

FINAL
SUBDIVISION AND LAND DEVELOPMENT PLAN
FOR
APARTMENTS ON BELMONT
SPRING GARDEN TOWNSHIP, YORK COUNTY, PENNSYLVANIA
JULY 11, 2022

YORK COUNTY PLANNING COMMISSION
REVIEW CERTIFICATE

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE YORK COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

DIRECTOR: _____ DATE: _____

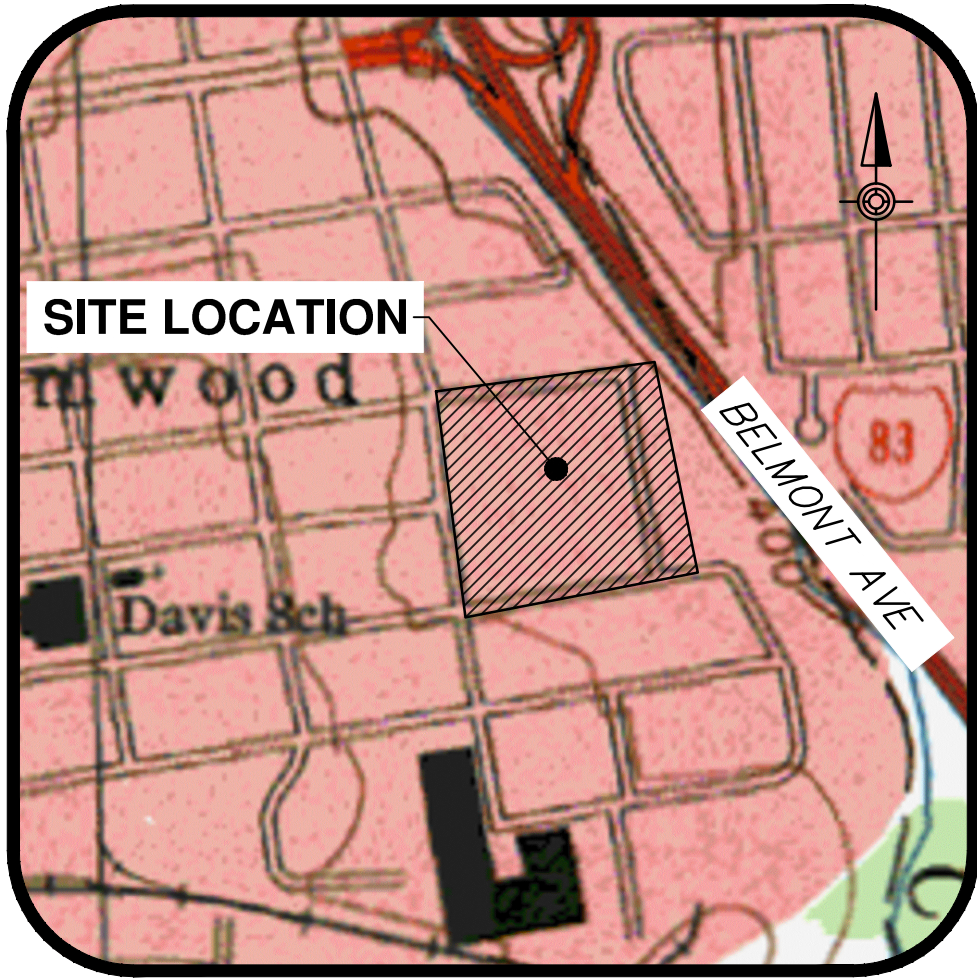
SPRING GARDEN TOWNSHIP PLANNING
COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE SPRING GARDEN TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN ACCORDING TO THE REQUIREMENTS OF THE SPRING GARDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL BY THE SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS.

SPRING GARDEN TOWNSHIP
BOARD OF COMMISSIONERS
FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS APPROVED THIS PLAN BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE SPRING GARDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

LAST REVISED: SEPTEMBER 23, 2022



LOCATION MAP
SCALE: 1"=2000'

PA ONE CALL
ACT 199 OF 2004



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 199 (2004) REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. PA ONE-CALL SERIAL NO. 20221312716 HAS BEEN ASSIGNED TO THIS PROJECT ON 05/11/2022.

UTILITY LIST

COLUMBIA GAS OF PA
1600 DUBLIN ROAD, COLUMBUS, OH 43215
CONTACT: LISA COLLINS
EMAIL: LDUGAN@NCSOURCE.COM

FRONTIER COMMUNICATIONS
300 E LAIRD ST, WILKES BARRE, PA 18702
CONTACT: MICHAEL NAVICH
EMAIL: MICHAEL.NAVICH@FTR.COM

COMCAST
C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD SUITE 200, CARMEL, IN 46032
CONTACT: USIC PERSONNEL

FIRST ENERGY
21 S MAIN ST, AKRON, OH 44308
CONTACT: CARA WARREN
EMAIL: CARAWARREN@FIRSTENERGYCORP.COM

USIC LOCATING SERVICES
C/O USIC
9045 N RIVER ROAD STE 300, INDIANAPOLIS, IN 46240
CONTACT: JEFFERY TRUMBOWER
EMAIL: JEFFERYTRUMBOWER@USICLLC.COM

SPRING GARDEN TOWNSHIP
340 TRI HILL RD SUITE A, YORK, PA 17403
CONTACT: BRENT BARLEY
EMAIL: BBARLEY@SGTWP.ORG

VERIZON NORTH
37 W 8TH ST, WYOMING, PA 18644
CONTACT: RONALD SILNSKIE
EMAIL: RONALD.SILNSKIE@VERIZON.COM

YORK WATER COMPANY
130 E MARKET ST, YORK, PA 17401
CONTACT: TYLER CLEMENS
EMAIL: TYLERC@YORKWATER.COM

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	SUBDIVISION & LAND DEVELOPMENT PLAN
04	LANDSCAPE PLAN
05	EROSION & SEDIMENT CONTROL PLAN
06	DETAILS SHEET

OWNER

BHI PROPERTIES, LLC
1724 3RD AVENUE
YORK, PA 17403

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

369 East Park Drive
Harrisburg, PA 17111
(717) 564-1121
Fax (717) 564-1158
hrg@hrg-inc.com
www.hrg-inc.com

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT
OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ISRAEL WEISS, MANAGING MEMBER OF BHI PROPERTIES, LLC WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER, OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES 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.

ISRAEL WEISS, MANAGING MEMBER, BHI PROPERTIES, LLC

MY COMMISSION EXPIRES ON _____, 20____

CERTIFICATE OF ACCURACY (SURVEY)

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 SPRING GARDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____

CERTIFICATE OF ACCURACY (PLAN)

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

_____, 20____

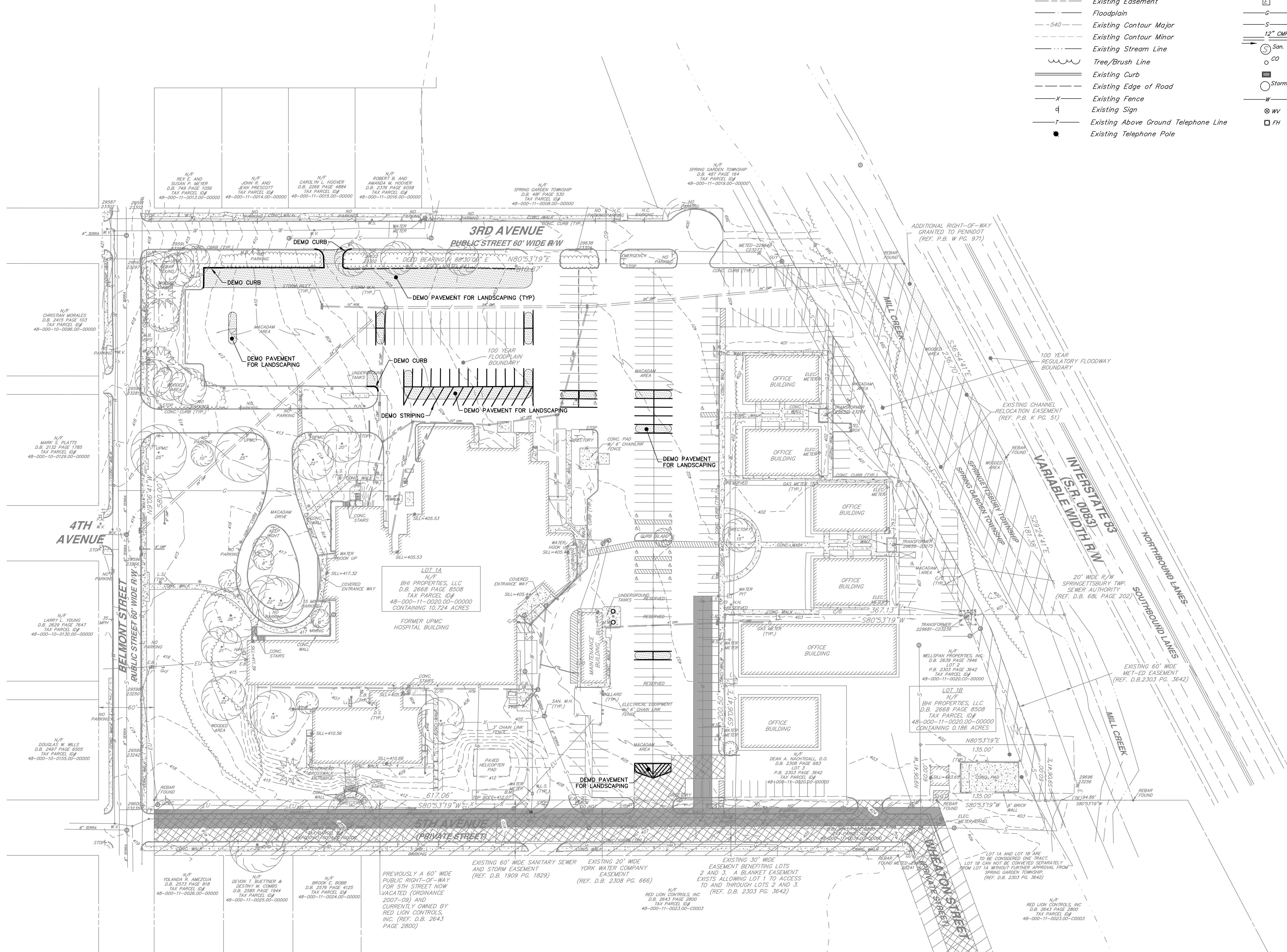
RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK _____ PAGE _____
WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20____

RECORDER _____

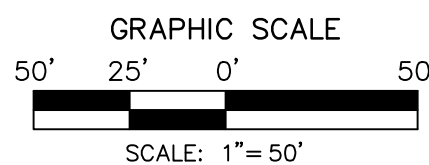
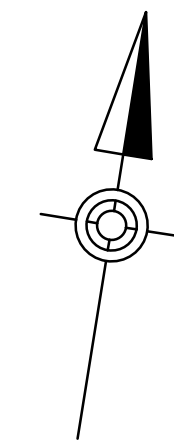
WAIVERS/MODIFICATIONS GRANTED _____, 2022

- SALDO SECTION 275-24C(18) - SHOWING INVERT ELEVATION FOR STORM AND SANITARY STRUCTURES & PIPES.
- SALDO SECTION 275-40.1 - PROVIDE LANDSCAPING AS SHOWN ON THE LANDSCAPING PLAN
- CHAPTER 265 STORMWATER ORDINANCE - FROM PROVIDING STORMWATER MANAGEMENT FACILITIES



EXISTING LEGEND

- Iron Pin
- Municipal Boundaries
- Property Line
- Legal Right-of-Way Line
- Setback Line
- Existing Easement
- Floodplain
- Existing Contour Major
- Existing Contour Minor
- Existing Stream Line
- Tree/Brush Line
- Existing Curb
- Existing Edge of Road
- Existing Fence
- Existing Sign
- Existing Above Ground Telephone Line
- Existing Telephone Pole
- Existing Above Ground Electric Line
- Existing Underground Electric Line
- Existing Electric Pole
- Existing Private Utility Pole
- Existing Light Standard
- Existing Electrical Box
- Existing Gas Line
- Existing Sanitary Sewer Line
- Existing Storm Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Cleanout
- Existing Storm Sewer Inlet
- Existing Storm Sewer Manhole
- Existing Water Line
- Existing Water Valve
- Existing Fire Hydrant



PROJ. MGR. - CWD	CWD
DESIGN- CWD	CWD
CADD- CWD	CWD
CHECKED- CWD	CWD
SCALE- 1" = 50'	
DATE- 2022.07.11	

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FOR
APARTMENTS ON BELMONT

SPRING GARDEN TWP YORK COUNTY PENNSYLVANIA

BESTCHOICE REALTY INC.
1724 3RD AVENUE
YORK, PENNSYLVANIA 17403

NO.	REVISION	DATE	BY
2	REVISED PER TWP COMMENTS	2022.09.23	CWD/CJA
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DRAWING NO.
EC-1

SHEET NO.
02 OF 06

PROJECT 009534.0425

SITE DATA EXISTING LOT 1A AND 1B

ZONE: APARTMENT-OFFICE (A-O)
DEED REFERENCE: DEED BOOK 2668 PAGE 8508
TAX PARCEL IDENTIFICATION: 48-000-11-0020.00-00000
NUMBER OF PROPOSED LOTS: 2
LINEAL FEET OF NEW PUBLIC STREET: 0'
MINIMUM LOT AREA: 10,000 SF
EXISTING LOT AREA: 475,233 SF (10.910 ACRES)
MINIMUM LOT WIDTH: 80'
EXISTING LOT WIDTH: 580' ON BELMONT STREET
MAXIMUM LOT COVERAGE: 70%
EXISTING LOT COVERAGE: 67% (318,026 SF)
EXISTING BUILDING HEIGHT: VARIES (±64' FROM HIGHEST ELEVATION TO LOWEST ELEVATION)
MINIMUM SETBACKS: FRONT-30', SIDE-10', REAR 30'
WATER SERVICE: PUBLIC
SEWER SERVICE: PUBLIC

SITE DATA PROPOSED LOT 1

PROPOSED USE: MULTIFAMILY DWELLING (PERMITTED BY RIGHT)
MINIMUM LOT AREA: 10,000 SF
PROPOSED LOT AREA: 418,962 SF (9.618 ACRES) TOTAL
LOT 1A - 347,728 SF (7.983 ACRES)
LOT 1B - 8,100 SF (0.186 ACRES)
LOT 1C - 63,134 SF (1.449 ACRES)
MINIMUM LOT WIDTH: 80'
PROPOSED LOT WIDTH: 580' ON BELMONT STREET
MAXIMUM LOT COVERAGE: 70%
PROPOSED LOT COVERAGE: 65% (271,934 SF)
MINIMUM SETBACKS: FRONT-30', SIDE-10', REAR 30'
NUMBER OF UNITS: 96 UNITS
MAXIMUM DENSITY: 10 DWELLING UNITS PER ACRE
PROPOSED DENSITY: 10 DWELLING UNITS PER ACRE
WATER SERVICE: PUBLIC
SEWER SERVICE: PUBLIC

SITE DATA PROPOSED LOT 2

PROPOSED USE: PROFESSIONAL OFFICE (PERMITTED BY RIGHT)
MINIMUM LOT AREA: 10,000 SF
PROPOSED LOT AREA: 56,271 SF (1.292 ACRES)
MINIMUM LOT WIDTH: 80'
PROPOSED LOT WIDTH: 80'
MAXIMUM LOT COVERAGE: 70%
PROPOSED LOT COVERAGE: 59% (33,269 SF)
MINIMUM SETBACKS: FRONT-30', SIDE-10', REAR 30'
WATER SERVICE: PUBLIC
SEWER SERVICE: PUBLIC

RECREATION AREA DEDICATION/FEE IN LIEU

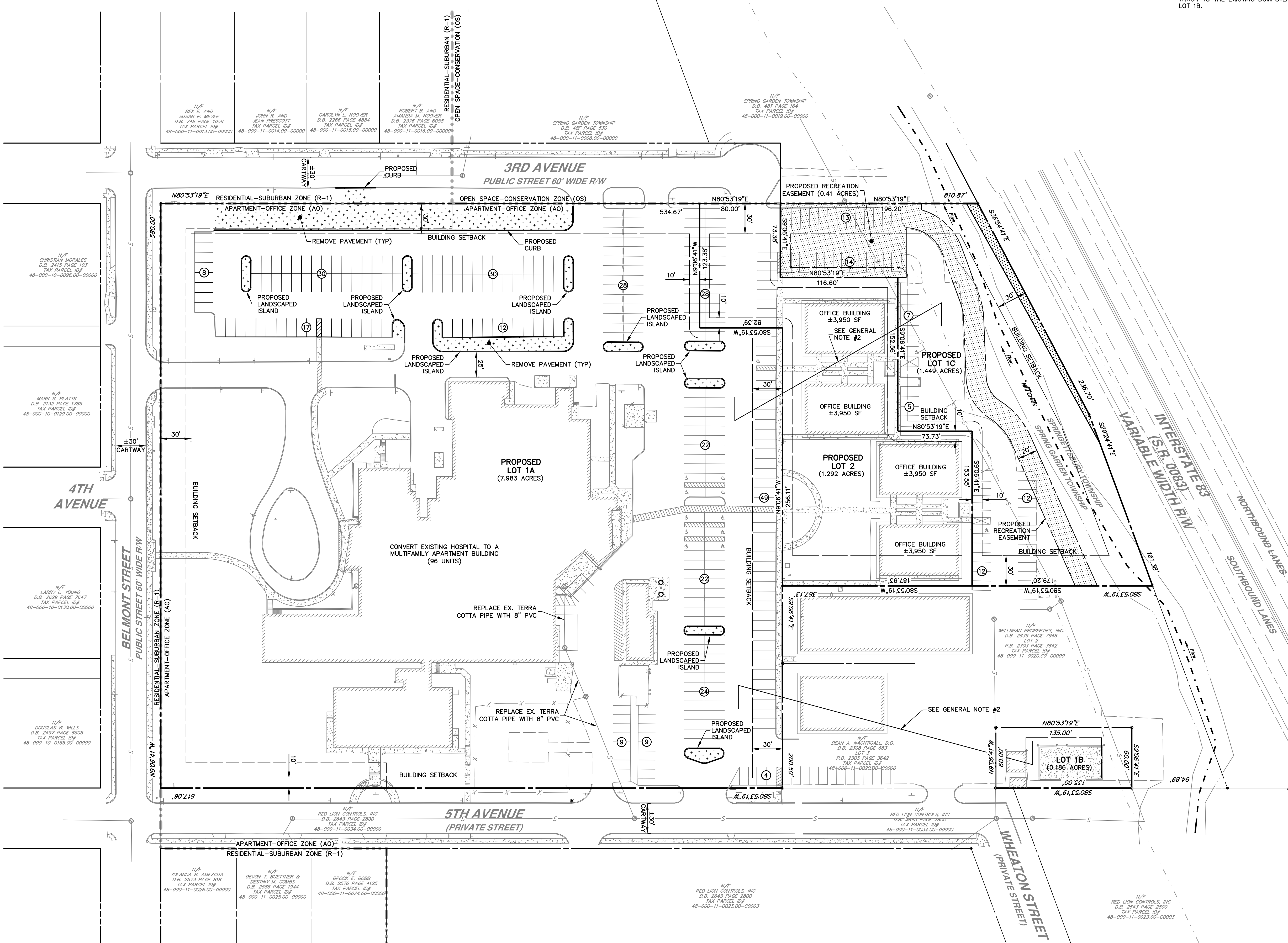
REQUIRED AREA FOR DEDICATION/FEE IN LIEU:
0.02 ACRES PER DWELLING OR \$2500 PER DWELLING
RECREATION AREA PROPOSED FOR DEDICATION: 0.41 ACRES
0.41 ACRES/0.02 ACRES PER DWELLING = 20 DWELLINGS
FEE IN LIEU OF REMAINING 76 DWELLINGS:
76 DWELLINGS X \$2500 PER DWELLING = \$190,000

PARKING DATA

REQUIRED PARKING:
DWELLING UNITS: 2 SPACES PER UNIT
(2 SPACES X 96 UNITS = 192 SPACES)
PROFESSIONAL OFFICE: 1 SPACE PER 300 SF
(15,800 SF / 300 = 53 SPACES)
TOTAL REQUIRED PARKING = 245 SPACES
PARKING PROVIDED:
342 STANDARD SPACES (27 IN RECREATION EASEMENT)
13 ADA SPACES
355 TOTAL SPACES (27 IN RECREATION EASEMENT)

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO TWO INDIVIDUAL LOTS (LOT 1 & LOT 2).
- PROPOSED LOTS 1A, 1B & 1C ARE TO BE CONSIDERED ONE TRACT AND CANNOT BE CONVEYED SEPARATELY WITHOUT FURTHER APPROVAL FROM SPRING GARDEN TOWNSHIP.
- THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN ON THESE PLANS IS BASED UPON THE FEMA FLOOD INSURANCE RATE MAP #42133C0329F DATED DECEMBER 16, 2015.
- THE VERTICAL DATUM IS BASED ON (NAVD88) (i.e. North American Vertical Datum of 1988 (NAVD88)). DERIVED OR DETERMINED THROUGH GNSS, CONVENTIONAL METHODS BASED UPON POSITIONAL INFORMATION REFERENCED THROUGH THE FOLLOWING PUBLISHED BENCH MARK MONUMENTS, CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) OR KEYNETOPS GNSS VRS NETWORK. DATUM REFERENCED PROJECT BENCH MARK LOCATED (ON THE NORTH SIDE OF 5TH AVENUE ON TOP OF THE FIRE HYDRANT) WITH AN ELEVATION OF (412.07').
- NO IMPROVEMENTS ARE PROPOSED FOR THE EXISTING BUILDINGS SHOWN ON LOT 2.
- TRASH COLLECTION FOR THE UNITS WILL BE HANDLED INTERNAL TO THE BUILDING. STAFF MEMBERS WILL TRANSPORT COLLECTED TRASH TO THE EXISTING DUMPSTER ENCLOSURE LOCATED ON LOT 1B.

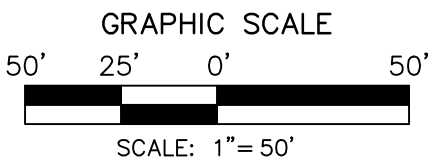


PREVIOUSLY APPROVED VARIANCES/SPECIAL EXCEPTIONS

- CASE 157 - SPECIAL EXCEPTIONS FOR EXPANSION OF HOSPITAL IN R-1 ZONE AND ADDITION TO EXISTING BUILDINGS EXCEEDING 35-FOOT HEIGHT. MAY 1964
- APPLICATION 76-40 - SPECIAL EXCEPTION FOR A BUILDING EXPANSION AND A VARIANCE TO DECREASE THE NUMBER OF REQUIRED PARKING SPACES. OCTOBER 26, 1976
- APPLICATION 79-50 - VARIANCE TO CONSTRUCT TWO PROFESSIONAL OFFICE BUILDINGS AND ADDITIONAL PARKING. NOVEMBER 19, 1979
- APPLICATION 80-7 - VARIANCE TO EXCEED THE MINIMUM REQUIRED SETBACK, TO EXCEED THE MINIMUM LOT COVERAGE, TO EXCEED THE MINIMUM INNER COURT SPACE, FOR APPROVAL OF LESS THAN THE REQUIRED PARKING SPACES AND TO ERECT TWO BUILDINGS WITHOUT REQUIRED ACCESS. APRIL 21, 1980
- APPLICATION 83-28 - SPECIAL EXCEPTION TO CONSTRUCT A TWO-STORY MAINTENANCE SHOP. NOVEMBER 21, 1983
- APPLICATION 84-3 - VARIANCE TO CONSTRUCT ADDITIONAL PARKING. MAY 21, 1984
- APPLICATION 84-9 - VARIANCE TO ERECT A SIGN EXCEEDING THE MAXIMUM ALLOWABLE SIZE. MAY 21, 1984
- APPLICATION 86-30 - VARIANCE TO EXPAND PARKING LOT. DECEMBER 15, 1986

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - BUILDING SETBACK LINE



PROJ. MGR. - CWD
DESIGN - CWD
CADD - CWD
CHECKED -
SCALE - 1"= 50'
DATE - 2022.07.11

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03 OF 06

PROJECT 009534.0425

LANDSCAPING CALCULATIONS

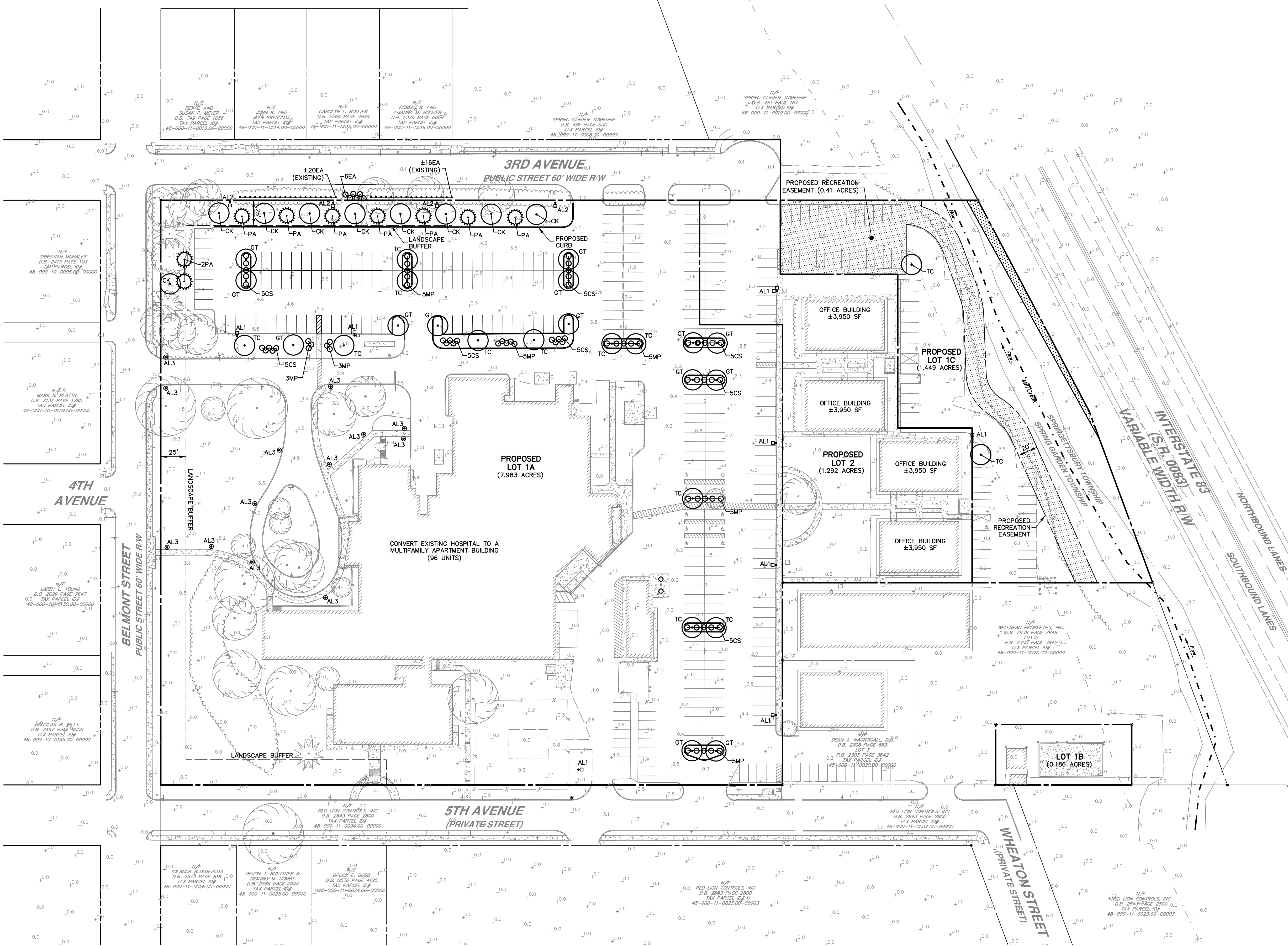
25' BUFFER YARD

AREA OF BUFFER ADJACENT TO PARKING LOT: 10,500 SF
1 TREE REQUIRED PER 500 SF = 21 TREES
25 TREES PROVIDED (11 EXISTING + 14 PROPOSED)
1 SHRUB REQUIRED PER 250 SF = 42 SHRUBS
42 SHRUBS PROVIDED (36 EXISTING + 6 PROPOSED)

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOT: 179,730 SF
5% INTERIOR LANDSCAPING REQUIRED = 8,986 SF (11,830 SF PROVIDED)
1 TREE REQUIRED PER 100 SF = 90 TREES
28 TREES PROVIDED (WAIVER REQUESTED)
1 SHRUB REQUIRED PER 100 SF = 90 SHRUBS
71 SHRUBS PROVIDED (WAIVER REQUESTED)

PLANT SCHEDULE				
SIZE	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.
DECIDUOUS TREES				
2" CAL.	CK	CLADRASTIS KENTUCKEA	AMERICAN YELLOWWOOD	9
2" CAL.	TC	TILIA CORDATA	LITTLELEAF LINDEN	13
2" CAL.	GT	GLEDITSIA TRIACANTHOS VAR INERMIS	HONEY LOCUST	14
EVERGREEN TREES				
6'-7" HT.	PA	PICEA ABIES	NORWAY SPRUCE	9
DECIDUOUS SHRUB				
2' HT.	EA	EUONYMUS ALATUS 'COMPACTUS'	BURNING BUSH	6
2' HT.	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	31
2' HT.	CS	CORNUS SERICEA	RED TWIG DOGWOOD	40



- POLE MOUNTED LED AREA LIGHT.
- SINGLE PIECE DIE-CAST ALUMINUM HOUSING WITH INTEGRAL HEATSINK. MODULAR DESIGN TO ALLOW FUTURE LIGHT ENGINE UPGRADES. HOUSING IS SEALED AGAINST OF MOISTURE AND ENVIRONMENTAL CONTAMINANTS.
- ACRYLIC LENSES.
- WITHSTANDING UP TO A 2.0 G VIBRATION LOAD RATING PER ANSI C136.31.
- EXTERIOR PARTS ARE PROTECTED BY A ZINC-INFUSED SUPER DURABLE TGIC TERMOSET POWDER COAT FINISH AT 3 MILS THICKNESS IN DARK BRONZE.
- 100,000 HOUR OPERATION.
- FIVE YEAR WARRANTY.

MANUFACTURERS:
LITHONA CSX2 LED AREA LUMINAIRE
OR APPROVED EQUAL

'AL1'
CSX2 LED, 120C, 1,000, 5,000K, T4M @ 44,477 LUMENS.

'AL2'
CSX2 LED, 120C, 1,000, 5,000K, T3M HS @ 44,477 LUMENS.

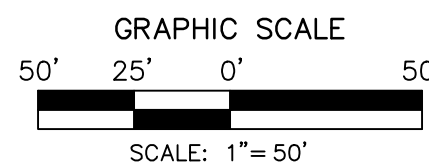
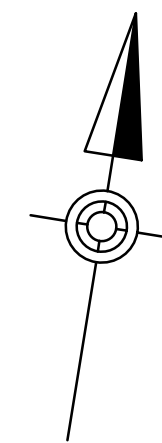
LUMINAIRE 'AL1' & 'AL2' SPECIFICATION



- LED WALKWAY AREA LIGHT.
- POLE MOUNTED.
- SINGLE PIECE DIE-CAST ALUMINUM HOUSING, ACRYLIC IS FULLY GASKETED WITH A SINGLE PIECE TUBULAR SILICONE GASKET.
- 6MM THICK ACRYLIC WAVEGUIDE WITH 360° FLEXIBLE LED BOARD.
- EXTERIOR PARTS ARE PROTECTED BY A ZINC-INFUSED SUPER DURABLE TGIC TERMOSET POWDER COAT FINISH AT 3 MILS THICKNESS IN DARK BRONZE.
- KADPT P4, 5,000K, SYM, 11,607 LUMENS.
- MINIMUM 100,000 HOUR LED RATING L70.
- FIVE YEAR WARRANTY.

MANUFACTURERS:
LITHONA RADEAN POST TOP
OR APPROVED EQUAL

LUMINAIRE 'AL3' SPECIFICATION



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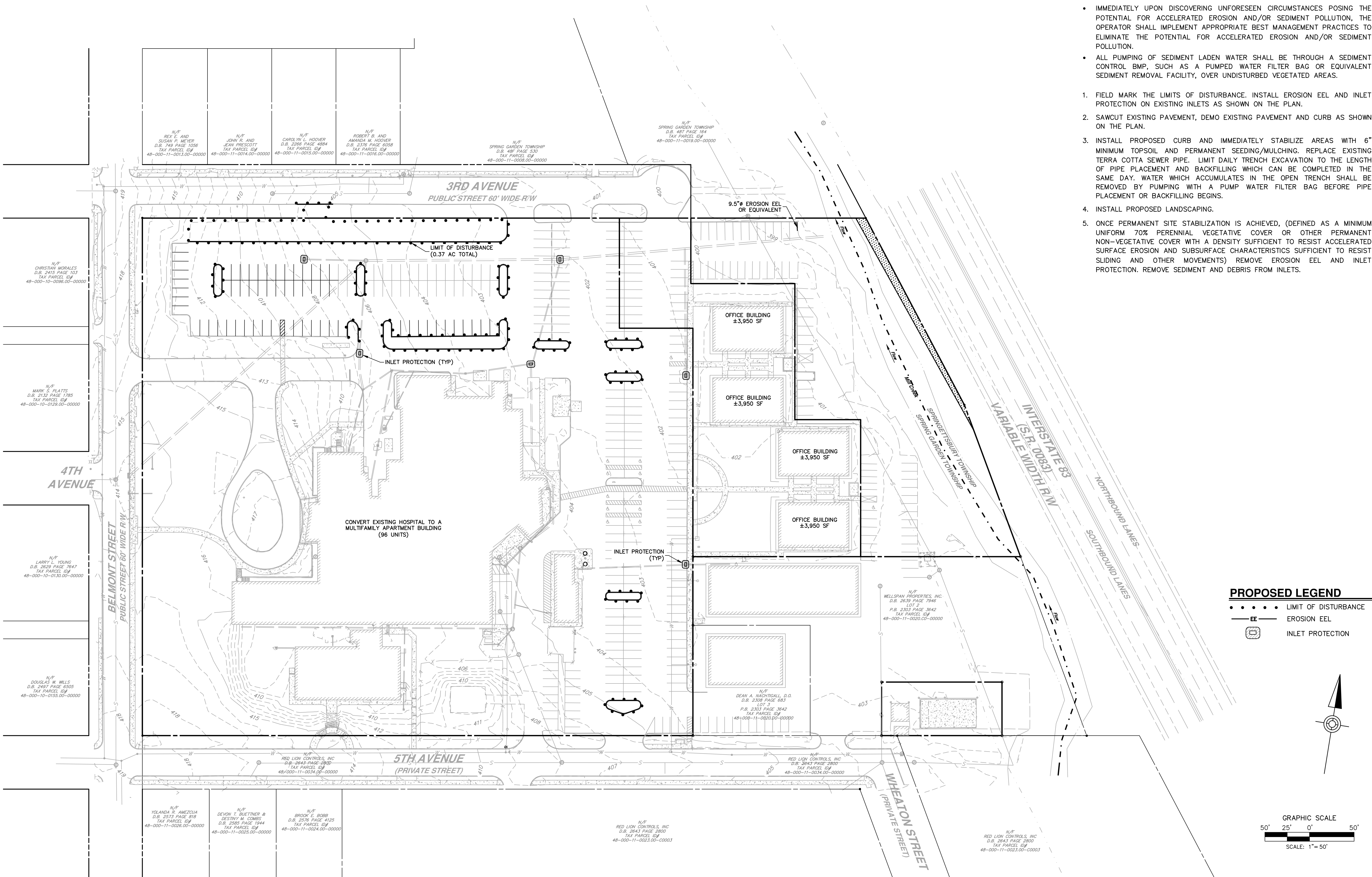
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SEEDING SCHEDULE													
APPLICATION	TOPSOIL PLACEMENT DEPTH	SPECIES	% PURE LIVE SEED	SEEDING APPLICATION RATE	FERTILIZER TYPE	FERTILIZER APPLICATION RATE	LIMING RATE	MULCH TYPE	MULCHING RATE	ANCHOR MATERIAL	ANCHOR METHOD	RATE OF ANCHOR MATERIAL APPLICATION	SEEDING DATES
TEMPORARY	N/A	ANNUAL RYEGRASS	88.2	10 LB/1000 SY	10-10-10	100 LB/1000 SY	410 LB/1000 SY	STRAW	1200 LB/1000 SY	WOOD FIBER	N/A	160 LB/1000 SY	3/15 TO 10/15
MAINTAINED LAWN	6" ±1"	PENNDOT FORMULA B	PER PENNDOT 408 SPECS	101.6 LB/AC	10-20-20	210 LB/1000 SY	2,480 LB/1000 SY	STRAW	3 T/AC	WOOD FIBER	HYDRAULICALLY APPLIED	775 LB/AC	3/15 TO 6/30 & 9/1 TO 10/15

STAGING OF MAJOR CONSTRUCTION ACTIVITIES

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE.
- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND STRUCTURES.
 - ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED.
 - IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
 - ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

- FIELD MARK THE LIMITS OF DISTURBANCE. INSTALL EROSION EEL AND INLET PROTECTION ON EXISTING INLETS AS SHOWN ON THE PLAN.
- SAWCUT EXISTING PAVEMENT, DEMO EXISTING PAVEMENT AND CURB AS SHOWN ON THE PLAN.
- INSTALL PROPOSED CURB AND IMMEDIATELY STABILIZE AREAS WITH 6" MINIMUM TOPSOIL AND PERMANENT SEEDING/MULCHING. REPLACE EXISTING TERRA COTTA SEWER PIPE. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING WHICH CAN BE COMPLETED IN THE SAME DAY. WATER WHICH ACCUMULATES IN THE OPEN TRENCH SHALL BE REMOVED BY PUMPING WITH A PUMP WATER FILTER BAG BEFORE PIPE PLACEMENT OR BACKFILLING BEGINS.
- INSTALL PROPOSED LANDSCAPING.
- ONCE PERMANENT SITE STABILIZATION IS ACHIEVED, (DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS) REMOVE EROSION EEL AND INLET PROTECTION. REMOVE SEDIMENT AND DEBRIS FROM INLETS.



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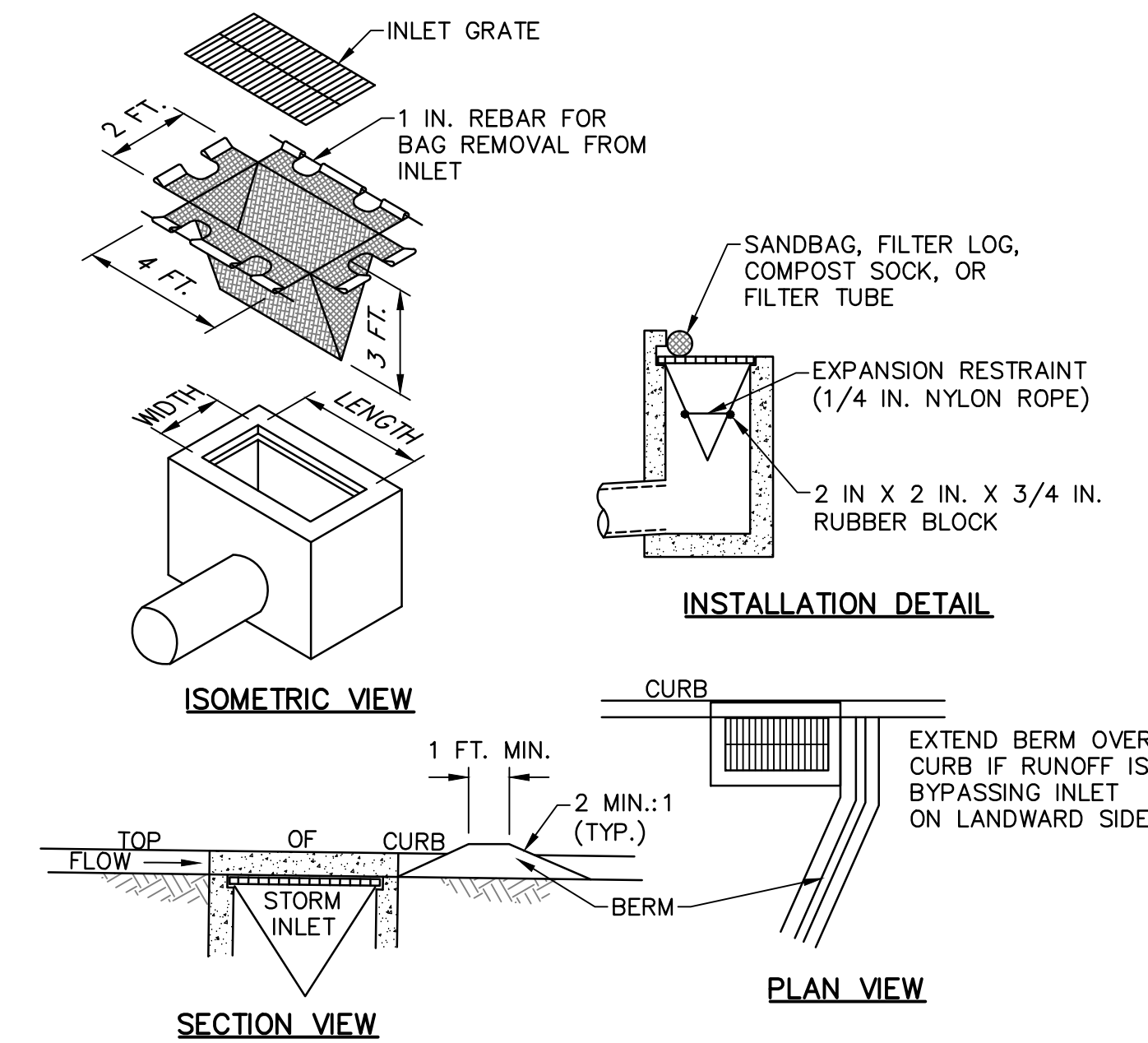
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YORK, PENNSYLVANIA 17403

NO.	REVISION	DATE	BY
2	REVISED PER TWP COMMENTS	2022.09.23	CWD/CJA
1	REVISED PER TWP COMMENTS	2022.08.26	CWD

DRAWING NO.
ES-1
SHEET NO.
05 OF 06
PROJECT 009534.0425

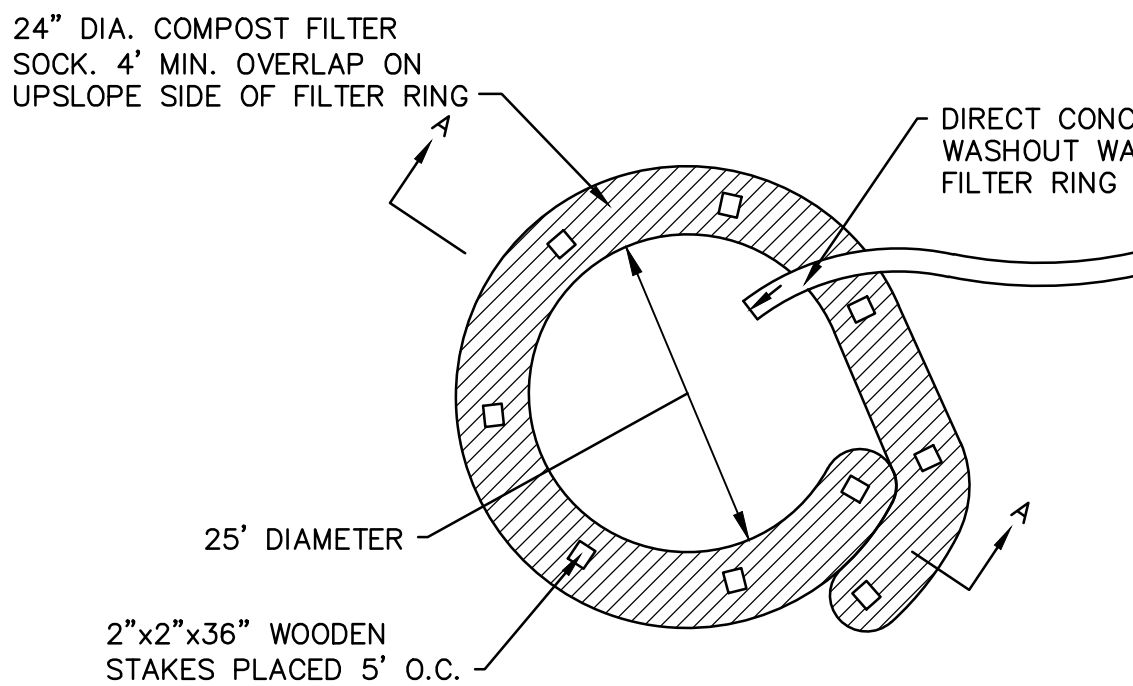
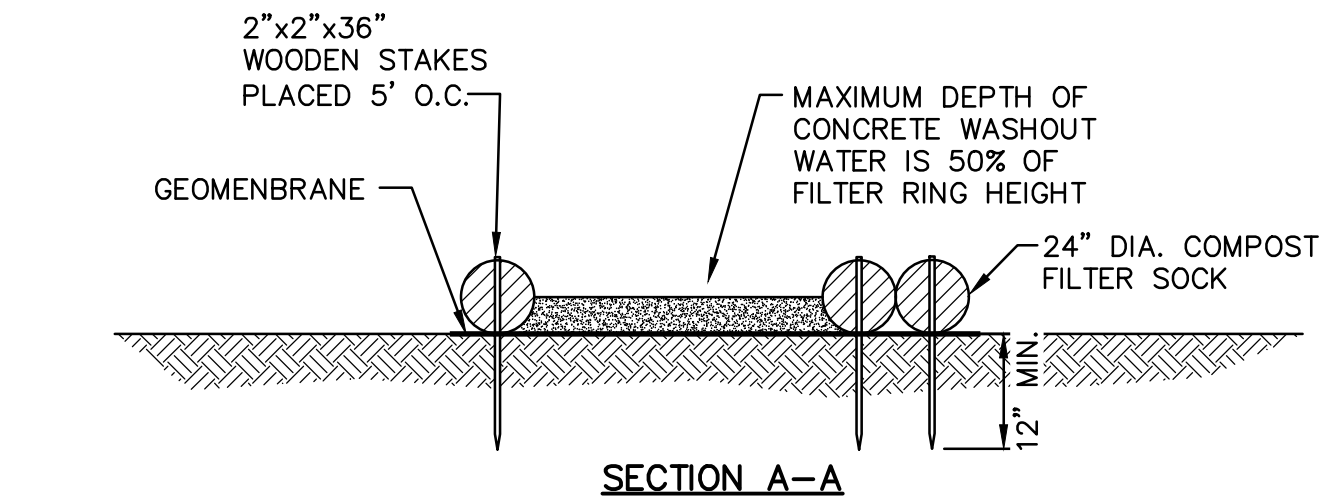


NOTES:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE

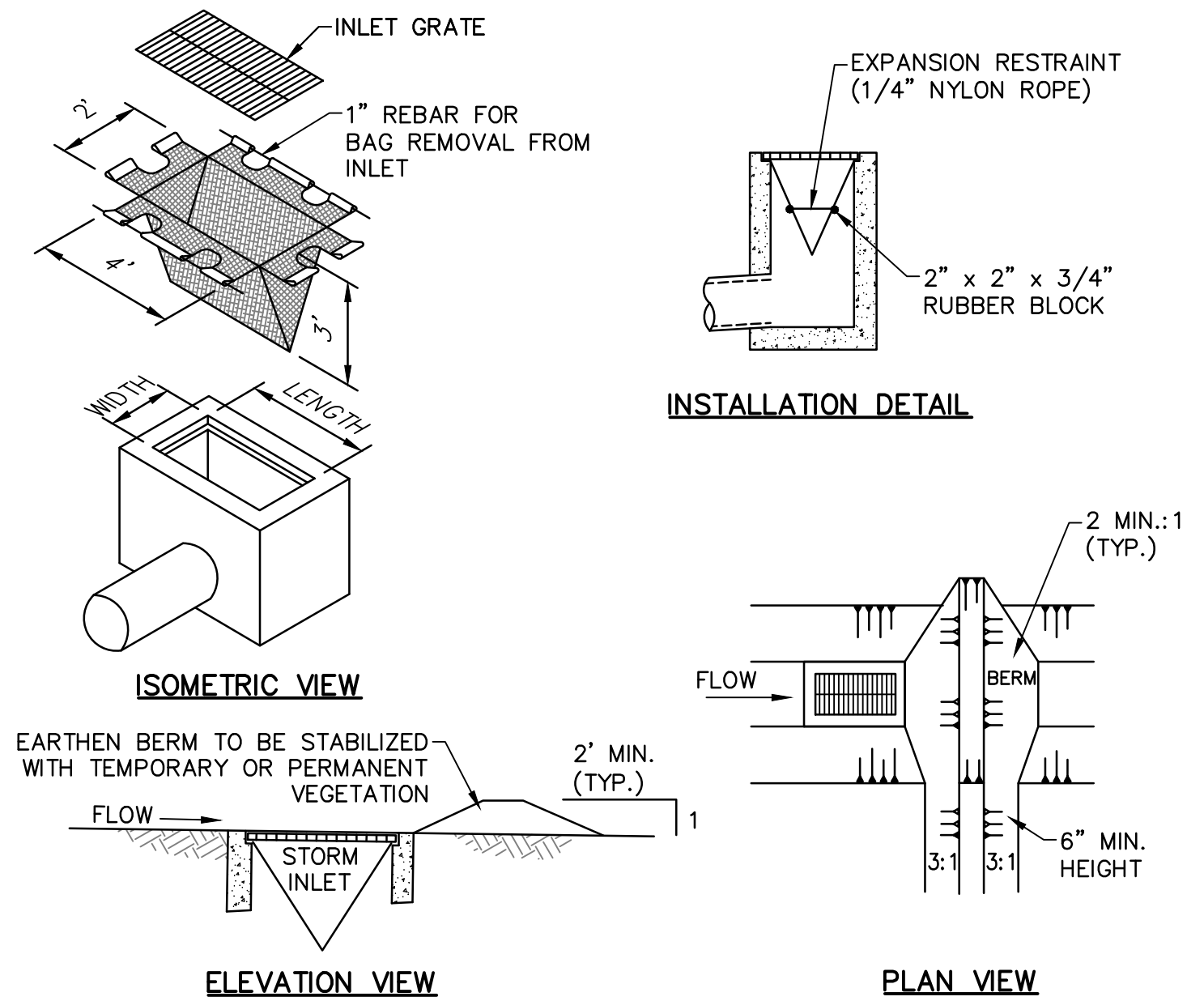


NOTES:

1. PROVIDE PROPER SIGNAGE FOR CONCRETE DELIVERY VEHICLE DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
2. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS. UNDER NO CIRCUMSTANCES SHOULD WASH WATER BE ALLOWED TO ENTER ANY SURFACE WATERS.
3. WHEREVER POSSIBLE, CONCRETE WASHOUTS SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITHIN THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE MUST BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, 18" SOCKS MAY BE STACKED ONTO 24" SOCKS AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NOT TO SCALE



NOTES:

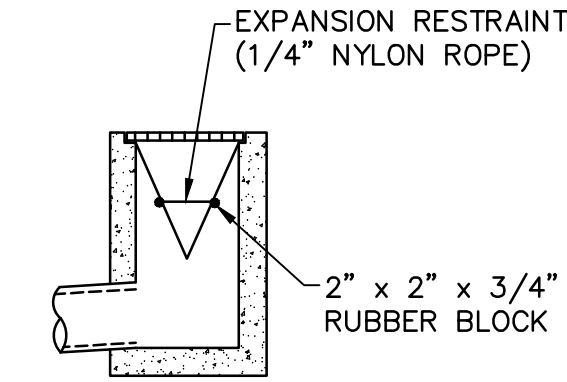
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

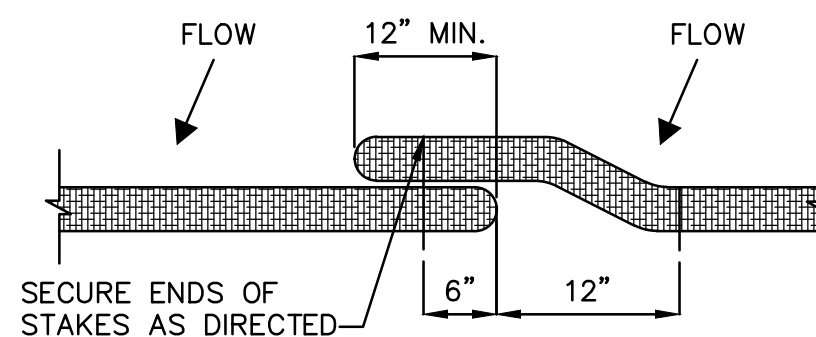
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GENERAL EROSION AND SEDIMENT
CONTROL NOTES

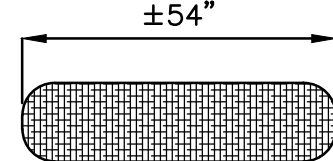
1. EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S. E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
2. 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 ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE YORK COUNTY CONSERVATION DISTRICT AND/OR REGIONAL OFFICE OF THE DEPARTMENT.
3. FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE EARTH DISTURBANCE ACTIVITY, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S 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.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
5. THE OPERATOR SHALL ASSURE THAT THE EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
6. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, PART 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
7. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.



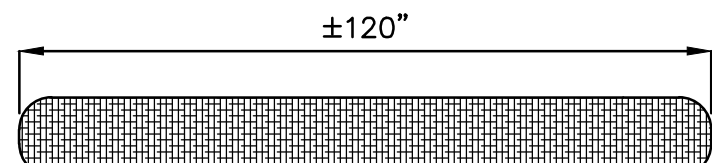
INSTALLATION DETAIL



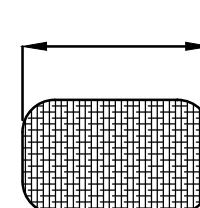
OVERLAP/JOINT DETAIL



SMALL BAG



FULL SIZE BAG



NOMINAL DIAMETER

GENERAL NOTES:

1. EROSION EELS USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
 - a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03.
 - b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE-CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS SHALL BE EITHER A NOMINAL +/-10 FT. OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.

EROSION EEL DETAIL

NOT TO SCALE

STABILIZATION SPECIFICATIONS

1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING OR OTHER MOVEMENTS.
3. 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.
4. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
5. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
6. STRAW MULCH SHALL BE APPLIED IN LONG STANDS, NOT CHOPPED OR FINELY BROKEN.

PROJ. MGR. — CWD
DESIGN — CWD
CADD — CWD
CHECKED —
SCALE — AS NOTED
DATE — 2022.07.11

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DETAILS SHEET

FOR

APARTMENTS ON BELMONT

YORK COUNTY

PENNSYLVANIA

BESTCHOICE REALTY INC.

1724 3RD AVENUE

YORK, PENNSYLVANIA 17403

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