PennTerra
ENGINEERING OF
LANCASTER INC.

3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
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WWW.PTELANC.COM

ALLEN MIDDLE SCHOOL

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

JULY 1, 2025

REVISED: OCTOBER 17, 2025

ZONING/SITE DATA

EXISTING ZONING: (R-1) SINGLE FAMILY ESTABLISHED RESIDENTIAL

SITE ADDRESS: 4225 GETTYSBURG ROAD

DEED REFERENCE: DB 28A, PG 700

PARCEL ID NUMBER: 13-24-0797-197EX

THE PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER

EXISTING USE: SCHOOL WITH ATHLETIC FIELDS
PROPOSED USE: SCHOOL WITH ATHLETIC FIELDS

PROPERTY AREA: 45.37 ACRES
MINIMUM LOT AREA: 7,200 S.F.

MINIMUM LOT WIDTH: 50'
EXISTING LOT WIDTH: 1,940.63'

BUILDING SETBACK:
FRONT YARD: 30' (55' FROM CENTER IF R/W IS LESS THAN 50')
SIDE YARD: 15' (50' ALONG RESIDENTIAL USE)
REAR YARD: 35'

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%
EXISTING IMPERVIOUS LOT COVERAGE: 19.0%
PROPOSED IMPERVIOUS LOT COVERAGE: 23.6%
TOTAL IMPERVIOUS TO BE ADDED: 4.6%

MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: LESS THAN 35'

PARKING REQUIREMENTS: SCHOOLS INTERMEDIATE
1.5 PER CLASSROOM, BUT NOT LESS THAN 1 PER TEACHER AND STAFF MEMBER
REQUIRED PARKING:
68 CLASSROOMS = 102 SPACES, 100 TEACHERS/STAFF MEMBERS = 100 SPACES
ACCESSIBLE SPACES: 210 SPACES = 7 SPACES REQUIRED (INCLUDING 1 VAN SPACE)
PROVIDED PARKING: 210 PARKING SPACES (INCLUDING 10 ACCESSIBLE SPACES)

LOADING SPACE REQUIREMENTS: ABOVE 20,000 S.F. - 2 SPACES, PLUS 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 50,000 S.F. OF GROSS FLOOR AREA
151,700 S.F. (GFA) = 5 LOADING SPACES

OWNER/APPLICANT INFORMATION

WEST SHORE AREA SCHOOL DISTRICT
507 FISHING CREEK ROAD, P.O. BOX 803
NEW CUMBERLAND, PA 17070

STATEMENT OF PROPOSED USE:

THIS PROJECT PROPOSES THE CONSTRUCTION OF BUILDING ADDITIONS AND PARKING REVISIONS AND EXPANSION. TO THE EXISTING SCHOOL PROPERTY.

REQUESTED WAIVERS

1. SALDO SECTION 192-30.A – ALL LAND DEVELOPMENT PLANS SHALL BE PROCESSED AS A PRELIMINARY PLAN.
ACTION:
2. SALDO SECTION 192-57.C.1 – ADDITIONAL RIGHT-OF-WAY ALONG GETTYSBURG AND OLD SLATE HILL ROADS.
ACTION:
3. SALDO SECTION 192-57.C.8 – CURBING ALONG GETTYSBURG, OLD SLATE HILL AND SLATE HILL ROADS.
ACTION:
4. SALDO SECTION 192-57.C.9 – SIDEWALKS ALONG GETTYSBURG AND OLD SLATE HILL ROAD.
ACTION:
5. SALDO SECTION 192-58.C.5.A – STREET TREES ALONG EXISTING STREETS AND ACCESS DRIVES.
ACTION:
6. SALDO SECTION 192-59.C.2 – PARKING SPACES ADJACENT TO END ISLANDS MUST BE 2 FEET WIDER.
ACTION:
7. STORMWATER MANAGEMENT 184-17.B – POST-DEVELOPMENT PEAK DISCHARGE FOR ALL DESIGN STORMS MUST BE NO GREATER THAN 75% OF THE PREDEVELOPMENT PEAK DISCHARGES. SEEKING MODIFICATION FOR 2-YEAR STORM EVENT.
ACTION:
8. STORMWATER MANAGEMENT 184-14 – DO NOT INCREASE THE POST-DEVELOPMENT TOTAL RUNOFF VOLUME FOR ALL STORMS EQUAL TO OR LESS THAN THE TWO-YEAR TWENTY-FOUR-HOUR DURATION PRECIPITATION. SEEKING MODIFICATION TO USE DEP APPROVED MRC BEDS FOR VOLUME CONTROL.
ACTION:

SURVEY NOTES:

1. THE EXISTING CONDITIONS ARE SHOWN HEREON, PER A PLAN OF ALLEN MIDDLE SCHOOL FOR WEST SHORE SCHOOL DISTRICT BY K & W ENGINEERS, DATED APRIL 14, 2020. UPDATED BY PENNTERRA ENGINEERING, INC., JULY 1, 2024.
2. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAYS, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
3. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN 'ZONE A' (100 YEAR FLOOD ZONE) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #42041C0279F DATED SEPTEMBER 7, 2023.
4. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (PENNTERRA ENGINEERING, INC. CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE).

SITE WORK NOTES:

1. ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THE SITE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT PUB. FORM 408, UNLESS OTHERWISE NOTED.
2. ALL WATER SERVICE CONNECTIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH PENNSYLVANIA AMERICAN WATER RULES AND REGULATIONS.
3. ALL SANITARY SEWER SERVICE CONNECTIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY RULES AND REGULATIONS.
4. ALL SITE ACCESSIBILITY FEATURES TO COMPLY WITH ICC/ANSI A117.1-2009, THE 2012 INTERNATIONAL BUILDING CODE AS WELL AS ANY APPLICABLE PADOT STANDARDS.
5. ALL USES MUST COMPLY WITH THE PERFORMANCE STANDARDS OUTLINED IN ZONING ORDINANCE SECTION 220-16.
6. A SEPARATE ZONING/BUILDING PERMIT WILL BE REQUIRED FOR ALL PROPOSED SIGNS.
7. A HIGHWAY OCCUPANCY PERMIT HAS BEEN ISSUED BY PENNDOT FOR THE ACCESS DRIVE ENTRANCE, AT THE NORTHEASTERN CORNER OF THE SITE. PENNDOT PERMIT NUMBER 08116969, RECORDED IN CUMBERLAND COUNTY INSTRUMENT NUMBER 202513339.
8. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.

SCHEDULE OF INSPECTIONS

GENERAL SITE CONSTRUCTION:

THE TOWNSHIP AND/OR AUTHORITY SHALL HAVE THE RIGHT TO OBSERVE THE IMPROVEMENTS DURING CONSTRUCTION. THE DEVELOPER SHALL PAY THE COST OF ANY SUCH INSPECTION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE V OF THE MUNICIPALITY PLANNING CODE. THE DEVELOPER SHALL PROVIDE AT LEAST TWENTY-FOUR HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS THAT ARE SUBJECT TO INSPECTION. ALL OBSERVATIONS OF COMPLETED ITEMS SHALL BE REQUESTED, IN WRITING, AT LEAST FORTY-EIGHT HOURS IN ADVANCE OF THE INSPECTION TIME AND DATE. THIS OBSERVATION SHALL NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY TO COMPLETE ALL IMPROVEMENTS IN ACCORDANCE WITH THE APPLICABLE TOWNSHIP REGULATIONS.
- PRE-CONSTRUCTION MEETING
- UPON COMPLETION OF PRELIMINARY SITE PREPARATION INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL & INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES & WETLAND CONSTRUCTION FENCING
- INSTALLATION OF ALL TEMPORARY AND PERMANENT STORM WATER MANAGEMENT FACILITIES. DEVELOPER SHALL PROVIDE AT LEAST FORTY-EIGHT HOURS NOTICE PRIOR TO THE START OF CONSTRUCTION IMPROVEMENTS THAT ARE SUBJECT TO INSPECTION.
- UPON COMPLETION OF ROUGH SITE GRADING BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS
- UPON CONSTRUCTION & COMPLETION OF STORMWATER BASINS
- STORMWATER BASIN INSPECTION AS FOLLOWS:
  - INSTALLATION OF IMPERVIOUS CORE
  - INSTALLATION OF BASIN OUTFLOW PIPE
  - BASIN SUBGRADE PRIOR TO FINAL SOIL PLACEMENT
- UPON COMPLETION OF PARKING LOT PAVING AND LINE MARKINGS
- UPON COMPLETION OF LANDSCAPING AND FINAL SITE STABILIZATION
- UPON REVIEW OF THE AS-BUILT DRAWINGS, REQUIRED BY SECTION 509, BUT PRIOR TO FINAL RELEASE OF FINANCIAL SECURITY FOR COMPLETION OF FINAL GRADING, VEGETATIVE CONTROLS REQUIRED BY THE BMP STANDARDS, OR OTHER SITE RESTORATION WORK

IN ADDITION TO THE ABOVE OUTLINED OBSERVATIONS, ADDITIONAL OBSERVATIONS WILL BE MADE AT THE REQUEST OF THE DEVELOPER FOR REDUCTION OF FINANCIAL SECURITIES. RANDOM OBSERVATIONS SHOULD BE MADE AT THE FREQUENCY DESIRED BY THE TOWNSHIP. SINCE THE ABOVE INSPECTIONS ARE MANDATORY, IS IS RECOMMENDED THAT REQUESTS FOR REDUCTION OF FINANCIAL SECURITY BE SUBMITTED TO COINCIDE WITH THE ABOVE INSPECTIONS. CONTRACTOR TO NOTIFY THE TOWNSHIP PRIOR TO START OF SITE WORK AND PRIOR TO EACH ACTIVITY TO COORDINATE THE REQUIRED INSPECTIONS.

STORMWATER ACKNOWLEDGEMENT

I ________________________________ HEREBY ACKNOWLEDGE THAT ALL STORMWATER MANAGEMENT FACILITIES AND BMP'S TO BE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY.

_________________________ OWNER SIGNATURE

_________________ DATE

SURVEYOR'S CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE LOWER ALLEN TOWNSHIP AND CUMBERLAND COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

____ DATE

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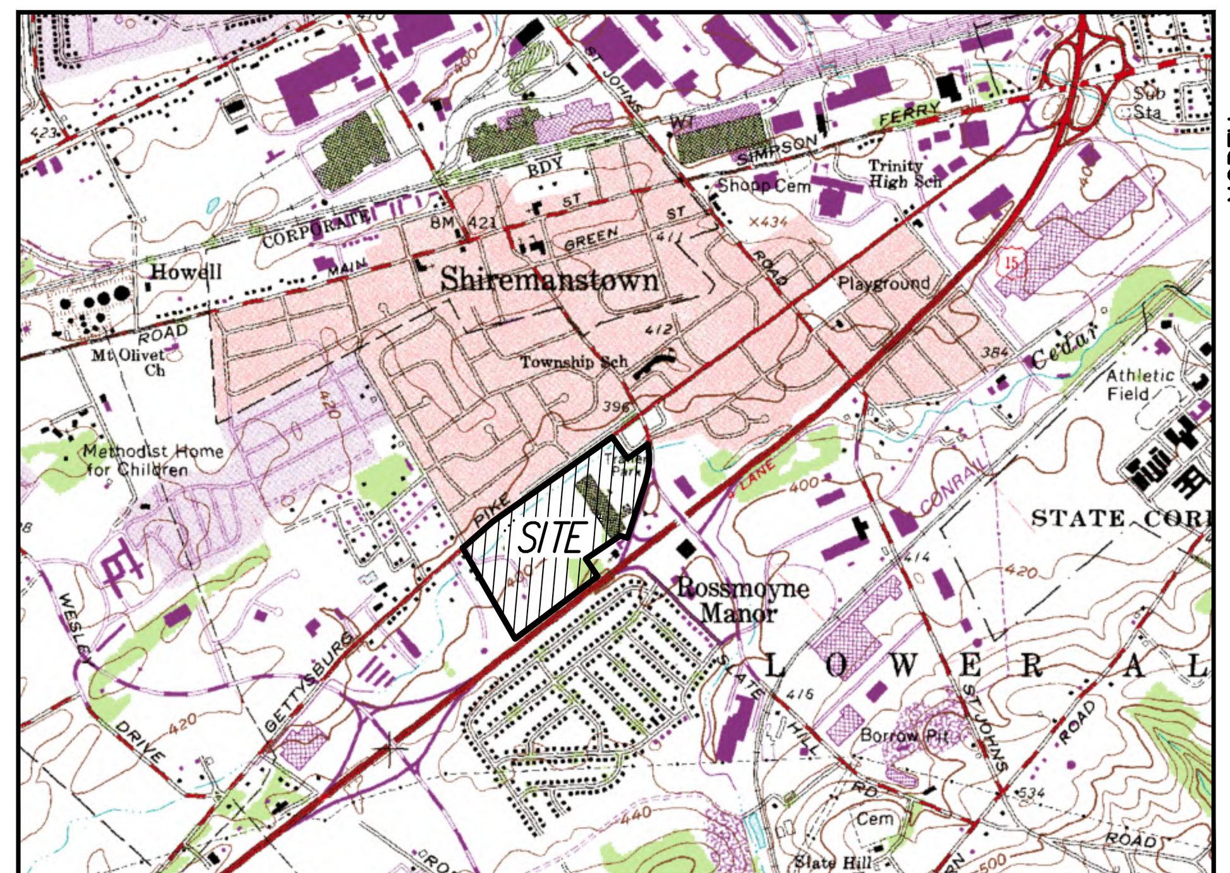


NORTH

LOCATION MAP
SCALE: 1"=2000'

SHEET INDEX (* To Be Recorded)

1.0 *	COVER SHEET
2.0 *	EXISTING CONDITIONS
3.0–3.1	DEMOLITION PLAN
4.0 *	OVERALL LAYOUT PLAN
5.0–5.1 *	LAYOUT PLAN
6.0	DETAILED LAYOUT PLAN
7.0–7.1 *	GRADING PLAN
8.0–8.1	DETAILED GRADING PLAN
9.0–9.1 *	UTILITY PLAN
10.0	LIGHTING & LANDSCAPE PLAN
11.0–11.1	PROFILES
12.0–12.4	CONSTRUCTION DETAILS
13.0–13.1	EASEMENT PLAN
	E&S SET (Prepared Separately)
ES-1	COVER SHEET
ES-2	EXISTING CONDITIONS
ES-3	E&S LAYOUT
ES-4	E&S LAYOUT
ES-5	CONSTRUCTION DETAILS
ES-6	CONSTRUCTION DETAILS
	PCSM SET (Prepared Separately)
P-1	COVER SHEET
P-2	EXISTING CONDITIONS
P-3	PCSM LAYOUT
P-4	PCSM LAYOUT
P-5,6,7	CONSTRUCTION DETAILS
P-8	PRE DEVELOPMENT DRAINAGE
P-9	POST DEVELOPMENT DRAINAGE

PROFESSIONAL'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE LOWER ALLEN TOWNSHIP AND CUMBERLAND COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

____ DATE

GENERAL NOTES

1. LOWER ALLEN TOWNSHIP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA, IMPROVEMENT, LANDSCAPING, ETC. NOT DEDICATED FOR PUBLIC USE.
2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF PENNTERRA ENGINEERING, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF PENNTERRA ENGINEERING, INC.
3. NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
4. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER RESPONSIBLE FOR THE PLANS.
5. ALL DIMENSIONS SHOWN ON THE PLANS ARE TAKEN FROM THE FACE OF CURB AND EXTERIOR FACE OF THE BUILDINGS, UNLESS OTHERWISE NOTED ON THE PLAN.
6. NO WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERECTED, ALTERED OR MAINTAINED, AND NO HEDGE, TREE, SHRUB OR GROWTH SHALL BE PLANTED OR MAINTAINED WHICH RESULTS IN A VISUAL OBSTRUCTION WITHIN THE CLEAR SIGHT TRIANGLES AT STREET INTERSECTIONS.
7. GROSS LOT AREA IS CALCULATED TO THE TITLE LINE. NET LOT AREA WILL EXCLUDE EXISTING STREET RIGHT-OF-WAYS BUT WILL INCLUDE ANY INTERNAL EASEMENTS OR RIGHT-OF-WAYS.
8. PROPOSED LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES. IN ACCORDANCE THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE.
9. ALL PROPOSED CURBING MUST CONFORM WITH PENNDOT RC-64 STANDARDS.
10. LOWER ALLEN TOWNSHIP AND THE RESPONSIBLE SITE DESIGNER SHALL BE NOTIFIED IN THE EVENT OF SINKHOLES OR OTHER UNSUITABLE SUB-SURFACE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, INCLUDING ALL SUB-SURFACE STORMWATER INFILTRATION SYSTEMS. IN ADDITION, THE SERVICES OF A REGISTERED GEOLOGIST OR QUALIFIED PROFESSIONAL SHOULD BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION, REPAIR ANY EXISTING SINKHOLES, AND MAKE RECOMMENDATIONS ON ANY ENCOUNTERED UNSUITABLE SUB-SURFACE CONDITIONS.
11. ALL SIGNS MUST RECEIVE SEPARATE APPROVAL FROM THE TOWNSHIP ZONING OFFICER. APPROVAL OF THE LAND DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNS. ALL SIGNAGE TO COMPLY WITH THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE AND APPENDIX H OF THE INTERNATIONAL BUILDING CODE.
12. ALL REQUIRED BUFFER PLANTING SHALL BE PERMANENTLY MAINTAINED BY THE LANDOWNER OF THE LOT. BUFFER YARDS AND SCREEN PLANTING TO COMPLY WITH THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE.
13. NO DEED RESTRICTIONS OR COVENANTS ARE KNOWN TO EXIST OR ARE PROPOSED PER THIS PLAN.
14. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN PROPOSED SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR THE LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
15. 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," BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED.
16. AN AS-BUILT PLAN IS REQUIRED AND MUST BE PROVIDED, PER ORDINANCE SECTION 184-29
17. ALL PAVEMENT MARKINGS WITHIN PUBLIC AND PRIVATE STREETS MUST BE THERMOPLASTIC, THIS REQUIREMENT DOES NOT APPLY TO PARKING SPACE MARKINGS.
18. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY SWM BMPS, FACILITIES, AREAS, STRUCTURES, OR EASEMENTS THAT WERE INSTALLED/APPROVED AS A REQUIREMENT OF THIS CHAPTER WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
19. ALL OFF-SITE STORMWATER FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN THE STORMWATER MANAGEMENT ORDINANCE.
20. THE APPROVED STORMWATER MANAGEMENT SITE PLANS SHALL BE ONSITE FOR THE DURATION OF THE REGULATED ACTIVITY.
21. STORMWATER FACILITIES AND PERMANENT BMPS MUST BE INSPECTED IN ACCORDANCE WITH THE O&M PLAN. THE PROPERTY OWNER HAS TWO OPTIONS TO ACCOMPLISH THIS:
(1.) EMPLOYING A QUALIFIED REGISTERED PROFESSIONAL TO CONDUCT THE INSPECTIONS AND PREPARE REPORTS; OR
(2.) ENTERING INTO AN AGREEMENT WITH THE MUNICIPALITY FOR THE MUNICIPALITY TO CONDUCT THE INSPECTIONS AND PREPARE REPORTS. THIS CAN BE INCLUDED IN THE STORMWATER FACILITIES AND BMP MAINTENANCE AND MONITORING AGREEMENT.

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. PENNTERRA ENGINEERING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. PENNTERRA ENGINEERING, INC. ASSUMES NO LIABILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER, UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY, COUNTY, STATE OR AUTHORITY RELATIVE TO THE CONSTRUCTION SHOWN ON THIS PLAN.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND RECORD DRAWINGS AS MAY BE REQUIRED BY THE MUNICIPALITY AND/OR THE VARIOUS AUTHORITIES RELATIVE TO THE CONSTRUCTION SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, AS THE NEED ARISES.
6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, THAT A MINIMUM COVER IS MAINTAINED OVER ALL UTILITY PIPES, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
7. PROVIDE 95% MODIFIED PROCTOR DENSITY PER ASTMD-698 IN AREAS WHERE PROPOSED UTILITIES ARE LOCATED ON FILL.
8. ALL TOPS AND INVERTS PROVIDED FOR MANHOLES, INLETS, ETC. ARE FOR THE PURPOSE OF SHOWING GENERAL CONFORMANCE TO DESIGN STANDARDS ONLY. CUT SHEETS SHALL BE PREPARED BY A REGISTERED SURVEYOR PRIOR TO THE ORDERING OF ANY STRUCTURES. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO THE START OF WORK.
9. THESE PLANS, PREPARED BY PENNTERRA ENGINEERING, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR, OF ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF PENNTERRA ENGINEERING, INC. REGISTERED PROFESSIONAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY OSHA.
10. ALL MUD FROM CONSTRUCTION ACTIVITIES THAT GETS TRACKED ONTO STREETS, EITHER DEDICATED OR UNDEDICATED, SHALL BE CLEANED BY THE BUILDER/CONTRACTOR AT THE END OF EACH WORKDAY.

UTILITY NOTES:

1. WATER SERVICE TO THE PROPOSED ADDITION WILL BE PROVIDED BY CONNECTION TO THE EXISTING INTERNAL BUILDING PLUMBING.
2. WATER AND SEWER LINES MUST MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10', OTHERWISE A VERTICAL SEPARATION OF 18" SHALL BE PROVIDED. IF NEITHER IS POSSIBLE, THEN A 6" CONCRETE ENCASEMENT SHALL BE PROVIDED FOR THE SEWER LINE.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, ELECTRIC, GAS, WATER AND SANITARY SEWER.
4. ACCESS TO ALL UTILITY FACILITIES SHALL BE GRANTED TO REPRESENTATIVES OF LOWER ALLEN TOWNSHIP AT ALL TIMES FOR THE PURPOSES OF INSPECTION AND MAINTENANCE.
5. SANITARY SEWER LATERAL CONNECTIONS FROM THE BUILDING TO THE EXISTING SEWER LINE SHALL BE PRIVATELY OWNED AND MAINTAINED. SANITARY SEWER LATERAL CONNENTIONS TO CONFORM TO THE REQUIREMENTS OF THE 2009 INTERNATIONAL PLUMBING CODE (OR MOST CURRENT).
6. LOCATIONS AND ELEVATIONS OF THE EXISTING WATER AND SANITARY SEWER LATERALS AS SHOWN ON THIS PLAN ARE APPROXIMATE. PRIOR TO CONSTRUCTION, EXCAVATION, BLASTING, OR PURCHASING CONSTRUCTION MATERIALS THE CONTRACTOR SHALL FIELD VERIFY BOTH THE LOCATION AND ELEVATION OF THE SANITARY SEWER AND WATER LATERALS TO ENSURE THE PROPOSED LATERAL CONNECTION WILL FUNCTION AS DESIGNED.
7. THE OWNER AGREES TO CONNECT TO PUBLIC SEWER IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER SYSTEM EXTENSIONS WHEN CONNECTION TO THE PUBLIC SEWER BECOMES AVAILABLE.

STORMWATER MANAGEMENT CERTIFICATION

I ________________________________, ON THIS DATE ________________, HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

____

CERTIFICATE OF OWNERSHIP ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS THE ____ DAY OF ________________, 20___,
BEFORE ME, THE UNDERSIGNED DESIGNEE, PERSONALLY APPEARED

____________________________ BEING AUTHORIZED BY THE WEST SHORE AREA SCHOOL DISTRICT, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT THE SCHOOL DISTRICT IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE SCHOOL DISTRICT, THAT THE PLAN IS THE ACT AND DEED OF THE SCHOOL DISTRICT, THAT THE SCHOOL DISTRICT DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE SCHOOL DISTRICT FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

__________ ____________________________
SIGNATURE OF INDIVIDUAL

__________ ____________________________
CORPORATE SEAL (IF APPLICABLE)

__________ ____________________________
SIGNATURE OF NOTARY

MY COMMISSION EXPIRES, ________________,20____

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS ______ DAY OF ________________________________, 20___
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT

____
DIRECTOR OF PLANNING

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

APPROVED THIS ______ DAY OF ________________________, 20___

CONDITIONS OF APPROVAL COMPLETED THIS _____ DAY OF __________________, 20___

____
PRESIDENT

____
SECRETARY

STORMWATER MANAGEMENT PLAN

________________________________(MUNICIPAL OFFICIAL OR DESIGNEE), ON THIS DATE

________________________________ HAS REVIEWED AND HEREBY CERTIFIES THE THE SMW SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 2022-02.

PA ONE-CALL

PENNSYLVANIA ACT 287 (2006) AS AMENDED REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS IN DESIGN STAGE.

PA ONE-CALL SERIAL NO.
20240751429

LIST OF UTILITIES

WINDSTREAM
1450 CENTER POINT RD
HIAWATHA, IA. 52233

FIRSTENERGY CORPORATION
21 S. MAIN ST
AKRON, OH 44308

PENNSYLVANIA AMERICAN WATER
852 WESLEY DR
MECHANICSBURG, PA. 17055

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAXINOS, PA 17860

VERIZON PENNSYLVANIA LLC
1026 HAY ST.
PITTSBURGH, PA 15221

COMCAST
4601 SMITH ST
HARRISBURG, PA. 17109

LOWER ALLEN TOWNSHIP AUTHORITY
120 LIMEKILN RD
NEW CUMBERLAND, PA. 17070

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA. 17057

LOWER ALLEN TOWNSHIP
2233 GETTYSBURG RD
CAMP HILL, PA. 17011

RECORD INFORMATION

RECORDED THIS______ DAY OF ____________________________, 20____.

INSTRUMENT NO. ____

ALLEN MIDDLE SCHOOL, LOWER ALLEN TOWNSHIP

EXISTING FEATURES LEGEND

Symbol	Description
(hatched box)	Existing Building
(double line)	Existing Curbing
(light dashed line)	Existing Contours (1's & 2's)
(dashed line)	Existing Contours (5's & 10's)
(dash-dot line)	Existing Soil Limit Line / Boundary
HaB	Existing Soil Type
(scalloped line)	Existing Tree Line
— S —	Existing Sanitary Sewer
— W —	Existing Water Line
(double line w/ box)	Existing Storm Sewer Line w/ Inlet
— FM —	Existing Sanitary Sewer Force Main
— G —	Existing Gas Line
— E —	Existing Underground Electric
— T —	Existing Underground Telephone Line
— OU — ø — OU —	Existing Overhead Utility Line w/ Pole
— X — X —	Existing Fence / Type
(symbol)	Existing Fire Hydrant
(symbol)	Existing Manhole
ø	Existing Utility Pole
(symbol)	Existing Storm Sewer Inlet
(symbol)	Existing Storm Sewer End Wall - Type D/W
EX. WV	Existing Water Service Valve
EX. GV	Existing Gas Valve
○ EX. CO	Existing Clean-Out
(symbol)	Existing Light Pole/Standard
(symbol)	Existing Sign
(symbol)	Existing Tree

SOILS LEGEND

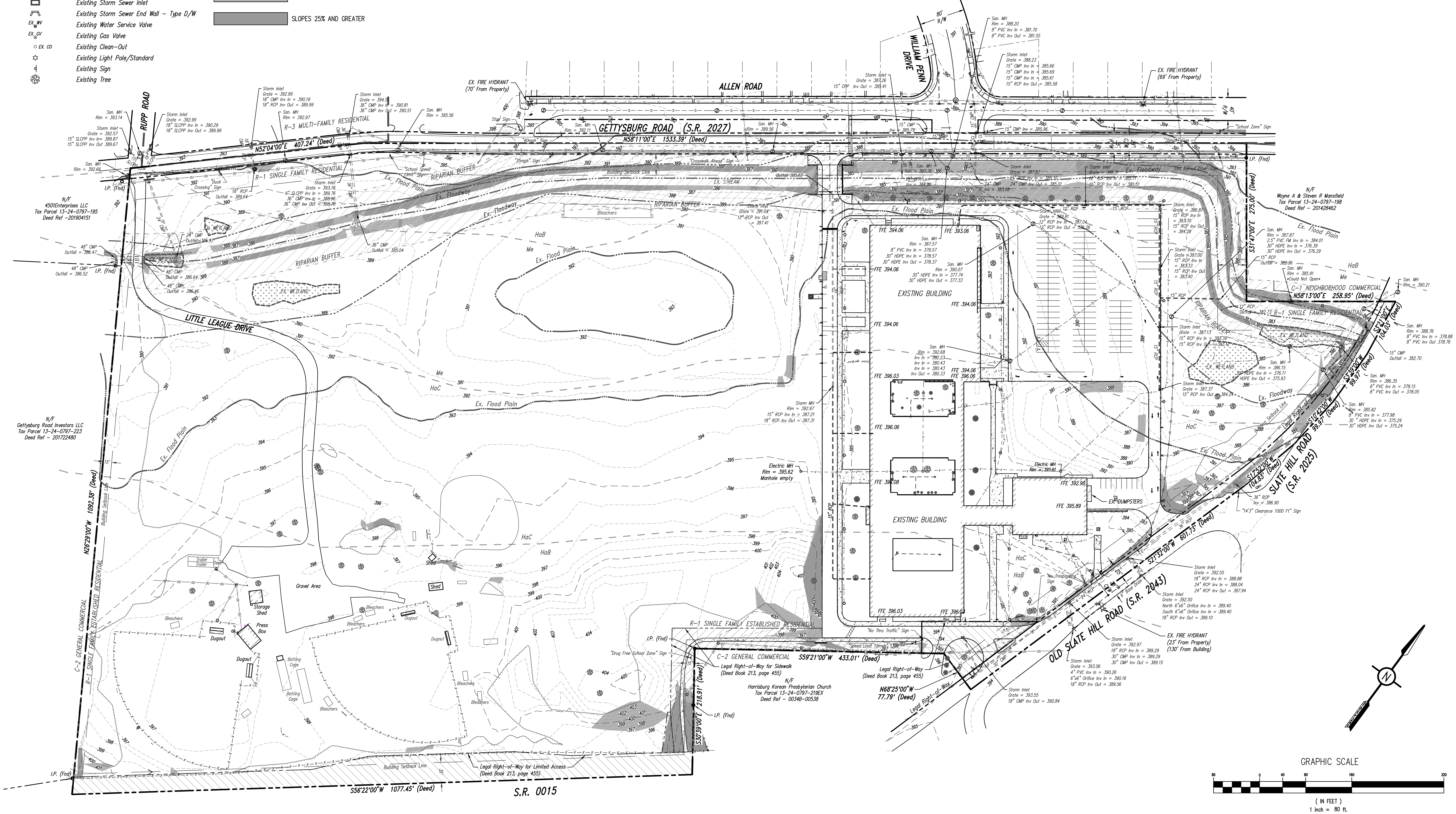
Soil cover on the site consists of:
HaB – Hagerstown silt loam, 3%-8% Slopes
HaC – Hagerstown silt loam, 8%-15% Slopes
Me – Melvin silt loam

SURVEY FEATURES LEGEND

- Property Line, Lot Line
- Right-of-Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- Property Corner
- Project Benchmark

EXISTING SLOPES LEGEND

- SLOPES 15%-25%
- SLOPES 25% AND GREATER



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Designer	MAM
Draftsman	PW
Proj.Manager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_EX COND 80
Layout	EX COND 80

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

EXISTING CONDITIONS PLAN

PROJECT NO.	DATE	SCALE	SHEET NO.
23009	JULY 1, 2025	1"=80'	2.0

SOILS LEGEND

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- *Roadway Center Line*
- *Property Corner*
- *Project Benchmark*

EXISTING FEATURES LEGEND

- *Existing Building*
- *Existing Curbing*
- *Existing Contours (1's & 2's)*
- *Existing Contours (5's & 10's)*
- *Existing Soil Limit Line / Boundary*
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- W *Existing Water Line*
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- EX. GV *Existing Gas Valve*
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- *Existing Light Pole/Standard*
- *Existing Sign*
- *Existing Tree*

DEMOLITION LEGEND

- (T.B.R.) X — TO BE REMOVED
- CURBING, TO BE REMOVED
- COMPLETE REMOVAL OF ALL STRUCTURES, BUILDINGS, PAVEMENT, UTILITIES, LANDSCAPING, STORAGE TANKS AND MISCELLANEOUS STRUCTURES ABOVE AND BELOW GROUND
- FULL RECLAMATION OF EXISTING PAVEMENT
- LIMIT OF DISTURBANCE, ENTIRE AREA IS TO BE CLEARED AND GRUBBED OF ALL VEGETATION

DEMOLITION NOTES

1. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND TEMPORARY BARRICADING AS REQUIRED TO FACILITATE OWNERS USE OF THE SITE DURING CONSTRUCTION.
2. THIS PLAN IS FOR SITE DEMOLITION WORK ONLY. REFER TO OTHER PLANS FOR DEMOLITION WORK NOT SHOWN ON THIS PLAN.
3. LIMIT OF PAVING, CURB, SIDEWALK, UTILITIES AND OTHER EXISTING FEATURES SHOWN TO BE REMOVED IS APPROXIMATE. DEMOLITION OF EXISTING STRUCTURES/ITEMS SHALL BE AS REQUIRED TO COMPLETE THE WORK.
4. SAW CUT AT THE EDGE OF ALL PAVEMENT, CURBS, SIDEWALK AND OTHER PAVING TO BE REMOVED AND PAVING/CURBING TO REMAIN.
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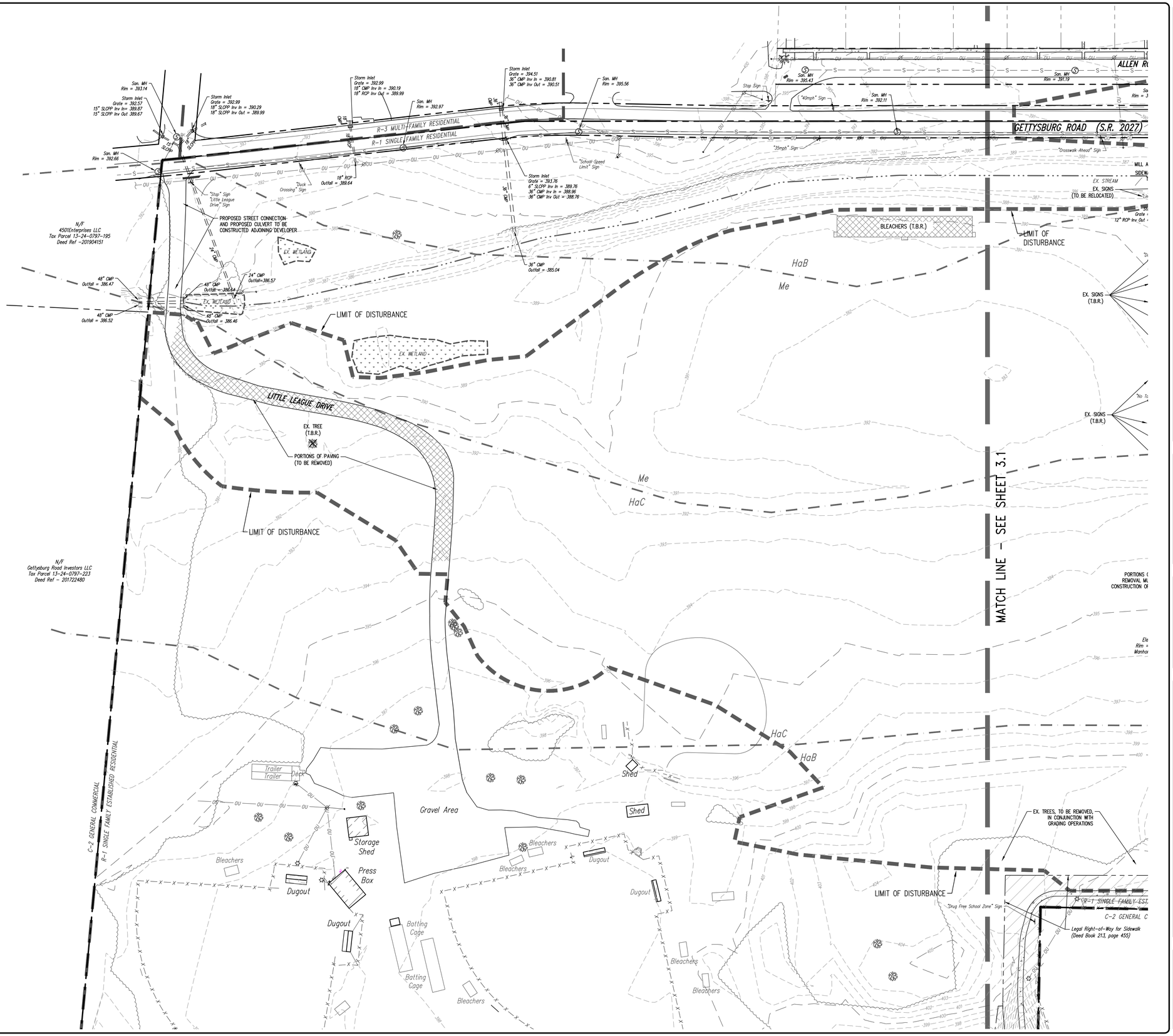
6. EXISTING UTILITY INFORMATION FIELD LOCATED THROUGH SURFACE APPURTENANCES AND PA ACT 38 NOTIFICATION. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, INCLUDING EXCAVATION OF TEST PITS, AND SHALL EXERCISE PRECAUTION TO AVOID DAMAGE TO EXISTING UTILITIES TO REMAIN.
7. ALL ITEMS SPECIFICALLY NOT INDICATED TO BE DEMOLISHED SHALL REMAIN.
8. SEE EROSION AND SEDIMENT CONTROL PLANS FOR ADDITIONAL LIMITS OF WORK RELATED TO TEMPORARY DIVERSION AND CONTROL MEASURES.
9. CONTRACTOR SHALL VISIT THE SITE TO CONFIRM DEMOLITION LIMITS PRIOR TO BIDDING.
10. ALL EXISTING LIGHT POLES ARE TO BE REMOVED. EXISTING ELECTRICAL LINES MAY BE ABANDONED IN PLACE BUT MUST BE DEACTIVATED.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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Proj.Manager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_DEMO 50
Layout	DEMO 3.0

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

DEMOLITION PLAN

PROJECT NO.	23009
DATE	JULY 1, 2025
SCALE	1"=50'
SHEET NO.	3.0

SOILS LEGEND

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SURVEY FEATURES LEGEND

- Property Line, Lot Line
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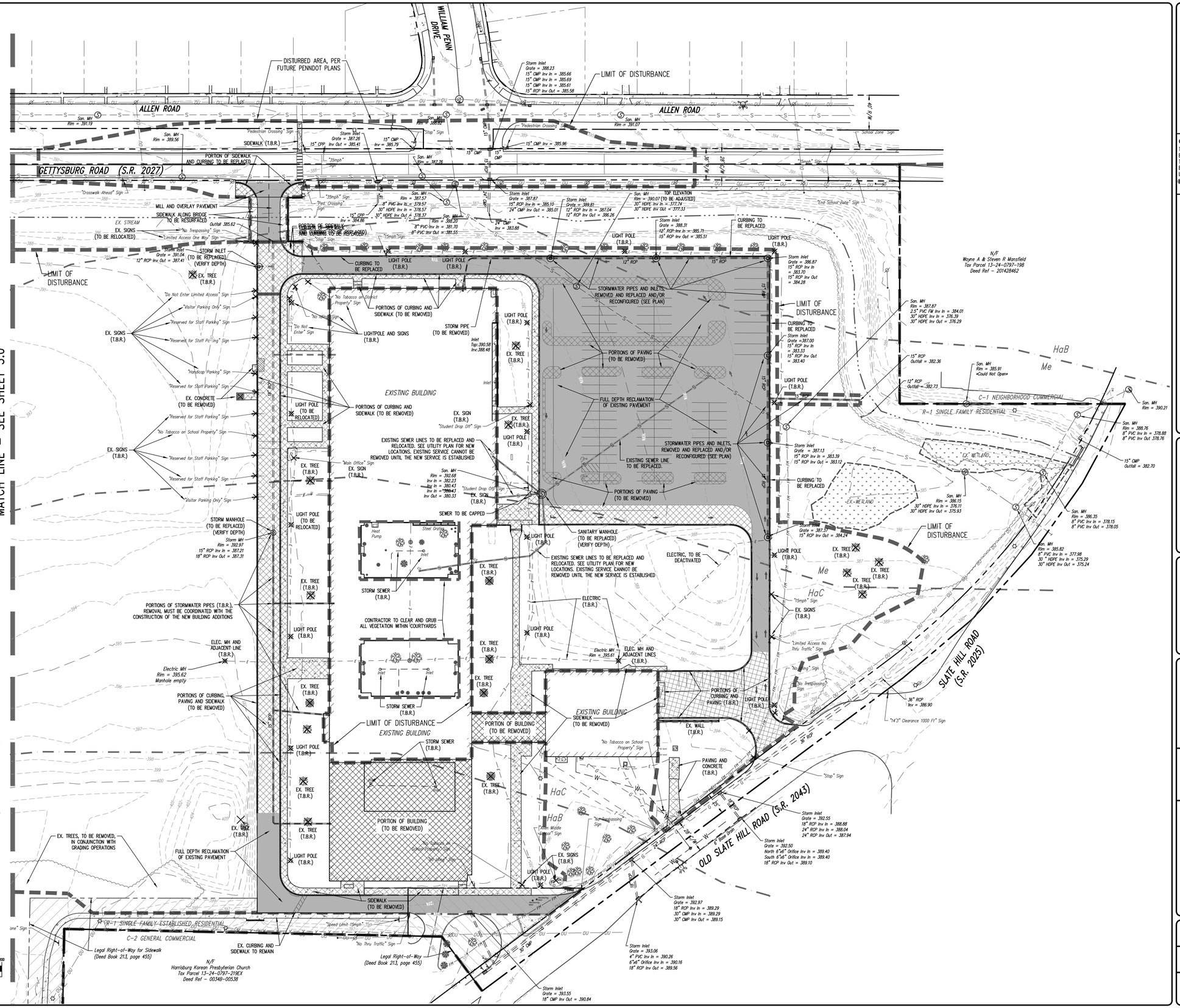
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MATCH LINE – SEE SHEET 3.0



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ProjManager	MAM
Surveyor	K&W
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Book	Pg
Acad	23009_DEMO 50
Layout	DEMO 3.1

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

DEMOLITION PLAN

PROJECT NO.	23009
DATE	JULY 1, 2025
SCALE	1"=50'
SHEET NO.	3.1

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING
- 500 PROPOSED MAJOR CONTOURS W/ ELEVATION
- 499 PROPOSED MINOR CONTOURS W/ ELEVATION
- S PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ INLET
- RD PROPOSED ROOF DRAIN LINE
- PROPOSED CONCRETE AREAS
- PROPOSED PAVED AREAS
- PROPOSED FENCE W/ TYPE
- PROPOSED MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER INLET – TYPE M
- PROPOSED STORM SEWER INLET – TYPE C
- PROPOSED STORM SEWER INLET – 2x2
- PROPOSED STORM SEWER END SECTION
- CO PROPOSED CLEAN-OUT
- S2 PROPOSED SIGN
- 13 PROPOSED PARKING STALL COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED PAINTED ACCESSIBLE PARKING SYMBOL
- DC PROPOSED DEPRESSED CURB AREA
- PROPOSED ACCESSIBLE RAMP

EXISTING FEATURES LEGEND

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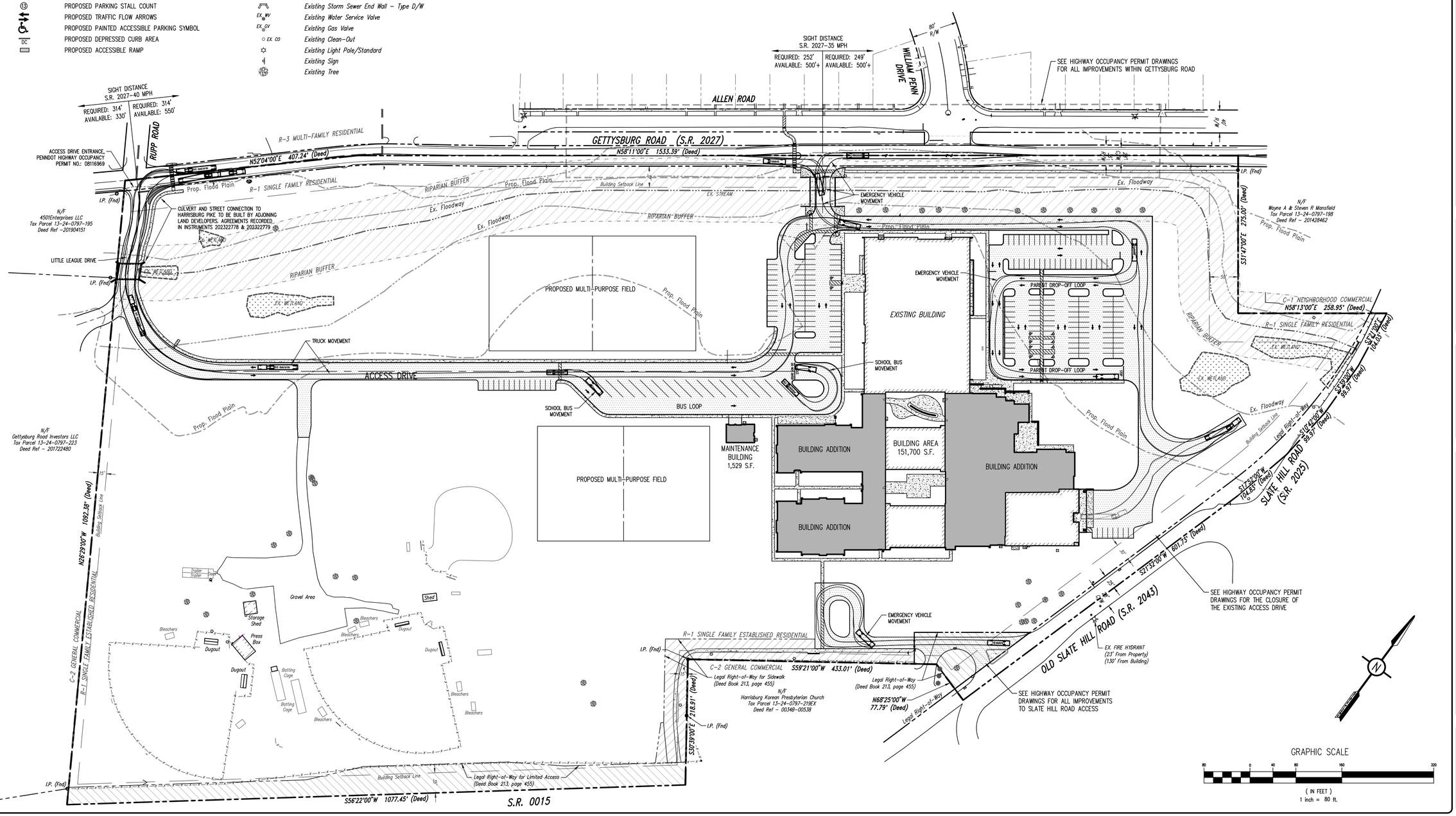

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Book	Pg
Acad	23009_LAYOUT 80
Layout	LAYOUT 80

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

OVERALL LAYOUT PLAN

PROJECT NO.	
23009	
DATE	
JULY 1, 2025	
SCALE	SHEET NO.
1"=80'	4.0

SURVEY FEATURES LEGEND

- Property Line, Lot Line
- Right-of-Way Line
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- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ INLET
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- PROPOSED STORM SEWER INLET – 2x2
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- 13 — PROPOSED PARKING STALL COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED PAINTED ACCESSIBLE PARKING SYMBOL
- DC — PROPOSED DEPRESSED CURB AREA
- PROPOSED ACCESSIBLE RAMP

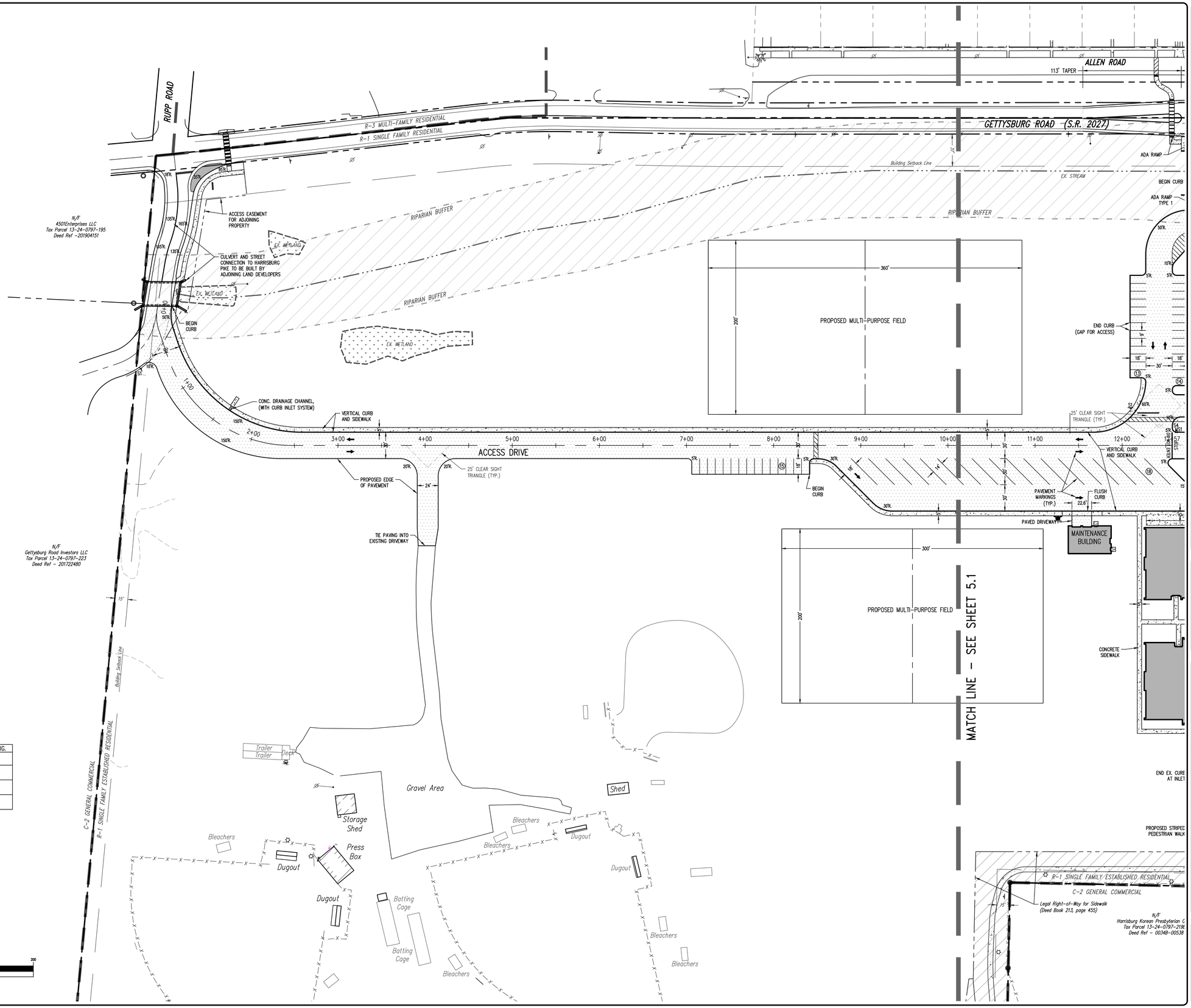
SIGNAGE LEGEND

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.
S1	STOP SIGN	30"x30"	R1-1
S2	RESERVED PARKING (ACCESSIBLE)	12"X18"	R7-8
S3	VAN ACCESSIBLE	12"X6"	R7-8P
S4	DO NOT ENTER	30"X30"	R5-1

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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Book	Pg
Acad	23009_LAYOUT 50
Layout	LAYOUT 4.0

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LAYOUT PLAN

PROJECT NO. 23009

DATE JULY 1, 2025

SCALE 1"=50'

SHEET NO. 5.0

SURVEY FEATURES LEGEND

- Property Line, Lot Line
- Right-of-Way Line
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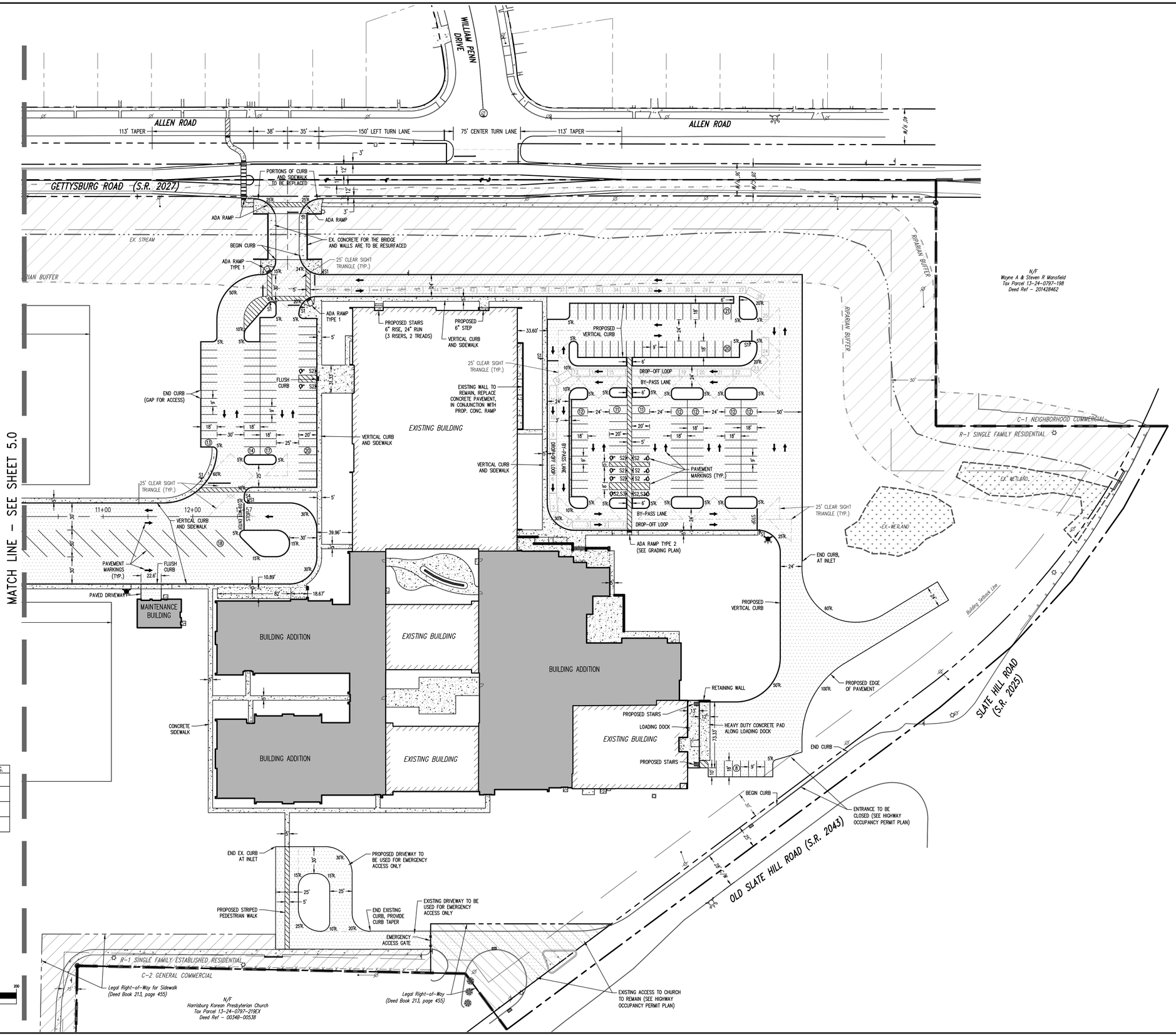

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REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LAYOUT PLAN

PROJECT NO. 23009
DATE JULY 1, 2025
SCALE 1"=50'
SHEET NO. 5.1

GETTYSBURG ROAD (S.R. 2027)

PORTIONS OF CURB AND SIDEWALK TO BE REPLACED

EX. STREAM

BEGIN CURB

ADA RAMP TYPE 1

ADA RAMP TYPE 1

PROPOSED STAIRS 6" RISE, 24" RUN (3 RISERS, 2 TREADS)

VERTICAL CURB AND SIDEWALK

PROPOSED 6" STEP

END CURB (GAP FOR ACCESS)

FLUSH CURB

EXISTING BUILDING

VERTICAL CURB AND SIDEWALK

EXISTING WALL TO REMAIN, REPLACE CONCRETE PAVEMENT, IN CONJUNCTION WITH PROP. CONC. RAMP

VERTICAL CURB AND SIDEWALK

PROPOSED VERTICAL CURB

DROP-OFF LOOP

BY-PASS LANE

PAVEMENT MARKINGS (TYP.)

DO NOT ENTER

STOP

VERTICAL CURB AND SIDEWALK

PAVEMENT MARKINGS (TYP.)

FLUSH CURB

PAVED DRIVEWAY

MAINTENANCE BUILDING

ADA RAMP TYPE 2 (SEE GRADING PLAN)

BY-PASS LANE

DROP-OFF LOOP

STOP

END CURB, AT INLET

PROPOSED VERTICAL CURB

BUILDING ADDITION

EXISTING BUILDING

BUILDING ADDITION

CONCRETE SIDEWALK

BUILDING ADDITION

EXISTING BUILDING

EXISTING BUILDING

RETAINING WALL

PROPOSED STAIRS

PROPOSED DUMPSTER LOCATION

LOADING DOCK

45'x12' LOADING SPACE

PROPOSED STAIRS

HEAVY DUTY CONCRETE PAD ALONG LOADING DOCK

PROPOSED MULTI-PURPOSE FIELD

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

PennTerra ENGINEERING OF LANCASTER INC.

3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PTELANC.COM

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Designer	MAM
Draftsman	PW
Proj.Manager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_LAYOUT 30
Layout	30A

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

DETALED LAYOUT PLAN

PROJECT NO. 23009

DATE JULY 1, 2025

SCALE 1"=30'

SHEET NO. 6.0

SOILS LEGEND

Soil cover on the site consists of:
HaB – Hagerstown silt loam, 3%–8% Slopes
HaC – Hagerstown silt loam, 8%–15% Slopes
Me – Melvin silt loam

SURVEY FEATURES LEGEND

- *Property Line, Lot Line*
- *Right-of-Way Line*
- *Adjoining Property Line*
- *Building Setback Line*
- *Easement Line*
- *Roadway Center Line*
- *Property Corner*
- *Project Benchmark*

EXISTING FEATURES LEGEND

- *Existing Building*
- *Existing Curbing*
- *Existing Contours (1's & 2's)*
- *Existing Contours (5's & 10's)*
- *Existing Soil Limit Line / Boundary*
- HaB *Existing Soil Type*
- *Existing Tree Line*
- S — S — *Existing Sanitary Sewer*
- W — W — *Existing Water Line*
- *Existing Storm Sewer Line w/ Inlet*
- FM — FM — FM — FM — *Existing Sanitary Sewer Force Main*
- G — *Existing Gas Line*
- E — *Existing Underground Electric*
- T — *Existing Underground Telephone Line*
- OU — Ø — OU — *Existing Overhead Utility Line w/ Pole*
- X — X — X — X — X — *Existing Fence / Type*
- *Existing Fire Hydrant*
- *Existing Manhole*
- *Existing Utility Pole*
- *Existing Storm Sewer Inlet*
- *Existing Storm Sewer End Wall – Type D/W*
- EX. WV *Existing Water Service Valve*
- EX. GV *Existing Gas Valve*
- EX. CO *Existing Clean-Out*
- *Existing Light Pole/Standard*
- *Existing Sign*
- *Existing Tree*

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING — PROPOSED BUILDING
- PROPOSED CURBING
- 500 — PROPOSED MAJOR CONTOURS W/ ELEVATION
- 499 — PROPOSED MINOR CONTOURS W/ ELEVATION
- S — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ INLET
- RD — PROPOSED ROOF DRAIN LINE
- PROPOSED CONCRETE AREAS
- PROPOSED PAVED AREAS
- PROPOSED FENCE W/ TYPE
- PROPOSED MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER INLET – TYPE M
- PROPOSED STORM SEWER INLET – TYPE C
- PROPOSED STORM SEWER INLET – 2x2
- PROPOSED STORM SEWER END SECTION
- CO — PROPOSED CLEAN-OUT
- S2 — PROPOSED SIGN
- 13 — PROPOSED PARKING STALL COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED PAINTED ACCESSIBLE PARKING SYMBOL
- DC — PROPOSED DEPRESSED CURB AREA
- PROPOSED ACCESSIBLE RAMP

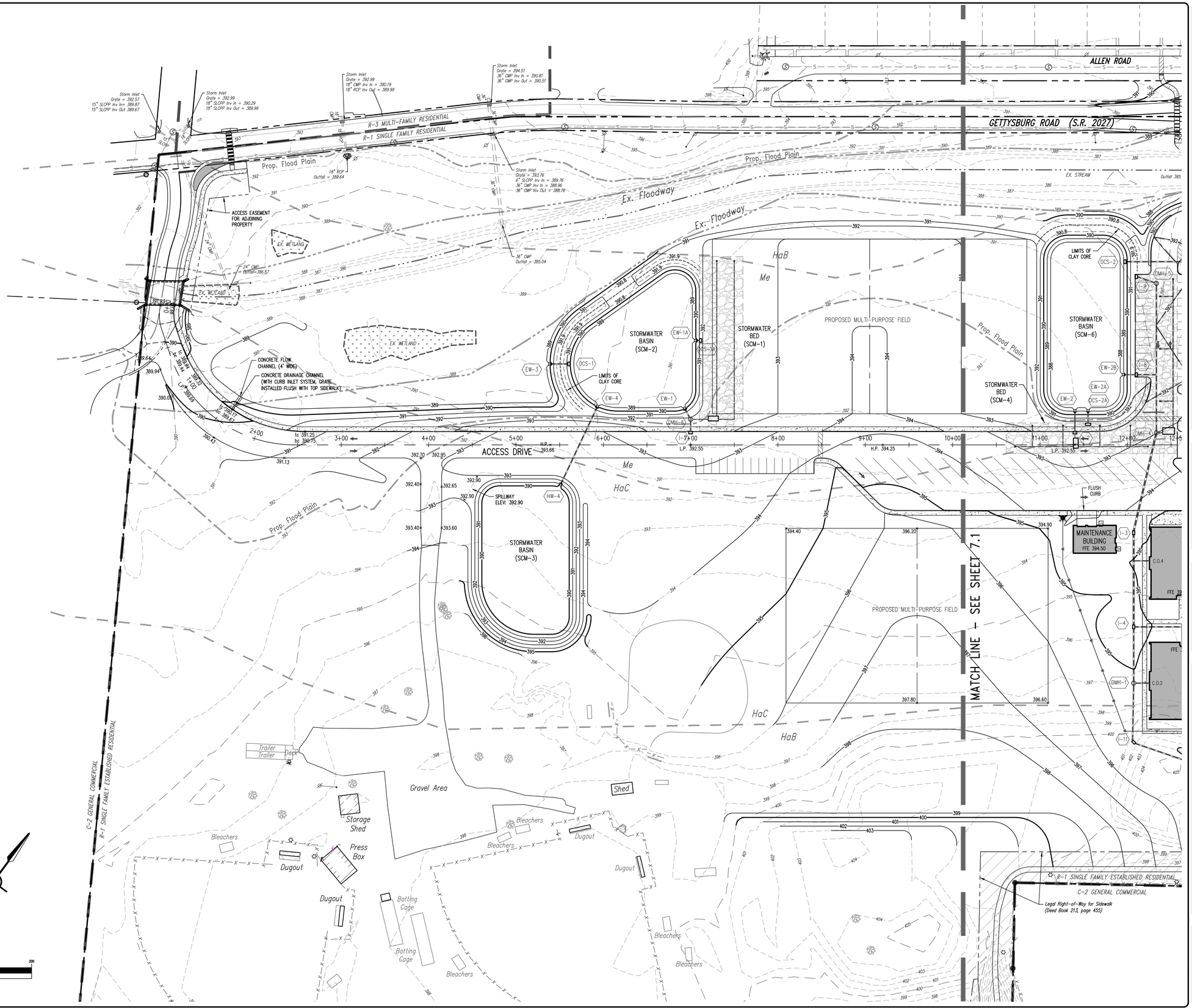
NOTES:

1. ALL HANDICAPPED ACCESSIBLE RAMPS ARE TO BE BUILT TO CURRENT ADA SPECIFICATIONS.
2. ALL HANDICAPPED ACCESSIBLE PARKING SPACES, NOT TO EXCEED 2% IN ANY DIRECTION.
3. ALL SIDEWALKS AND CROSSWALKS, NOT EXCEED 5% WALKING SLOPE OR 2% CROSS SLOPE.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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Draftsman PW
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Acad 23009_GRADING 50
Layout GRADING 6.0

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REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

GRADING PLAN

PROJECT NO. 23009
DATE JULY 1, 2025
SCALE 1"=50'
SHEET NO. 7.0

SOILS LEGEND

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HaB – Hagerstown silt loam, 3%–8% Slopes
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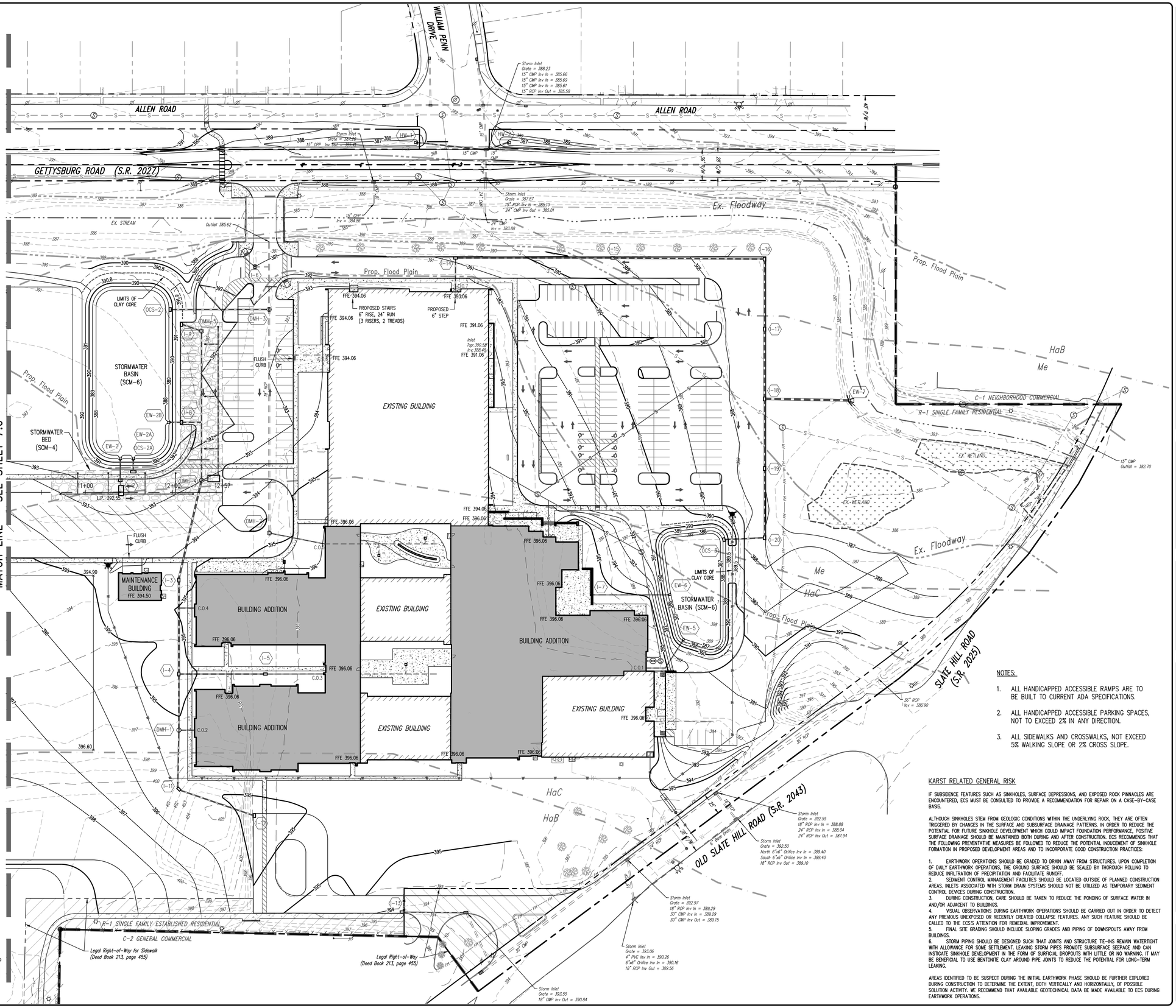
1 inch = 50 ft.



NOTES:

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3. ALL SIDEWALKS AND CROSSWALKS, NOT EXCEED 5% WALKING SLOPE OR 2% CROSS SLOPE.

KARST RELATED GENERAL RISK

IF SUBSIDENCE FEATURES SUCH AS SINKHOLES, SURFACE DEPRESSIONS, AND EXPOSED ROCK PINNACLES ARE ENCOUNTERED, ECS MUST BE CONSULTED TO PROVIDE A RECOMMENDATION FOR REPAIR ON A CASE-BY-CASE BASIS.

ALTHOUGH SINKHOLES STEM FROM GEOLOGIC CONDITIONS WITHIN THE UNDERLYING ROCK, THEY ARE OFTEN TRIGGERED BY CHANGES IN THE SURFACE AND SUBSURFACE DRAINAGE PATTERNS. IN ORDER TO REDUCE THE POTENTIAL FOR FUTURE SINKHOLE DEVELOPMENT WHICH COULD IMPACT FOUNDATION PERFORMANCE, POSITIVE SURFACE DRAINAGE SHOULD BE MAINTAINED BOTH DURING AND AFTER CONSTRUCTION. ECS RECOMMENDS THAT THE FOLLOWING PREVENTATIVE MEASURES BE FOLLOWED TO REDUCE THE POTENTIAL INDUCEMENT OF SINKHOLE FORMATION IN PROPOSED DEVELOPMENT AREAS AND TO INCORPORATE GOOD CONSTRUCTION PRACTICES:

1. EARTHWORK OPERATIONS SHOULD BE GRADED TO DRAIN AWAY FROM STRUCTURES. UPON COMPLETION OF DAILY EARTHWORK OPERATIONS, THE GROUND SURFACE SHOULD BE SEALED BY THOROUGH ROLLING TO REDUCE INFILTRATION OF PRECIPITATION AND FACILITATE RUNOFF.
2. SEDIMENT CONTROL MANAGEMENT FACILITIES SHOULD BE LOCATED OUTSIDE OF PLANNED CONSTRUCTION AREAS. INLETS ASSOCIATED WITH STORM DRAIN SYSTEMS SHOULD NOT BE UTILIZED AS TEMPORARY SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
3. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO REDUCE THE PONDING OF SURFACE WATER IN AND/OR ADJACENT TO BUILDINGS.
4. VISUAL OBSERVATIONS DURING EARTHWORK OPERATIONS SHOULD BE CARRIED OUT IN ORDER TO DETECT ANY PREVIOUS UNEXPOSED OR RECENTLY CREATED COLLAPSE FEATURES. ANY SUCH FEATURE SHOULD BE CALLED TO THE ECS'S ATTENTION FOR REMEDIAL IMPROVEMENT.
5. FINAL SITE GRADING SHOULD INCLUDE SLOPING GRADES AND PIPING OF DOWNSPOUTS AWAY FROM BUILDINGS.
6. STORM PIPING SHOULD BE DESIGNED SUCH THAT JOINTS AND STRUCTURE TIE-INS REMAIN WATERTIGHT WITH ALLOWANCE FOR SOME SETTLEMENT. LEAKING STORM PIPES PROMOTE SUBSURFACE SEEPAGE AND CAN INSTIGATE SINKHOLE DEVELOPMENT IN THE FORM OF SURFICIAL DROPOUTS WITH LITTLE OR NO WARNING. IT MAY BE BENEFICIAL TO USE BENTONITE CLAY AROUND PIPE JOINTS TO REDUCE THE POTENTIAL FOR LONG-TERM LEAKING.

AREAS IDENTIFIED TO BE SUSPECT DURING THE INITIAL EARTHWORK PHASE SHOULD BE FURTHER EXPLORED DURING CONSTRUCTION TO DETERMINE THE EXTENT, BOTH VERTICALLY AND HORIZONTALLY, OF POSSIBLE SOLUTION ACTIVITY. WE RECOMMEND THAT AVAILABLE GEOTECHNICAL DATA BE MADE AVAILABLE TO ECS DURING EARTHWORK OPERATIONS.

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Draftsman	PW
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Acad	23009_GRADING 50
Layout	GRADING 6.1

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ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

GRADING PLAN

PROJECT NO.	23009
DATE	JULY 1, 2025
SCALE	1"=50'
SHEET NO.	7.1

PROPOSED MULTI-PURPOSE FIELD

PROPOSED MULTI-PURPOSE FIELD

MATCH LINE - SEE SHEET 8.1

MAINTENANCE BUILDING
FFE 394.50

BUILDING ADDITION
FFE 396.06

BUILDING ADDITION
FFE 396.06

Shed

Bleachers

Bleachers

Dugout

Dugout

GRAPHIC SCALE

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Legal Right-of-Way for Sidewalk
(Deed Book 213, page 455)

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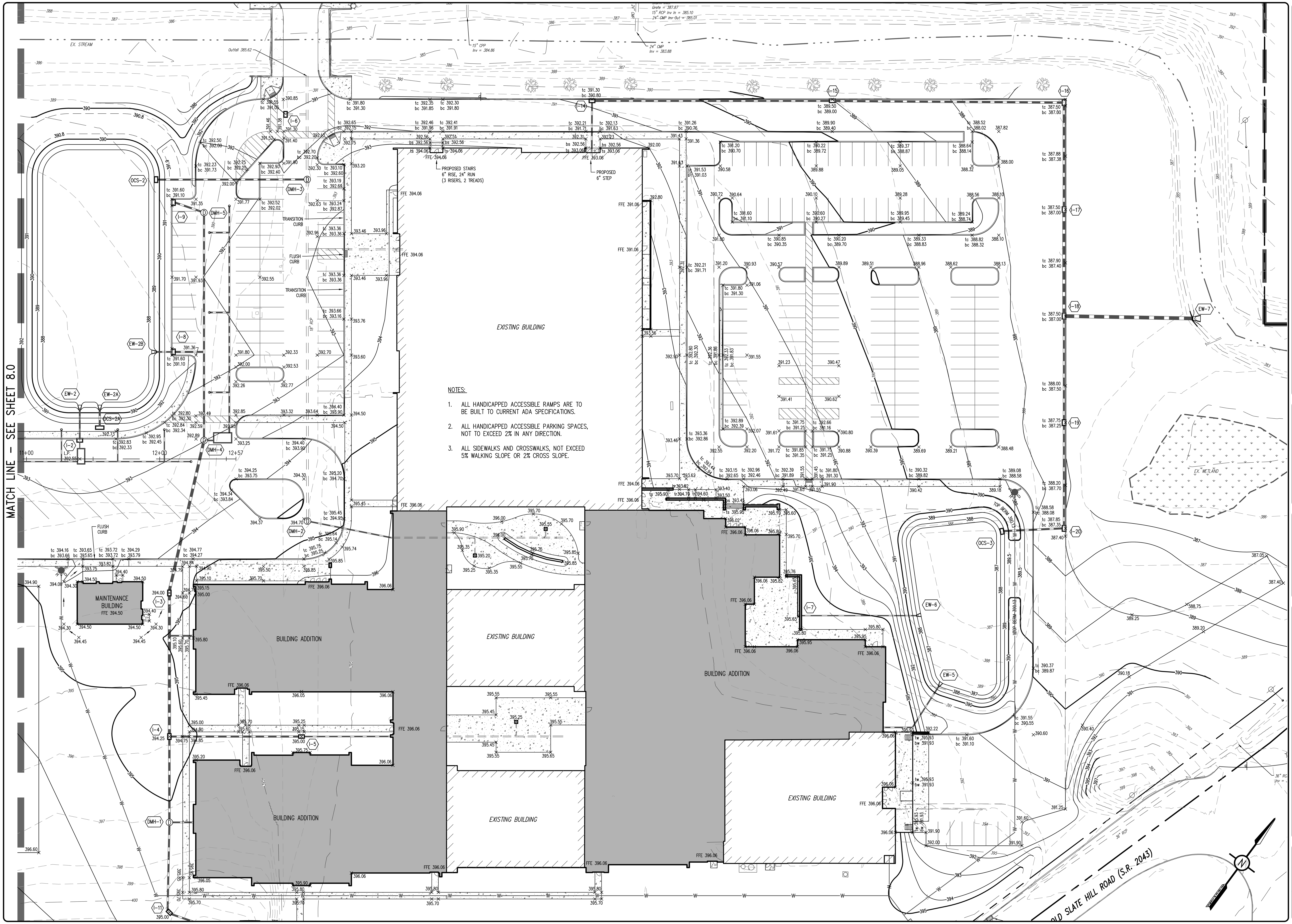

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DETAILED GRADING PLAN

PROJECT NO. 23009

DATE JULY 1, 2025

SCALE 1"=30'

SHEET NO. 8.1

SURVEY FEATURES LEGEND

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- PROPOSED ACCESSIBLE RAMP

TEST PIT INFORMATION		
Number	Test Depth	Probe Depth
TP-1	-2.0' (389)	-4.0' (387)
TP-2		-4.0' (387)
TP-3	-2.0' (389)	-4.0' (387)
TP-4		-4.5' (387)
TP-5	-2.5' (391)	-4.5' (389)
TP-6	-5.0' (391)	-7.0' (389)
TP-7	-0.5' (387)	-2.5' (385)
TP-8	-1.0' (387)	-3.0' (385)

GRAPHIC SCALE

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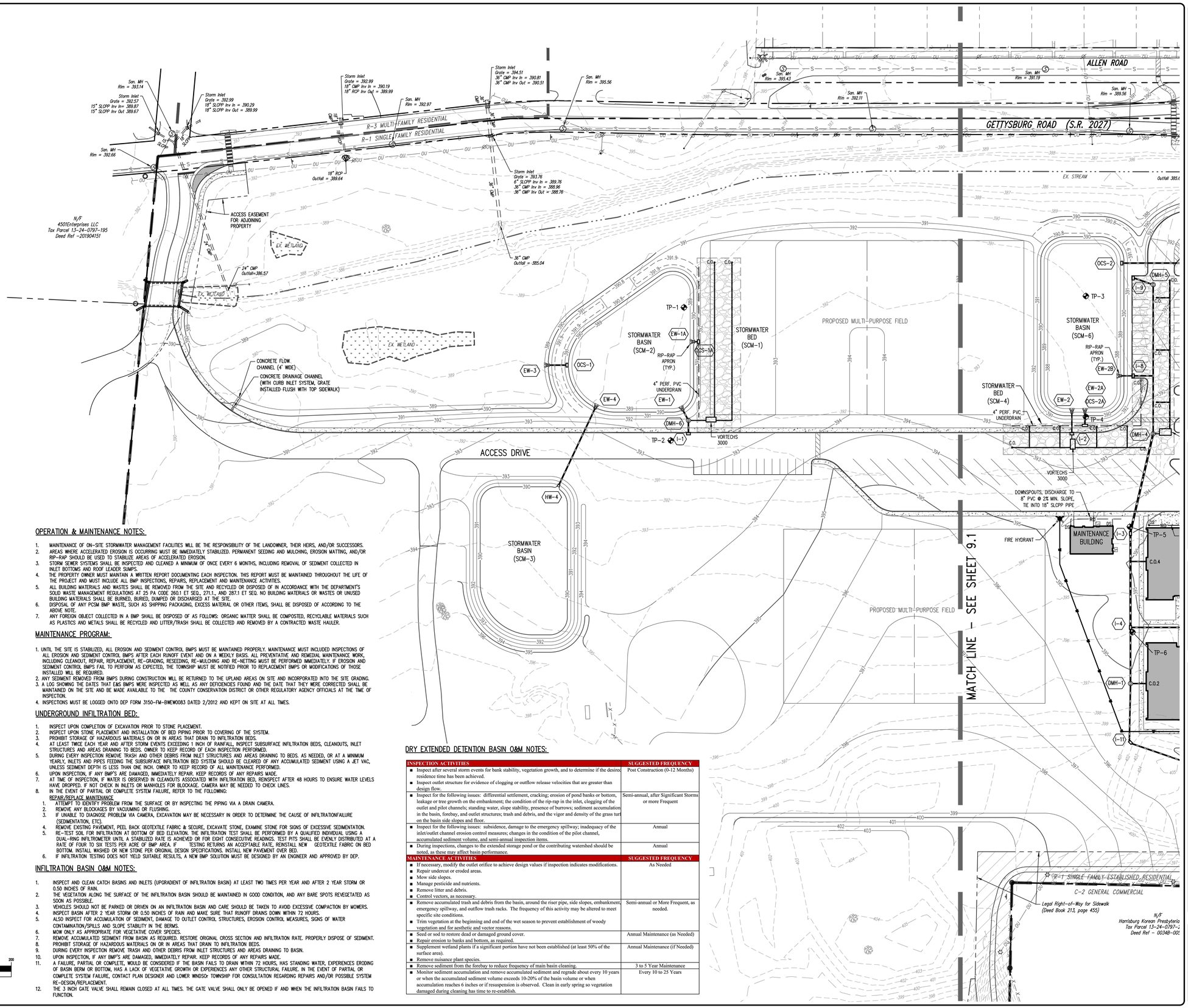
(IN FEET)
1 inch = 50 ft.



OPERATION & MAINTENANCE NOTES:

1. MAINTENANCE OF ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE LANDOWNER, THEIR HEIRS, AND/OR SUCCESSORS.
2. AREAS WHERE ACCELERATED EROSION IS OCCURRING MUST BE IMMEDIATELY STABILIZED. PERMANENT SEEDING AND MULCHING, EROSION MATTING, AND/OR RIP-RAP SHOULD BE USED TO STABILIZE AREAS OF ACCELERATED EROSION.
3. STORM SEWER SYSTEMS SHALL BE INSPECTED AND CLEANED A MINIMUM OF ONCE EVERY 6 MONTHS, INCLUDING REMOVAL OF SEDIMENT COLLECTED IN INLET BOTTOMS AND ROOF LEADER SUMPS.
4. THE PROPERTY OWNER MUST MAINTAIN A WRITTEN REPORT DOCUMENTING EACH INSPECTION. THIS REPORT MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST INCLUDE ALL BMP INSPECTIONS, REPAIRS, REPLACEMENT AND MAINTENANCE ACTIVITIES.
5. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1., AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
6. DISPOSAL OF ANY PCSM BMP WASTE, SUCH AS SHIPPING PACKAGING, EXCESS MATERIAL OR OTHER ITEMS, SHALL BE DISPOSED OF ACCORDING TO THE ABOVE NOTE.
7. ANY FOREIGN OBJECT COLLECTED IN A BMP SHALL BE DISPOSED OF AS FOLLOWS: ORGANIC MATTER SHALL BE COMPOSTED, RECYCLABLE MATERIALS SUCH AS PLASTICS AND METALS SHALL BE RECYCLED AND LITTER/TRASH SHALL BE COLLECTED AND REMOVED BY A CONTRACTED WASTE HAULER.

MAINTENANCE PROGRAM:

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDED INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, THE TOWNSHIP MUST BE NOTIFIED PRIOR TO REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
2. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO THE UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
3. A LOG SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE THE COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
4. INSPECTIONS MUST BE LOGGED ONTO DEP FORM 3150-FM-BWEW0083 DATED 2/2012 AND KEPT ON SITE AT ALL TIMES.

UNDERGROUND INFILTRATION BED:

1. INSPECT UPON COMPLETION OF EXCAVATION PRIOR TO STONE PLACEMENT.
2. INSPECT UPON STONE PLACEMENT AND INSTALLATION OF BED PIPING PRIOR TO COVERING OF THE SYSTEM.
3. PROHIBIT STORAGE OF HAZARDOUS MATERIALS ON OR IN AREAS THAT DRAIN TO INFILTRATION BEDS.
4. AT LEAST TWICE EACH YEAR AND AFTER STORM EVENTS EXCEEDING 1 INCH OF RAINFALL, INSPECT SUBSURFACE INFILTRATION BEDS, CLEANOUTS, INLET STRUCTURES AND AREAS DRAINING TO BEDS. OWNER TO KEEP RECORD OF EACH INSPECTION PERFORMED.
5. DURING EVERY INSPECTION REMOVE TRASH AND OTHER DEBRIS FROM INLET STRUCTURES AND AREAS DRAINING TO BEDS. AS NEEDED, OR AT A MINIMUM YEARLY, INLETS AND PIPES FEEDING THE SUBSURFACE INFILTRATION BED SYSTEM SHOULD BE CLEARED OF ANY ACCUMULATED SEDIMENT USING A JET VAC, UNLESS SEDIMENT DEPTH IS LESS THAN ONE INCH. OWNER TO KEEP RECORD OF ALL MAINTENANCE PERFORMED.
6. UPON INSPECTION, IF ANY BMP'S ARE DAMAGED, IMMEDIATELY REPAIR. KEEP RECORDS OF ANY REPAIRS MADE.
7. AT TIME OF INSPECTION, IF WATER IS OBSERVED IN CLEANOUTS ASSOCIATED WITH INFILTRATION BED, REINSPECT AFTER 48 HOURS TO ENSURE WATER LEVELS HAVE DROPPED. IF NOT CHECK IN INLETS OR MANHOLES FOR BLOCKAGE. CAMERA MAY BE NEEDED TO CHECK LINES.
8. IN THE EVENT OF PARTIAL OR COMPLETE SYSTEM FAILURE, REFER TO THE FOLLOWING:

   REPAIR/REPLACE MAINTENANCE
   1. ATTEMPT TO IDENTIFY PROBLEM FROM THE SURFACE OR BY INSPECTING THE PIPING VIA A DRAIN CAMERA.
   2. REMOVE ANY BLOCKAGES BY VACUUMING OR FLUSHING.
   3. IF UNABLE TO DIAGNOSE PROBLEM VIA CAMERA, EXCAVATION MAY BE NECESSARY IN ORDER TO DETERMINE THE CAUSE OF INFILTRATIONFAILURE (SEDIMENTATION, ETC).
   4. REMOVE EXISTING PAVEMENT, PEEL BACK GEOTEXTILE FABRIC & SECURE, EXCAVATE STONE, EXAMINE STONE FOR SIGNS OF EXCESSIVE SEDIMENTATION.
   5. RE-TEST SOIL FOR INFILTRATION AT BOTTOM OF BED ELEVATION. THE INFILTRATION TEST SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL USING A DUAL-RING INFILTROMETER UNTIL A STABILIZED RATE IS ACHIEVED OR FOR EIGHT CONSECUTIVE READINGS. TEST PITS SHALL BE EVENLY DISTRIBUTED AT A RATE OF FOUR TO SIX TESTS PER ACRE OF BMP AREA. IF TESTING RETURNS AN ACCEPTABLE RATE, REINSTALL NEW GEOTEXTILE FABRIC ON BED BOTTOM. INSTALL WASHED OR NEW STONE PER ORIGINAL DESIGN SPECIFICATIONS. INSTALL NEW PAVEMENT OVER BED.
   6. IF INFILTRATION TESTING DOES NOT YIELD SUITABLE RESULTS, A NEW BMP SOLUTION MUST BE DESIGNED BY AN ENGINEER AND APPROVED BY DEP.

INFILTRATION BASIN O&M NOTES:

1. INSPECT AND CLEAN CATCH BASINS AND INLETS (UPGRADIENT OF INFILTRATION BASIN) AT LEAST TWO TIMES PER YEAR AND AFTER 2 YEAR STORM OR 0.50 INCHES OF RAIN.
2. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
4. INSPECT BASIN AFTER 2 YEAR STORM OR 0.50 INCHES OF RAIN AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS.
5. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS AND SLOPE STABILITY IN THE BERMS.
6. MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
7. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.
8. PROHIBIT STORAGE OF HAZARDOUS MATERIALS ON OR IN AREAS THAT DRAIN TO INFILTRATION BEDS.
9. DURING EVERY INSPECTION REMOVE TRASH AND OTHER DEBRIS FROM INLET STRUCTURES AND AREAS DRAINING TO BASIN.
10. UPON INSPECTION, IF ANY BMP'S ARE DAMAGED, IMMEDIATELY REPAIR. KEEP RECORDS OF ANY REPAIRS MADE.
11. A FAILURE, PARTIAL OR COMPLETE, WOULD BE CONSIDERED IF THE BASIN FAILS TO DRAIN WITHIN 72 HOURS, HAS STANDING WATER, EXPERIENCES ERODING OF BASIN BERM OR BOTTOM, HAS A LACK OF VEGETATIVE GROWTH OR EXPERIENCES ANY OTHER STRUCTURAL FAILURE. IN THE EVENT OF PARTIAL OR COMPLETE SYSTEM FAILURE, CONTACT PLAN DESIGNER AND LOWER WINDSOR TOWNSHIP FOR CONSULTATION REGARDING REPAIRS AND/OR POSSIBLE SYSTEM RE-DESIGN/REPLACEMENT.
12. THE 3 INCH GATE VALVE SHALL REMAIN CLOSED AT ALL TIMES. THE GATE VALVE SHALL ONLY BE OPENED IF AND WHEN THE INFILTRATION BASIN FAILS TO FUNCTION.

DRY EXTENDED DETENTION BASIN O&M NOTES:

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
■ Inspect after several storm events for bank stability, vegetation growth, and to determine if the desired residence time has been achieved.	Post Construction (0-12 Months)
■ Inspect outlet structure for evidence of clogging or outflow release velocities that are greater than design flow.	
■ Inspect for the following issues: differential settlement, cracking; erosion of pond banks or bottom, leakage or tree growth on the embankment; the condition of the rip-rap in the inlet, clogging of the outlet and pilot channels; standing water, slope stability; the presence of burrows; sediment accumulation in the basin, forebay, and outlet structures; trash and debris, and the vigor and density of the grass turf on the basin side slopes and floor.	Semi-annual, after Significant Storms or more Frequent
■ Inspect for the following issues: subsidence, damage to the emergency spillway; inadequacy of the inlet/outlet channel erosion control measures; changes in the condition of the pilot channel, accumulated sediment volume, and semi-annual inspection items.	Annual
■ During inspections, changes to the extended storage pond or the contributing watershed should be noted, as these may affect basin performance.	Annual
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
■ If necessary, modify the outlet orifice to achieve design values if inspection indicates modifications. ■ Repair undercut or eroded areas. ■ Mow side slopes. ■ Manage pesticide and nutrients. ■ Remove litter and debris. ■ Control vectors, as necessary.	As Needed
■ Remove accumulated trash and debris from the basin, around the riser pipe, side slopes, embankment, emergency spillway, and outflow trash racks. The frequency of this activity may be altered to meet specific site conditions. ■ Trim vegetation at the beginning and end of the wet season to prevent establishment of woody vegetation and for aesthetic and vector reasons.	Semi-annual or More Frequent, as needed.
■ Seed or sod to restore dead or damaged ground cover. ■ Repair erosion to banks and bottom, as required.	Annual Maintenance (as Needed)
■ Supplement wetland plants if a significant portion have not been established (at least 50% of the surface area). ■ Remove nuisance plant species.	Annual Maintenance (if Needed)
■ Remove sediment from the forebay to reduce frequency of main basin cleaning.	3 to 5 Year Maintenance
■ Monitor sediment accumulation and remove accumulated sediment and regrade about every 10 years or when the accumulated sediment volume exceeds 10-20% of the basin volume or when accumulation reaches 6 inches or if resuspension is observed. Clean in early spring so vegetation damaged during cleaning has time to re-establish.	Every 10 to 25 Years

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Designer	MAM
Draftsman	PW
Proj.Manager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_UTILITY 50
Layout	UTILITY 5.0

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

UTILITY PLAN

PROJECT NO. 23009
DATE JULY 1, 2025
SCALE 1"=50'
SHEET NO. 9.0

SURVEY FEATURES LEGEND

- Property Line, Lot Line
- Right-of-Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- Property Corner
- Project Benchmark

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Soil Limit Line / Boundary
- HaB Existing Soil Type
- Existing Tree Line
- S Existing Sanitary Sewer
- W Existing Water Line
- Existing Storm Sewer Line w/ Inlet
- FM Existing Sanitary Sewer Force Main
- G Existing Gas Line
- E Existing Underground Electric
- T Existing Underground Telephone Line
- OU Existing Overhead Utility Line w/ Pole
- X Existing Fence / Type
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Storm Sewer Inlet
- Existing Storm Sewer End Wall – Type D/W
- EX. WV Existing Water Service Valve
- EX. GV Existing Gas Valve
- EX. CO Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Tree

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING — PROPOSED BUILDING
- PROPOSED CURBING
- 500 PROPOSED MAJOR CONTOURS W/ ELEVATION
- 499 PROPOSED MINOR CONTOURS W/ ELEVATION
- S PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ INLET
- RD PROPOSED ROOF DRAIN LINE
- PROPOSED CONCRETE AREAS
- PROPOSED PAVED AREAS
- PROPOSED FENCE W/ TYPE
- PROPOSED MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER INLET – TYPE M
- PROPOSED STORM SEWER INLET – TYPE C
- PROPOSED STORM SEWER INLET – 2x2
- PROPOSED STORM SEWER END SECTION
- CO PROPOSED CLEAN-OUT
- S2 PROPOSED SIGN
- 13 PROPOSED PARKING STALL COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED PAINTED ACCESSIBLE PARKING SYMBOL
- DC PROPOSED DEPRESSED CURB AREA
- PROPOSED ACCESSIBLE RAMP

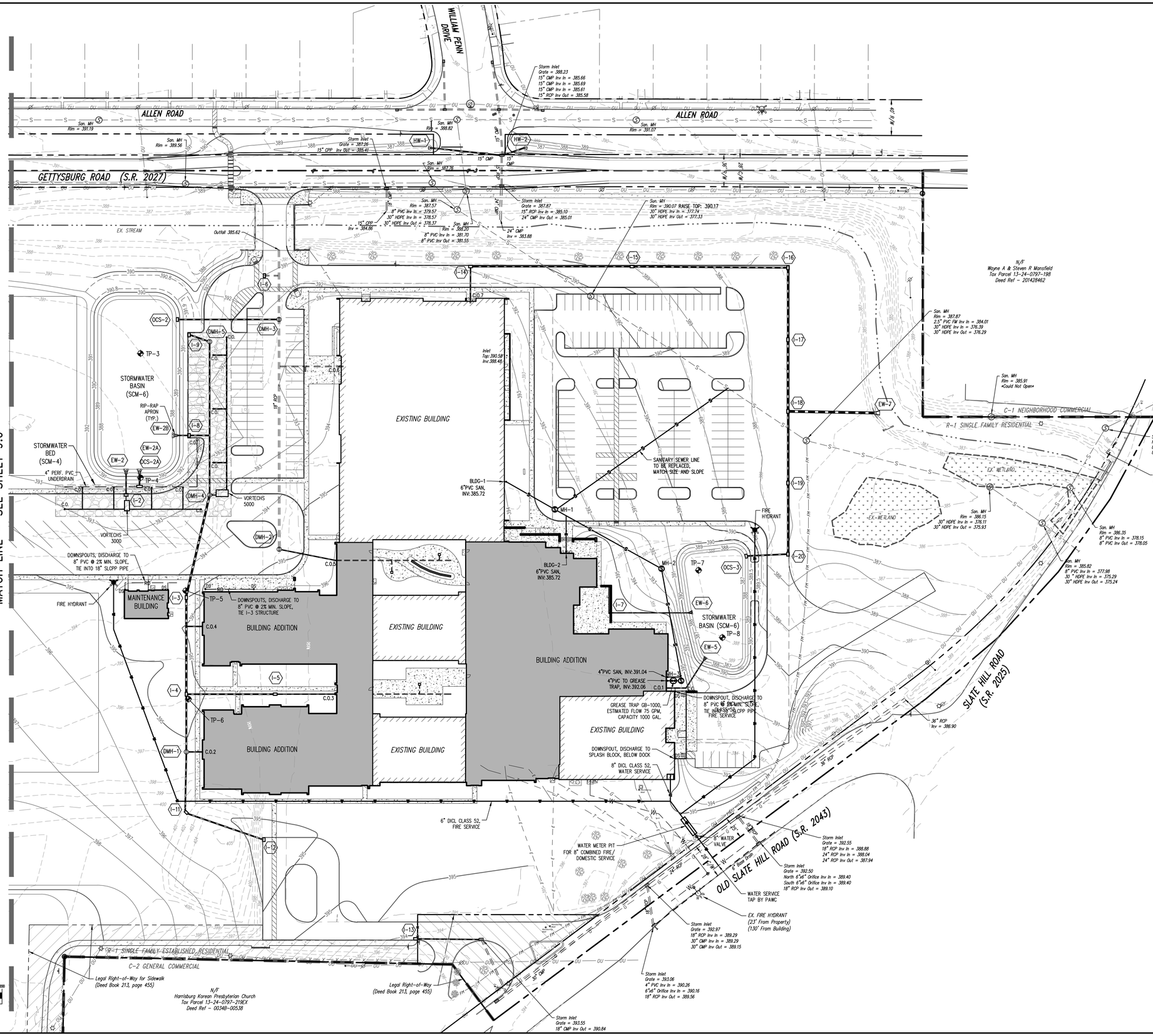
TEST PIT INFORMATION		
Number	Test Depth	Probe Depth
TP-1	-2.0' (389)	-4.0' (387)
TP-2		-4.0' (387)
TP-3	-2.0' (389)	-4.0' (387)
TP-4		-4.5' (387)
TP-5	-2.5' (391)	-4.5' (389)
TP-6	-5.0' (391)	-7.0' (389)
TP-7	-0.5' (387)	-2.5' (385)
TP-8	-1.0' (387)	-3.0' (385)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MATCH LINE – SEE SHEET 9.0



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Designer	MAM
Draftsman	PW
ProjManager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_UTILITY 50
Layout	UTILITY 5.1

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

UTILITY PLAN

PROJECT NO.	23009
DATE	JULY 1, 2025
SCALE	1"=50'
SHEET NO.	9.1

SURVEY FEATURES LEGEND

- Property Line, Lot Line
- Right-of-Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- Property Corner
- Project Benchmark

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Soil Limit Line / Boundary
- HaB — Existing Soil Type
- Existing Tree Line
- S — Existing Sanitary Sewer
- W — Existing Water Line
- Existing Storm Sewer Line w/ Inlet
- FM — Existing Sanitary Sewer Force Main
- G — Existing Gas Line
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- OU — Existing Overhead Utility Line w/ Pole
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- Existing Storm Sewer End Wall – Type D/W
- EX WV — Existing Water Service Valve
- EX GV — Existing Gas Valve
- EX CO — Existing Clean-Out
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- Existing Sign
- Existing Tree

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING — PROPOSED BUILDING
- PROPOSED CURBING
- 500 — PROPOSED MAJOR CONTOURS W/ ELEVATION
- 499 — PROPOSED MINOR CONTOURS W/ ELEVATION
- S — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ INLET
- RD — PROPOSED ROOF DRAIN LINE
- PROPOSED CONCRETE AREAS
- PROPOSED PAVED AREAS
- X — PROPOSED FENCE W/ TYPE
- PROPOSED MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER INLET – TYPE M
- PROPOSED STORM SEWER INLET – TYPE C
- PROPOSED STORM SEWER INLET – 2x2
- PROPOSED STORM SEWER END SECTION
- PROPOSED DECIDUOUS TREE

ALLEN ROAD

ALLEN ROAD

GETTYSBURG ROAD (S.R. 2027)

Building Setback Line

EX. STREAM

PROPOSED MULTI-PURPOSE FIELD

PROPOSED MULTI-PURPOSE FIELD

MAINTENANCE BUILDING

PARKING AREA 75,009 SF

PARKING AREA 74,423 SF

EXISTING BUILDING

BUILDING ADDITION

EXISTING BUILDING

BUILDING ADDITION

EXISTING BUILDING

BUILDING ADDITION

EXISTING BUILDING

605 SF

410 SF

2,181 SF

1,493 SF

689 SF

212 SF

153 SF

405 SF

363 SF

1,172 SF

1,234 SF

281 SF

OLD SLATE HILL ROAD (S.R. 2045)

R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL

C-2 GENERAL COMMERCIAL

Legal Right-of-Way for Sidewalk (Deed Book 213, page 455)

N/F Harrisburg Korean Presbyterian Church Tax Parcel 13-24-0797-219EX Deed Ref – 0034B-00538

Legal Right-of-Way (Deed Book 213, page 455)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.3 fc	16.6 fc	0.1 fc	166.0:1	13.0:1

Schedule

Sym	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A	5	Gardco	P26-A04-740-T2M	P0045253 PureForm Family Upgrade Ph 2-P26, 40 LED's, 4000K CCT, 70 CRI, TYPE T2M OPTIC 25'-0" POLE	21015	0.88	122.7
	B	13	Gardco	P26-A04-740-T3M	P0045253 PureForm Family Upgrade Ph 2-P26, 40 LED's, 4000K CCT, 70 CRI, TYPE T3M OPTIC 25'-0" POLE	20642	0.88	122.7
	C	4	Gardco	P26-A04-740-T4M	P0045253 PureForm Family Upgrade Ph 2-P26, 40 LED's, 4000K CCT, 70 CRI, TYPE T4M OPTIC 25'-0" POLE	20452	0.88	122.7
	D	9	Gardco	SFC-3-48L-400-NW-G2	SLENDERFORM CANOPY, 48 LED's, 4000K CCT, TYPE 3 OPTIC, NO EXTERNAL LENS	6932	0.88	22.2
	E	49	Gardco	PWS-P-A02-840-3	PureForm LED wall sconce PWS, 20 LED's, 4000K CCT, 80 CRI, TYPE 3 OPTIC	3818	0.88	22.2
	F	2	PRESCOLITE	LTR-4RD-H-ML20L-DM1/LTR-4RD-T-ML35K8MDS	4" LITEISTRY Round Downlight, 2000 lumens, 3500K, 80+ CRI, Medium, Specular Clear	2147	0.88	22.5
	G	1	Gardco	P26-A01-740-T2M	P0045253 PureForm Family Upgrade Ph 2-P26, 40 LED's, 4000K CCT, 70 CRI, TYPE T2M OPTIC 10'-0" POLE	12140	0.88	67.8

PLANT LIST

KEY	QTY.	BOTANICAL / COMMON NAME	TYPE	SIZE	CONDITION
AR	5	ACER RUBRUM " RED SUNSET" / RED SUNSET MAPLE	MAJOR DECIDUOUS	2 " CAL.	B & B
CC	6	CERCIS CANADENSIS / EASTERN REDBUD	MINOR DECIDUOUS	2 " CAL.	B & B
CO	6	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	MAJOR DECIDUOUS	2 " CAL.	B & B
NS	5	NYSSA SYLVATICA / BLACK TUPELO	MAJOR DECIDUOUS	2 " CAL.	B & B

LANDSCAPE REQUIREMENTS

- MINIMUM 5% OF THE FRONT YARD AREA SHALL BE LANDSCAPED
- MINIMUM 5% OF THE PARKING AREA SHALL BE INTERIOR LANDSCAPING
- TOTAL PARKING AREA = 74,423 + 75,009 = 149,432 SF
  149,423 SF X 5% = 7,472 SF REQUIRED INTERIOR
- INTERIOR LANDSCAPE AREA PROVIDED = 11,126 SF OR 7.4%
- MINIMUM OF 1 TREE PER 10 SPACES
- 210 SPACES / 10 = 21 TREES REQUIRED
- 22 TREES PROVIDED

PennTerra ENGINEERING OF LANCASTER INC.

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Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_LIGHTING
Layout	LIGHTING

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

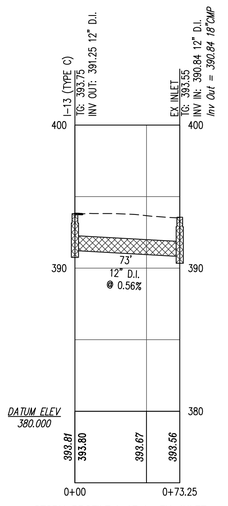
LIGHTING AND LANDSCAPE PLAN

PROJECT NO.
23009

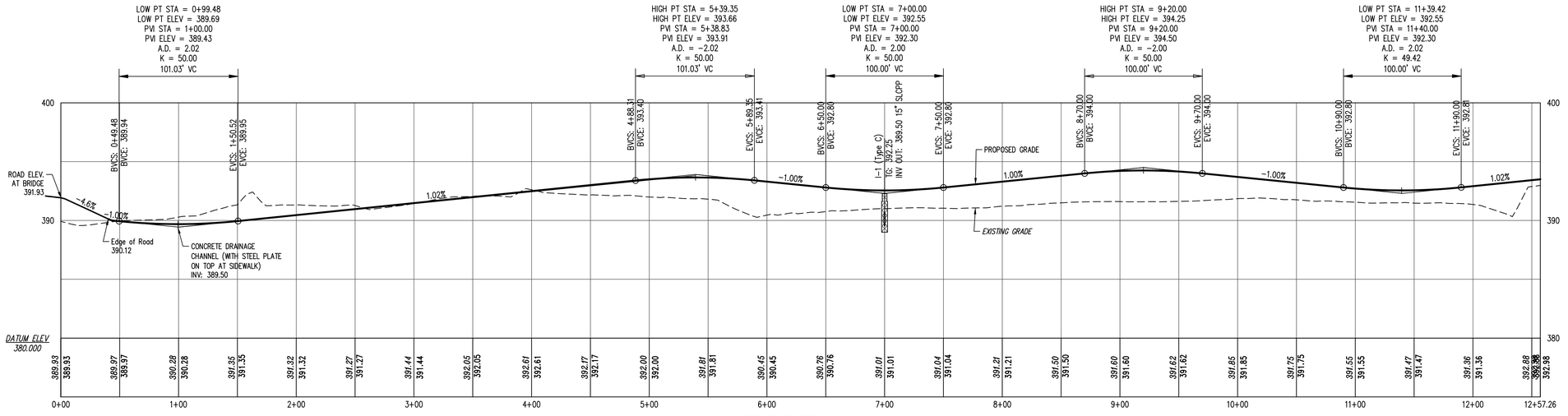
DATE
JULY 1, 2025

SCALE
1"=30'

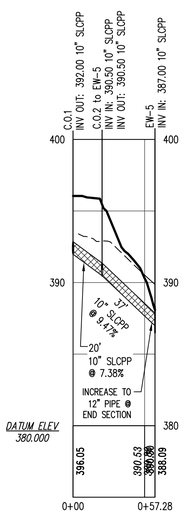
SHEET NO.
10.0



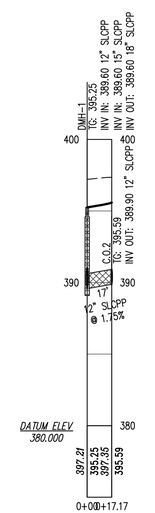
STORM PROFILE I-13 to EX. INLET
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



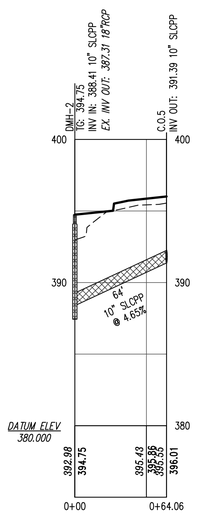
ACCESS DRIVE PROFILE
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



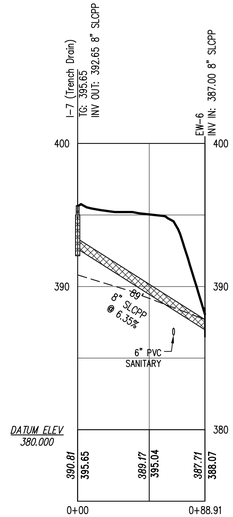
STORM PROFILE C.0.1 to EW-5
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



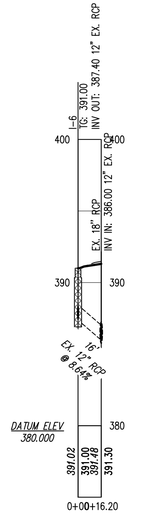
STORM PROFILE C.0.2 to DMH-1
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



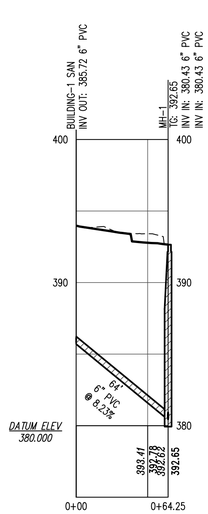
STORM PROFILE C.0.5 to DMH-2
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



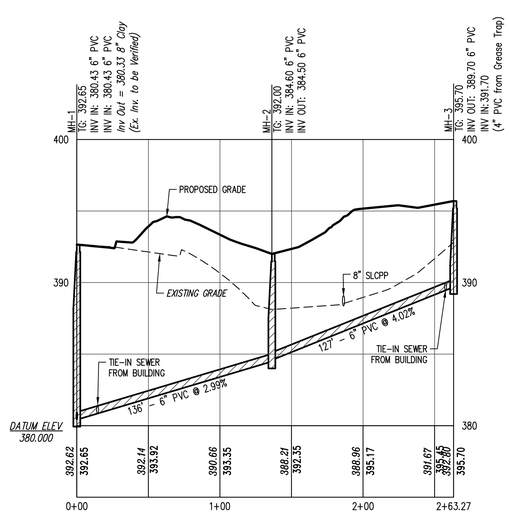
STORM PROFILE I-7 to EW-6
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



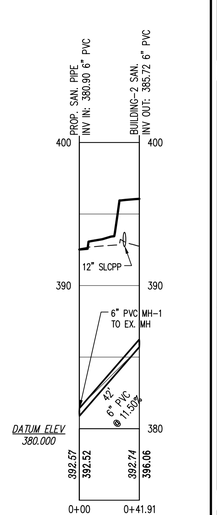
STORM PROFILE I-6 to Ex. RCP
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



SANITARY PROFILE BLDG-1 to MH-1
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



SANITARY PROFILE MH-3 to MH-1
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



SANITARY PROFILE BLDG-2 to PROP.
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'

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ENGINEERING OF
LANCASTER INC.

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Draftsman	PW
Proj.Manager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_PROFILES
Layout	PROFILE 8

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

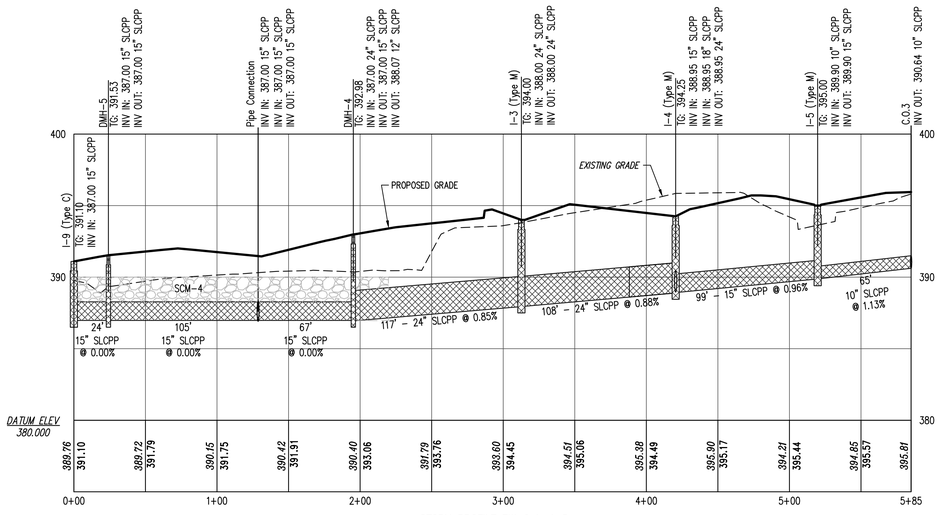
PROFILES

PROJECT NO.
23009

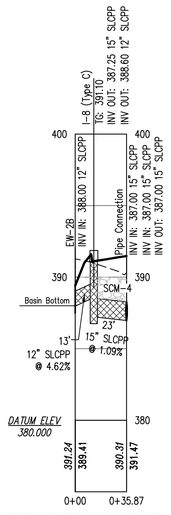
DATE
JULY 1, 2025

SCALE
1"=50'

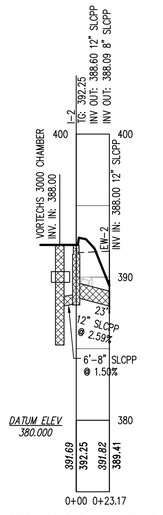
SHEET NO.
11.0



STORM PROFILE EW-2 to I-5
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



STORM PROFILE I-8 to EW-2B
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



STORM PROFILE I-2 to EW-2
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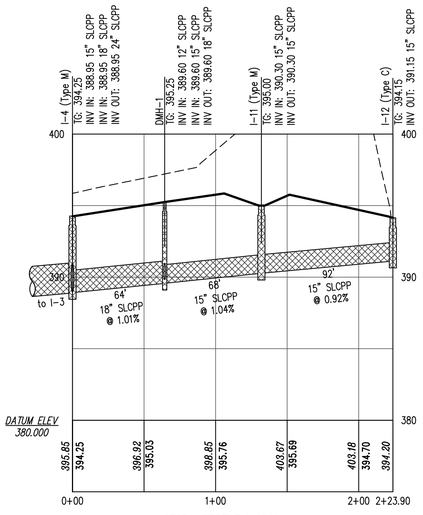
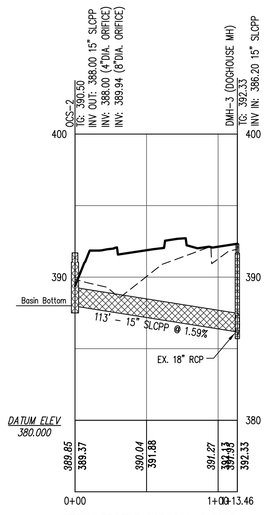
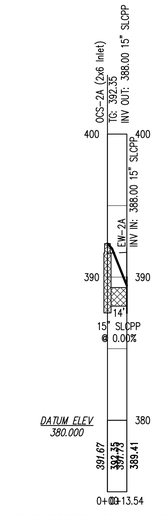
HORIZOTAL SCALE: 1"=50'



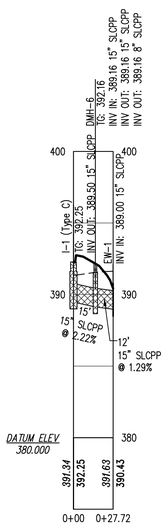
STORM PROFILE I-12 to I-4
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



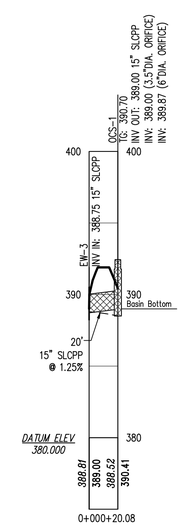
STORM PROFILE OCS-2 to DMH-3
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



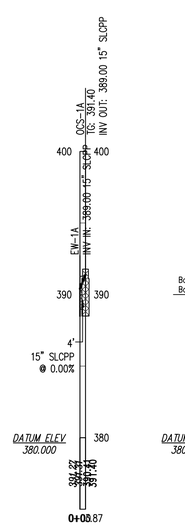
STORM PROFILE OCS-2A to EW-2A
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



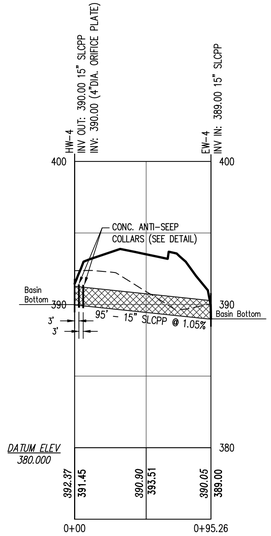
STORM PROFILE I-1 to EW-1
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



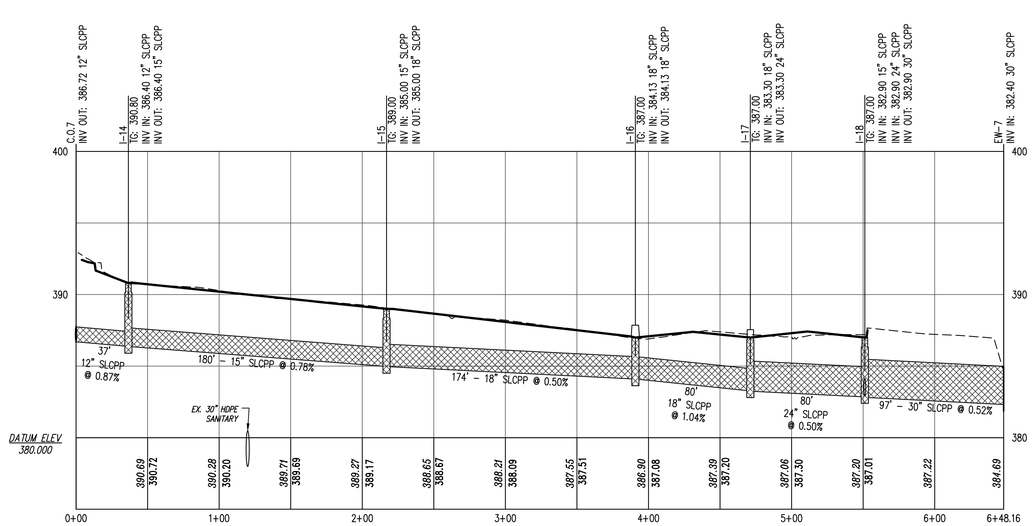
STORM PROFILE OCS-1 to EW-3
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



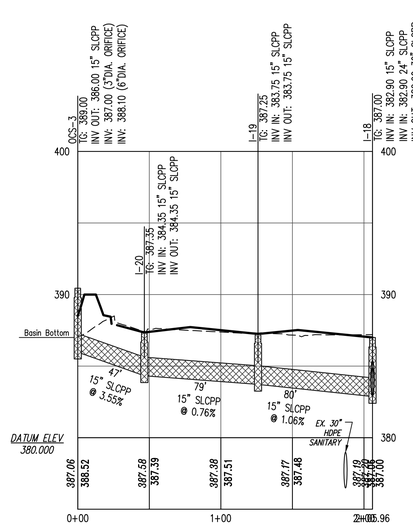
STORM PROFILE OCS-1A to EW-1A
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



STORM PROFILE HW-4 to EW-4
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



STORM PROFILE C.O.7 to EW-7
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'



STORM PROFILE OCS-3 to I-18
VERTICAL SCALE: 1"=5'
HORIZOTAL SCALE: 1"=50'

PennTerra
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Surveyor K&W
Perimeter Ck.
Book Pg
Acad 23009_PROFILES
Layout PROFILE 8.1

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

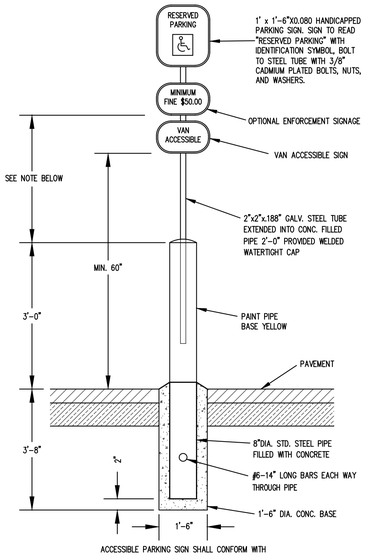
PROFILES

PROJECT NO.
23009

DATE
JULY 1, 2025

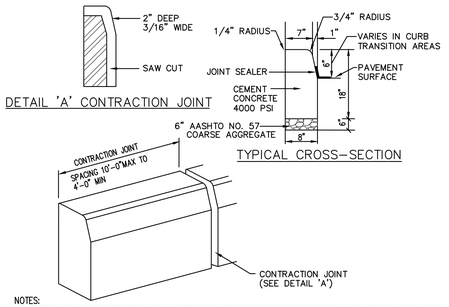
SCALE
1"=50'

SHEET NO.
11.1



ACCESSIBLE SIGN POST

NOT TO SCALE



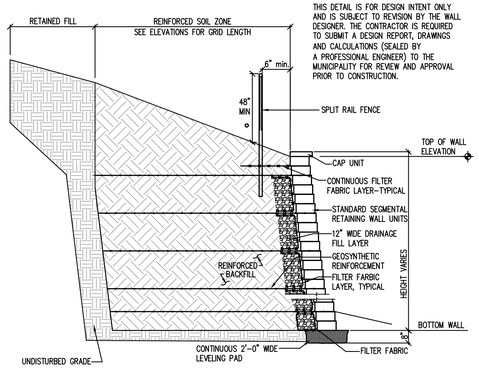
DETAIL 'A' CONTRACTION JOINT

TYPICAL CROSS-SECTION

NOTES:
1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630, FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE CURB AND FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. PLACE 3/4-INCH PREMOLDED EXPANSION JOINT AT MAXIMUM INTERVALS OF 50'-0" AT ALL STRUCTURES /INLETS AND AT THE END OF EACH WORKDAY.
3. SEE RC-50 FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
4. CONCRETE CURB CONSTRUCTED PER SECTION 641 "PLAIN CEMENT CONCRETE CURB GUTTER" PA DOT SPECIFICATION, 1970, AS AMENDED.
5. WHERE A CURB JOINS A STORM INLET OR JOINS WITH A TANGENT CURB ON A SHARP RADIUS, TWO NO. 4 STEEL REINFORCING BARS 24 INCHES IN LENGTH SHALL BE EMBEDDED IN THE CONCRETE.
6. AFTER COMPLETION OF THE ASPHALT PAVING, CLASS BM-1 ASPHALT SHALL BE APPLIED TO THE JOINT BETWEEN THE CURB AND THE BITUMINOUS PAVING FOR A DISTANCE OF ONE FOOT FROM THE CURB TOWARD THE CENTER OF THE ROAD OF SUFFICIENT THICKNESS TO EFFECTIVELY SEAL THE JOINT BETWEEN THE CURB AND THE BITUMINOUS PAVING.
7. THE APPLICANT SHALL PROVIDE THE TOWNSHIP COPIES OF ALL DELIVERY SLIPS.

STANDARD CONCRETE CURB

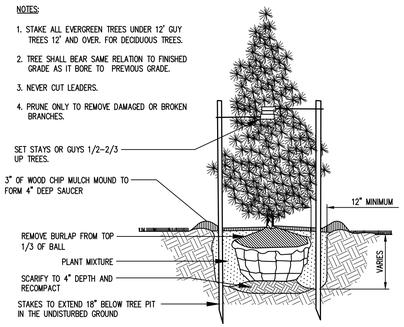
NOT TO SCALE



RETAINING WALL DETAIL

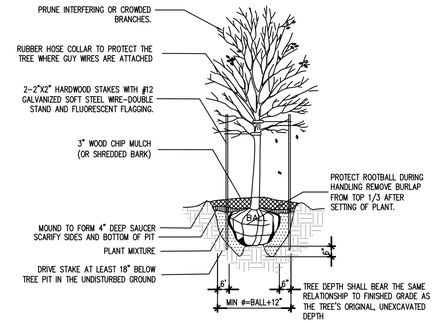
NOT TO SCALE

NOTES:
1. STAKE ALL EVERGREEN TREES UNDER 12' GUY TREES 12' AND OVER. FOR DECIDUOUS TREES.
2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
3. NEVER CUT LEADERS.
4. PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.



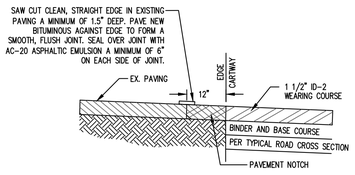
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



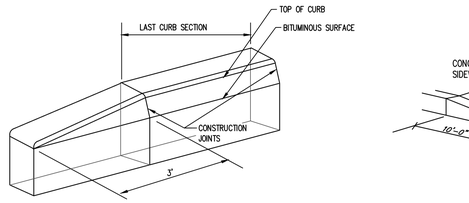
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



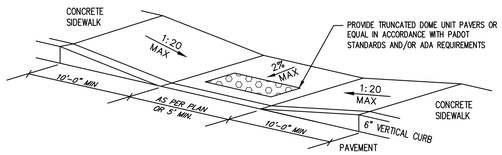
PAVEMENT SAWCUT DETAIL

NOT TO SCALE



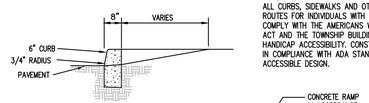
TYPICAL CURB END DETAIL

NOT TO SCALE



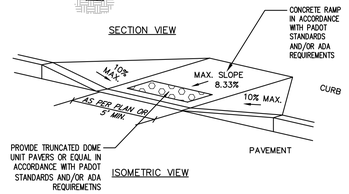
ACCESSIBLE RAMP (TYPE 2)

NOT TO SCALE



SECTION VIEW

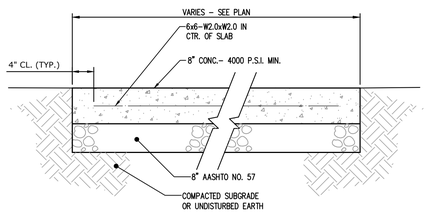
NOTE:
ALL CURBS, SIDEWALKS AND OTHER ACCESSIBLE ROUTES FOR INDIVIDUALS WITH DISABILITIES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE TOWNSHIP BUILDING CODE FOR HANDICAP ACCESSIBILITY. CONSTRUCTION SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN.



ISOMETRIC VIEW

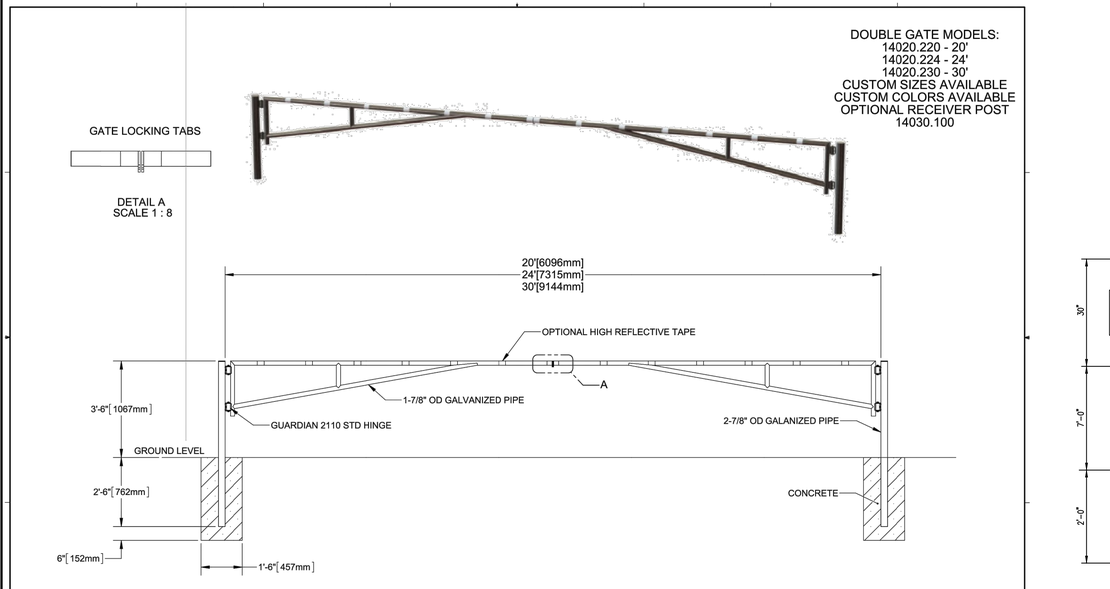
ACCESSIBLE RAMP (TYPE 1)

NOT TO SCALE



HEAVY DUTY CEMENT CONCRETE PAD/PAVING

NOT TO SCALE



GUARDIAN TRAFFIC SYSTEMS
4261 S. Country Club Rd., Tucson, AZ 85714-2009
Phone 1.520.881.3380 1.800.866.9115 (Toll Free)
E-mail:sales@guardiantraffic.com
http://www.guardiantraffic.com

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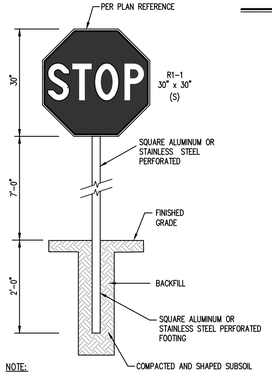
UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES. TOLERANCES: FRACTIONAL ± 1/8" ANGULAR: MACH ± 1° BEND ± 6° TWO PLACE DECIMAL ± 0.01 THREE PLACE DECIMAL ± 0.005

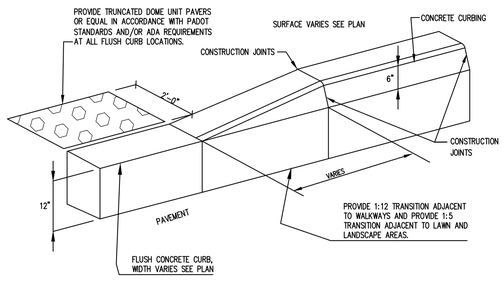
MATERIAL:			SIZE	PART NUMBER		REV	DESCRIPTION
N/A			B	14020		-	SENTINEL MANUAL DUAL SWING BARRIER GATE
DO NOT SCALE DRAWING	NAME	DATE					
DRAWN	RLS	01/10/14	SCALE: 1:28	WEIGHT: N/A	SHEET 1		



NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH PA DOT. SPECIFICATIONS, FOR R1-1 SIGNAGE

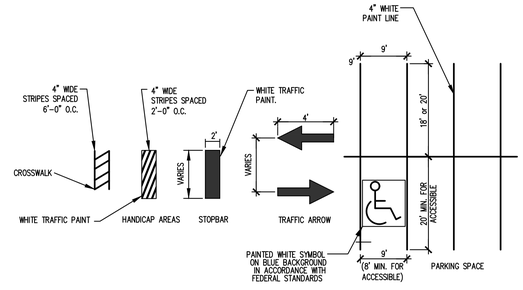
TYPICAL SIGN POST DETAIL

NOT TO SCALE



FLUSH CURB DETAIL

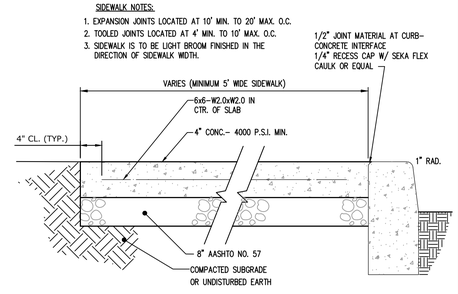
NOT TO SCALE



PAVEMENT MARKING DETAIL

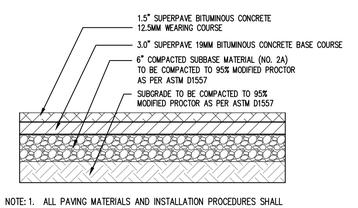
NOT TO SCALE

SIDEWALK NOTES:
1. EXPANSION JOINTS LOCATED AT 10' MIN. TO 20' MAX. O.C.
2. TOOLED JOINTS LOCATED AT 4' MIN. TO 10' MAX. O.C.
3. SIDEWALK IS TO BE LIGHT BROOM FINISHED IN THE DIRECTION OF SIDEWALK WIDTH.



STANDARD DUTY CEMENT CONCRETE SIDEWALK PAVING

NOT TO SCALE



NOTE: 1. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PA DOT PUBLICATION 408, MOST RECENT AMENDMENT.
2. DESIGN ESALS TO BE < 0.3 MILLION.

STANDARD-DUTY BITUMINOUS PAVING

NOT TO SCALE

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Draftsman	PW
ProjManager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_DETAILS
Layout	9-DETAILS

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

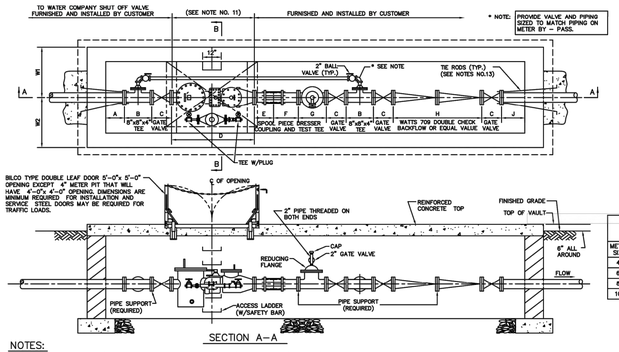
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

CONSTRUCTION DETAILS

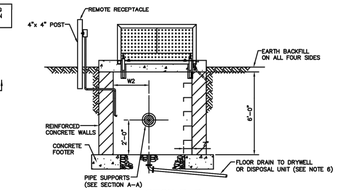
PROJECT NO.
23009
DATE
JULY 1, 2025
SCALE
NTS
SHEET NO.
12.0

4-INCH TO 10-INCH METER VAULT SPECIFICATIONS

PENNSYLVANIA AMERICAN WATER



SECTION A–A



SECTION B–B

LAYING LENGTHS												
METER SIZE	W1	W2	A	B	C	D	E	F	G	H	J	TOTAL
4"	30"	24"	12"	13"	9"	33"	6"	SEE NOTE 12	13"	37 1/8"	18"	19'–0"
6"	36"	30"	12"	16"	10 1/2"	45"	9"	SEE NOTE 12	16"	44 1/2"	18"	19'–6"
8"	36"	30"	12"	18"	11 1/2"	53"	12"	SEE NOTE 12	18"	50 3/4"	18"	22'–0"
10"	36"	30"	12"	22"	13 1/2"	68"	15"	SEE NOTE 12	22"	66 5/8"	18"	27'–0"

NOTE: a. VAULT DESIGN TO BE BY REGISTERED PROFESSIONAL ENGINEER. IF TRAFFIC LOADS ARE EXPECTED, DESIGN FOR AASHO H20 LOADING. DESIGN MUST PROVIDE FOR ALL EXPECTED FIELD CONDITIONS, INCLUDING SAFE WORKING ENVIRONMENT FOR WATER COMPANY PERSONNEL.

b. PA. AMERICAN WATER CO. MAY REQUIRE IN THE VAULT TELEPHONE AND/OR POWER (120 VAC, 15 AMP) FOR "AMR" INSTALLATION OR SUMP PUMP FOR DRAINAGE.

c. IF PIT IS PROVIDED WITH ELECTRICAL SUPPLY PLEASE SUPPLY OUTSIDE DISCONNECT AND PROVISIONS FOR SUMP PUMP (FUTURE).

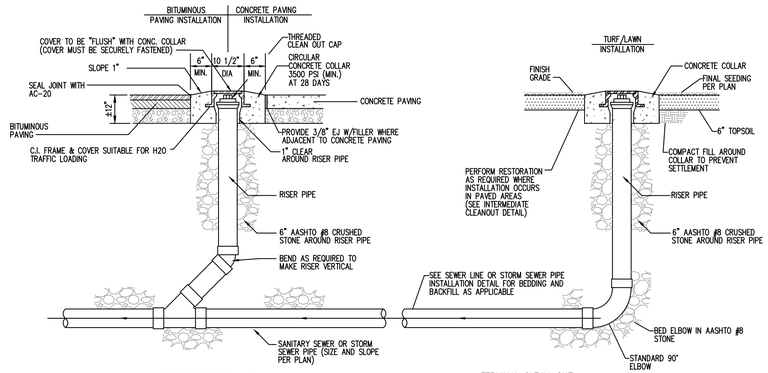
d. PRE–CAST VAULTS ARE AVAILABLE AND CUSTOMERS SHOULD VERIFY DESIGN BY THEIR ENGINEER.

e. VAULT AND METER INSTALLATION IS PA. AMERICAN WATER CO. STANDARD FOR OPTIMUM PERFORMANCE AND DESIGN FOR INSTALLATION AND SERVICING. ALTERNATE DESIGNS MAY BE REQUIRED, PLEASE CONTACT PA. AMERICAN WATER CO. PERSONAL FOR REVIEW AND APPROVAL.

NOTES:

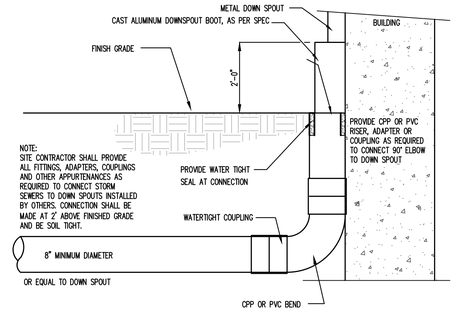
1. CUSTOMER TO CONSTRUCT METERING VAULT AS SHOWN TO MINIMUM DIMENSIONS AND GENERAL CONFIGURATION.
2. PIPE SUPPORTS, TIE RODS, ANCHORS AND THRUST BRACING AT FITTINGS AND VALVES SHALL BE PROVIDED SUFFICIENT, TO ALLOW PIPING TO STAND WITH REMOVAL OF METERS. FRICTION CLAMPS ARE NOT PERMITTED FOR RESTRAINT OF PIPING SYSTEMS.
3. THE CONNECTION TO THE EXISTING WATER MAIN AND VALVE WILL BE INSTALLED BY PENNSYLVANIA AMERICAN WATER COMPANY.
4. DOUBLE CHECK BACKFLOW PREVENTION DEVICE IS REQUIRED AS SHOWN AND/OR BACKFLOW PREVENTION DEVICE OF REDUCED PRESSURE. PRINCIPAL DESIGN MAY BE REQUIRED. THIS TYPE OF DEVICE IS TO BE INSTALLED ON THE SERVICE LINE, INSIDE AND AT THE POINT WHERE IT ENTERS THE BUILDING. (TYPE AND MANUFACTURES OF BACKFLOW DEVICE MAY AFFECT DIMENSIONS.)
5. 2" VALVES AND UNDER ARE I.P.S. 4" VALVES AND OVER ARE FLANGED – 125 P.S.I. CLASS FLANGE W/125 P.S.I. DRILLING.
6. IT WILL BE NECESSARY FOR THE CUSTOMER TO INSTALL PROPER DRAINAGE OR OTHER MECHANICAL MEANS TO KEEP VAULT DEWATERED.
7. WATER SERVICE WILL NOT BE PROVIDED UNTIL VAULT IS COMPLETED AS DETAILED. WATER COMPANY TO REVIEW FINAL DESIGN OF VAULT BY CUSTOMER FOR DIMENSIONS AND OVERALL CONFIGURATION.
8. GATE VALVES AND PIPING MUST BE SAME SIZE AS METER.
9. ALL VALVES AND BACKFLOW PREVENTORS TO BE MAINTAINED BY CUSTOMER.
10. BILCO TYPE DOOR BY BE CENTERED OVER METER ASSEMBLY AND ACCESS LADDER
11. METER ASSEMBLY WILL NOT BE INSTALLED UNTIL ALL PIPING IS COMPLETED IN THE VAULT. A FILLER PIECE SHOULD BE INSTALLED TO ASSURE PROPER ALIGNMENT OF FLANGES. METER ASSEMBLY FURNISHED AND INSTALLED BY PENNSYLVANIA – AMERICAN WATER COMPANY.
12. MUST BE SUFFICIENT TO CLEAR BREAK IN PIPING W/DRESSER COUPLING RING.
13. TIE RODS TO BE EMBEDDED IN CONCRETE OR BOLTED TO STEEL ON PLATES ON EXTERIOR WALLS. WATER COMPANY TO INSPECT BEFORE BACKFILLING.

10



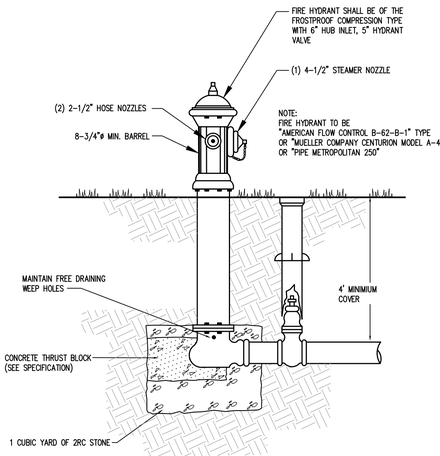
NEW CLEANOUT IN PAVED AREAS DETAIL

NOT TO SCALE



CONNECTION TO DOWN SPOUT

NOT TO SCALE

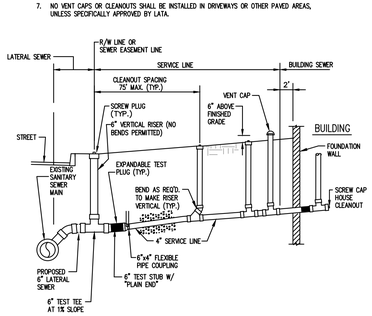


TYPICAL FIRE HYDRANT

NOT TO SCALE

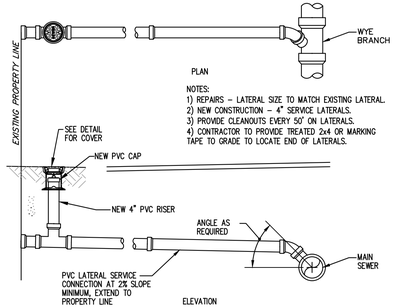
NOTES:

1. PROVIDE 6" OF AASHTO NO. 8 (1B) STONE BELOW PIPE AND 12" ABOVE PIPE (TYPICAL ENTIRE LENGTH OF LATERAL). AASHTO #57 STONE MAY BE USED IF APPROVED BY AUTHORITY.
2. MINIMUM SLOPE = 1% (1/8" PER FT.)
3. MINIMUM DEPTH OF COVER = 3 FT
4. PIPE MATERIALS: SERVICE LINE – PVC SDR 35 (TRAP TO BE SCH 40 GLUE JOINTS WITH FLEXIBLE PIPE COUPLINGS CONNECTING TO SDR 35 PIPE ON BOTH SIDES)
5. TO CONDUCT AIR TESTING OF SERVICE LINE, INSTALL EXPANDABLE PLUGS AT LOCATIONS SHOWN. AT COMPLETION OF AIR TESTING, REMOVE PLUGS, & INSTALL RISER ON 6" LATERAL SEWER TEST TEE.
6. NO SEWER SERVICE LINE VENT CAPS SHALL BE INSTALLED WITHIN A 100–YR FLOOD PLAIN OR WITHIN FLOOD PRONE AREAS.
7. NO VENT CAPS OR CLEANOUTS SHALL BE INSTALLED IN DRIVEWAYS OR OTHER PAVED AREAS, UNLESS SPECIFICALLY APPROVED BY LATA.



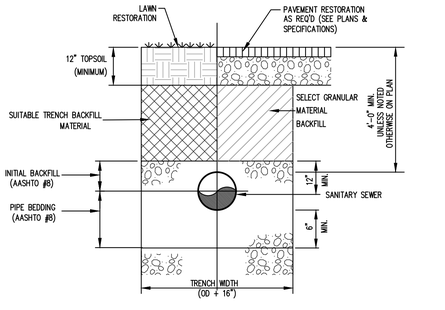
SANITARY SERVICE LINE INSTALLATION DETAIL

NOT TO SCALE



LATERAL DETAIL (SANITARY SEWER)

NOT TO SCALE



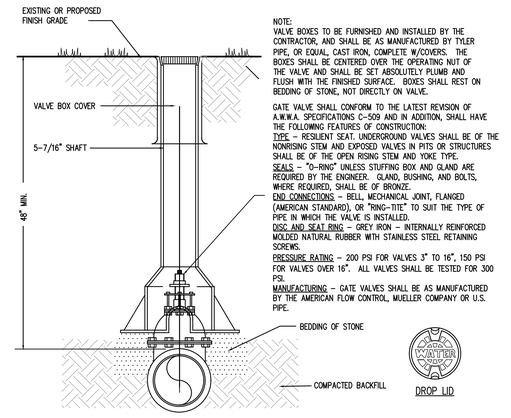
SEE PIPE BEDDING DETAIL THIS SHEET

SANITARY SEWER TRENCH

NOT TO SCALE

TRENCH NOTES:

1. IF UNSUITABLE SUBSOIL IS ENCOUNTERED AT THE NORMAL TRENCH SUBGRADE, THE CONTRACTOR SHALL REMOVE IT TO THE DEPTH DIRECTED BY THE ENGINEER IN THE FIELD, AND BACKFILL w/ CLASS A BEDDING IN 4" LAYERS.
2. BOTTOM OF TRENCH SHALL BE FREE OF WATER PRIOR TO WATER MAIN INSTALLATION.
3. IF VIBRATORY COMPACTION EQUIPMENT IS USED BACKFILL MAY BE IN 8" LAYERS.
4. PROVIDE 4" OF TOPSOIL WHERE SEEDING IS REQUIRED. SEE NOTE 6 AT GRAVEL DRIVEWAYS.
5. CONTRACTOR SHALL SHORE THE TRENCH IN ACCORDANCE WITH SECTION 02151 OF THE SPECIFICATIONS.
6. GRAVEL AND PAVED DRIVEWAYS TO BE RESTORED IN KIND.
7. CONTRACTOR MAY SUBSTITUTE PA NO. 2A FOR CLASS A BEDDING AT NO INCREASED COST TO THE OWNER WITH WRITTEN PERMISSION FROM THE ENGINEER OR OWNER. FOR DESCRIPTION OF BACKFILL MATERIAL, SEE SPECIFICATION SECTION 02221.
8. ALL PAVING RESTORATION TO BE IN ACCORDANCE WITH PennDOT PUB. 408/2003 AND PUB. 72M.

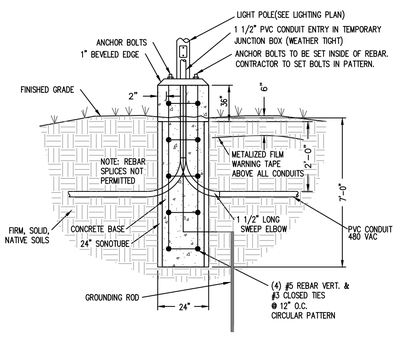


NOTE: VALVE BOXES TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR, AND SHALL BE AS MANUFACTURED BY TYLER PIPE, OR EQUAL, CAST IRON, COMPLETE W/COVERS. THE BOXES SHALL BE CENTERED OVER THE OPERATING NUT OF THE VALVE AND SHALL BE SET ABSOLUTELY PLUMB AND FLUSH WITH THE FINISHED SURFACE. BOXES SHALL REST ON BEDDING OF STONE, NOT DIRECTLY ON VALVE.

GATE VALVE SHALL CONFORM TO THE LATEST REVISION OF A.W.W.A. SPECIFICATIONS C–509 AND IN ADDITION, SHALL HAVE THE FOLLOWING FEATURES OF CONSTRUCTION:
TYPE – RESILIENT SEAT, UNDERGROUND VALVES SHALL BE OF THE NONRISING STEM AND EXPOSED VALVES IN PITS OR STRUCTURES SHALL BE OF THE OPEN RISING STEM AND YOKE TYPE.
SEALS – "O–RING" UNLESS STUFFING BOX AND GLAND ARE REQUIRED BY THE ENGINEER. GLAND, BUSHING, AND BOLTS, WHERE REQUIRED, SHALL BE OF BRONZE.
END CONNECTIONS – BELL, MECHANICAL JOINT, FLANGED (AMERICAN STANDARD), OR "RING–TITE" TO SUIT THE TYPE OF PIPE IN WHICH THE VALVE IS INSTALLED.
DISC AND SEAT RING – GREY IRON – INTERNALLY REINFORCED MOLDED NATURAL RUBBER WITH STAINLESS STEEL RETAINING SCREWS.
PRESSURE RATING – 200 PSI FOR VALVES 3" TO 16", 150 PSI FOR VALVES OVER 16". ALL VALVES SHALL BE TESTED FOR 300 PSI.
MANUFACTURING – GATE VALVES SHALL BE AS MANUFACTURED BY THE AMERICAN FLOW CONTROL, MUELLER COMPANY OR U.S. PIPE.

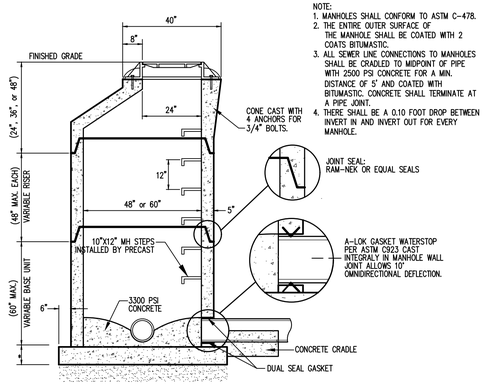
TYPICAL GATE VALVE INSTALLATION

NOT TO SCALE



LIGHT POLE BASE DETAIL

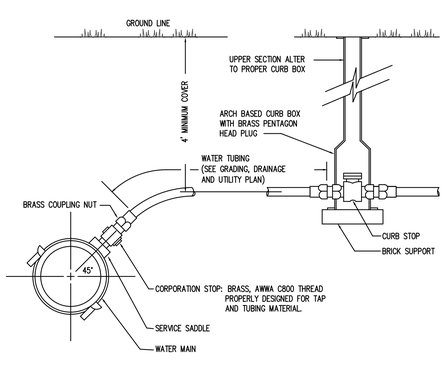
NOT TO SCALE



NOTE:
1. MANHOLES SHALL CONFORM TO ASTM C–478.
2. THE ENTIRE OUTER SURFACE OF THE MANHOLE SHALL BE COATED WITH 2 COATS BITUMASTIC.
3. ALL SEWER LINE CONNECTIONS TO MANHOLES SHALL BE CRADLED TO MIDPOINT OF PIPE WITH 2500 PSI CONCRETE FOR A MIN. DISTANCE OF 5' AND COATED WITH BITUMASTIC. CONCRETE SHALL TERMINATE AT A PIPE JOINT.
4. THERE SHALL BE A 0.10 FOOT DROP BETWEEN INVERT IN AND INVERT OUT FOR EVERY MANHOLE.

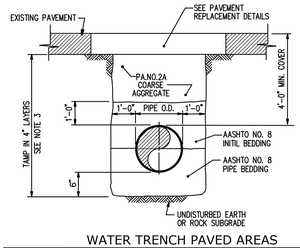
PRE–CAST CONCRETE MANHOLE INSTALLATION(SANITARY)

NOT TO SCALE



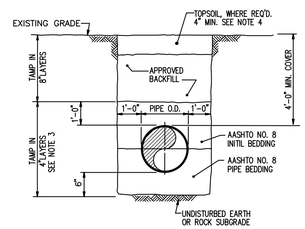
WATER SERVICE LATERAL

NOT TO SCALE



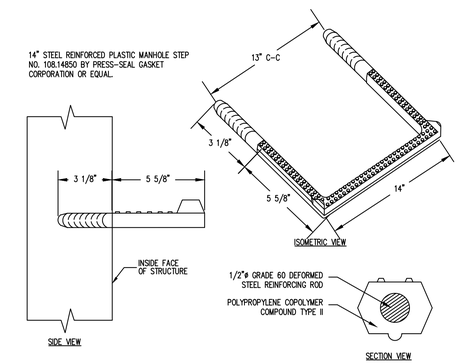
WATER TRENCH PAVED AREAS

NOT TO SCALE



WATER TRENCH UNPAVED AREAS

NOT TO SCALE



STEP SPECIFICATIONS:
STEPS SHALL BE 1/2"ø GRADE 60 DEFORMED STEEL REINFORCING ROD CONFORMING TO ASTM A615 AND COMPLETING ENCAPSULATED IN POLYPROPYLENE COPOLYMER COMPOUND TYPE II CONFORMING TO ASTM D4101.

STEP INSTALLATION:
STEPS SHALL BE CAST IN–PLACE BY THE MANUFACTURE. STEPS SHALL BE ALIGNED VERTICALLY NOT MORE THAN 12" ON CENTER. STEPS SHALL NOT BE LOCATED OVER ANY FLOW CHANNEL.

STEEL REINFORCED PLASTIC MANHOLE STEP

NOT TO SCALE

PennTerra ENGINEERING OF LANCASTER INC.

3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717–522–5031
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WWW.PTELANC.COM

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Acad	23009_DETAILS
Layout	10–DETAILS

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

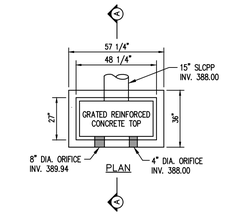
CONSTRUCTION DETAILS

PROJECT NO.
23009

DATE
JULY 1, 2025

SCALE
NTS

SHEET NO.
12.1

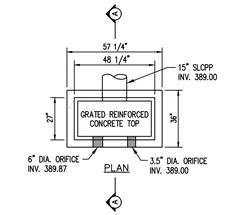


SECTION A–A

NOTE:
ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

OUTLET STRUCTURE OCS-2 (TYPE M)

NOT TO SCALE



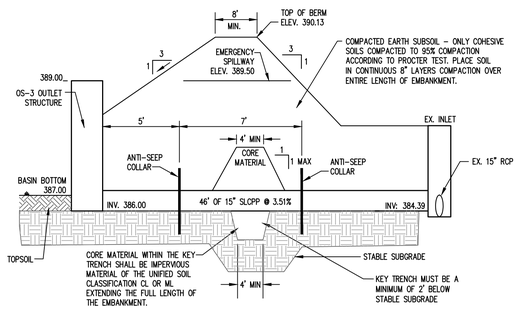
SECTION A–A

NOTE:
ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

OUTLET STRUCTURE OCS-1 (TYPE M)

NOT TO SCALE

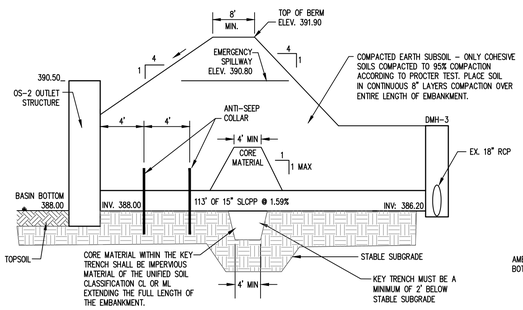
DETENTION BASIN NOTES:
1. THE BASIN SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH ANY EARTH MOVING OR LAND DISTURBANCE WHICH IT WILL SERVE.
2. THE EMBANKMENT SHALL BE COMPACTED IN LAYERS TO A DENSITY OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
3. WHEN ROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BASIN, THE ENGINEER AND GEOTECHNICAL CONSULTANT SHALL BE NOTIFIED IMMEDIATELY. UNDER DIRECTION OF THE GEOTECHNICAL ENGINEER, THE ROCK SHALL BE REMOVED TO AN ELEVATION OF AT LEAST 12" BELOW THE PROPOSED BASIN FLOOR FOR THE EVALUATION OF THE CONSTRUCTION OF A POTENTIAL LINER.
4. TEMPORARY AND PERMANENT GRASSES OR STABILIZATION MEASURES SHALL BE ESTABLISHED IN THE SIDES AND BASE OF ALL EARTHEN BASINS WITHIN 15 DAYS OF CONSTRUCTION.
5. THE BASIN DISCHARGE PIPE SHALL BE BELL-AND-SPIGOT ENDS WITH GASKETED WATERTIGHT JOINTS.



STORMWATER BASIN - SCM-6

NOT TO SCALE

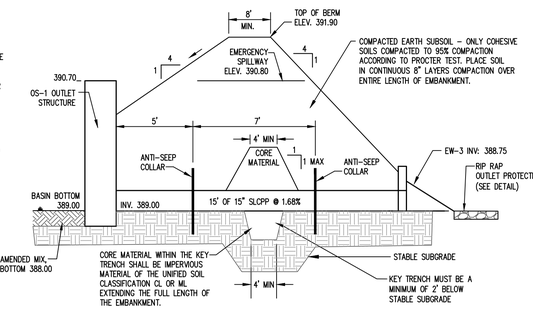
DETENTION BASIN NOTES:
1. THE BASIN SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH ANY EARTH MOVING OR LAND DISTURBANCE WHICH IT WILL SERVE.
2. THE EMBANKMENT SHALL BE COMPACTED IN LAYERS TO A DENSITY OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
3. WHEN ROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BASIN, THE ENGINEER AND GEOTECHNICAL CONSULTANT SHALL BE NOTIFIED IMMEDIATELY. UNDER DIRECTION OF THE GEOTECHNICAL ENGINEER, THE ROCK SHALL BE REMOVED TO AN ELEVATION OF AT LEAST 12" BELOW THE PROPOSED BASIN FLOOR FOR THE EVALUATION OF THE CONSTRUCTION OF A POTENTIAL LINER.
4. TEMPORARY AND PERMANENT GRASSES OR STABILIZATION MEASURES SHALL BE ESTABLISHED IN THE SIDES AND BASE OF ALL EARTHEN BASINS WITHIN 15 DAYS OF CONSTRUCTION.
5. THE BASIN DISCHARGE PIPE SHALL BE BELL-AND-SPIGOT ENDS WITH GASKETED WATERTIGHT JOINTS.



STORMWATER BASIN - SCM-5

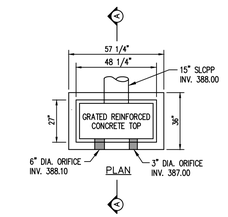
NOT TO SCALE

DETENTION BASIN NOTES:
1. THE BASIN SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH ANY EARTH MOVING OR LAND DISTURBANCE WHICH IT WILL SERVE.
2. THE EMBANKMENT SHALL BE COMPACTED IN LAYERS TO A DENSITY OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
3. WHEN ROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BASIN, THE ENGINEER AND GEOTECHNICAL CONSULTANT SHALL BE NOTIFIED IMMEDIATELY. UNDER DIRECTION OF THE GEOTECHNICAL ENGINEER, THE ROCK SHALL BE REMOVED TO AN ELEVATION OF AT LEAST 12" BELOW THE PROPOSED BASIN FLOOR FOR THE EVALUATION OF THE CONSTRUCTION OF A POTENTIAL LINER.
4. TEMPORARY AND PERMANENT GRASSES OR STABILIZATION MEASURES SHALL BE ESTABLISHED IN THE SIDES AND BASE OF ALL EARTHEN BASINS WITHIN 15 DAYS OF CONSTRUCTION.
5. THE BASIN DISCHARGE PIPE SHALL BE BELL-AND-SPIGOT ENDS WITH GASKETED WATERTIGHT JOINTS.



STORMWATER BASIN - SCM-2

NOT TO SCALE

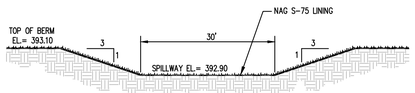


SECTION A–A

NOTE:
ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

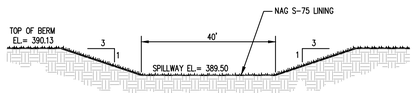
OUTLET STRUCTURE OCS-3 (TYPE M)

NOT TO SCALE



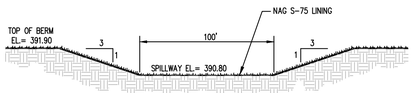
SPILLWAY DETAIL - SCM-3

NOT TO SCALE



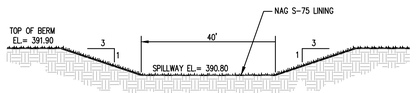
SPILLWAY DETAIL - SCM-6

NOT TO SCALE



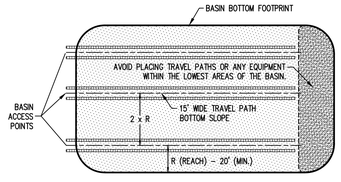
SPILLWAY DETAIL - SCM-5

NOT TO SCALE



SPILLWAY DETAIL - SCM-2

NOT TO SCALE

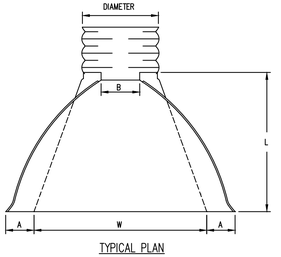


THIS DETAIL REPRESENTS A TYPICAL BASIN BOTTOM EXCAVATION TECHNIQUE. EACH BASIN VARIES WITH GEOMETRY AND OTHER VARIOUS PHYSICAL FEATURES. THE CONTRACTOR MUST DEVELOP A BASIN BOTTOM EXCAVATION PLAN AND CONSULT WITH THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING THE BASIN BOTTOM EXCAVATION.

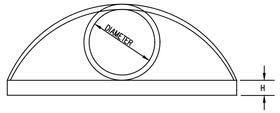
NOTES:
1. ALL EQUIPMENT MOBILIZATION AND MANEUVERS MUST BE LIMITED TO THE TRAVEL PATH LOCATIONS. THE CONTRACTOR SHALL LOCATE AND CLEARLY POST ALL TRAVEL PATHS IN THE FIELD.
2. TRAVEL PATH LOCATIONS SHALL BE SELECTED BASED UPON EQUIPMENT REACH CAPABILITY AND BASIN GEOMETRY. TRAVEL PATH LOCATIONS SHOULD BE SELECTED SUCH THAT THEY PARALLEL THE LONGEST SIDE OF THE BASIN.
3. TRAVEL PATH SPACING SHALL VARY WITH EQUIPMENT REACH CAPABILITY. REACH CAPABILITY SHOULD BE A MINIMUM OF 20 FEET.
4. MATERIAL SHALL BE REMOVED FROM THE TRAVEL PATH LOCATIONS WORKING TOWARD THE BASIN ACCESS POINTS. ONCE MATERIAL IS REMOVED FROM EACH TRAVEL PATH LOCATION AND FINAL GRADE IS ACHIEVED, ALL EQUIPMENT SHALL BE PROHIBITED FROM THESE LOCATIONS.
5. THIS PROCEDURE SHALL BE FOLLOWED FOR THE INITIAL SEDIMENT FACILITY CONSTRUCTION AND FINAL INFILTRATION BASIN GRADING. THE CONTRACTOR MUST USE THE SAME TRAVEL PATHS FOR BOTH CONSTRUCTION PHASES.
6. EXCAVATE BASIN WITH LOW GROUND PRESSURE TRACKS (LGP) OR A 3.5 TONE MINI EXCAVATOR WITH 12-INCH TRACKS THE EXERT 4.6 PSI OF GROUND PRESSURE.

TYPICAL BASIN BOTTOM EXCAVATION

NOT TO SCALE



TYPICAL PLAN

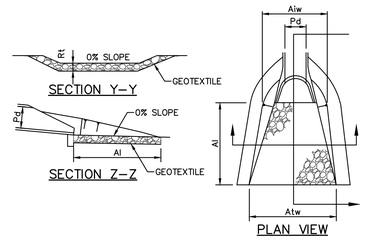


TYPICAL ELEVATION

DIAM.	A (#1)	B (MAX)	H (#1)	L (# 1/2)	W (#2)
12"	6.5"	10"	6.5"	25"	29"
15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	10.5"	NA	7"	53"	68"
36"	10.5"	NA	7"	53"	68"

HDPE END SECTION

NOT TO SCALE



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R––	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
EW–1	15	4	18	9	3.75	12.75
EW–1A	15	4	18	12	3.75	15.75
EW–2	12	4	18	9	3	12
EW–2A	15	6	18	20	3.75	23.75
EW–2B	12	4	18	9	3	12
EW–3	15	4	18	9	3.75	12.75
EW–4	15	4	18	9	3.75	12.75
EW–5	10	4	18	9	3	12
EW–6	12	4	18	9	3	12

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

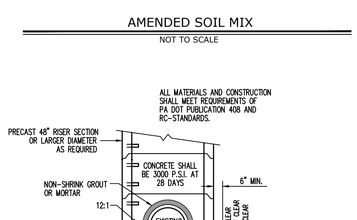
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

ALL 18" RCP PIPE WITHIN THE PENNDOT RIGHT–OF–WAY WILL USE 18" REINFORCED CONCRETE PIPE, TYPE A, 15'–2" FILL, 100 DESIGN LIFE.

ALL 15" SLCPP PIPE WITHIN THE PENNDOT RIGHT–OF–WAY WILL USE 15" THERMOPLASTIC PIPE, GROUP 3, 8'–2" FILL.

RIP-RAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL

NOT TO SCALE



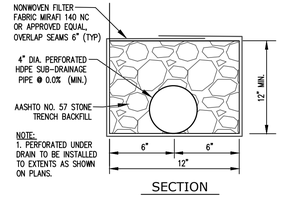
AMENDED SOIL MIX

NOT TO SCALE

AMENDED SOIL MIX
SOIL MIXTURE SHALL BE 50–60% SAND; 20–30% LEAF COMPOST; AND 20–30% TOPSOIL. LEAF COMPOST IS ESSENTIALLY COMPOSED OF AGED LEAF MULCH AND PROVIDES ORGANIC MATTER TO IMPROVE THE HEALTH OF THE SOIL AND ENSURE ADEQUATE SOIL STRUCTURE. THE SOIL MUST BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHOULD BE MIXED OR DUMPED WITHIN THE BIORETENTION THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL MUST BE FREE OF PLANT OR SEED MATERIAL OF NON–NATIVE, INVASIVE SPECIES, OR NOXIOUS WEEDS. PH RANGE: 5.5–6.5. ORGANIC MATTER: 1.5 – 3.0%.

DOGHOUSE MANHOLE DETAIL DMH-3

NOT TO SCALE

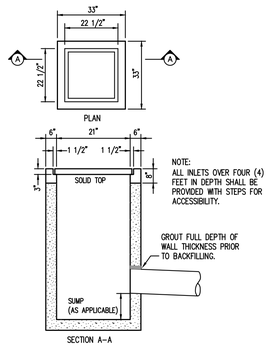


NOTE:
1. PERFORATED UNDER DRAIN TO BE INSTALLED TO EXTENTS AS SHOWN ON PLANS.

SECTION

UNDERGROUND BED UNDER DRAIN

NOT TO SCALE



STORM MANHOLE DETAIL

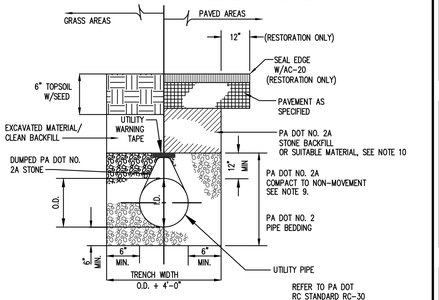
NOT TO SCALE

2'x2' PRECAST CONCRETE INLET

NOT TO SCALE

MINIMUM BURIED DEPTHS
STORM LINES

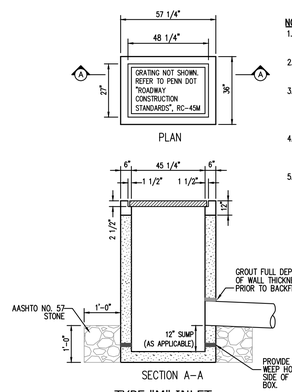
MINIMUM BURIED DEPTHS
1'–0" COVER TO TOP OF PIPE FROM FINISHED GRADE IN LAWN AREA AND FROM BOTTOM OF PAVEMENT SECTION IN PAVED AREA



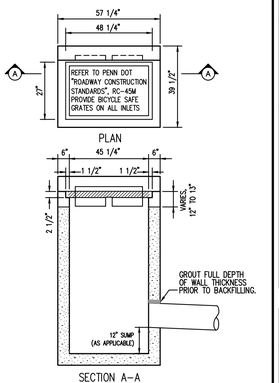
STORM SEWER PIPE INSTALLATION

NOT TO SCALE

NOTES:
1. THE INSTALLATION OF PIPES 72" OR GREATER INSIDE DIAMETER OR SPAN IS PERMITTED WITHOUT PLACING EMBANKMENT FIRST. MAKE THE BACKFILL ENVELOPE AS SHOWN ON THIS DRAWING EXCEPT PROVIDE 2A MATERIAL ON EACH SIDE OF THE PIPE EQUAL TO ONE OUTSIDE DIAMETER OR SPAN OF THE PIPE. FOR CONCRETE PIPE, THE WIDTH OF UNCOMPACTED AGGREGATE FOR BEDDING (AASHTO NO. 8)
2. A HIGHER STRENGTH PIPE THAN SPECIFIED MAY BE SUPPLIED AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. PAYMENT FOR ALL PIPE BACKFILL MATERIAL IS INCIDENTAL TO THE PIPE.
4. TO PRECLUDE POINT LOADING ON CONCRETE PIPE, DO NOT COMPACT AASHTO NO. 8 BEDDING MATERIAL.
5. FOR TRENCH BOX/SHORING INSTALLATION REQUIREMENTS REFER TO PUBLICATION 408, SECTION 601.
6. PERMIT PLACEMENT OF BACKFILL MATERIAL UP TO 10" LOOSE LAYERS IF USING A VIBRATORY ROLLER OR UP TO 12" LOOSE LAYERS IF USING A BACKHOE–MOUNTED HYDRAULIC PLATE COMPACTOR AS SPECIFIED IN PUBLICATION 408, SECTION 601.3(f) 3.
7. COMPACT TOP 3'–0" OF SUBGRADE TO 100% AS SPECIFIED IN PUBLICATION 408. SECTION 206.3. COMPACT 2A COARSE AGGREGATE TO NON–MOVEMENT AS PER NOTE 9. COMPACT SUITABLE MATERIAL TO MINIMUM 97% SPD.
8. FOR REINFORCED CONCRETE PIPES INSTALLED WITH GREATER THAN 48" OF FILL, PROVIDE 12" BEDDING MINIMUM AND 16" WHEN ROCK IS PRESENT.
9. COMPACT TO NON–MOVEMENT AS SPECIFIED IN PUBLICATION 408, SECTION 206.3(b) 1.c.
10. USE 2A COARSE AGGREGATE OR SUITABLE MATERIAL AS SPECIFIED IN PUBLICATION 408, SECTION 601.3(f) 3.



NOTES:
1. ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.
2. ALL INLETS SHALL BE SIZED ACCORDINGLY TO ACCOMMODATE PROPOSED PIPING.
3. THE LAST 2 INLETS BEFORE A STORM SEWER OUTFALL MUST BE CONSTRUCTED WITH A MINIMUM 12–INCH SUMP TO CATCH DEBRIS. INLETS I–1 AND I–2 MUST HAVE SUMPS.
4. ALL INLETS THAT DO NOT RECEIVE SUMPS SHALL BE CONSTRUCTED WITH CONCRETE FLOW CHANNELS CAST IN PLACE IN THE BOTTOM OF EACH INLET.
5. PROVIDE 2–INCH DIA. WEEP HOLES ON EACH SIDE OF THE INLET BOX. WEEP HOLES SHALL BE LOCATED 3–INCHES ABOVE THE INLET BOTTOM AND CENTERED IN THE WALL. AASHTO NO. 57 STONE SHALL BE PLACED AROUND THE SUMPED PORTION OF THE INLET BOX A MINIMUM OF 12–INCHES



TYPE "M" INLET

NOT TO SCALE

TYPE "C" INLET

NOT TO SCALE

PennTerra
ENGINEERING OF LANCASTER INC.
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ProjManager MAM
Surveyor K&W
Perimeter Ck.
Book Pg
Acad 23009_DETAILS
Layout 11–DETAILS

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

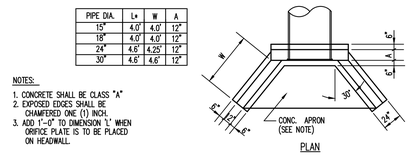
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

CONSTRUCTION DETAILS

PROJECT NO.
23009
DATE
JULY 1, 2025
SCALE
NTS
SHEET NO.
12.2

PIPE DIA.	L*	W	A
15"	4.0'	4.0'	12"
18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
30"	4.6'	4.6'	12"

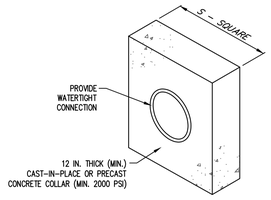


NOTES:

1. CONCRETE SHALL BE CLASS "A"
2. EXPOSED EDGES SHALL BE CHAMFERED ONE (1) INCH.
3. ADD 1'-0" TO DIMENSION 'L' WHEN ORIFICE PLATE IS TO BE PLACED ON HEADWALL.

STANDARD TYPE DW ENDWALL (HW-4)

NOT TO SCALE

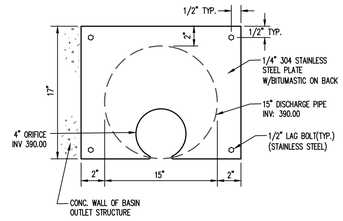


BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
SCM-2	15	27	2	5	7
SCM-3	15	19	2	3	3
SCM-5	15	34	2	4	4
SCM-6	15	30	2	5	7

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

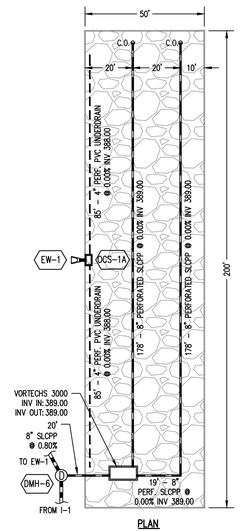
CONCRETE ANTI-SEEP COLLAR

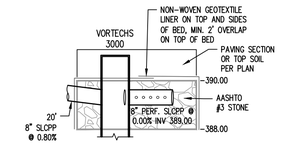
NOT TO SCALE



ORIFICE PLATE DETAIL (HW-4)

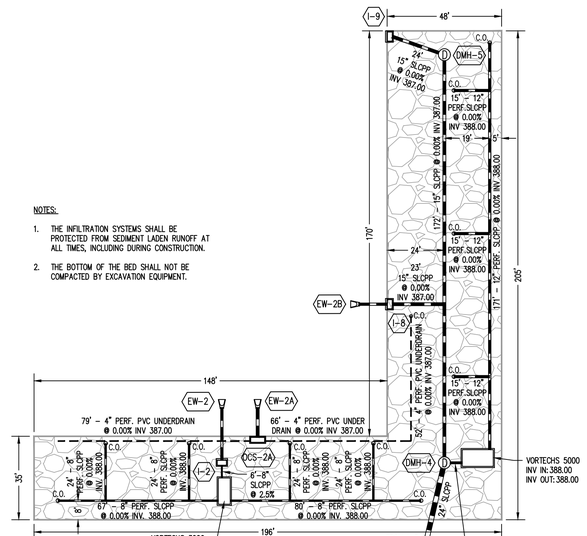
NOT TO SCALE

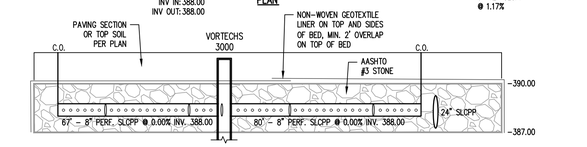




UNDERGROUND BED - SCM-1

NOT TO SCALE



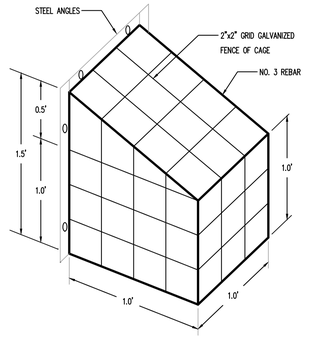


NOTES:

1. THE INFILTRATION SYSTEMS SHALL BE PROTECTED FROM SEDIMENT LADEN RUNOFF AT ALL TIMES, INCLUDING DURING CONSTRUCTION.
2. THE BOTTOM OF THE BED SHALL NOT BE COMPACTED BY EXCAVATION EQUIPMENT.

UNDERGROUND BED - SCM-4

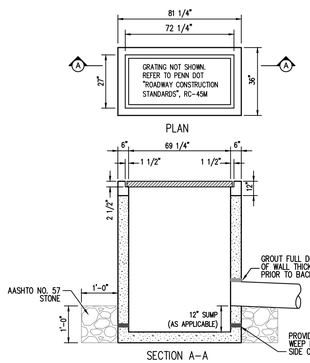
NOT TO SCALE



NOTE: PROVIDE CORROSION PROTECTION ON ALL METAL SURFACES

TRASH RACK

NOT TO SCALE

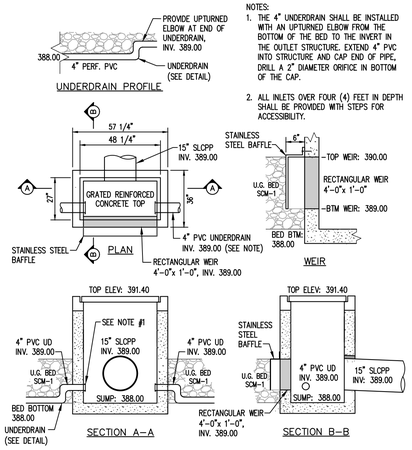


NOTES:

1. ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.
2. ALL INLETS SHALL BE SIZED ACCORDINGLY TO ACCOMMODATE PROPOSED PIPING.
3. THE LAST 2 INLETS BEFORE A STORM SEWER OUTFALL MUST BE CONSTRUCTED WITH A MINIMUM 12-INCH SUMP TO CATCH DEBRIS. INLETS I-1 AND I-2 MUST HAVE SUMPS.
4. ALL INLETS THAT DO NOT RECEIVE SUMPS SHALL BE CONSTRUCTED WITH CONCRETE FLOW CHANNELS CAST IN PLACE IN THE BOTTOM OF EACH INLET.
5. PROVIDE 2-INCH DIA. WEEP HOLES ON EACH SIDE OF THE INLET BOX. WEEP HOLES SHALL BE LOCATED 3-INCHES ABOVE THE INLET BOTTOM AND CENTERED IN THE WALL. AASHTO NO. 57 STONE SHALL BE PLACED AROUND THE SUMPED PORTION OF THE INLET BOX A MINIMUM OF 12-INCHES

2 X 6 TYPE "M" INLET (OCS-2A)

NOT TO SCALE

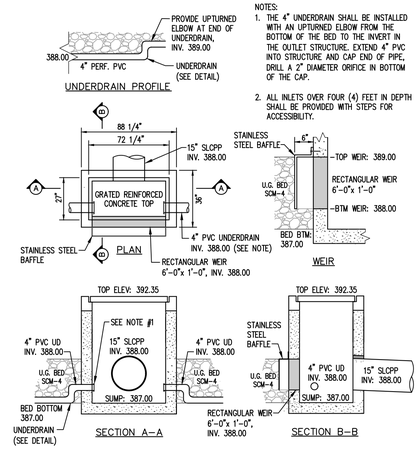


NOTES:

1. THE 4" UNDERDRAIN SHALL BE INSTALLED WITH AN UPTURNED ELBOW FROM THE BOTTOM OF THE BED TO THE INVERT IN THE OUTLET STRUCTURE. EXTEND 4" PVC INTO STRUCTURE AND CAP END OF PIPE, DRILL A 2" DIAMETER ORIFICE IN BOTTOM OF THE CAP.
2. ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

OUTLET STRUCTURE OCS-1A (TYPE M INLET)

NOT TO SCALE



NOTES:

1. THE 4" UNDERDRAIN SHALL BE INSTALLED WITH AN UPTURNED ELBOW FROM THE BOTTOM OF THE BED TO THE INVERT IN THE OUTLET STRUCTURE. EXTEND 4" PVC INTO STRUCTURE AND CAP END OF PIPE, DRILL A 2" DIAMETER ORIFICE IN BOTTOM OF THE CAP.
2. ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

OUTLET STRUCTURE OCS-2A (2x6 INLET)

NOT TO SCALE

PennTerra ENGINEERING OF LANCASTER INC.

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Surveyor K&W
Perimeter Ck.
Book Pg
Acad 23009_DETAILS
Layout 12-DETAILS

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

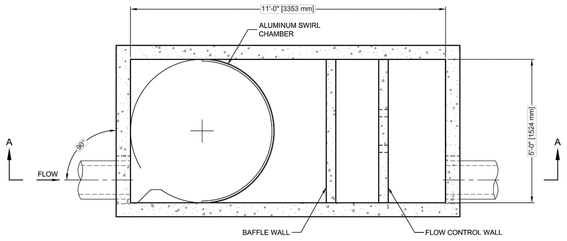
ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

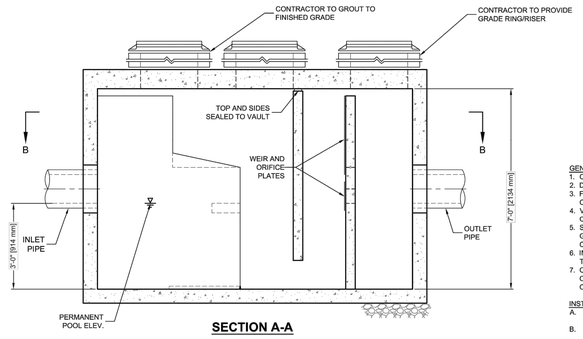
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

CONSTRUCTION DETAILS

PROJECT NO. 23009
DATE JULY 1, 2025
SCALE NTS
SHEET NO. 12.3



SECTION B-B



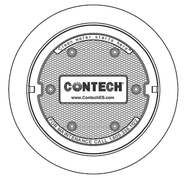
SECTION A-A

Vortechs®
THIS PRODUCT MAY BE PROTECTED BY THE FOLLOWING U.S. PATENT: 5,759,415; RELATED FOREIGN PATENTS.

VORTECHS 3000 DESIGN NOTES

VORTECHS 3000 RATED TREATMENT CAPACITY IS 4.5 CFS, OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED RATED TREATMENT CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD INLET/OUTLET CONFIGURATION IS SHOWN. FOR OTHER CONFIGURATION OPTIONS , PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (CFS)	*
PEAK FLOW RATE (CFS)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

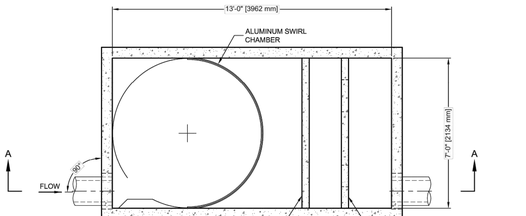
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. VORTECHS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. INLET PIPE(S) MUST BE PERPEDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
7. OUTLET PIPE(S) MUST BE DOWN STREAM OF THE FLOW CONTROL BAFFLE AND MAY BE LOCATED ON THE SIDE OR END OF THE VAULT. THE FLOW CONTROL WALL MAY BE TURNED TO ACCOMODATE OUTLET PIPE KNOCKOUTS ON THE SIDE OF THE VAULT.

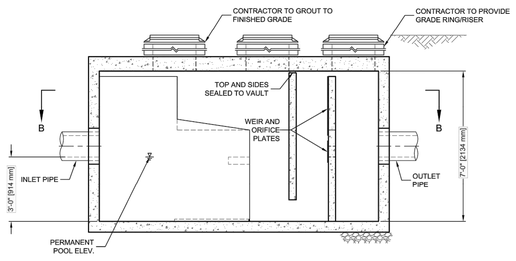
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTECHS STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

VORTECHS 3000
STANDARD DETAIL



SECTION B-B



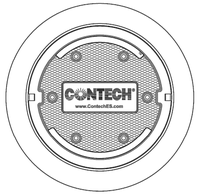
SECTION A-A

Vortechs®
THIS PRODUCT MAY BE PROTECTED BY THE FOLLOWING U.S. PATENT: 5,759,415; RELATED FOREIGN PATENTS.

VORTECHS 5000 DESIGN NOTES

VORTECHS 5000 RATED TREATMENT CAPACITY IS 8.5 CFS, OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED RATED TREATMENT CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD INLET/OUTLET CONFIGURATION IS SHOWN. FOR OTHER CONFIGURATION OPTIONS , PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (CFS)	*
PEAK FLOW RATE (CFS)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. VORTECHS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. INLET PIPE(S) MUST BE PERPEDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
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D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
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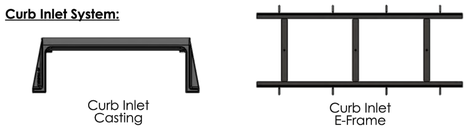
800-338-1122 513-645-7000 513-645-7993 FAX

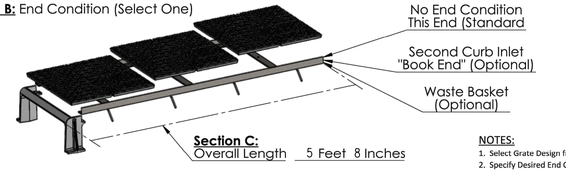
VORTECHS 5000
STANDARD DETAIL

Curb Inlet System:



Section A: Grade Design (Select One)

Section B: End Condition (Select One)



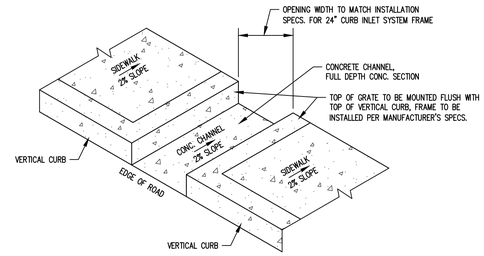
Section C: Overall Length 5 Feet 8 Inches

NOTES:
1. Select Grade Design from **Section A.**
2. Specify Desired End Condition from **Section B.**
3. Provide Overall Length in **Section C.**

Made in USA ©2023 Iron Age Designs

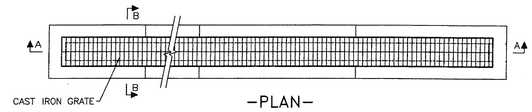
24" Curb Inlet System - Worksheet

IRON AGE DESIGNS	**Material:**	Mild Steel/Ductile Iron	**Weight:**	N/A	lbs.	**Free Drain Area:**	N/A	in/sq., or	N/A	%	**By:** MS **Checked:** MS **Date:** 4-3-24
Telephone 206.276.0925	**Finish:**	Raw	**Edge:**	Variable		**Flow Rate:**	N/A	GPM, or	N/A	CuFt./sec.	**© Registration:** Pending **Scale:** NTS
www.ironagegrates.com	**Fits:**	24" Curb Embedments	**Product ID:**	N/A		**Drawing Name:**	01_24"_CurbInlet_System_Default				Page 1

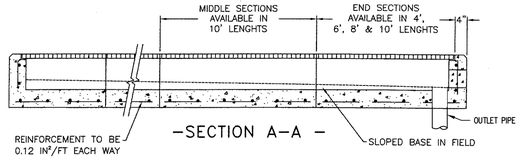


CHANNEL FOR CURB INLET SYSTEM
NOT TO SCALE

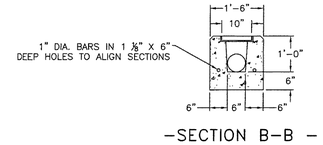
NOTES:
1. CONCRETE TO BE 5000 PSI MINIMUM @ 28 DAYS
2. REINFORCEMENT PER ASTM-615, GR. 60
3. GRATES TO BE FURNISHED IN 23 $\frac{3}{8}$" LENGTHS, 1 $\frac{1}{2}$" THICK
4. OPEN AREA OF GRATE TO BE 34 SQ.IN./FT
5. DESIGNED FOR H-20 LOADING
6. AVAILABLE IN 12' LONG COMPLETE SECTION (12'-8" O.S. LENGTH)



-PLAN-



-SECTION A-A -



-SECTION B-B -

PRE-CAST TRENCH DRAIN (I-7)
NOT TO SCALE

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Designer MAM
Draftsman PW
Proj.Manager MAM
Surveyor K&W
Perimeter Ck.
Book Pg
Acad 23009_DETAILS
Layout 13-DETAILS

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

CONSTRUCTION DETAILS

PROJECT NO. 23009
DATE JULY 1, 2025
SCALE NTS
SHEET NO. 12.4

SURVEY FEATURES LEGEND

- Property Line, Lot Line
- Right-of-Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- Property Corner
- Project Benchmark

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Soil Limit Line / Boundary
- HaB Existing Soil Type
- Existing Tree Line
- S Existing Sanitary Sewer
- W Existing Water Line
- FM Existing Sanitary Sewer Force Main
- G Existing Gas Line
- E Existing Underground Electric
- T Existing Underground Telephone Line
- OU Existing Overhead Utility Line w/ Pole
- X Existing Fence / Type
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Storm Sewer Inlet
- Existing Storm Sewer End Wall – Type D/W
- EX. WV Existing Water Service Valve
- EX. GV Existing Gas Valve
- EX. CO Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Tree

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING
- 500 PROPOSED MAJOR CONTOURS W/ ELEVATION
- 499 PROPOSED MINOR CONTOURS W/ ELEVATION
- S PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ INLET
- RD PROPOSED ROOF DRAIN LINE
- PROPOSED CONCRETE AREAS
- PROPOSED PAVED AREAS
- X PROPOSED FENCE W/ TYPE
- PROPOSED MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER INLET – TYPE M
- PROPOSED STORM SEWER INLET – TYPE C
- PROPOSED STORM SEWER INLET – 2x2
- PROPOSED STORM SEWER END SECTION
- CO PROPOSED CLEAN-OUT
- S2 PROPOSED SIGN
- 13 PROPOSED PARKING STALL COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED PAINTED ACCESSIBLE PARKING SYMBOL
- DC PROPOSED DEPRESSED CURB AREA
- PROPOSED ACCESSIBLE RAMP

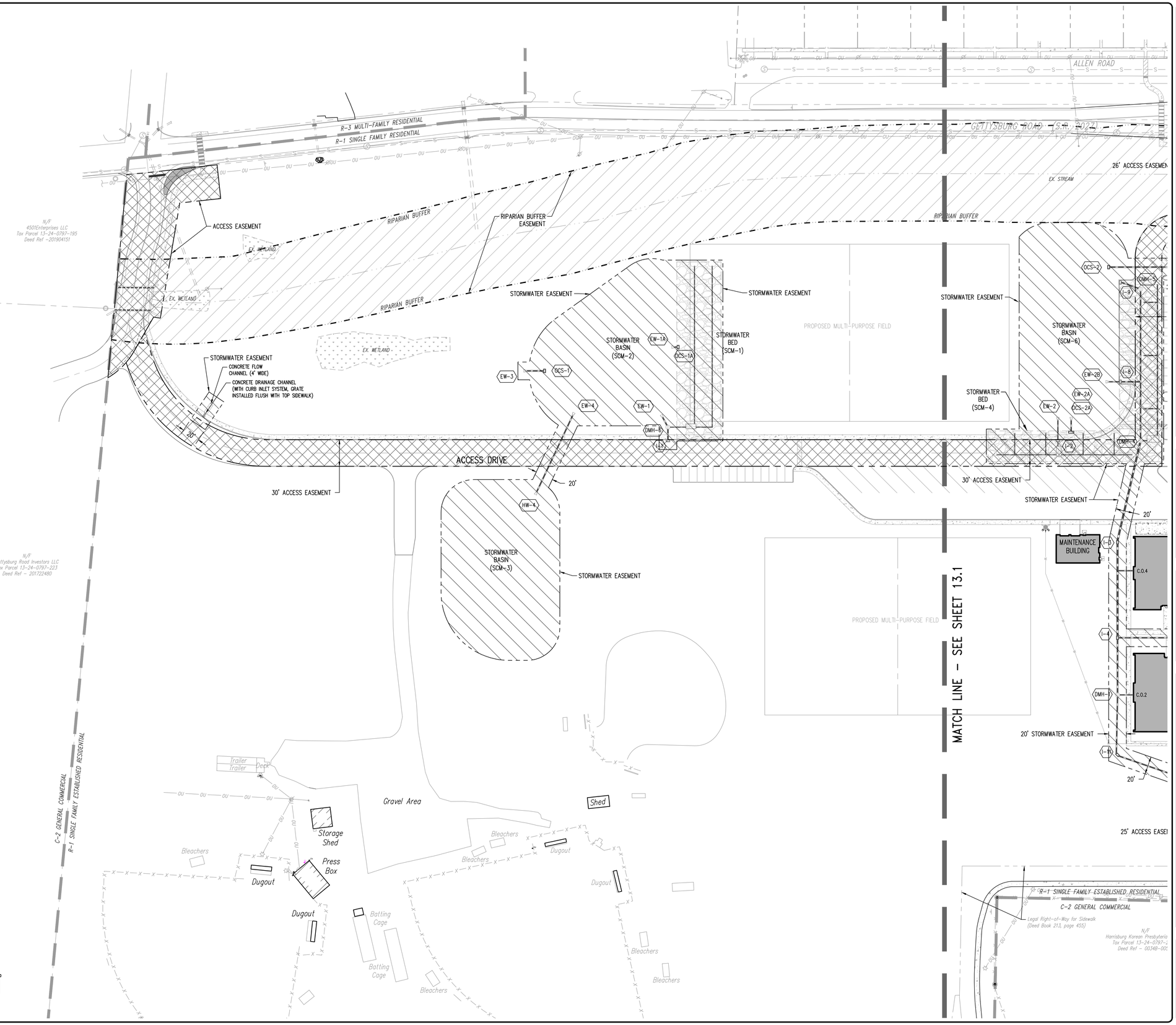
EASEMENT LEGEND

- PROPOSED STORMWATER EASEMENT
- PROPOSED ACCESS EASEMENT
- RIPARIAN BUFFER EASEMENT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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Draftsman	PW
Proj.Manager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_EASEMENT
Layout	EASE 13

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED EASEMENT PLAN

PROJECT NO. 23009

DATE JULY 1, 2025

SCALE 1"=50'

SHEET NO. 13.0

SURVEY FEATURES LEGEND

- Property Line, Lot Line
- Right-of-Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- Property Corner
- Project Benchmark

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Soil Limit Line / Boundary
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- EX. WV Existing Water Service Valve
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- EX. CO Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Tree

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING — PROPOSED BUILDING
- PROPOSED CURBING
- 500 PROPOSED MAJOR CONTOURS W/ ELEVATION
- 499 PROPOSED MINOR CONTOURS W/ ELEVATION
- S PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
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- PROPOSED ACCESSIBLE RAMP

EASEMENT LEGEND

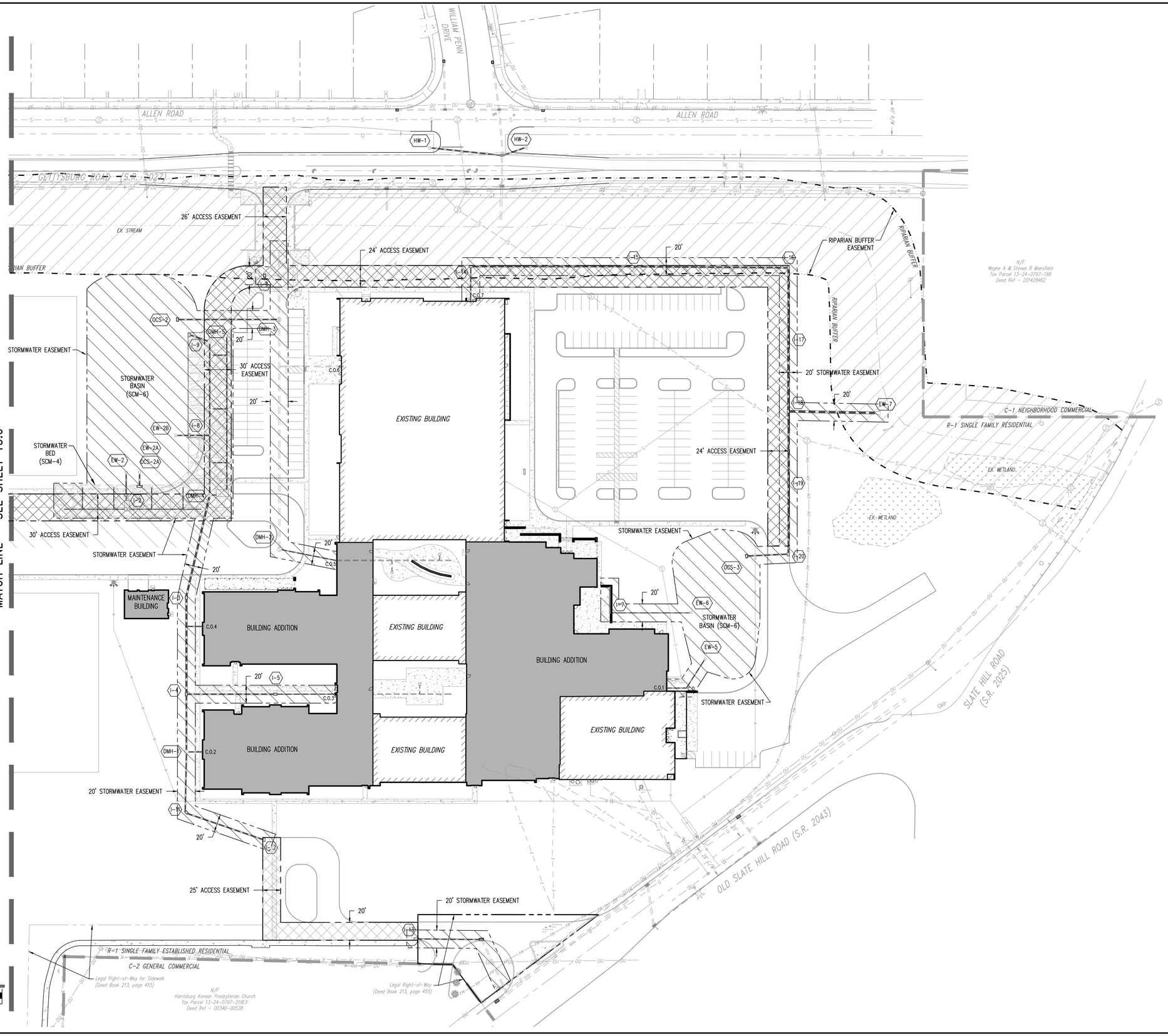
- PROPOSED STORMWATER EASEMENT
- PROPOSED ACCESS EASEMENT
- RIPARIAN BUFFER EASEMENT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MATCH LINE – SEE SHEET 13.0



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Draftsman	PW
Proj.Manager	MAM
Surveyor	K&W
Perimeter Ck.	
Book	Pg
Acad	23009_EASEMENT
Layout	EASE 13.1

Date	Description
10/17/2025	REVISED PER COMMENTS

REVISIONS

ALLEN MIDDLE SCHOOL

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED EASEMENT PLAN

PROJECT NO.	
23009	
DATE	
JULY 1, 2025	
SCALE	SHEET NO.
1"=50'	13.1