

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 80 OF 2017 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20183380928, SUBMITTED ON 12/04/2018.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

(AH) WINDSTREAM
929 MARTINUS WAY
HIAWATHA, IA 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: locate.desk@windstream.com

(AX) PENNSYLVANIA AMERICAN WATER
852 WESLEY DR
MECHANICSBURG, PA 17055
CONTACT: MICHAEL GENNONE
EMAIL: michael.gennone@amwater.com

(CTI) FRONTIER COMMUNICATIONS OF PA INC.
67 SOUTH MAIN STREET
SHICKSHINNY, PA 18655
CONTACT: JOHN BUGDONOVITCH
EMAIL: john.bugdonovitch@ftr.com

(HO) VERIZON PENNSYLVANIA LLC
1028 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.barum@verizon.com

(LA1) LOWER ALLEN TOWNSHIP AUTHORITY
120 LIMEKIN ROAD
NEW CUMBERLAND, PA 17070
CONTACT: BRIAN KAUFFMAN
EMAIL: bkauffman@latwp.org

(LAL) LOWER ALLEN TOWNSHIP
2233 GETTYSBURG ROAD
CAMP HILL, PA 17011
CONTACT: DANIEL FLINT
EMAIL: dflint@latwp.org

(PRD) PPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET ST
WILKES BARRE, PA 18702
CONTACT: MARK SANTAYANA
EMAIL: mcsantayana@pplweb.com

(SB) COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: mike_sweigard@coable.comcast.com

(TV) CENTURY LINK
122 BALTIMORE STREET PO BOX 896
HANOVER, PA 17331
CONTACT: LEO HILBERT
EMAIL: leo.hilbert@centurylink.com

(U) UGI UTILITIES INC
1301 AIR DRIVE
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM

Pennsylvania One Call System Response List

Responses for Serial Number: 20183380928 as of 2/10/2020 11:46 AM

| | |
|--|---|
| AN WINDSTREAM | CLEAR - NO FACILITIES * 12/04/2018 21:57:35 |
| AX PENNSYLVANIA AMERICAN WATER | DESIGN CONFLICT. PLEASE SEND PLANS TO: JEFF KOSTER, PENNSYLVANIA AMERICAN WATER, 852 WESLEY DR, MECHANICSBURG, PA 17055 * 12/04/2018 09:18:19 |
| CTI FRONTIER COMMUNICATIONS OF PA INC | CONFLICT. LINES HEAVY. DESIGN CONFLICT TO FOLLOW BY FACILITY OWNER * 12/04/2018 15:42:17 |
| HO VERIZON PENNSYLVANIA LLC | CLEAR - NO FACILITIES * 12/04/2018 10:09:57 |
| LAL LOWER ALLEN TOWNSHIP AUTHORITY | ENGINEERING COMPLETED - A RFP FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 12/04/2018 11:24:00 |
| LAL LOWER ALLEN TOWNSHIP | ENGINEERING COMPLETED - A RFP FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 12/05/2018 15:52:14 |
| PRD PPL ELECTRIC UTILITIES CORPORATION | ENGINEERING COMPLETED - A RFP FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 12/05/2018 12:57:55 |
| SB COMCAST | CONFLICT. LINES HEAVY. DESIGN CONFLICT TO FOLLOW BY FACILITY OWNER * 12/04/2018 15:42:19 |
| TV CENTURY LINK | FIELD MARKED * 12/04/2018 15:42:25 |
| U UGI UTILITIES INC | ENGINEERING COMPLETED - A RFP FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 02/07/2019 11:55:28 |

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PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

FOR LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PREPARED FOR:

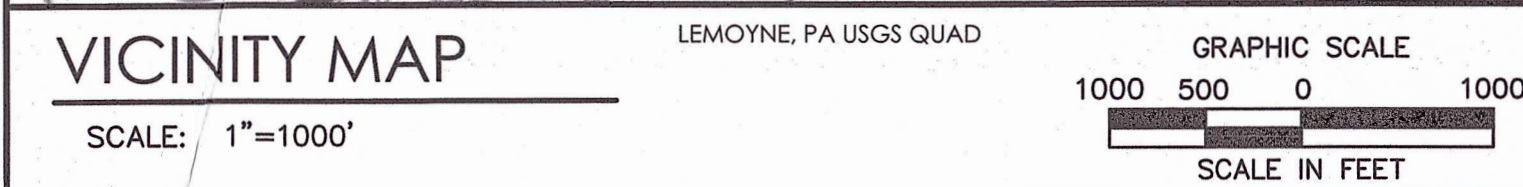
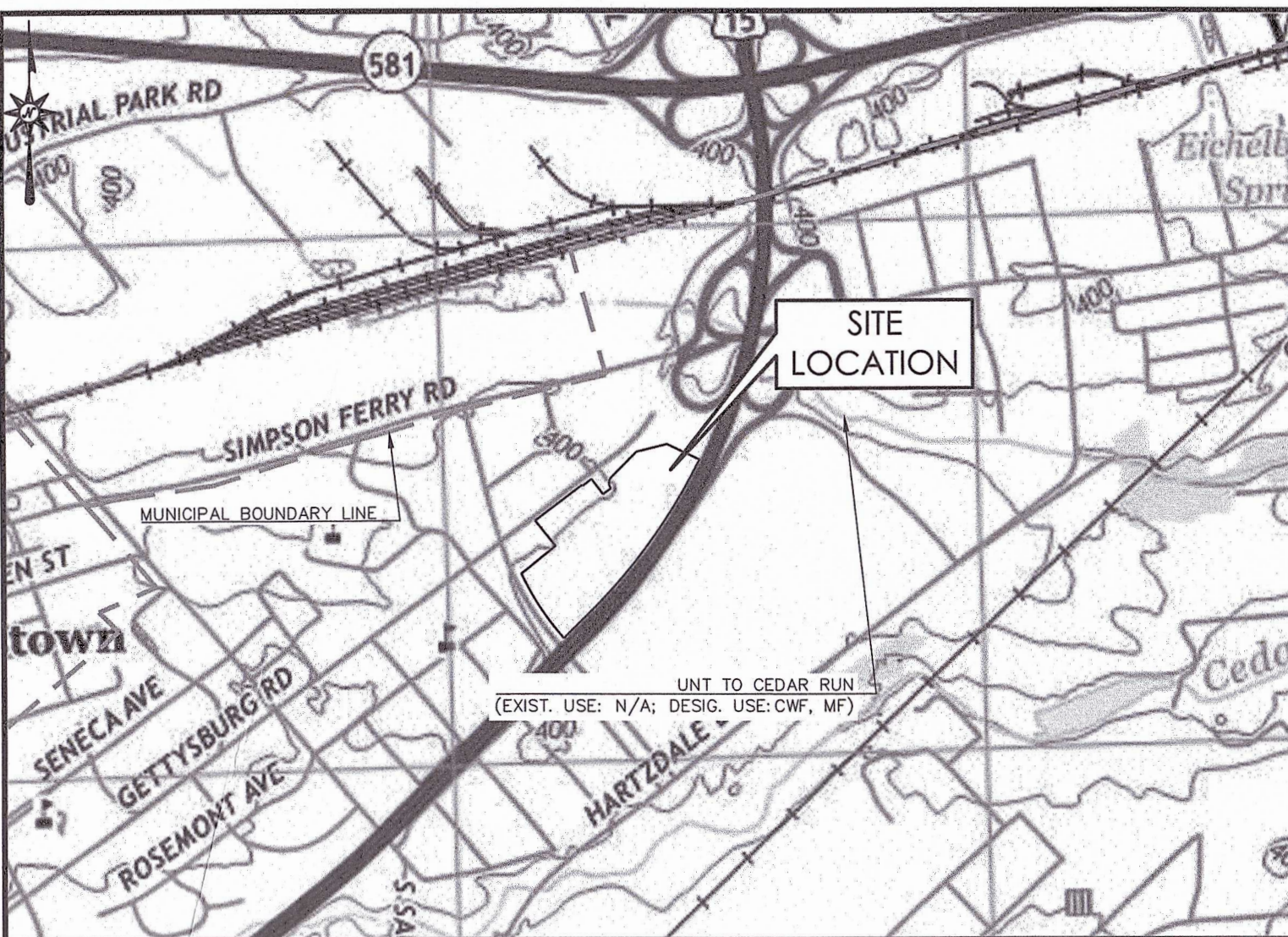
Lower Allen Township
Development Authority

2233 Gettysburg Road
Camp Hill, PA 17011
(717) 975-7575

PREPARED BY:

BL ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING
Companies

2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax



CUMBERLAND COUNTY PLANNING DEPARTMENT
REVIEW CERTIFICATION

REVIEWED THIS 2 DAY OF MAY, 2020 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR Kirk SGT (SH)

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS
APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA. APPROVED THE 27th DAY OF APRIL, 2020

CONDITIONS OF APPROVAL COMPLETED THIS 26th DAY OF AUGUST, 2020

Donna Val PRESIDENT
Helen R. Grunden SECRETARY

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Cumberland SS

ON THIS, THE 24 DAY OF August, 2020, BEFORE ME, Helen R. Grunden, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Max E. Stoner, KNOWN TO ME (OR SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT He EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Max E. Stoner
MAX E. STONER
LOWER ALLEN TOWNSHIP DEVELOPMENT
AUTHORITY CHAIRMAN

Helen R. Grunden
NOTARY
Commonwealth of Pennsylvania - Notary Seal
Helen Ranae Grunden, Notary Public
Cumberland County
My commission expires January 28, 2023
Commission number 1287908
MY COMMISSION EXPIRES Association of Notaries

MODIFICATIONS AND WAIVERS REQUESTED

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS OF THE TOWNSHIP OF LOWER ALLEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE:

| | | |
|----------------|---|-----------|
| \$192-30 | PRELIMINARY PLAN SUBMISSION | 4-27-2020 |
| \$192-44 | IMPROVEMENTS GUARANTEE ESCROW | |
| \$192-57.C(9) | SIDEWALKS SHALL BE REQUIRED ALONG ALL STREET FRONTAGES | |
| \$192-58.E(10) | PARKING LOT PLANTING ISLANDS DESIGNED TO COLLECT STORMWATER | |
| \$192-59.C(2) | PARKING SPACES ADJACENT TO END ISLANDS SHALL BE AN ADDITIONAL 2' WIDE | 4-27-2020 |

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 27th DAY OF August, 2020

Instrument # 20202964

LOWER ALLEN TOWNSHIP ACT 167 STORMWATER DESIGN CERTIFICATION

Alaric J. Busher, DESIGN ENGINEER, ON THIS DATE AUGUST 24, 2020 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.

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

John K. Murphy
JOHN K. MURPHY P.L.S.
REG. NO. SU-049365-E

DATE 8/25/20

ENGINEER'S CERTIFICATION

I, ALARIC J. BUSHER, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

Alaric J. Busher
ALARIC J. BUSHER
REG. NO. PE 60320

DATE AUGUST 24, 2020

LANDOWNERS

Lower Allen Township Development Authority
2233 Gettysburg Road
Camp Hill, PA 17011
(717) 975-7575

DEVELOPER / APPLICANT

Lower Allen Township Development Authority
2233 Gettysburg Road
Camp Hill, PA 17011
(717) 975-7575

DATES

ISSUE DATE: FEBRUARY 18, 2020

REVISIONS: APRIL 6, 2020
MAY 7, 2020
JUNE 2, 2020

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PERMIT FOR THE BULK GRADING AND STORMWATER MANAGEMENT OF LOWER ALLEN COMMONS AS WELL AS THE CONSTRUCTION OF A NEW MAIN ACCESS DRIVE ON LANDS LOCATED IN LOWER ALLEN TOWNSHIP.

CV-1 No. 1 of 17

SITE PLAN NOTES

1.

ALL CONSTRUCTION SHALL COMPLY WITH LOWER ALLEN TOWNSHIP, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2.

THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWNSHIP CONSTRUCTION PERMITS, INCLUDING PENNDOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3.

THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
5.

THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
6.

CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
7.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
8.

THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION & SEDIMENTATION CONTROL PLAN NOTES/DETAILS.
9.

ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
10.

DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
11.

DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
12.

THE WORD "MEET" ON THIS PLAN MEANS CONTRACTOR TO MATCH AND THE TO EXISTING SURFACE ELEVATION. THE WORD "PROVIDE" ON THE PLAN SET MEANS CONTRACTOR TO PROVIDE, FURNISH, AND INSTALL.
13.

ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
14.

IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
15.

THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
16.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE OWNER AND ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
17.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
18.

REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
19.

TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO PENNDOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
20.

THE CONTRACT LIMIT IS THE LIMIT OF DISTURBANCE LINE UNLESS OTHERWISE SPECIFIED.
21.

THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
22.

THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING. ALL PAINT STRIPING SHALL HAVE A MINIMUM OF 2 COATS OF PAINT.
23.

PAVEMENT MARKING KEY:
- 4" SYDL

4" SOLID YELLOW DOUBLE LINE

4" SRL

4" SOLID RED LINE
- 4" SYL

4" SOLID YELLOW LINE

12" SVSB

12" SOLID WHITE STOP BAR
- 24" SYL

24" SOLID YELLOW LINE

24" SVSB

24" SOLID WHITE STOP BAR
- 4" SWL

4" SOLID WHITE LINE

6" BWL

6" BROKEN WHITE LINE
- 24" SWL

24" SOLID WHITE LINE

6" AWL

6" AUXILIARY WHITE LINE
- 6" SWL

6" SOLID WHITE LINE
24.

PARKING SPACES SHALL BE STRIPED WITH 4" SYL; HATCHED AREA SHALL BE STRIPED WITH 4" SYL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
25.

STOP BAR AND STOP LEGEND MARKINGS SHALL BE HOT THERMOPLASTIC TYPE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
26.

THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS BY METHOD APPROVED BY PENNDOT.
27.

THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
28.

THE CONTRACTOR SHALL PROVIDE A TOPOGRAPHIC SIGNED AND SEALED AS-BUILT SURVEY BY A STATE LICENSED LAND SURVEYOR AND RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER MANAGEMENT FACILITIES) TO THE OWNER AND THE TOWNSHIP AT THE END OF CONSTRUCTION AND IN CONFORMANCE WITH THE SPECIFICATIONS.
29.

THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS THE CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
30.

THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
31.

ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
32.

NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
33.

THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
34.

IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
35.

CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1, UNIFORMED FIRE CODE.
36.

NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE NFPA CODE.
37.

ANY COMPONENTS TO REMAIN OR BE PROTECTED THAT ARE DAMAGED DURING DEMOLITION AND/OR SALVAGE OPERATIONS SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
38.

ALL EXISTING AND PROPOSED EASEMENTS ON OR AFFECTING THE SITE ARE SHOWN ON THE PLANS.
39.

A COPY OF THE APPROVAL FROM THE PA DEPARTMENT OF LABOR AND INDUSTRY, WHERE APPLICABLE, SHALL BE PROVIDED BEFORE A BUILDING PERMIT IS ISSUED.
40.

NEITHER THE DEPARTMENT NOR ANY MUNICIPALITY TO WHICH PERMIT-ISSUING AUTHORITY HAS BEEN DELEGATED UNDER THE "STATE HIGHWAY LAW" SHALL BE LIABLE IN DAMAGES FOR ANY INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT, OR FOR FAILURE TO REGULATE ANY DRIVEWAY. FURTHERMORE, THE TOWNSHIP SHALL NOT BE HELD LIABLE FOR DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY THE DEPARTMENT.
41.

CONTRACTOR TO ERECT AND INSTALL "BL COMPANIES" SIGN PRIOR TO CONSTRUCTION. COORDINATE LOCATION WITH TOWNSHIP AND ENGINEER. CONTRACTOR TO MAINTAIN SIGN DURING CONSTRUCTION AND RETURN SIGN TO ENGINEER AFTER COMPLETION OF SITE CONSTRUCTION.
42.

NO PARKING FIRE ZONES, FIRE LANES AND/OR SIGNAGE SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL AND SHALL BE PROVIDED TO THE SATISFACTION TO THE TOWNSHIP/FIRE MARSHALL.
43.

A FIRE DEPARTMENT ACCESS BOX (KNOX BOX) SHALL BE INSTALLED. THIS BOX WILL BE REQUIRED TO CONTAIN KEYS TO THE BUILDING, GATES, FIRE PROTECTION SYSTEM AND OTHER AREAS REQUESTED BY THE FIRE DEPARTMENT.
44.

PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, No. 428), AS AMENDED, A HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY [RIGHT-OF-WAY].
45.

ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
46.

WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
47.

A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
48.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS. ALL PAVEMENT MARKINGS SHALL BE HOT THERMOPLASTIC.
49.

ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
50.

LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
51.

MANHOLE COVERS FOR STORM MANHOLES SHALL BE CAST WITH THE WORD "STORM" FOR IDENTIFICATION PURPOSE.
52.

CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
53.

CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
54.

SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PADEP REQUIREMENTS AND WITH THE APPROVED PLAN.

DEMOLITION NOTES

1.

CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2.

EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENTATION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION, AND CLEARING AND GRUBBING OPERATIONS.
3.

REMOVE AND DISPOSE OF ANY DEMOLITION MATERIAL, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
5.

THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
6.

THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AS REQUIRED, OR AS OTHERWISE NOTED HEREON. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE OWNER SHALL PAY ALL UTILITY CO. PROVIDER FEES FOR ABANDONMENT'S AND REMOVALS.
7.

THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
8.

THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENT CONTROLS AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENT CONTROLS AS PER THE EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN, AT THAT TIME.
9.

THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID BY THE CONTRACTOR.
10.

CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED OR ORDERED BY THE ENGINEER, OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
11.

INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY, AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES NOT SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 242-1776 AND VERIFY ALL UTILITY AND DRAINAGE LOCATIONS.
12.

THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO ALL UTILITIES LISTED WITHIN THE PA ONE-CALL INFORMATION PROVIDED ON SHEET CV-1 AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
13.

BACKFILL AND COMPACT DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS WITH APPROVED SOIL MATERIAL, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. BUILDING FOUNDATION AREA TO BE BACKFILLED IN 6" LIFTS WITH GRAVEL FILL OR SUITABLE MATERIAL, COMPACTED TO 85% MAX. DRY DENSITY (MODIFIED PROCTOR TEST), PER ASTM D1557 AT ± 2% OF OPTIMUM MOISTURE CONTENT, AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
14.

THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, THE LOWER ALLEN TOWNSHIP AND PENNDOT.
15.

NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH THE OWNER AND THE PROJECT ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS, AS WELL AS HAVE ONE CALL DIG MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
16.

THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY FOR PROTECTION DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
17.

NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
18.

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
19.

THE CONTRACTOR SHALL COMPLY WITH CFR29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
20.

THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
21.

CARE SHOULD BE TAKEN TO PREVENT DUST AND DEBRIS FROM LEAVING THE BOUNDARIES OF THE PROPERTY.
22.

EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
23.

ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
24.

THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
25.

UTILITY CONTACTS ARE LISTED ON SHEET CV-1.
26.

ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
27.

DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTIONS WITH THE RER CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
28.

CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS SET FOR OTHER PERTINENT INFORMATION.

GRADING AND DRAINAGE GENERAL NOTES

1.

THE PRE-DEVELOPMENT CONDITION CONSISTS OF A VACANT BONTON & BORDERS BUILDING AND ASSOCIATED PARKING. PROPOSED IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A MAIN ACCESS DRIVE, STORMWATER MANAGEMENT FACILITIES, UTILITIES, ETC.
2.

NORTH ARROW AND BEARINGS BASED ON NAD83 PA SOUTH.
3.

ELEVATIONS AND CONTOURS ARE BASED ON NAVD83, CONTOURS OUTSIDE OF THE LIMIT OF THE SITE TO BE DEVELOPED ARE BASED ON LIDAR CONTOURS FROM PASDA.
4.

NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, REFERENCE AS "ZONE X", AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY AS TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 277 OF 480, MAP NUMBER 42041C0277E, AND PANEL 281 OF 480, MAP NUMBER 42041C0281E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
5.

REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE UTILITY PLAN FOR BUILDING CONNECTION LOCATIONS AND DETAILS.
6.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
7.

THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
8.

TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
9.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWNSHIP REQUIRED TO PERFORM ALL REQUIRED WORK.
10.

FOUNDATION SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
11.

THE CONTRACTOR SHALL COMPACT FILL IN 6" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
12.

UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
13.

CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY CUMBERLAND COUNTY CONSERVATION DISTRICT OR DEP PRIOR TO THE START OF WORK ON THE SITE.
14.

PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL MANUAL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED "EROSION AND SEDIMENTATION CONTROL PLAN" CONTAINED UNDER SEPARATE COVER.
15.

ALL CONSTRUCTION SHALL COMPLY WITH OWNER'S SPECIFICATIONS. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH COMPRESSON JOINTS AND MOLDED FITTINGS. WHERE SPECIFICATIONS OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION OR STANDARD SHALL BE SUPERIOR.
16.

IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
17.

TRENCH EXCAVATIONS SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC., TO PREVENT THE ENTRY OF SURFACE WATER.

PRODUCT NOTES:

1.

GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
2.

POLY VINYL CHLORIDE PIPE (PVCP) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSON JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
3.

ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-78; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4.

MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
5.

HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M284. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
6.

HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-Q PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SWAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SLT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
7.

DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A 21.4. FOR WATER MAINS AND SERVICES 3" ID AND LARGER. JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER GLANDS OR WITH ROODING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DI STORM PIPE SHALL BE PUSH ON JOINT WITH RUBBER GASKET.
8.

PVC WATER MAIN PIPING SHALL CONFORM TO AWWA C900.

TOWNSHIP NOTES

1.

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 LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.

UTILITY CONSTRUCTION NOTES

1.

CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
2.

THE SITE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
3.

THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS-EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
4.

UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY CO. AND LOWER ALLEN TOWNSHIP AUTHORITY STAFF REVIEW.
5.

THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND LOWER ALLEN TOWNSHIP AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY.
6.

THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
7.

ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT (UNLESS DEMOLISHED). AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE PLANS OR AS REQUIRED BY THE PENNDOT OR LOWER ALLEN TOWNSHIP.
8.

ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
9.

ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1.0'. ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2.0' OR TUNNELED IF REQUIRED.
10.

SANITARY LATERAL SHALL MAINTAIN (10" MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED.
11.

RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.
12.

THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 6" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH-GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
13.

CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICIAN/ELECTRICAL CONTRACTOR.
14.

THE SITE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER.
15.

INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1-800-242-1776" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
16.

THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND WITH THE LOWER ALLEN TOWNSHIP AUTHORITY AND CONTRACTOR SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
17.

ELECTRIC, TELEPHONE, AND CABLE SERVICES FOR THE SITE SHALL BE INSTALLED UNDERGROUND. THE SITE CONTRACTOR SHALL INSTALL AND BACKFILL 2-4" PVC CONDUITS FOR TELEPHONE AND CABLE SERVICE AND 2-4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY AND SECONDARY PER BUILDING ELECTRICAL PLANS (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC COMPANY, PHONE COMPANY AND CATV COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INST ALL MANHOLES AS REQUIRED. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC COMPANY.
18.

ALL WATER LINES TO HAVE A MINIMUM COVER OF 54" AND A MAXIMUM COVER OF 60" UNLESS OTHERWISE APPROVED BY LOWER ALLEN TOWNSHIP.
19.

ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE APPROPRIATE LOCAL UTILITY COMPANY SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE CODES AND SPECIFICATIONS FOR POTABLE WATER SYSTEMS. ALL WATER MAIN VAULTS AND ACCESS COVERS IN VEHICULAR TRAFFIC AREAS SHALL BE QUALIFIED FOR H-20 LOADING.
20.

ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, UTILITY PROVIDER AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
21.

THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE PROJECT ENGINEER, UTILITY COMPANIES AND GOVERNING AUTHORITIES.
22.

ANY EXISTING POTABLE WATER WELL(S) IF FOUND SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
23.

MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
24.

ALL SANITARY SEWER AND LATERAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY'S CONSTRUCTION AND MATERIAL SPECIFICATIONS.
25.

UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED.
26.

ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES' REQUIREMENTS.
27.

A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER WITH A CONCRETE ENCASEMENT.
28.

CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING RAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
29.

EXCAVATIONS SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC., TO PREVENT THE ENTRY OF SURFACE WATER.
30.

CONTRACTOR SHALL TAKE ALL SPECIAL PRECAUTIONS REQUIRED BY UTILITY COMPANIES FOR PIPE CROSSINGS OF DISSIMILAR METAL MATERIALS.
31.

THE CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOPs PRIOR TO THE COMMENCEMENT OF WORK.
32.

ALL NONRESIDENTIAL USER CONNECTIONS INVOLVED IN FOOD PREPARATION AND/OR SERVICE SHALL HAVE A PROPERLY SIZED OUTSIDE GREESE TRAP UNLESS WAIVED BY THE LOWER ALLEN TOWNSHIP AUTHORITY.

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA



2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 FAX

| REVISIONS | |
|-----------|------------|
| No. | Date |
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| 2 | 05/07/2020 |
| 3 | 06/02/2020 |

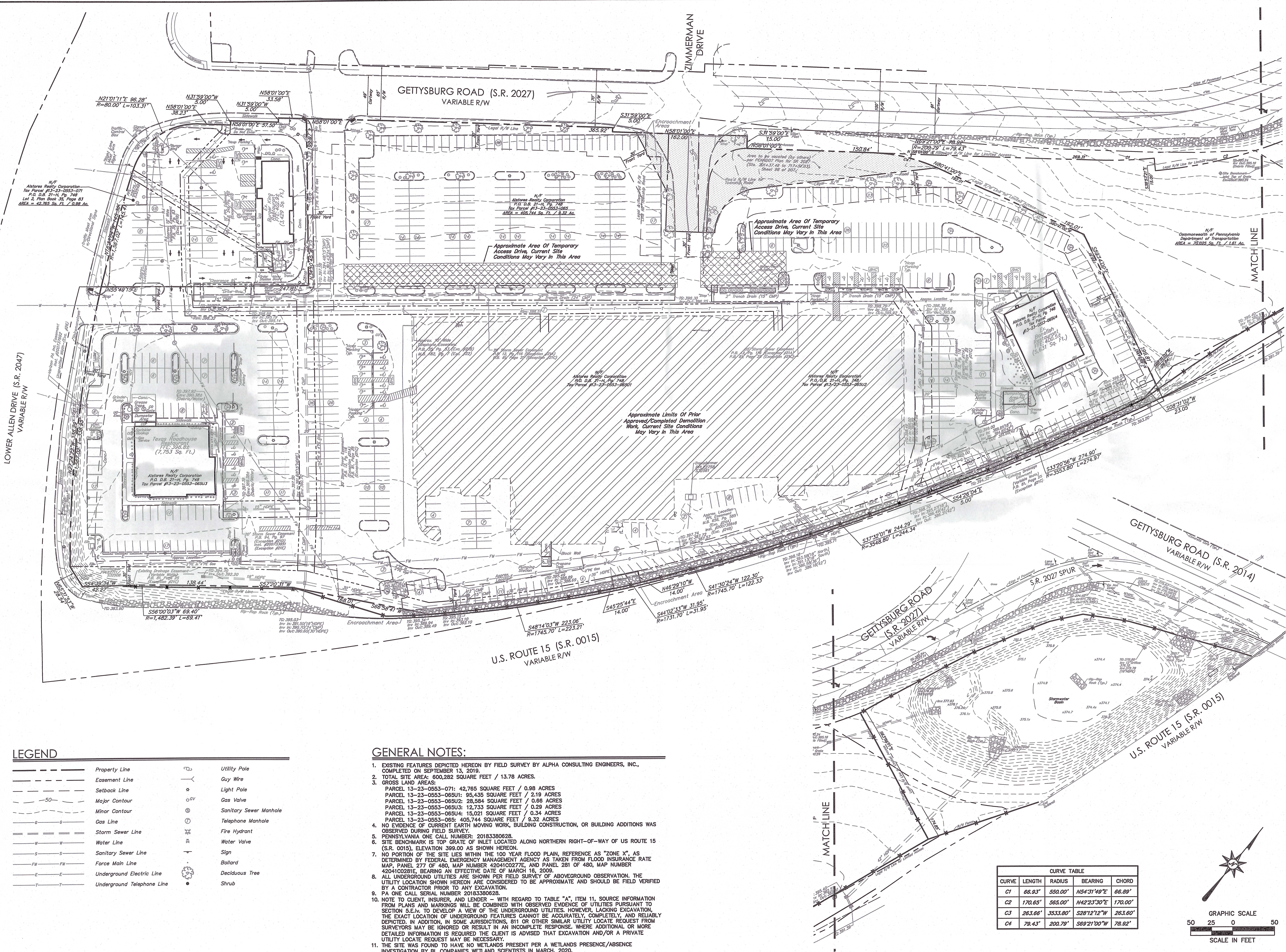
Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.S.
Scale N.T.S.
Project No. 1800416
Date 02/18/2020

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Title
GENERAL
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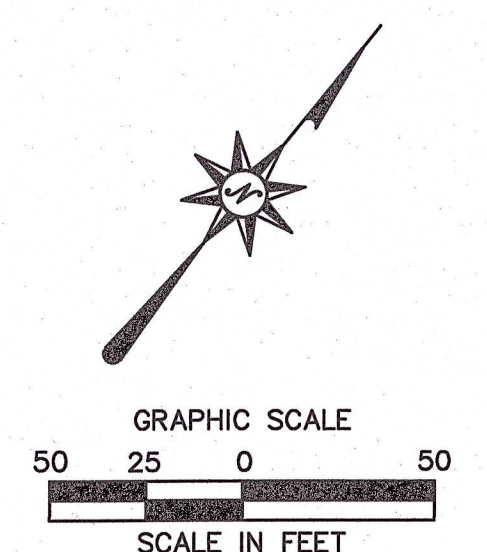
Sheet No.

GN-1
No. 2 of 17



CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|---------|---------|-------------|---------|
| C1 | 66.93' | 550.00' | N54°31'49"E | 66.89' |
| C2 | 170.65' | 565.00' | N42°23'30"E | 170.00' |
| C3 | 263.66' | 353.80' | S28°12'12"W | 263.80' |
| C4 | 79.43' | 200.79' | S69°21'00"W | 78.92' |





LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

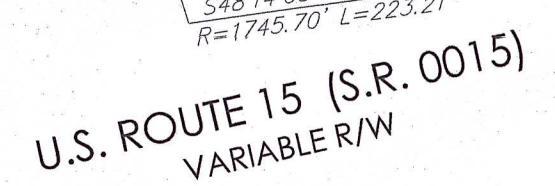
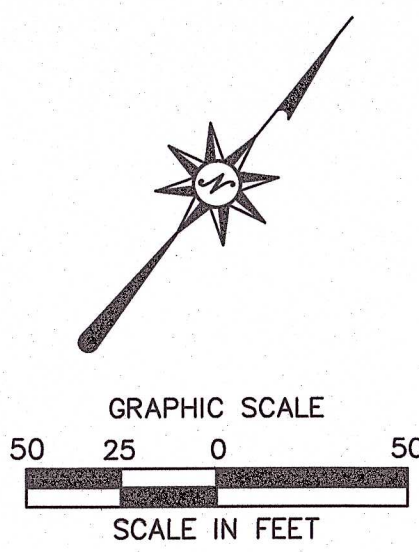
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| 20 | REVISED PER TOWNSHIP COMMENTS |
| 20 | REVISED PER TOWNSHIP AUTHORITY COMMENTS |

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| ned | A.J.D. |
| n | C.J.S. |
| wed | A.J.B. |
| | 1" = 50' |
| ct No. | 1800416 |
| | 02/18/2020 |

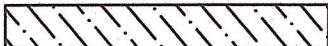











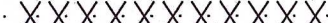

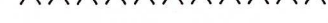









MOLITION
AN

No.

DM-1
p. 4 of 17



LEGEND

| | | | |
|---|----------------------------------|---|--------------------|
|  | EXISTING PAVEMENT TO BE REMOVED |  | UTILITY POLE |
|  | EXISTING FEATURE TO BE PROTECTED |  | GUY WIRE |
|  | PROPERTY LINE |  | LIGHT POLE |
|  | SAWCUT LINE |  | GAS VALVE |
|  | UTILITY TO BE REMOVED |  | SAN. SEWER MANHOLE |
|  | GAS LINE |  | TELEPHONE MANHOLE |
|  | STORM SEWER LINE |  | FIRE HYDRANT |
|  | WATER LINE |  | WATER VALVE |
|  | SANITARY SEWER LINE |  | SIGN |
|  | FORCE MAIN LINE |  | BOLLARD |
|  | UNDERGROUND ELECTRIC LINE |  | DECIDUOUS TREE |
|  | UNDERGROUND TELEPHONE LINE |  | SHRUB |



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183380628



Know what's below.
Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20163380628

LEGEND

| | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | EASEMENT LINE |
| | BUILDING SETBACK LINE |
| | CONCRETE CURB |
| | STANDARD DUTY BITUMINOUS PAVEMENT |
| | CONCRETE |
| | PROPOSED FENCE |
| | EDGE OF PAVEMENT |
| | PROPOSED SIGN |
| | PROPOSED TREE |

ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY

ZONE: REGIONAL COMMERCIAL DISTRICT (C-4)

USE: FOOD SERVICES (NAICS NO. 72) (PERMITTED USE)

| ITEM # | ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|--------|--------------------------------|--|------------------------------------|----------|
| 1 | MINIMUM LOT AREA | NONE REQUIRED* | 12.80 ACRES | NO |
| 2 | MINIMUM LOT WIDTH | 50 FEET AT DEDICATED RIGHT-OF-WAY LINE | >50 FEET | NO |
| 3 | MINIMUM FRONT YARD DEPTH | 30 FEET | >30 FEET | NO |
| 4 | MINIMUM REAR YARD DEPTH | 35 FEET | N/A | NO |
| 5 | MINIMUM FRONT YARD LANDSCAPING | 5 PERCENT | >5 PERCENT | NO |
| 6 | MAXIMUM BUILDING HEIGHT | 75 FEET | <75 FEET | NO |
| 7 | MAXIMUM IMPERVIOUS COVERAGE | 70 PERCENT | EXISTING 85.69% PROPOSED 83.34% | NO |

* THERE IS NO MINIMUM LOT AREA. LOT AREA SHALL BE BASED UPON REQUIRED SETBACKS, IMPERVIOUS COVERAGE, OFF-STREET PARKING AND LOADING/UNLOADING, FLOODPLAINS/WETLANDS, STEEP SLOPE REQUIREMENTS, WOODLAND PRESERVATION AND OTHER APPLICABLE CRITERIA AS SET FORTH IN ZONING ORDINANCE.

PARKING INFORMATION

| ITEM # | ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|--------|---------------------------------------|--|------------------|----------|
| 1 | MINIMUM PARKING SETBACK FROM LOT LINE | 5 FEET FROM ANY LOT LINE OR PUBLIC RIGHT-OF-WAY | N/A | NO |
| 2 | MINIMUM PARKING SETBACK FROM BUILDING | 10 FEET FROM ANY NON-RESIDENTIAL BUILDING ON THE LOT | N/A | NO |
| 3 | MINIMUM PARKING DIMENSIONS | 9 FEET X 18 FEET | 9 FEET X 18 FEET | NO |
| 4 | MINIMUM PARKING SEPARATION | 6 FOOT PLANTING STRIP BETWEEN PARKING & STREET | N/A | NO |
| 5 | MINIMUM PARKING RADIUS | 5 FEET | 5 FEET | NO |
| 6 | MINIMUM LOADING SPACE DIMENSIONS | 12 FEET X 45 FEET | N/A | NO |
| 7 | MINIMUM HEIGHT OF SOLID SCREENING | 8 FEET (REAR AND SIDE YARD) | N/A | NO |
| 8 | MINIMUM INTERIOR LANDSCAPING | 5 PERCENT; 1 TREE PER 10 PARKING SPACES | N/A | NO |

EXISTING PARKING INFORMATION

| ITEM # | ITEM | REQUIREMENTS | EXISTING |
|--------|--|---|------------|
| 1 | PARKING REQUIREMENTS FOR TEXAS ROADHOUSE | 1 SPACE PER 2 SEATS 239 SEATS / 2 SEATS = 120 SPACES | 143 SPACES |
| 2 | PARKING REQUIREMENTS FOR BONEFISH GRILLE | 1 SPACE PER 2 SEATS 230 SEATS / 2 SEATS = 115 SPACES | 118 SPACES |
| 3 | PARKING REQUIREMENTS FOR LOWER ALLEN COMMONS | N/A | 751 SPACES |

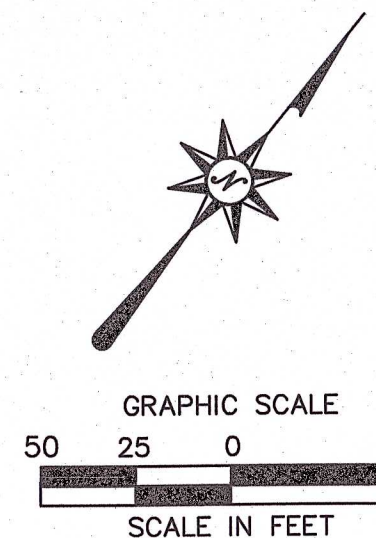
PEDESTRIAN ACCESS EASEMENT TABLE

| Line #/Curve # | Length | Direction/Delta | Radius |
|----------------|---------|------------------|---------|
| C1 | 55.167 | 30.1034 | 105.000 |
| C2 | 51.489 | 30.1034 | 98.000 |
| C3 | 14.223 | 56.8670 | 14.330 |
| C4 | 25.623 | 60.9307 | 24.094 |
| C5 | 12.334 | 72.3762 | 9.764 |
| C6 | 59.370 | 30.1034 | 113.000 |
| C7 | 47.286 | 30.1034 | 90.000 |
| C8 | 13.939 | 107.1312 | 7.455 |
| L1 | 15.273 | S38° 59' 24.00"E | |
| L2 | 517.079 | S50° 49' 44.27"W | |
| L4 | 36.206 | S80° 55' 56.34"W | |
| L6 | 19.428 | S50° 49' 44.27"W | |
| L8 | 186.083 | N39° 11' 19.28"W | |
| L10 | 14.631 | S76° 22' 35.56"E | |

| Line #/Curve # | Length | Direction/Delta | Radius |
|----------------|---------|------------------|--------|
| L12 | 183.212 | S39° 11' 20.44"E | |
| L13 | 11.595 | N50° 49' 44.27"E | |
| L15 | 36.206 | N80° 55' 56.34"E | |
| L17 | 268.810 | N50° 49' 44.27"E | |
| L18 | 110.000 | N39° 10' 15.73"W | |
| L19 | 14.330 | N50° 49' 44.27"E | |
| L20 | 98.000 | S39° 10' 15.73"E | |
| L22 | 236.634 | N50° 50' 08.09"E | |
| L23 | 504.813 | S50° 49' 44.27"W | |
| L24 | 15.000 | S39° 10' 15.73"E | |
| L25 | 504.766 | N50° 49' 44.27"E | |
| L27 | 15.000 | N38° 59' 24.00"W | |

SIGN LEGEND

| NO. | DOT NO./SIGN SIZE | LEGEND | QTY. |
|-----|-------------------|--------|------|
| A | R1-1 30"x30" | | 1 |



PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

DESIGNED BY: J.A.D.
DRAWN BY: C.J.S.
REVIEWED BY: J.B.S.
SCALE: 1" = 50'
PROJECT NO.: 1800416
DATE: 02/18/2020
CAD FILE: SP180041601
TITLE: SITE PLAN

Sheet No.

SP-1
No. 5 of 17

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

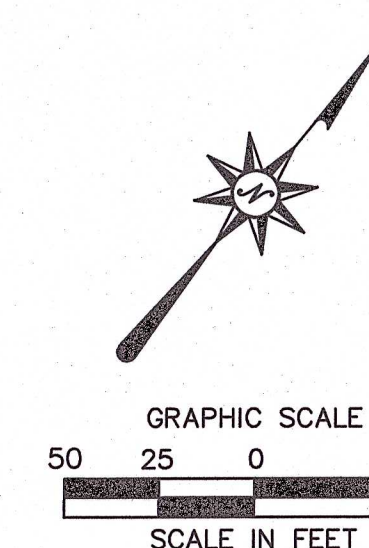
| | |
|-------------|------------|
| Designed | A.J.L. |
| Drawn | C.J.L. |
| Reviewed | A.J.L. |
| Scale | 1" = 5' |
| Project No. | 180041 |
| Date | 02/18/2021 |

Sheet No. _____

CP-1
No. 6 of 1



| UNIT # | UNIT AREA | PERCENT OF TOTAL AREA |
|--------|-------------|-----------------------|
| 1 | 2.12 ACRES | 16.6 PERCENT |
| 2 | 10.67 ACRES | 83.4 PERCENT |
| TOTAL | 12.79 ACRES | 100 PERCENT |



**PRELIMINARY/FINAL SUBDIVISION
& LAND DEVELOPMENT PLAN
LOWER ALLEN COMMONS**

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

DESIGNED BY: J.A.D.
DRAWN BY: C.J.S.
REVIEWED BY: A.J.S.
SCALE: 1" = 50'
PROJECT NO.: 1800416
DATE: 02/18/2020
CAD FILE: GD180041601

REVISIONS
DATE: 05/07/2020
BY: [Signature]
NO.: 1
2
3

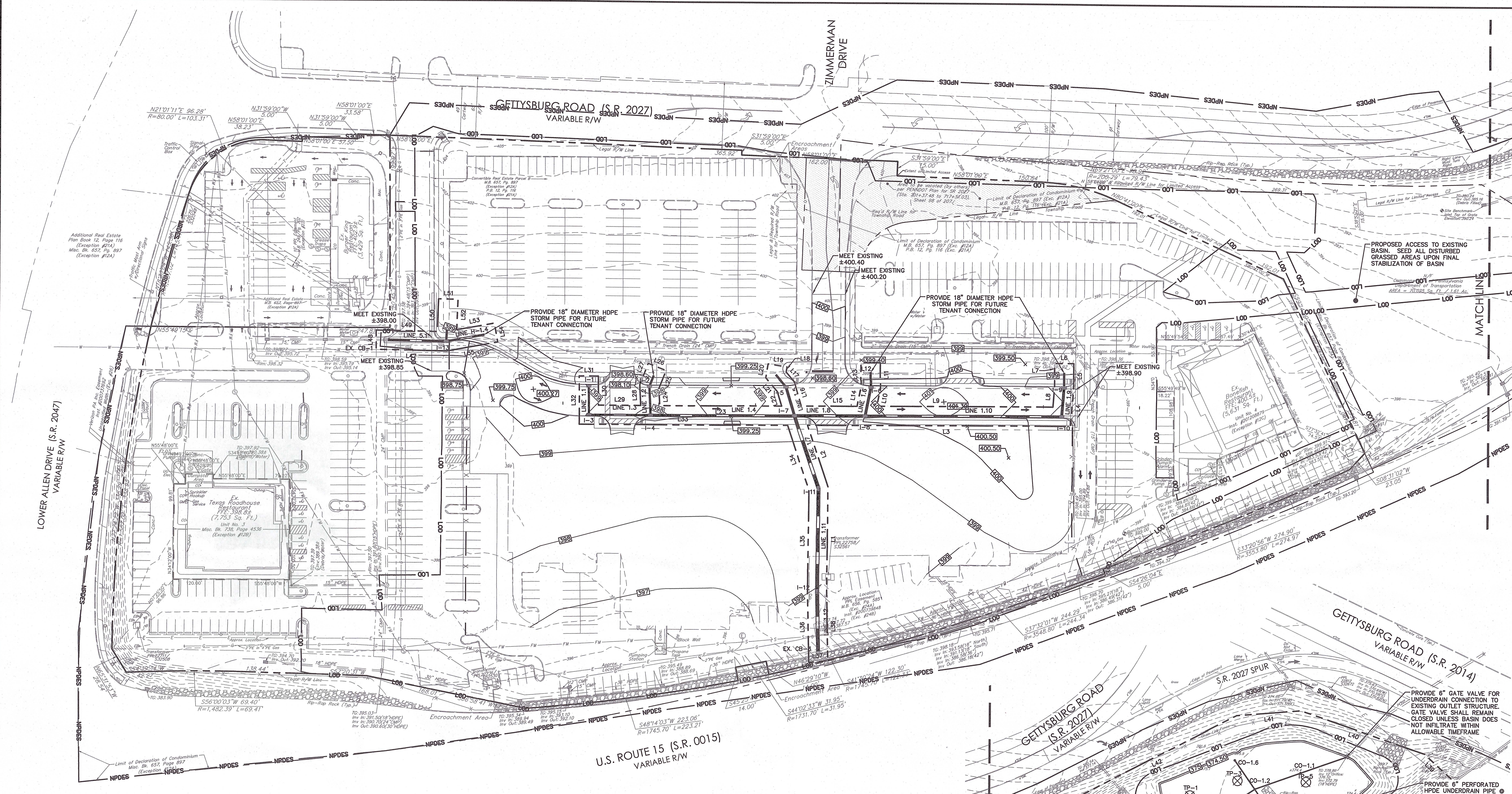
DESIGNED: A.J.D.
DRAWN: C.J.S.
REVIEWED: A.J.S.
SCALE: 1" = 50'
PROJECT NO.: 1800416
DATE: 02/18/2020
CAD FILE: GD180041601

TITLE: GRADING & DRAINAGE PLAN

SHEET NO.

GD-1
No. 7 of 17

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION



GRADING & DRAINAGE NOTES

- THE OWNER OFFERS A BLANKET EASEMENT OVER THE ENTIRE PROPERTY FOR THE PURPOSE OF STORMWATER MANAGEMENT TO LOWER ALLEN TOWNSHIP. LOWER ALLEN TOWNSHIP HAS THE RIGHT, BUT NOT THE DUTY, TO ENTER ONTO THE PROPERTY TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AND REQUIRE ANY NECESSARY MAINTENANCE AT THE OWNER'S EXPENSE.



PENNSYLVANIA ACT 267 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183380628

LEGEND

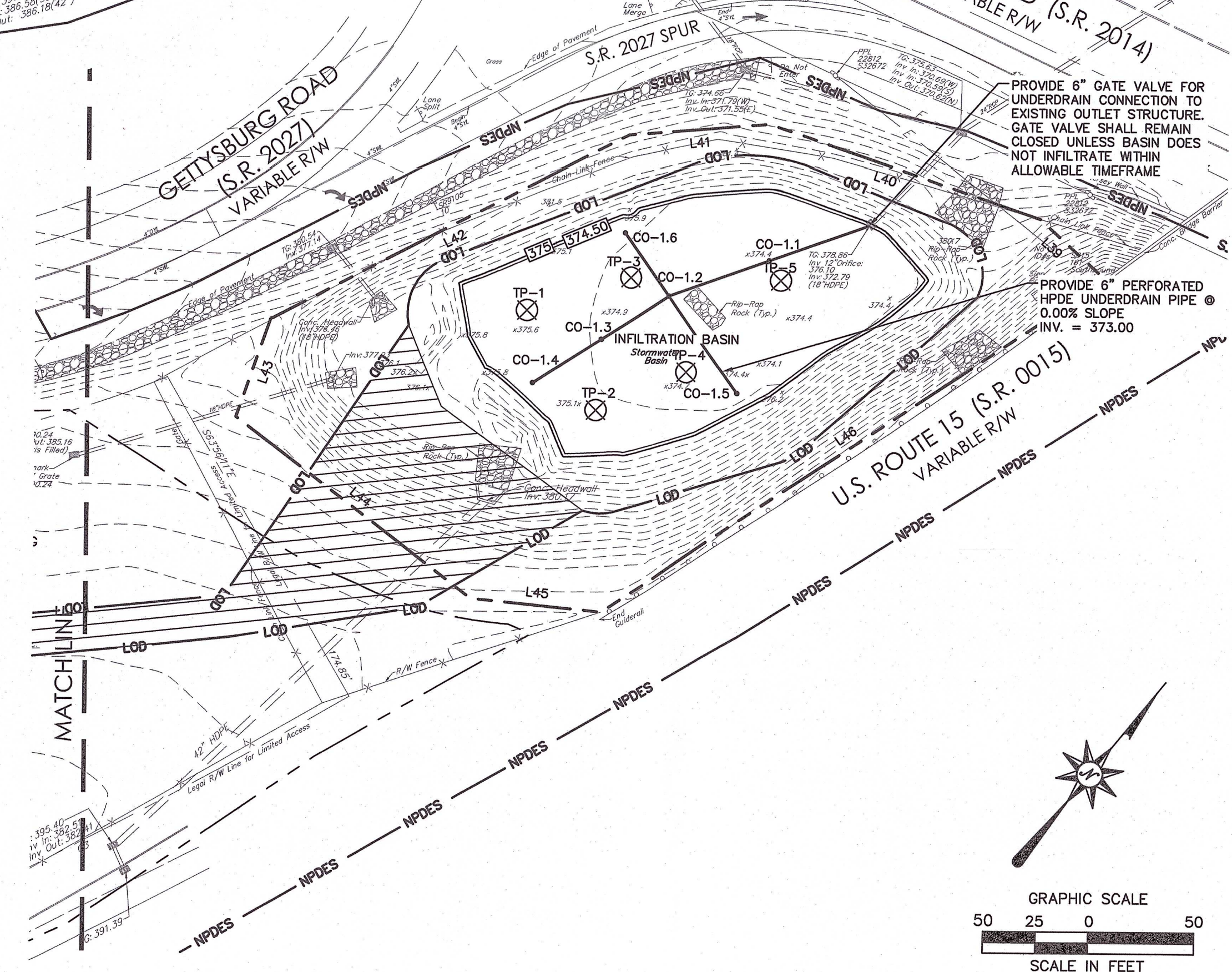
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMIT BOUNDARY LINE
- EASEMENT LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED 1' GRADES
- PROPOSED 5' GRADES
- SPOT ELEVATION
- STORM LINE
- "M" TYPE CATCH BASIN
- "C" TYPE CATCH BASIN
- HIGH POINT ELEVATION
- LOW POINT ELEVATION
- INFILTRATION TEST LOCATION

STORMWATER MANAGEMENT EASEMENT TABLE

| Line # | Length | Direction |
|--------|---------|------------------|
| L1 | 109.541 | N38° 38' 25.93"W |
| L2 | 67.502 | N57° 48' 13.82"W |
| L3 | 273.968 | N50° 49' 40.95"E |
| L4 | 39.729 | N34° 38' 39.32"W |
| L5 | 25.395 | N39° 10' 15.73"W |
| L6 | 20.000 | S50° 49' 44.27"W |
| L7 | 24.605 | S39° 10' 15.73"E |
| L8 | 20.459 | S34° 38' 39.32"E |
| L9 | 183.533 | S50° 49' 40.95"W |
| L10 | 19.397 | N28° 10' 21.83"W |
| L11 | 25.963 | N39° 10' 15.73"W |
| L12 | 20.000 | S50° 49' 44.27"W |
| L13 | 24.037 | S39° 10' 15.73"E |
| L14 | 21.358 | S28° 10' 21.83"E |
| L15 | 58.084 | S50° 49' 40.95"W |
| L16 | 26.035 | N56° 00' 16.06"W |
| L17 | 13.499 | N79° 45' 03.08"W |
| L18 | 5.390 | N30° 15' 02.10"W |
| L19 | 20.000 | S59° 44' 57.90"W |

| Line # | Length | Direction |
|--------|---------|------------------|
| L20 | 14.610 | S30° 15' 02.10"E |
| L21 | 18.514 | S79° 45' 03.08"E |
| L22 | 15.780 | S56° 00' 16.06"E |
| L23 | 126.018 | S50° 49' 40.95"W |
| L24 | 18.272 | N41° 01' 51.98"W |
| L25 | 19.400 | N17° 38' 28.73"W |
| L26 | 20.000 | S72° 21' 31.27"W |
| L27 | 23.540 | S17° 38' 28.73"E |
| L28 | 21.763 | S41° 01' 51.98"E |
| L29 | 43.916 | S50° 49' 40.95"W |
| L30 | 30.013 | N39° 12' 59.99"W |
| L31 | 20.000 | S50° 47' 00.01"W |
| L32 | 49.998 | S39° 12' 59.99"E |
| L33 | 216.221 | N50° 49' 40.95"E |
| L34 | 70.869 | S57° 48' 13.82"E |
| L35 | 106.468 | S38° 38' 25.93"E |
| L36 | 73.596 | S40° 22' 28.11"E |
| L37 | 20.052 | N45° 30' 42.14"E |
| L38 | 71.855 | N40° 22' 28.11"W |

| Line # | Length | Direction |
|--------|---------|------------------|
| L39 | 42.375 | N66° 32' 58.25"W |
| L40 | 135.551 | S69° 51' 12.09"W |
| L41 | 67.334 | S46° 18' 21.14"W |
| L42 | 190.804 | S23° 33' 13.38"W |
| L43 | 49.184 | S19° 44' 38.80"E |
| L44 | 141.332 | N88° 29' 19.11"E |
| L45 | 61.804 | N56° 46' 21.54"E |
| L46 | 287.095 | N17° 11' 55.36"E |
| L47 | 73.702 | S52° 08' 27.71"W |
| L48 | 20.008 | N39° 29' 14.50"W |
| L49 | 63.678 | N52° 08' 27.71"E |
| L50 | 34.036 | N36° 46' 19.05"W |
| L51 | 20.019 | N52° 12' 32.25"E |
| L52 | 31.692 | S36° 52' 44.70"E |
| L53 | 39.635 | N40° 45' 46.62"E |
| L54 | 20.000 | S49° 14' 13.38"E |
| L55 | 53.581 | S40° 45' 46.62"W |



02/20/2020, CHARGES/CHIEF, C:\JCS\10\DATA\1804\1\DWG\SU1.DWG, SU1



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183380628

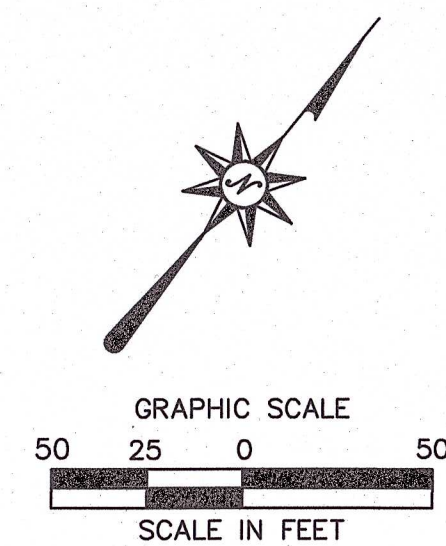
| LEGEND | |
|---------|--------------------------------------|
| --- | PROPERTY LINE |
| --- | LIMITS OF DISTURBANCE |
| --- | EASEMENT LINE |
| W --- W | DOMESTIC/FIRE PROTECTION WATER LINE |
| S --- S | SANITARY PIPE CENTER LINE |
| E --- E | PRIMARY ELECTRIC LINE TO TRANSFORMER |
| G --- G | GAS LINE |
| T --- T | TELECOMMUNICATIONS LINE |
| WV | WATER VALVE |
| GV | GAS VALVE |
| CO | SANITARY CLEANOUT |

SITE UTILITY NOTES

- MANHOLES RECEIVING GRINDER PUMP DISCHARGE SHALL BE COATED WITH SHERWIN WILLIAM DURA-PLATE 5800 HAZE GREY OR EQUAL PRIOR TO GRINDER PUMP DISCHARGE TO THE MANHOLE.
- THE EXISTING BONTON PUMP STATION DISCHARGE PIPE SHALL BE PLUGGED AND MADE WATER TIGHT AT THE DISCHARGE MANHOLE ONCE THE LINE IS NO LONGER IN USE.
- ALL LATERAL STUBS THAT ARE ABANDONED OR NOT IN USE SHALL BE PLUGGED AND MADE WATER TIGHT UNTIL ACTIVATED.
- INDIVIDUAL SERVICE LATERALS SHALL BE PROVIDED FOR EACH POINT OF SERVICE AND CONNECTION INDIVIDUALLY TO THE 8-INCH SEWER MAIN.

SANITARY SEWER EASEMENT TABLE

| Line Table | | |
|------------|---------|------------------|
| Line # | Length | Direction |
| L1 | 625.407 | N51° 00' 28.42"E |
| L2 | 92.587 | N38° 59' 24.00"W |
| L3 | 249.069 | N15° 00' 38.58"E |
| L4 | 39.882 | S53° 02' 34.72"W |
| L5 | 232.803 | S16° 25' 02.34"W |
| L6 | 78.228 | S38° 59' 24.00"E |
| L7 | 595.408 | S51° 00' 28.42"W |
| L8 | 30.000 | S38° 59' 31.58"E |



PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Desc.
REVISED PER TOWNSHIP AND COUNTY COMMENTS
REVISED PER TOWNSHIP AUTHORITY COMMENTS

Revisions
Date
1 04/03/2020
2 06/02/2020

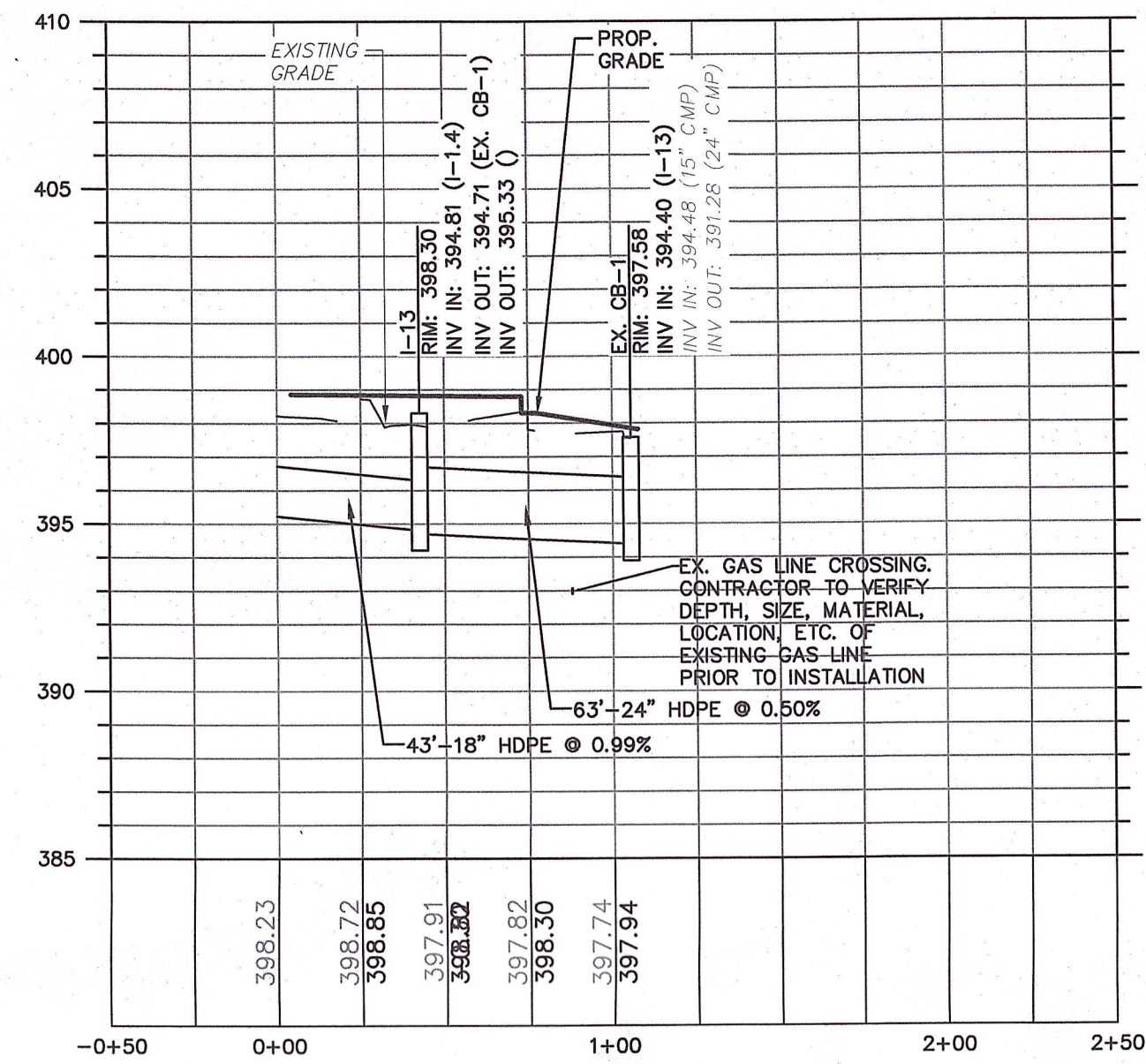
Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale 1" = 50'
Project No. 1800416
Date 02/18/2020
CAD File: SU180041601

Title
SITE UTILITY PLAN

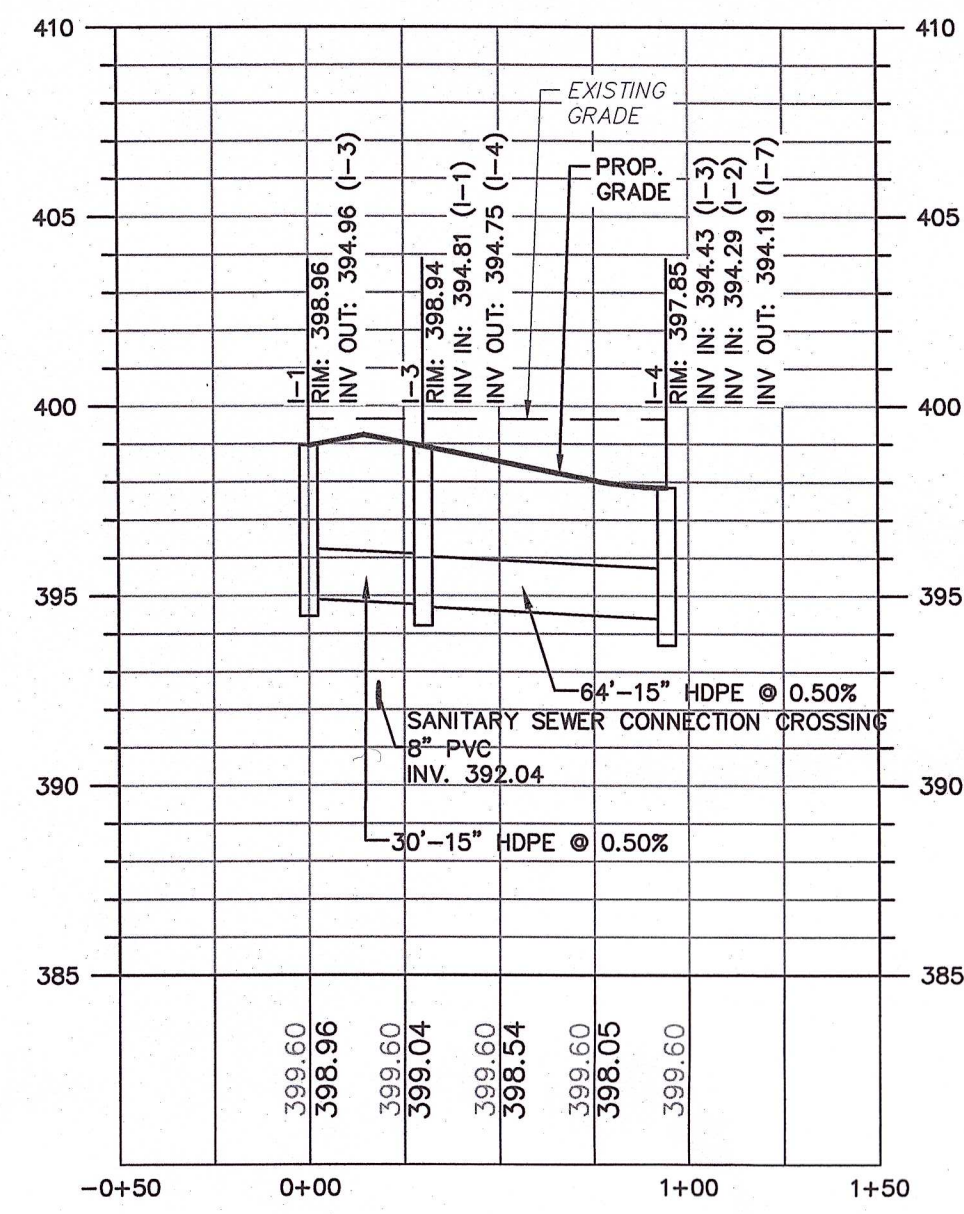
Sheet No.
SU-1
No. 8 of 17

Architecture
Engineering
Environmental
Land Surveying
Companies
2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax

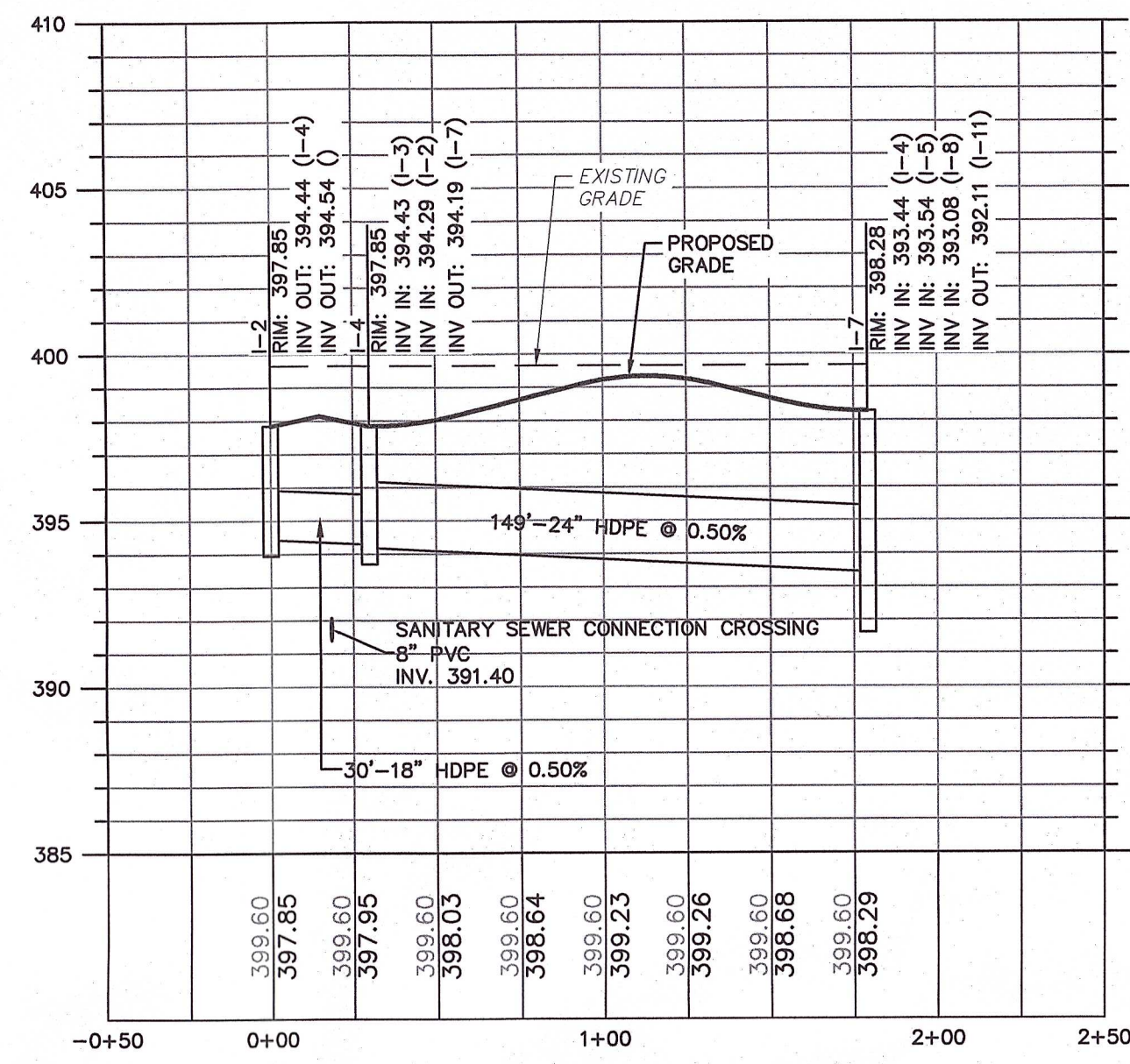
STORM - I-1.4 TO EX. CB-1



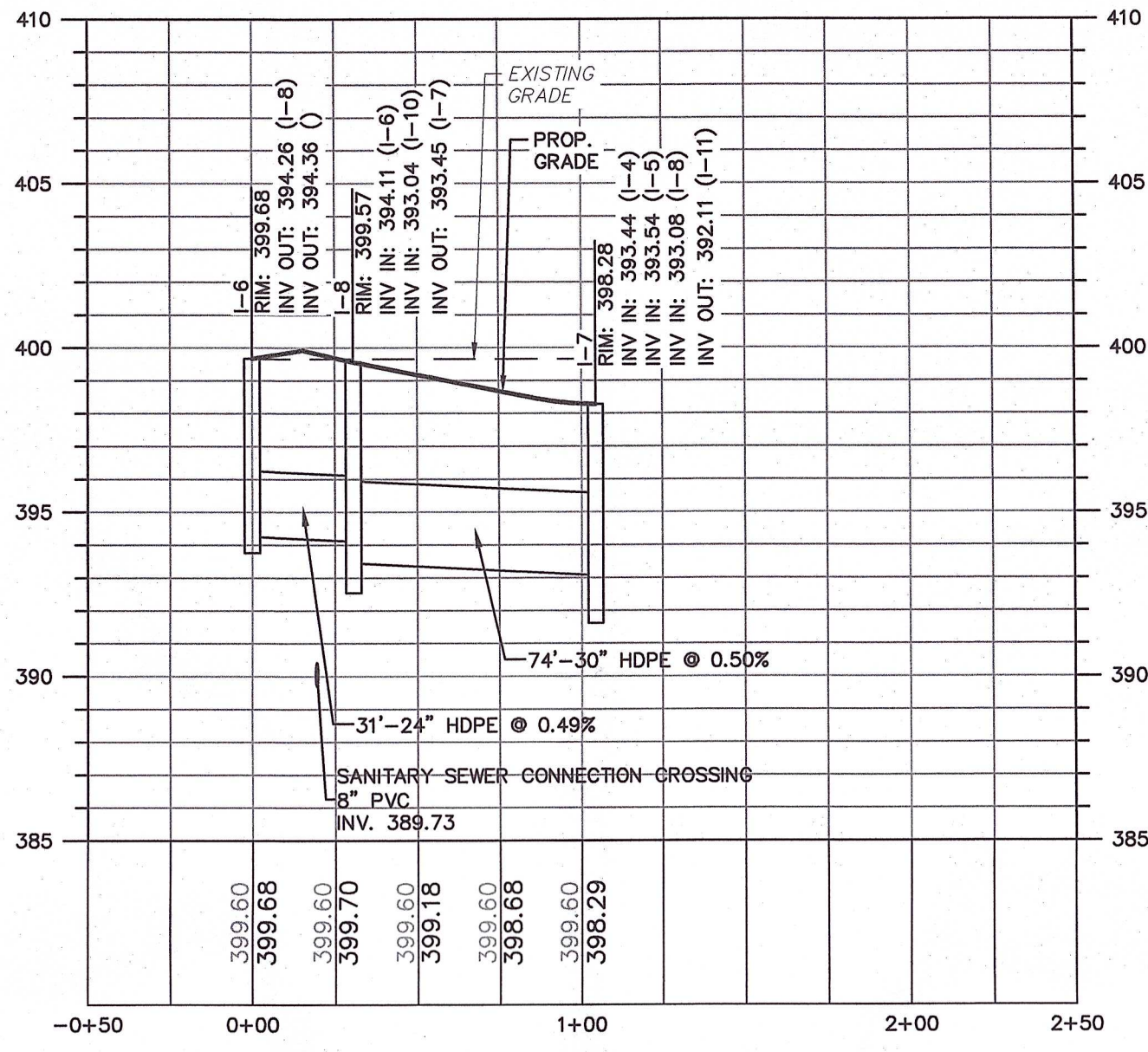
STORM - I-1 TO I-4



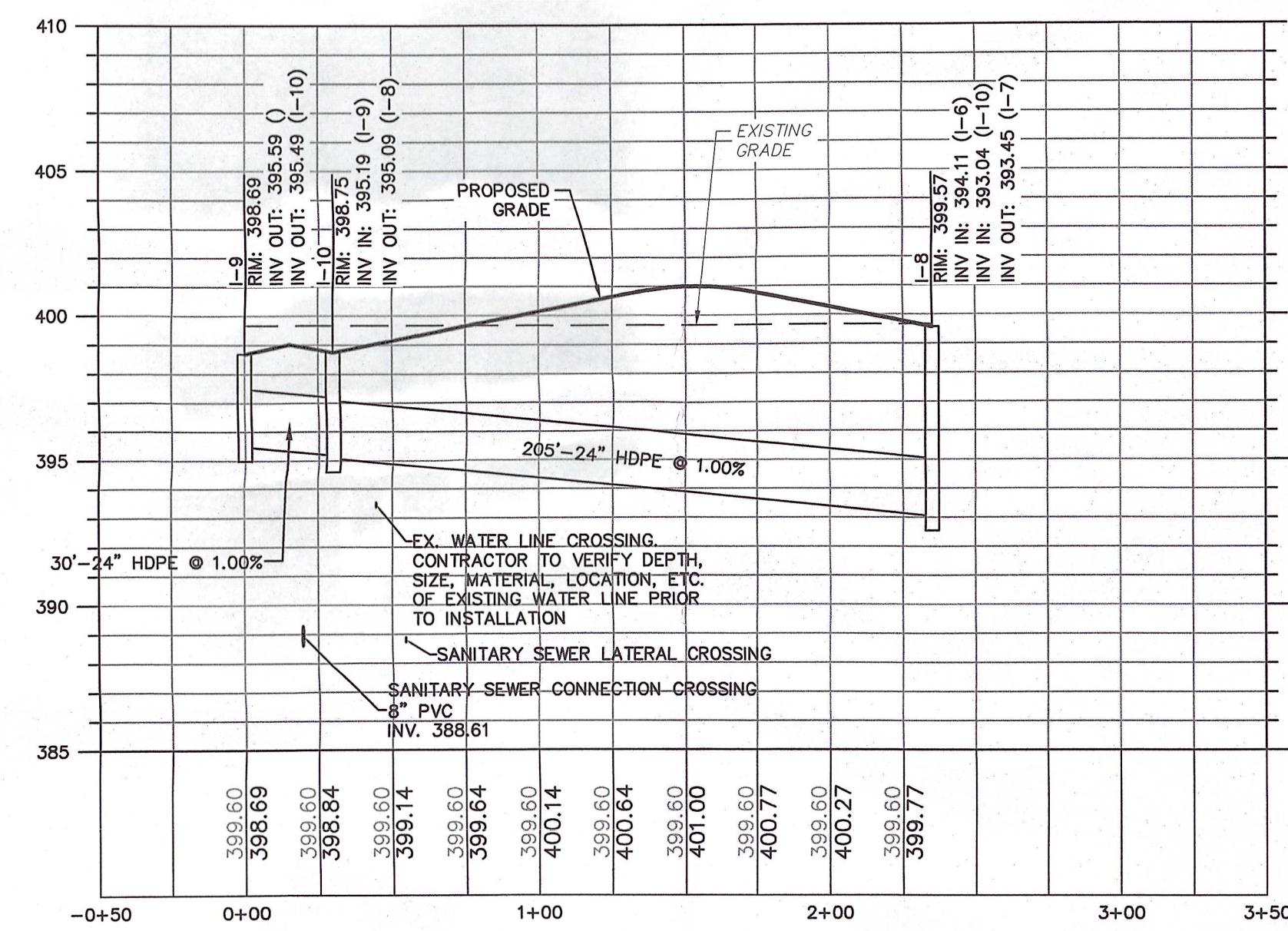
STORM - I-2 TO I-7



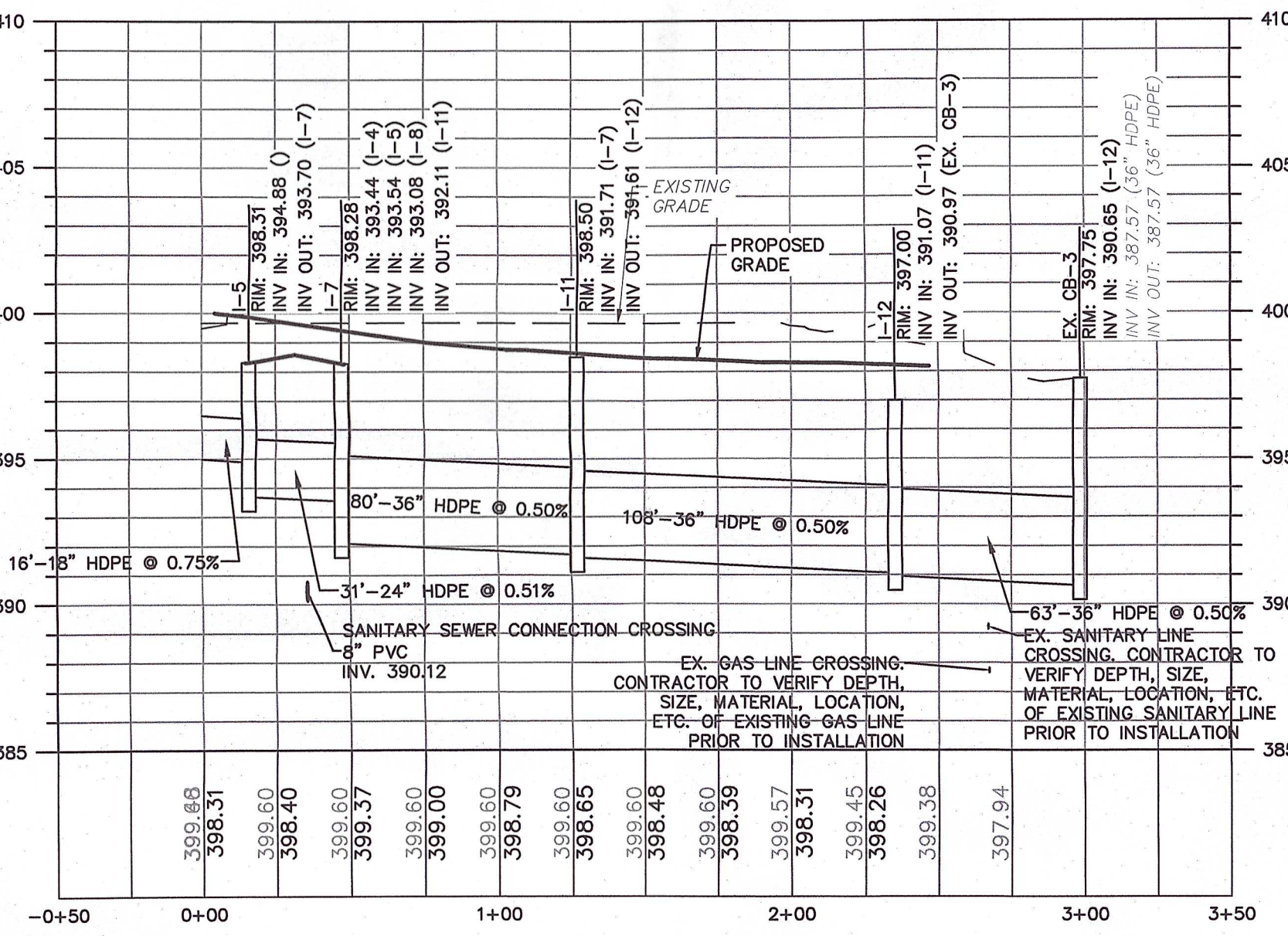
STORM - I-6 TO I-7



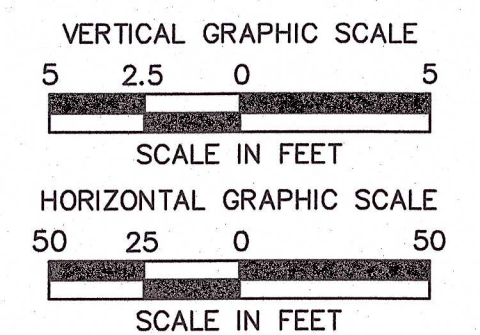
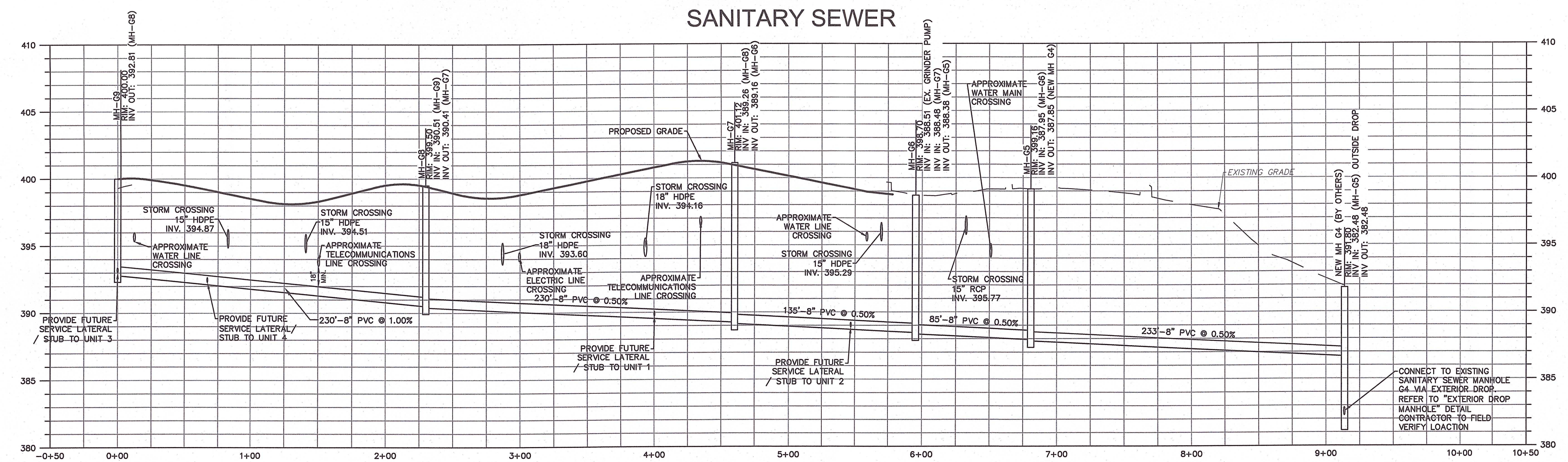
STORM - I-9 TO I-8



STORM - I-5 TO EX. CB-3

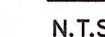
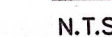
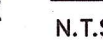
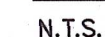


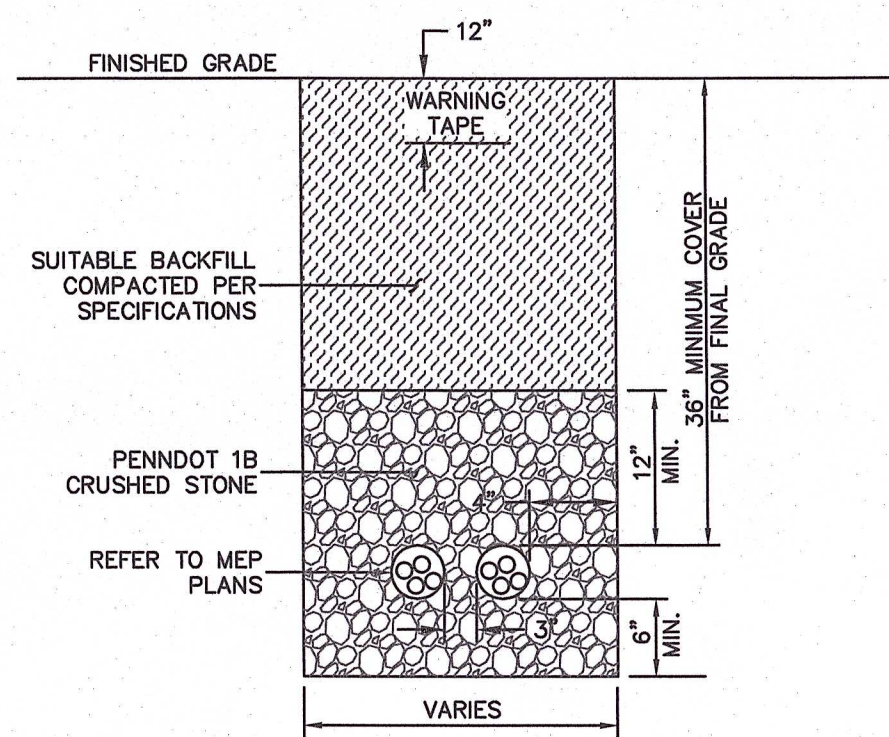
SANITARY SEWER





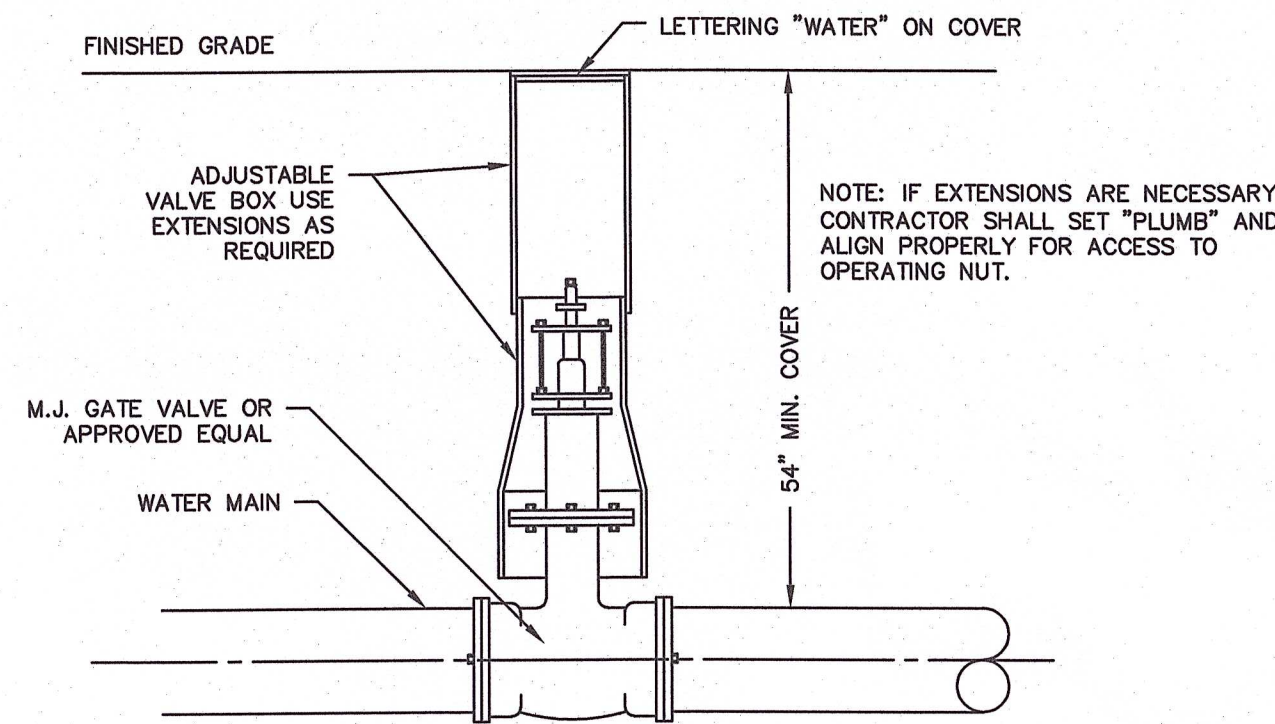
- N.T.S.





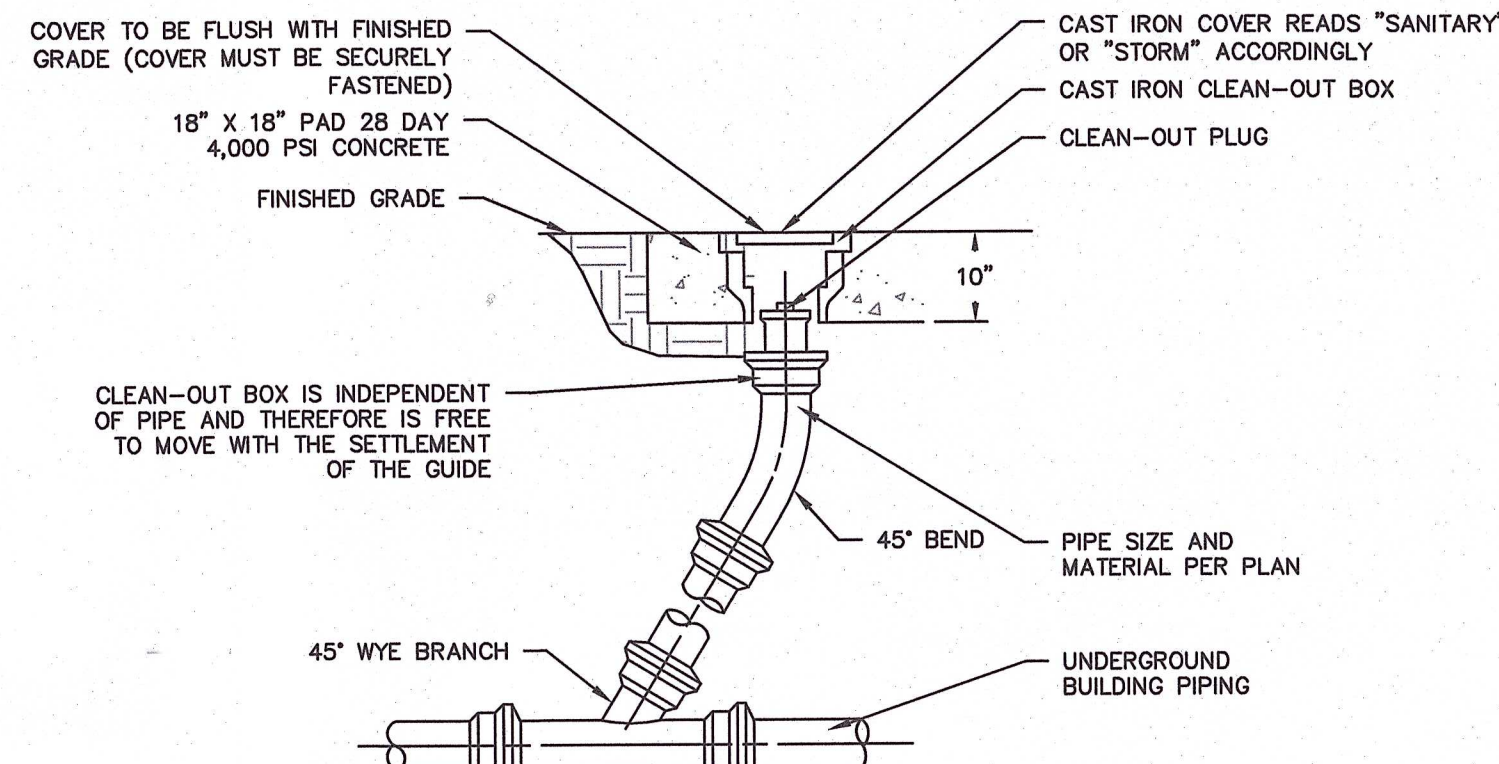
ELECTRICAL AND COMMUNICATIONS CONDUIT TRENCH

N.T.S.



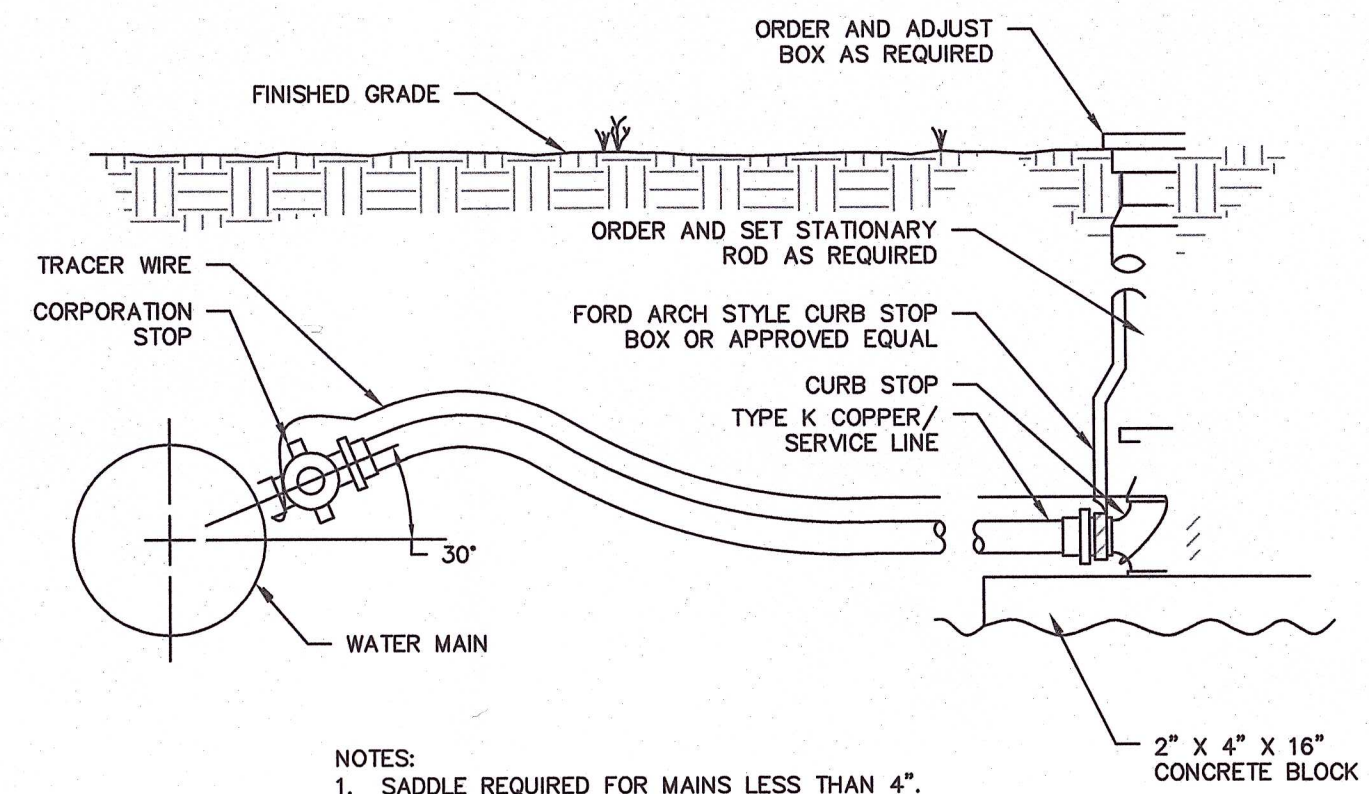
TYPICAL GATE VALVE AND VALVE BOX DETAIL

N.T.S.



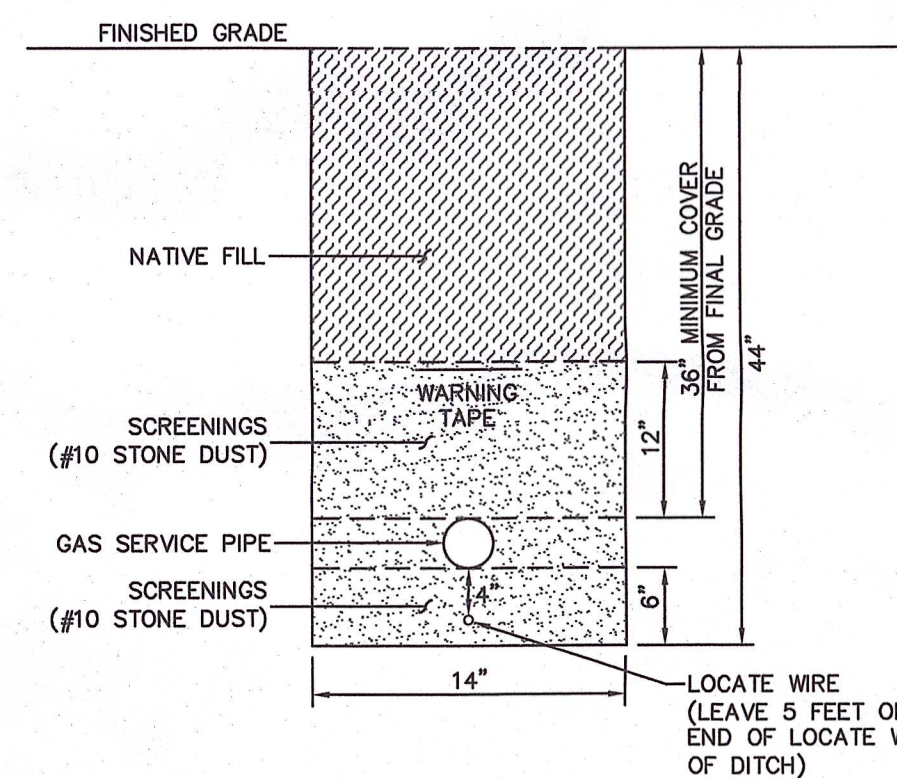
CLEANOUT DETAIL

N.T.S.



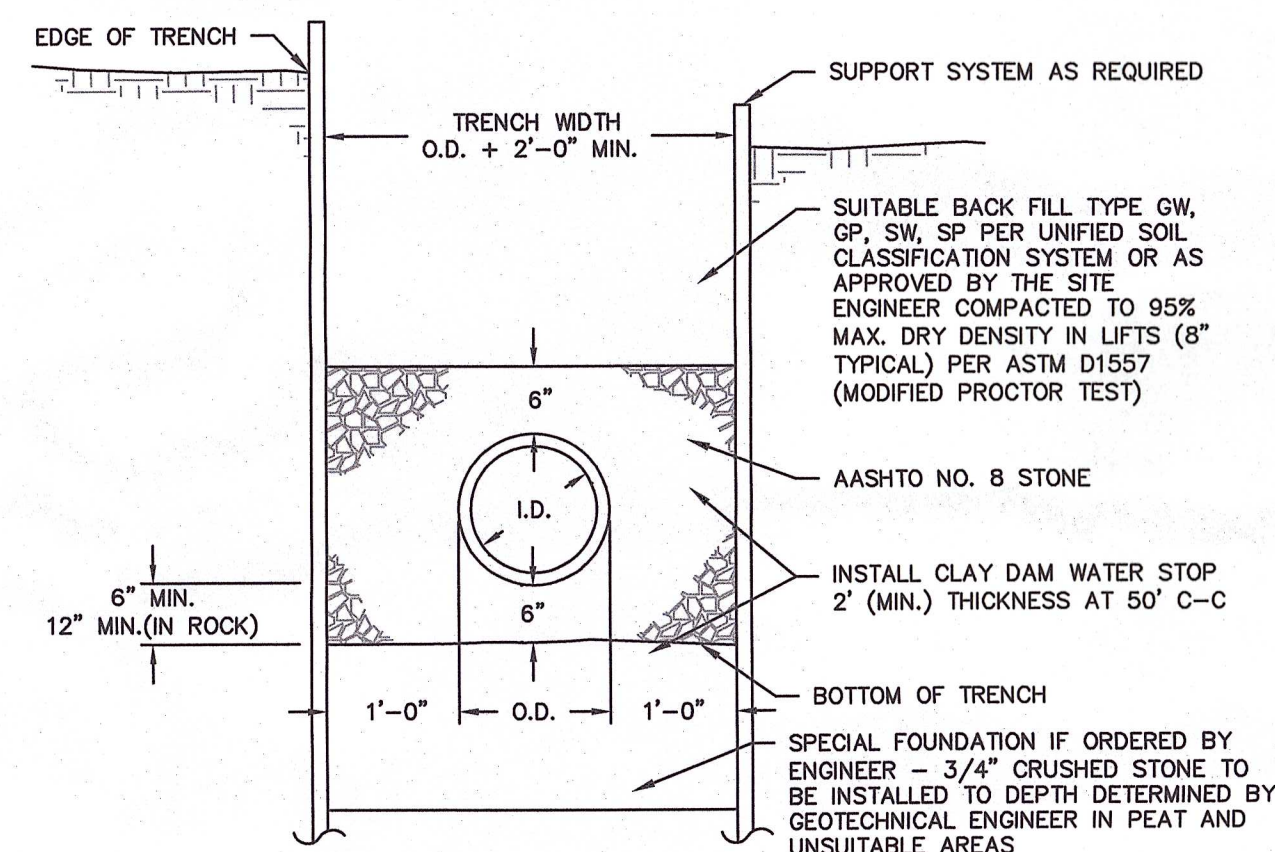
WATER SERVICE LATERAL CONNECTION DETAIL

N.T.S.



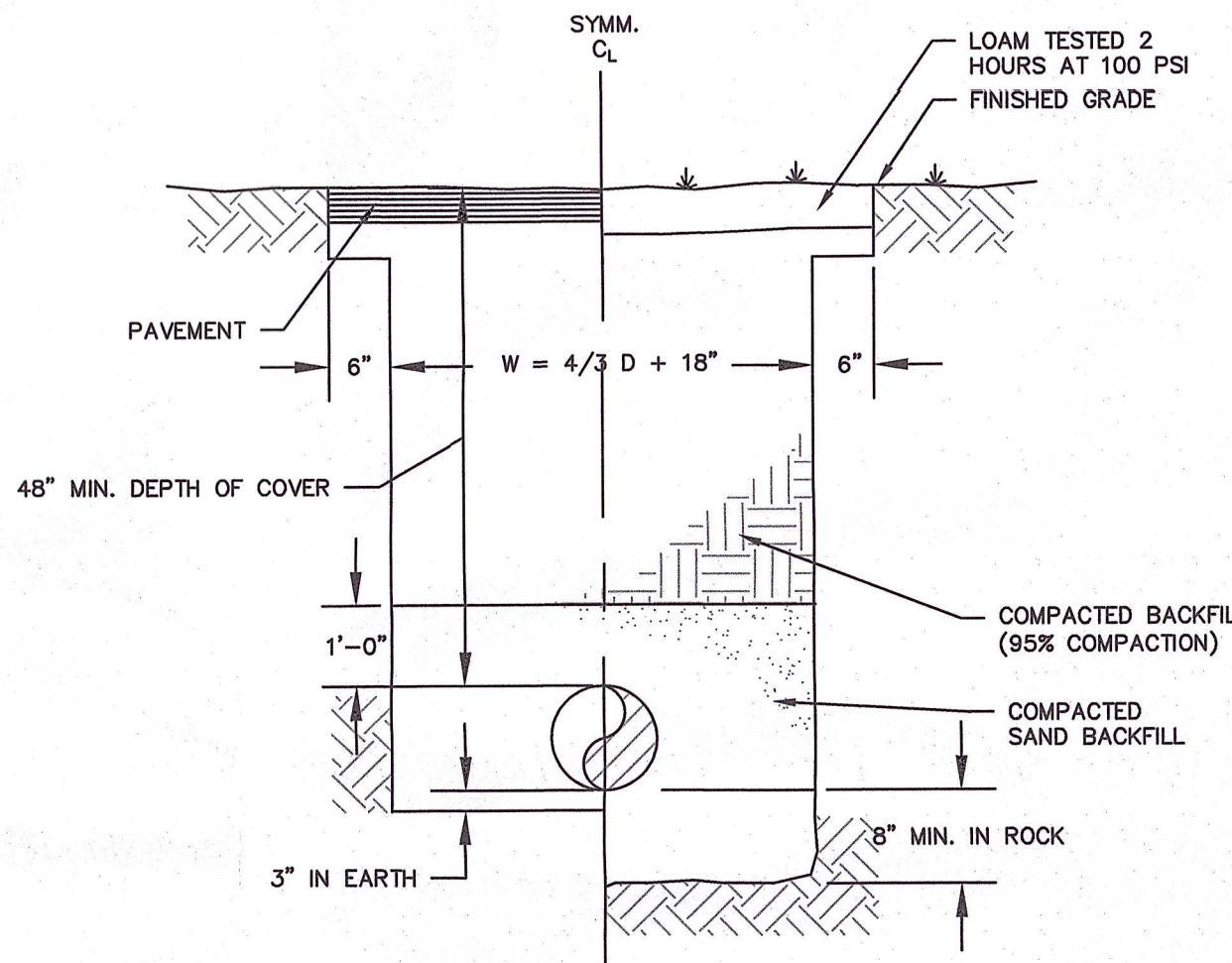
TYPICAL GAS TRENCH SECTION

N.T.S.



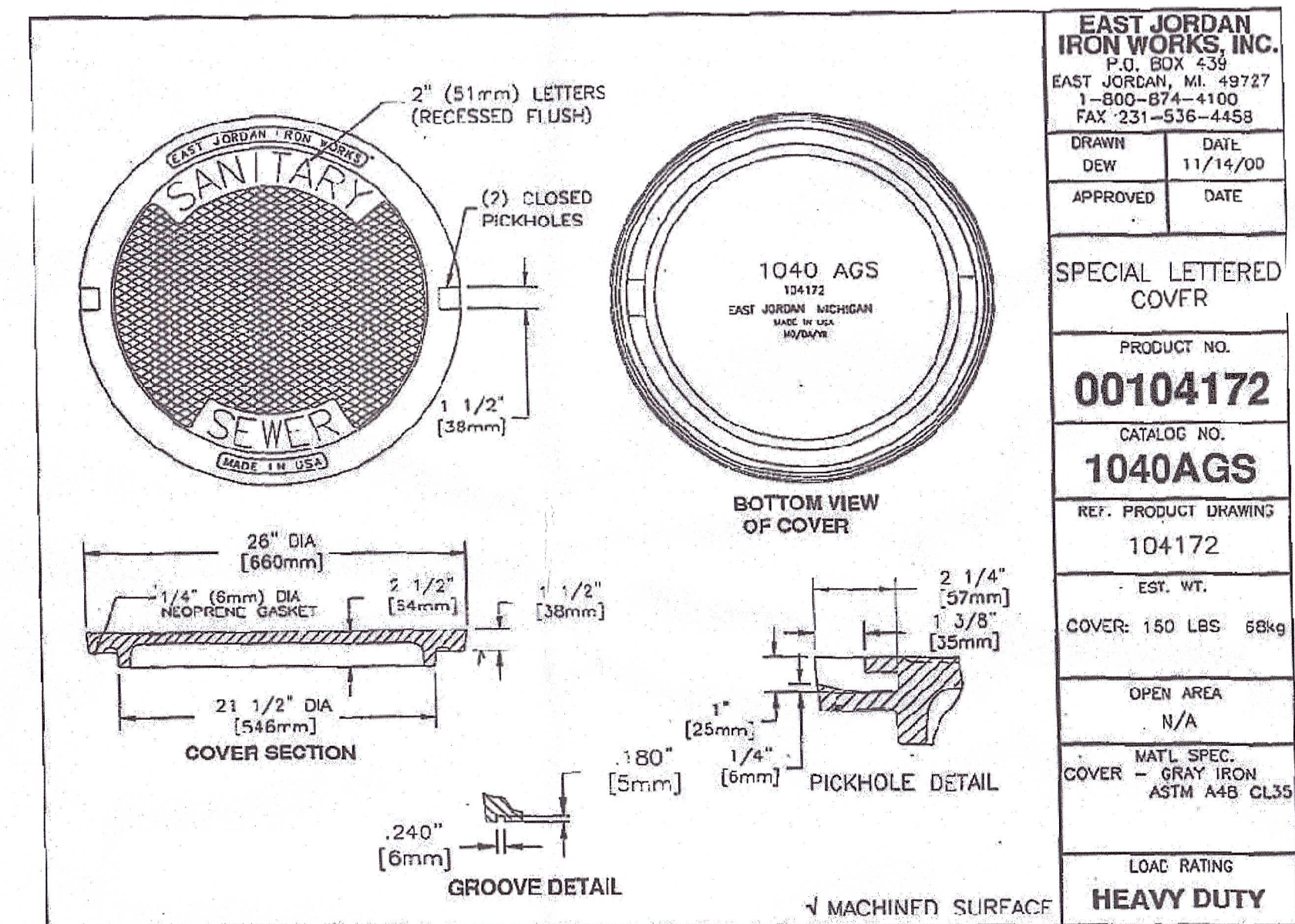
TYPICAL SANITARY SEWER TRENCH SECTION

N.T.S.



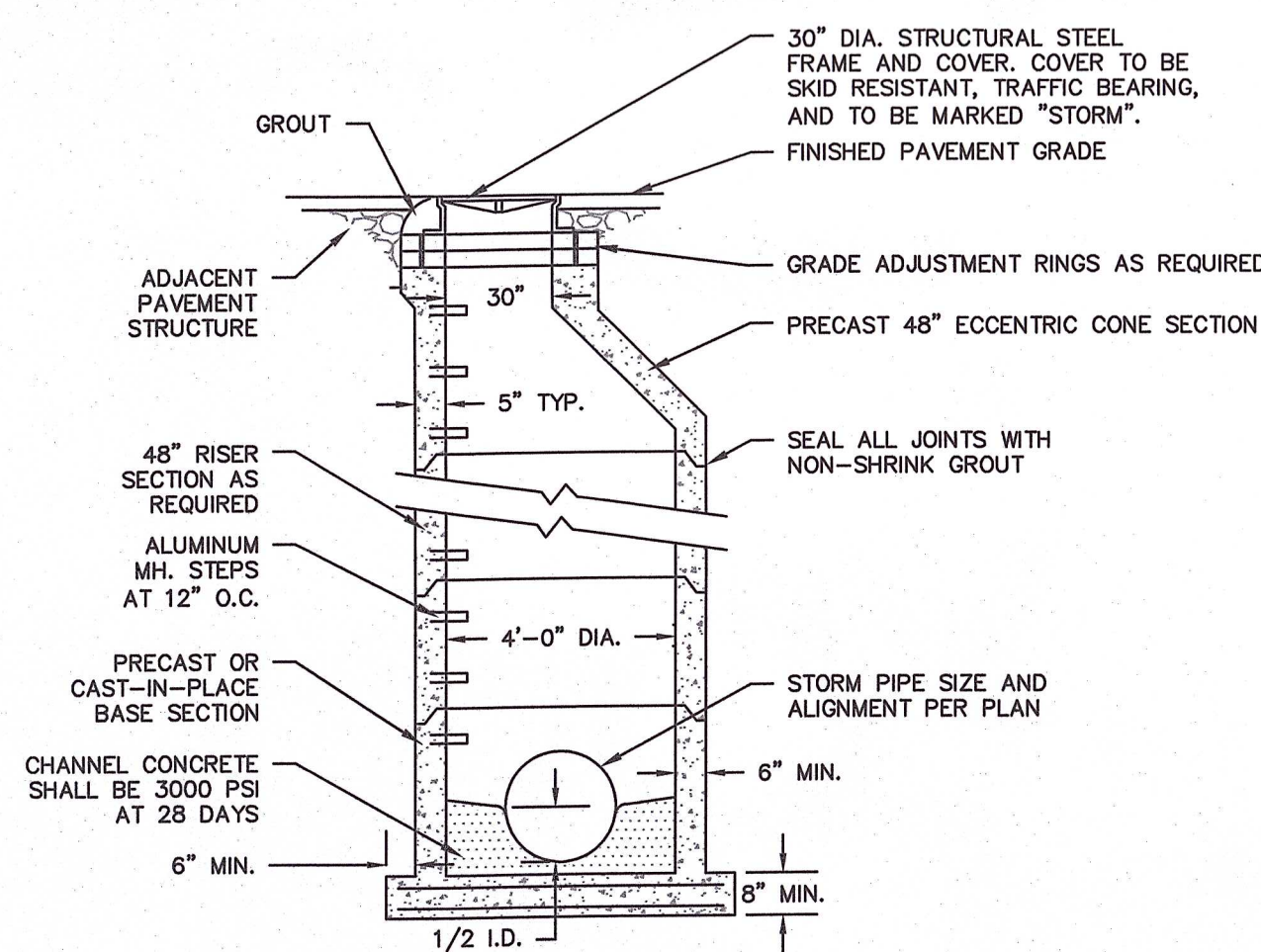
TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

N.T.S.



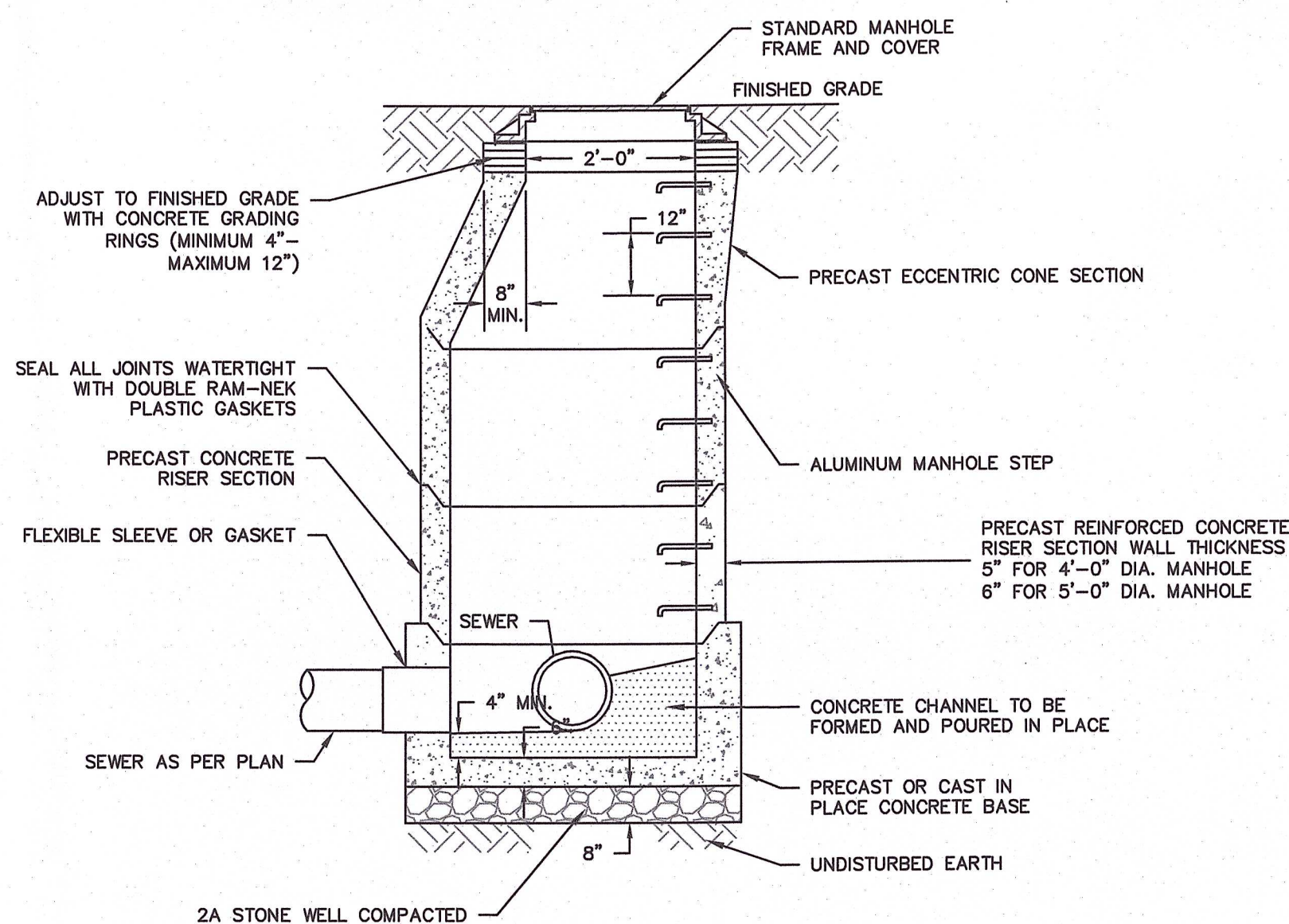
SPECIAL LETTERING MANHOLE COVER

N.T.S.



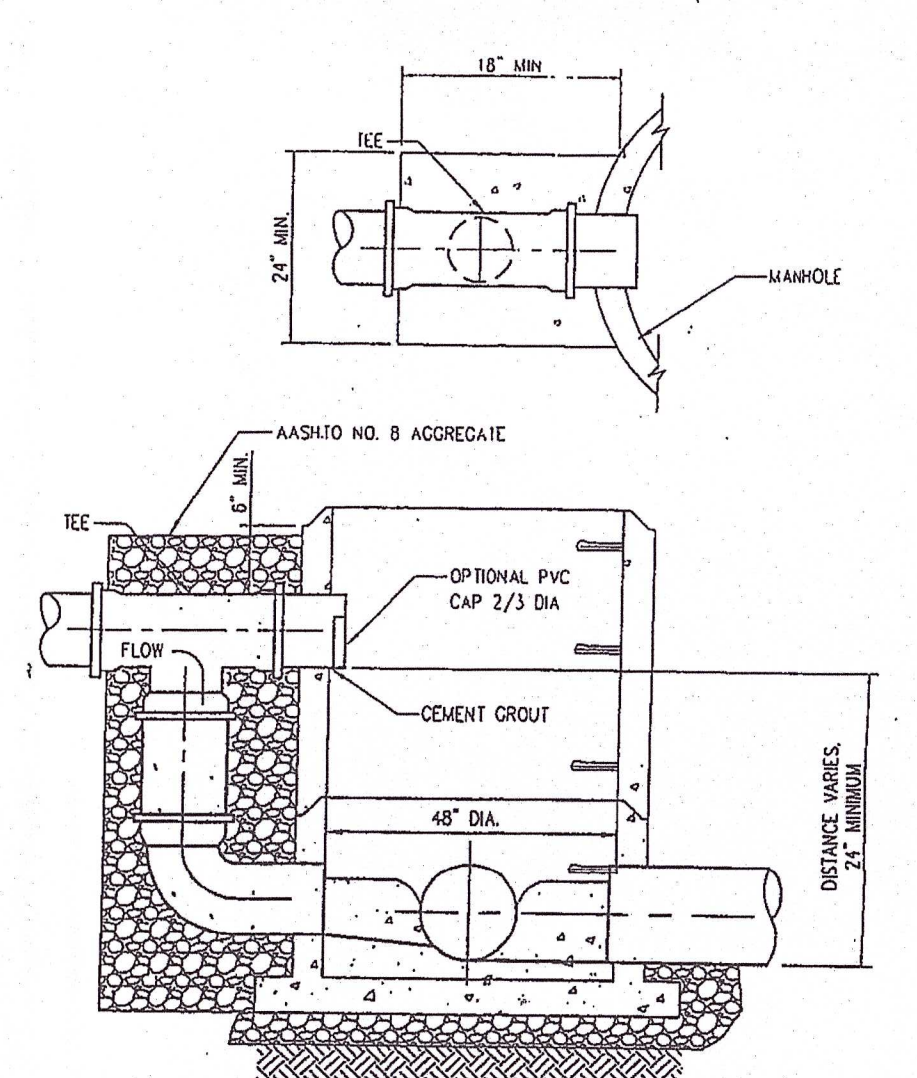
TYPICAL STORM SEWER MANHOLE

N.T.S.



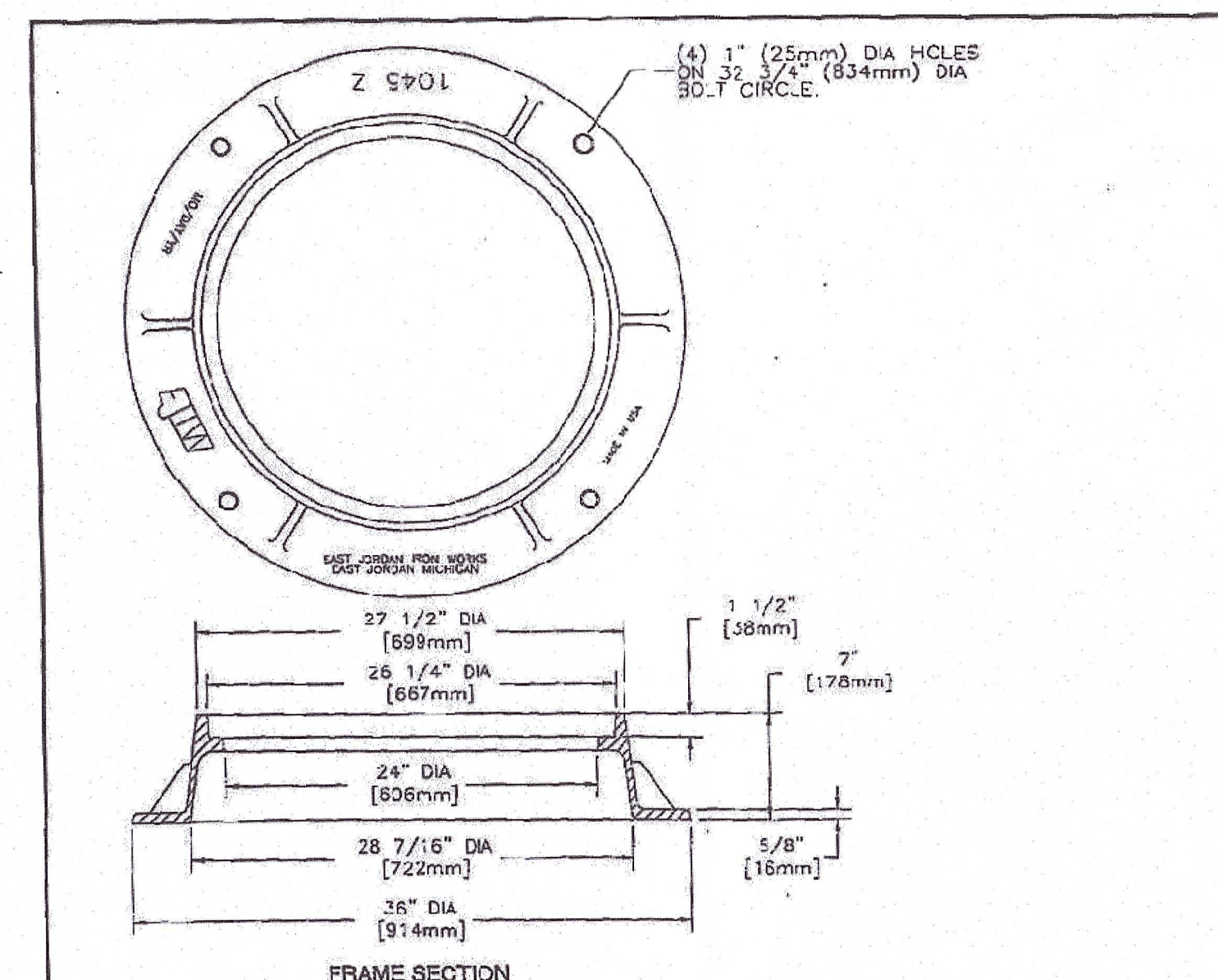
SANITARY SEWER MANHOLE

N.T.S.



EXTERIOR DROP MANHOLE

NO SCALE



STANDARD MANHOLE FRAME

N.T.S.

| | |
|--|------------------|
| EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, MI. 49727 1-800-874-4100 FAX 231-536-4458 | |
| DRAWN DEW | DATE 11/14/00 |
| APPROVED | DATE |
| SPECIAL LETTERED COVER | |
| PRODUCT NO. 00104172 | |
| CATALOG NO. 1040AGS | |
| REF. PRODUCT DRAWING 104172 | |
| EST. WT. COVER: 150 LBS 68kg | |
| OPEN AREA N/A | |
| MATERIAL SPEC. COVER - GRAY IRON ASTM A48 CL35 | |
| LOAD RATING HEAVY DUTY | |

| | |
|--|------------------|
| EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, MI. 49727 1-800-874-4100 FAX 231-536-4458 | |
| DRAWN DEW | DATE 09/26/00 |
| APPROVED | DATE |
| MANHOLE FRAME | |
| PRODUCT NO. 104510-DIPPED | |
| CATALOG NO. 1045Z | |
| REF. PRODUCT DRAWING 104510 | |
| EST. WT. FRAME: 165 LBS 75kg | |
| OPEN AREA N/A | |
| MATERIAL SPEC. FRAME - GRAY IRON ASTM A48 CL35 | |
| LOAD RATING HEAVY DUTY | |

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

| | |
|-------|--|
| Disc. | REVISED PER TOWNSHIP AND COUNTY COMMENTS |
| Date | 04/04/2020 |
| Disc. | REVISED PER TOWNSHIP COMMENTS |
| Date | 05/07/2020 |
| Disc. | REVISED PER TOWNSHIP AUTHORITY COMMENTS |
| Date | 06/02/2020 |

| | |
|-------------|------------|
| Designed | A.J.D. |
| Drawn | C.J.S. |
| Reviewed | A.J.B. |
| Scale | AS NOTED |
| Project No. | 1800416 |
| Date | 02/18/2020 |

CAD File: DNI80041601
Title: DETAIL SHEET

Sheet No.
DN-2
No. 11 of 17

**PRELIMINARY/FINAL SUBDIVISION
& LAND DEVELOPMENT PLAN
LOWER ALLEN COMMONS**

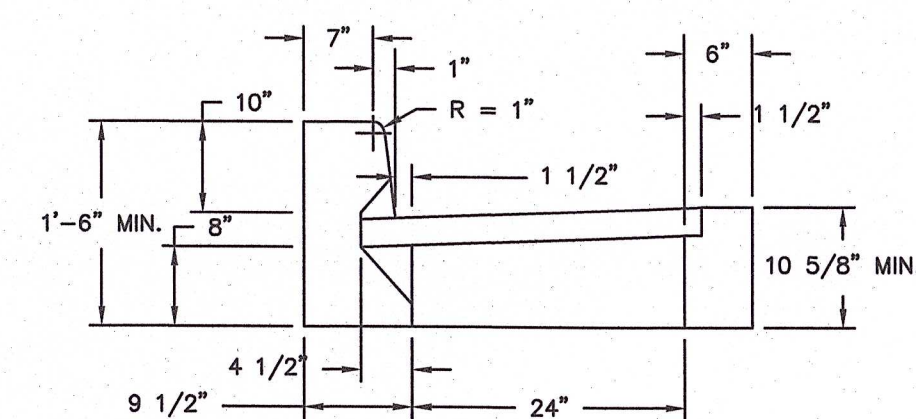
3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

| REVISIONS | Date | Disc. | REVISED PER TOWNSHIP AND COUNTY COMMENTS |
|-----------|------------|-------|--|
| No. 1 | 04/04/2020 | | REVISED PER TOWNSHIP COMMENTS |
| No. 2 | 05/07/2020 | | REVISED PER TOWNSHIP COMMENTS |
| No. 3 | 06/02/2020 | | REVISED PER TOWNSHIP COMMENTS |

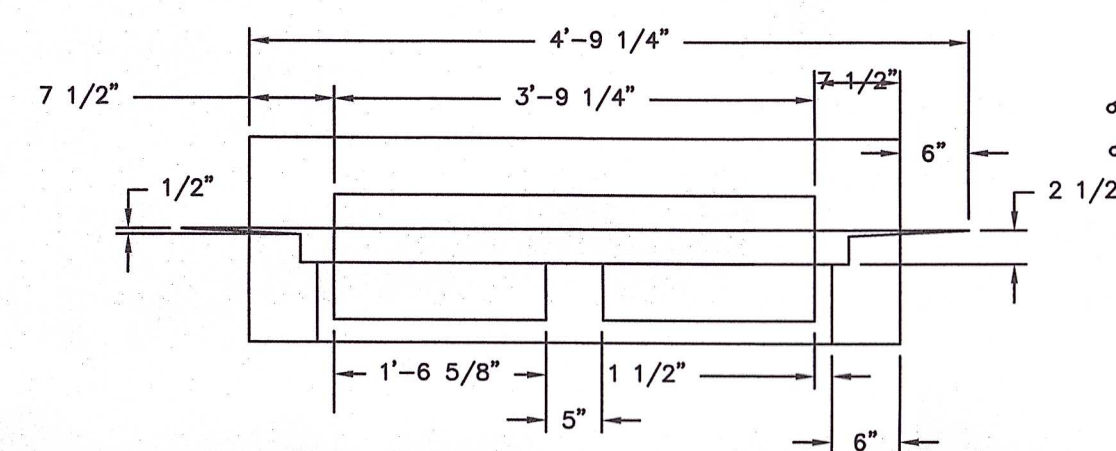
Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale AS NOTED
Project No. 1800416
Date 02/18/2020
CAD File: DN180041601

Title
DETAIL SHEET

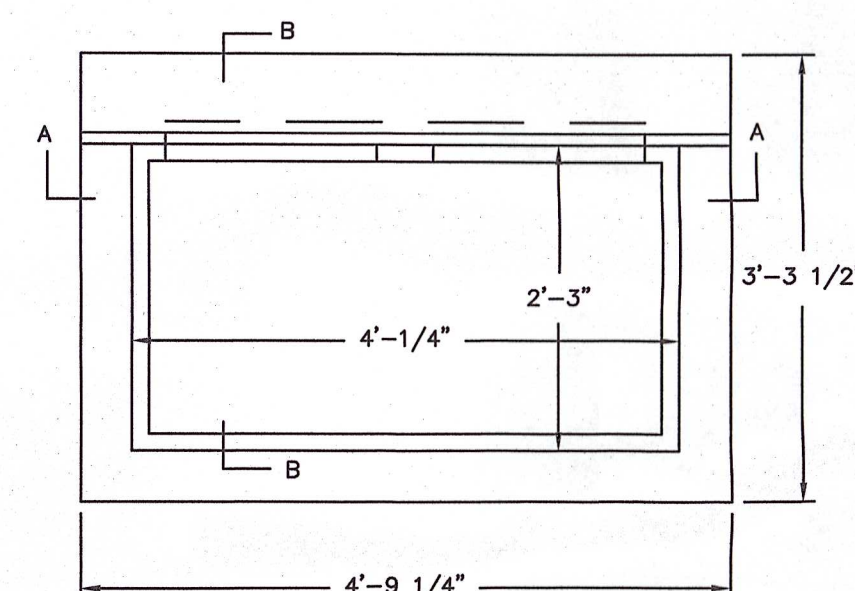
Sheet No.
DN-3
No. 12 of 17



SECTION A-A



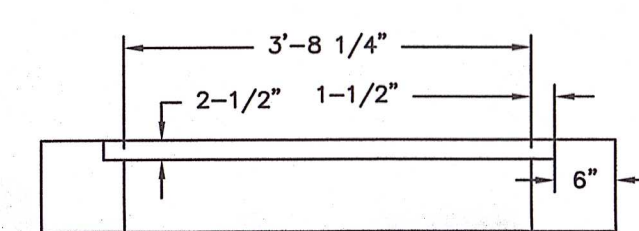
SECTION B-B



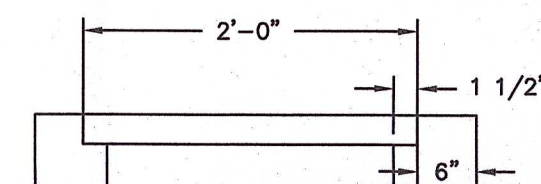
PLAN VIEW

TYPE "C" INLET

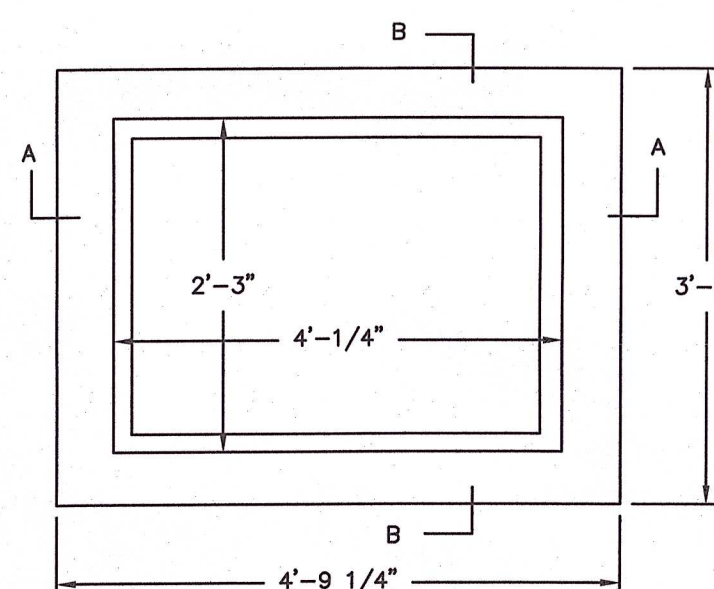
N.T.S.



SECTION A-A



SECTION B-B



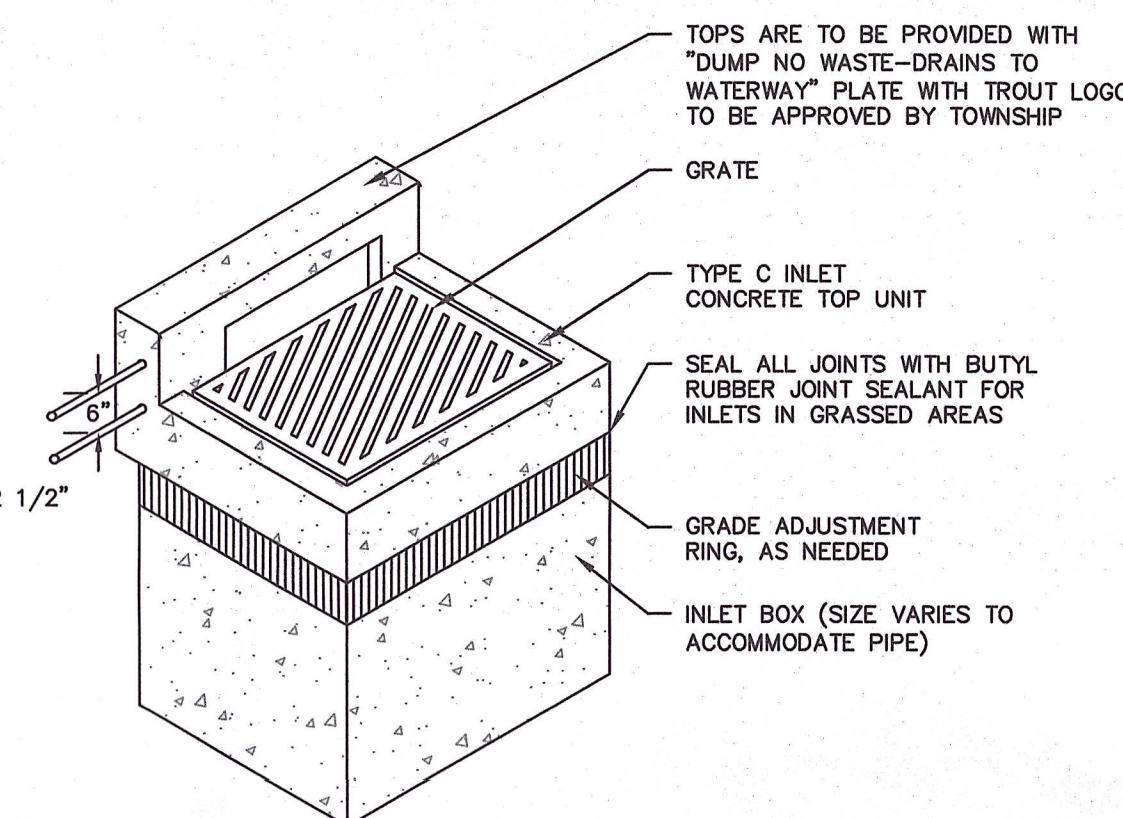
PLAN VIEW

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
- ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
- ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY.

TYPE "M" INLET

N.T.S.

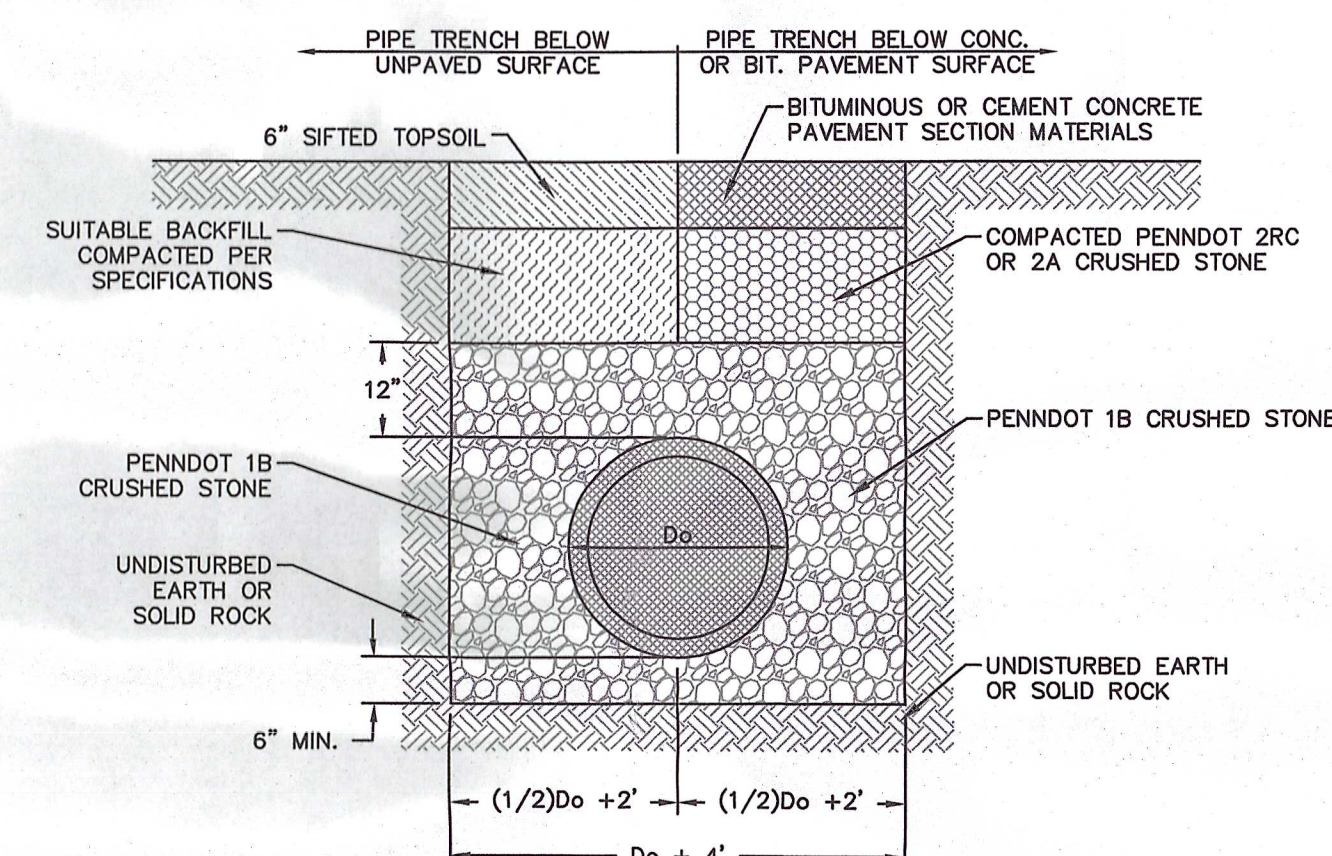


NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
- ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
- ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY.

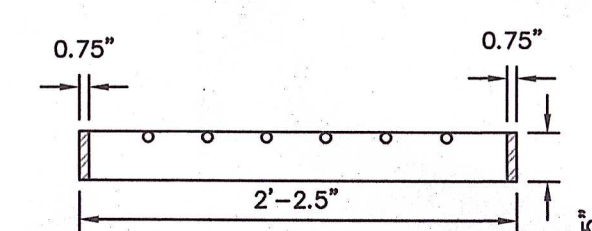
NOTES:

- INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H20 LOADING.
- PROVIDE BICYCLE SAFE GRATE.

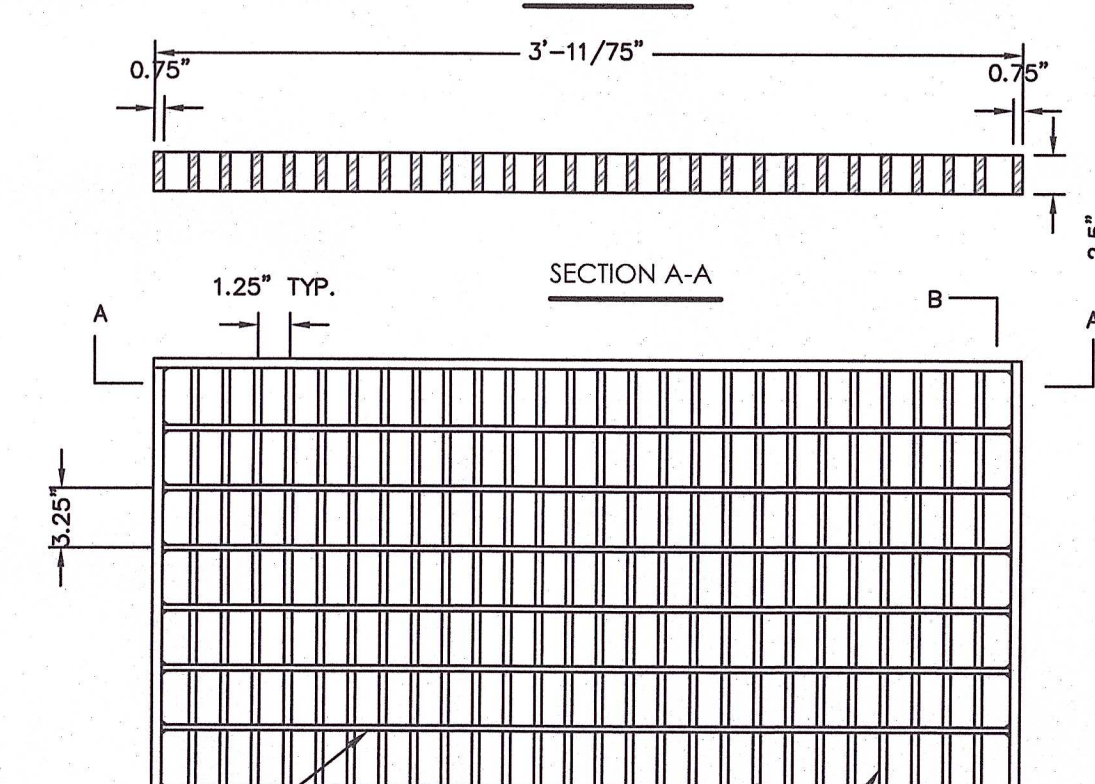


STORM PIPE TRENCH SECTION

N.T.S.



SECTION B-B

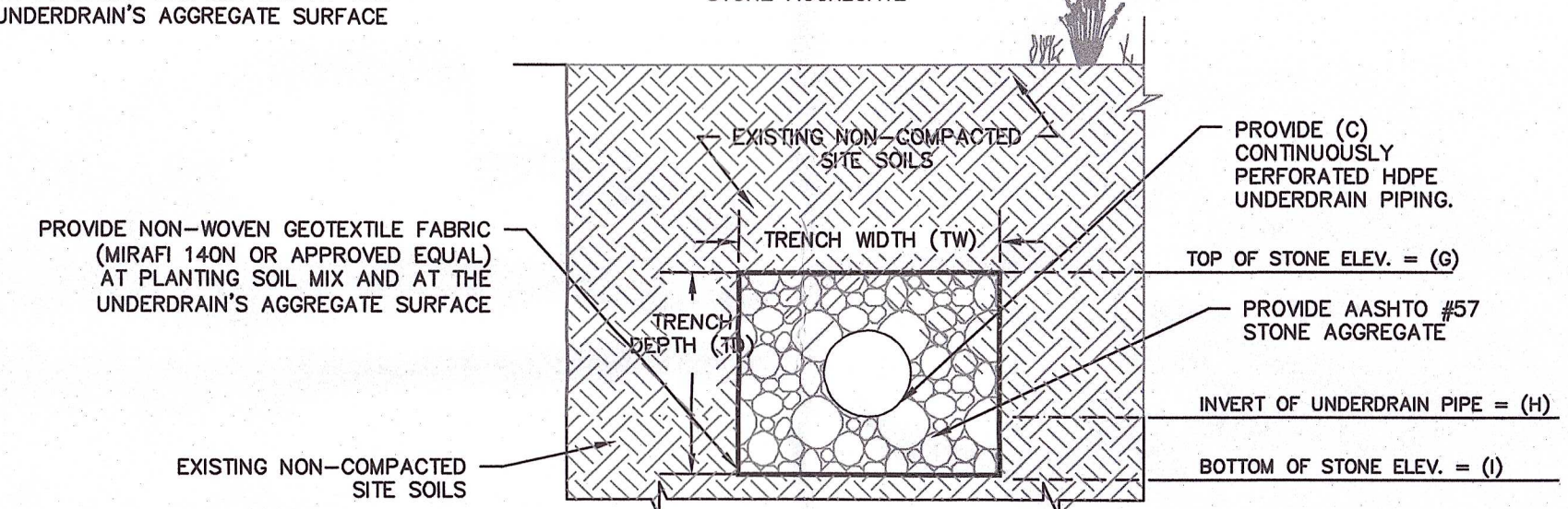
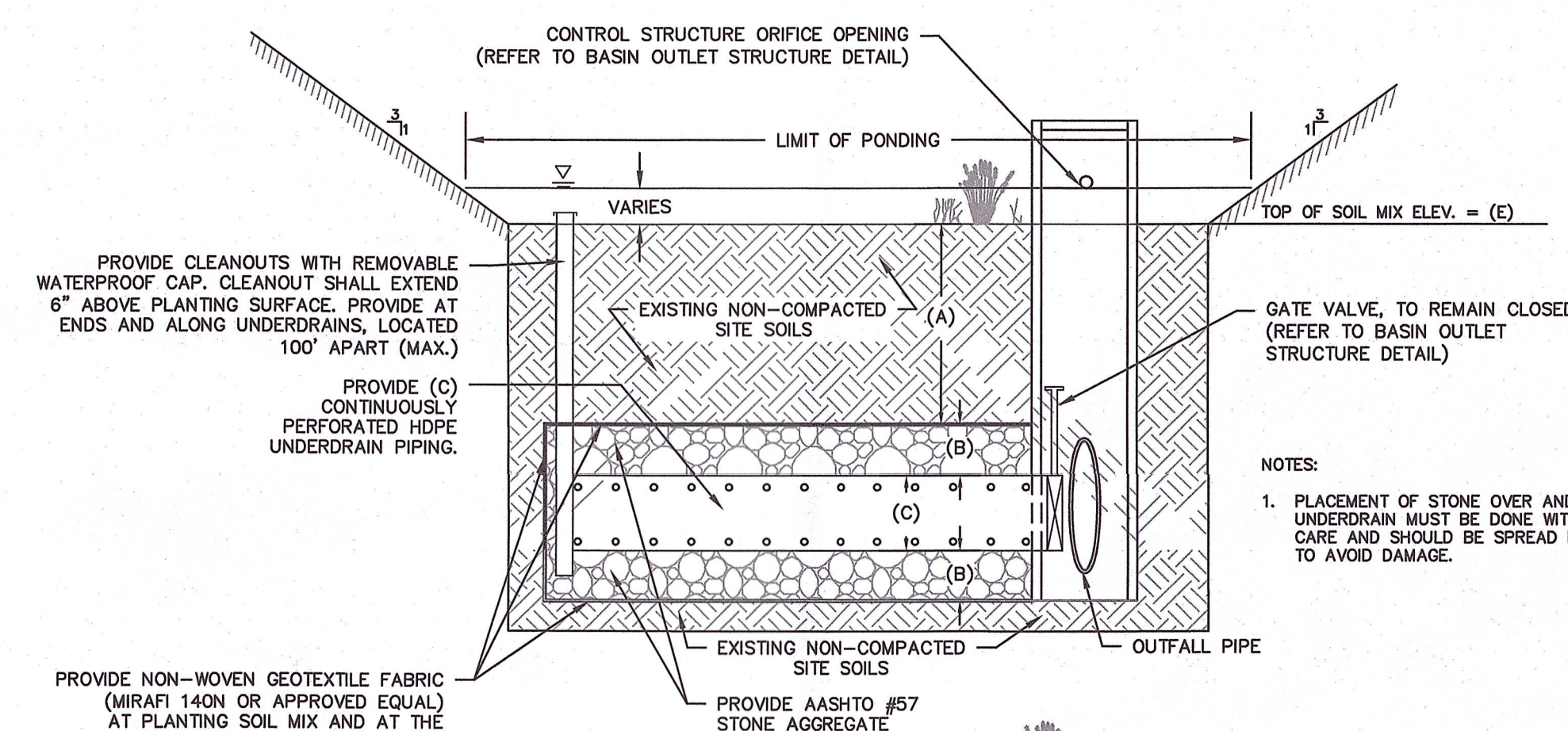


SECTION A-A

PLAN

STRUCTURAL STEEL BICYCLE SAFE GRATE

N.T.S.

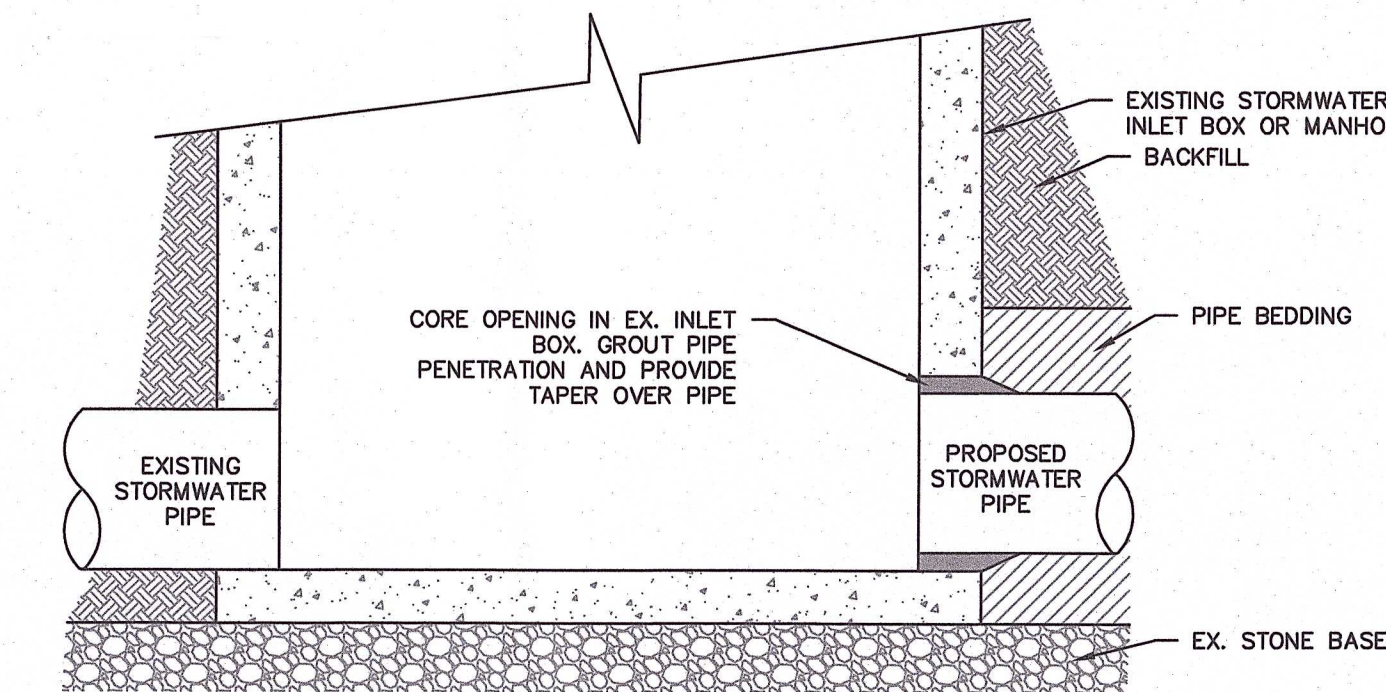


CROSS SECTION AT UNDERDRAIN

| INFILTRATION FACILITY | DEPTH (A) | DEPTH (B) | INSIDE DIA. (C) | ELEV. (E) | ELEV. (G) | ELEV. (H) | ELEV. (I) | TRENCH WIDTH (TW) | TRENCH DEPTH (TD) |
|-----------------------|-----------|-----------|-----------------|-----------|-----------|-----------|-----------|-------------------|-------------------|
| INFILTRATION BASIN | 8" | 4" | 6" | 374.50 | 373.83 | 373.00 | 372.67 | 18" | 14" |

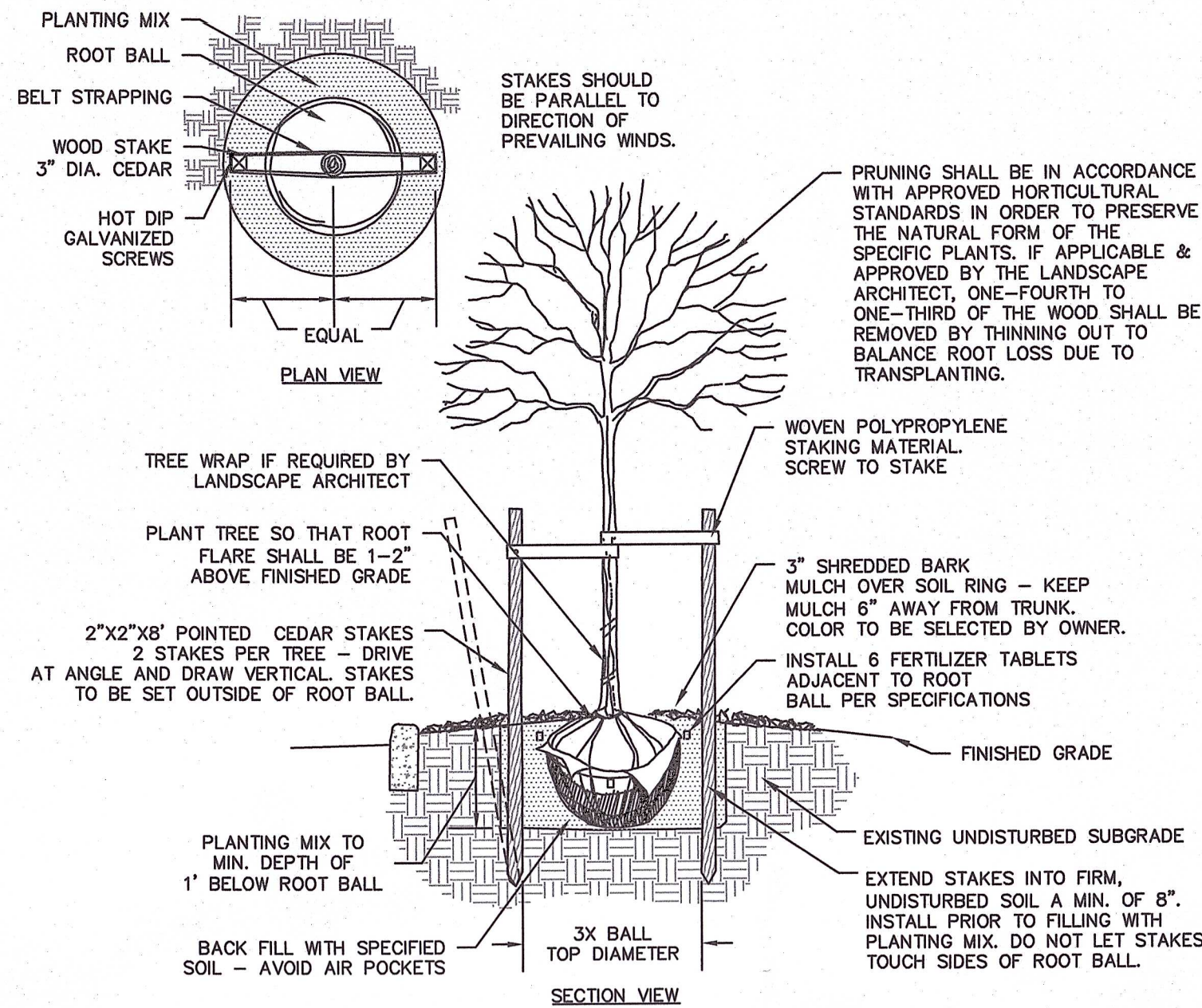
INFILTRATION BASIN CROSS SECTION / UNDERDRAIN DETAIL

N.T.S.



CONNECTION TO EXISTING STORM DRAINAGE STRUCTURE

N.T.S.



NOTES:

1. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ABORTIVE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
2. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.

DECIDUOUS TREE PLANTING

N.T.S

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
2. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.
4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE LANDSCAPE DETAIL SHEET FOR PLANTING DETAILS.
5. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
6. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
7. PLANTING SOIL MIXTURE:
2 PARTS PEAT MOSS
5 PARTS TOPSOIL
MYCORHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS. FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANALYSIS
8. TREES, AND SHRUBS:
TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER OR LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL HAVE SINGLE STRAIGHT TRUNKS AND SHALL NOT BRANCH BELOW 7' FEET HIGH IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER.
9. SEEDING MIXTURES: GRASS SEEDING MIXTURES FOR PERMANENT SOIL STABILIZATION SHALL CONFORM TO THE PENNSYLVANIA SEED ACT OF 1985, AS AMENDED.

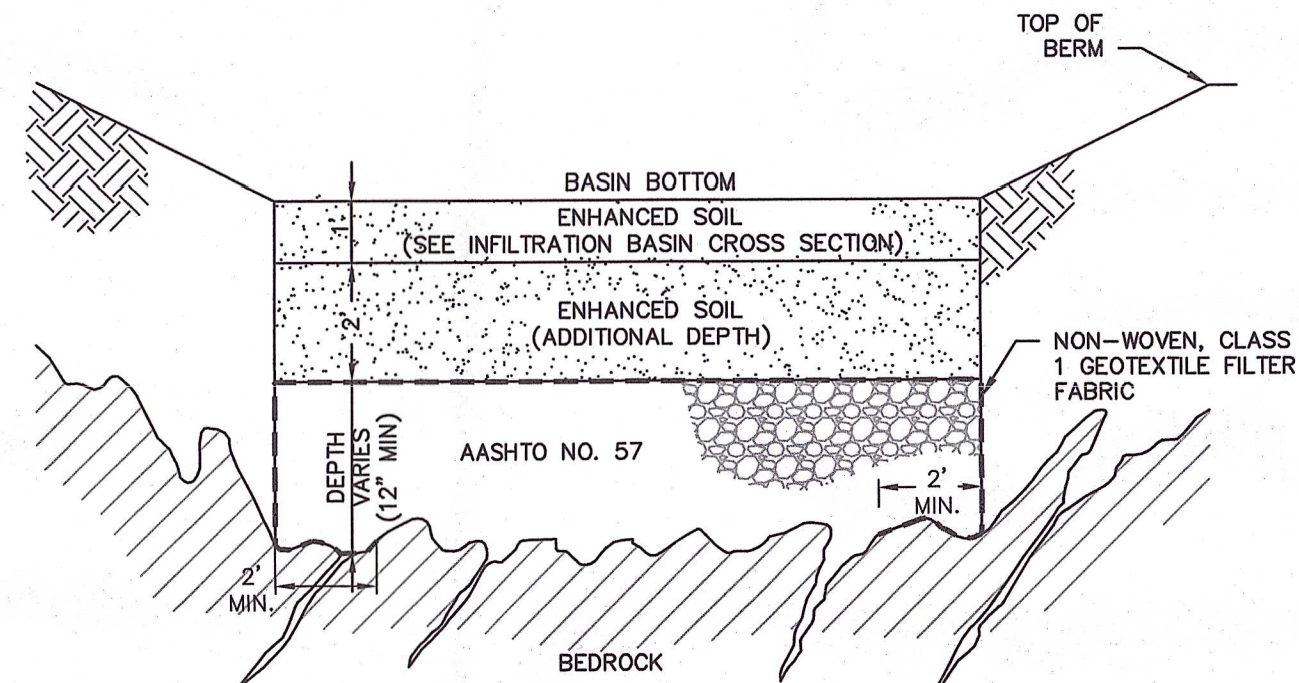
LAWN SEEDING MIXTURE:
50% KENTUCKY BLUEGRASS (POA PRATENSIS)
30% PENNLAWN RED FESCUE (FESTUCA RUBRA)
10% PERENNIAL RYEGRASS (LOLIUM PERENNE)
10% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
% PURE LIVE SEED: VARIES WITH SEEDING MIXTURE - MINIMUM 95%
APPLICATION RATE: 4LBS/MSF
FERTILIZER TYPE: 10-20-20
FERTILIZER APPLICATION RATE: 1000LBS/ACRE
LIMING RATE: 6000 LBS/ACRE
MULCH TYPE: WOOD CELLULOSE FIBERS
MULCH RATE: 1200 LBS/ACRE
ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER
ANCHORING METHOD: SLURRY, MIX AND SPRAY
ANCHORING RATE OF APPLICATION: 3 LBS/ACRE
SEEDING DATES: MARCH 15-MAY 30 AND AUGUST 15-OCTOBER 15
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEED WITH THE LAWN SEEDING MIXTURE.
12. ALL SHRUBBERY AND PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE.
13. REQUIREMENTS FOR THE MEASUREMENT, BRANCHING, GRADING, QUALITY, AND BURLAPPING OF ALL SHRUBBERY SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD NURSERY STOCK, ANSIZ60, 1-1973, AS AMENDED.

OPERATION & MAINTENANCE PROGRAM FOR BMPs

1. THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED BMPs. THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMIT APPLICANT (PERMITEE).
2. ALL PCSM BMPs WILL BE INSPECTED ACCORDING TO THE SCHEDULES LISTED BELOW. A WRITTEN REPORT MUST BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
3. SOIL, TRASH, DEBRIS OR OTHER MATERIALS REMOVED FROM PCSM BMPs 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 2601 ET SEQ., 271.1, AND 287.1 ET SEQ. NO WASTES, UNUSED BUILDING MATERIALS OR OTHER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
4. ALL DAMAGED OR NON-FUNCTIONAL BMPs SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPs THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.
5. THE ENTITY CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A REPORT TO THE MUNICIPALITY ANNUALLY.
6. THE PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT STORMWATER FACILITIES LOCATED ON THE SUBJECT PROPERTY. PERMANENT MAINTENANCE OF THE STORM SYSTEM AFTER ACCEPTANCE WILL PRIMARILY CONSIST OF ROUTINE CLEANING OF ACCUMULATED SEDIMENT AND DEBRIS BY FACILITY STAFF OR PRIVATE CONTRACTORS. THE SPECIFIC MAINTENANCE STEPS AND SCHEDULE ARE AS FOLLOWS:

| INFILTRATION BASIN | |
|--|--------------------|
| OPERATION & MAINTENANCE PROCEDURES | |
| ACTIVITY | SCHEDULE |
| MOW GRASSSED SIDE SLOPES AND GRASSSED BASIN BOTTOM TO HEIGHT OF 5 TO 8 INCHES. PERFORM MOWING OPERATIONS WHEN STORMWATER CONTROL MEASURE (SCM) IS COMPLETELY DRY, PREFERABLY USING HAND OPERATED EQUIPMENT. DO NOT DRIVE HEAVY EQUIPMENT ON SCM SURFACE. | TWO TIMES PER YEAR |
| REMOVE WEEDS AND UNDESIRABLE PLANTS; PRUNE SHRUBS AND TREES (IF PRESENT) TO MAINTAIN APPEARANCE AND FUNCTIONALITY. REMOVE UNDESIRABLE VEGETATION, INCLUDING WOODY VEGETATION ON EMBANKMENTS. REPLACE DISEASED OR DEAD PLANTS; IF SPECIFIC SPECIES MORTALITY IS REOCCURRING, ASSESS CAUSE AND REPLACE WITH APPROPRIATE ALTERNATE SPECIES. | ANNUALLY |
| REMOVE LITTER, TRASH AND DEBRIS FROM SCM SURFACE, SIDE SLOPES, INFLOW/OUTFLOW POINTS, STRUCTURES AND SURROUNDING AREA. | ANNUALLY |
| MAINTAIN APPLICABLE COMMON COMPONENTS AS DESCRIBED IN CHAPTER 6 OF PENNDOT STORMWATER MAINTENANCE CONTROL MANUAL - PUB 888. | AS NEEDED |

| STORMWATER COLLECTION/CONVEYANCE | |
|---|--|
| OPERATION & MAINTENANCE PROCEDURES | |
| ACTIVITY | SCHEDULE |
| INLETS & CATCH BASINS SHOULD BE CLEANED OF DEBRIS. REPAIRS SHOULD BE MADE AS SOON AS PROBLEMS ARISE. | CLEAN ONCE PER YEAR & REPAIR AS NEEDED |
| INSPECT OUTFALL STRUCTURES QUARTERLY DURING 1ST YEAR & ONCE PER YEAR THEREAFTER. | QUARTERLY & ONCE PER YEAR |
| COLLECTION/CONVEYANCE SYSTEMS SHOULD BE INSPECTED TWICE PER YEAR MINIMUM. | TWICE PER YEAR |
| GENERAL MAINTENANCE NOTES: 1. VACTOR TRUCKS MAY BE AN EFFICIENT CLEANING MECHANISM. 2. CATCH BASINS SHOULD BE CLEANED BEFORE HALF FULL. | |

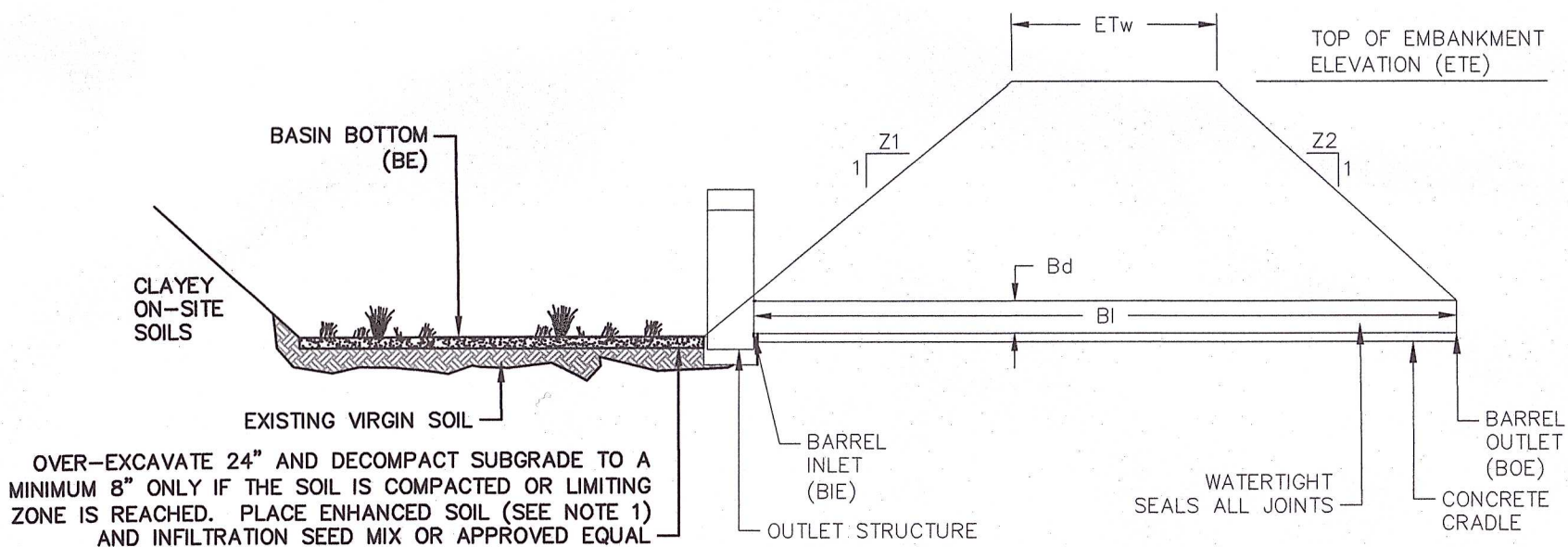


NOTES:

1. SEE INFILTRATION BASIN CROSS SECTION FOR WHEN THIS DETAIL SHOULD BE APPLIED.
2. EXCAVATE TO A BEDROCK DEPTH BELOW THE BASIN. THE INSTALLATION OF THE STONE SHOULD BE COMPLETED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

ENGINEERED FILL MATERIAL SECTION

N.T.S



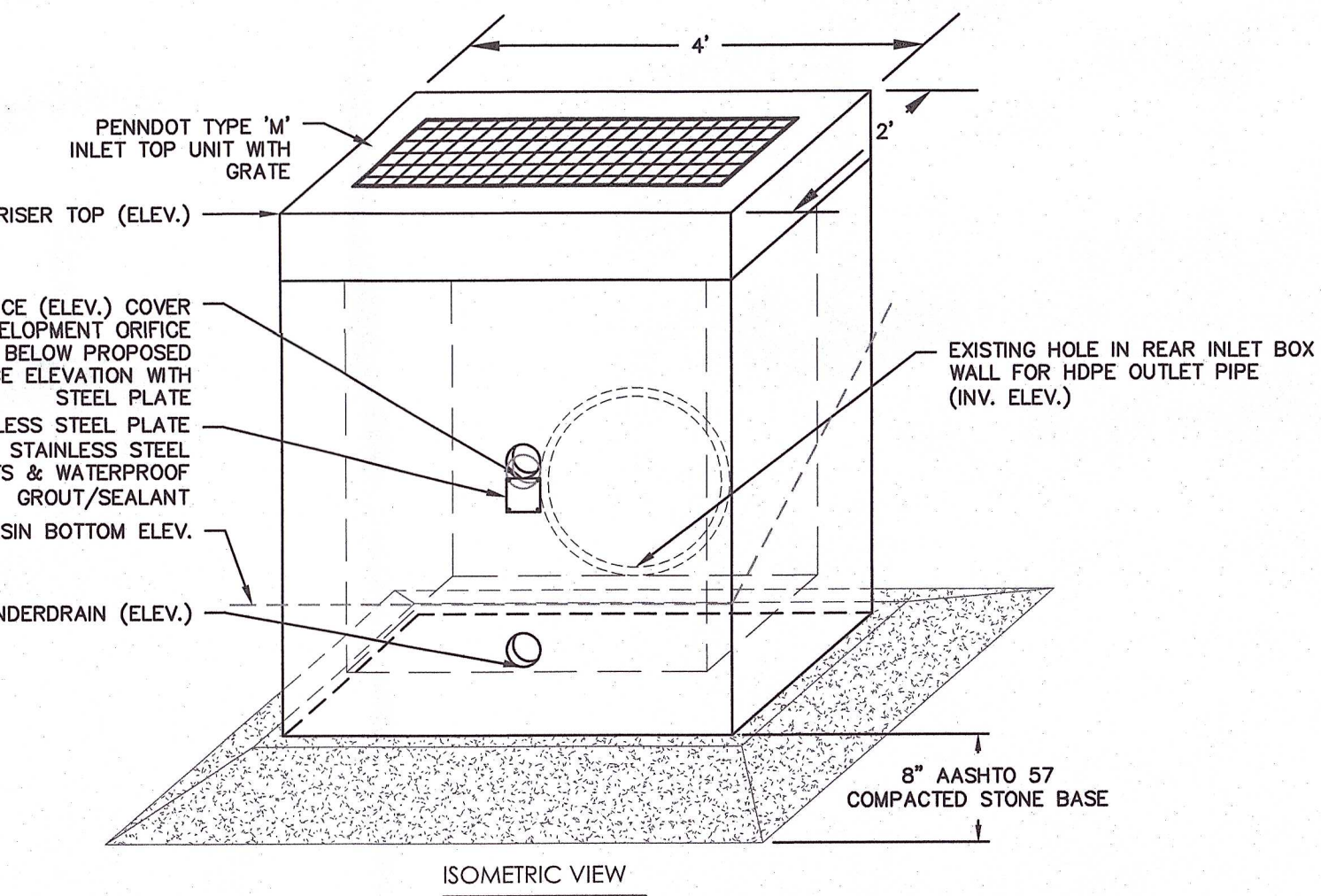
| BASIN NO. | Z1 (FT) | Z2 (FT) | EMBANKMENT | | PROPOSED BOTTOM ELEV BE (FT) | EXISTING OUTLET BARREL | | | |
|-----------|---------|---------|----------------------------|-----------------------------|------------------------------|------------------------|---------------------|-------|----------------|
| | | | EXISTING TOP ELEV ETE (FT) | EXISTING TOP WIDTH ETW (FT) | | DIA Bd (IN) | INLET ELEV BIE (FT) | MAT'L | LENGTH BI (FT) |
| 1 | 3 | 3 | 381.00 | 8.00 | 374.50 | 18.0 | 372.79 | HDPE | 60 |

NOTES:

1. THE ENHANCED SOIL LAYER SHALL BE A MIX OF 75% TOPSOIL/ 25% MULCH
- TOPSOIL: THE TOPSOIL SHALL BE A LOAM CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER THAT IS FREE OF SUBSOIL, CLAY LUMPS, BRUSH, ROOTS, WEEDS, AND ANY OTHER FOREIGN MATTER. THE SOIL LAYER SHALL ALSO HAVE A CLAY CONTENT OF LESS THAN 10%.
- MULCH: THE MULCH SHALL BE TRIPLE SHREDDED.
2. MAINTAIN A MINIMUM DEPTH TO BEDROCK OF 2 FEET, WHERE POSSIBLE. DURING SITE CONSTRUCTION, VIRGIN SOIL SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL. INFILTRATION AREAS SHALL BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED FOR REVIEW BY THE LOWER ALLEN TOWNSHIP ENGINEER. ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.
3. WHERE 2 FEET OF EXISTING VIRGIN SOIL CANNOT BE MAINTAINED, UTILIZE THE ENGINEERED FILL MATERIAL SECTION.

INFILTRATION BASIN CROSS SECTION

N.T.S



| STRUCTURE ID | EXISTING STRUCTURE TYPE | PROPOSED BASIN BOTTOM ELEV. | EXISTING INVERT ELEV. | PROPOSED ORIFICE ELEV. | EXISTING/PROPOSED ORIFICE SIZE | EXISTING/PROPOSED RISER TOP ELEV. | EXISTING OUTLET PIPE SIZE [IN] | PROPOSED UNDERDRAIN INVERT ELEV. |
|--------------|-------------------------|-----------------------------|-----------------------|------------------------|--------------------------------|-----------------------------------|--------------------------------|----------------------------------|
| OCS-1 | PADOT TYPE M | 374.50 | 372.79 | 376.35 | 12"ø | 378.86 | 18 | 373.00 |

NOTES:

1. THE PROPOSED OUTLET STRUCTURE SHALL BE A STANDARD TYPE "M" INLET IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46.
2. IF RISER SECTIONS ARE REQUIRED TO PRODUCE AN INLET BOX OF SUFFICIENT HEIGHT TO MEET THE DIMENSIONS REQUIRED BY THE PROJECT, THE JOINT BETWEEN EACH INLET BOX RISER SECTION SHALL BE SEALED WITH BLACK MASTIC SEALING COMPOUND.

INFILTRATION BASIN OUTLET CONTROL STRUCTURE

N.T.S

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

| REVISIONS | | Desc. |
|-----------|------------|--|
| No. | Date | |
| 1 | 04/02/2020 | REVISED PER TOWNSHIP AND COUNTY COMMENTS |
| 2 | 05/07/2020 | REVISED PER TOWNSHIP COMMENTS |
| 3 | 06/02/2020 | REVISED PER TOWNSHIP AUTHORITY COMMENTS |

| | |
|-------------|-------------|
| Designed | A.J.D. |
| Drawn | C.J.S. |
| Reviewed | A.J.B. |
| Scale | AS NOTED |
| Project No. | 1800416 |
| Date | 02/18/2020 |
| CAD File: | DN180041601 |

DETAIL SHEET

Sheet No.

DN-4
No.13 of 17



Know what's below.
Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183380628

LEGEND

| | |
|-----|----------------------------|
| --- | PROPERTY LINE |
| --- | LIMITS OF DISTURBANCE |
| --- | PERMIT BOUNDARY LINE |
| --- | PROPOSED 1' GRADES |
| --- | PROPOSED 5' GRADES |
| --- | SPOT ELEVATION |
| --- | STORM LINE |
| --- | "C" TYPE CATCH BASIN |
| --- | "M" TYPE CATCH BASIN |
| --- | COMPOST FILTER SOCK |
| --- | TEMP. CONSTRUCTION FENCE |
| --- | ROCK CONSTRUCTION ENTRANCE |
| --- | INLET PROTECTION |
| --- | SOIL BOUNDARY |
| --- | SOIL LABEL |

NOTES:

- CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION, AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS, AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION. COORDINATE TEST PIT LOCATIONS WITH OWNER AND UTILITY COMPANIES.
- CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOPs PRIOR TO THE COMMENCEMENT OF WORK.

SOILS:

Ub URBAN LAND AND UDRTHMENTS, 0 TO 8 PERCENT SLOPES (NON-HYDRIC) (ENTIRE SITE)

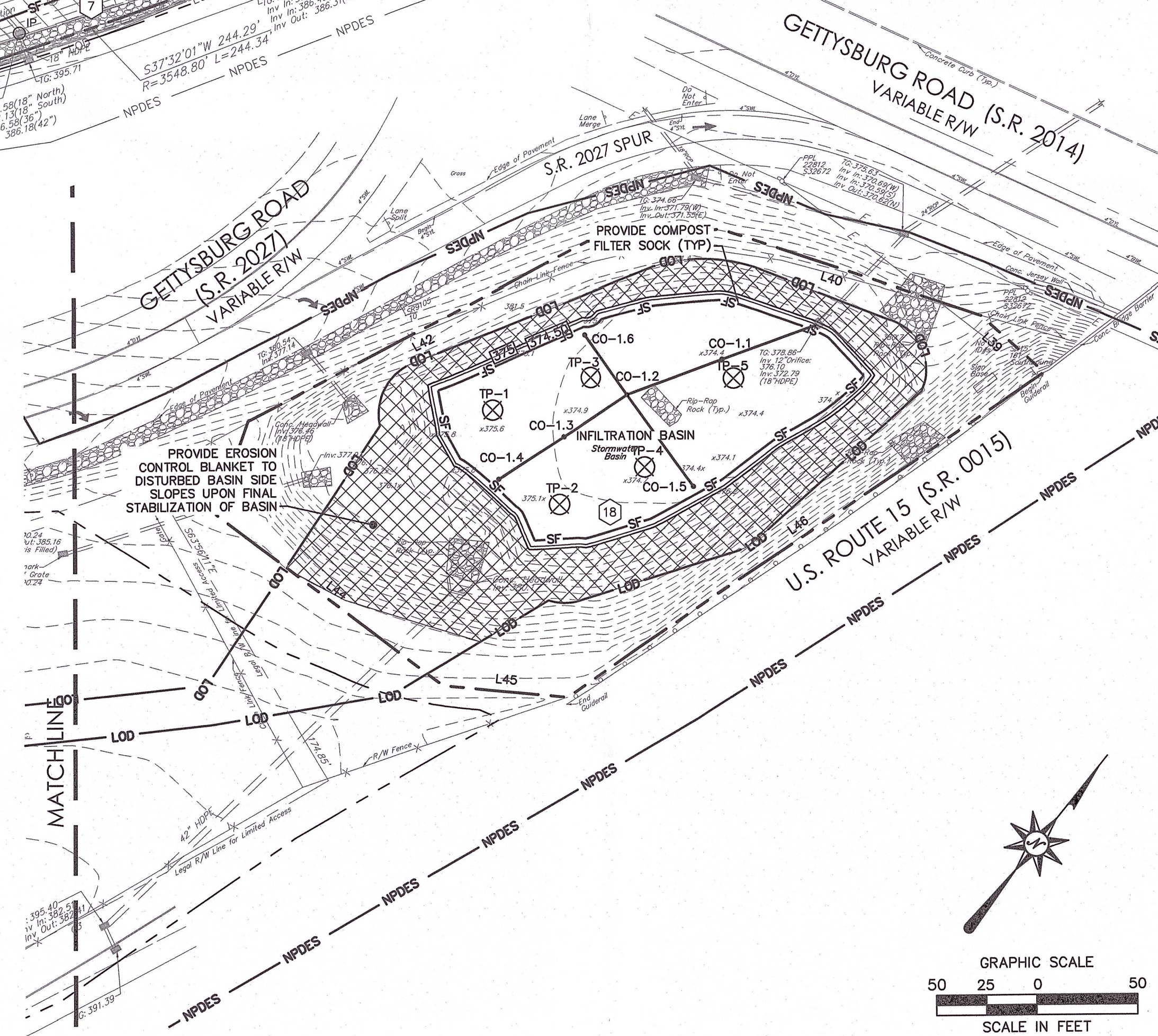
GEOLOGY:

Osp LIMESTONE OF ST. PAUL GROUP
AGE: ORDOVICIAN
LITH1: LIMESTONE
LITH2: CHERT
LITH3: DOLOMITE

Osp DOLOMITE OF PINESBURG STATION FORMATION
AGE: ORDOVICIAN
LITH1: DOLOMITE
LITH2: LIMESTONE

SOIL LIMITATIONS AND RESOLUTIONS:

- LIMITATIONS:
- CUTBANKS CAVE
 - CORROSION OF UNCOATED STEEL & CONCRETE
 - HYDRIC / HYDRIC INCLUSIONS
 - LOW STRENGTH, LANDSLIDE PRONE
 - SLOW PERCOLATION
 - PIPING
 - POOR SOURCE OF TOPSOIL
 - MODERATE POTENTIAL FOR FROST ACTION
 - LOW SHRINKSWELL
 - POTENTIAL SINKHOLE
 - WETNESS
- RESOLUTION:
- EXCAVATIONS WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES.
 - NO STEEL IS EXPECTED TO BE IN DIRECT CONTACT WITH SOILS.
 - NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA. A MAXIMUM OF 3:1 SLOPES ARE PROPOSED.
 - A FIELD INVESTIGATION OF PERCOLATION RATES AT THE INFILTRATION AREAS WAS PERFORMED TO VERIFY THE SOILS PERCOLATION CAPACITY.
 - WATERTIGHT PIPE, ANTISEEP COLLARS, CLAY CORES THROUGH BASIN BERMS, AND CONCRETE ENDWALLS WILL BE USED TO MINIMIZE THE DANGER OF PIPING EXISTING TOPSOIL, WHICH HAS PROVEN TO BE SUITABLE WILL BE REUSED ON THE SITE.
 - PAYMENT SUBBASE WILL BE PROVIDED TO MINIMIZE FROST AFFECTS.
 - STONE BASE WILL BE PROVIDED TO PREVENT SHRINK-SWELL FROM EFFECTING PAVEMENT
 - IN THE UNLIKELY EVENT OF SINKHOLE DISCOVERY: REPAIR SINKHOLE UNDER SUPERVISION AND DIRECTION OF A PA LICENSED GEOTECHNICAL ENGINEER.
 - PROVIDE POSITIVE DRAINAGE ACROSS THE SITE.



STANDARD E&S NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THESE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- CUMBERLAND COUNTY CONSERVATION DISTRICT
310 ALLEN ROAD, ROOM 301
CARLISLE, PA 17013
P: 717.240.7812
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 282.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DEPOSED IN THE MANNER DESCRIBED IN THIS PLAN. ALL GUTS SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - & 12 INCHES ON COMPACTED SOILS - PRIOR TO LOADING OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS, DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

33. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
34. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
35. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTION LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
36. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/BASIN OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
37. SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
38. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
39. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
40. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
41. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS.

MULCHING

MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN TABLE 11.6

STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45°F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.

SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

MULCH ON SLOPES OF 8X OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5X. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.

| TABLE 11.6 | | | | |
|------------|-------------------------|-------------------|-------------------|--|
| MULCH TYPE | MULCH APPLICATION RATES | | | NOTES |
| | PER ACRE | PER 1,000 SQ. FT. | PER 1,000 SQ. YD. | |
| STRAW | 3 TONS | 140 LB. | 1,240 LB. | EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN |
| HAY | 3 TONS | 140 LB. | 1,240 LB. | TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES |
| WOOD CHIPS | 4-6 TONS | 185-275 LB. | 1,650-2,500 LB. | MAY PREVENT GERMINATION OF GRASSES AND LEGUMES |
| HYDROMULCH | 1 TON | 47 LB. | 415 LB. | SEE LIMITATIONS ABOVE |

SOILS

UB URBAN LAND AND UDORTMENTS, 0 TO 8 PERCENT SLOPES

SOIL LIMITATIONS AND RESOLUTIONS

- LIMITATIONS:
- OUTBANKS CAVE
 - CORROSION OF UNCOATED STEEL AND CONCRETE
 - DROUGHTY
 - EASILY ERODIBLE
 - SEASONAL HIGH WATER TABLE
 - HYDRIC/HYDRIC INCLUSIONS
 - LOW STRENGTH OR LANDSLIDE PRONE
 - SLOW PERCOLATION
 - PIPING
 - POOR SOURCE OF TOPSOIL
 - MODERATE POTENTIAL FOR FROST ACTION
 - LOW SHRINK-SWELL
 - POTENTIAL SINKHOLES

- RESOLUTIONS:
- EXCAVATION WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES
 - NO UNPROTECTED STEEL IS EXPECTED TO BE IN DIRECT CONTACT WITH SOILS.
 - NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA. DELINEATED WETLANDS ADJACENT TO LOD WILL BE PROTECTED BY BMPs DURING CONSTRUCTION.
 - PROVIDE POSITIVE DRAINAGE ACROSS THE SITE.
 - STONE BASE WILL BE PROVIDED TO PREVENT SHRINK-SWELL FROM EFFECTING FINISHED SURFACES.
 - EROSION CONTROL MATTING AND IMMEDIATE STABILIZATION WILL BE USED ON ALL STEEP SLOPES TO LIMIT EROSION.
 - SINKHOLES WILL BE STABILIZED AS INDICATED ON THE PLAN.
 - SATISFACTORY SOIL AND FILL COMPACTION SPECIFICATIONS ARE INCLUDED ON THE PLAN TO ADDRESS THE CLAYEY SUBSOIL, SHRINK/SWELL POTENTIAL, AND COMPACTION LIMITATIONS.

TEMPORARY SEEDING FOR SOIL STABILIZATION

| 1. SEEDING MIXTURE TYPE 1 (TOPSOIL STOCKPILES) SPECIES: | ANNUAL RYEGRASS (70%) PERENNIAL RYEGRASS (30%) |
|---|--|
| % PURE LIVE SEED: APPLICATION RATE: | 95% 4LBS./MSF 10-10-10 |
| FERTILIZER TYPE: FERT. APPLICATION RATE: | 12.5 LBS/1,000 SF 40 LBS/1,000 SF |
| LIMING RATE: | STRAW |
| MULCH TYPE: | 140 LBS/1,000 SF |
| ANCHOR RATE: | EC3000 COPOLYMER TACKIFIER SLURRY, MIX AND SPRAY |
| ANCHOR MATERIAL: | 3 LBS/ACRE AS REQUIRED |
| ANCHORING METHOD: | |
| ANCHORING RATE OF APPLICATION: | |
| SEEDING DATE: | |

SEED MIXTURES

CONFORMING TO THE PENNSYLVANIA SEED ACT OF 1965 (ACT NO. 187) AND AMENDMENTS, AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE, BUREAU OF PLANT INDUSTRY, I HAVE THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE, BUREAU OF PLANT INDUSTRY, CONDUCT PURITY AND GERMINATION ANALYSIS, FOLLOWING THE CURRENT RULES FOR TESTING SEEDS, OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS.

USE KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWINGS FESCUE, HARD FESCUE, AND BIRDSFOOT TREFLO SEED.

USE SEED, PRETESTED BY THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE, IN 10-POUND (NET) WATERPROOF CONTAINERS, WITH A TAG ATTACHED TO EACH BAG.

USE A PREMIXED SEED WITH AN INSPECTION TAG, STAMPED, DATED, AND SIGNED BY THE DEPARTMENT OF AGRICULTURE INSPECTOR SEWN OR STAPLED TO THE OUTSIDE OF EACH BAG. DO NOT USE SEED FROM CONTAINERS THAT ARE NOT SEALED OR THAT HAVE BEEN STORED WITH HERBICIDES.

DO NOT USE SEED, UNLESS IT HAS BEEN INSPECTED AND SAMPLED, AS SPECIFIED, OR SAMPLED BY INDIVIDUAL SPECIES AND LOT NUMBER, AND MIXED, ON THE PROJECT, UNDER DEPARTMENT SUPERVISION. DO NOT USE SEED WHICH HAS A TEST DATE OLDER THAN NINE MONTHS.

PERMANENT SEED MIXTURES:

- % PURE LIVE SEED: VARIES WITH SEEDING MIXTURE - MINIMUM 95% ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER ANCHORING METHOD: SLURRY, MIX AND SPRAY ANCHORING RATE OF APPLICATION: 3 LBS/ACRE SEEDING DATES: MARCH 15-MAY 30 AND AUGUST 15-OCTOBER 15

BASIN PLANTING SEED MIX

| Retention Basin Floor Mix - Low Maintenance (ERNMX-126) * | |
|---|--|
| Seeding Rate | 20-40 lb per acre |
| Mix Type | Uplands & Meadows |
| Species List | 20.0% Puccinellia distans, 'Fults' (Alkaligrass, 'Fults') 19.0% Panicum clandestinum, 'Tigosa' (Deertongue, 'Tigosa') 18.0% Agrostis stolonifera (Creeping Bentgrass) 18.0% Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype) 15.0% Poa palustris (Fowl Bluegrass) 5.0% Carex vipinoides, PA Ecotype (Fox Sedge, PA Ecotype) 3.0% Juncus effusus (Soft Rush) 2.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype) |

*OR APPROVED EQUAL

ERNMX-126 IS PROVIDED BY:

ERNST SEEDS
8884 MERCER PIKE, MEADVILLE, PA 16335
800-873-3321
HTTPS://WWW.ERNSTSEED.COM/

MULCHING

MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN TABLE 11.6

STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45°F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.

SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

MULCH ON SLOPES OF 8X OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5X. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.

| TABLE 11.6 | | | | |
|------------|-------------------------|-------------------|-------------------|--|
| MULCH TYPE | MULCH APPLICATION RATES | | | NOTES |
| | PER ACRE | PER 1,000 SQ. FT. | PER 1,000 SQ. YD. | |
| STRAW | 3 TONS | 140 LB. | 1,240 LB. | EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN |
| HAY | 3 TONS | 140 LB. | 1,240 LB. | TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES |
| WOOD CHIPS | 4-6 TONS | 185-275 LB. | 1,650-2,500 LB. | MAY PREVENT GERMINATION OF GRASSES AND LEGUMES |
| HYDROMULCH | 1 TON | 47 LB. | 415 LB. | SEE LIMITATIONS ABOVE |

LIME AND FERTILIZER APPLICATION RATES

| TABLE 11.6 | | | | |
|------------------------------------|---|-------------------|-------------------|---|
| SOIL AMENDMENT | SOIL AMENDMENT APPLICATION RATE EQUIVALENTS | | | NOTES |
| | PER ACRE | PER 1,000 SQ. FT. | PER 1,000 SQ. YD. | |
| AGRICULTURAL LIME | 6 TONS | 240 LB. | 2,480 LB. | OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS |
| 10-20-20 FERTILIZER | 1,000 LB. | 25 LB. | 210 LB. | OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS |
| TEMPORARY SEEDING APPLICATION RATE | | | | |
| AGRICULTURAL LIME | 1 TON | 40 LB. | 410 LB. | TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES |
| 10-20-20 FERTILIZER | 500 LB. | 12.5 LB. | 100. LB. | TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES |

ADAPTED FROM PENN STATE, "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND"
NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENT SHOWN IN TABLE 11.2

MAINTENANCE PROGRAM

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS AND STABILIZATION MEASURES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED ONCE EVERY SEVEN DAYS AND AFTER EACH RUNOFF EVENT (0.25"). A WRITTEN REPORT MUST ALSO BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
2. ALL TEMPORARY SEDIMENT CONTROLS SHALL BE CLEANED AND REMOVED AT THE END OF CONSTRUCTION FOLLOWING STABILIZATION OF UPLAND AREAS. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, 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, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
3. PERIMETER BMPs WILL BE INSPECTED FOR DEPTH OF SEDIMENT, DAMAGE, ETC., TO ENSURE THE MEASURE IS IN PROPER WORKING ORDER, AND THAT ANY POSTS/WOOD STAKES ARE SECURELY IN THE GROUND.
4. TEMPORARY AND PERMANENT SEEDING, AND OTHER STABILIZATION MEASURES, WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
5. DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE STORMWATER.
6. ANY MUD TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AFTER EVERY WORKDAY.
7. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE WORK SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO THE CONSERVATION DISTRICT, COMPLETE WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, RE-GRADING, AND RE-STABILIZATION SHALL BE PERFORMED IMMEDIATELY.
8. ANY DEBRIS ACCUMULATED AT SILT BARRIERS WILL BE REMOVED AND PROPERLY DISPOSED IN A RESPONSIBLE MANNER. BARRIERS SHALL BE CHECKED AND REALLOWED OR RESET AS REQUIRED. ANY DEBRIS OR SOLID WASTE MATERIAL ACCUMULATED FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED LANDFILL. CONSTRUCTION WASTE SHALL NOT BE BURIED ON THE SUBJECT SITE.
9. VEGETATIVE STABILIZATION WILL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING WILL BE PROMPTLY RESEEDED. AREAS THAT SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEDED, AND RE-MULCHED AS SOON AS POSSIBLE.
10. MISCELLANEOUS ADJUSTMENTS AND CORRECTIONS SHALL BE MADE TO ANY EROSION CONTROL STRUCTURE AS DEEMED NECESSARY BY THE ENGINEER, MUNICIPAL OFFICIAL, OR COUNTY REPRESENTATIVE IN ORDER TO CORRECT UNFORESEEN PROBLEMS CAUSED BY STORMS PRIOR TO STABILIZATION.
11. COMPOST FILTER SOCKS: SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH HALF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
12. ROCK CONSTRUCTION ENTRANCE WITH WASH RACK: ROCK CONSTRUCTION ENTRANCES SHOULD BE MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK WHEN NECESSARY AT THE END OF EACH WORKDAY. A STOCKPILE OF ROCK MATERIAL SHOULD BE MAINTAINED ON SITE FOR THIS PURPOSE.
13. BASINS: BASIN WILL BE INSPECTED FOR DEPTH OF SEDIMENT, ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE. CLOGGED OR DAMAGED SPILLWAY OR SKIMMER SHALL BE IMMEDIATELY RESTORED TO DESIGN SPECIFICATIONS.
14. INLET PROTECTION: BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
15. ROCK FILTERS: SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE FILTERS.
16. CONCRETE WASHOUT FACILITY: ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
17. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BMPs TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
18. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES, AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
19. A COPY OF THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN(S) WILL BE AVAILABLE ON THE SITE AT ALL TIMES.
20. WHEN ANY EROSION CONTROL MEASURES ARE INSTALLED, THE MAINTENANCE AND INSPECTION PROCEDURES ABOVE SHALL BEGIN. THE CONTRACTOR SHOULD BE AWARE THAT THE INSPECTION FORMS BECOME AN INTEGRAL PART OF THE E&S PLAN AND SHALL BE MADE READILY AVAILABLE TO THE GOVERNMENT INSPECTION OFFICIALS, THE PROJECT OWNER'S ENGINEER, AND THE PROJECT OWNER FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE.
21. TYPICAL CONSTRUCTION WASTES ARE ANTICIPATED I.E. CONCRETE, ASPHALT, REBAR, LUMBER, BUILDING MATERIALS, ETC. THE CONTRACTOR SHALL OBTAIN WASTE MATERIALS OBTAIN FROM DEMOLITION ACTIVITIES IN A LEGAL MANNER, AND SHALL RECYCLE AS MUCH OF THE WASTE MATERIAL AS POSSIBLE, IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT SPECIFICATIONS. ALL BUILDING MATERIALS AND WASTES MUST 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 282.1 ET SEQ. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

UTILITY TRENCH WORK NOTES

1. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
2. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.

HYDRAULICALLY APPLIED EROSION CONTROL BLANKET

1. FOR SLOPES UP TO 3H:1V THE BONDED FIBER MATRIX (BFM) SHOULD BE APPLIED AT A RATE OF 3,000 LB/ACRE. STEEPER SLOPES MAY NEED AS MUCH AS 4,000 LB/ACRE.
2. A BFM SHOULD ONLY BE USED WHEN NO RAIN IS FORECAST FOR AT LEAST 48 HOURS FOLLOWING THE APPLICATION.
3. BFM SHOULD NOT BE APPLIED BETWEEN SEPTEMBER 30 AND APRIL 1.
4. IN ALL USES, MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.

LIME AND FERTILIZER APPLICATION RATES

| TABLE 11.2 | | | | |
|------------------------------------|---|-------------------|-------------------|---|
| SOIL AMENDMENT | SOIL AMENDMENT APPLICATION RATE EQUIVALENTS | | | NOTES |
| | PER ACRE | PER 1,000 SQ. FT. | PER 1,000 SQ. YD. | |
| AGRICULTURAL LIME | 6 TONS | 240 LB. | 2,480 LB. | OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS |
| 10-20-20 FERTILIZER | 1,000 LB. | 25 LB. | 210 LB. | OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS |
| TEMPORARY SEEDING APPLICATION RATE | | | | |
| AGRICULTURAL LIME | 1 TON | 40 LB. | 410 LB. | TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES |
| 10-10-10 FERTILIZER | 500 LB. | 12.5 LB. | 100. LB. | TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES |

ADAPTED FROM PENN STATE, "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND"
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SEQUENCE OF CONSTRUCTION (LOWER ALLEN COMMONS)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND A REPRESENTATIVE OF THE CUMBERLAND COUNTY CONSERVATION DISTRICT (CCCD) TO AN ON-SITE PRE-CONSTRUCTION MEETING.

CONTACT THE CCCD A MINIMUM OF THREE (3) DAYS PRIOR TO EARTH MOVING ACTIVITIES.

AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTHMOVING ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CONSTRUCTION SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE THE NEXT STAGE IS STARTED.

ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT FACILITY, OVER UNDISTURBED VEGETATED AREAS.

CONTRACTOR SHALL FIELD MARK ALL WATER OF THE COMMONWEALTH, INCLUDING STREAM BUFFERS, WETLAND BOUNDARIES, SPRING SEEPS, AND FLOODWAYS PRIOR TO EARTH DISTURBANCE.

CONTRACTOR SHALL FIELD MARK THE LIMIT OF DISTURBANCE WITH TEMPORARY CONSTRUCTION FENCE OR OTHER MEASURES APPROVED BY CCCD AND THE ENGINEER PRIOR TO EARTH DISTURBANCE.

ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE CHAPTER 260, §§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.

INSPECT THE SITE AND REPAIR ALL EXISTING SINKHOLES DISCOVERED (COORDINATE WITH GEOTECHNICAL ENGINEER). RUNOFF SHOULD NOT BE PERMITTED TO DIRECTLY ENTER ANY SINKHOLE DURING CONSTRUCTION. BERMS AND/OR SWALES SHALL BE CONSTRUCTED AND MAINTAINED AROUND ALL SINKHOLES TO PREVENT SURFACE WATER FROM ENTERING AND/OR ACCUMULATION AROUND ANY SINKHOLE UNTIL IT HAS BEEN STABILIZED AND THE OVERLYING CONSTRUCTION IS COMPLETE.

FOR CRITICAL STAGE ITEMS, NOTIFY OWNER/LICENSED PROFESSIONAL PRIOR TO IMPLEMENTATION OF STEP IN ACCORDANCE WITH PADEP REGULATIONS. UNDERLINED ITEMS INDICATE CRITICAL STAGES OF PCSM CONSTRUCTION.

1. MAINTAIN EXISTING ACCESS DRIVE TO BONEFISH GRILLE UNTIL CONSTRUCTION OF PROPOSED ACCESS DRIVE IS COMPLETE. THE CONTRACTOR SHALL ENSURE ROAD CLOSURES WILL BE LIMITED TO ONE LANE. PROPER TEMPORARY TRAFFIC CONTROL MEASURES WILL BE PROVIDED IF NECESSARY, AND EMERGENCY VEHICLES WILL NOT HAVE RESTRICTED ACCESS. THE OWNERS OF LOWER ALLEN COMMONS AND BONEFISH GRILL SHALL BE NOTIFIED IF ACCESS WILL BE TEMPORARILY INTERRUPTED AS A RESULT OF CONSTRUCTION OF THE PROPOSED ACCESS DRIVE.
2. INSTALL AND MAINTAIN THE ROCK CONSTRUCTION ENTRANCE #1. DO NOT OBSTRUCT EXISTING ACCESS DRIVE TO BONEFISH GRILLE. INSTALL TEMPORARY COMPOST FILTER SOCKS AND INLET PROTECTION (ON EXISTING INLETS) WHERE INDICATED ON THE PLAN. ALL VEHICLES ENTERING THE SITE SHALL DO SO VIA THE CONSTRUCTION ENTRANCE. TRACKING OF MUD ONTO PUBLIC ROADS IS NOT ALLOWABLE.
3. WORK ON SPRINGHILL SUITES PORTION OF THE SITE MAY BEGIN (SEE SEPARATE SEQUENCE OF CONSTRUCTION).
4. INSTALL TEMPORARY CONSTRUCTION FENCE AROUND BASIN AREAS AS SHOWN ON PLAN. GRADE THE AREAS WITH TRACKED EQUIPMENT ONLY. RELIEVE ANY BASIN AREAS THAT BECOME COMPACTED DURING GRADING BY RIPPING USING A SOLID-SHANK RIPPER TO A DEPTH OF 20 INCHES. TOPSOIL STOCKPILE AREAS SHOULD BE DECOMPACTED AFTER REMOVAL OF THE SOIL.

5. DEMOLISH ONSITE STRUCTURES AND CLEAR DEVELOPMENT AREAS. NO DEMOLITION SHALL OCCUR IN THE EXISTING ACCESS DRIVE TO BONEFISH GRILL UNTIL THE CONSTRUCTION OF THE PROPOSED ACCESS DRIVE IS COMPLETE.
6. STRIP TOPSOIL WITHIN THE AREA OF PROPOSED IMPROVEMENTS AND STOCKPILE AT THE TEMPORARY AREAS PROVIDED. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, AND SIDE SLOPES MUST ALSO BE 2:1 OR FLATTER. SEED WITH A TEMPORARY COVER, AND MULCH. SURROUND WITH FILTER SOCKS. BEGIN FILLING AREAS AS NEEDED TO ACHIEVE GRADES AS SHOWN ON THE PLAN. REINSTALL TEMPORARY CONSTRUCTION FENCE IN AREAS WHERE PAVEMENT REMOVAL/DEMOLITION/TOPSOIL REMOVAL OVERLAPS PROPOSED BASIN FOOTPRINTS. CESSATION OF ACTIVITY FOR AT LEAST 4 DAYS REQUIRES TEMPORARY STABILIZATION.
7. EXCAVATE, FILL AND ROUGH GRADE THE SITE TO THE PROPOSED ELEVATIONS AS SHOWN ON THE GRADING/UTILITIES PLAN. DO NOT GRADE INFILTRATION AREAS AT THIS TIME.
8. INSTALL THE PROPOSED SANITARY SEWER, WATER LINE, AND ALL OTHER UTILITIES AS SHOWN ON THE PLAN. TRENCHES MUST BE BACKFILLED AT THE COMPLETION OF EACH DAY. COORDINATE WITH SPRINGHILL SUITES IMPROVEMENTS FOR UTILITY LATERAL/STUB CONNECTIONS.
9. CONSTRUCT DRIVEWAYS, SIDEWALK AND UTILITY SERVICE CONNECTIONS.
10. INSTALL/MODIFY INFILTRATION BASIN. (SEE BMP SEQUENCE OF CONSTRUCTION.)
11. INSTALL STORM SEWER INLETS, PIPES, AND MANHOLES BEGINNING AT THE DOWNSTREAM CONNECTIONS AND WORKING UPSTREAM. TRENCHES MUST BE BACKFILLED AT THE COMPLETION OF EACH DAY. ALL STORM SEWER CONSTRUCTION INCLUDES TRENCHING, BACKFILLING, APPLYING FINAL STABILIZATION, AND PIPE OUTLET PROTECTION. COORDINATE WITH SPRINGHILL SUITES IMPROVEMENTS FOR STORM SEWER CONNECTIONS TO PROPOSED INLETS AND STORM PIPE STUBS. INSTALL INLET PROTECTION.
12. REMOVE ROCK CONSTRUCTION ENTRANCE #1. PAVE ROADWAYS WITH PERMANENT ASPHALT BASE COURSE AS SOON AS PRACTICAL TO PREVENT EROSION. PAVE ROADWAYS WITH PERMANENT ASPHALT WEARING COURSE.
13. FINISH GRADING. PLACE REMAINING TOPSOIL, APPLY SOD AND LANDSCAPING.
14. ONCE ALL AREAS ARE STABILIZED WITH VEGETATION OR PAVEMENT, FLUSH ALL ACCUMULATED SEDIMENT IN PIPES AND INLETS. CLEAN OUT SEDIMENT AND DEBRIS FROM STORMWATER COLLECTION AND CONVEYANCE SYSTEM.
15. CONTACT CCCD FOR FINAL INSPECTION AND APPROVAL OF STABILIZATION. REMOVE ALL REMAINING SOIL EROSION AND SEDIMENT CONTROL MEASURES (SILT SOCK, INLET PROTECTION, ETC.), ONLY AFTER SITE IS COMPLETELY STABILIZED (WITH APPROVAL OF THE CUMBERLAND COUNTY CONSERVATION DISTRICT). IMMEDIATELY SEED AND STABILIZE ANY AREAS DISTURBED DURING REMOVED OF BMPs.

STABILIZATION – CURRENT REGULATIONS STATE:

A. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.

B. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED.

C. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:

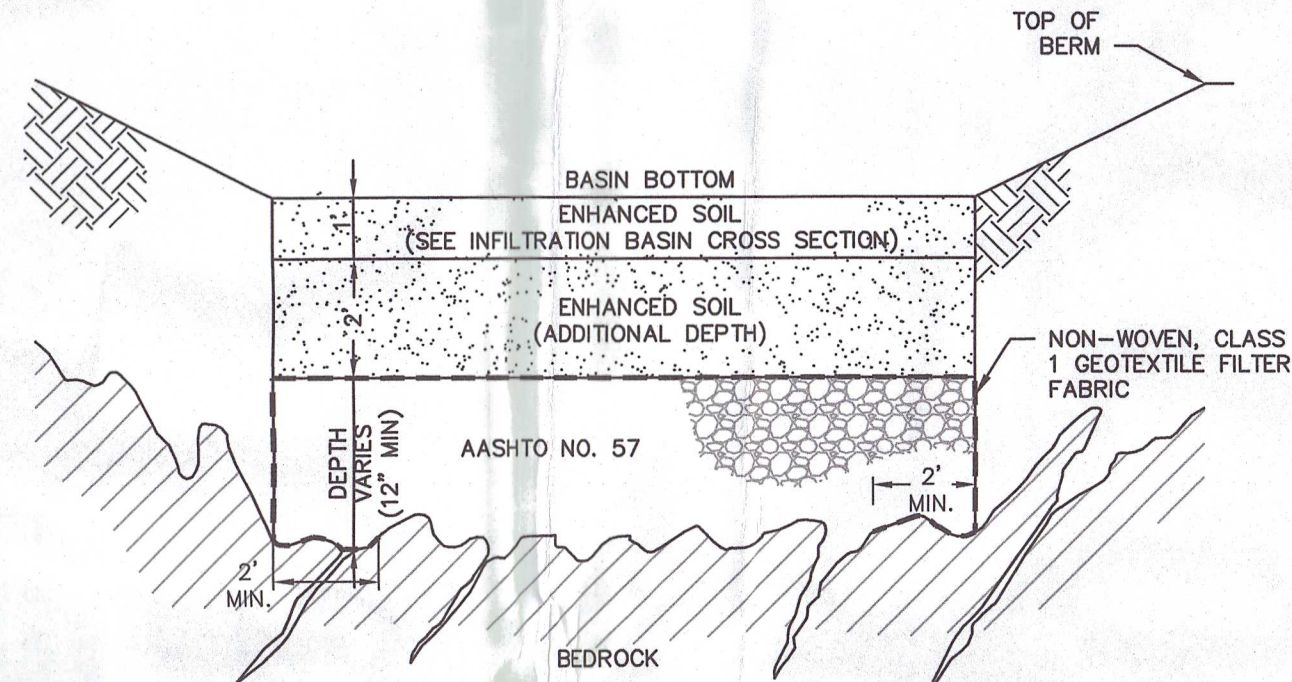
A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.

AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

INFILTRATION BASIN

BMP SEQUENCE OF CONSTRUCTION

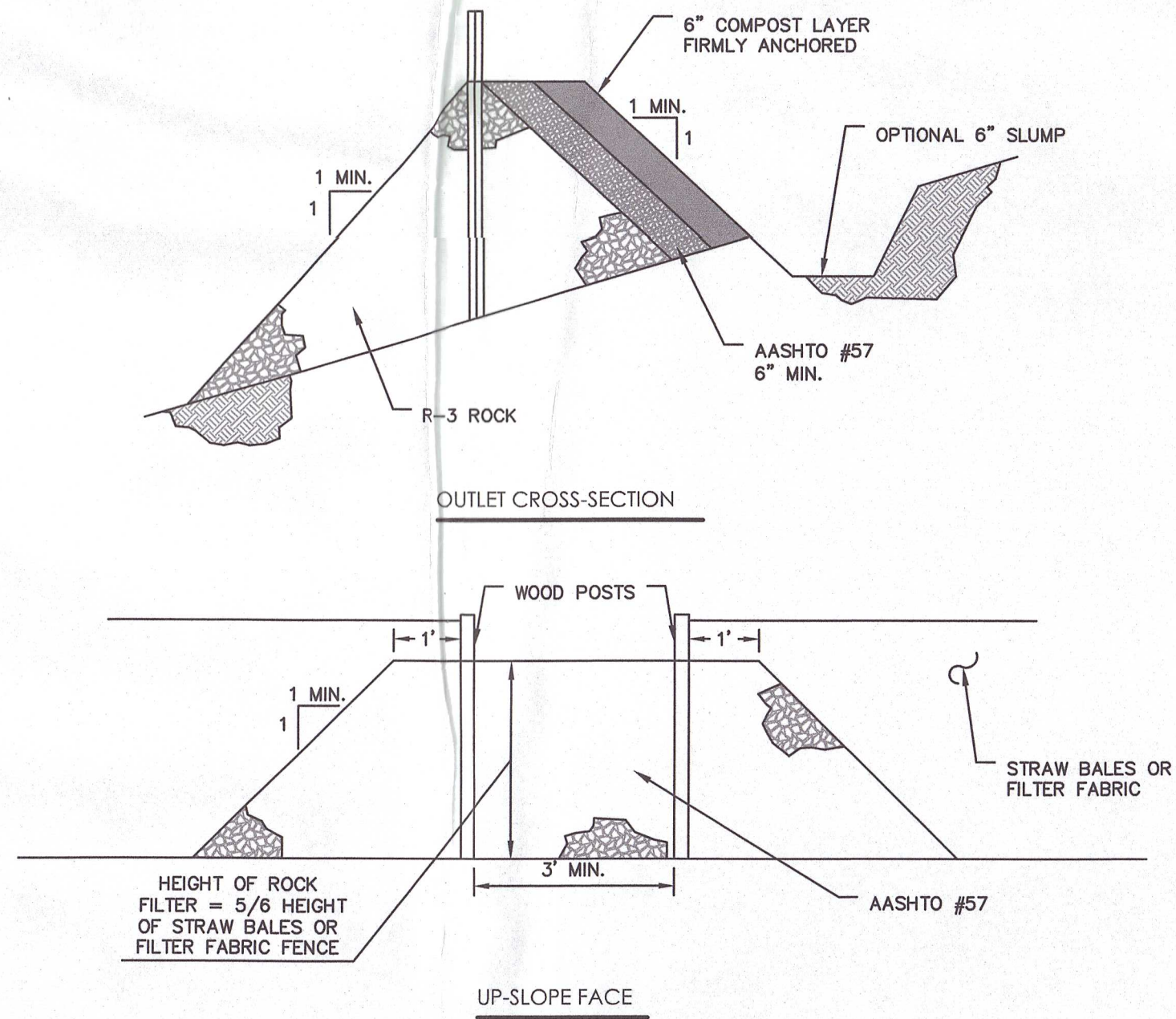
1. ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.
2. REMOVE EXISTING FENCE FOR ACCESS, AS NECESSARY.
3. REMOVE ANY BUILT UP SEDIMENT IN THE EXISTING FOREBAY AREAS.
4. EXCAVATE INFILTRATION BASIN TO BOTTOM OF UNDERDRAIN. OVEREXCAVATE 24 INCHES AND DECOMPACT SUBGRADE A MINIMUM 8 INCHES ONLY IF THE SOIL IS COMPACTED OR THE LIMITING ZONE IS REACHED; TO RESTORE SOIL COMPOSITION AND POROSITY AS A RESULT OF UNPERMITTED COMPACTION OF BASIN FOOTPRINT. DECOMPACT TO A DEPTH OF 28 INCHES MIN. AT NO ADDITIONAL COST TO THE OWNER. MAINTAIN A MINIMUM DEPTH TO BEDROCK OF 2 FEET. IF 2 FEET CANNOT BE MAINTAINED, UTILIZE ENGINEERED FILL MATERIAL SECTION DURING SITE CONSTRUCTION. VIRGIN SOIL SHALL BE PROTECTED FROM COMPACTION BY HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL.
5. A QUALIFIED PROFESSIONAL SHALL TEST THE INFILTRATION RATES OF THE BASINS TO ENSURE THAT THE DESIGN INFILTRATION RATE IS BEING ACHIEVED.
BASIN: 0.50 to 10.00 in/hr
6. INSTALL UNDERDRAIN AND PLANTING SOIL, INCLUDING GEOTEXTILE, STONE, PIPE, FITTINGS, AND CLEANOUTS.
7. INSTALL/MODIFY EXISTING OUTLET CONTROL STRUCTURE CONFIGURATION AS NEEDED PER PLANS AND DETAILS.
8. INSTALL COMPOST FILTER SOCK AT BOTTOM OF BASIN. SOILS IMPACTED BY SEDIMENTATION SHALL BE REMOVED (MINIMUM DEPTH OF 12 INCHES) AND REPLACED WITH ENGINEERED SOIL TO BASIN BOTTOM ELEVATION. ANY REMEDIATION WORK REQUIRED AS A RESULT OF UNAUTHORIZED COMPACTION OR SEDIMENTATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
9. SEED AND STABILIZE SOIL IN BASIN WITH BASIN PLANTING MIX.
10. ONCE ALL UPSTREAM AREAS ARE STABILIZED, REMOVE TEMPORARY COMPOST FILTER SOCK WITHIN BASIN.



- NOTES:
1. SEE INFILTRATION BASIN CROSS SECTION FOR WHEN THIS DETAIL SHOULD BE APPLIED.
 2. EXCAVATE TO A BEDROCK DEPTH BELOW THE BASIN. THE INSTALLATION OF THE STONE SHOULD BE COMPLETED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

ENGINEERED FILL MATERIAL SECTION

N.T.S



A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

ROCK FILTER OUTLET DETAIL

N.T.S

PADEP-4-6



Specification Sheet
EroNet™ S75® Erosion Control Blanket

DESCRIPTION

The short-term single net erosion control blanket shall be a machine-produced mat of 100% agricultural straw with a functional longevity of up to 12 months. (NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation). The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a lightweight photodegradable polypropylene netting having an approximate 0.50 x 0.50 in. (1.27 x 1.27 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats.

The S75 shall meet Type 2.C specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17.

| Material Content | |
|---------------------|---|
| Matrix | 100% Straw Fiber: 0.3 lbs/sq yd (0.27 kg/m²) |
| Netting | Top side only, lightweight photodegradable 1.5 lb/1000 sq ft (0.73 kg/100 sq m) |
| Thread | Degradable |
| Standard Roll Sizes | |
| Width | 6.67 ft (2.03 m) 8.0 ft (2.4 m) 16 ft (4.87 m) |
| Length | 108 ft (32.92 m) 112 ft (34.14 m) 112 ft (34.14 m) |
| Weight ± 10% | 40 lbs (18.14 kg) 50 lbs (22.68 kg) 100 lbs (45.36 kg) |
| Area | 80 sq yd (66.9 sm) 100 sq yd (83.61 sm) 200 sq yd (167.22 sm) |



Western Green
4609 E. Boomville-New Harmony Rd.
Evansville, IN 47225

nsgreen.com
800-772-2940

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EC-BMP-0005-S75-18

PRELIMINARY/FINAL SUBDIVISION
& LAND DEVELOPMENT PLAN
LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Desc:
REVISED PER TOWNSHIP AND COUNTY COMMENTS
REVISED PER TOWNSHIP COMMENTS
REVISED PER TOWNSHIP AUTHORITY COMMENTS

REVISIONS
Date
06/02/2020
No.
1
2
3

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale 1" = 50'
Project No. 1800416
Date 02/18/2020
CAD File: EC180041602

Title
EROSION &
SEDIMENTATION
CONTROL
DETAILS
Sheet No.

EC-4
No. 17 of 17



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