Professional Date

ENGINEER CERTIFICATION

The storm water management system as shown on this plan is adequate to meet the requirements of the Washington Township Subdivision and Land Development Ordinance.

_____
Registered Professional Date

WETLAND CERTIFICATION

The site has been investigated for wetland areas and to the best of my knowledge, all wetland areas are shown on this plan.

_____
Registered Professional Date

OWNERS STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Andrew Sickler, being Head of School of Northern Dauphin County Christian School Association who being duly sworn according to law, deposes and says that the corporation is the Owner of the property shown on this plan, that the plan thereof was made at their direction, that they acknowledge the same to be his act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use. They also hereby acknowledges that this proposed subdivision or land development may be subject to the requirements of additional Township, State and Federal regulations.

_____
Andrew Sickler

_____
Corporate Seal

_____
Notary

My Commission Expires _____, 20___

COMMONWEALTH TELEPHONE COMPANY - QUARRYVILLE
39 PUBLIC SQUARE
P.O. BOX 5900
WILKES-BARRE, PA 18773
570-631-3350

ELIZABETHVILLE AREA AUTHORITY
P.O. BOX 271
ELIZABETHVILLE, PA 17023
717-362-8472

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG

SERIAL NUMBER: 20242951396
(WASHINGTON TOWNSHIP)
DATE: 9/1/2024

PPL ELECTRIC UTILITIES CORP.
1801 BROCK WOOD STREET
HARRISBURG, PA 17104
800-342-5775

ADELPHIA COMMUNICATIONS
5335 ENTERPRISE BLVD.
BETHEL PARK, PA 15102
610-828-3932

CHRISLAND ENGINEERING, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

(1) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, CHRISLAND ENGINEERING, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

(2) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, CHRISLAND ENGINEERING, INC. SHOWN UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNERS LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 3.

(3) PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, CHRISLAND ENGINEERING, INC. MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNERS FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNERS FACILITIES WHERE POSSIBLE.

(4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, CHRISLAND ENGINEERING, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S).

AND CHRISLAND ENGINEERING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT CHRISLAND ENGINEERING, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT 187, DECEMBER 19, 1996.

EASEMENT NOTES:

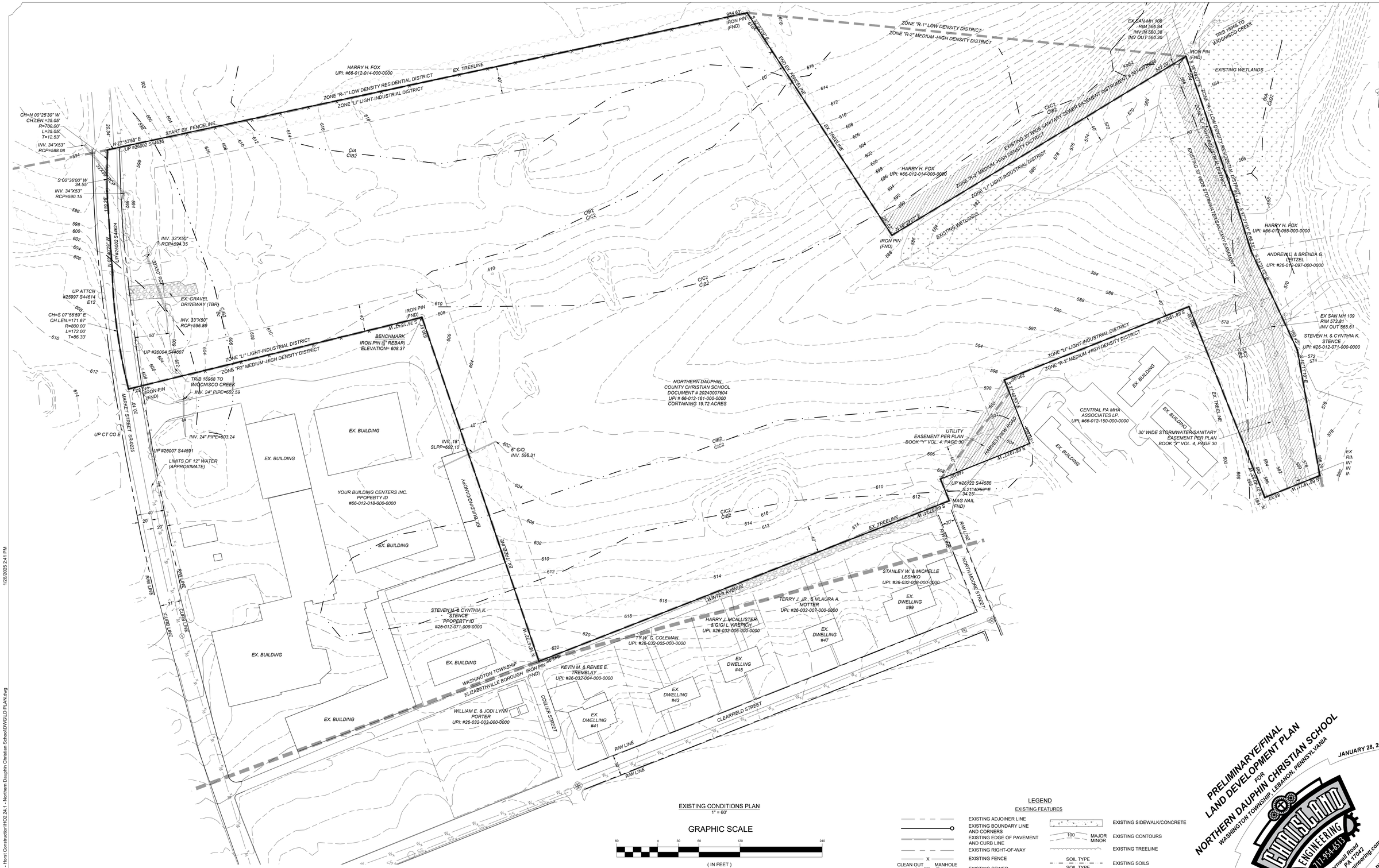
1. A STORMWATER MANAGEMENT CONVEYANCE EASEMENT SHALL BE LOCATED AROUND EACH CONVEYANCE FACILITY (I.E. SWALES, PIPES, ETC.) AND SHALL BE TWENTY (20) FEET IN WIDTH. THE EASEMENT SHALL EXTEND TEN (10) FEET FROM THE CENTERLINE OF THE CONVEYANCE FACILITY.
2. A STORMWATER MANAGEMENT EASEMENTS SHALL BE LOCATED AROUND EACH STORMWATER MANAGEMENT FACILITY (I.E. DETENTION BASINS, INFILTRATION TRENCHES, RAIN GARDENS, ETC.) AND SHALL ENCOMPASS ALL COMPONENTS OF THE FACILITY.
3. AN EASEMENT SHALL ENCOMPASS ALL WETLANDS AND OPEN STREAM CHANNELS. THE EASEMENT SHALL BE LOCATED TWENTY-FIVE (25) FEET FROM THE CENTERLINE OF THE STREAM CHANNEL AND AT THE BOUNDARY OF ALL WETLANDS.
4. THE GRANTOR (FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS, AUTHORIZES THE TOWNSHIP AND COUNTY AND ITS AUTHORIZED REPRESENTATIVES TO ENTER UPON THE PREMISES TO INSPECT THE FACILITIES LOCATED WITHIN THE EASEMENT.
5. ALL FACILITIES LOCATED WITHIN THE ABOVE MENTIONS EASEMENTS SHALL BE SUBJECT TO THE PROVISIONS OF THE STORMWATER MAINTENANCE AND OWNERSHIP PROGRAM.

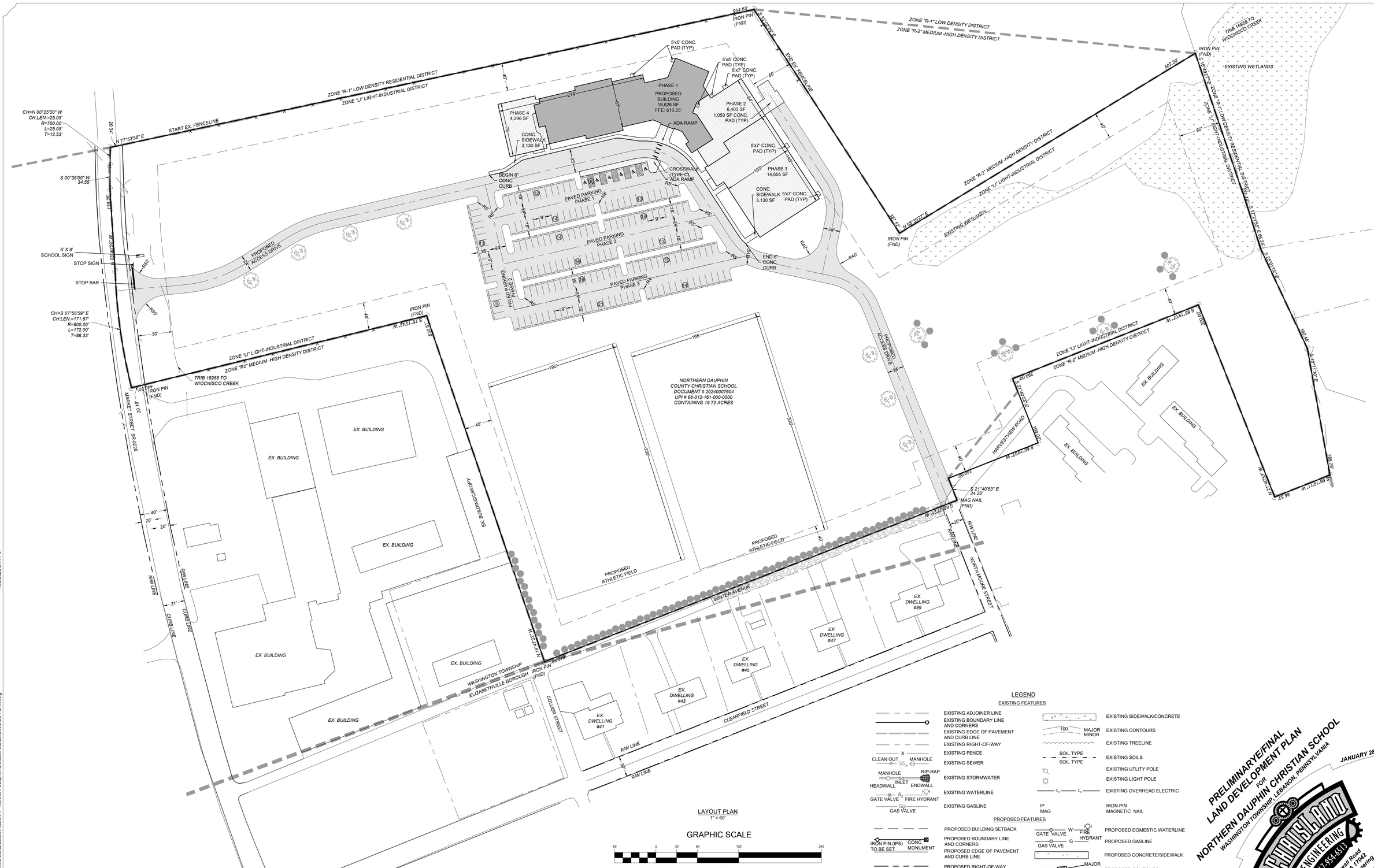
WASHINGTON TOWNSHIP SANITARY SEWER AND PUBLIC WATER CONSTRUCTION NOTES

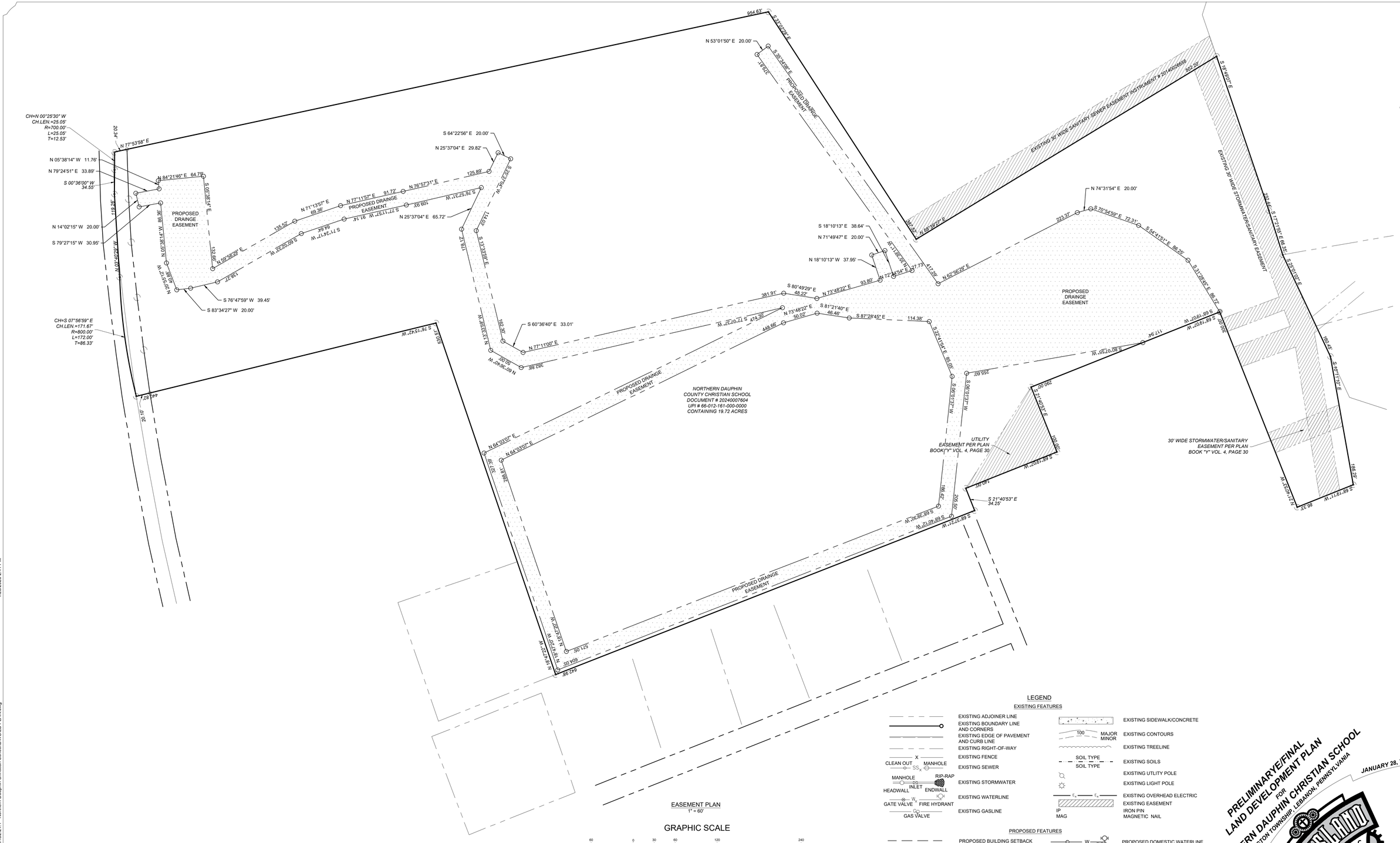
1. THE PROPOSED SCHOOL BUILDING WILL BE SUBJECT TO THE ELIZABETHVILLE AREA AUTHORITY TAPPING FEE AND INSPECTION FEES IN EFFECT AT THE TIME OF APPLICATION FOR CONNECTION.
2. A 10" HORIZONTAL OR AN 18" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE WATER AND SEWER LINES PER PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
3. THE ELIZABETHVILLE AREA AUTHORITY SEWAGE TREATMENT PLANT MANAGER MUST BE CONTACTED AT (717) 362-3582 PRIOR TO INITIATION OF CONSTRUCTION.
4. THE ELIZABETHVILLE AREA AUTHORITY SEWAGE TREATMENT PLANT MANAGER MUST BE CONTACTED AT (717) 362-3582 PRIOR TO WORK ON THE EXISTING SEWER AND WATER MAINS.
5. BUILDING CONTRACTOR SHALL COORDINATE INSIDE METER REQUIREMENTS WITH EAA MANAGER PRIOR TO CONSTRUCTION.
6. ALL SANITARY SEWER CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO ELIZABETHVILLE AREA AUTHORITY STANDARDS. CONTRCTOR SHALL OBTAIN SPECIFICATIONS AND CONSTRUCTION DETAILS DIRECTLY FROM THE AUTHORITY.
7. ALL WATER MAIN CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO ELIZABETHVILLE AREA AUTHORITY STANDARDS. CONTRCTOR SHALL OBTAIN SPECIFICATIONS AND CONSTRUCTION DETAILS DIRECTLY FROM THE WASHINGTON TOWNSHIP AUTHORITY.
8. THE WATER MAIN CONNECTION IN THE PENN DOT LEGAL RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE ASSOCIATED HIGHWAY OCCUPANCY PERMIT.

STORMWATER MANAGEMENT NOTES:

1. UNDER CURRENT PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) REGULATIONS, WASHINGTON TOWNSHIP IS REQUIRED TO BE PERMITTEE FOR ALL STORMWATER MANAGEMENT FACILITIES LOCATED IN PENNDOT'S RIGHT-OF-WAY. ALTHOUGH WASHINGTON TOWNSHIP IS REQUIRED TO BE PERMITTEE FOR SUCH STORMWATER MANAGEMENT FACILITIES, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND AND/OR REMOVAL OF ANY PERMITTED STORMWATER MANAGEMENT FACILITIES AND OTHER IMPROVEMENTS SPECIFIED IN THE PENNDOT HIGHWAY OCCUPANCY PERMIT APPLICATION AND PERMIT.
2. MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AND EASEMENTS NOT LOCATED WITHIN PUBLIC RIGHTS-OF-WAY, INCLUDING THE STORMWATER MANAGEMENT FACILITIES, SHALL BE THE RESPONSIBILITY OF THE CURRENT PROPERTY OWNER. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES WILL TRANSFER TO SUBSEQUENT OWNERS WITH THE TRANSFER OF PROPERTY OWNERSHIP.
3. DETENTION BASIN, SWALES AND OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DESIGN AND KEPT FREE OF FILL *AND* OBSTRUCTIONS.
4. ALL YARD INLETS SHALL BE SUMPED AT LEAST SIX (6) INCHES BELOW SURROUNDING GRADE TO CAPTURE TRIBUTARY RUNOFF AND PREVENT BYPASS FLOWS.
5. NO ALTERATION TO ANY STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED WITHIN EASEMENTS.
6. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN ANY EASEMENT WHICH COULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. WASHINGTON TOWNSHIP SHALL HAVE THE RIGHT TO:
   6.1. ACCESS THE SITE TO INSPECT STORM WATER FACILITIES AT ANY TIME.
   6.2. REQUIRE THE CURRENT LAND OWNER T


HARRY H. FOX
UPI: #66-012-014-000-0000
ZONE "R-1" LOW DENSITY RESIDENTIAL DISTRICT
ZONE "LI" LIGHT-INDUSTRIAL DISTRICT
EX. TREELINE
START EX. FENCELINE
CH=N 00°25'30" W
CH.LEN.=25.05'
R=700.00'
L=25.05'
T=12.53'
INV. 34"X53"
RCP=588.08
N 27°53'58" E
UP #26002 S44636
S 00°36'00" W
34.55'
INV. 34"X53"
RCP=590.15
UP #26002 S44624
N 45°47'00" W
INV. 33"X50"
RCP=594.35
30"X50" RCP
UP ATTCH
#25997 S44614
E12
CH=S 07°56'59" E
CH.LEN.=171.67'
R=800.00'
L=172.00'
T=86.33'
EX. GRAVEL
DRIVEWAY (TBR)
INV. 33"X50"
RCP=596.86
UP #26004 S44607
ZONE "LI" LIGHT-INDUSTRIAL DISTRICT
ZONE "R2" MEDIUM -HIGH DENSITY DISTRICT
TRIB 16968 TO
WIDNICSCO CREEK
INV. 24" PIPE=602.59
IRON PIN
(FND)
MARKET STREET SR-0225
UP CT CO E
INV. 24" PIPE=603.24
UP #26007 S44591
LIMITS OF 12" WATER
(APPROXIMATE)
EX. BUILDING
YOUR BUILDING CENTERS INC.
PPOPERTY ID
#66-012-018-000-0000
EX. BUILDING
EX. BUILDING
EX. BUILDING
EX. BUILDING
BENCHMARK
IRON PIN (1" REBAR)
ELEVATION= 608.37
INV. 18"
SLPP=602.10
6" C/O
INV. 596.31
BUILDING CANOPY
EATERLINE
M 22.71 N
S 58°47'E
STEVEN H. & CYNTHIA K.
STENCE
PPOPERTY ID
#26-012-071-000-0000
WASHINGTON TOWNSHIP
ELIZABETHVILLE BOROUGH
IRON PIN
(FND)
WILLIAM E. & JODI LYNN
PORTER
UPI: #26-032-003-000-0000
KEVIN M. & RENEE E.
TREMBLAY
UPI: #26-032-004-000-0000
TY.W. C. COLEMAN
UPI: #26-032-005-000-0000
HARRY J. MCALLISTER
& GIGI L. KREPICH
UPI: #26-032-006-000-0000
TERRY J. JR., & MLAURA A.
MOTTER
UPI: #26-032-007-000-0000
STANLEY W. & MICHELLE
LESHKO
UPI: #26-032-008-000-0000
EX.
DWELLING
#99
EX.
DWELLING
#47
EX.
DWELLING
#45
EX.
DWELLING
#43
EX.
DWELLING
#41
COLLIER STREET
CLEARFIELD STREET
NORTHMOORE STREET
WINTER AVENUE
R/W LINE
CURB LINE
CIA
CIB2
CIC2
NORTHERN DAUPHIN
COUNTY CHRISTIAN SCHOOL
DOCUMENT # 20240007604
UPI # 66-012-161-000-0000
CONTAINING 19.72 ACRES
ZONE "R-1" LOW DENSITY DISTRICT
ZONE "R-2" MEDIUM -HIGH DENSITY DISTRICT
EX. SAN MH 108
RIM 566.84
INV IN 560.38
INV OUT 560.30
TRIB 16968 TO
WIDNICSCO CREEK
IRON PIN
(FND)
EXISTING WETLANDS
EXISTING 30' WIDE SANITARY SEWER EASEMENT "INSTRUMENT # 20140029688
EXISTING 30' WIDE STORMWATER/SANITARY EASEMENT PER PLAN BOOK "Y" VOL. 4, PAGE 30
ZONE "LI" LIGHT-INDUSTRIAL DISTRICT
ZONE "R-2" MEDIUM -HIGH DENSITY DISTRICT
ZONE "LI" LIGHT-INDUSTRIAL DISTRICT
ZONE "R-1" LOW DENSITY RESIDENTIAL DISTRICT
EXISTING 30' WIDE STORMWATER EASEMENT
HARRY H. FOX
UPI: #66-012-014-000-0000
IRON PIN
(FND)
EXISTING WETLANDS
ANDREW LI & BRENDA G
LEITZEL
UPI: #26-012-097-000-0000
HARRY H. FOX
UPI: #66-012-055-000-0000
EX SAN MH 109
RIM 572.81
INV OUT 565.61
STEVEN H. & CYNTHIA K.
STENCE
UPI: #26-012-071-000-0000
EX. BUILDING
EX. BUILDING
EX. BUILDING
CENTRAL PA MHA
ASSOCIATES LP
UPI: #66-012-150-000-0000
UTILITY
EASEMENT PER PLAN
BOOK "Y" VOL. 4, PAGE 30
30' WIDE STORMWATER/SANITARY
EASEMENT PER PLAN
BOOK "Y" VOL. 4, PAGE 30
HARVESTVIEW ROAD
UP #26122 S44586
S 21°40'59" E
34.25'
MAG NAIL
(FND)
EX. TREELINE
R/W LINE
EX. TREELINE
EX. FENCELINE
EX. TREELINE
M 22.71 N
M 11.61 S
M 40.61 S
M 40.61 S
M 11.61 S
M 22.71 N
M 11.61 S
S 58°47'E
S 21°40'59" E
S 58°47'E
N 58°47'E
S 21°40'59" E
S 58°47'E
S 21°40'59" E
S 58°47'E
S 21°40'59" E
S


ZONE "R-1" LOW DENSITY RESIDENTIAL DISTRICT
ZONE "LI" LIGHT-INDUSTRIAL DISTRICT
START EX. FENCELINE
N 77°53'58" E
954.63'
IRON PIN (FND)
S 33°30'29" E
END EX. FENCELINE
ZONE "R-1" LOW DENSITY DISTRICT
ZONE "R-2" MEDIUM -HIGH DENSITY DISTRICT
TRIB 16968 TO WIOCNISCO CREEK
EXISTING WETLANDS
IRON PIN (FND)
S 18°43'07" E
502.20'
ZONE "R-2" MEDIUM -HIGH DENSITY DISTRICT
ZONE "LI" LIGHT-INDUSTRIAL DISTRICT
ZONE "R-1" LOW DENSITY RESIDENTIAL DISTRICT
EXISTING WETLANDS
S 17°21'55" E 66.35'
S 09°10'05" E
168.45'
S 04°11'10" E
186.52'
N 21°41'57" W
86.39'
M -11.61- 89°S
IRON PIN (FND)
N 68°39'27" E
382.28'
5'x5' CONC. PAD (TYP)
5'x5' CONC. PAD (TYP)
5'x7' CONC. PAD (TYP)
PHASE 1
PROPOSED BUILDING
18,626 SF
FFE: 610.25'
PHASE 4
4,296 SF
CONC. SIDEWALK
3,130 SF
ADA RAMP
PHASE 2
6,403 SF
1,050 SF CONC. PAD (TYP)
5'x7' CONC. PAD (TYP)
PHASE 3
14,655 SF
CONC. SIDEWALK
3,130 SF
5'x7' CONC. PAD (TYP)
CROSSWALK (TYPE C) ADA RAMP
BEGIN 6" CONC. CURB
PAVED PARKING PHASE 1
PAVED PARKING PHASE 2
PAVED PARKING PHASE 3
PAVED PARKING PHASE 4
END 6" CONC. CURB
PROPOSED ACCESS DRIVE
PROPOSED ACCESS DRIVE
CH=N 00°25'30" W
CH.LEN.=25.05'
R=700.00'
L=25.05'
T=12.53'
S 00°36'00" W
34.55'
6' X 8' SCHOOL SIGN
STOP SIGN
STOP BAR
CH=S 07°56'59" E
CH.LEN.=171.67'
R=800.00'
L=172.00'
T=86.33'
ZONE "LI" LIGHT-INDUSTRIAL DISTRICT
ZONE "R-2" MEDIUM -HIGH DENSITY DISTRICT
IRON PIN (FND)
M -2.51- 91°S
TRIB 16968 TO WIOCNISCO CREEK
IRON PIN (FND)
MARKET STREET SR-0225
R/W LINE
CURB LINE
CURB TIRE
EX. BUILDING
EX. BUILDING
EX. BUILDING



EASEMENT PLAN
1" = 60'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

EASEMENT NOTES:

1. A STORMWATER MANAGEMENT CONVEYANCE EASEMENT SHALL BE LOCATED AROUND EACH CONVEYANCE FACILITY (I.E. SWALES, PIPES, ETC.) AND SHALL BE TWENTY (20) FEET IN WIDTH. THE EASEMENT SHALL EXTEND TEN (10) FEET FROM THE CENTERLINE OF THE CONVEYANCE FACILITY.
2. A STORMWATER MANAGEMENT EASEMENTS SHALL BE LOCATED AROUND EACH STORMWATER MANAGEMENT FACILITY (I.E. DETENTION BASINS, INFILTRATION TRENCHES, RAIN GARDENS, ETC.) AND SHALL ENCOMPASS ALL COMPONENTS OF THE FACILITY.
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5. ALL FACILITIES LOCATED WITHIN THE ABOVE MENTIONS EASEMENTS SHALL BE SUBJECT TO THE PROVISIONS OF THE STORMWATER MAINTENANCE AND OWNERSHIP PROGRAM.

LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING SEWER (CLEAN OUT, MANHOLE)
- EXISTING STORMWATER (MANHOLE, RIP-RAP, INLET, HEADWALL, ENDWALL)
- EXISTING WATERLINE (GATE VALVE, FIRE HYDRANT)
- EXISTING GASLINE (GAS VALVE)
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS (MAJOR, MINOR)
- EXISTING TREELINE
- EXISTING SOILS (SOIL TYPE)
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING EASEMENT
- IRON PIN MAGNETIC NAIL (IP, MAG)

PROPOSED FEATURES

- PROPOSED BUILDING SETBACK
- PROPOSED BOUNDARY LINE AND CORNERS (IRON PIN (IPS) TO BE SET, CONC. MONUMENT)
- PROPOSED EDGE OF PAVEMENT AND CURB LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED FENCE
- PROPOSED SEWER (CLEAN OUT, MANHOLE)
- PROPOSED STORMWATER (HEADWALL, INLET, RIP-RAP, MANHOLE, ENDWALL)
- PROPOSED DOMESTIC WATERLINE (GATE VALVE, FIRE HYDRANT)
- PROPOSED GASLINE (GAS VALVE)
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED CONTOURS (MAJOR)
- PROPOSED TREELINE
- PROPOSED UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED STANDARD PAVING
- PROPOSED DRAINAGE EASEMENT

REVISION	DATE	BY

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
NORTHERN DAUPHIN CHRISTIAN SCHOOL
WASHINGTON TOWNSHIP, LEBANON, PENNSYLVANIA

JANUARY 28, 2025

CHRISTIANSEN ENGINEERING
717-954-6515
602 Cornwall Road
Lebanon, PA 17042
www.christiansenengineering.com

HO2.24.1

Easement Plan

4 OF 19

1/28/2025 2:41 PM
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