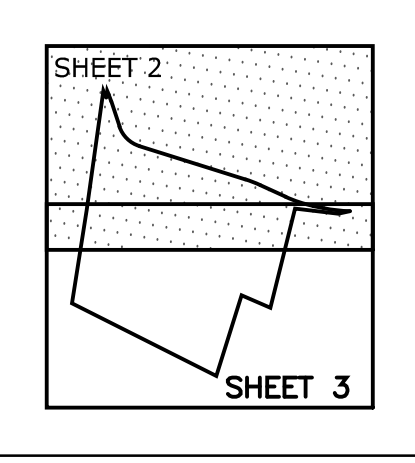
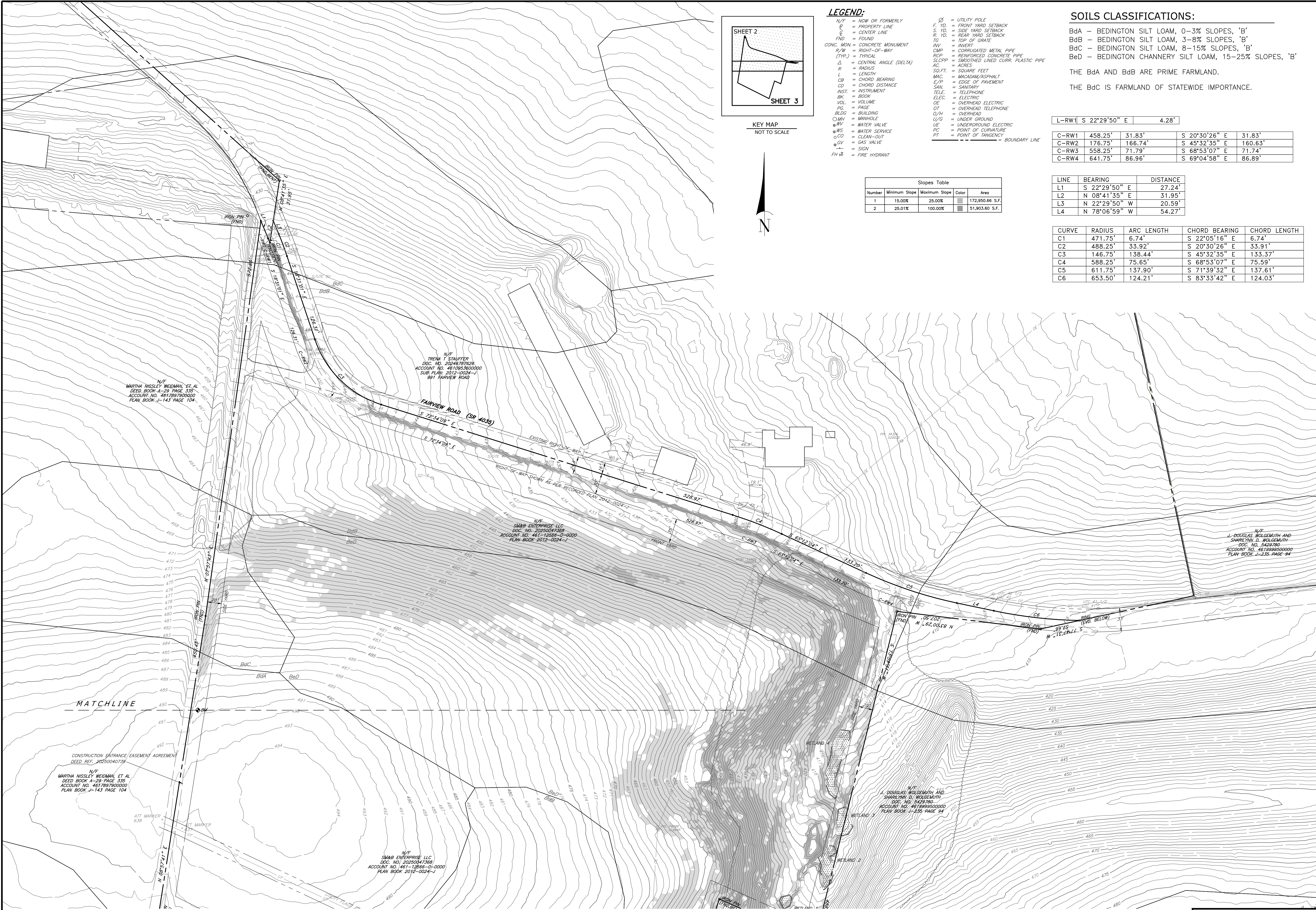


0 2000' 4000'

COVER SHEET FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA DRAWING #: CG-4082 SHEET #: 1 OF 31		PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=100'
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- LEGEND:**
- N/F = NOW OR FORMERLY
 - P = PROPERTY LINE
 - C = CENTER LINE
 - FND = FOUND
 - CONC. MON. = CONCRETE MONUMENT
 - R/W = RIGHT-OF-WAY
 - (TYP.) = TYPICAL
 - Δ = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - L = LENGTH
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - INST. = INSTRUMENT
 - BK. = BOOK
 - VOL. = VOLUME
 - PS. = PAGE
 - BLDG. = BUILDING
 - MH = MANHOLE
 - WV = WATER VALVE
 - WS = WATER SERVICE
 - CO = CLEAN-OUT
 - GV = GAS VALVE
 - = SIGN
 - TH = FIRE HYDRANT
 - Ø = UTILITY POLE
 - F.YD. = FRONT YARD SETBACK
 - S.YD. = SIDE YARD SETBACK
 - R.YD. = REAR YARD SETBACK
 - TG = TOP OF GRATE
 - INVT. = INVERT
 - CMP. = CORRUGATED METAL PIPE
 - RCP. = REINFORCED CONCRETE PIPE
 - SLOPP. = SMOOTH LINED CORR. PLASTIC PIPE
 - AC. = ACRES
 - SQ.FT. = SQUARE FEET
 - MAC. = MACADAM/ASPHALT
 - E/P. = EDGE OF PAVEMENT
 - SAN. = SANITARY
 - TELE. = TELEPHONE
 - ELEC. = ELECTRIC
 - OE = OVERHEAD ELECTRIC
 - OT = OVERHEAD TELEPHONE
 - Q/H = OVERHEAD
 - U/G = UNDER GROUND
 - UE = UNDERGROUND ELECTRIC
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - = BOUNDARY LINE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Area
1	15.00%	25.00%	172,950.66 S.F.
2	25.01%	100.00%	51,903.60 S.F.

SOILS CLASSIFICATIONS:

BdA – BEDINGTON SILT LOAM, 0–3% SLOPES, 'B'

BdB – BEDINGTON SILT LOAM, 3–8% SLOPES, 'B'

BdC – BEDINGTON SILT LOAM, 8–15% SLOPES, 'B'

BdD – BEDINGTON CHANNERY SILT LOAM, 15–25% SLOPES, 'B'

THE BdA AND BdB ARE PRIME FARMLAND.

THE BdC IS FARMLAND OF STATEWIDE IMPORTANCE.

L–RW1| S 22°29'50" E | 4.28'

C–RW1	458.25'	31.83'	S 20°30'26" E	31.83'
C–RW2	176.75'	166.74'	S 45°32'35" E	160.63'
C–RW3	558.25'	71.79'	S 68°53'07" E	71.74'
C–RW4	641.75'	86.96'	S 69°04'58" E	86.89'

LINE	BEARING	DISTANCE
L1	S 22°29'50" E	27.24'
L2	N 08°41'35" E	31.95'
L3	N 22°29'50" W	20.59'
L4	N 78°06'59" W	54.27'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	471.75'	6.74'	S 22°05'16" E	6.74'
C2	488.25'	33.92'	S 20°30'26" E	33.91'
C3	146.75'	138.44'	S 45°32'35" E	133.37'
C4	588.25'	75.65'	S 68°53'07" E	75.59'
C5	611.75'	137.90'	S 71°39'32" E	137.61'
C6	653.50'	124.21'	S 83°33'42" E	124.03'

OWNER

NAME: SM&B ENTERPRISE LLC
ADDRESS: 645 DONEGAL SPRINGS ROAD
MOUNT JOY, PA 17552
TELEPHONE: 717-492-8126
SITE ADDRESS: FAIRVIEW ROAD
MOUNT JOY, PA 17552

REVISIONS

7/29/2026
REVIS PER TWP ENGINEER, LCCD

dc gohn Associates, Inc.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
PH- (717) 653-5308
www.dcgohn.com

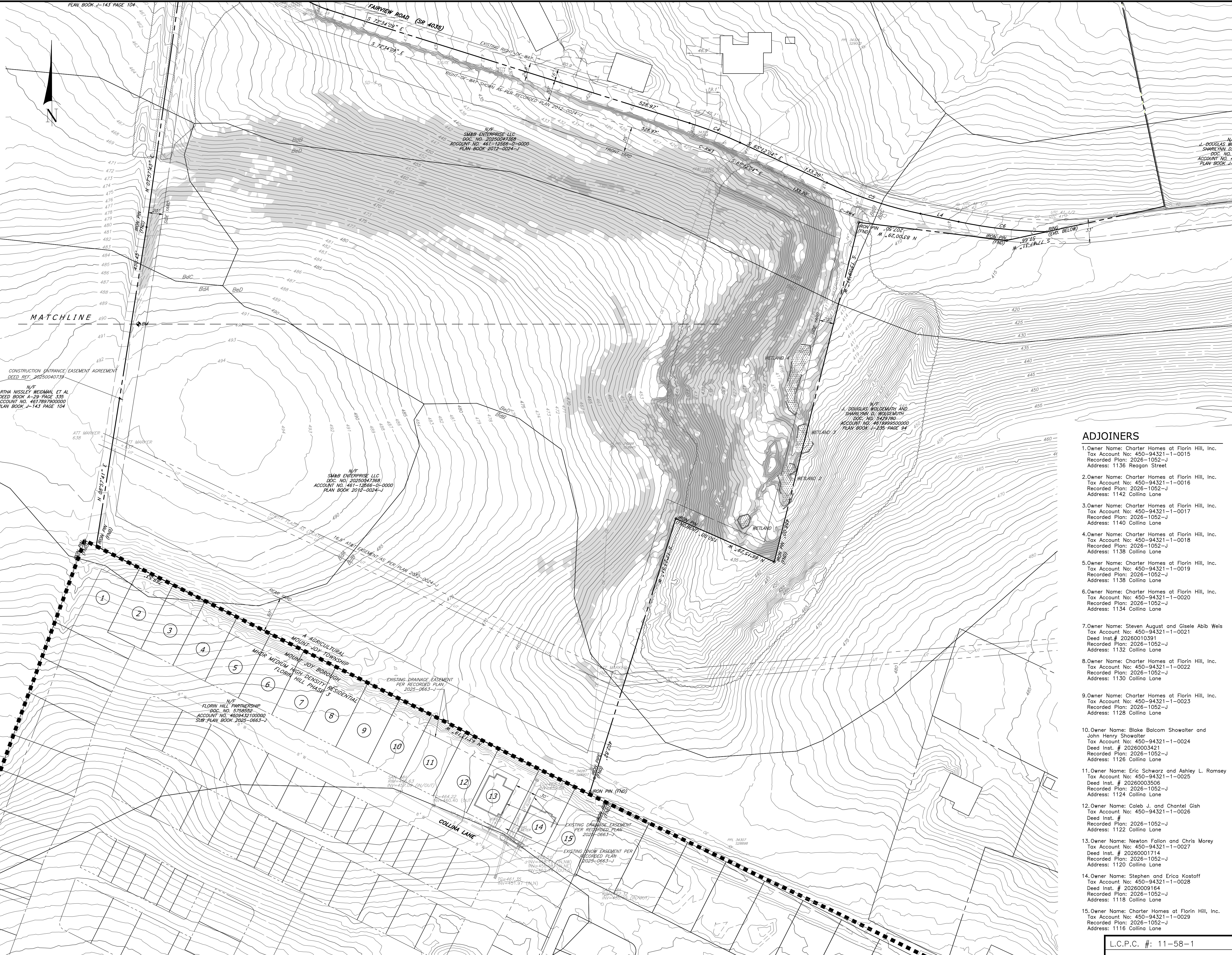
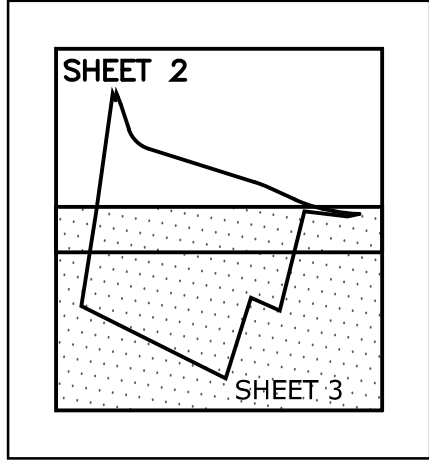
Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=60'
60' 30' 0' SCALE IN FEET

EXISTING CONDITIONS/DEMO PLAN
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4082
SHEET #: 2 OF 31

L.C.P.C. #: 11-58-1



ADJOINERS

1. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0015
Recorded Plan: 2026-1052-J
Address: 1136 Reagan Street
2. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0016
Recorded Plan: 2026-1052-J
Address: 1142 Collina Lane
3. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0017
Recorded Plan: 2026-1052-J
Address: 1140 Collina Lane
4. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0018
Recorded Plan: 2026-1052-J
Address: 1138 Collina Lane
5. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0019
Recorded Plan: 2026-1052-J
Address: 1138 Collina Lane
6. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0020
Recorded Plan: 2026-1052-J
Address: 1134 Collina Lane
7. Owner Name: Steven August and Gisele Abib Weis
Tax Account No: 450-94321-1-0021
Deed Inst. # 20260010391
Recorded Plan: 2026-1052-J
Address: 1132 Collina Lane
8. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0022
Recorded Plan: 2026-1052-J
Address: 1130 Collina Lane
9. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0023
Recorded Plan: 2026-1052-J
Address: 1128 Collina Lane
10. Owner Name: Blake Balcom Showalter and John Henry Showalter
Tax Account No: 450-94321-1-0024
Deed Inst. # 20260003421
Recorded Plan: 2026-1052-J
Address: 1126 Collina Lane
11. Owner Name: Eric Schwarz and Ashley L. Ramsey
Tax Account No: 450-94321-1-0025
Deed Inst. # 20260003506
Recorded Plan: 2026-1052-J
Address: 1124 Collina Lane
12. Owner Name: Caleb J. and Chantel Gish
Tax Account No: 450-94321-1-0026
Deed Inst. #
Recorded Plan: 2026-1052-J
Address: 1122 Collina Lane
13. Owner Name: Newton Fallon and Chris Morey
Tax Account No: 450-94321-1-0027
Deed Inst. # 20260001714
Recorded Plan: 2026-1052-J
Address: 1120 Collina Lane
14. Owner Name: Stephen and Erica Kostoff
Tax Account No: 450-94321-1-0028
Deed Inst. # 20260009164
Recorded Plan: 2026-1052-J
Address: 1118 Collina Lane
15. Owner Name: Charter Homes at Florin Hill, Inc.
Tax Account No: 450-94321-1-0029
Recorded Plan: 2026-1052-J
Address: 1116 Collina Lane

L.C.P.C. #: 11-58-1

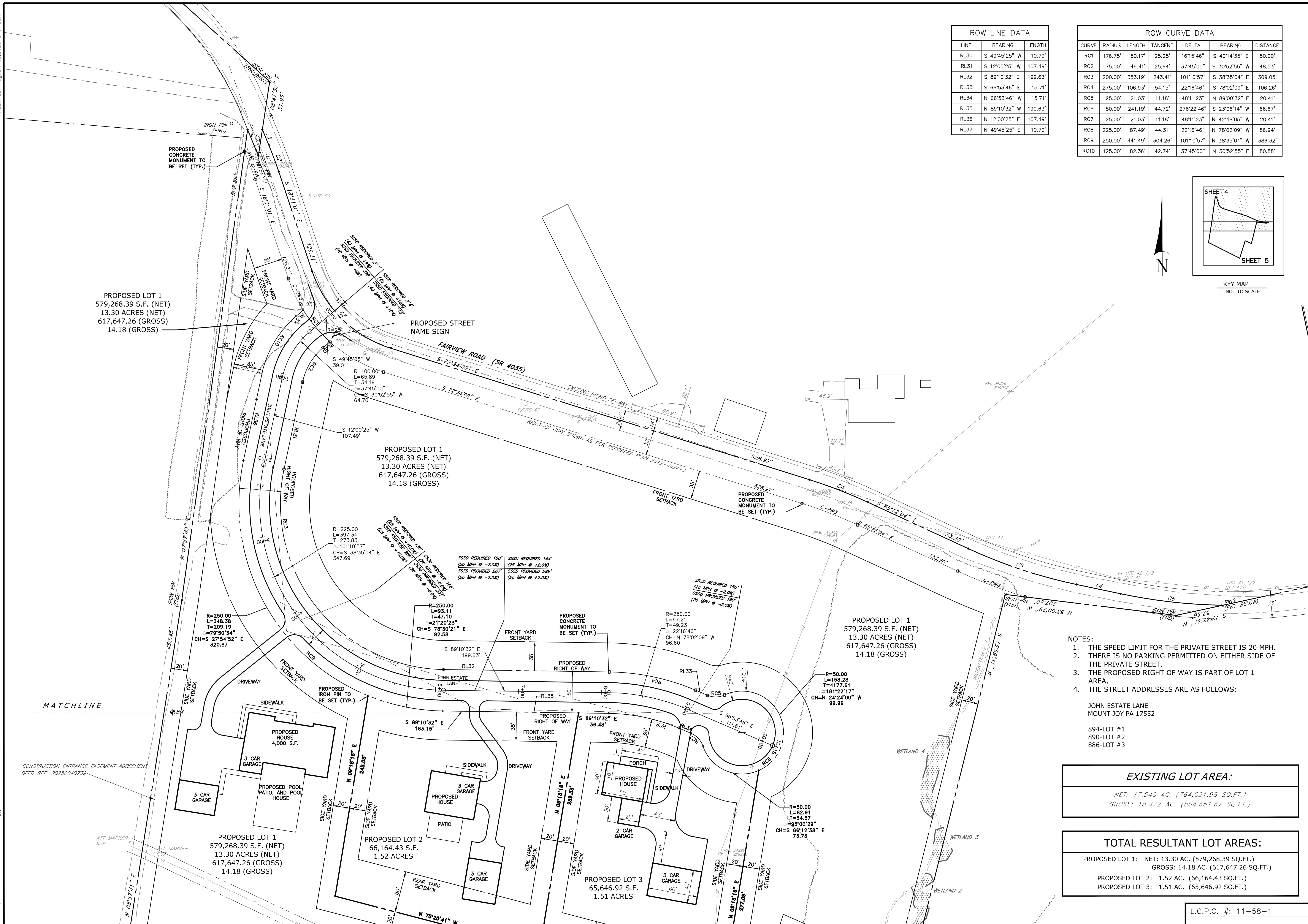
EXISTING CONDITIONS/DEMO PLAN

FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4082
SHEET #: 3 OF 31

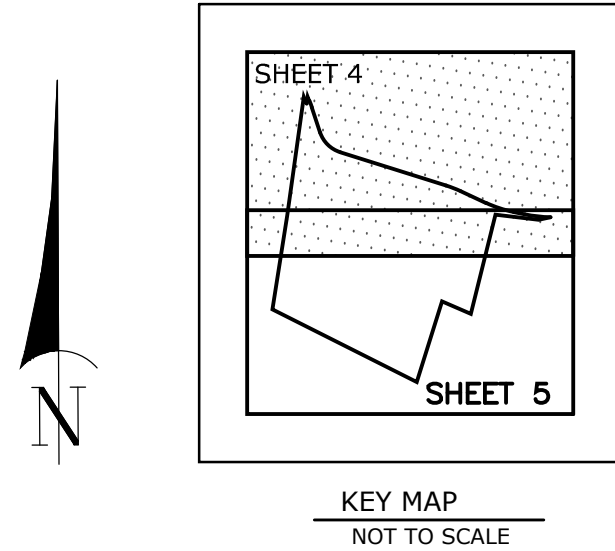
dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 653-5308
www.dcgoinc.com

OWNER	NAME: SM&B ENTERPRISE LLC
ADDRESS:	645 DONEGAL SPRINGS ROAD
TELEPHONE:	MOUNT JOY, PA 17552
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368
LANCASTER TAX ACCT NO:	461-12566-0-0000
RECORDED PLAN:	2012-0024-1
REVIS PER TWP ENGINEER, LCCD	7/29/2026
REVISIONS	DATE



ROW LINE DATA		
LINE	BEARING	LENGTH
RL30	S 49°45'25" W	10.79'
RL31	S 12°00'25" W	107.49'
RL32	S 89°10'32" E	199.63'
RL33	S 66°53'46" E	15.71'
RL34	N 66°53'46" W	15.71'
RL35	N 89°10'32" W	199.63'
RL36	N 12°00'25" E	107.49'
RL37	N 49°45'25" E	10.79'

ROW CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC1	176.7'5"	50.17'	25.25'	16'15"46"	S 40'14"35" E	50.00'
RC2	75.00'	49.41'	25.64'	37'45"00"	S 30'52"55" W	75.00'
RC3	200.00'	353.19'	243.41'	10'10"57"	S 38'35"04" E	309.05'
RC4	275.00'	106.93'	5.15'	22'16"46"	S 78'02"09" E	106.26'
RC5	25.00'	21.03'	11.18'	48'11"23"	N 89'00"32" E	20.41'
RC6	50.00'	24.19'	44.72'	27'22"46"	S 23'06"14" W	66.67'
RC7	25.00'	21.03'	11.18'	48'11"23"	N 42'48"05" W	20.41'
RC8	225.00'	87.49'	44.31'	22'16"46"	N 78'02"09" W	86.94'
RC9	250.00'	441.49'	304.26'	10'10"57"	N 38'35"04" W	386.32'
RC10	126.00'	82.36'	42.74'	37'45"00"	N 30'52"55" E	80.88'



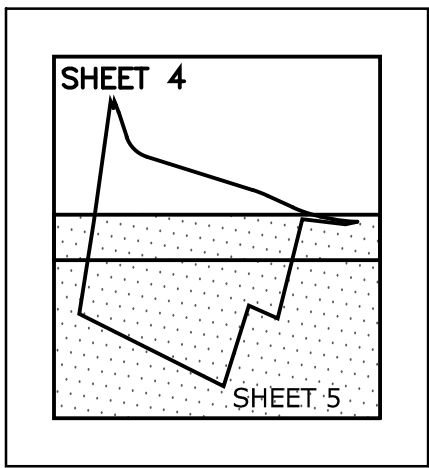
OWNER	
NAME: SM&B ENTERPRISE LLC	
ADDRESS: 645 DONEGAL SPRINGS ROAD	
MOUNT JOY, PA 17552	
TELEPHONE: 717-492-8126	
SITE ADDRESS: FAIRVIEW ROAD	
MOUNT JOY, PA 17552	
SOURCE OF TITLE: DEED REF. 20050047368	
LANCASTER TAX ACCT NO.: 461-12566-0-0000	
RECORDED PLAN: 2012-0024-J	
REVIEWS	DATE
REVS PER TWP ENGINEER, LCD	7/29/2026

dc gohn
Associates, Inc.

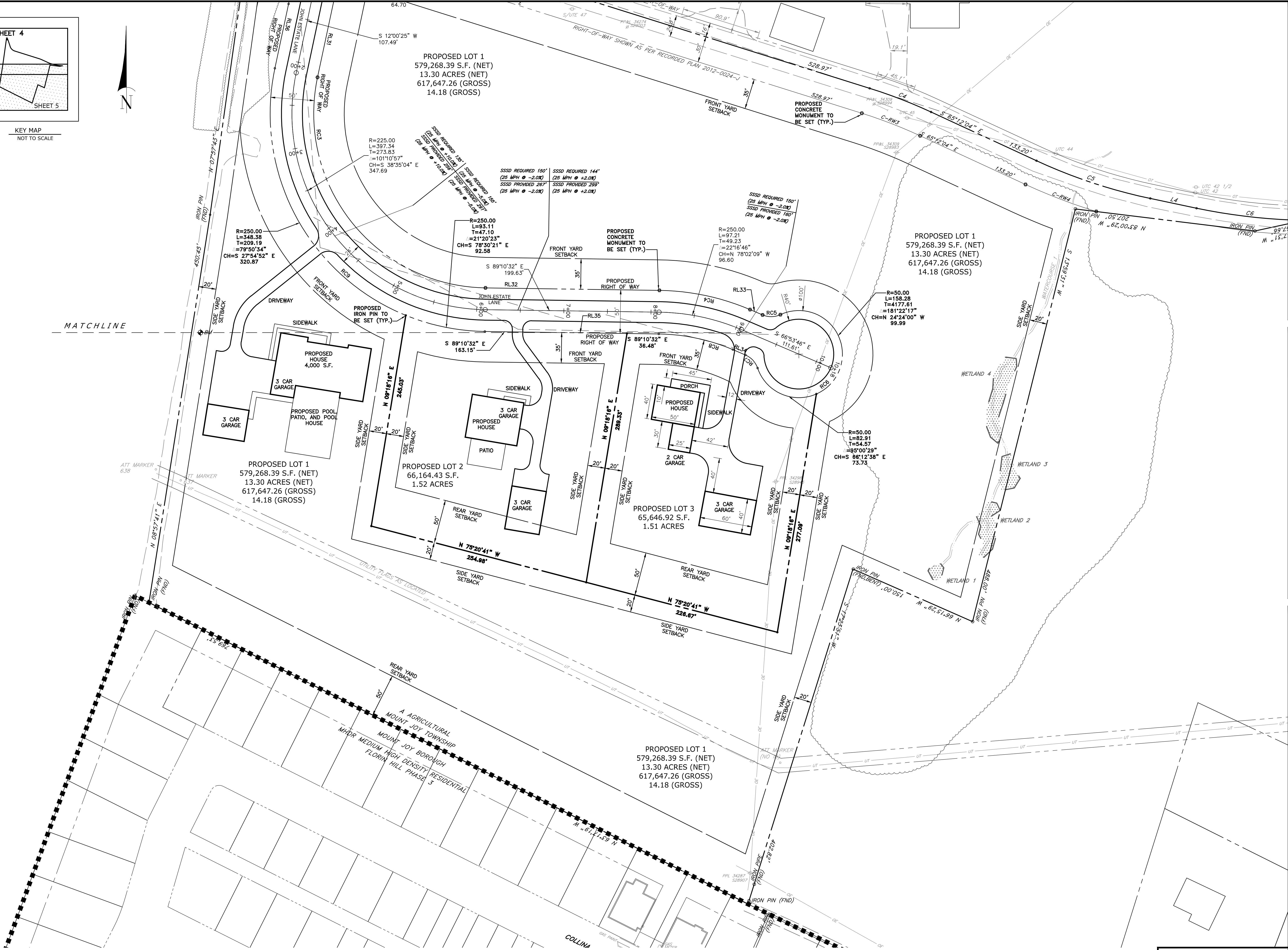
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph - (717) 653-5308
www.dcgohn.com

Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=50'	50' 0' 25' 50' SCALE IN FEET
LAYOUT AND SUBDIVISION PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #: CG-4082 SHEET #: 4 OF 31	

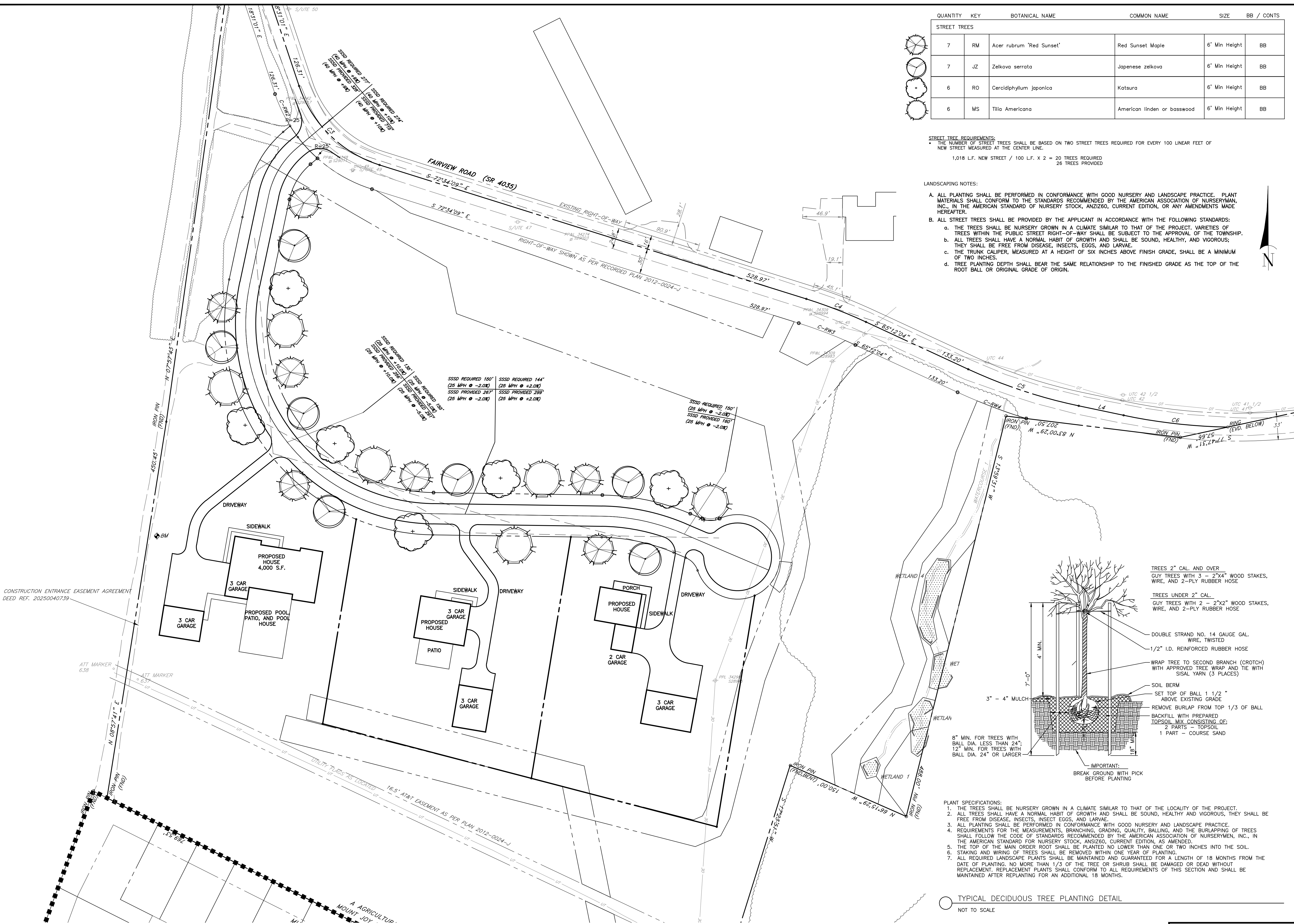


KEY MAP
NOT TO SCALE



OWNER		NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAN SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552		SOURCE OF TITLE: DEED REF. 2025047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1	
DATE		7/29/2026		REVIS PER TWP ENGINEER, LCCD	
REVISIONS					
 dc gohn Associates, Inc. Surveyors - Engineers - Landscape Architects					
LAYOUT AND SUBDIVISION PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA					
DRAWING #: CG-4082 SHEET #: 5 OF 31					

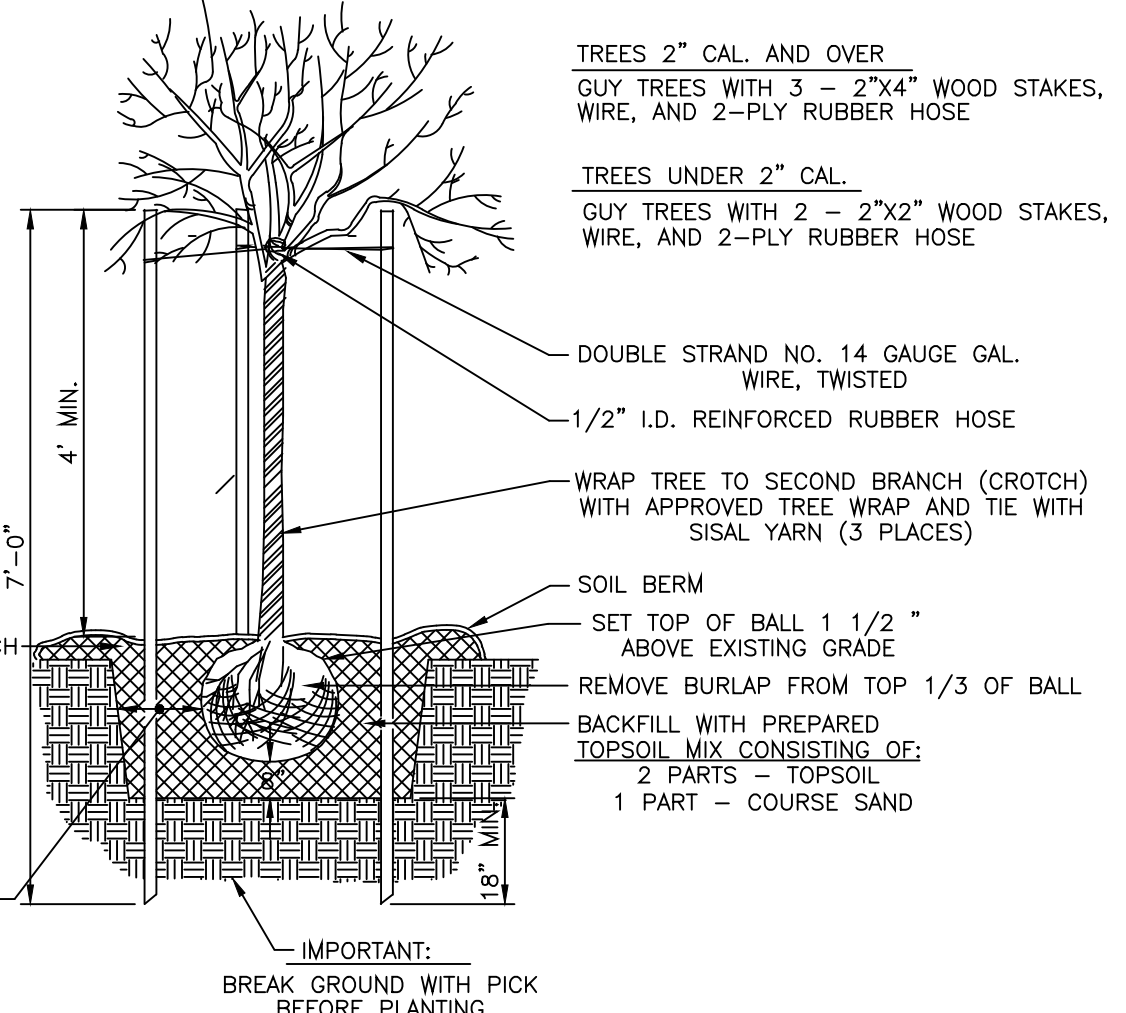
PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=50'
SCALE IN FEET



QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	BB / CONTS
STREET TREES					
7	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	6' Min Height	BB
7	JZ	Zelkova serrata	Japanese zelkova	6' Min Height	BB
6	RO	Cercidiphyllum japonica	Katsura	6' Min Height	BB
6	MS	Tilia Americana	American linden or basswood	6' Min Height	BB

STREET TREE REQUIREMENTS:
THE NUMBER OF STREET TREES SHALL BE BASED ON TWO STREET TREES REQUIRED FOR EVERY 100 LINEAR FEET OF NEW STREET MEASURED AT THE CENTER LINE.
1,018 L.F. NEW STREET / 100 L.F. X 2 = 20 TREES REQUIRED
26 TREES PROVIDED

LANDSCAPING NOTES:
A. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD OF NURSERY STOCK, ANZIZ60, CURRENT EDITION, OR ANY AMENDMENTS MADE HEREAFTER.
B. ALL STREET TREES SHALL BE PROVIDED BY THE APPLICANT IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
a. THE TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE PROJECT. VARIETIES OF TREES WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL OF THE TOWNSHIP.
b. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS, EGGS, AND LARVAE.
c. THE TRUNK CALIPER, MEASURED AT A HEIGHT OF SIX INCHES ABOVE FINISH GRADE, SHALL BE A MINIMUM OF TWO INCHES.
d. TREE PLANTING DEPTH SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE AS THE TOP OF THE ROOT BALL OR ORIGINAL GRADE OF ORIGIN.



- PLANT SPECIFICATIONS:
1. THE TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE LOCALITY OF THE PROJECT.
 2. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS, THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
 3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
 4. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND THE BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSZ60, CURRENT EDITION, AS AMENDED.
 5. THE TOP OF THE MAIN ORDER ROOT SHALL BE PLANTED NO LOWER THAN ONE OR TWO INCHES INTO THE SOIL.
 6. STAKING AND WIRING OF TREES SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING.
 7. ALL REQUIRED LANDSCAPE PLANTS SHALL BE MAINTAINED AND GUARANTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN 1/3 OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF THIS SECTION AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.

L.C.P.C. #: 11-58-1

OWNER

NAME: SM&B ENTERPRISE LLC

ADDRESS: 645 DONEGAL SPRINGS ROAD

TELEPHONE: 717-492-8126

SITE ADDRESS: FAIRVIEW ROAD

RECORDING: MOUNT JOY, PA 17552

SOURCE OF TITLE: DEED REF. 20250047368

LANCASTER TAX ACCT NO: 461-12566-0-0000

RECORDED PLAN: 2012-0024-1

REVISIONS

DATE

7/29/2026

dc gohn Associates, Inc.

Surveyors - Engineers - Landscape Architects

32 Mount Joy Street

Po Box 128

Mount Joy, PA 17552

Ph- (717) 653-5308

www.dcgoin.com

LANDSCAPE PLAN

FOR

PRELIMINARY/FINAL SUBDIVISION AND

LAND DEVELOPMENT PLAN

SM&B ENTERPRISE LLC

FAIRVIEW ROAD

MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.: 5183-20

DATE: JUNE 10, 2026

DRAWN BY: BRC

CHECKED BY: BRC

SCALE: 1"=50'

50' 0' 25' 50'

SCALE IN FEET

DRAWING #: CG-4082

SHEET #: 6 OF 31

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

PROPOSED LOT 2
66,164.43 S.F.
1.52 ACRES

PROPOSED LOT 3
65,646.92 S.F.
1.51 ACRES

PROPOSED LOT 1
579,268.39 S.F. (NET)
13.30 ACRES (NET)
617,647.26 (GROSS)
14.18 (GROSS)

L.C.P.C. #: 11-58-1

DRAINAGE EASEMENT PLAN
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4082
SHEET #: 7 OF 31

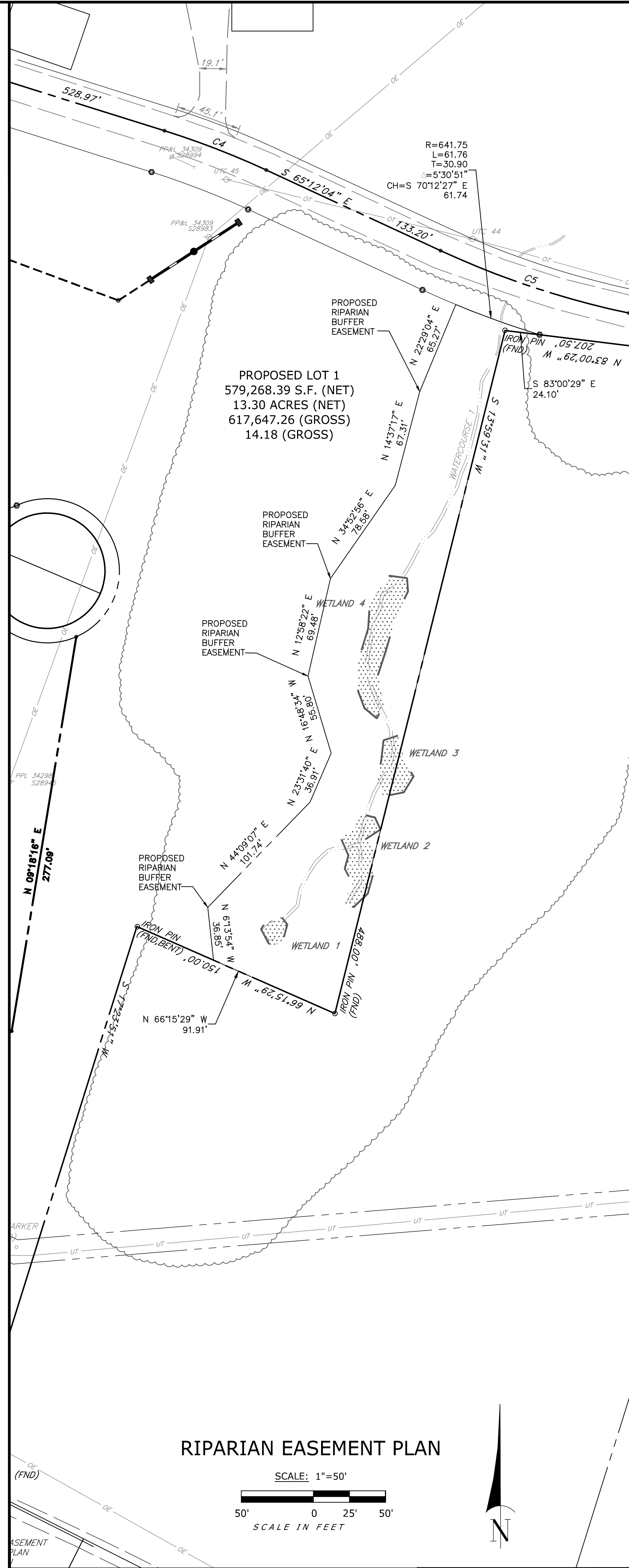
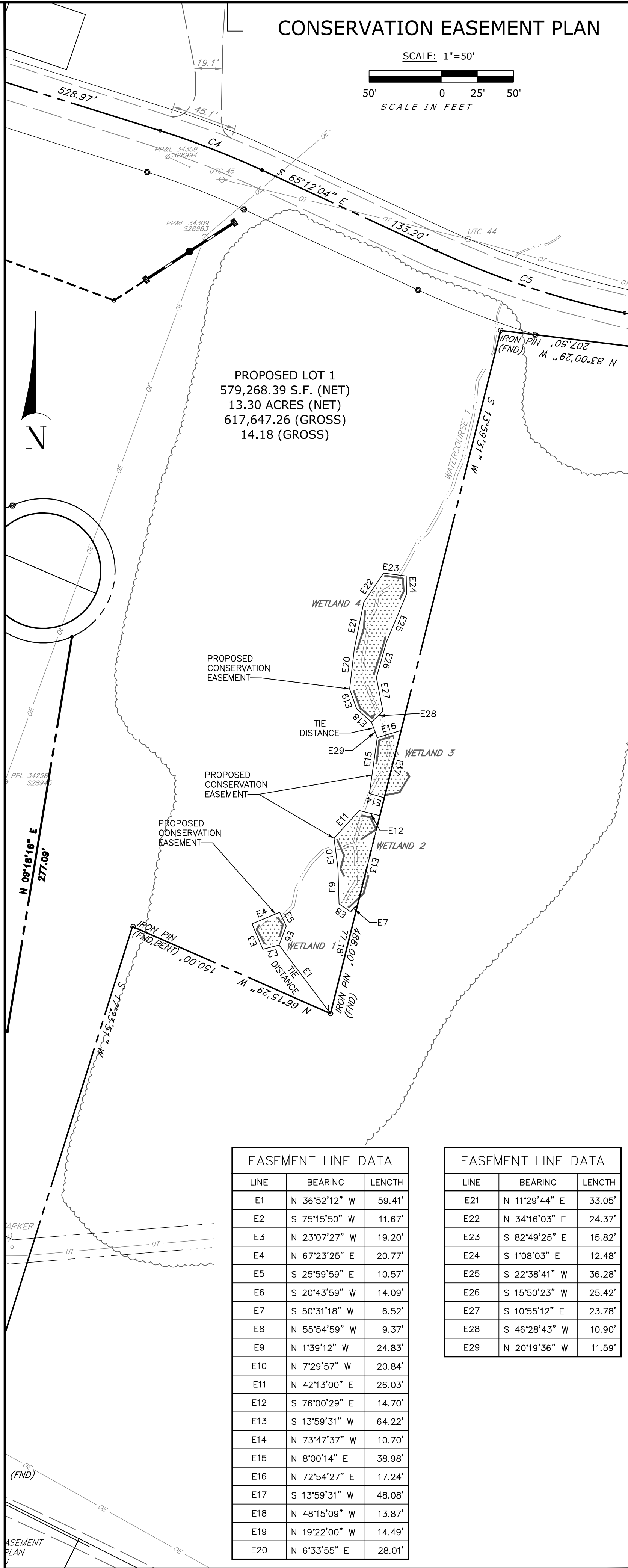
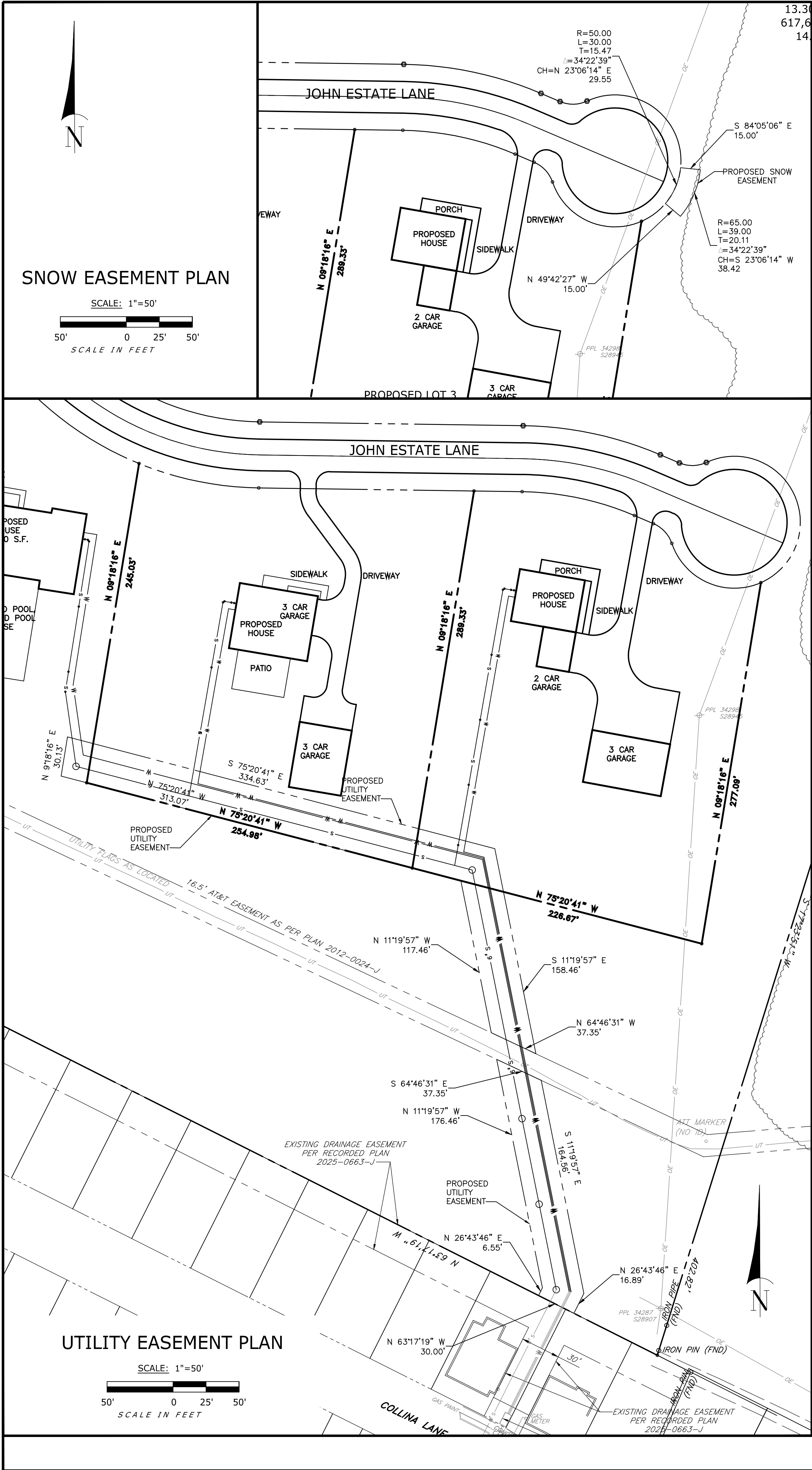
PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=50'
50' 0' 25' 50'
SCALE IN FEET

dc gohn
Associates, Inc.
32 Mount Joy Street
Po Box 128
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Ph- (717) 653-5308
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Surveyors - Engineers - Landscape Architects

OWNER
NAME: SM&B ENTERPRISE LLC
ADDRESS: 645 DONEGAL SPRINGS ROAD
MOUNT JOY, PA 17552
TELEPHONE: 717-492-8126
SITE ADDRESS: FAIRVIEW ROAD
MOUNT JOY, PA 17552
SOURCE OF TITLE: DEED REF. 20250047368
LANCASTER TAX ACCT NO: 461-12566-0-0000
RECORDED PLAN: 2012-0024-1

REVIS PER TWP ENGINEER, LCCD
7/29/2026
DATE

REVISIONS



OWNER	
NAME:	SM&B ENTERPRISE LLC
ADDRESS:	645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552
TELEPHONE:	717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD MOUNT JOY, PA 17552

SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1	
REVIS PER TWP ENGINEER, LCCD	7/29/2026
REVISIONS	DATE

PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=50' SCALE IN FEET	
FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	

DRAWING #: CG-4082 SHEET #: 8 OF 31	
L.C.P.C. #: 11-58-1	

SITE NOTES: 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 3 SINGLE FAMILY LOTS, PRIVATE STREET, HOUSES, DRIVEWAYS, GARAGES, SIDEWALKS, STORMWATER MANAGEMENT FACILITIES, UTILITIES, AND OTHER SITE IMPROVEMENTS. 2. THE PROPOSED STREET IS A PRIVATE STREET. 3. THE SITE IS SERVED BY PRIVATE PUBLIC SEWER AND PUBLIC WATER BY MOUNT JOY BOROUGH AUTHORITY. 4. THIS PLAN SHOWS THE LOCATION OF RIGHT-OF-WAYS AND CARTWAYS FOR STREETS, ACCESS DRIVES, AND SERVICE STREETS AS WELL AS VISIBLE UTILITIES AND STORM WATER MANAGEMENT FACILITIES WITHIN 200 FEET OF THE SITE WHICH WERE OBSERVED BY PERSONNEL OF D. C. GOHN ASSOCIATES, INC. AS OF THE DATE OF THIS PLAN. EXACT LOCATIONS AND ROUTING OF UNDERGROUND FACILITIES MAY VARY AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. ANY CHANGES TO THE PROPOSED UTILITY (IE. STORMWATER MANAGEMENT) DESIGN DUE TO THE VERIFICATION OF UNDERGROUND FACILITIES SHALL BE PROVIDED TO THE TOWNSHIP FOR REVIEW AND APPROVAL. 5. ALL UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. D. C. GOHN ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. THE CONTRACTOR SHALL REVIEW THE PROJECT SITE PRIOR TO INITIATING WORK, AND IN ACCORDANCE WITH ACT 287/172, PRIOR TO THE START OF CONSTRUCTION SHALL REQUEST FROM EACH USER'S OFFICE THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, BEING "INFORMATION AS TO THE POSITION AND TYPE OF USER'S LINES", BASED ON THE INFORMATION CURRENTLY IN THE USER'S POSSESSION. 6. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREAS OF ANY EASEMENTS THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. ACCESS TO EASEMENTS INDICATED AS STORMWATER EASEMENTS APPLY TO LOCAL TOWNSHIP OFFICIALS OR THEIR DESIGNEES. 7. NO STRUCTURES, LANDSCAPING, OR GRADING MAY BE CONSTRUCTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF THE MOTORIST. 8. CONTRACTOR TO CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. 9. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. THE TOWNSHIP AND OWNER SHALL APPROVE ANY REVISIONS OR SUBSTITUTIONS. 10. AS-BUILT PLANS SHOWING ALL SITE IMPROVEMENTS, AND ANY CHANGES MADE TO APPROVED DESIGN DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL. 11. ANY PART OR PORTION OF A SITE WHICH IS NOT USED FOR BUILDING OR OTHER STRUCTURES SHALL BE PLANTED WITH AN ALL SEASON GROUND COVER. IT SHALL BE MAINTAINED TO PREVENT THE DEVELOPMENT OF AN APPEARANCE AND ALL NON-SURVIVING PLANTS SHALL BE REPLACED PROMPTLY. 12. SHOULD THE PLAN BE APPROVED BY THE BOARD OF SUPERVISORS, THE APPLICANT SHALL SUBMIT THREE PAPER SETS (24"x36") AS SPECIFIED BY THE RECORDER OF DEEDS TO THE TOWNSHIP, THE APPLICANT SHALL ALSO PROVIDE THE TOWNSHIP AND TOWNSHIP ENGINEER WITH DIGITAL COPIES OF THE PLANS AFTER RECORDING. ALL SHEETS OF THIS PLAN SET SHALL BE FILED WITH THE RECORDER OF DEEDS. 13. ALL FINAL PLANS MUST CONFORM WITH ALL CONDITIONS OF FINAL APPROVAL AND MUST BE RECORDED WITHIN THE TIME PERIOD ESTABLISHED IN THE MUNICIPAL PLANNING CODE. 14. A SET OF STORMWATER MANAGEMENT SITE PLANS APPROVED BY THE TOWNSHIP SHALL BE ON FILE AT THE DEVELOPMENT SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY. PERIODIC INSPECTIONS MAY BE MADE BY THE TOWNSHIP OR DESIGNEE DURING CONSTRUCTION. 15. THERE IS A WETLAND REPORT PREPARED BY VORTEX ENVIRONMENTAL. THE WETLANDS ARE SHOWN ON THE PLANS. 16. THERE IS A GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS MID-ATLANTIC LLC WHICH IS PART OF THIS PROJECT. 17. THERE IS NO EXISTING RECORDED STORMWATER MANAGEMENT AGREEMENTS AFFECTING THE SUBJECT PROPERTY. 18. DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES SHALL PROVIDE THAT NO STRUCTURE, LANDSCAPING OR GRADING SHALL BE ERECTED, INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF MOTORISTS. 19. THERE IS A ROAD IMPROVEMENT AGREEMENT RECORDED AS 5982070 FOR ROAD IMPROVEMENTS ALONG FAIRVIEW ROAD. 20. ALL ROADS AND STREETS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408. THE CONTRACTOR SHALL OBTAIN CONSTRUCTION MATERIALS FROM PENNDOT APPROVED SUPPLIERS AS LISTED IN PENNDOT BULLETIN 15. THE CONTRACTOR SHALL PROVIDE PENNDOT APPROVED MIX DESIGNS AND CERTIFICATES OF COMPLIANCE, FORM CS-4171, FOR ALL MATERIALS PROVIDED FOR THE WORK. DELIVERY TICKETS SHALL BE PROVIDED FOR ALL MATERIALS. 21. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL THE STREET NAME SIGNS THAT ARE PROVIDED ON THE PLANS. 22. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. THE NOTE SHALL BE INCLUDED IN ALL DEEDS FOR LOTS WHICH CONTAIN AN EASEMENT. 23. ALL PERMANENT MONUMENTS AND MARKERS WILL BE SET UPON THE COMPLETION OF CONSTRUCTION. 24. WARNING: THE RESIDENTIAL USES OR LOTS PROPOSED BY THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN ARE IN THE AGRICULTURAL ZONING DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL, AND RESIDENTS MUST EXPECT OCCURRENCES SUCH AS THE SMELL OF FARM ANIMALS AND THE ANIMAL WASTE THEY PRODUCE, INSECTS, TOXIC CHEMICAL SPRAYING, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS AND OTHER BY-PRODUCTS OF AGRICULTURAL BUSINESS AND ACTIVITY. 25. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW,"[2] BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE PLANNING COMMISSION'S APPROVAL. OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED. 26. THERE ARE NO REMAINING RIGHTS OF FURTHER SUBDIVISION OR ERECTION OF SINGLE-FAMILY DWELLINGS OR OTHER PRINCIPAL NONAGRICULTURAL BUILDINGS ON ANY LOT. 27. DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES SHALL PROVIDE THAT NO STRUCTURE, LANDSCAPING OR GRADING SHALL BE ERECTED, INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF MOTORISTS. 28. NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY MAY BE SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974 (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973 72 P.S. § 5400.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE PROVISION THAT: A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LANDOWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS; B) IF A CHANGE IN USE OCCURS, OR IF A CONVEYANCE, TRANSFER, SEPARATION, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR NOTIFYING THE COUNTY ASSESSOR WITHIN 30 DAYS; C) THE PAYMENT OF ROLL-BACK TAXES, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED SEVEN YEARS, WHICHEVER IS LESS, MAY BE REQUIRED; D) IF THE PROPERTY OWNER FAILS TO NOTIFY THE COUNTY ASSESSOR WITHIN THE THIRTY-DAY PERIOD, PRIOR TO LAND CONVEYANCE, THE PROPERTY OWNER MAY BE SUBJECT TO A CIVIL PENALTY OF \$100; E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT TAX LAW.		MISCELLANEOUS: 1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS PLAN MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HEREON DESCRIBED. I.E., THE DETECTION OF SURFACE OR SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.R. TITLE 25-PA CODES 71, 101, 271, 273, 275, 27, 279, 281, 283, AND 285. 2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF THE PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF D. C. GOHN ASSOCIATES, INC. 3. CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE RESULTING FROM HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE. 4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING, AND SHORING. 5. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL, TELECOMMUNICATIONS, GAS, AND OTHER UTILITY PROVIDER SERVICE AS APPLICABLE. 6. D. C. GOHN ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE AREA (I.E., THE EXISTENCE OR DEPTH OF ROCK, WATER TABLE, SOIL CONDITIONS, UTILITIES, ETC.). SANITARY SEWER NOTES: 1. THE SANITARY SEWER CONNECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF MOUNT JOY BOROUGH AUTHORITY. 2. SEWER CLEANOUTS MAY BE REQUIRED BY THE AUTHORITY AT HORIZONTAL BENDS DEPENDING ON THE FIELD LOCATION OF THE INSPECTION TEE AT THE RIGHT-OF-WAY. ANY CLEANOUTS AND THE TRAP SHOULD BE LOCATED IN GRASS AREAS OR APPROPRIATE PROTECTION SHALL BE PROVIDED FOR EXPOSED PVC FITTINGS. 3. A ONE-WEEK NOTICE SHALL BE PROVIDED TO THE AUTHORITY PRIOR TO CONSTRUCTION OF THE SEWER LATERAL. 4. A HORIZONTAL SEPARATION OF 10 FEET AND A VERTICAL SEPARATION OF AT LEAST 18 INCHES WILL BE MAINTAINED BETWEEN SANITARY SEWER FACILITIES AND OTHER UTILITIES. THE SANITARY SEWER FACILITIES SHALL BE BENEATH WATER FACILITIES AT CROSSINGS. 5. CLEANOUTS ARE REQUIRED ALONG THE SANITARY SEWER SERVICE AT ALL CHANGES OF DIRECTION AND AT A MAXIMUM SPACING OF 50 FEET. 6. IF SINKHOLES ARE ENCOUNTERED DURING THE INSTALLATION OF SANITARY SEWER OR WATER UTILITIES, THE AUTHORITY NEEDS TO BE NOTIFIED AND MITIGATION HAS TO BE PERFORMED UNDER THE DIRECTION OF A GEOLOGIST REGISTERED IN THE STATE OF PENNSYLVANIA. 7. IF ANY UNUSED SERVICE LATERALS ARE LOCATED DURING CONSTRUCTION THE OWNER IS RESPONSIBLE TO DISCONNECT THAT LATERAL AT THE MAIN. 8. HEAVY DUTY FRAMES AND COVERS ARE REQUIRED ON TYPICAL TRAPS AND CLEANOUTS PROPOSED WITHIN PAVED AREAS. 9. THE NEED FOR A "PRE-CONSTRUCTION" MEETING THAT MUST BE CONDUCTED PRIOR TO THE START OF CONSTRUCTION. 10. THE NEED FOR THE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. 11. "AS-CONSTRUCTED" DOCUMENTS FOR BOTH THE SANITARY SEWER AND WATER SYSTEM IMPROVEMENTS ARE REQUIRED PRIOR TO THE RELEASE OF FINANCIAL SECURITY. 12. PRIOR TO THE START OF CONSTRUCTION, A CONSTRUCTION SCHEDULE MUST BE PROVIDED TO ESTABLISH THE AMOUNT OF THE CONSTRUCTION ESCROW. 13. PRIOR TO THE START OF CONSTRUCTION, A CONSTRUCTION COST ESTIMATE FOR ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBMITTED TO ESTABLISH THE REQUIRED FINANCIAL SECURITY. WATER SERVICE NOTES: 1. ALL WATER LINE CROSSINGS SHALL HAVE 18" MINIMUM VERTICAL CLEARANCE BETWEEN PIPES. ALL CROSSINGS WHICH HAVE LESS THAN 18" CLEARANCE SHALL BE CONCRETE ENCASED. A 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY UTILITY LINE AND THE OUTSIDE WALL OF ALL MANHOLES AND INLETS. WHEN WATER LINE CROSSES SANITARY SEWER, ENCASE THE SANITARY SEWER. WHEN WATER LINE CROSSES STORM SEWER, ENCASE THE WATER LINE. 2. A MINIMUM OF 4' OF COVER IS REQUIRED OVER ALL WATER LINES. 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND "RECORD DRAWINGS" PER MOUNT JOY BOROUGH AUTHORITY REQUIREMENTS. 4. 95% FILL COMPACTION IS REQUIRED FOR ALL WATER DISTRIBUTION FACILITIES LOCATED IN FIELD MATERIAL. 5. WATER SERVICE LATERALS SHALL BE INSTALLED A MINIMUM OF 5 FEET OUTSIDE OF RIGHT-OF-WAY LINE. IF OTHER UTILITIES EXIST OR LINE IS LOCATED ALONG THE RIGHT-OF-WAY, INSTALL WATER SERVICE LATERAL A MINIMUM OF 5 FEET FROM THESE UTILITIES. 6. CONTRACTOR TO CONTACT MOUNT JOY BOROUGH AUTHORITY (717)-653-5938, THREE (3) DAYS PRIOR TO INSTALLING THE WATER SERVICE. 7. CORPORATION COMPRESSION TYPE BY MUELLER OR FORD (SEE DETAIL). 8. SERVICE CONNECTION - TYPE CU OR PE LINES FOR DOMESTIC WATER SERVICE 9. CURB STOP (MUELLER OR FORD - SEE DETAIL) 10. CURB BOY BY B & T 11. GATE VALVES - AMERICAN FLOW CONTROL 12. ALL WATER SERVICE MATERIALS TO MEET THE CURRENT MOUNT JOY BOROUGH AUTHORITY SPECIFICATIONS FOR MATERIALS. 13. PROVIDE MECHANICAL JOINTS AS REQUIRED ACCORDING TO MOUNT JOY BOROUGH AUTHORITY STANDARD SPECIFICATIONS. 14. IF SINKHOLES ARE ENCOUNTERED DURING THE INSTALLATION OF SANITARY SEWER OR WATER UTILITIES, THE AUTHORITY NEEDS TO BE NOTIFIED AND MITIGATION HAS TO BE PERFORMED UNDER THE DIRECTION OF A GEOLOGIST REGISTERED IN THE STATE OF PENNSYLVANIA. 15. THE NEED FOR A "PRE-CONSTRUCTION" MEETING MUST BE CONDUCTED PRIOR TO THE START OF CONSTRUCTION. 16. THE NEED FOR THE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. 17. "AS-CONSTRUCTED" DOCUMENTS FOR BOTH THE SANITARY SEWER AND WATER SYSTEM IMPROVEMENTS ARE REQUIRED PRIOR TO THE RELEASE OF FINANCIAL SECURITY. SANITARY SEWER AND WATER CONTRACTOR NOTES: • ALL MATERIALS, INSTALLATION AND CONNECTIONS TO THE PUBLIC SANITARY SEWER AND WATER SYSTEM SHALL BE IN ACCORDANCE WITH MOUNT JOY BOROUGH AUTHORITY'S SPECIFICATIONS, RULES AND REGULATIONS. • SHOP DRAWINGS MUST BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO THE START OF CONSTRUCTION. • THE AUTHORITY REQUIRES A MINIMUM OF 48-HOUR NOTICE PRIOR TO THE START OF CONSTRUCTION. • PRIOR TO THE START OF CONSTRUCTION, A CONSTRUCTION COST OPINION FOR THE ITEMS WITHIN THE PUBLIC RIGHT OF WAY MUST BE PROVIDED TO ESTABLISH FINANCIAL SECURITY. • PRIOR TO THE START OF CONSTRUCTION, A CONSTRUCTION SCHEDULE MUST BE PROVIDED TO ESTABLISH THE AMOUNT OF THE CONSTRUCTION ESCROW. • A PRECONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. • TESTING OF ALL SANITARY SEWER AND WATER SYSTEM IMPROVEMENTS MUST BE PERFORMED IN THE PRESENCE OF THE AUTHORITY AND IN ACCORDANCE WITH THE AUTHORITY'S SPECIFICATIONS. • AS-BUILT DOCUMENTS MUST BE PROVIDED TO AUTHORITY AT THE COMPLETION OF CONSTRUCTION. • CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ADVANCE OF CONSTRUCTION TO INCLUDE REQUESTING THE UTILITIES TO BE LOCATED IN ACCORDANCE WITH PENNSYLVANIA ONE CALL ACT NO. 287 AND COOPERATE WITH AGENTS OF THESE COMPANIES DURING THE PROGRESS OF THE WORK.	STORM DRAINAGE NOTES: 1. MAINTENANCE OF ALL INFILTRATION BEDS, STORMWATER BMP'S, AND STRUCTURES WITHIN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE INDIVIDUAL LOT OWNER. THE LOCAL MUNICIPAL OFFICIALS RESERVE THE PERPETUAL RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE LOCAL MUNICIPAL OFFICIALS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THE PLAN. 2. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE KEPT FREE OF STRUCTURES, FILL, AND OTHER ENCROACHMENTS. 3. NOTHING EXCEPT EROSION CONTROL AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PLACED, PLANTED, OR PUT WITHIN THE AREA OF A STORM WATER MANAGEMENT EASEMENT. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. 4. THE PROPERTY OWNER, SUCCESSOR, AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES TO ENSURE THAT THEY ARE KEPT IN GOOD WORKING ORDER IN ACCORDANCE WITH THE APPROVED O&M PLAN. 5. CONSTRUCTION OF STORM WATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWNSHIP AND LANCASTER COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS. 6. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY. 7. STORM WATER MANAGEMENT FOR THE PROJECT IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP STORM WATER MANAGEMENT ORDINANCE. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY GRADING THE SITE TO CONFORM TO THE GENERAL DRAINAGE PATTERNS SHOWN ON THE APPROVED PLANS. GRADING TO PROVIDE SHEET FLOW OF STORM WATER RUNOFF SHALL BE ENCOURAGED AND GRADING WHICH PROMOTES CONCENTRATION OF RUNOFF SHALL BE AVOIDED EXCEPT AS CALLED FOR ON THE APPROVED PLANS. 9. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORM WATER MANAGEMENT FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORM WATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE EASEMENT. 10. ANY DRAINAGE EASEMENT PROHIBITS EXCAVATION, THE PLACING OF FILL OR STRUCTURE AND ANY ALTERATION THAT MAY ADVERSELY AFFECT THE FLOW OF STORM WATER WITHIN ANY PORTION OF THE EASEMENT. 11. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORM WATER BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. 12. THE TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE. 13. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PAVED AREAS. 14. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP AND DC GOHN IMMEDIATELY. 15. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES 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. 16. AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS. 17. AN EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE FOR SM&B ENTERPRISES, LLC, PREPARED BY DC GOHN ASSOCIATES IS PART OF THIS PROJECT. 18. A POST CONSTRUCTION STORMWATER MANAGEMENT REPORT AND ASSOCIATED DRAINAGE MAPS FOR SM&B ENTERPRISES, LLC, PREPARED BY DC GOHN ASSOCIATES, IS PART OF THIS PROJECT. 19. WATERTIGHT JOINTS SHALL BE PROVIDED WHERE PIPE SECTIONS ARE JOINED. 20. THE INFILTRATION BASIN 1 IS DESIGNED FOR 65,089 SQUARE FEET OF IMPERVIOUS AREA. 21. THE TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES. 22. THERE ARE NO EXISTING RECORDED STORMWATER MANAGEMENT AGREEMENTS AFFECTING THE SUBJECT PROPERTY.	ENVIRONMENTAL DUE DILIGENCE AND CLEAN FILL MATERIAL 1. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-COMPRESSIBLE, INHERENTLY STABLE, AND NON-FLAMMABLE. IT INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.) 2. INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL." 3. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. 4. 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. 271.1-1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURNED, JUMPED, OR DISCHARGED AT THE SITE. IT IS ANTICIPATED THAT THE PROJECT SITE WILL CONTAIN BUILDING WASTE SUCH AS EXCESS BUILDING MATERIALS, CONCRETE, CARDBOARD, AND OTHER MATERIALS. SOILS LIMITATIONS AND RESOLUTIONS 1. THE RESOLUTION FOR THE ON-SITE SOILS IS TO PROVIDE THE PROPER COMPACTION IN FILL AREAS. EROSION IS SLIGHT AND WILL BE CONTROLLED BY MATTING AND PERMANENT SEEDING. VEGETATED SWALES WILL BE CONSTRUCTED WITH A MINIMUM OF 12" DEEP. THE SOILS WILL BE SEED AND STABILIZED TO PREVENT EROSION AND ENCOURAGE GERMINATION. ONCE THE SEDIMENT TRAP IS CONVERTED TO A PERMANENT STORMWATER BASIN, PLACE 6" TOPSOIL OVER DISTURBED AREAS, PERMANENTLY SEED AND STABILIZE IMMEDIATELY. 2. IN ALL AREAS TO RECEIVE FILL, THE EXISTING OVER-BURDEN SHALL BE STRIPPED OF TOPSOIL, ORGANIC MATERIALS, EXISTING PAVEMENTS, AND OTHER UNSUITABLE MATERIALS. IN AREAS WHERE UNSUITABLE MATERIAL SHALL BE REMOVED, STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL, LOOSE LIFTS, NOT EXCEEDING 8 INCHES, AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY FOR THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. WHERE HAND-OPERATED COMPACTION EQUIPMENT IS USED, THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 4 INCHES. IN GREEN OR NON-STRUCTURAL FILL AREAS, THE NATIVE ON SITE SOILS SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AND WITHIN 4% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST. 3. IN AREAS WHERE WEATHERED BEDROCK IS EXPOSED OR PRESENT AT THE BOTTOM OF AN INFILTRATION AREA OR STRUCTURE, A NON-WOVEN GEOTEXTILE FABRIC (60Z/SY, MIN.) SHALL BE PLACED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS ABOVE THE WEATHERED ROCK AND PRIOR TO THE PLACEMENT OF ANY OVERLYING AGGREGATE, COVER SOILS, OR TOPSOIL. IF SIGNIFICANT VOID SPACES OR VOID SPACES LARGER THAN 0.50 INCHES ARE PRESENT, ASHOTO #67 CLEAN WASHED STONE, OR OTHER RELATIVELY HIGH PERMEABILITY WELL-GRADED STONE APPROVED BY THE ENGINEER, SHALL BE PLACED AND COMPACTED ACROSS THE AREA PRIOR TO THE PLACEMENT OF THE GEOTEXTILE FILTER FABRIC. 4. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, THE GROUNDWATER MUST BE PUMPED INTO A PUMPED WATER FILTER BAG PRIOR TO BEING DISCHARGED. REFER TO THE PUMPED WATER FILTER BAG DETAIL. 5. CARE SHOULD BE TAKEN TO MINIMIZE EXCESSIVE ROCK DISTURBANCE TO THE EXTENT PRACTICAL. IF ROCK REMOVAL IS REQUIRED BELOW STORMWATER MANAGEMENT FACILITIES, ROADS OR FOUNDATIONS, ROCK SHALL BE REMOVED TO A DEPTH OF AT LEAST TWO FEET BELOW THE FINAL DESIGN GRADES, AND THE SUBGRADE SHALL BE RESTORED WITH APPROVED STRUCTURAL FILL OR COMPACTED AGGREGATE. IF THE BEDROCK SURFACE IS HIGHLY FRACTURED OR IF VOID SPACES ARE ENCOUNTERED, THE AREA SHALL BE STABILIZED WITH A GEOTEXTILE FABRIC AND/OR AGGREGATE FILTER PRIOR TO BACKFILLING SO AS TO RESTRICT SOIL MIGRATION INTO THE UNDERLYING BEDROCK. SPECIFIC MITIGATION MEASURES SHOULD BE DESIGNED AND IMPLEMENTED UNDER THE OVERSIGHT AND DIRECTION OF A QUALIFIED PROFESSIONAL DURING CONSTRUCTION.	MUNICIPAL NOTES AND REQUIREMENTS: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES OR SPECIFICATIONS AS APPLICABLE. 2. ALL CONSTRUCTION STANDARDS AND MATERIALS NOT SPECIFIED BY LOCAL MUNICIPAL REGULATIONS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, PUBLICATION 408, LATEST EDITION AND STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LATEST EDITION, UNLESS CERTAIN LOCAL REGULATIONS APPLY. 3. MAINTENANCE OF ALL DRAINAGE FACILITIES, AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE MUNICIPALITY RESERVES THE RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE MUNICIPALITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THESE PLANS. 4. 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 OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITIES AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITIES. 5. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PARKING AND ROADWAY AREAS. 6. UPON COMPLETION AND FINAL STABILIZATION OF ALL STORM WATER STORAGE AND CONTROL FACILITIES, AN AS-BUILT SURVEY AND SUPPORTING CALCULATIONS SHALL BE PREPARED AND SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND ACCEPTANCE. 7. UPON COMPLETION OF THE PLAN IMPROVEMENTS AND PRIOR TO THE RELEASE OF FINANCIAL SECURITY, THE APPLICANT SHALL SUBMIT AN AS-BUILT PLAN TO THE TOWNSHIP. THE AS-BUILT PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER. AS-BUILT TO BE REVIEWED BY TOWNSHIP ENGINEER. (1) THE AS-BUILT PLAN SHALL BE REVIEWED BY THE TOWNSHIP ENGINEER TO VERIFY THE PLAN INCLUDES ALL OF THE STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTY AND THE FACILITIES ARE SHOWN AT THE CORRECT LOCATION. (2) THE TOWNSHIP ENGINEER SHALL EITHER APPROVE THE AS-BUILT PLAN OR IDENTIFY CORRECTIONS REQUIRED. (3) IF THE TOWNSHIP ENGINEER IDENTIFIES CORRECTIONS REQUIRED TO THE AS-BUILT PLAN, THE APPLICANT SHALL SUBMIT A REVISED AS-BUILT PLAN TO THE TOWNSHIP ADDRESSING THE CORRECTIONS. FOLLOWING APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE SWM SITE PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS. RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER. UPON COMPLETION OF RECORDING, A DIGITAL COPY OF THE AS-BUILT PLAN, THE SWM SITE PLAN SIGNED AND SEALED WITH THE RECORDING INFORMATION AND CALCULATIONS, WAIVER REQUESTS AND OTHER DOCUMENTS SHALL BE SUBMITTED TO THE TOWNSHIP ALONG WITH ONE PAPER COPY OF THE RECORDED PLAN. (1) THE DIGITAL INVENTORY SHALL BE IN AN ELECTRONIC FORMAT ACCEPTABLE TO THE TOWNSHIP ENGINEER. (2) ALL COORDINATES AS DEPICTED ON THE PLAN SHALL BE BASED ON THE PA SOUTH ZONE STATE PLAN COORDINATE SYSTEM (NAD83 FOR HORIZONTAL AND NAVD88 FOR VERTICAL).	OWNER NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD TELEPHONE: MOUNT JOY, PA 17552 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552 SOURCE OF TITLE: DEED REF. 2025047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1 7/29/2026 DATE REVISIONS REVS PER TWP ENGINEER, LCCD
PLAN NOTES FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA		PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: NTS	DRAWING #: CG-4082 SHEET #: 9 OF 31			

GEOTECHNICAL NOTES
 THE FOLLOWING NOTES ARE TAKEN FROM THE ECS MID ATLANTIC GEOTECHNICAL
 ENGINEERING REPORT:

As part of the development, cut and fill will be necessary to achieve the proposed grades. The most substantial cut slope will be in the vicinity of B-08 on the north side of the site near the proposed infiltration basin where up to 14.5 vertical feet of cut will be necessary. Most of the site consists of fill slopes which are primarily located along the south and east side of the property with max fills of 20.5 feet. B-01 through B-07 were utilized to provide information of fill slopes. With the proposed grading, the cut slope will be primarily in soil based on the subsurface conditions encountered in our test locations.

To evaluate the proposed steepened slopes (2H:1V) along the east side of the site, ECS has performed a global stability analysis for two (2) cross-sections denoted as B-B' and C-C'. The analyzed sections were developed from the boring and test pit logs and our experience with similar soils on past projects. The following table outlines our soil strength parameters used in our current slope stability analyses.

Soil Strength Parameters: The soil strength parameters used for our analyses were developed from our interpretation of the laboratory testing, boring and test pit logs, and our experience with similar soils on past projects. The following table outlines our soil strength parameters used in our current slope stability analyses.

Soil Description	Mass Unit Weight (pcf)	Friction Angle (Degrees)	Cohesion (psf)
Structural Fill	120	30°	0
Silt with Gravel	110	32°	0
Weathered Rock	140	35°	0

Information about the proposed fill material to use on site was not available for our review, we understand the site will be fill by slopes with material from different sources. The soil strength parameters used for the proposed Structural Fill is assumed and should be verify during construction. We also performed direct shear tests on Shelby tube samples obtained from Borings B-04 and B-05; the tested friction angles for these tests were used in our analyses (32.9 degrees for B-06 and 32.1 degrees for B-04).

Groundwater was generally not encountered in the borings and test pits performed during our current study. The global stability analysis was performed with an assumed water level below the maximum depth explored. Consistent perched water conditions within the slope are not considered likely and were not included in our analysis; with exception of infiltration basin, where basin was assumed to be filled with water and water infiltrating into the soil. Surcharges were assumed to be 250 psf adjacent to the top of the proposed slopes.

Slope Stability Analyses: The global stability analyses were performed using the commercially produced Rocscience Slide2 two-dimensional computer global stability program. The factor of safety against global instability computed by the program is defined as the ratio of the sum of the moments, or forces, resisting along a specified potential failure surface. Hence a factor of safety greater than 1.0 indicates a stable structure, while a factor of safety less than 1.0 indicates a potentially unstable structure. Given the height and complexities of the proposed slope, we consider a factor of safety of 1.5 for the analyzed sections. The factors of safety were calculated based on potential circular failure surfaces using Modified Bishops Method.

Based on the results of our analyses and using the as-designed grading provided to us, cross-sections B-B' and C-C' appear to possess a long-term factor of safety of less than 1.5 against potential global failure surfaces and are therefore not considered to possess an adequate long-term factor of safety in their current configuration. As-designed global stability outputs are provided for both cross-sections in Appendix D of this report.

In an effort to provide reasonable alternates for the construction of this slope, we have analyzed the following alternative construction option which will provide the necessary long-term factor of safety of 1.5. First alternative to revise the existing slope would be additional flattening of the slopes. If this is feasible within the permitted Limits of Disturbance (LOD), extending the slopes to a 2.6H:1V provides acceptable long-term factors of safety. Second, we have performed global stability analyses using Tencate Miragrid JXT Geogrid to reinforce the soil slope and maintain the original as-designed 2H:1V slope gradient. The table below summarizes the factor of safety both as designed (i.e. without geogrid reinforcement), with the geogrid reinforced soil slope (RSS), and flatter 2.6H:1V slope.

Cross Section	As Designed Safety Factor	Geogrid Layers	Reinforced Soil Slope Geogrid Length	Geogrid Vertical Spacing	RSS Safety Factor	2.6H:1V Slope Safety Factor
B-B'	1.15	23	25	2	1.51	1.50
C-C'	1.18	13	15	2	1.52	1.52

Based on our analysis and laboratory test results, the reinforced soil slope described above appears to possess a long-term factor of safety exceeding the minimum adequate factor of safety of 1.5. Please note that the slope extension and RSS design options are presented as a "proof of concept" only. ECS could provide a final design details as a part of a Reinforced Soil Slope Design Drawing Set. The final design will have optimized geogrid type, lengths, and vertical spacing.

A Sensitivity analysis on the Structural Fill friction angle was performed along Section B-B'. The results of the analysis indicate that a Structural Fill material with a friction angle of approximately 37 degrees could provide a stable slope with F.S. of 1.5 or greater.

Final output from the global stability analyses performed, including a plot of the lowest factor of safety calculated from all the failure surfaces analyzed for each cross-section, is included in Appendix D of this report.

Construction Recommendations:

It is recommended that verification of the subgrade conditions at the time of construction be conducted by an authorized EOS representative.

During excavation of the basin, the materials at the bottom of basin should be verified to be consistent with those encountered in the exploration. Proper performance of infiltration facilities will be influenced by the variability in the subsurface. It will be important that construction equipment does not traffic on the materials at the infiltration bed elevation, and that hand probing on an approximately 25 foot grid or isolated test pits be provided to evaluate proper offset distances from bedrock limiting zones.

Variable depths to limestone bedrock are very common in this area. Some rock excavation may be required to achieve bottom of basin elevations with the required 2-foot of buffer below the basin subgrade.

We recommend SWM facilities be located a minimum of 25 feet from adjacent buildings, taken from edge of SWM facility to outside of footing. The allowable buffer distance is highly dependent on site constraints including but not limited to, foundation type, subgrade soils, geology, structural loading, foundation bearing elevation, invert elevation, and groundwater. If site constraints prohibit this recommendation, the facility may be located closer to a building subject to the review and approval of ECS. It is important to note that the close proximity of buildings will generally not negatively impact the functionality of the stormwater facilities, but water infiltration and a reduced buffer may negatively affect the bearing capacity of adjacent buildings.

CONSTRUCTION SEQUENCE

- The Contractor shall contact and invite the Owner, Township Officials, Township Engineer, Site Contractor, the Erosion and Sediment Control Plan Preparer, and the Lancaster County Conservation District at least seven days prior to any earth disturbance activity to set on site pre-construction meeting.
- The Contractor shall call the PA One Call System incorporated at least seven days prior to the start of construction, PA One Call System incorporated #1-800-242-1776.
- The Contractor is responsible for the construction and implementation of an Erosion and Sediment Control Plan for the site, as well as areas associated with materials removed from this project.
- The Contractor shall assure that an Erosion and Sediment Control Plan has been prepared and approved by the Lancaster County Conservation District.
- Before initiating any revisions to the approved Erosion and Sediment Control Plan or revisions to other plans, which may affect the effectiveness of the approved Plan, the Contractor must receive approval of the revisions from the Lancaster County Conservation District.
- All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed before any following stage is initiated. Clearing and grubbing shall be limited to only those areas described in each stage. General site clearing, grubbing, and topsoil stripping may not commence in any stage or phase of the project until the E&S BMP's specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
- At no time shall construction vehicles be allowed to enter areas outside of the limit of disturbance boundaries shown on the plans. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Erosion and sediment control devices/BMPs must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of the devices. Only limited disturbance shall be permitted to provide access to install those devices.
- Clearly mark all limits of disturbance.
- Install rock construction entrance.
- Install concrete washout area.
- Install orange construction fence along the tree line and in the area of the infiltration basin.

PHASE 1:

- Install Filtersoxx 1, 2, 3, 4, and 5 only.
- Install Broad Base Dip 1.
- Strip topsoil upland of Filtersoxx 1, 2, 3, 4, and 5 for Lot 1 and Lot 2 and proposed street to Lot 2 driveway only.
- Grade the site for Lot 1 and Lot 2 and proposed street only. Stabilize all areas immediately. Install erosion control blankets on all slopes 3:1 or greater.
- Install stone base course for street.
- Construct Lot 1 and Lot 2 houses, driveways, sidewalks, and other on lot improvements. Stabilize all areas immediately. Install erosion control blankets on all slopes 3:1 or greater.
- Install utilities for Lot 1 and 2 only.

PHASE 2:

- Remove Filtersoxx 2, 3, 4, and 5 and stabilize areas immediately.
- Install all remaining Filtersoxx.
- Install Rock Filter 1.
- Strip topsoil in the area of Sediment Basin 1 only.
- Install Sediment Basin 1 including the outlet structure.
- Install Storm System B; rip-rap apron and inlet protection.
- Strip topsoil in the area of Swale A.1 only.
- Install Swale A.1 and erosion control liner and stabilize immediately.
- Strip topsoil in the area of the Temporary Top of Slope Berm 1 and Temporary Slope Pipe 1.
- Construct retaining wall.
- Install Temporary Top of Slope Berm 1 and Temporary Slope Pipe 1 and rip rap apron. Contractor to direct upland runoff to slope berm and slope pipe to sediment basin.
- Place fill above the slope berm and slope pipe to Swale A.
- Strip topsoil in the area of Swale A only.
- Install Swale A and erosion control liner and stabilize immediately.
- Strip topsoil for the remaining portion of the site. In the event that the topsoil stockpile needs relocated during construction, contractor to move it to an area within the limit of disturbance, install 12" filtersoxx on the downstream side, and stabilize immediately.
- Install stone base course for remaining portion of proposed street.
- Construct Lot 3 house, driveway, sidewalk, and other on lot improvements. Stabilize all areas immediately. Install erosion control blankets on all slopes 3:1 or greater.
- Install utilities for Lot 3.
- Install street trees.
- Upon final site stabilization, minimum uniform 70% perennial vegetative ground cover, contact the Lancaster County Conservation District, and remove the temporary erosion and sediment control devices/BMPs with their approval. Permanent erosion and sediment control devices/BMPs shall be thoroughly cleaned of latent sediment, including the storm sewer system by flushing accumulated sediment from the contributing storm sewer. The dewatering of the sediment basin shall be pumped to a pumped water filter bag. Convert Sediment Basin 1 including the outlet structure. Remove skimmer, baffles, temporary riser pipe, and cleanout stake. Contractor to contact DC Gohn Associates and Township Engineer for the inspection of the exposed subgrade for each basin prior to the placement of the amended soils. Infiltration testing is required at the subgrade of the permanent basin prior to the placement of amended soils. The infiltration tests results shall be provided to DC Gohn and Township Engineer prior to the conversion of the basin. Upon approval, install amended soils, underdrain, gate valve, and permanent seed mix and plug plantings. Install permanent orifice plate and trash rack for basin outlet structure. Contact DC Gohn and Township Engineer to inspect amended soils during installation. Install permanent spillway and provide erosion control liner on spillway and stabilize immediately. Limit compaction in the area of the basin. Install permanent spillway elevations and stabilize immediately. Stabilize all areas immediately. Any areas disturbed during the removal and/or cleaning of the devices/BMPs shall be redressed and stabilized immediately. Remove Broad Base Dip 1, Rock Filter 1, concrete washout, Temporary Slope Pipe 1 and rip rap apron, and rock construction entrance. Stabilize all areas immediately.
- Upon conservation district approval and only during dry periods, cut open filter socks and distribute material.
- The SCM Construction Certification Form must be completed and submitted to the Conservation District within 30 days from the completion of the stormwater basin.
- Contact the Lancaster County Conservation District for a final site inspection. Submit a Notice of Termination to the conservation district.

CRITICAL STAGES OF THE PCSM BMP INSTALLATION
 CONTRACTOR TO COORDINATE WITH DC GOHN BEFORE CONSTRUCTION AND INSTALLATION OF THE INFILTRATION BASIN 1 IN ORDER TO HAVE THE DESIGN CONSULTANT ON SITE TO OBSERVE THE INSTALLATION AND CONSTRUCTION OF THE PROPOSED BMP'S. ALL BMP'S TO BE INSPECTED BY A LICENSED PROFESSIONAL.

- INFILTRATION BASIN 1:
- OBSERVE INSTALLATION OF OUTLET CONTROL STRUCTURE.
 - OBSERVE SUBGRADE OF BASIN PRIOR TO PLACEMENT OF SOIL AMENDED AREAS.
 - OBSERVE SOIL AMENDED AREA, UNDERDRAIN, GATE VALVE, AND SOIL MIXTURE PRIOR TO PLACEMENT.
 - OBSERVE INSTALLATION OF SOIL AMENDED AREA.
 - REVIEW SEED MIX.

OWNER	NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552			
SOURCE OF TITLE: DEED REF: 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-J				
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32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgoihn.com

Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5163-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: NTS	PLAN NOTES FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA
DRAWING #: CG-4082	
SHEET #: 10 OF 31	



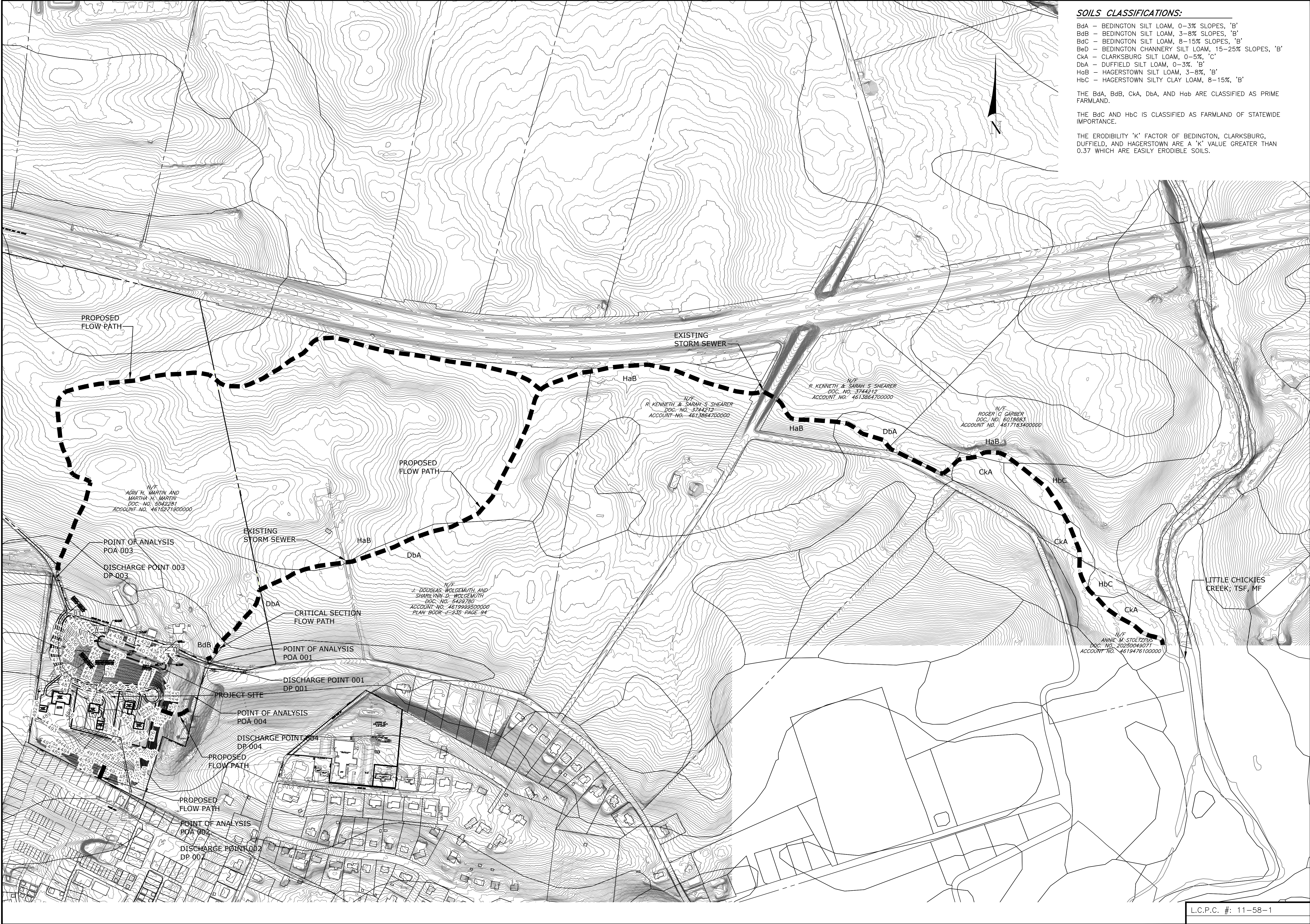
LEGEND:

N/F = NOW OR FORMERLY	U = UTILITY POLE
P = PROPERTY LINE	F.Y.D. = FRONT YARD SETBACK
C = CENTER LINE	S.Y.D. = SIDE YARD SETBACK
R.Y.D. = REAR YARD SETBACK	TOP OF GRATE
CONC. MON. = CONCRETE MONUMENT	INV. = INVERT
R/W = RIGHT-OF-WAY	CMP = CORRUGATED METAL PIPE
(TYP.) = TYPICAL	RCP = REINFORCED CONCRETE PIPE
Δ = CENTRAL ANGLE (DELTA)	SLCPP = SMOOTHED LINED CORR. PLASTIC PIPE
R = RADIUS	AC = ACRES
L = LENGTH	SQ.FT. = SQUARE FEET
CB = CHORD BEARING	MAC. = MACADAM/ASPHALT
CD = CHORD DISTANCE	E/P = EDGE OF PAVEMENT
INST. = INSTRUMENT	SAW. = SANITARY
BK. = BOOK	TELE. = TELEPHONE
VOL. = VOLUME	ELEC. = ELECTRIC
PG. = PAGE	OE = OVERHEAD ELECTRIC
BLDG. = BUILDING	OT = OVERHEAD TELEPHONE
MANH. = MANHOLE	O/H = OVERHEAD
WV = WATER VALVE	U/G = UNDER GROUND
WS = WATER SERVICE	UE = UNDERGROUND ELECTRIC
CO = CLEAN-OUT	PC = POINT OF CURVATURE
GV = GAS VALVE	PT = POINT OF TANGENCY
FH = FIRE HYDRANT	

KEY MAP
NOT TO SCALE

BOUNDARY LINE
PROPOSED EDGE OF PAVEMENT
PROPOSED STORM SEWER
PROPOSED CONTOUR
PROPOSED BUILDING
PROPOSED SEWER
PROPOSED WATER

PROJECT NO.: 5183-20		DATE: JUNE 10, 2026		DRAWN BY: BRC		CHECKED BY: BRC		SCALE: 1"=50'		50' 25' 0' SCALE IN FEET	
FINAL GRADING / PCSM PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA											
DRAWING #: CG-4082 SHEET #: 12 OF 31											
OWNER: SM&B ENTERPRISE LLC NAME: 645 DONEGAL SPRINGS ROAD ADDRESS: MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552 SOURCE OF TITLE: DEED REF. 2025047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1 REVISIONS: 7/29/2026 DATE											



SOILS CLASSIFICATIONS:

BdA – BEDINGTON SILT LOAM, 0–3% SLOPES, 'B'
 BdB – BEDINGTON SILT LOAM, 3–8% SLOPES, 'B'
 BdC – BEDINGTON SILT LOAM, 8–15% SLOPES, 'B'
 BeD – BEDINGTON CHANNERY SILT LOAM, 15–25% SLOPES, 'B'
 CkA – CLARKSBURG SILT LOAM, 0–5%, 'C'
 DbA – DUFFIELD SILT LOAM, 0–3%, 'B'
 HaB – HAGERSTOWN SILT LOAM, 3–8%, 'B'
 HbC – HAGERSTOWN SILTY CLAY LOAM, 8–15%, 'B'

THE BdA, BdB, CkA, DbA, AND HaB ARE CLASSIFIED AS PRIME FARMLAND.

THE BdC AND HbC IS CLASSIFIED AS FARMLAND OF STATEWIDE IMPORTANCE.

THE ERODIBILITY 'K' FACTOR OF BEDINGTON, CLARKSBURG, DUFFIELD, AND HAGERSTOWN ARE A 'K' VALUE GREATER THAN 0.37 WHICH ARE EASILY ERODIBLE SOILS.

OWNER	
NAME:	SM&B ENTERPRISE LLC
ADDRESS:	645 DONEGAL SPRINGS ROAD
TELEPHONE:	MOUNT JOY, PA 17552
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368
LANCASTER TAX ACCT NO.:	461-12566-0-0000
RECORDED PLAN:	2012-0024-1
REVIS PER TWP ENGINEER, LCCD	7/29/2026
REVISIONS	DATE

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dgohn.com

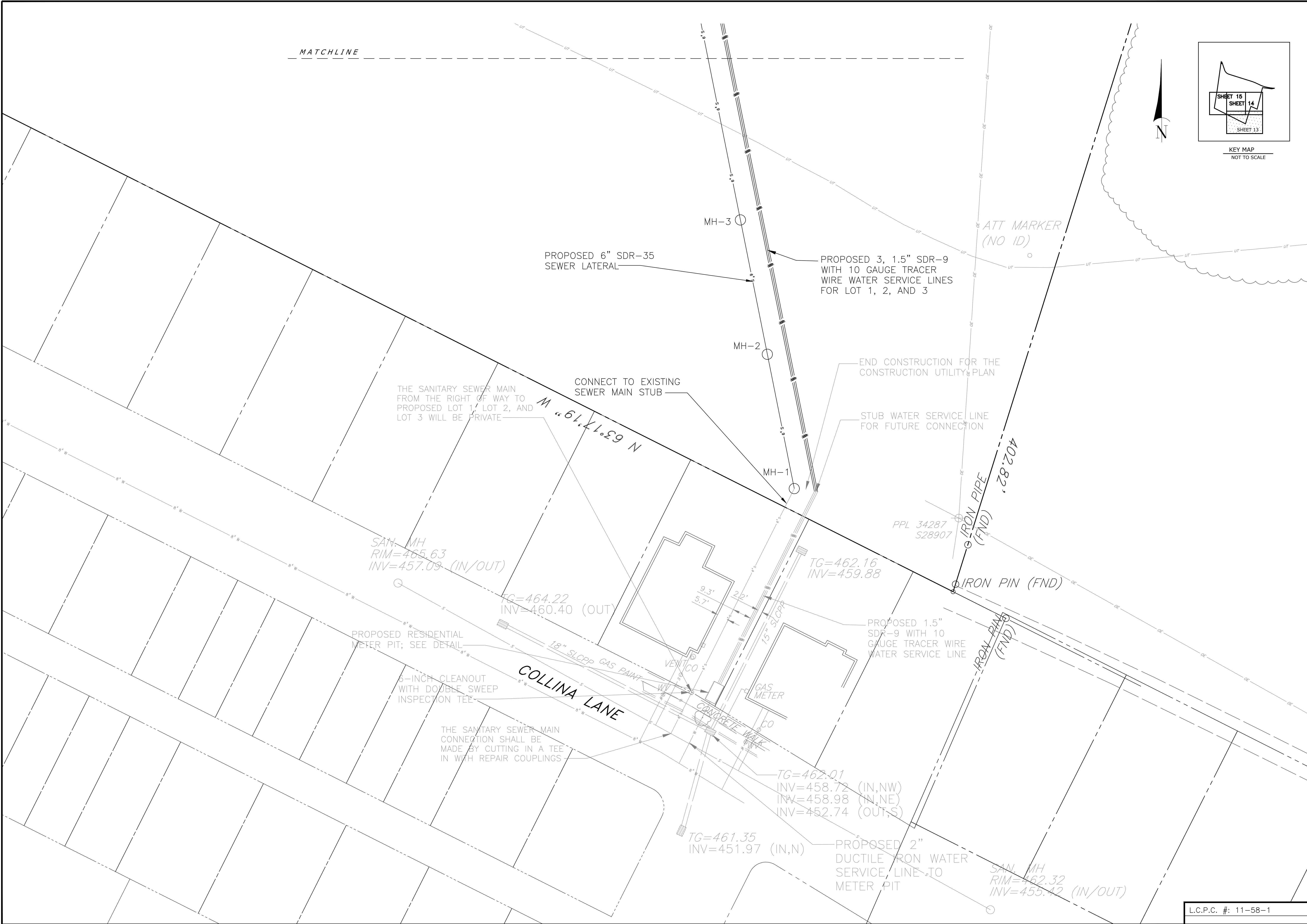
dcgo

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Associates, Inc.

Surveyors - Engineers - Landscape Architects

PROJECT NO.:	5183-20
DATE:	JUNE 10, 2026
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	1"=50'
	250' 0 125' 250'
	SCALE IN FEET
EROSION POTENTIAL ANALYSIS PLAN	
FOR	
PRELIMINARY/FINAL SUBDIVISION AND	
LAND DEVELOPMENT PLAN	
SM&B ENTERPRISE LLC	
FAIRVIEW ROAD	
MOUNT JOY TOWNSHIP	
LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #:	CG-4082
SHEET #:	13 OF 31



OWNER	NAME: SM&B ENTERPRISE LLC
	ADDRESS: 645 DONEGAL SPRINGS ROAD
	TELEPHONE: 717-492-8126
	SITE ADDRESS: FAIRVIEW ROAD
	MOUNT JOY, PA 17552
REVISIONS	DATE
REVIS PER TWP ENGINEER, LCDD	7/29/2026
RECORDED PLAN: 2012-0024-1	

dc gohn Associates, Inc.

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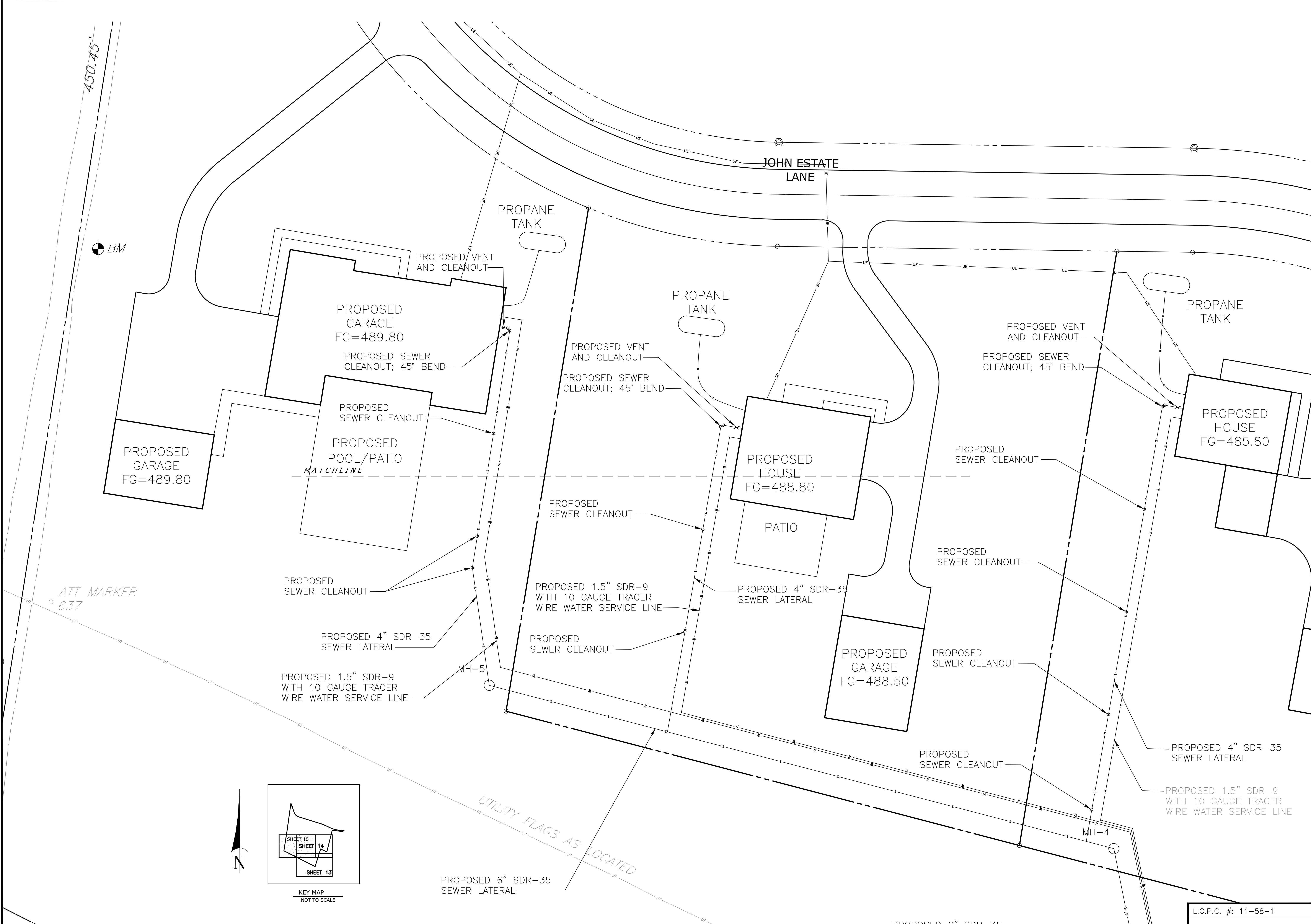
Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5183-20	UTILITY PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA
DATE: JUNE 10, 2026	
DRAWN BY: BRC	
CHECKED BY: BRC	
SCALE: 1"=20'	SCALE IN FEET
DRAWING #: CG-4082	
SHEET #: 14 OF 31	

L.C.P.C. #: 11-58-1



FILENAME: P:\3183\Coord\Final Planning XREFS: PLOTTED: August 03,2026 @ 07:48AM



OWNER		NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126		SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552		SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1		REVIS PER TWP ENGINEER, LCDD REVISIONS		DATE	
OWNER		NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126		SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552		SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1		REVIS PER TWP ENGINEER, LCDD REVISIONS		DATE	

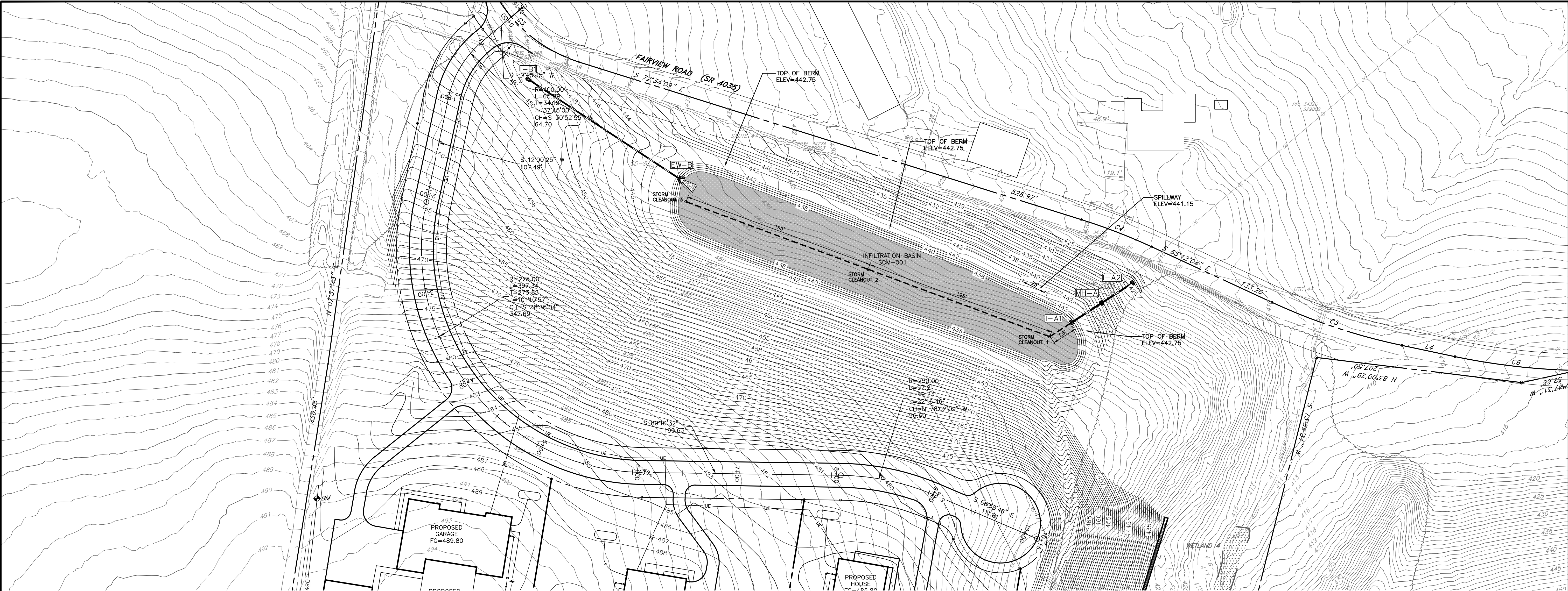
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Mount Joy, PA 17552
Ph: (717) 653-5308
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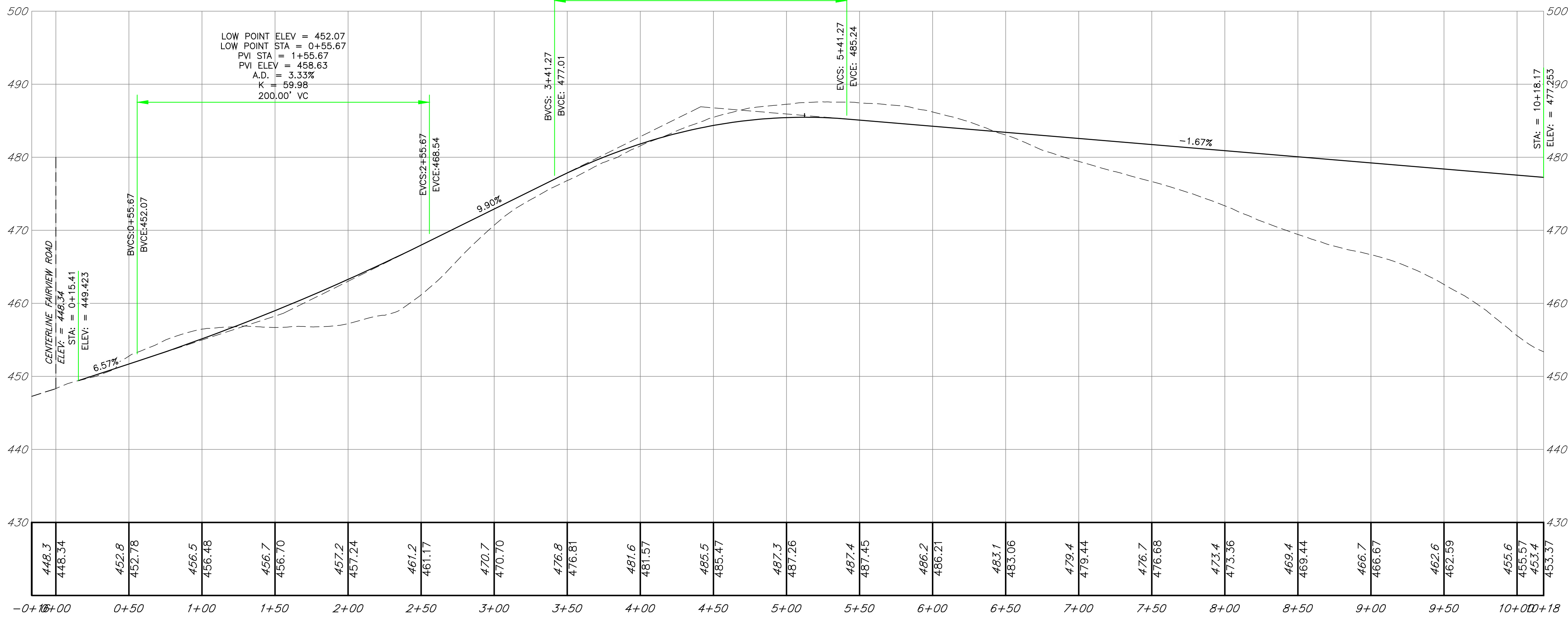
PROJECT NO.: 5183-20	DATE: JUNE 10, 2026	DRAWN BY: BRC	CHECKED BY: BRC	SCALE: 1"=20'	
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UTILITY PLAN
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

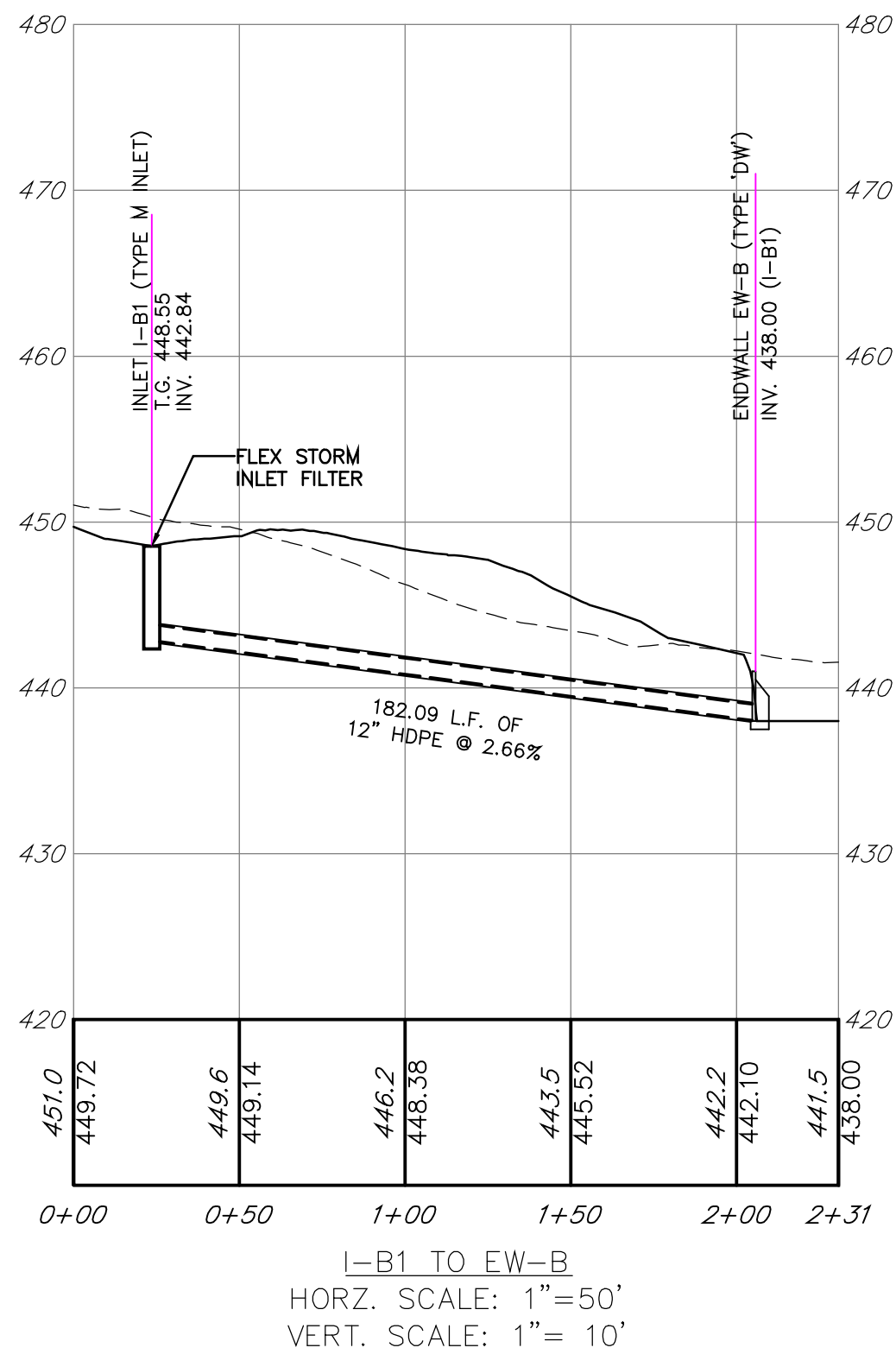
L.C.P.C. #: 11-58-1	DRAWING #: CG-4082
SHEET #: 16 OF 31	



HIGH POINT ELEV = 485.48
HIGH POINT STA = 5+12.34
PVI STA = 4+41.27
PVI ELEV = 486.91
A.D. = -11.58%
K = 17.28
200.00' VC



JOHN ESTATE LANE
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



I-B1 TO EW-B
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

L.C.P.C. #: 11-58-1

OWNER	NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368 LANCASTER TAX ACT NO: 461-12566-0-0000
RECORDED PLAN:	2012-0024-1
REVISIONS	7/29/2026 DATE

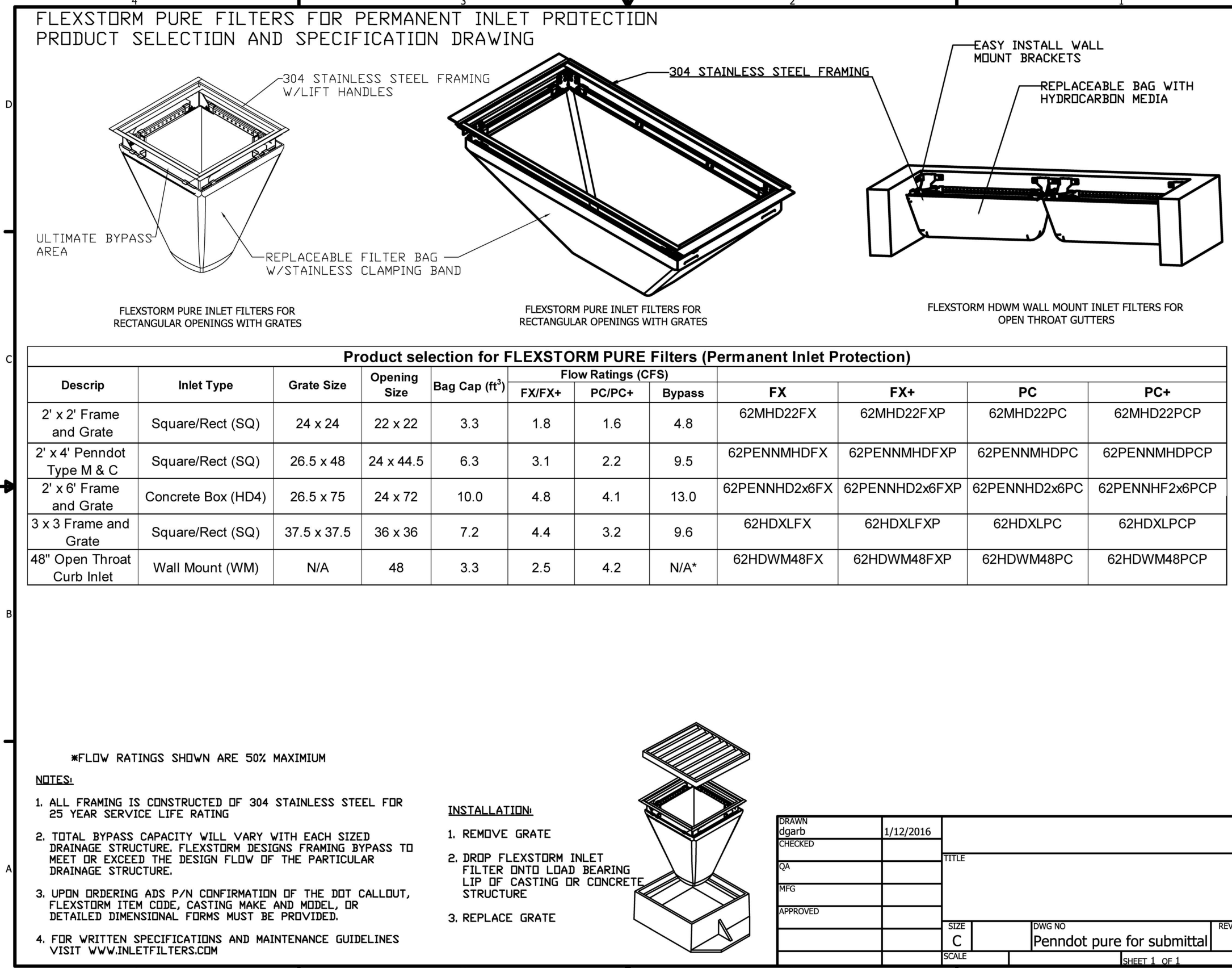
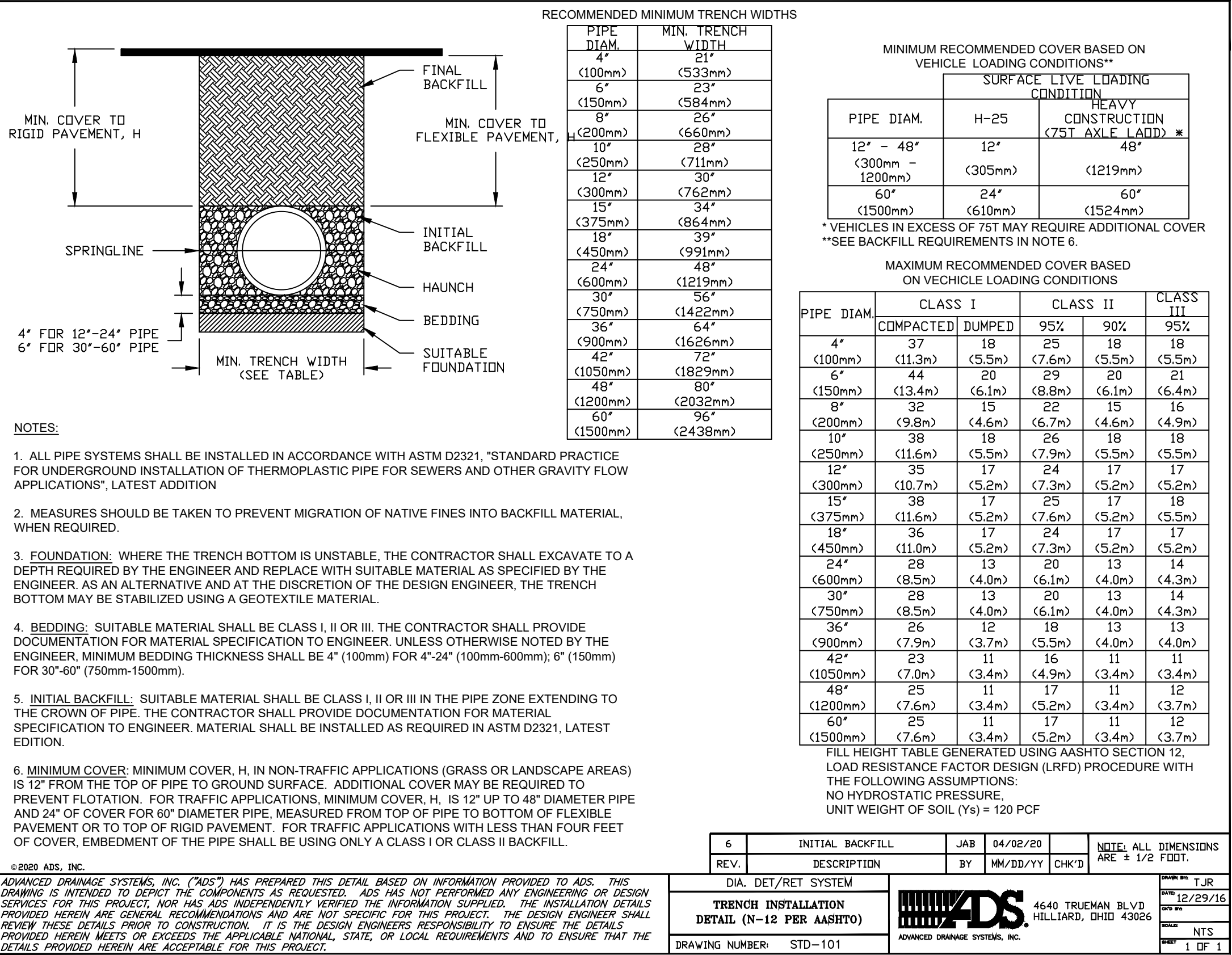


32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
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PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=50' 50' SCALE IN FEET	JOHN ESTATE LANE AND STORM PROFILE FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	DRAWING #: CG-4082 SHEET #: 17 OF 31
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PCSM DETAILS FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	PROJECT NO.: 5183-20
	DATE: JUNE 10, 2026
	DRAWN BY: BRC
	CHECKED BY: BRC
	<u>SCALE:</u> NTS



NOTES:
1. THE FILTER IS THE 62PENNMHDFX.

FLEX STORM FILTERS FOR PERMANENT INLETS (I-B1)
NOT TO SCALE

STORM WATER MANAGEMENT FACILITIES (ERNST 180-1 SEED MIX)

SITE PREPARATION NOTES:

- INVASIVE SPECIES, PARTICULARLY THOSE THAT WILL ADAPT TO WET CONDITIONS, SHOULD BE REMOVED OR SPRAYED BEFORE THEY BECOME INCORPORATED INTO THE SITE. NORMAL VEGETATION CAN BE WORKED INTO THE TOPSOIL, WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED.
- WITH THE ENGINEER'S SPECIFICATIONS AND DIMENSIONS IN HAND, ON-SITE CONSTRUCTION OF THE BERM AND OUTLETS MUST BE EXECUTED CAREFULLY IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY. THE PLANT GROWTH AREAS SHOULD BE LOOSE AND FRAGILE, HIGH IN ORGANIC MATTER, AND COMPLETED WITHOUT COMPACTIONS FROM HEAVY EQUIPMENT. BY USING THE "DIG AND DROP" METHOD, ONE CAN USE AN EXCAVATOR TO DIG AND FROM EACH AREA OF THE BOTTOM SOIL IN A LOOSE MANNER. AT THIS POINT, ONE CAN INCORPORATE LIME, COMPOSTED LEAVES, AND/OR GRASS CLIPPINGS. THE EXCAVATION MACHINE DOES NOT MOVE OVER THE FINISHED SURFACE, THUS AVOIDING UNNECESSARY COMPACTION. NATIVE VEGETATION CAN BE PLANTED OR SEEDED OVER THIS UNEVEN, ABSORBENT SURFACE.

SEEDING AND PLANTING METHODS NOTES:

- SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE WHEN THE SOIL IS STILL FRAGILE AND BEFORE INVASIVE WEEDS EMERGE. PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED, OR ALLOW THE BASIN TO DRAIN TO A FEW INCHES BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATES ARE GENERALLY LOW (1/2 LB PER 1,000 SQ FT). THE USE OF A SEED FILLER, I.E. PAM-12, CAN BE USED TO CREATE A MIX OF 10 LB PER 1,000 SQ FT (I.E. 3-1/2 LB OF PAM-12 MIXED WITH 3/4 LB OF SEED), WHICH CAN BE BROADCAST EVENLY OVER THE AREA. BARLEY, OATS, OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL IN STORM WATER MANAGEMENT FACILITIES UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED. THE USE OF NATIVE SPECIES, I. E. VIRGINIA WILD RYE, CAN CREATE AN INTERMEDIATE VEGETATIVE COVER THAT SUCCEEDS TO NATIVE LONG-TERM VEGETATION. STRAW MULCH OR STRAW COCONUT MATS ARE FREQUENTLY USED TO CONTROL EROSION AND PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE SPARSE TO ALLOW SUNLIGHT TO REACH THE GROUND.
- TRANSPLANTED SEEDLINGS AND SHRUBS NEED TEMPORARY WATER UNTIL THEY BECOME WELL ROOTED. IRRIGATION OF SEEDED AREAS IS OF VALUE UNTIL SEEDLINGS BECOME ESTABLISHED.

GENERAL MAINTENANCE NOTES:

- IN ADDITION TO STRUCTURAL MAINTENANCE, SILTATION NEEDS TO BE REMOVED AS NEEDED. PLANTS NEED TO BE TRIMMED BACK TO MAINTAIN AESTHETIC VALUE AND INVASIVE SPECIES NEED TO BE CONTROLLED. CLOSE MOWING OR EXTENSIVE CHEMICAL USE IS NOT CONDUCTIVE TO WATER QUALITY IMPROVEMENT OR WILDLIFE HABITAT.

ERNST CONSERVATION SEEDS

ERNMX # ERNMX-180-1

SEEDING RATE 20 lbs per acre, or 1/2 lb per 1,000 sq ft

MIX TYPE Rain Garden Grass Mix

- 40.4% Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype
(Little Bluestem, Fort Indiantown Gap-PA Ecotype)
20.0% Carex vulpinoidea, PA Ecotype
(Fox Sedge, PA Ecotype)
20.0% Elymus virginicus, Madison-NY Ecotype
(Virginia Wildrye, Madison-NY Ecotype)
9.0% Panicum clandestinum, Tioga
(Deertongue, Tioga)
5.5% Panicum rigidulum, PA Ecotype
(Redtop Panicgrass, PA Ecotype)
4.0% Chasmodon latifolium, WV Ecotype
(River Oats, WV Ecotype)
0.5% Carex scoparia, PA Ecotype
(Blunt Broom Sedge, PA Ecotype)
0.3% Juncus effusus
(Soft Rush)
0.3% Juncus tenuis, PA Ecotype
(Path Rush, PA Ecotype)

Total 100%

ERNST SEED MIX NOTES

NOT TO SCALE

STEEP SLOPES (ERNST 181 SEED MIX)

SITE PREPARATION NOTES:

- ERADICATE EXISTING VEGETATION BY HAVING A LICENSED SPRAY TECHNICIAN APPLY AN APPROVED HERBICIDE. WHENEVER POSSIBLE, REGRADE THE SITE TO REDUCE SLOPE WHICH WILL, IN TURN, REDUCE EROSION AND MINIMIZE SEED LOSS.
- HABITAT: SOIL CONSISTS OF VARIOUS CLAY, SAND, AND ROCK OUTCROPPING WITHOUT TOPSOIL.
- FERTILITY: THESE SITES ARE GENERALLY LOW IN FERTILITY; THEREFORE, ADDING TOPSOIL OR ORGANIC MATTER (COMPOST) CAN BE VERY BENEFICIAL. CHECK YOUR SOIL PH AND SELECT SPECIES ADAPTED TO THAT PH. ADD LIME AND FERTILIZER AS RECOMMENDED BY SOIL ANALYSIS. INCORPORATE ANY AMENDMENTS INTO THE SOIL. ALL INCORPORATION ACTIVITIES SHOULD BE DONE IN A MANNER THAT WILL LEAVE THE SOIL ROUGH, WHICH WILL MINIMIZE SOIL EROSION AND RAPID RUN-OFF.
- SEEDING METHOD: HAND SEED, BROADCAST, HYDROSEED, OR DRILL SEED. ONCE THE SEED HAS BEEN BROADCAST, DRAGGING WITH A LIGHT HARROW TO COVER THE SEED (APPROX. 1/4-1/2" DEEP), TRACKING OR MULCHING WITH STRAW, HYDROMULCH, OR STRAW/COCONUT FIBER MATS IS RECOMMENDED TO PROTECT THE SEED FROM DRYING OUT OR WASHING AWAY. WITH ADEQUATE TEMPERATURE AND MOISTURE, THE SEED SHOULD BEGIN TO GERMINATE WITHIN APPROXIMATELY THREE WEEKS.

FIRST YEAR MAINTENANCE

- OBSERVATION OF THE DESIRED SPECIES' GROWTH AND WEED COMPETITION IS ESSENTIAL WHEN MAKING MAINTENANCE DECISIONS. MINIMUM MOWING (4"-6" HIGH) TO TOP OFF AGGRESSIVE WEEDS IS RECOMMENDED TO GIVE DESIRABLE PLANTS AND OPPORTUNITY TO DEVELOP ROOTS. MOST COMPETITION THE FIRST YEAR WILL BE ANNUAL WEEDS. MOWING TOO CLOSE ENCOURAGES WEEDY GRASS SPECIES.

SECOND YEAR MAINTENANCE

- MONITOR AND CONTROL UNDESIRABLE VEGETATION WITH SPOT SPRAYING OR MOWING. MOWING THE ENTIRE AREA (4" TO 6" HIGH) DURING THE DORMANT SEASON CAN ENHANCE THE APPEARANCE WITHOUT JEOPARDIZING WILDLIFE HABITAT AND EROSION PROTECTION.

SPECIAL CONSIDERATIONS:

- VEGETATION ALLOWED TO GROW WITHOUT MOWING PROVIDES MORE PROTECTION FOR WILDLIFE AND AIDS IN EROSION CONTROL.

ERNST CONSERVATION SEEDS

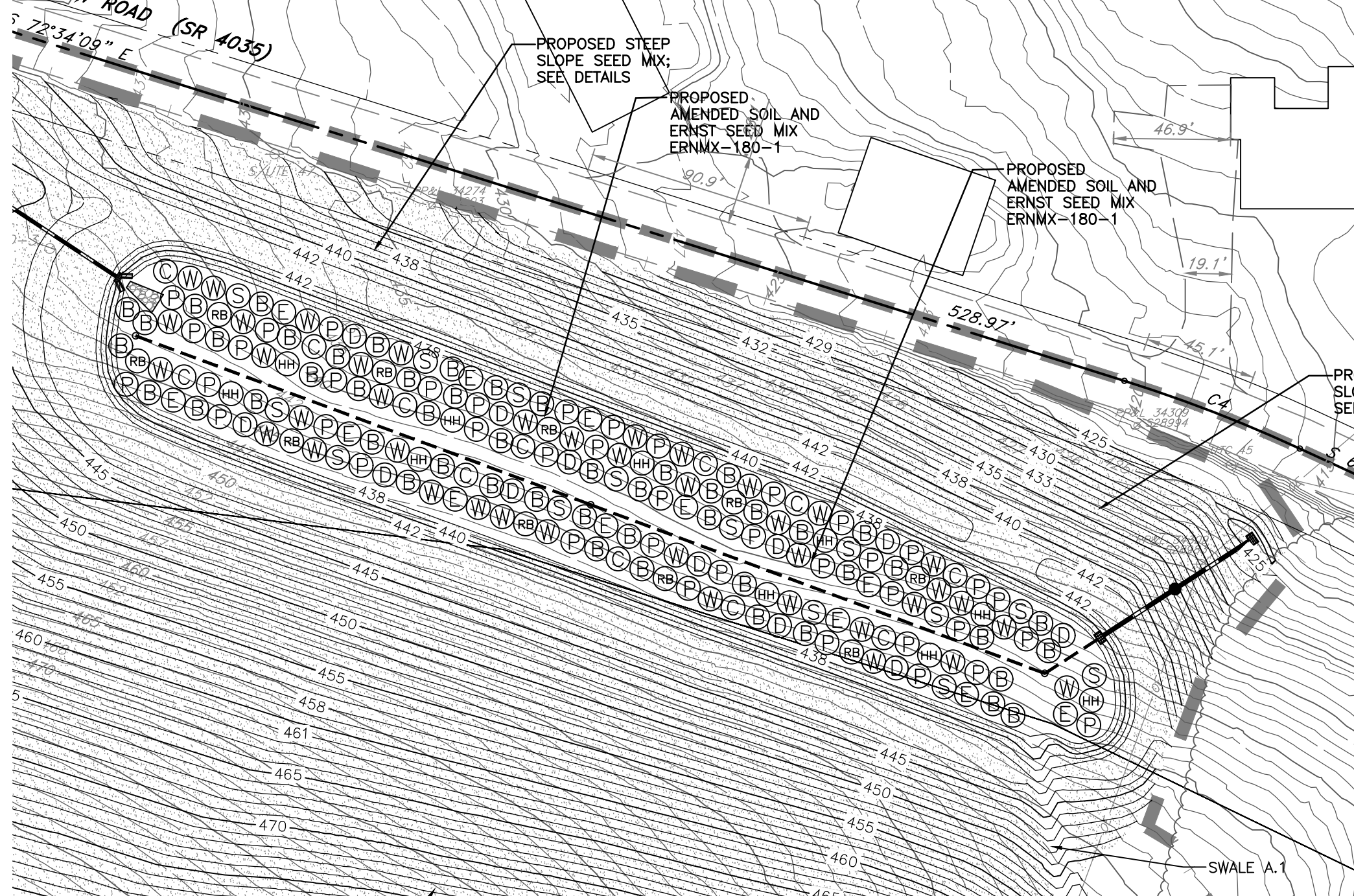
NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS

ERNMX # ERNMX-181

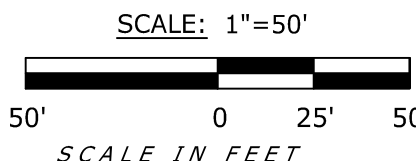
SEEDING RATE 60 lbs per acre, or 1 lb per 1,000 sq ft

MIX TYPE Disturbed Sites and Steep Slopes

- SPECIES LIST
- | | |
|-------|--|
| 20% | Annual Ryegrass (Lolium multiflorum (L. perenne var. italicum)) |
| 16% | Purpletop (Tridens flavus) |
| 14% | Riverbank Wildrye, PA Ecotype (Elymus riparius, PA Ecotype) |
| 12% | Indiangrass, PA Ecotype (Sorghastrum nutans, PA Ecotype) |
| 12% | Creeping Red Fescue (Festuca rubra) |
| 5% | Big Bluestem, 'Niagara' (Andropogon gerardii, 'Niagara') |
| 4% | Ticklegass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype) |
| 4% | Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype) |
| 4% | Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype) |
| 3% | Purple Coneflower (Echinacea purpurea) |
| 2% | Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype) |
| 1% | Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype) |
| 1% | Tall White Beardtongue (Pasternon digitalis) |
| 1% | Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype) |
| 1% | Wild Bergamot (Monarda fistulosa) |
| Total | 100% |



INFILTRATION BASIN PLUG PLANTING PLAN



L.C.P.C. #: 11-58-1

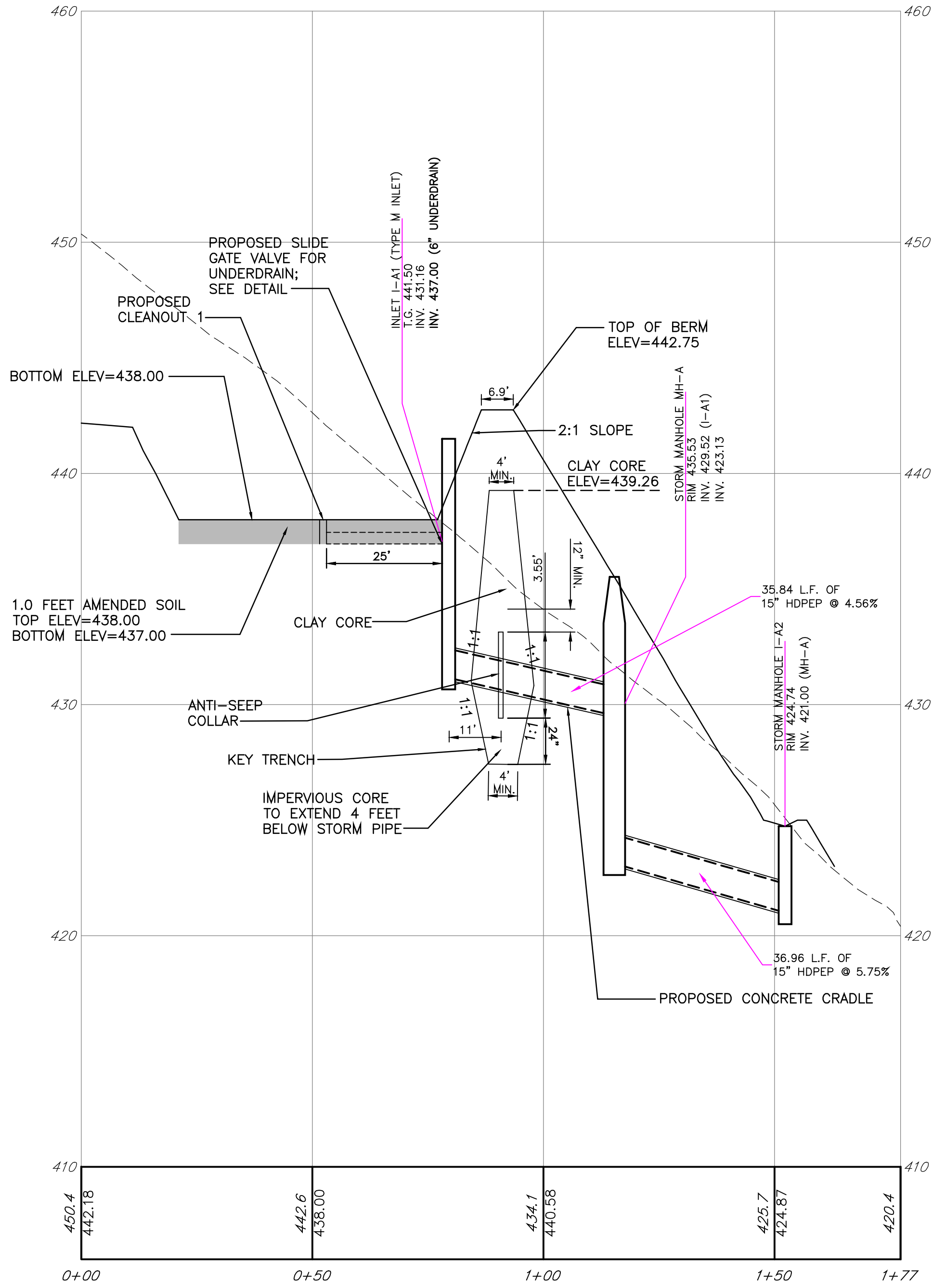
OWNER	SM&B ENTERPRISE LLC
NAME:	645 DONEGAL SPRINGS ROAD
ADDRESS:	MOUNT JOY, PA 17552
TELEPHONE:	717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
REVIS PER TWP ENGINEER, LCCD	7/29/2026
RECORDED PLAN: 2012-0024-1	DATE
REVISIONS	

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Po Box 128
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Ph- (717) 653-5308
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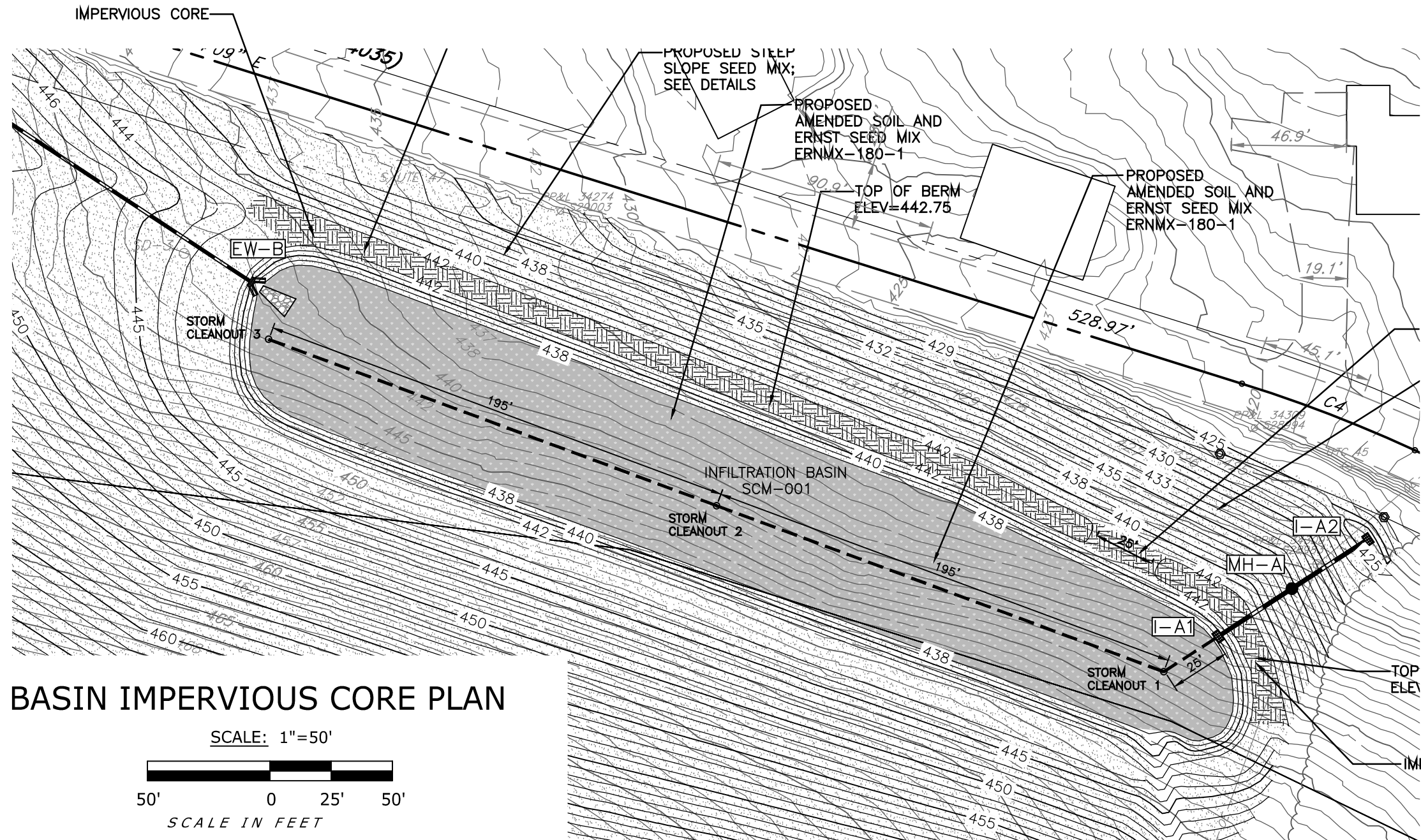
dc gohn
Associates, Inc.

Surveyors - Engineers - Landscape Architects

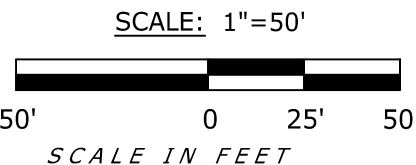
PROJECT NO.: S183-20	DATE: JUNE 10, 2026
DRAWN BY: BRC	CHECKED BY: BRC
SCALE: AS NOTED	
PCSM DETAILS	FOR
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	SM&B ENTERPRISE LLC
FAIRVIEW ROAD	MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #: CG-4082	SHEET #: 19 OF 31



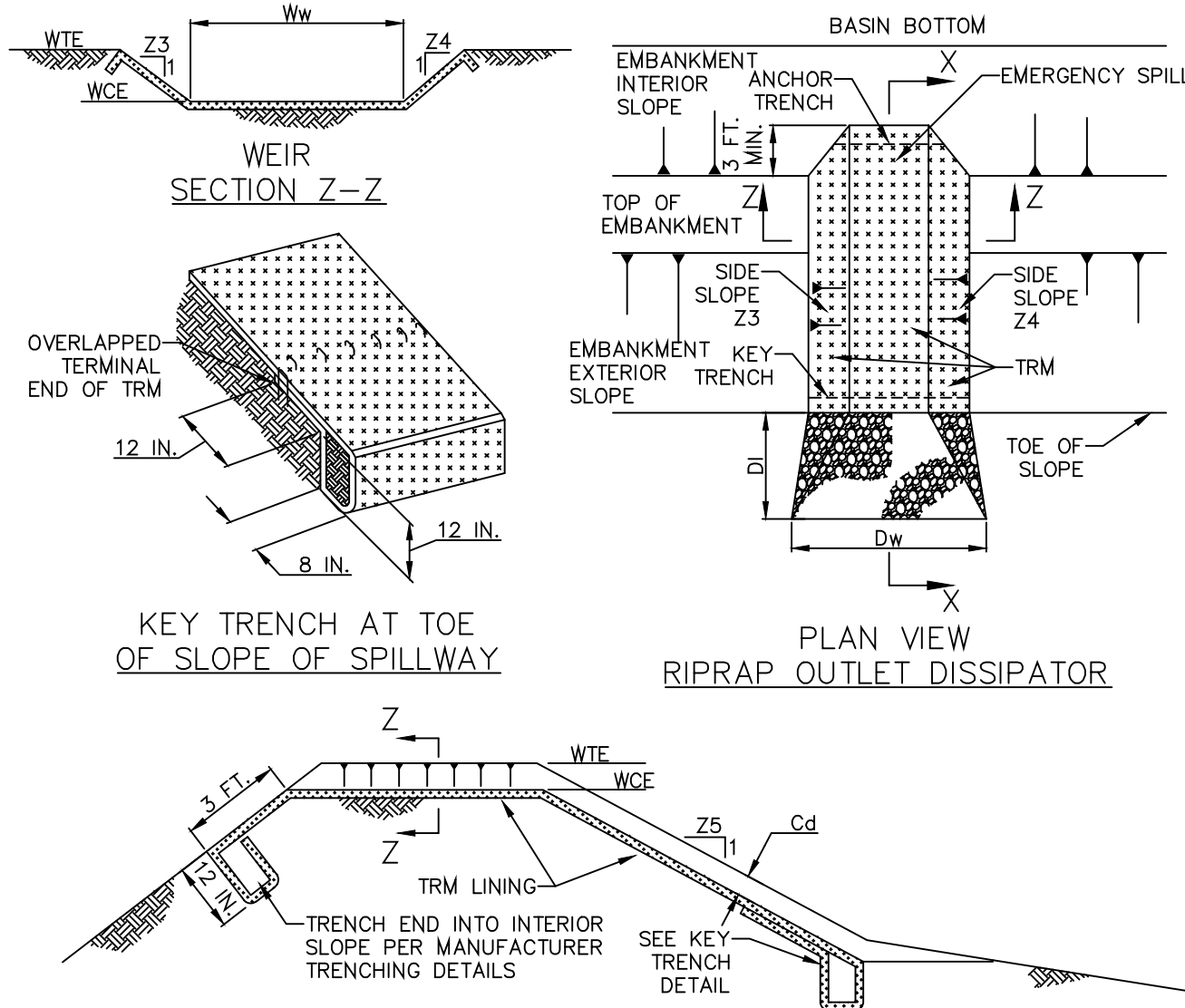
I-A1 TO EW-A (INFILTRATION BASIN 1)
HORZ. SCALE = 1"=20'
VERT. SCALE = 1"=5'



BASIN IMPERVIOUS CORE PLAN



- BASIN NOTES:**
1. FILL SHOULD BE PLACED IN 8" MAXIMUM LIFTS AND SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.
 2. MATERIALS FOR A CLAY CORE SHALL CONFORM TO THE UNITED SOIL CLASSIFICATION GC, SC, CH, OR CL AND MUST HAVE AT LEAST 30% PASSING THE NO. 200 SIEVE.
 3. THE EMBANKMENT FILL MATERIAL SHALL BE TAKEN FROM AN APPROPRIATE BORROW AREA WHICH SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
 4. THE EMBANKMENT FILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
 5. EMBANKMENTS SHALL BE COMPACTED BY SHEEPSFOOT OR PAD ROLLER. THE LOOSE LIFT THICKNESS SHALL BE NINE INCHES OR LESS, DEPENDING ON ROLLER SIZE, AND THE MAXIMUM PARTICLE SIZE SHALL BE SIX INCHES, OR LESS THAN 2/3 OF THE LIFT THICKNESS. FIVE PASSES OF THE COMPACTION EQUIPMENT OVER THE ENTIRE SURFACE OF EACH LIFT IS REQUIRED. EMBANKMENT COMPACTION TO VISIBLE NONMOVEMENT IS ALSO REQUIRED.
 6. THE KEY TRENCH MUST BE DEWATERED DURING BACKFILLING AND COMPACTION OPERATIONS.



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY
SECTION X-X

BASIN NO.	WEIR			CREST ELEV WCE (FT)	WIDTH Ww (FT)	LINING TRM TYPE	CHANNEL	
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)				Z5 (FT)	DEPTH Cd (FT)
INFILTRATION BASIN 1	3	3	442.75	441.15	25	ECP-3	3	1.0

- NOTES:**
- HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
- DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
- THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.

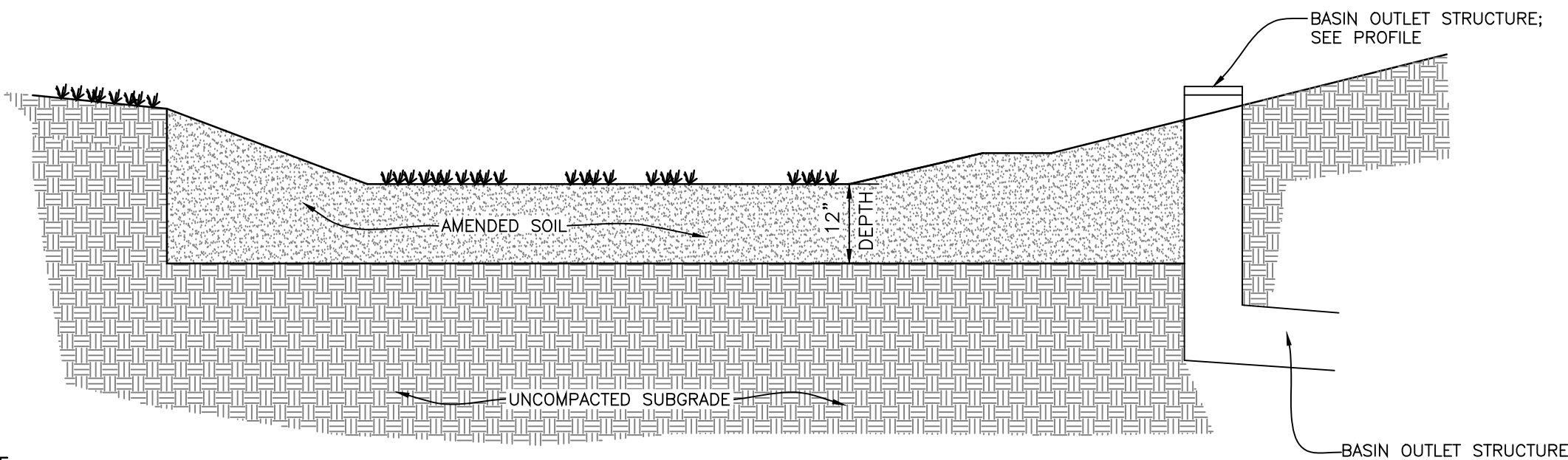
EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

INFILTRATION BASIN CONSTRUCTION NOTES:

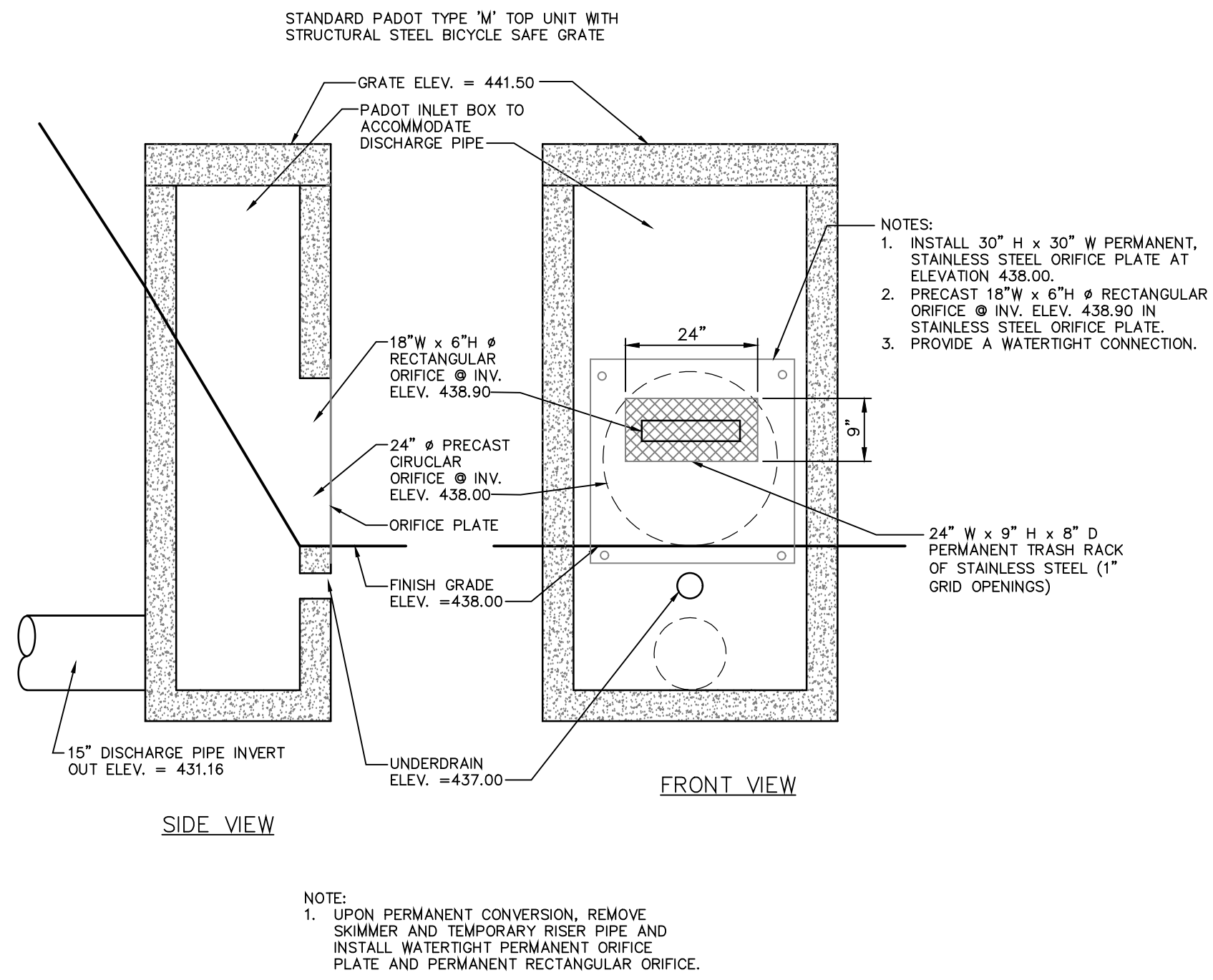
1. LIMIT COMPACTION OVER THE INFILTRATION BASIN AREA.
2. EXCAVATE THE INFILTRATION BASIN TO THE SUBGRADE ELEVATION. EXCAVATION OF THE BASIN SHALL BE DONE WITH EQUIPMENT OUTSIDE OF THE INFILTRATION BASIN TO THE EXTENT PRACTICAL.
3. IF A LIMITING ZONE OF ROCK IS ENCOUNTERED WITHIN THE 24" DEPTH, REFER TO THE ROCK REMOVAL NOTES AS FOLLOWS:
 - IN THE EVENT THAT SUBSURFACE PINNACLES OR CLOSED DEPRESSIONS ARE ENCOUNTERED DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, THEY SHOULD BE OVER-EXCAVATED TO A DEPTH OF 2 FEET BELOW THE PROPOSED INVERT ELEVATION AND THE RESULTING EXCAVATION SHOULD BE BROUGHT BACK UP TO PROPOSED GRADES WITH AN AMENDED SOIL MIXTURE.
 - CONTRACTOR TO EXCAVATE THE ROCK TO A MAXIMUM DEPTH OF 24" BELOW THE EXPOSED SUBGRADE. EXCAVATION OF THE ROCK SHALL BE FROM OUTSIDE OF THE STONE BED TO THE EXTENT PRACTICAL.
 - CARE SHALL BE TAKEN TO MINIMIZE EXCESSIVE ROCK DISTURBANCE TO THE EXTENT PRACTICAL. ALL LOOSE ROCK SHALL BE REMOVED FROM AREAS PRIOR TO BACKFILLING. PRIOR TO BACKFILLING, GEOTECHNICAL ENGINEER TO REVIEW THE REMOVED ROCK AND PREPARED SUBGRADE. IF THERE ARE AREAS OF VOIDS, FRACTURES, SOFT OR WET SOILS, POTENTIAL SINKHOLE AREAS OR OTHER CONDITIONS OF CONCERN, THE AREAS SHALL BE PROPERLY MITIGATED BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. NO BLASTING IS PERMITTED.
4. UPON PERMANENT CONVERSION OF THE INFILTRATION BASIN, SCARIFY BOTTOM OF INFILTRATION BASIN IN THE AREA OF THE AMENDED SOILS A MINIMUM 12" BELOW PROPOSED SUBGRADE. SCARIFICATION OF THE INFILTRATION BASIN SHOULD BE DONE WITH EQUIPMENT OUTSIDE OF THE INFILTRATION BASIN TO THE EXTENT PRACTICAL.
5. THE TOP OF THE CLEANOUTS FOR THE INFILTRATION BASIN SHALL BE SET FLUSH WITH PROPOSED GRADE.
6. INSTALL AMENDED SOIL IN 6-INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE BUCKET OR BY HAND). KEEP EQUIPMENT MOVEMENT OVER AMENDED SOIL TO A MINIMUM AND DO NOT OVERCOMPACT. PLANT ERNST SEED MIX AS NOTED ON THE PLANS PER MANUFACTURER'S SPECIFICATIONS. REFER TO THE FINAL GRADING / PCSM PLAN FOR THE LOCATION AND EXTENT OF THE AMENDED SOIL AREA.

GENERAL INFILTRATION BASIN NOTES:

1. THE AMENDED SOIL SHALL BE A UNIFORM MIXTURE CONSISTING OF 20% SAND, 60% TOPSOIL, AND 20% COMPOST. THE COMPOST SHALL BE APPROVED LANDSCAPING COMPOST COMPRISED OF NATURAL MATERIALS AND WITH AN ORGANIC MATTER CONTENT OF 35% TO 65% AS DETERMINED BY THE LOSS ON IGNITION METHOD. THE TOPSOIL SHALL BE FRIABLE LOAMY SOIL AS CLASSIFIED BY THE USDA, FREE OF WEEDS, HERBICIDES, PETROLEUM-BASED MATERIALS, ANY OTHER DELETERIOUS MATERIALS, ROCKS, AND DEBRIS. THE TOPSOIL SHALL HAVE A PH OF BETWEEN 5.5 AND 6.0. 100% OF THE TOPSOIL SHALL PASS THROUGH A 3/4" SCREEN.
2. IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER AND DC GOHIN PRIOR TO PROCEEDING WITH CONSTRUCTION. A REVISED BMP DESIGN WILL NEED TO BE REVIEWED BY THE TOWNSHIP PRIOR TO COMPLETING CONSTRUCTION OF THE BMP.



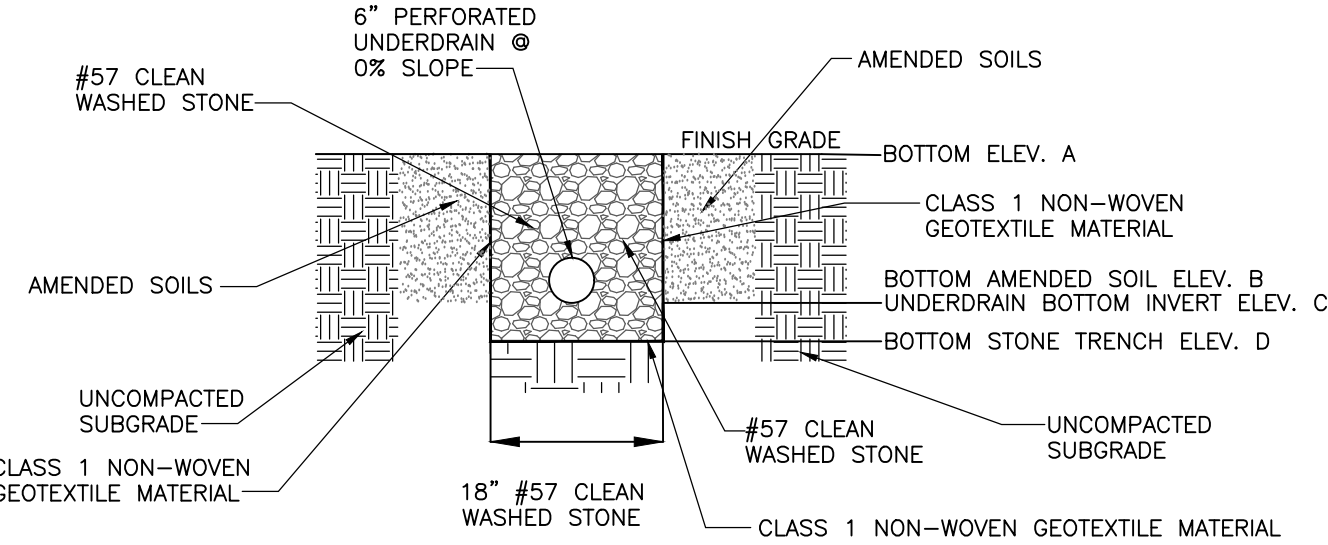
INFILTRATION BASIN 1 DETAIL
NOT TO SCALE



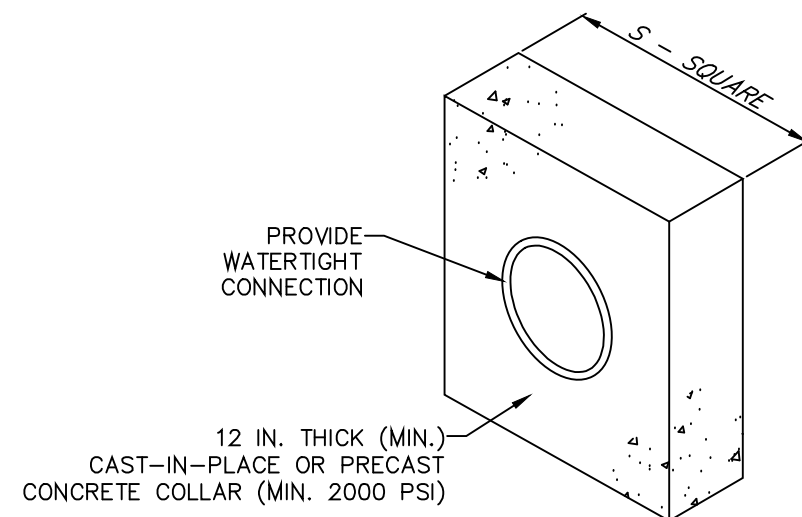
INFILTRATION BASIN 1 OUTLET STRUCTURE (I-A1)
NOT TO SCALE

INFILTRATION ID	BOTTOM ELEV. A (FT)	BOTTOM AMENDED SOIL ELEV. B (FT)	UNDERDRAIN BOTTOM INVERT ELEV. C (FT)	BOTTOM STONE TRENCH ELEV. D (FT)
INFILTRATION BASIN 1	438.00	437.00	437.00	436.50

- NOTE:**
1. ALL PERFORATED PIPE SHALL BE AASHTO CLASS 2 PERFORATIONS AND BE SLHDPE.



INFILTRATION BASIN 1 UNDERDRAIN DETAIL
NOT TO SCALE



BASIN NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISE TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
INFILTRATION BASIN 1	15	42.6	1	11	N/A

- NOTES:**
- ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
- COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

CONCRETE ANTI-SEEP COLLAR DETAIL
NOT TO SCALE

L.C.P.C. #: 11-58-1

OWNER	SM&B ENTERPRISE LLC
NAME:	645 DONEGAL SPRINGS ROAD
ADDRESS:	MOUNT JOY, PA 17552
TELEPHONE:	717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 2025047368
LANCASTER TAX ACCT NO.:	461-12566-0-0000
RECORDED PLAN:	2012-0024-1
REVIS PER TWP ENGINEER, LCCD	7/29/2026
DATE	

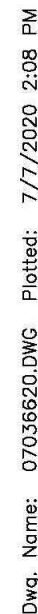
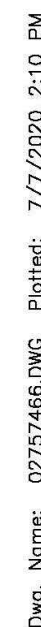
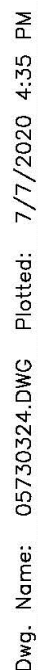
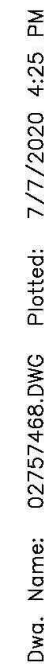
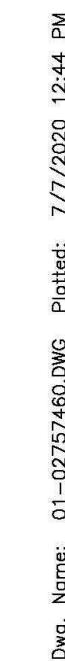
dc gohn Associates, Inc.
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32 Mount Joy Street
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PROJECT NO.:	5183-20
DATE:	JUNE 10, 2026
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	AS NOTED

PCSM DETAILS
FOR
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

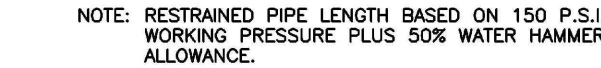
DRAWING #: CG-4082
SHEET #: 20 OF 31



OWNER	SM88 ENTERPRISE LLC NAME: 645 DONEGAL SPRINGS ROAD ADDRESS: MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368
LANCASTER TAX ACCT NO:	461-12566-0-0000
RECORDED PLAN:	2022-0024-J

PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: NTS

WATER DETAILS FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	DRAWING #: CG-4082 SHEET #: 22 OF 31
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* ADD 40% TO LENGTH IF PIPE IS POLYETHYLENE ENCASED.

* ADD 40% TO LENGTH IF PIPE IS POLYETHYLENE ENCASED.

NOTE: FOR PIPE SIZES GREATER THAN 12", SUBMIT ENGINEERING CALCULATIONS TO VERIFY PROPOSED RESTRAINED PIPE LENGTHS.

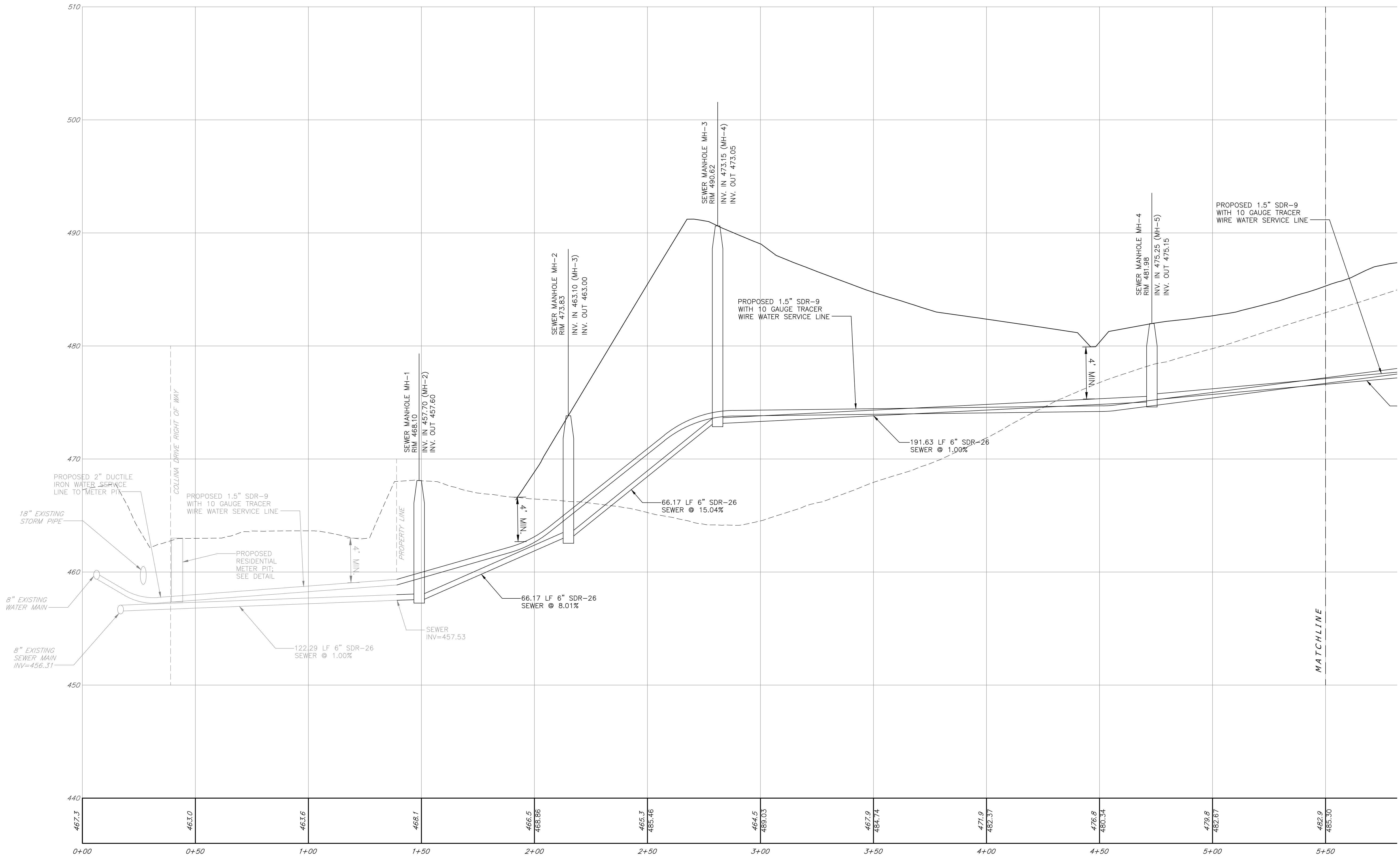
STANDARD DETAIL - SEWER SYSTEM

DATE:	DECEMBER 2008
DETAIL:	23

DATE:	DECEMBER 2008
DETAIL:	23

DRAWING #: CG-4082

SHEET #: 24 OF 31



PROPOSED WATER AND SEWER
HORZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

L.C.P.C. #: 11-58-1

SEWER AND WATER PROFILE
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4082
SHEET #: 25 OF 31

dcgohn

Associates, Inc.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

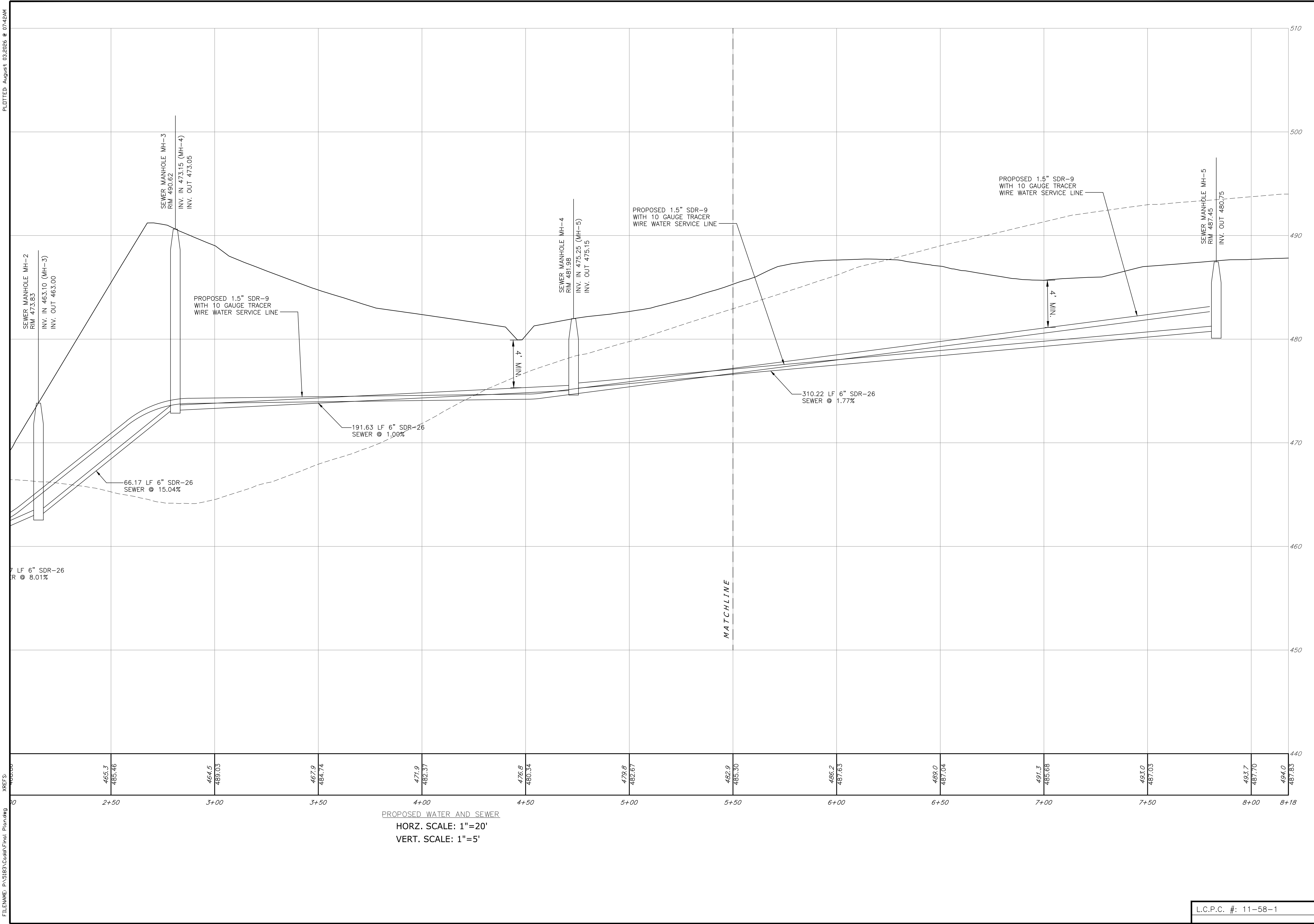
Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5183-20
DATE: JUNE 10, 2026
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: AS NOTED

OWNER
NAME: SM&B ENTERPRISE LLC
ADDRESS: 645 DONEGAL SPRINGS ROAD
TELEPHONE: 717-492-8126
SITE ADDRESS: FAIRVIEW ROAD
MOUNT JOY, PA 17552
SOURCE OF TITLE: DEED REF. 20250047368
LANCASTER TAX ACCT NO: 461-12566-0-0000
RECORDED PLAN: 2012-0024-1

REVIS PER TWP ENGINEER, LCCD	7/29/2026
REVISIONS	DATE

FILENAME: P:\3183\Coord\Final_Plan.dwg XREFS: PLOTTED: August 03,2026 @ 07:42AM



OWNER		OWNER	
NAME: SM&B ENTERPRISE LLC		NAME: SM&B ENTERPRISE LLC	
ADDRESS: 645 DONEGAL SPRINGS ROAD		ADDRESS: 645 DONEGAL SPRINGS ROAD	
MOUNT JOY, PA 17552		MOUNT JOY, PA 17552	
TELEPHONE: 717-492-8126		TELEPHONE: 717-492-8126	
SITE ADDRESS: FAIRVIEW ROAD		SITE ADDRESS: FAIRVIEW ROAD	
MOUNT JOY, PA 17552		MOUNT JOY, PA 17552	
SOURCE OF TITLE: DEED REF. 20250047368		SOURCE OF TITLE: DEED REF. 20250047368	
LANCASTER TAX ACCT NO: 461-12566-0-0000		LANCASTER TAX ACCT NO: 461-12566-0-0000	
RECORDED PLAN: 2012-0024-1		RECORDED PLAN: 2012-0024-1	
REVISED PER TWP ENGINEER, LCCD		REVISED PER TWP ENGINEER, LCCD	
DATE		DATE	

dc gohn Associates, Inc.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohm.com

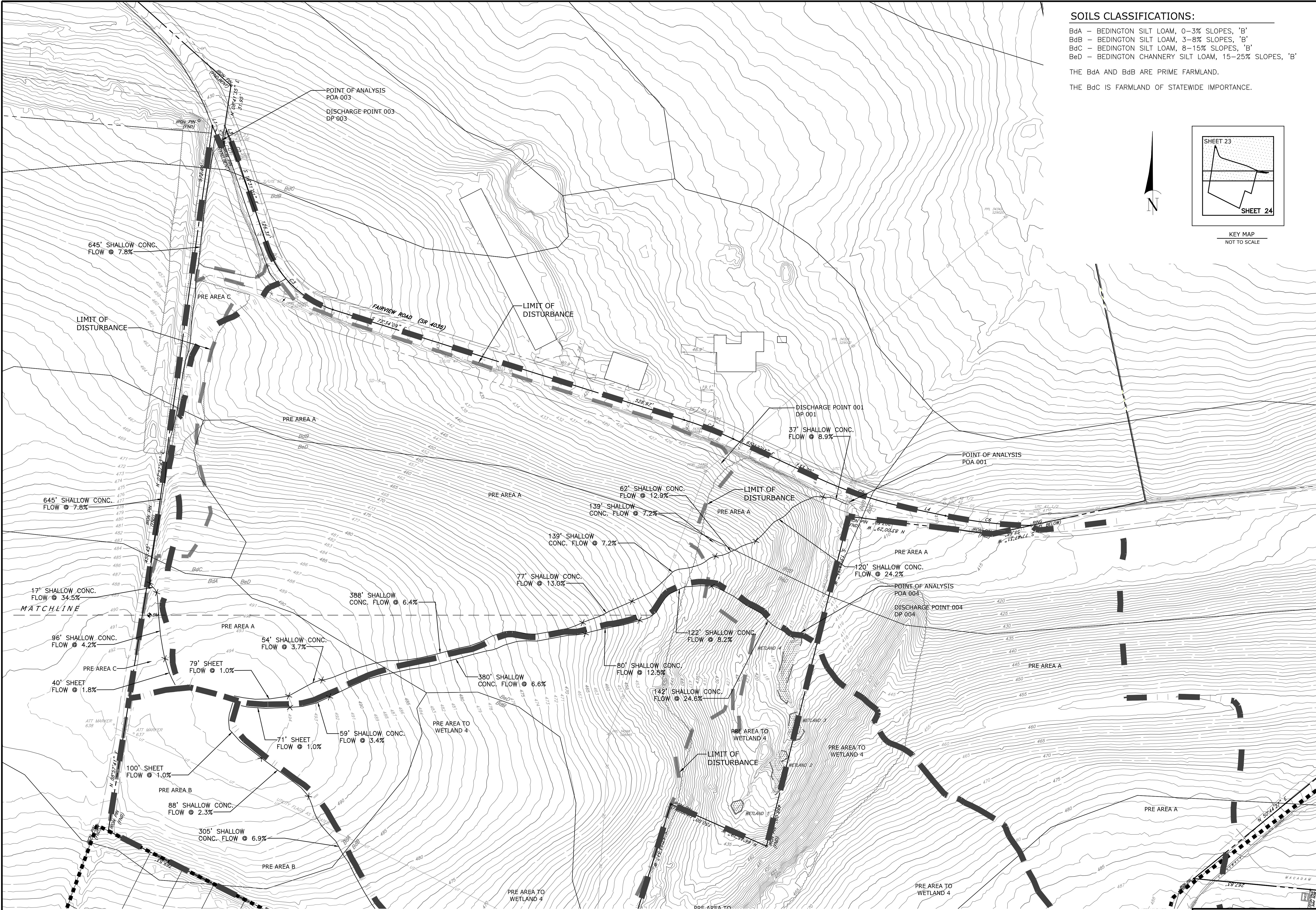
Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5183-20	FOR
DATE: JUNE 10, 2026	PRELIMINARY/FINAL SUBDIVISION AND
DRAWN BY: BRC	LAND DEVELOPMENT PLAN
CHECKED BY: BRC	SM&B ENTERPRISE LLC
SCALE: AS NOTED	FAIRVIEW ROAD
	MOUNT JOY TOWNSHIP
	LANCASTER COUNTY, PENNSYLVANIA

L.C.P.C. #: 11-58-1	DRAWING #: CG-4082
	SHEET #: 26 OF 31

FILENAME: P:\3183\Coord\Final Planning XREFS

PLOTTED: August 03,2026 @ 07:42AM

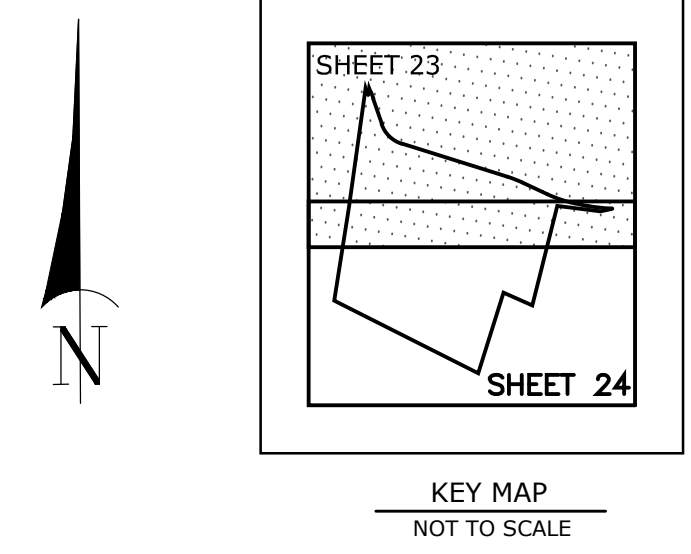


SOILS CLASSIFICATIONS:

BdA - BEDINGTON SILT LOAM, 0-3% SLOPES, 'B'
BdB - BEDINGTON SILT LOAM, 3-8% SLOPES, 'B'
BdC - BEDINGTON SILT LOAM, 8-15% SLOPES, 'B'
BeD - BEDINGTON CHANNERY SILT LOAM, 15-25% SLOPES, 'B'

THE BdA AND BdB ARE PRIME FARMLAND.

THE BdC IS FARMLAND OF STATEWIDE IMPORTANCE.



OWNER	SM&B ENTERPRISE LLC
NAME:	645 DONEGAL SPRINGS ROAD
ADDRESS:	MOUNT JOY, PA 17552
TELEPHONE:	717-492-8126
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368
LANCASTER TAX ACCT NO.:	461-12566-0-0000
RECORDED PLAN:	2012-0024-1
DATE	7/29/2026
REVISIONS	

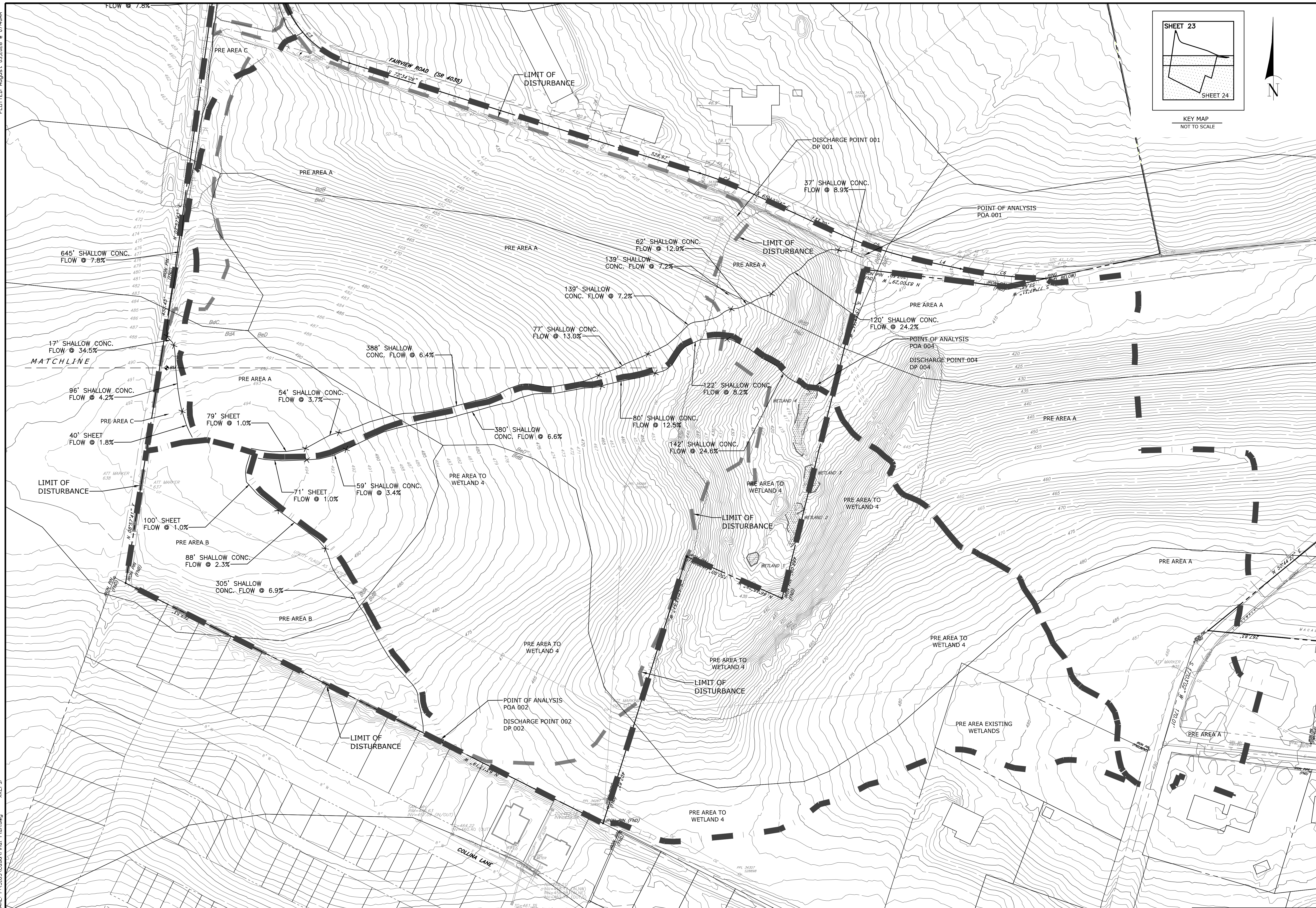
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
PH- (717) 653-5308
www.dgohn.com

dc gohn
Associates, Inc.

Surveyors - Engineers - Landscape Architects

PROJECT NO.:	5183-20
DATE:	JUNE 10, 2026
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	1"=60'
SCALE IN FEET	60' 30' 0'
PRE DEVELOPMENT DRAINAGE PLAN	
FOR	
PRELIMINARY/FINAL SUBDIVISION AND	
LAND DEVELOPMENT PLAN	
SM&B ENTERPRISE LLC	
FAIRVIEW ROAD	
MOUNT JOY TOWNSHIP	
LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #:	CG-4082
SHEET #:	27 OF 31

L.C.P.C. #: 11-58-1



PRE DEVELOPMENT DRAINAGE PLAN
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SM&B ENTERPRISE LLC
FAIRVIEW ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4082
SHEET #: 28 OF 31

PROJECT NO.:	5183-20
DATE:	JUNE 10, 2026
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE: 1"=60'	

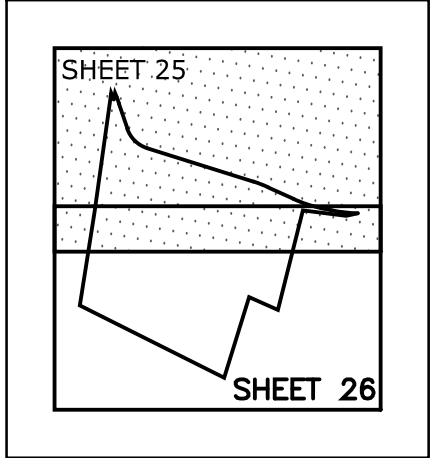
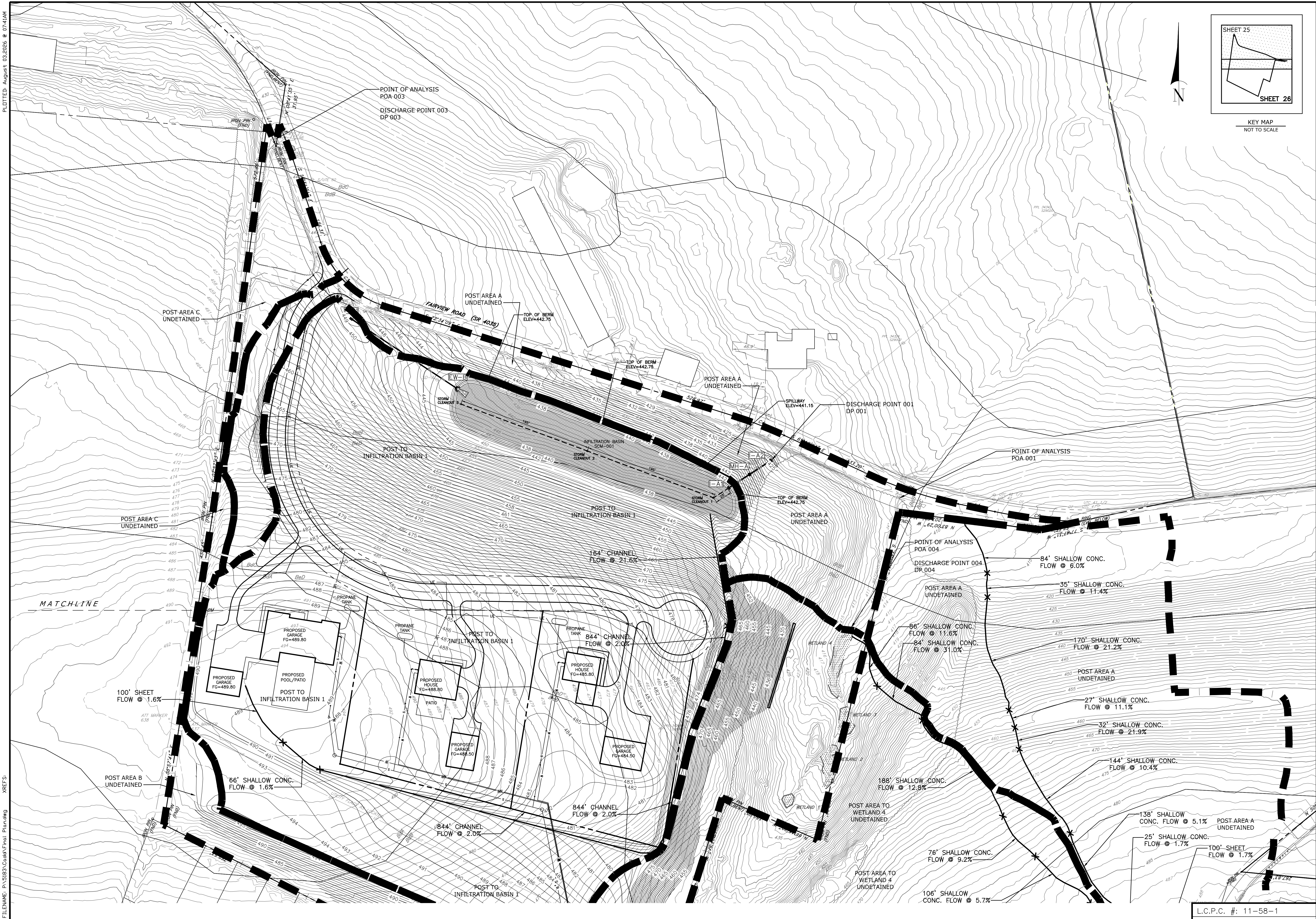


50' 0 30' 60'
SCALE IN FEET



OWNER	SM&B ENTERPRISE LLC 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126
	SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552
SOURCE OF TITLE: DEED REF. 20250047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 LANCASTER TAX ACCT NO: 461-12566-0-0000	

REVISIONS	DATE
REVS PER TWP ENGINEER, LCCD	7/29/2026



OWNER	NAME: SW&B ENTERPRISE LLC
ADDRESS:	645 DONEGAL SPRINGS ROAD
TELEPHONE:	MOUNT JOY, PA 17552
SITE ADDRESS:	FAIRVIEW ROAD
	MOUNT JOY, PA 17552
SOURCE OF TITLE:	DEED REF. 20250047368
LANCASTER TAX ACCT NO.:	461-12566-0-0000
RECORDED PLAN:	2012-0024-1
REVISIONS	DATE
	7/29/2026

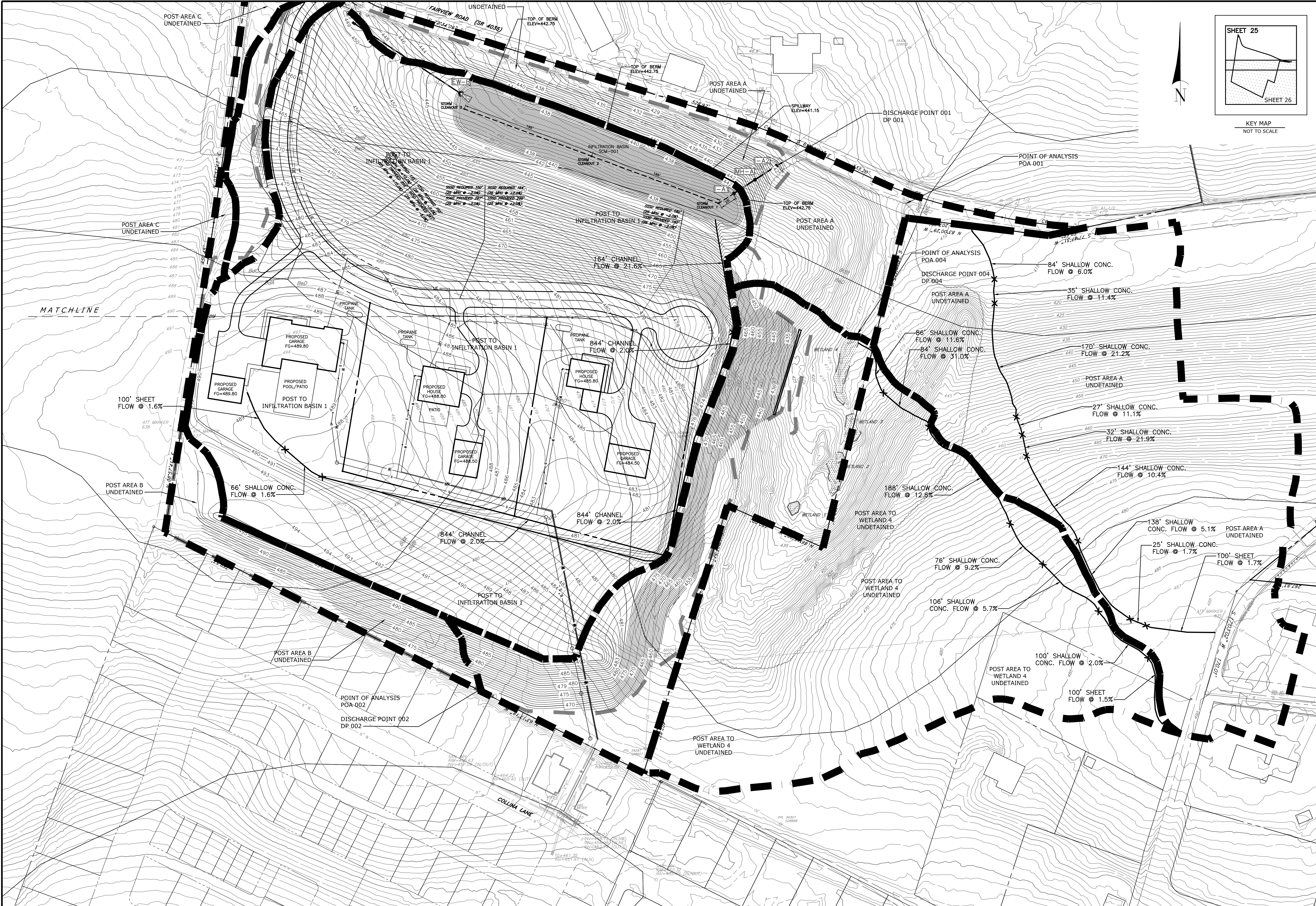
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dgohn.com

dc gohn
Associates, Inc.

Surveyors - Engineers - Landscape Architects

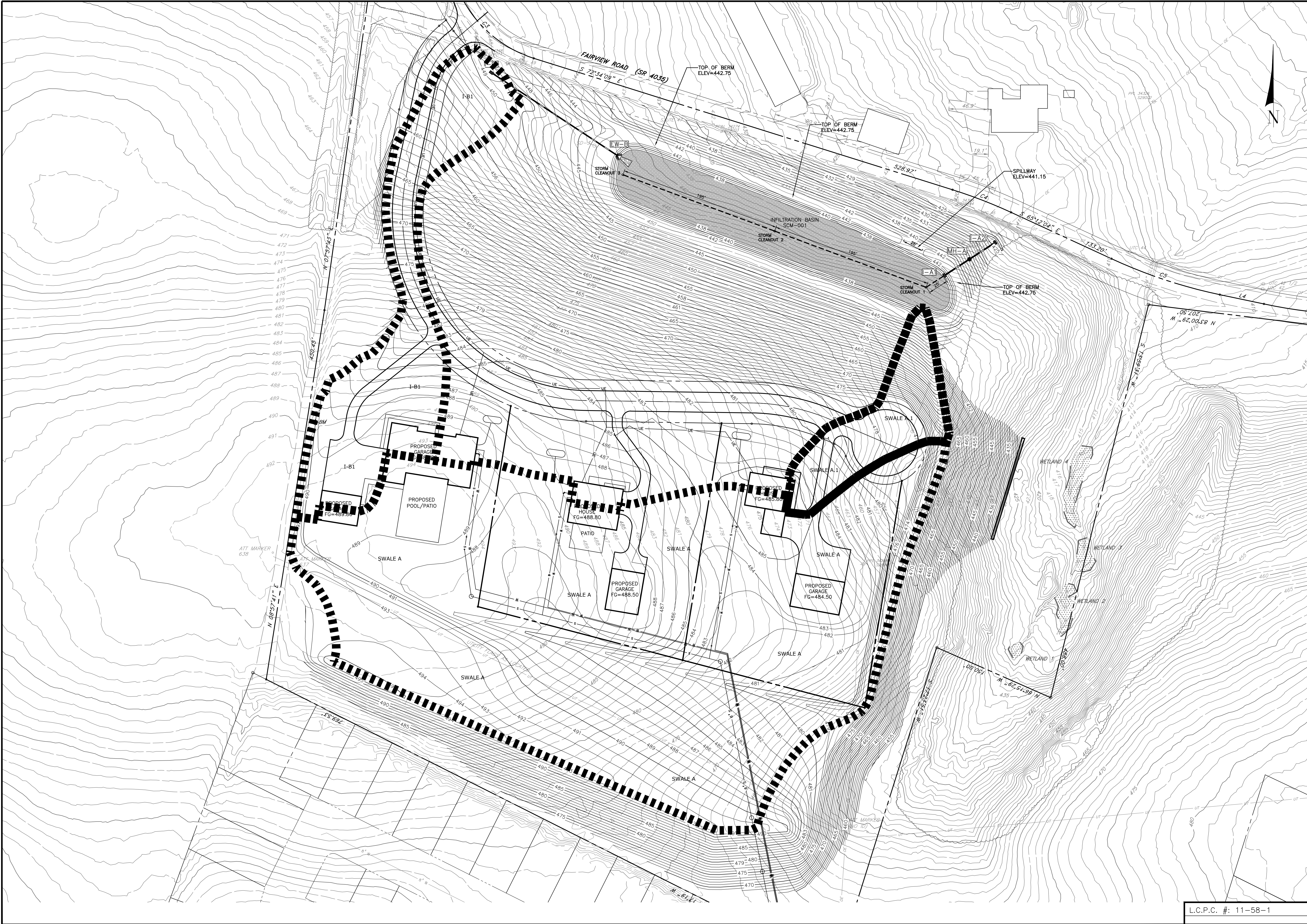
PROJECT NO.:	5183-20
DATE:	JUNE 10, 2026
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	1"=60'
	0 30' 60'
	SCALE IN FEET
POST DEVELOPMENT DRAINAGE PLAN	
FOR	
PRELIMINARY/FINAL SUBDIVISION AND	
LAND DEVELOPMENT PLAN	
SM&B ENTERPRISE LLC	
FAIRVIEW ROAD	
MOUNT JOY TOWNSHIP	
LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #:	CG-4082
SHEET #:	29 OF 31

L.C.P.C. #: 11-58-1



L.C.P.C. #: 11-58-1

OWNER		NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126		SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552		SOURCE OF TITLE: DEED REF. 2025047368 LANCASTER TAX ACCT NO: 461-12566-0-0000 RECORDED PLAN: 2012-0024-1	
PROJECT NO.: 5183-20		DATE: JUNE 10, 2026		DRAWN BY: BRC		CHECKED BY: BRC	
SCALE: 1"=60'		100' SHEET FLOW @ 1.6%		100' SHEET FLOW @ 1.5%		100' SHEET FLOW @ 1.7%	
FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA		DRAWING #: CG-4082		SHEET #: 30 OF 31		REVIS PER TWP ENGINEER, LCCD 7/29/2026 DATE	



L.C.P.C. #: 11-58-1

PROJECT NO.: 5183-20 DATE: JUNE 10, 2026 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=50' 50' 0' 25' 50' SCALE IN FEET		dc gohn Associates, Inc. 32 Mount Joy Street Po Box 128 Mount Joy, PA 17552 Ph- (717) 653-5308 www.dcgohn.com Surveyors - Engineers - Landscape Architects		OWNER NAME: SM&B ENTERPRISE LLC ADDRESS: 645 DONEGAL SPRINGS ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-492-8126 SITE ADDRESS: FAIRVIEW ROAD MOUNT JOY, PA 17552 SOURCE OF TITLE: DEED REF. 2025047368 LANCASTER TAX ACCT NO: 461-12556-0-0000 RECORDED PLAN: 2012-0024-1		REVISIONS DATE 7/29/2026	
POST DEVELOPMENT SUB DRAINAGE PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SM&B ENTERPRISE LLC FAIRVIEW ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA				DRAWING #: CG-4082 SHEET #: 31 of 31			

ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SISCO

LAW OFFICES
MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

P. O. BOX 4686
LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

GEORGE J. MORGAN
(1971 - 2021)

RETIRED
CARL R. HALLGREN
MICHAEL P. KANE

700 NORTH DUKE STREET
LANCASTER, PA 17602
717-299-5251

1536 W MAIN STREET
EPHRATA, PA 17522
717-733-2313

659 E WILLOW STREET
ELIZABETHTOWN, PA 17022
717-361-8524

OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER
FRANK A. NARDO, JR.

June 17, 2026

VIA EMAIL

Matthew J. Mandia, Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: Final Subdivision and Land Development Plan for SM&B Enterprises, LLC
Our File No. 10221-1

Dear Matt:

I received a copy of the Final Subdivision and Land Development Plan for SM&B Enterprises, LLC (the "Plan") and supporting information submitted by D. C. Gohn Associates, Inc. The Plan proposes to subdivide a tract of land on the south side of Fairview Road containing approximately 17.5 acres located in the Agricultural District into three lots. The Zoning Hearing Board has granted variances to allow the creation of a 1.52 acre lot, 1.51 acre lot, and 14.24 acre lot. This letter will set forth comments on the Plan.

The Plan proposes that the three lots will be served by a private cul-de-sac street. SM&B Enterprises, LLC ("Landowner") has requested a waiver for the length of the private street. The requested waiver justification includes the existing wetlands and steep slope which would make further extension of the street difficult.

If the Planning Commission grants the waiver concerning the length of the private street, there should be several conditions on the waiver and on the Plan. The conditions would include that the private street cannot be extended further to the east; that the private street may serve only the three dwelling units proposed by the Plan; and that the land cannot be further subdivided or additional dwelling units installed. I acknowledge that the existing conditions of the Property make extension of the private street further east unlikely, but it is conceivable that a fourth dwelling unit could be located at the eastern end of the private street.

There are areas of wetlands on the eastern boundary, as well as a water course. Sheet 8 proposes the creation of a riparian buffer easement and a conservation easement. There should be an Agreement Providing for Grant of Conservation Easement which would include both the proposed conservation easement over the wetlands delineated on Sheet 8 and the riparian buffer easement which includes all of the wetlands.

There will have to be a Storm Water Management Agreement and Declaration of Easement for the Plan. The Plan proposes a substantial infiltration basin on Lot 1 between Fairview Road and the proposed street. There do not appear to be any storm water management facilities on the two smaller lots although there is some grading on 3 at its southeast corner. I assume that the owner of Lot 1 will be responsible to maintain the storm water management facilities. The Storm Water Management Agreement must contain all of the operations and maintenance requirements on Sheet 20 of the Plan.

I reviewed the website of the Office of the Recorder of Deeds. Landowner has not granted any mortgages against the land, so no Joinder by Mortgagee is required for the Agreement Providing for Grant of Conservation Easement or the Storm Water Management Agreement.

Storm Drainage Note 20 states that the infiltration basin is designed for 65,089 square feet of impervious area. The amount of impervious surface should be allocated among the three lots so that the Township will be able to determine compliance when permits are requested for the structures on each lot. This allocation can then be included in the Storm Water Management Agreement.

Fairview Road is a state highway under the jurisdiction of the Pennsylvania Department of Transportation ("PennDOT"). PennDOT must approve the installation of the private street and its intersection with Fairview Road. The Pennsylvania Municipalities Planning Code at Section 508(6) requires that a note be placed on any plan proposing access from a state highway indicating that approval of the plan is not a guarantee that PennDOT will grant the necessary highway occupancy permit. That note must be included on the Plan.

The name of the private street should be included on the Plan. The notes on Sheet 9 of the Plan indicate merely, "The proposed street is a private street." There must be some determination relating to the long-term maintenance of the private street. This can be through either a private street agreement assigning percentages of responsibility for maintenance costs as well as enforcement provisions. Alternately, the three lots could become a planned community with the planned community association being responsible for the private street. The private street agreement or declaration for a planned community must also expressly address snow removal and expressly state that the Township is not responsible to and will not perform winter weather maintenance. The preparation, approval of, and recording of such an agreement or a declaration should be a condition of Plan approval. The document should be provided for review and approval before it is finalized and recorded.

Matthew J. Mandia, Township Manager
June 17, 2026
Page 3

If you have any questions concerning any of these comments, please contact me.

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(7)\260615\71

cc: Justin S. Evans, AICP, Assistant Zoning Officer (via email)
Patricia J. Bailey, Township Secretary, Assistant Zoning Officer (via email)
Cindy Gonzalez, Assistant Township Secretary (via email)
Benjamin S. Craddock, P.E. (via email)
Brian R. Cooley, Landscape Architect (via email)

August 20, 2026

Matthew Mandia
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: matt@mtjoytp.org

Re: SM&B Enterprises LLC
Final Subdivision and Land Development Plan
Township Permit No. 26-04-FSDP
LCEC Project No: 25-241



LANCASTER CIVIL
★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Dear Mr. Mandia,

We have received a final subdivision and land development plan submission from D.C. Gohn & Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Comment response letter dated July 29, 2026
- Preliminary/Final Subdivision and Land Development Plan revised July 29, 2026
- Post Construction Stormwater Management Report revised July 29, 2026
- Erosion and Sediment Control Plan revised July 29, 2026
- Water and Sewer Feasibility Report revised July 29, 2026
- SWM Letter Report – Supplemental Letter dated August 3, 2026
- Private Street Justification Letter dated July 29, 2026
- Modification Letter dated July 29, 2026
- Modification Withdrawal Letter dated July 29, 2026
- Engineer's Opinion of Probable Cost dated July 29, 2026
- Legal Description Snow Easements dated July 23, 2026
- Mount Joy Borough Authority Review Letter (construction plans) dated June 1, 2026
- Mount Joy Borough Authority Review Letter (land development plans) dated June 26, 2026
- Mount Joy Borough Authority Capacity Request Review No. 1 Letter dated August 17, 2026
- Fire Department Approval Letter dated July 15, 2026
- MESA approval email dated August 3, 2026
- Access Easement Agreement undated

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Zoning Ordinance

1. At a Zoning Hearing Board meeting on March 4, 2026, the Board granted the following:
 - a. Variance from 135-85.B(1) to permit creation of the new lots/single-family dwellings.
 - b. Variance from 135-85.C(2) to exceed the maximum lot area for single-family dwellings.
 - c. Variance from Section 135-86.A to exceed the maximum accessory height.
2. Site Note 26 on Sheet 9 of the plans shall be included in the deeds for each lot (135-85.B(6)).
3. The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F).

Subdivision and Land Development Ordinance

4. A preliminary plan is required (119-25). The applicant has requested a waiver of this requirement.
Waiver response: The applicant proposes to process this as a preliminary/final plan which includes both preliminary and final plan requirements. The public improvements are not scheduled to begin prior to plan recordation, therefore I have no objection to this modification.
5. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
6. The plan shall identify the parent tract and all prior subdivisions of the parent tract, including the recording reference of each prior plan for the parent tract (119-31.B(13)). The "Certificate" on the Cover Sheet shall include a deed reference to the parent tract as it existed on June 4, 1978.
7. The applicant shall supply proof that the highway occupancy permit (HOP) has been issued to permit a street intersection to be completed at the proposed location or certification from a professional engineer that consistent with the regulations of PennDOT a permit can be issued to permit a driveway to be completed at the proposed location (119-31.D(8)). Either a copy of the PennDOT HOP shall be provided prior to plan recording, or a certificate in accordance with Appendix No. 1 shall be added to the plan.
8. Certification shall be provided from the public water and sewer provider that capacity exists to accommodate the proposed development (119-32.A(2)(a)[3] & 119-32.A(2)(b)[4]). The Authority engineer has recommended approval of the request for three (3) water and sewer EDUs; however, the Authority has not yet acted upon this recommendation.
9. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A).
10. The applicant shall provide proof of notification to owners of existing AT&T right-of-way within the tract. A copy of such correspondence shall be provided to the Township. A note stating any condition regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan (119-35.E(2)(b)). The response letter indicates AT&T was contacted; however, proof of notification/correspondence was not provided in the submission.

11. Written notices from the police department that will serve as the primary responders for the land development shall be submitted indicating that the building layout is satisfactory and will not present any obstacles or other problems for police response to the land development (119-35.E.(2)(h)).
12. A Stormwater Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor shall be executed and recorded (119-35.E(4)(c), 119-56.E & 113-62).
13. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
14. Financial security shall be provided in the amount of \$943,892.40 prior to final plan approval (119-41 & 113-60).
15. The submitted declaration for the proposed private street shall be in a form satisfactory to the Township and the Township Solicitor and recorded with the Lancaster County Recorder of Deeds as part of the final plan (119-52.B). The references to "access drive" and "driveway" in the declaration shall be corrected to reference a private street (e.g. John Estate Lane).
16. The frontage along Fairview Road (a collector street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening, curbing, and sidewalk. The applicant has requested a waiver of this requirement.

Waiver response: The existing cartway width is approximately 25'. The required width for collector streets in the Designated Growth Area is 28'. An existing swale currently conveys stormwater along the property frontage and there is a reduction in stormwater flow to Fairview Road in post-development; therefore, curbing is not required for drainage purposes. There is no existing sidewalk on adjacent properties, which are agricultural in nature and minimal pedestrian traffic will be generated from the three proposed single-family dwellings. Based on these considerations, I have no objection to deferral of the frontage improvement requirements with the condition that a deferral agreement be executed in a form acceptable to the Township Solicitor.

17. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at the time of development, the developer shall deposit funds with the Township in the amount of 110% of the cost of improvements, or the applicant shall enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible (119-52.J(3)(d)). If the Township elects to defer the required improvements, the Township Solicitor should confirm whether the existing Road Improvements Agreement recorded at Document No. 5982070 is adequate or if a new agreement should be executed and recorded. All notes on the plans shall reflect the controlling deferral agreement.
18. The cartway edge at the intersection of Fairview Road (a collector street) shall be rounded with a radius of 35' (119-52.K(4)). The applicant has requested a waiver of this requirement.

Waiver response: The applicant proposes the cartway edge of the private street be rounded with a radius of 25'. A 25' radius accommodates the anticipated traffic to the single-family homes and the fire department reviewed and approved for plans for emergency access. In addition, a PennDOT permit is required for the proposed connection with Fairview Road, and a 25' radius is permitted by PennDOT for the type of

connection that is being proposed. Based on these considerations, I have no objections to a waiver of this requirement.

19. Deeds to lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (119-52.L).
20. All permanent cul-de-sac streets shall have a maximum length of 600 feet (John Estate Lane) The applicant has requested a waiver of this requirement.

Waiver response: The proposed cul-de-sac street is approximately 980 feet in length. The cul-de-sac street is designed to Township standards (e.g. 24' wide cartway, 80' turnaround, etc.). The cul-de-sac street is the proposed access for three lots; a 600 foot length will not provide access to the third lot. The proposed cul-de-sac street will be privately owned and maintained, and shortening the street to meet the ordinance requirements will not provide benefits to the public. Based on these considerations, I have no objections to a waiver of this requirement.

21. Streetlighting shall be provided along all new streets located within the designated growth area (119-52.O). The applicant has requested a waiver of this requirement.

Waiver response: No streetlighting is proposed along the private street. The private street serves three residences, is not offered for dedication and terminates in a cul-de-sac. No further subdivision of the subject tract is permitted. Based on these considerations, I have no objections to a waiver of this requirement.

22. The proposed private street shall be constructed to the street standards set forth on Appendix No. 16 (119-52.R(6)). The Private Street Section construction detail on Sheet 17 does not show the required crown. The applicant has requested a waiver of this requirement.

Waiver response: As an alternative to installing storm drainage pipes and inlets along the street, the proposed drainage is proposed to sheet flow across the street and an embankment to the proposed infiltration basin. The embankment will be planted with a low maintenance steep slope seed mix that will minimize erosion and increase water quality. The proposed cul-de-sac street will be privately owned and maintained. Based on these considerations, I have no objections to a waiver of this requirement.

23. Sidewalks shall be provided along both sides of the proposed private street (119-53.B(1)). The applicant has requested a waiver of this requirement.

Waiver response: No sidewalk is proposed along either side of the proposed private street. The adjacent properties are agricultural in nature and do not necessitate a pedestrian connection. The sidewalk would not connect to an existing sidewalk network. The three proposed single-family dwellings generate minimal pedestrian traffic along the private street. Based on these considerations, I have no objections to a waiver of this requirement.

24. Curbing shall be provided along both sides of the proposed private street (119-53.C(1)). The applicant has requested a waiver of this requirement.

Waiver response: No curbing is proposed along either side of the proposed private street. Stormwater runoff from the street sheet flows directly to the infiltration basin. The steep slope downgradient of the proposed private street will be planted with steep slope seed mix which will minimize erosion. In addition, vehicular and pedestrian traffic will be minimal alongside the private street. Based on these considerations, I have no objections to a waiver of this requirement.

25. Requirements for the drainage easements shall be included in all deeds for lots which contain an easement. The applicant shall be responsible for completing a declaration of easement and stormwater management agreement in a form that is acceptable to the Township Solicitor (119-56.E).
26. The tree protection area must be clearly indicated on the plans. Trees to be saved shall be marked prior to construction with the edge of the protected area marked with a 48" high fence (119-59.H).
27. The Official Map shows a proposed trail along Fairview Road. The applicant is responsible for construction of this trail. A ten foot wide pedestrian easement shall be provided for the trail (119-62). The applicant has requested a waiver of this requirement.

Waiver response: There is not a trail in the immediate vicinity or adjacent properties which are zoned agricultural. Since the construction of the trail would not result in a usable improvement due to the short length and lack of connectivity to neighboring properties, I have no objection to the *deferral* of the trail improvements with the condition that a deferral agreement in a form acceptable to the Township Solicitor is executed and recorded.
28. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

Stormwater Management Ordinance

29. Evidence of NPDES and E&S permit approval by the Lancaster County Conservation District shall be provided (113-31.D, 113-45.B & 113-45.C).
30. The following erosion and sediment control items shall be addressed (113-31.E & 113-43.K):
 - a. There are numerous instances of overlapping/obscured text on the plans that shall be resolved.
 - b. The applicant shall confirm if the installation of Filtersoxx 6 is part of the Phase 1 construction sequence.
 - c. It appears additional erosion and sediment controls need to be installed downslope of the proposed Phase 1 earth disturbance. Filtersoxx 7 shall be extended downslope of the disturbed areas on the northern portion of the retaining wall.
 - d. The plans shall show the location of all proposed erosion control matting for Phases 1 and 2.
 - e. The 12" filtersoxx downslope of the topsoil stockpile described in the construction sequence shall be shown on the plans.
 - f. The installation of the roof leader piping shall be included in the construction sequence.
 - g. Design information (slope length, grade, design chart, etc.) shall be provided for the proposed compost filter sock.
 - h. Calculations shall be provided to show that the temporary slope pipe has sufficient capacity to convey the peak discharge from the design storm.
 - i. The top width (25') shown in the Sediment Basin w/ Permanent Structure and Sediment Basin Embankment And Spillway Details- Skimmer construction details are inconsistent with the embankment top width shown on the plans (6.9').
31. Stormwater management basins shall not be placed in, over, or immediately adjacent to closed depressions or located closer than 100 feet from the rim of closed depressions (113-31.J(1)&(2)). The location of surficial depression "SD-03" shall be shown on the plans

to confirm that this requirement has been met. The applicant has requested a modification of this requirement.

Modification response: The surficial depression "SD-03" is a minor, localized depression and is not classified as a sinkhole or closed depression. The geologist recommends that the feature be evaluated by test pit prior to bulk earthwork to verify the subsurface conditions. Based on these considerations, I have no objections to a modification of this requirement with the condition that the geologist recommendations for SD-03 are shown on the plans.

32. The stabilized infiltration rate is to be determined within the same soil horizon as the bottom of the infiltration facility (113-31.L(2)(a)). Infiltration tests TP-04 and TP-05 do not meet this requirement. The response letter indicates that the infiltration tests were performed within the same soil horizon as the bottom of the infiltration facility; however, the soil horizon elevations for both TP-04 and TP-05 infiltration tests (437.00 to 434.00) are located at a different elevation of the infiltration facility bottom (438.00).
33. Prior to construction, a tree protection zone shall be delineated. All trees scheduled to remain during construction shall be marked. No construction, storage of material, temporary parking, pollution of soil or regrading shall occur within the tree protection zone. A 48" high fence shall be placed along the tree protection boundary (113-31.N.(4)). A fence shall be provided along the existing treeline at the northwest portion of the property.
34. The Ordinance requires the loading ratio for the total drainage area to infiltration area to be less than 5:1 (113-32.A.(2)(c)). A total loading ratio of 20.1:1 is provided; a modification is being requested, however per Ordinance 312-2017 the Township Engineer can approve higher loading ratios.

Approval response: The loading ratio guideline is a recommendation intended to prevent infiltration of a substantial volume of water in a very small area, to limit excessive depth of water in infiltration facilities and to avoid lengthy dewatering/drawdown times. The proposed Infiltration Basin has been designed to capture a depth of 0.85 feet for the 2 year storm with a dewatering time of 12 hours, which will mitigate each of the risk factors described above. The geotechnical engineering report offers an opinion that the higher loading ratios are satisfactory given the dewatering times, the infiltration occurring through a portion of the embankment, the inlet filters for pre-treatment and the proposed loading ratios being typical for similar projects and geology. Given these considerations, I have no objection to the higher ratios.

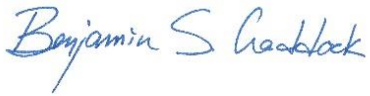
35. The maximum interior side slope for aboveground storage facilities greater than 2' in depth is 3:1 (113-37.A(1)(a)[2]). The applicant has requested a modification of this requirement.

Waiver response: The proposed side slopes are 2:1 for the proposed infiltration facility. The side slopes are planted with a low maintenance steep slope seed mix which minimizes risk of erosion, stabilizes the embankments and eliminates the need for weekly maintenance. A 2:1 side slope decreases the loading ratios. Based on these considerations, I have no objections to a waiver of this requirement.

36. For Swale A, the side slopes shown in the Vegetated Channels detail are inconsistent with the proposed grading shown on the plans (113-43.J(5)).
37. The landowner shall execute the final documents prior to final plan approval (113-41.B).

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lancastercivil.com or via telephone at 717-799-8599.

Sincerely,

A handwritten signature in blue ink that reads "Benjamin S. Craddock". The signature is written in a cursive, flowing style.

Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Justin Evans, Township Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)
Cindy Gonzalez, Assistant Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Scott Kapcsos, MJBA Manager (via email)
Renee Addleman, Planner, LCPC (via email)
Steve Johns (via email)
Brian Cooley, RLA, DC Gohn (via email)
Todd Smeigh, PE, DC Gohn (via email)



Subdivision/Land Development Plan Review

Plan Name

SM&B Enterprises LLC

S/LD #

11-58-1

Project Description

To install a private street and subdivide an existing 18.472-acre lot into a 14.8-acre Lot 1, a 1.52-acre Lot 2, and a 1.51-acre Lot 3 with a single-family dwelling per lot

Gross Acreage

18.472

Date of Completed Application Receipt

2026-06-12

Date of Review

2026-07-08

Municipality/Municipalities

Mount Joy Township

Project Address(es)

Fairview Road, Mount Joy

Project Location/Direction and Distance

South side of Fairview Road, west of North Plum Street

Parcel Account Number(s)

4611256600000

Existing Zoning District(s)

Mount Joy Township: Agricultural

Existing Land Use(s)

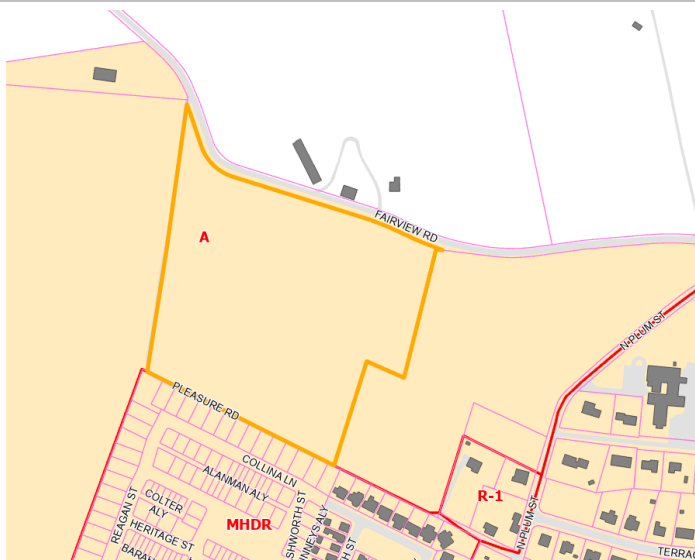
Agricultural

Designated Growth Area

Donegal

places2040 Character Sector

Buildable Lands

**Owner Name**

Steve Johns

Applicant Name

SM&B Enterprises LLC

Consulting Firm

DC Gohn Associates

LCPD's Regional Liaison

Renee Addleman

places2040 Consistency**Growing Responsibly: Build more compactly and efficiently**

Within the Donegal Growth Area, *places2040* recommends an average residential density of 6.5 dwellings/acre. Subdividing an 18.472-acre lot for only three single-family dwellings is an ineffective use of buildable land with the infrastructure to support the greater density. Such density is needed to relieve development pressures outside the County's Growth Areas.



Comments Regarding Site Design

1. Revised deeds for the resultant lots should be recorded as part of this plan approval.
2. Due to the Zoning Hearing Board's March 4th decision to permit the creation of new lots, the plans should note the number of subdivision rights remaining under current zoning.
3. The plans should include the proposed street's name because emergency responders will need this information to locate proposed lots.
4. The plans should depict details pertaining to the proposed street pavement cross-section, signage, and landscape planting.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.

**PROPOSED MOTION FOR THE PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN
FOR SM&B ENTERPRISE LLC
M.J.T.P.C. File # 26-04-FSDP**

I move that the Township Planning Commission grant approval of the Preliminary/Final Subdivision and Land Development Plan for SM&B Enterprise LLC (the "Plan") prepared by DC Gohn Associates, Inc., Drawing No. CG-4082, dated June 10, 2026, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated August 20, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated June 17, 2026.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated March 10, 2026.
4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
5. Applicant shall submit a fully executed Agreement Providing For Grant of Conservation Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
6. Applicant shall submit a fully executed Deferred Road Improvement Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording. The Agreement shall include, but is not necessarily limited to, provisions for widening of Fairview Road and construction of a roadside trail as required by the Township Official Map.
7. Applicant shall submit a copy of the required Highway Occupancy Permit as issued by the Pennsylvania Department of Transportation prior to the release of the Plan for recording.
8. The proposed private street shall not be extended further to the east and may serve only the three dwelling units proposed by the Plan. Additionally, the subject property shall not be further subdivided or additional dwelling units installed.
9. Applicant shall record a private street agreement or declaration for a planned community Agreement in a form acceptable to the Township Solicitor to address ownership and maintenance of the proposed private street.
10. Applicant shall submit a fully executed Land Development Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
11. Applicant shall submit financial security in a form acceptable to the Township Solicitor to guarantee the proper installation of all improvements associated with the project prior to the release of the Plan for recording. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.

12. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
13. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**SM&B ENTERPRISE LLC
M.J.T.P.C. File # 26-04-FSDP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on September 28, 2026, upon the approval of the Preliminary/Final Subdivision and Land Development Plan for SM&B Enterprise LLC (the "Plan") prepared by DC Gohn Associates, Inc., Drawing No. CG-4082, dated June 10, 2026. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer's agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: _____

Signature

Printed Name

Title