



LOCATION MAP

SCALE: 1"=400'

GRAPHIC SCALE
400 200 0 400
SCALE IN FEET

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 50 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 20183380628, SUBMITTED ON 12/04/2016.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

(AH) WINDSTREAM
929 MARTHA WAY
HARRISBURG, PA 17103
CONTACT: LOCATE DESK PERSONNEL
EMAIL: locate.desk@windstream.com

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

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

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

(CTI) FRONTIER COMMUNICATIONS OF PA INC.
6777 MARCH ST
SHILOH, PA 18855
CONTACT: JOHN BUGDONOVITCH
EMAIL: john.bugdonovitch@fr.com

(SB) COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEGARD
EMAIL: mike_swegard@cable.comcast.com

(HC) VERIZON PENNSYLVANIA LLC
1035 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.bello@verizon.com

(TW) CENTURYLINK
122 BROADBREAST STREET PO BOX 896
HANOVER, PA 17331
CONTACT: LEO HILBERT
EMAIL: leo.c.hilbert@centurylink.com

(L1) LOWER ALLEN TOWNSHIP AUTHORITY
120 LIMKIN ROAD
NEW CUMBERLAND, PA 17070
CONTACT: BRIAN KAUFFMAN
EMAIL: bkauffman@latwp.org

(U) US 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: 20183380628 as of 2/10/2020 11:46 AM	
AN MINDSTREAM	CLEAR - NO FACILITIES * 12/04/2018 21:57:35
AN PENNSYLVANIA AMERICAN WATER	DESIGN CONFLICT: PLEASE SEND PLANS TO: JEFF HOGG PENNSYLVANIA AMERICAN WATER 852 MUSLEY DR MICHIGAN CITY, PA 17055 * 12/04/2018 09:18:39
CTI FRONTIER COMMUNICATIONS CTI LLC	CONFlict: LINES NEARBY - DIRECT CONTACT TO FOLLOW BY FACILITY OWNER * 12/04/2018 15:42:17
HC VERIZON PENNSYLVANIA LLC	CLEAR - NO FACILITIES * 12/04/2018 10:09:57
LAL LOWER ALLEN TOWNSHIP AUTHORITY	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 12/04/2018 11:24:00
LAL LOWER ALLEN TOWNSHIP	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 12/05/2018 15:52:18
PRD PPL ELECTRIC UTILITIES CORPORATION	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 12/05/2018 12:57:55
SB COMCAST CABLE COMMUNICATIONS INC	CONFlict: LINES NEARBY - DIRECT CONTACT TO FOLLOW BY FACILITY OWNER * 12/04/2018 15:42:18
TW CENTURYLINK FORMERLY IMAHO	FIELD MARKED * 12/04/2018 15:42:25
UI UGI UTILITIES INC-HARRISBURG	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 02/07/2019 11:55:28

Sheet List Table

- 1 CV-1 COVER SHEET
- 2 GN-1 GENERAL NOTES
- 3 EX-1 EXISTING CONDITIONS PLAN
- 4 DM-1 DEMOLITION PLAN
- 5 SP-1 SITE PLAN
- 6 GD-1 GRADING & DRAINAGE PLAN
- 7 SU-1 SITE UTILITY PLAN
- 8 PR-1 PROFILES
- 9 LL-1 LANDSCAPING PLAN
- 10 LL-2 LANDSCAPING NOTES & DETAILS
- 11 DN-1 DETAIL SHEET
- 12 DN-2 DETAIL SHEET
- 13 DN-3 DETAIL SHEET
- 14 DN-4 DETAIL SHEET
- 15 EC-1 EROSION & SEDIMENTATION CONTROL PLAN
- 16 EC-2 EROSION & SEDIMENTATION CONTROL NOTES
- 17 EC-3 EROSION & SEDIMENTATION CONTROL DETAILS

SUPPLEMENTAL PLANS:

1. SITE LIGHTING PLAN

FINAL
LAND DEVELOPMENT PLAN
FOR
SPRINGHILL SUITES
LOWER ALLEN COMMONS
CONDOMINIUM UNIT #4

3535 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PREPARED FOR:

Central PA Equities 31, LLC

146 Pine Grove Circle, Suite 200
York, PA 17403
(717) 741-0839

PREPARED BY:

BL
Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

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

NOTE: THE PLAN RECORDED AS INSTRUMENT NO. 202102912
INACCURATELY DEPICTED UNIT LINES FOR THE SUBJECT PROPERTY. THIS
PLAN IS CORRECTIVE AND IS BEING RE-APPROVED AND RECORDED
SOLELY TO REFLECT ACTUAL UNIT BOUNDARIES. ACCORDINGLY, THIS
PLAN SUPERSEDED THE PLAN RECORDED AS INSTRUMENT NO. 202102912.

CUMBERLAND COUNTY PLANNING DEPARTMENT
REVIEW CERTIFICATION

REVIEWED THIS 26 DAY OF August, 2021 BY THE CUMBERLAND COUNTY PLANNING
DEPARTMENT.

DIRECTOR Kirk Shiner (S)

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 9th DAY OF September, 2021

Instrument # 202102912

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT
OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF York SS

ON THIS, THE 27th DAY OF August, 2021, BEFORE ME, Central PA Equities 31, LLC, THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED Justin Shelton, KNOWN TO ME (OR SATISFACTORILY PROVEN TO
BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED
THAT Justin Shelton EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

Commonwealth of Pennsylvania - Notary Seal
LAUREL PARK - Notary Public
Dauphin County
My Commission Expires Aug 20, 2023
Commission Number 134054

OWNER President Justin Shelton

NOTARY Janice Zernachick

MY COMMISSION EXPIRES Aug 20, 2023

OWNER/DEVELOPER / APPLICANT

Central PA Equities 31, LLC
146 Pine Grove Circle, Suite 200
York, PA 17403
(717) 741-0839

VARIANCES GRANTED

THE APPLICANT HAS REQUESTED THE FOLLOWING VARIANCES OF THE TOWNSHIP OF LOWER
ALLEN CHAPTER 220 ZONING ORDINANCE:

§220-201(B)(1)(b) RESTRICTS THE HEIGHT OF SOLID SCREENING IN A REAR YARD OR SIDE
YARD TO EIGHT FEET. 10/07/2019

CERTIFICATION OF ACCURACY

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



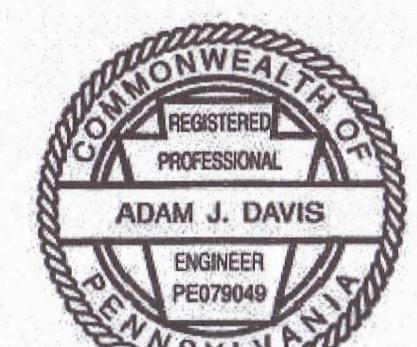
JOHN K. MURPHY P.L.S.
REG. NO. SU-049365-E

8/23/21

DATE

ENGINEER'S CERTIFICATION

I, ADAM J. DAVIS 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.



ADAM J. DAVIS
REG. NO. PE 079049

DATE

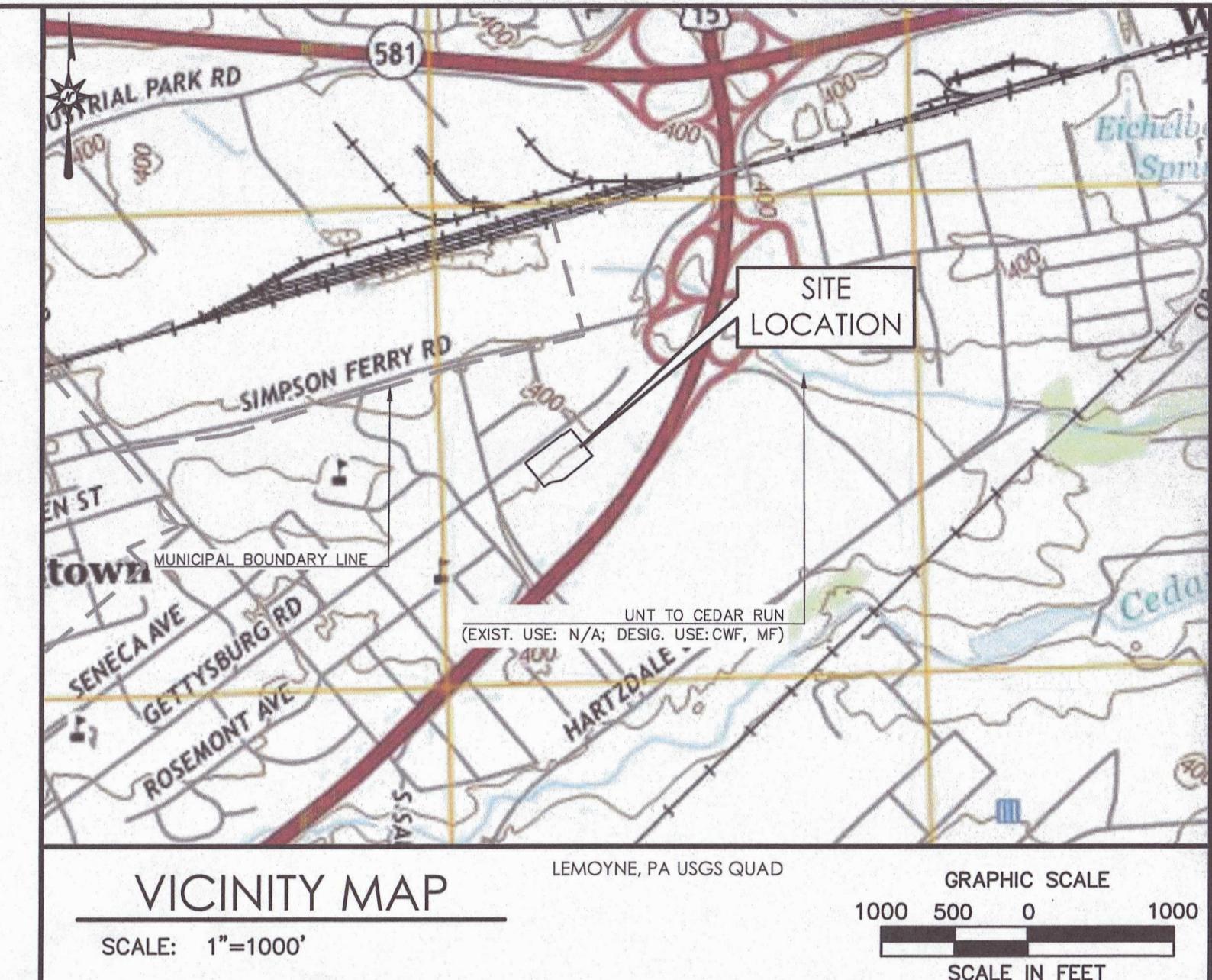
DATES

ISSUE DATE: FEBRUARY 18, 2020
REVISIONS: APRIL 6, 2020
MAY 7, 2020
JULY 27, 2020
AUGUST 19, 2021

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PERMIT FOR THE
CONSTRUCTION OF A SPRINGHILL SUITES AT LOWER
ALLEN COMMONS WITH ASSOCIATED SITE
IMPROVEMENTS SUCH AS PARKING, STORMWATER,
UTILITIES, ETC. ON LANDS LOCATED IN LOWER ALLEN
TOWNSHIP.

CV-1 No. 1 of 17



VICINITY MAP

SCALE: 1"=1000'

LEMOYNE, PA USGS QUAD
GRAPHIC SCALE
1000 500 0 1000
SCALE IN FEET

SITE PLAN NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION & SEDIMENTATION CONTROL PLAN NOTES/DETAILS.
- 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.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING CONSTRUCTION, 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.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- THE WORD "MEET" ON THIS PLAN MEANS CONTRACTOR TO MATCH AND TIE TO EXISTING SURFACE ELEVATION. THE WORD "PROVIDE" ON THE PLAN SET MEANS CONTRACTOR TO PROVIDE, FURNISH, AND INSTALL.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONTACT THE OWNER AND ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- 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.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- 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.
- THE CONTRACT LIMIT IS THE LIMIT OF DISTURBANCE LINE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL ADOBE BY ALL OSHA, FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY TO 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 FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT A SHOW DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING. ALL PAINT STRIPING SHALL HAVE A MINIMUM OF 2 COATS OF PAINT.
- PAVEMENT MARKING KEY:

4" SYL	4" SOLID YELLOW DOUBLE LINE	4" SRL	4" SOLID RED LINE
4" SYL	4" SOLID YELLOW LINE	12" SWSB	12" SOLID WHITE STOP BAR
24" SYL	24" SOLID YELLOW LINE	24" SWSB	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		

- PARKING SPACES 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.
- STOP BAR AND STOP LEGEND MARKINGS SHALL BE HOT THERMOPLASTIC TYPE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS BY METHOD APPROVED BY PENNDOT.
- 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.
- 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.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO 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.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- 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.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- ALL EXISTING AND PROPOSED EASEMENTS ON OR AFFECTING THE SITE ARE SHOWN ON THE PLANS.
- A COPY OF THE APPROVAL FROM THE PA DEPARTMENT OF LABOR AND INDUSTRY, WHERE APPLICABLE, SHALL BE PROVIDED BEFORE A BUILDING PERMIT IS ISSUED.
- 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.
- 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.
- 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 MARSHAL.
- 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.
- 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].

SITE PLAN NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
- WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
- A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- 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.
- ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
- LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
- MANHOLE COVERS FOR STORM MANHOLES SHALL BE CAST WITH THE WORD "STORM" FOR IDENTIFICATION PURPOSE.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- 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.
- SANITARY SEWER SERVICE IS DEPENDENT ON THE LOWER ALLEN TOWNSHIP DEVELOPMENT AUTHORITY COMPLETING THE SEWER EXTENSION TO THE PROPOSED DEVELOPMENT.

DEMOLITION NOTES

- CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
- 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.
- 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.
- 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 SITE 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" CONTAINED UNDER SEPARATE COVER.
- THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY TO 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.
- 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. SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
- REFRESH TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- 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.
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- THE CONTRACTOR SHALL SUBMIT A SHOW DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING. ALL PAINT STRIPING SHALL HAVE A MINIMUM OF 2 COATS OF PAINT.
- PAVEMENT MARKING KEY:

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24" SWL	24" SOLID WHITE LINE	6" AWL	6" AUXILIARY WHITE LINE
6" SWL	6" SOLID WHITE LINE		

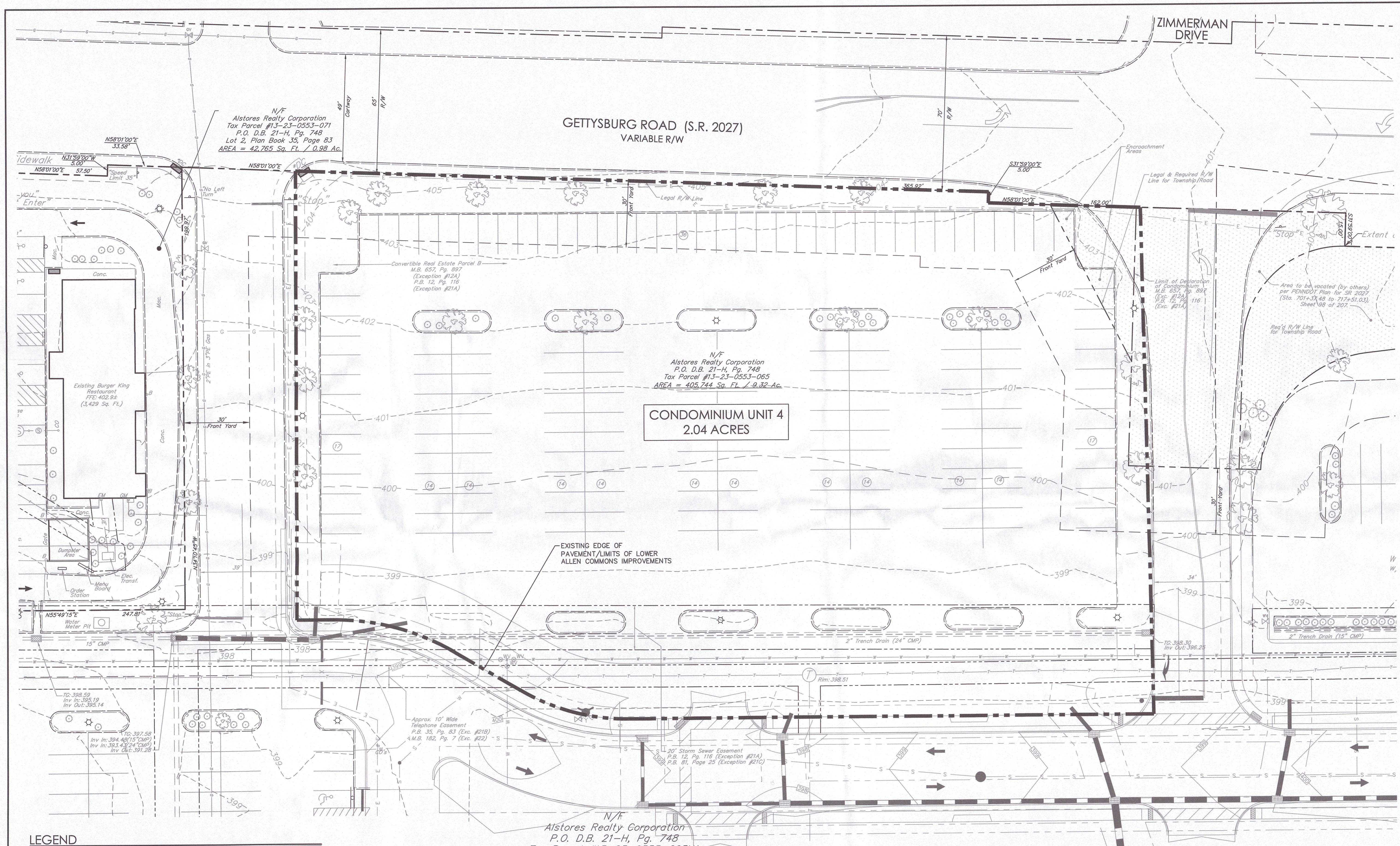
- PARKING SPACES SHALL BE STRIPED WITH 4" SYL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- STOP BAR AND STOP LEGEND MARKINGS SHALL BE HOT THERMOPLASTIC TYPE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS BY METHOD APPROVED BY PENNDOT.
- 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.
- 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.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO 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.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- 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.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- ALL EXISTING AND PROPOSED EASEMENTS ON OR AFFECTING THE SITE ARE SHOWN ON THE PLANS.
- A COPY OF THE APPROVAL FROM THE PA DEPARTMENT OF LABOR AND INDUSTRY, WHERE APPLICABLE, SHALL BE PROVIDED BEFORE A BUILDING PERMIT IS ISSUED.
- 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.
- 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.
- 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 MARSHAL.
- 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.
- 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].

GRADING AND DRAINAGE GENERAL NOTES

- THE PRE-DEVELOPMENT CONDITION CONSISTS OF CLEARED AND GRADED SITE WITH ASSOCIATED PARKING, PROPOSED IMPROVEMENTS CONSISTS OF THE CONSTRUCTION OF A NEW FIVE-STORY HOTEL AND ASSOCIATED WALKS, PARKING, STORMWATER MANAGEMENT FACILITIES, UTILITIES, ETC.
- NORTH ARROW AND BEARINGS BASED ON NAD83 PA SOUTH.
- ELEVATIONS AND CONTOURS ARE BASED ON NAVD88, CONTOURS OUTSIDE OF THE LIMIT OF THE SITE TO BE DEVELOPED ARE BASED ON LIDAR CONTOURS FROM PASDA.
- 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.
- REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE UTILITY PLAN FOR BUILDING CONNECTION LOCATIONS AND DETAILS.
- 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 SERVICE CO. ABANDONED OR SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE CURRENT LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL 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.
- 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.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
- 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.
- FOUNDATION SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
- 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.
- UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- 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.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SITING OF ANY WATEROURCE 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.
- ALL CONSTRUCTION SHALL COMPLY WITH OWNER'S SPECIFICATIONS. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS. WHERE SPECIFICATIONS OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION OR STANDARD SHALL BE SUPERIOR.
- 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.
- ROOF DRAINAGE SHALL BE DIRECTED AND CONNECTED AS SHOWN IN THE CIVIL ENGINEERING GRADING AND DRAINAGE PLANS, SHOWN ON PLUMBING PLANS BY THE ARCHITECT.
- 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:

- GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
- POLY VINYL CHLORIDE PIPE (PVC) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
- ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
- MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE 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. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH



LEGEND

Property Line	
Condominium Line	
Easement Line	
Setback Line	
Major Contour	
Minor Contour	
Gas Line	
Storm Sewer Line	
Water Line	
Sanitary Sewer Line	
Force Main Line	
Underground Electric Line	
Underground Telephone Line	
Utility Pole	
Guy Wire	
Light Pole	
Gas Valve	
Sanitary Sewer Manhole	
Telephone Manhole	
Fire Hydrant	
Water Valve	
Sign	
Bollard	
Deciduous Tree	
Shrub	

GENERAL NOTES:

- EXISTING FEATURES DEPICTED HEREON BY FIELD SURVEY BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED ON JANUARY 15, 2019.
- TOTAL SITE AREA: 600,282 SQUARE FEET / 13.78 ACRES.
- GROSS LAND AREA:

 - PARCEL #13-23-0553-071: 42,785 SQUARE FEET / 0.98 ACRES
 - PARCEL #13-23-0553-065U1: 65,435 SQUARE FEET / 0.15 ACRES
 - PARCEL #13-23-0553-065U2: 28,584 SQUARE FEET / 0.06 ACRES
 - PARCEL #13-23-0553-065U3: 12,733 SQUARE FEET / 0.03 ACRES
 - PARCEL #13-23-0553-065U4: 15,021 SQUARE FEET / 0.03 ACRES
 - PARCEL #13-23-0553-065: 405,744 SQUARE FEET / 9.32 ACRES

- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
- PERMIT NUMBER: 20183380628.
- SITE BENCHMARK IS TOP GRATE OF INLET LOCATED ALONG NORTHERN RIGHT-OF-WAY OF U.S. ROUTE 15 (S.R. 0015), ELEVATION 390.00 AS SHOWN HEREON.
- 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 420410227E, AND PANEL 281 of 480, MAP NUMBER 420410281E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
- ALL UNDERGROUND UTILITIES ARE SHOWN PER FIELD SURVEY OF ABOVEGROUND OBSERVATION. THE UTILITY LOCATION SHOWN HEREON ARE CONSIDERED TO BE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY A CONTRACTOR PRIOR TO ANY EXCAVATION.
- PA ONE CALL SERIAL NUMBER 20183380628.
- NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP AND LOCATE THE UNDERGROUND FEATURES. DUE TO THE EXISTING CONDITIONS, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THE SITE WAS FOUND TO HAVE NO WETLANDS PRESENT PER A WETLANDS PRESENCE/ABSENCE INVESTIGATION BY BL COMPANIES WETLAND SCIENTISTS IN MARCH, 2020.

EXISTING CONDITIONS SHOWN HEREON ARE BASED ON ONGOING DEMOLITION AND IMPROVEMENTS/DESIGN INFORMATION FOR LOWER ALLEN COMMONS PROJECT. REFERENCE LAND DEVELOPMENT PLANS FOR LOWER ALLEN COMMONS AS SOURCE OF BASE MAP.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

EX-1
No. 3 of 17

REVISIONS
No. 1 Date 04/05/2020 REVISED PER COUNCIL & COUNTY COMMENTS
2 Date 04/07/2020 REVISED PER COUNCIL & COUNTY COMMENTS
3 Date 04/07/2020 UNDERTAKEN NUMBER AND AREA

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale 1" = 20'
Project No. 1901504
Date 02/18/2020
CAD File: EX190150401
Title

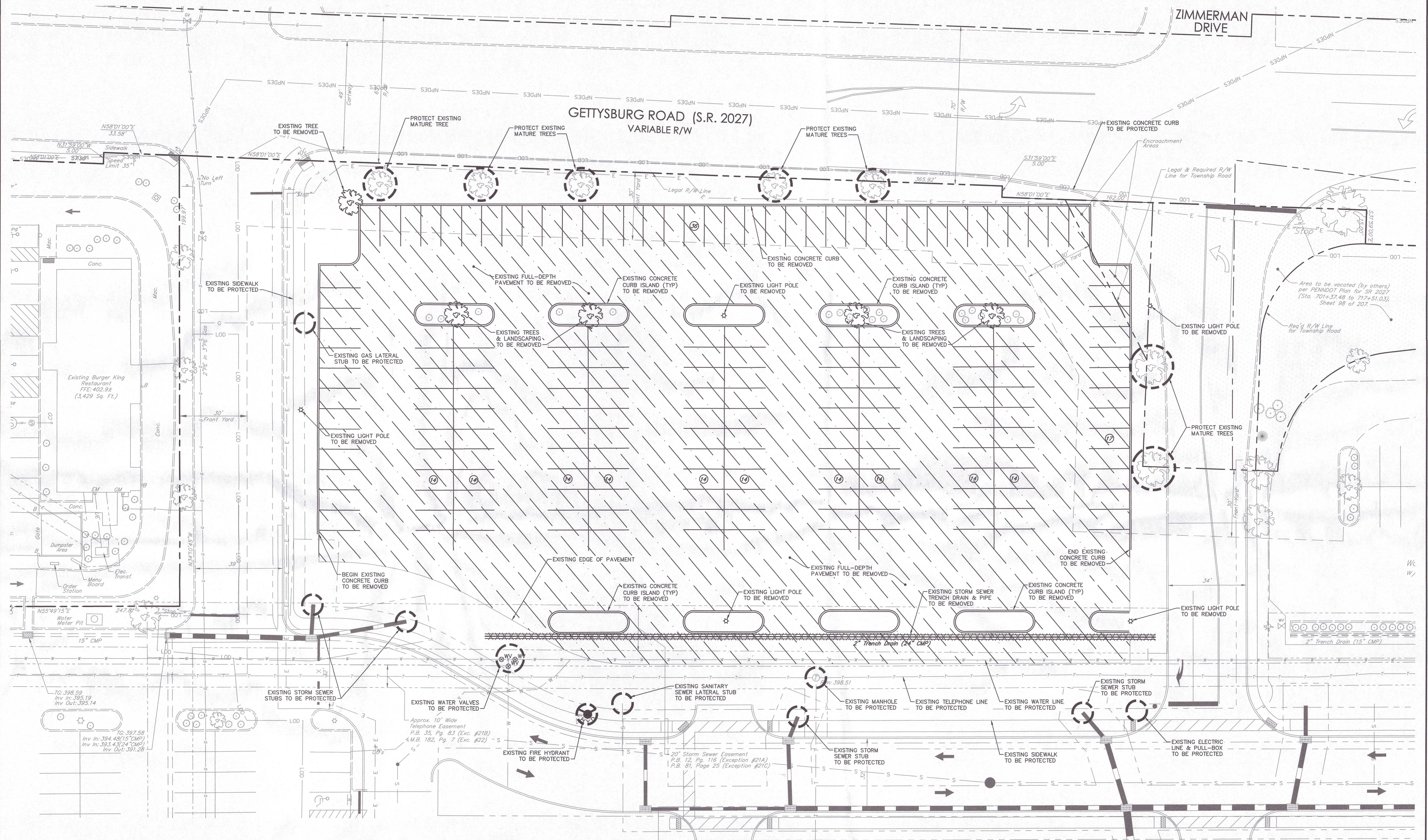
EXISTING CONDITIONS PLAN

Sheet No.

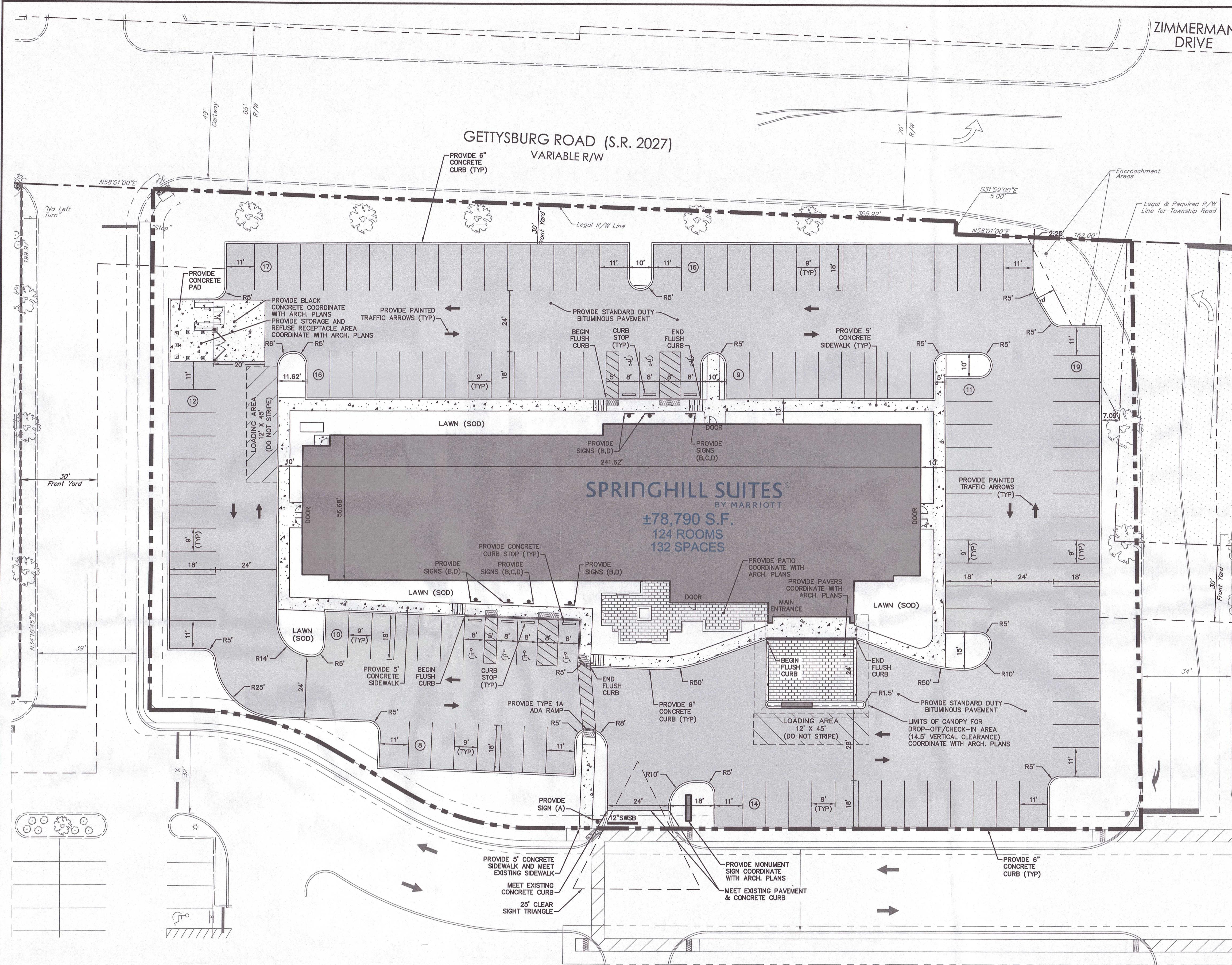
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FINAL LAND DEVELOPMENT PLAN
SPRINGHILL SUITES - LOWER ALLEN COMMONS

3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA



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. 20183380828



ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: REGIONAL COMMERCIAL DISTRICT (C-4)				
USE: ACCOMMODATION AND 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	60.75 FEET	NO
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	EXISTING 83.34% PROPOSED 82.89%	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

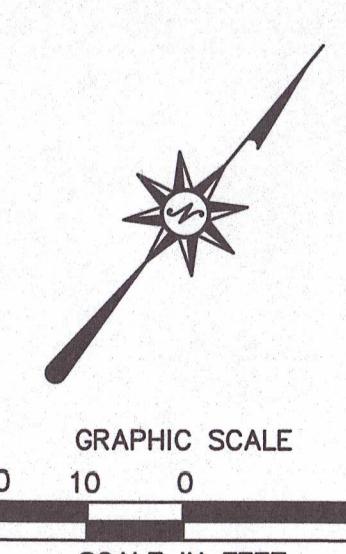
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED BY TOWNSHIP	1 SPACE PER SLEEPING ROOM; PLUS 1 SPACE PER 2 EMPLOYEES ON THE LARGEST WORK SHIFT; PLUS 1 SPACE PER 200 SF OF PUBLIC MEETING AREA 124 (ROOMS) + 14 (EMPLOYEES)/2 = 131 TOTAL SPACES REQUIRED	132 SPACES	NO
2	MINIMUM PARKING SETBACK FROM LOT LINE	5 FEET FROM ANY LOT LINE OR PUBLIC RIGHT-OF-WAY	> 5 FEET ¹	NO
3	MINIMUM PARKING SETBACK FROM BUILDING	10 FEET FROM ANY NON-RESIDENTIAL BUILDING ON THE LOT	10 FEET	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM PARKING SEPARATION	6 FOOT PLANTING STRIP BETWEEN PARKING & STREET	> 6 FEET	NO
6	MINIMUM PARKING RADIUS	5 FEET	5 FEET	NO
7	LOADING SPACE REQUIREMENTS	1 LOADING SPACE PLUS 1 ADDITIONAL LOADING SPACE WHEN FLOOR AREA > 360,000 = 2 LOADING SPACES	2 LOADING SPACES	NO
8	MINIMUM LOADING SPACE DIMENSIONS	12 FEET X 45 FEET	12 FEET X 45 FEET	NO
9	MAXIMUM HEIGHT OF SOLID SCREENING	8 FEET (REAR AND SIDE YARD)	9.33 FEET	YES
10	MINIMUM INTERIOR LANDSCAPING	5 PERCENT; 1 TREE PER 10 PARKING SPACES	> 5 PERCENT 13 TREES	NO

NOTES:
1. EXISTING NON-CONFORMITY - EXISTING PARKING LOCATED LESS THAN 5 FEET ALONG PROPERTY LINE AT GETTYSBURG ROAD.

2. PROPOSED LOT IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

SIGN LEGEND

NO.	DOT NO./SIGN SIZE	LEGEND	QTY.
A	R1-1 30x30"	STOP	1
B	R7-8 12x18"	RESERVED PARKING	7
C	R7-8A 6x12"	VAN ACCESSIBLE	2
D	R7-8F 12x18"	WALK DOWN TO PARK AND PARK DOWN WALK	7



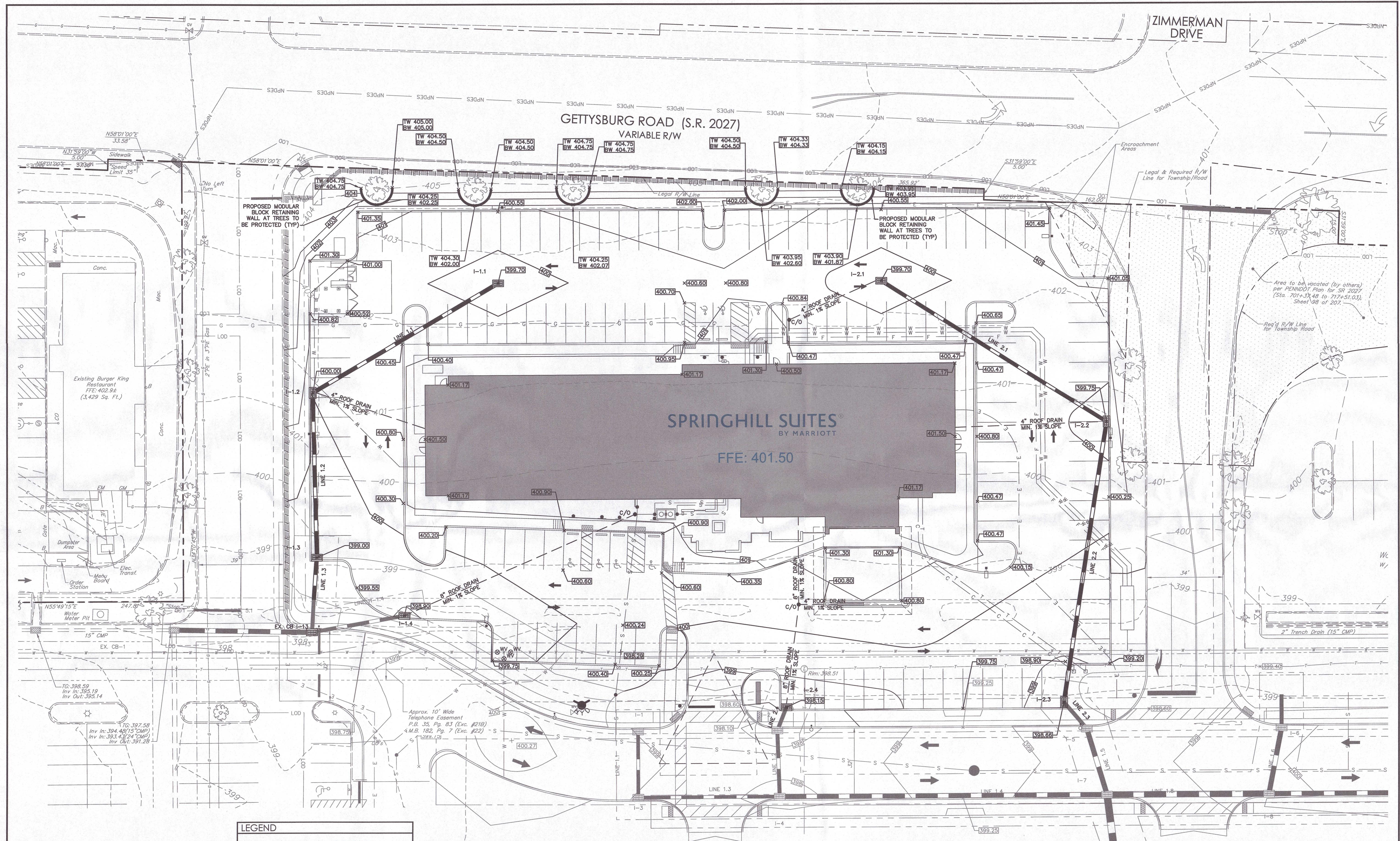
REVISIONS
No. Date Description & County Comments
1 06/09/2020 REV'D FOR CONSTRUCTION
2 07/27/2020 REV'D FOR CONSTRUCTION
3 08/04/2020 UPDATED LOT NUMBER AND AREA
4 08/04/2020

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale 1" = 20'
Project No. 1901504
Date 02/18/2020
CAD File: SP190150401

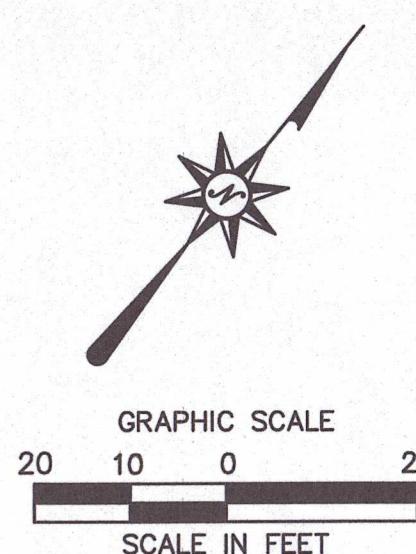
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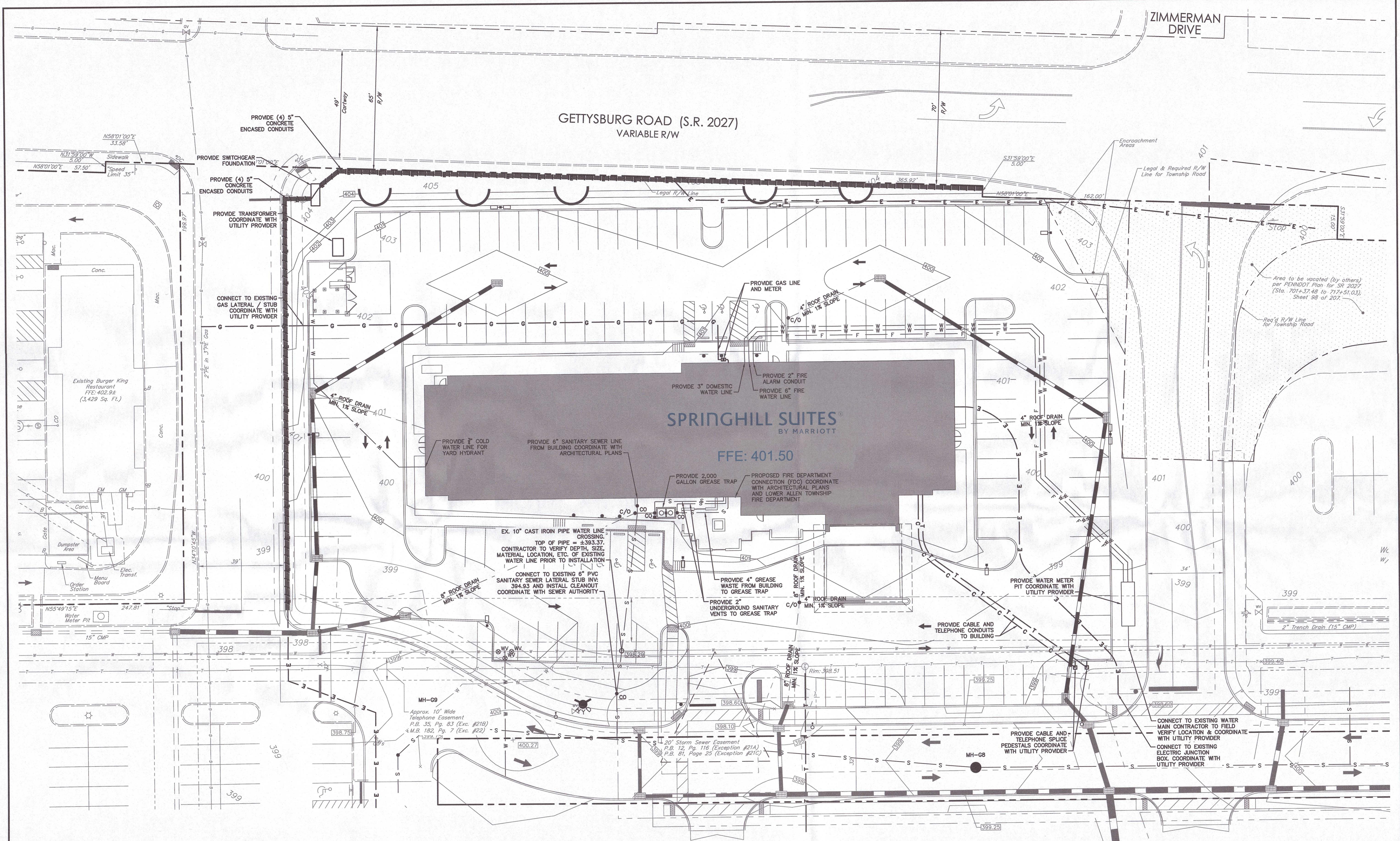
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SP-1
No. 5 of 17



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 159 (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. 2018330828





8/19/2021 KELLY GAVOSA PA 1974 ACT 287 (1974) ACT 199 (2006) THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES, INC.

FINAL LAND DEVELOPMENT PLAN
SPRINGHILL SUITES - LOWER ALLEN COMMONS
3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. 1 Date 04/06/2020
2 05/07/2020
3 07/27/2020
4 08/16/2021

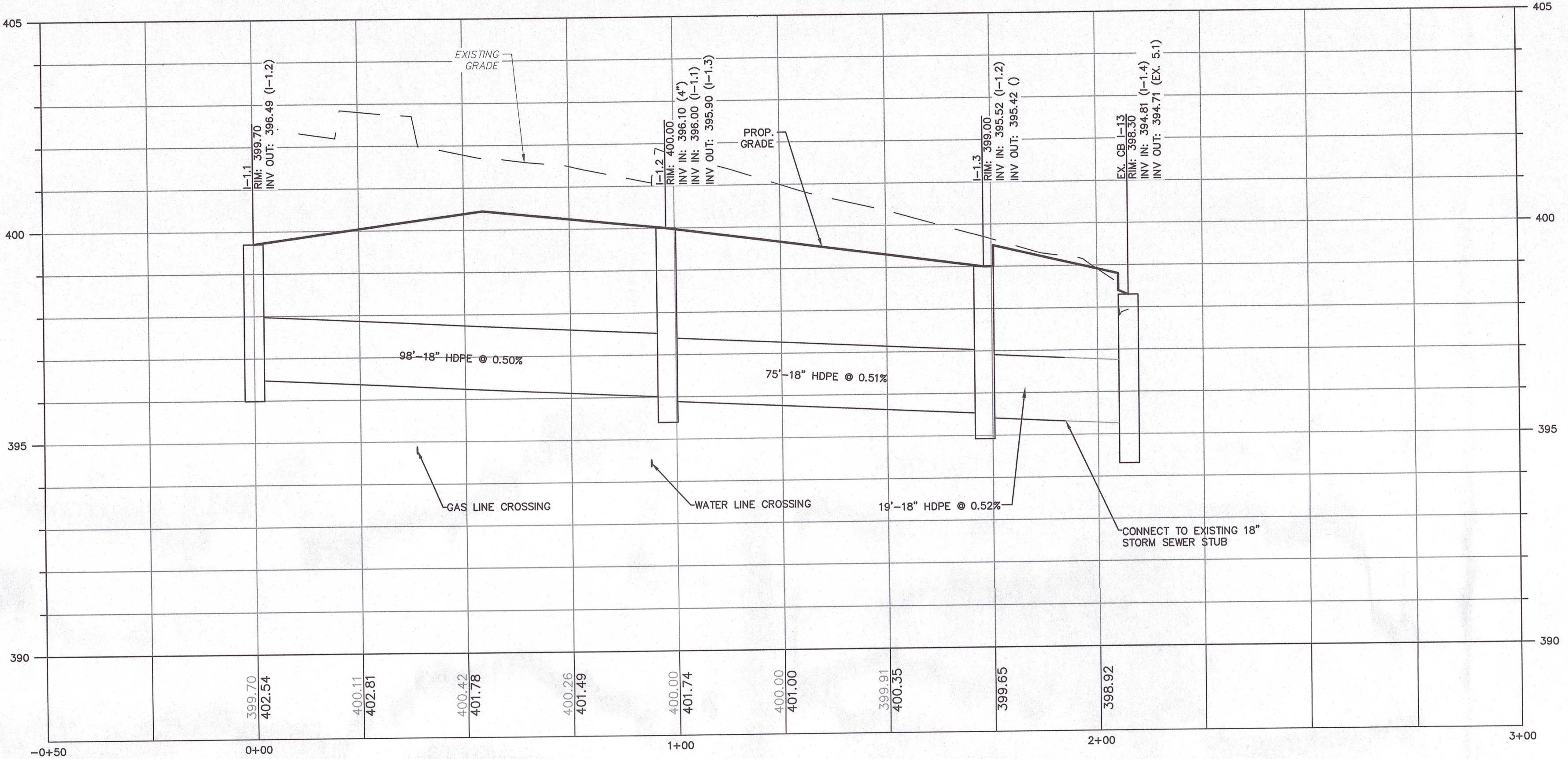
DESC.
REVISED PER TOWNSHIP & COUNTY COMMENTS
REVISED PER CLIENT REQUEST
UPDATED UNIT NUMBER AND AREA

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale 1" = 20'
Project No. 1901504
Date 02/18/2020
CAD File: SU190150401

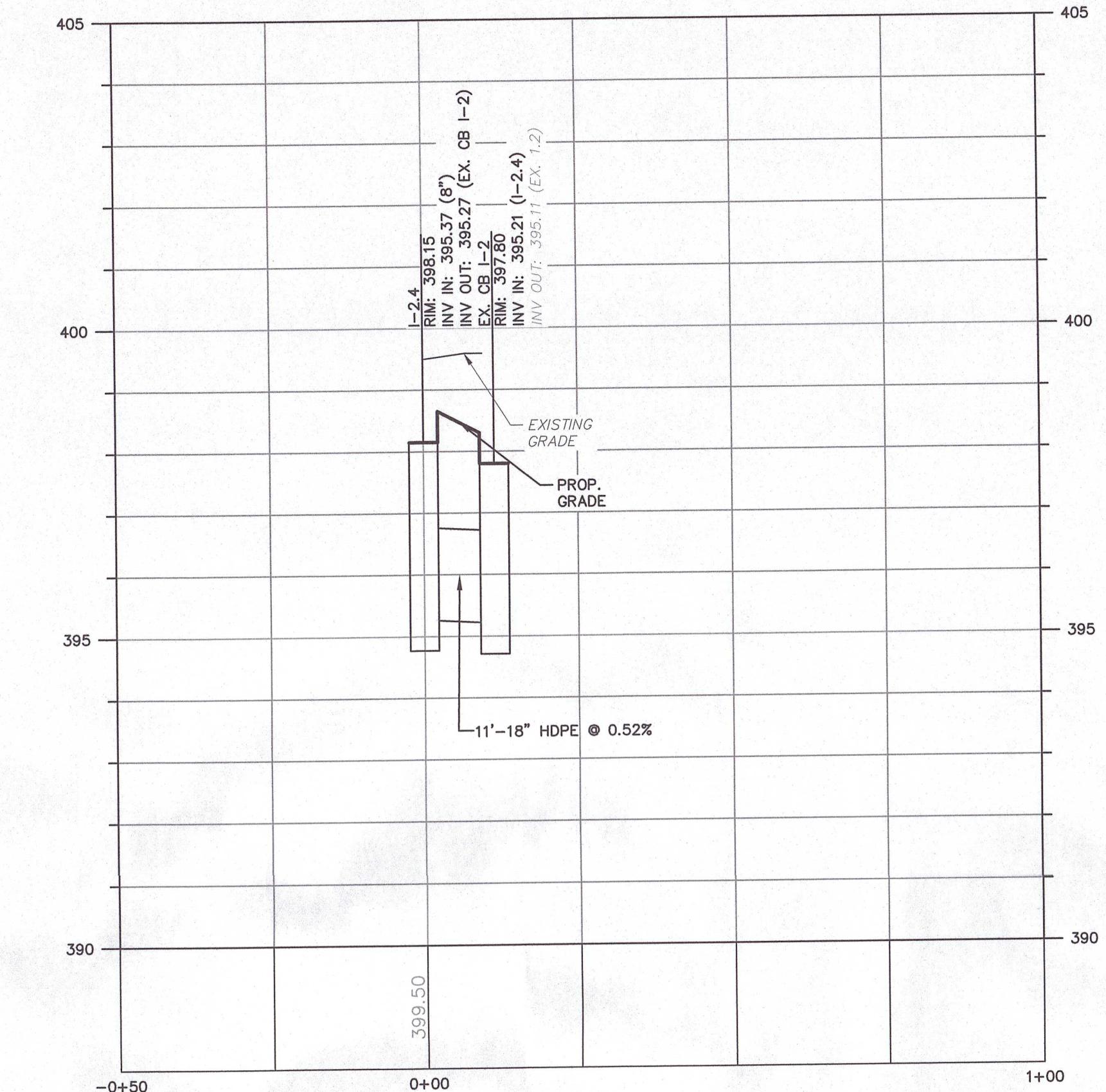
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No. 7 of 17
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Scale in Feet

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

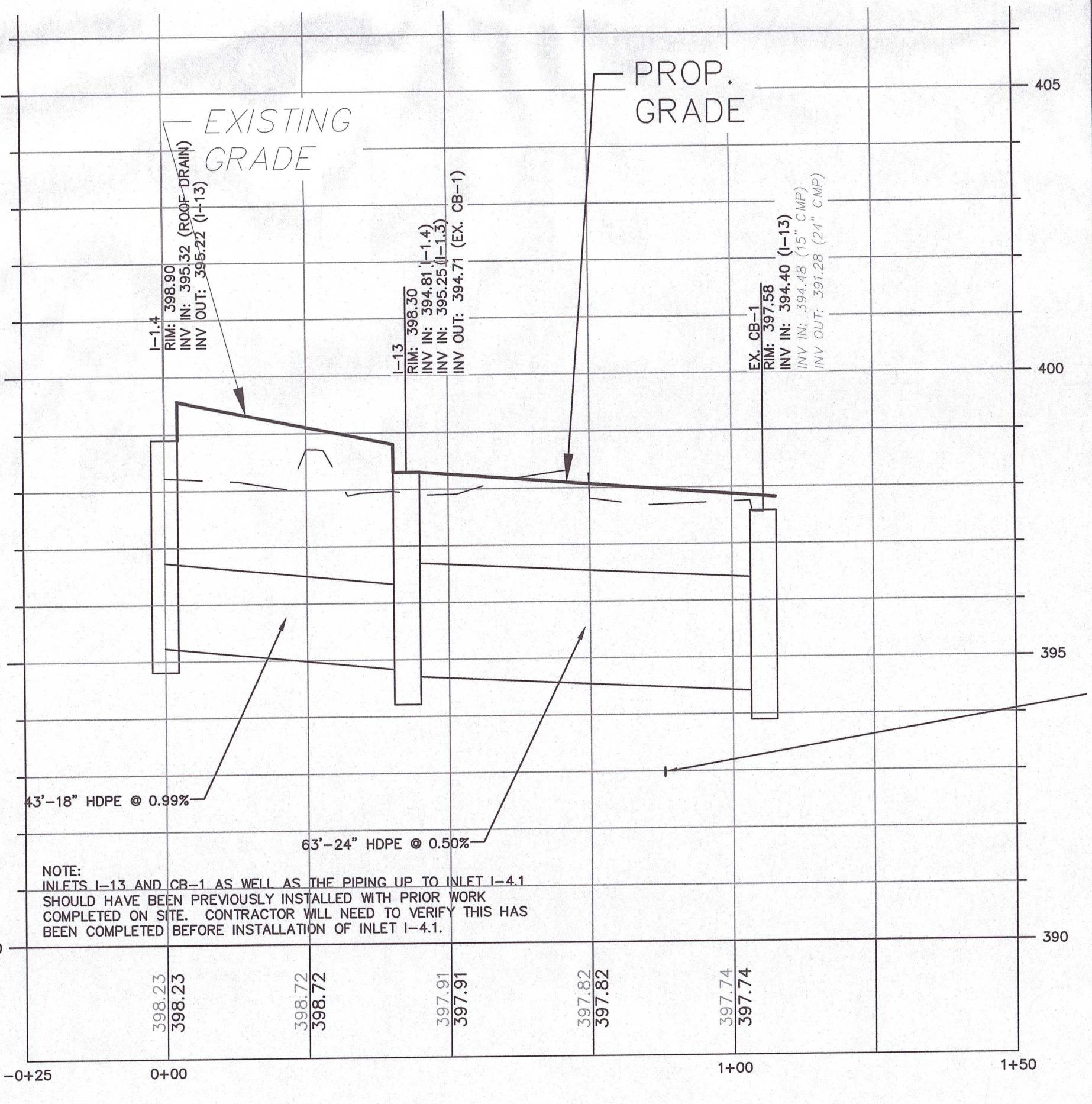
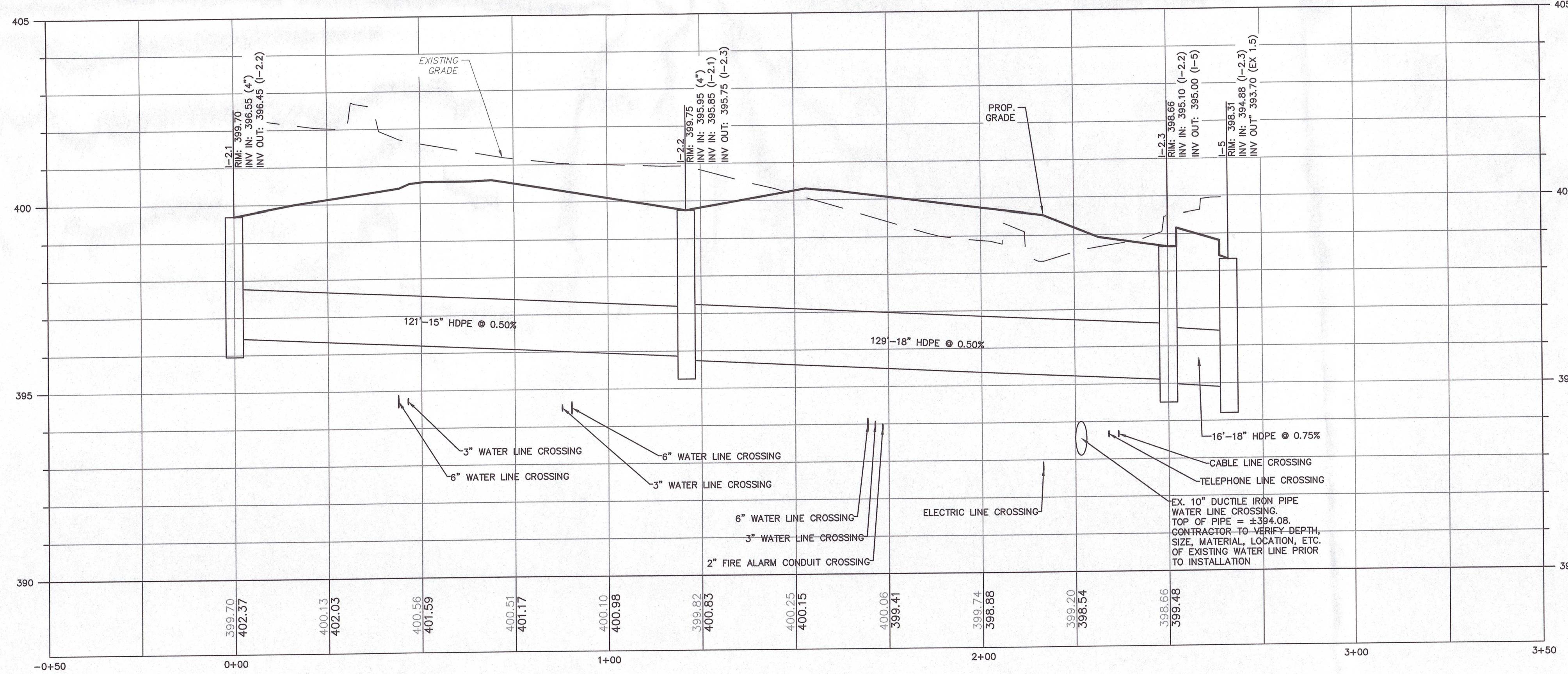
STORM - I-1.1 TO EX. CB I-13



STORM - I-2.4 TO EX CB. I-2



STORM - I-2.1 TO EX. CB I-5



FINAL LAND DEVELOPMENT PLAN SPRINGHILL SUITES - LOWER ALLEN COMMONS

3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Desc. REvised per Township & County Comments
1 04/06/2020 REvised per Township & County Comments
2 05/07/2020 REvised per Township & County Comments
3 07/27/2020 REvised per Client Request
4 08/28/2021 REvised per Client Request

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale AS NOTED
Project No. 1901504
Date 02/18/2020
CAD File: PR190150401

Title PROFILES

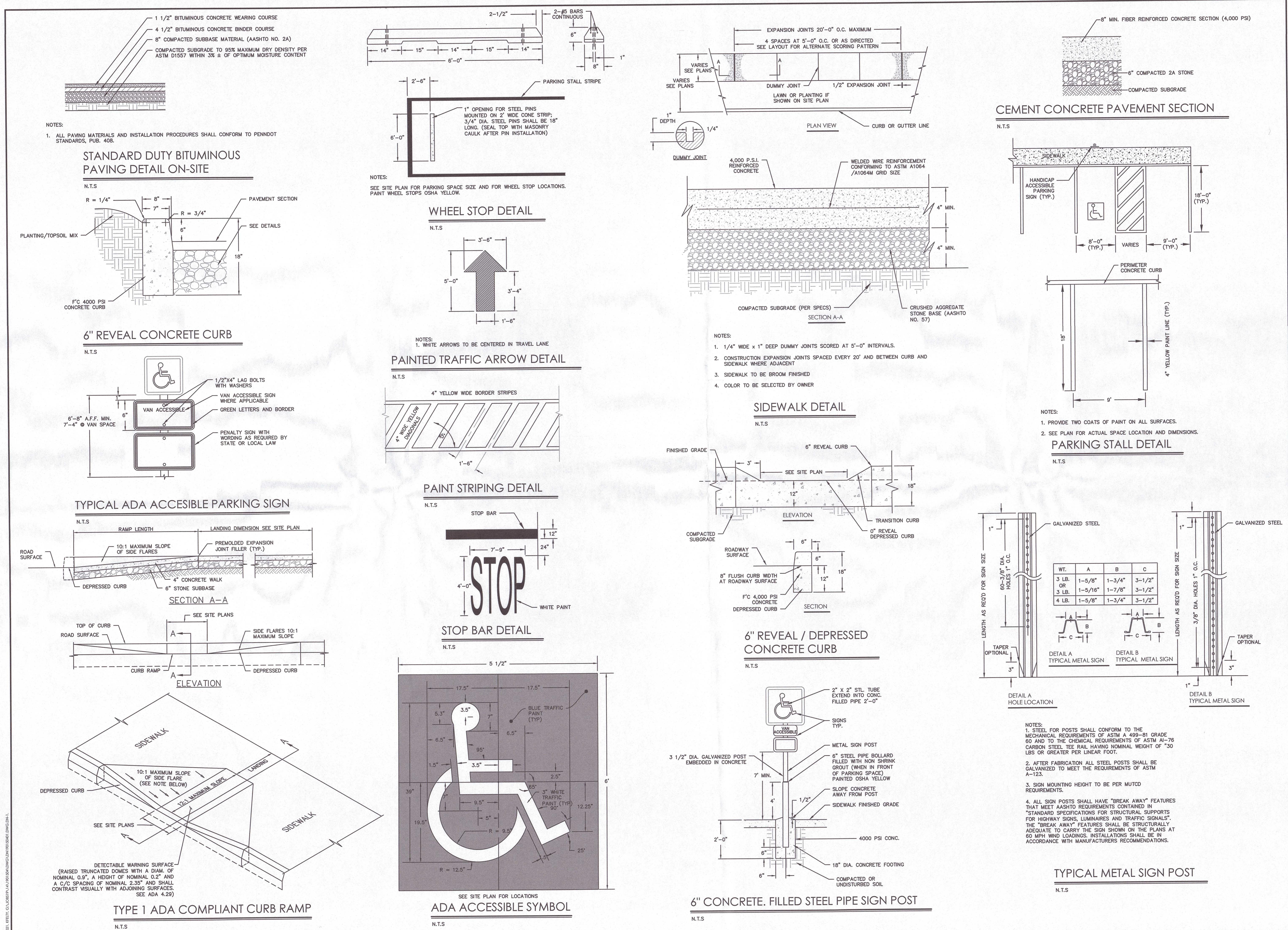
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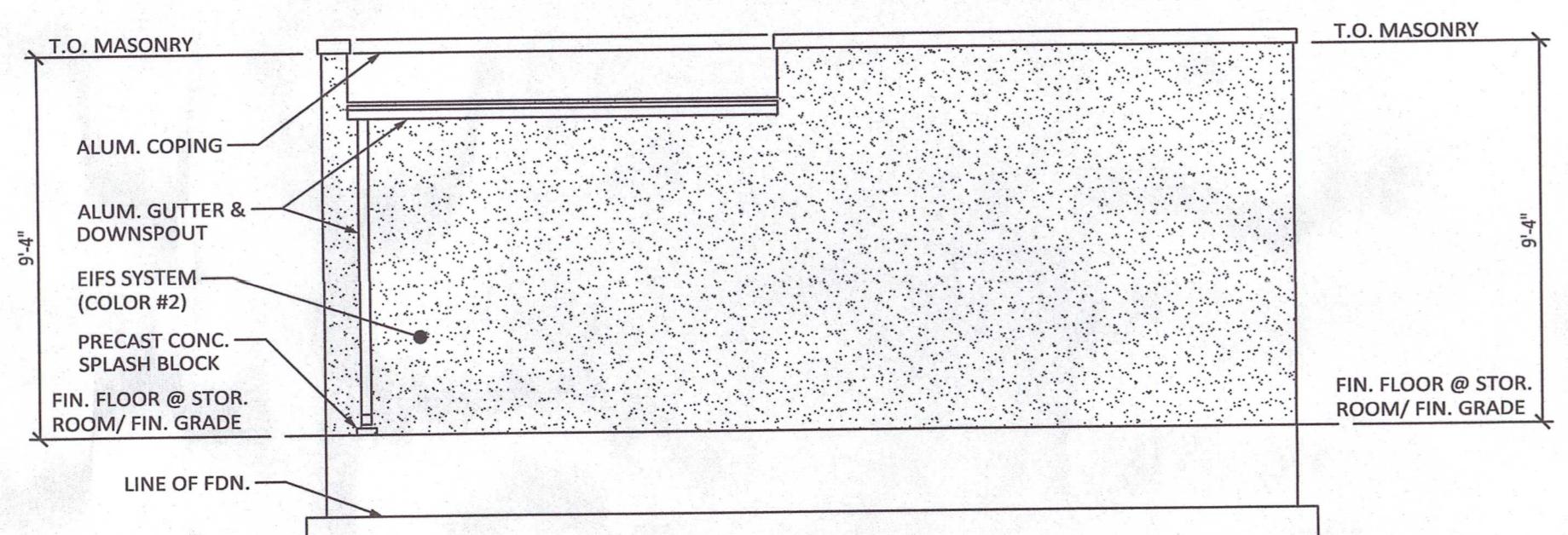
PR-1

No. 8 of 17

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SCALE IN FEET
HORIZONTAL GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

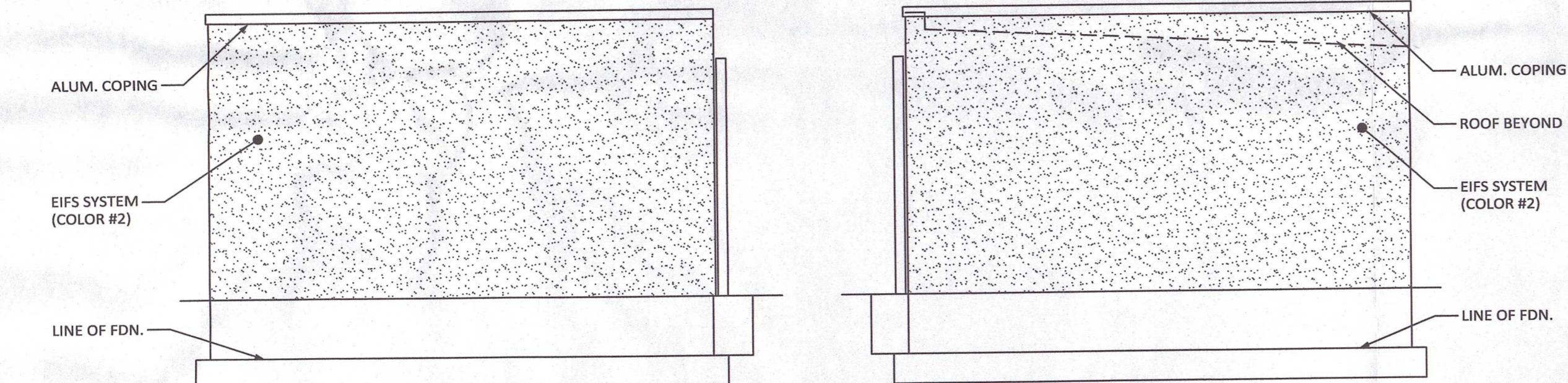
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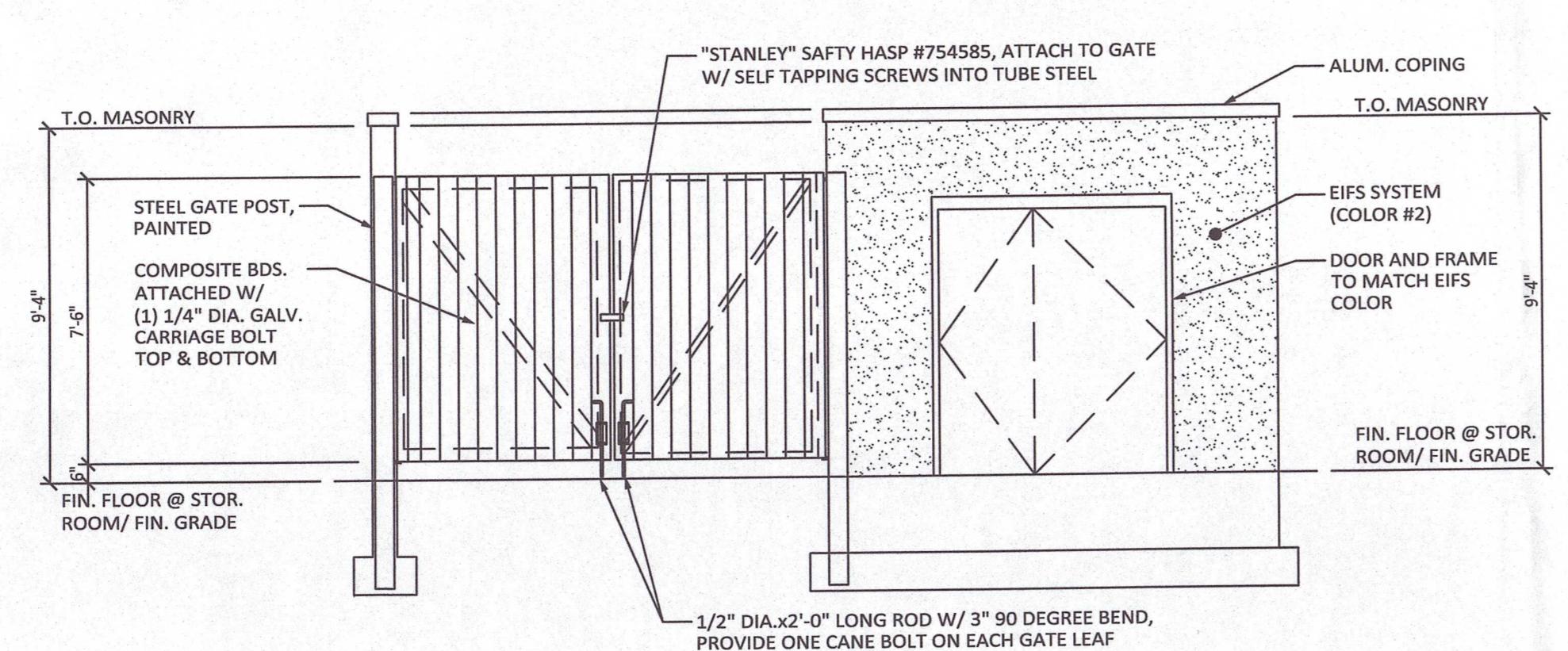
REAR ELEVATION

$$1/4" = 1'-0"$$



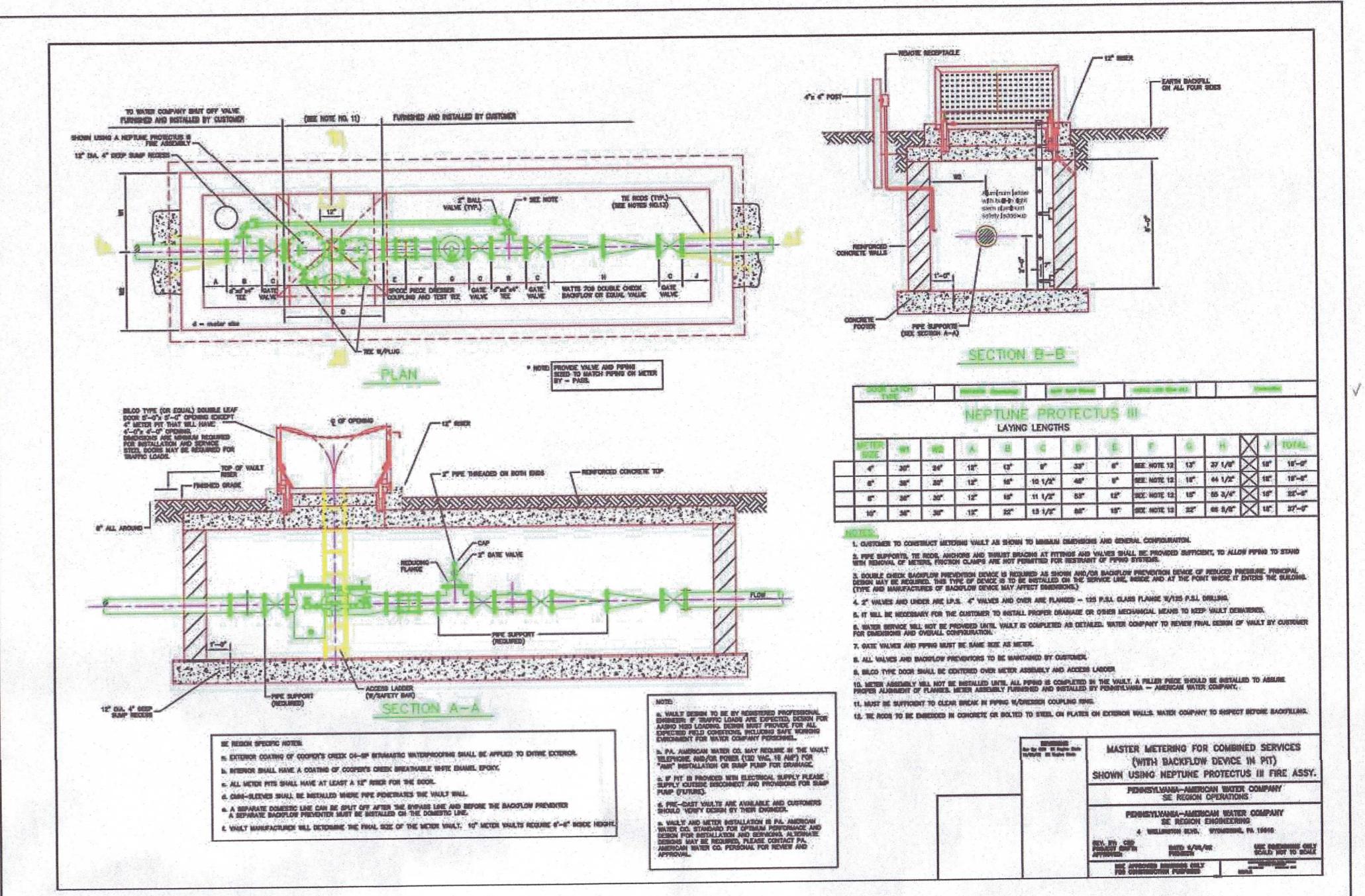
LEFT SIDE ELEVATION

1/4" = 1



FRONT ELEVATION

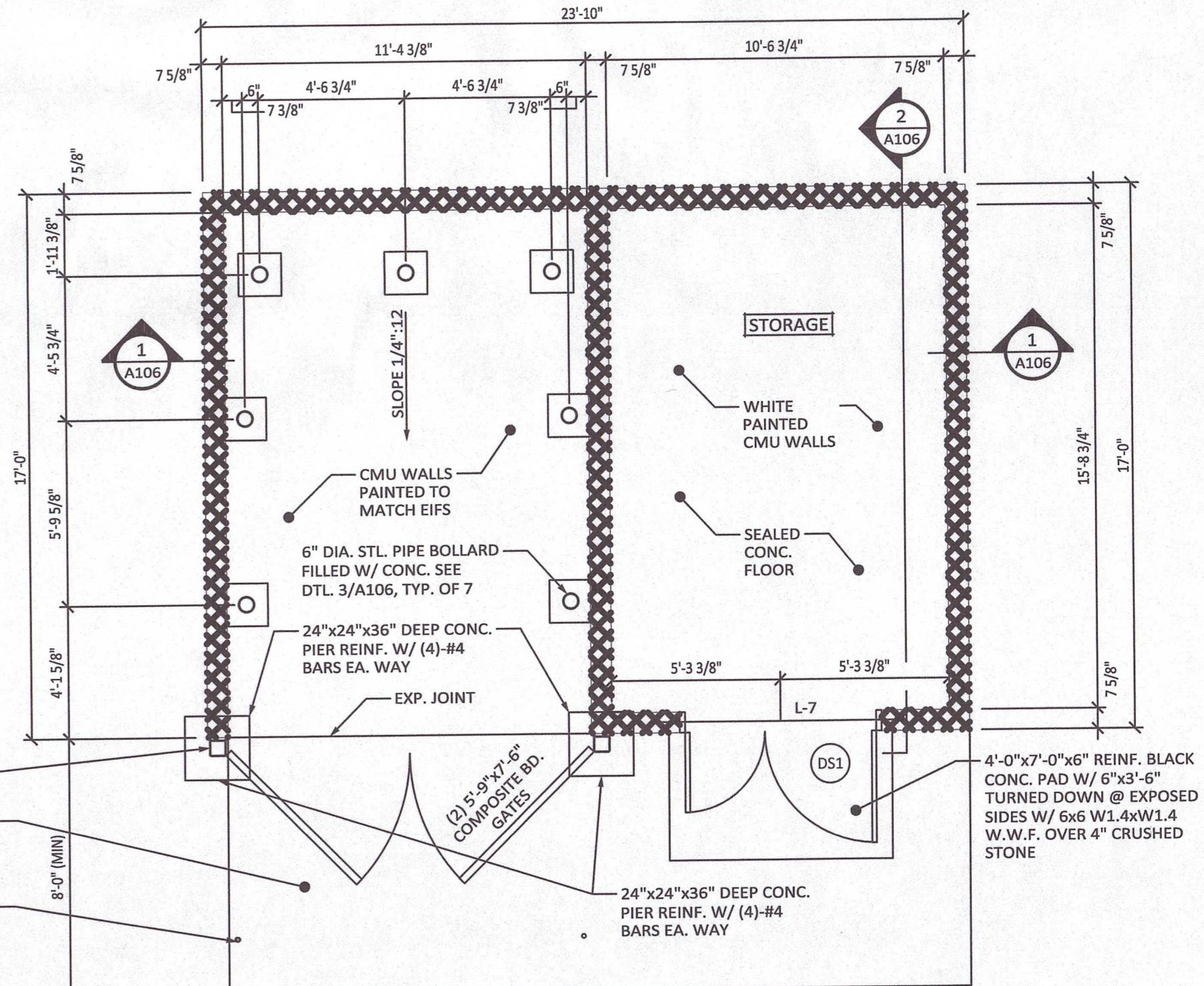
$$1/4" = 1'-0"$$



PAWC WATER METER PIT DETAIL

N.T.S

NOTE: COORDINATE WITH ARCHITECTURAL DRAWINGS FOR FULL STORAGE & REFUSE RECEPTACLE SPECIFICATIONS



STORAGE & REFUSE RECEPTACLE SCREEN PLAN

$$1/4" = 1'-0"$$

FINAL LAND DEVELOPMENT PLAN
SPRINGHILL SUITES - LOWER ALLEN COMMONS

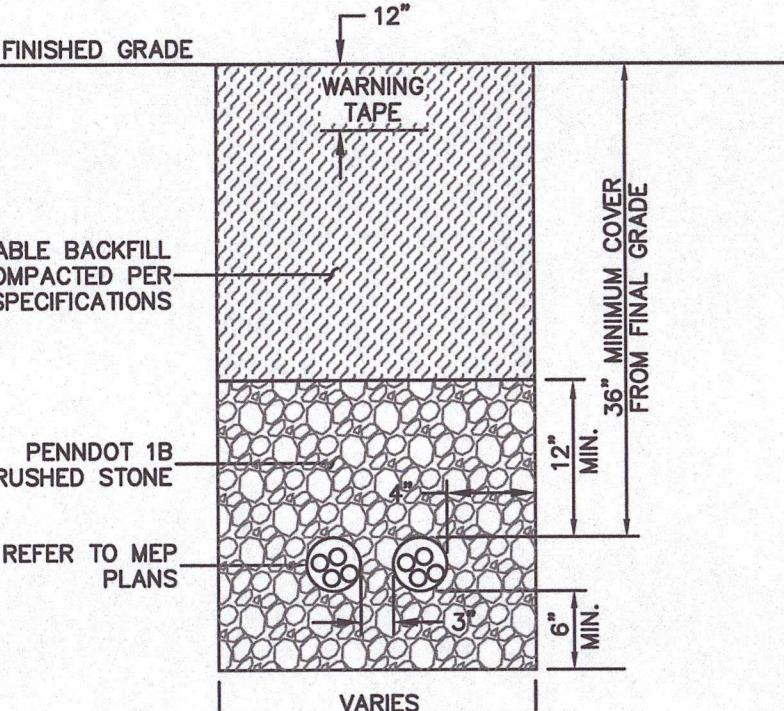
3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. 1 2 3 4
Date 04/06/2020 05/07/2020 07/27/2020 08/18/2021
Desc. REVISED FOR TOWNSHIP & COUNTY COMMENTS
REVISED FOR TOWNSHIP COMMENTS
REVISED FOR CLIENT NUMBER AND AREA
UPDATED UNIT NUMBER AND AREA

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale AS NOTED
Project No. 1901504
Date 02/18/2020
CAD File: DN190150401
Title

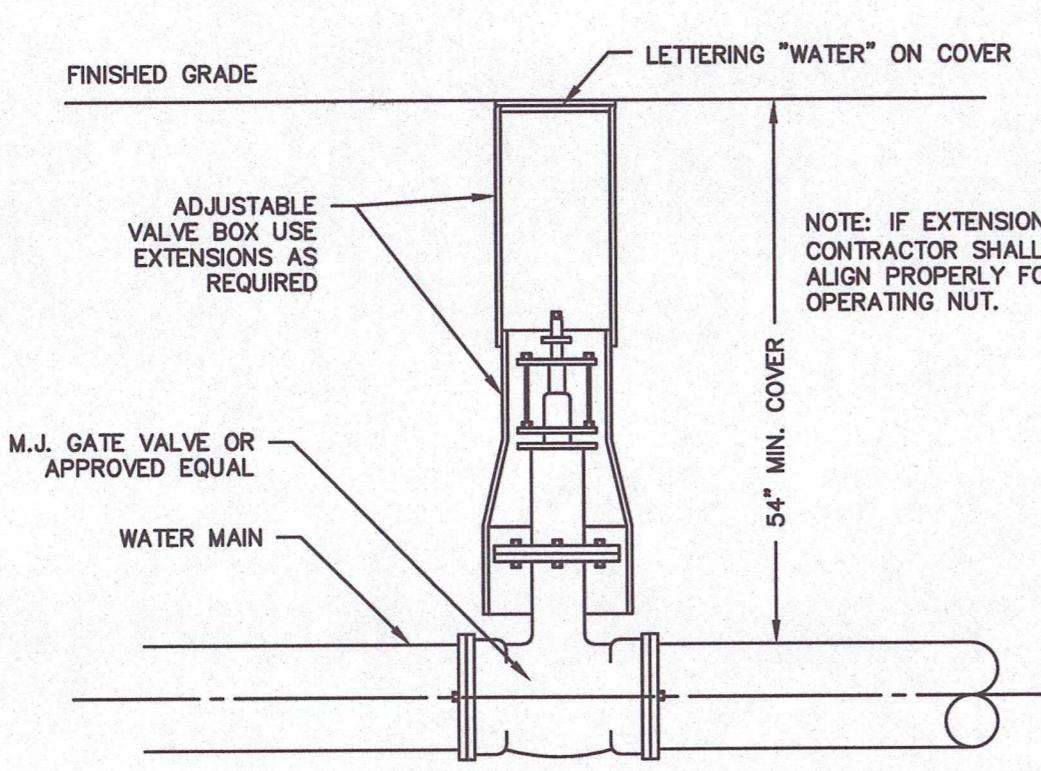
DETAIL SHEET

Sheet No.
DN-3
No. 13 of 17



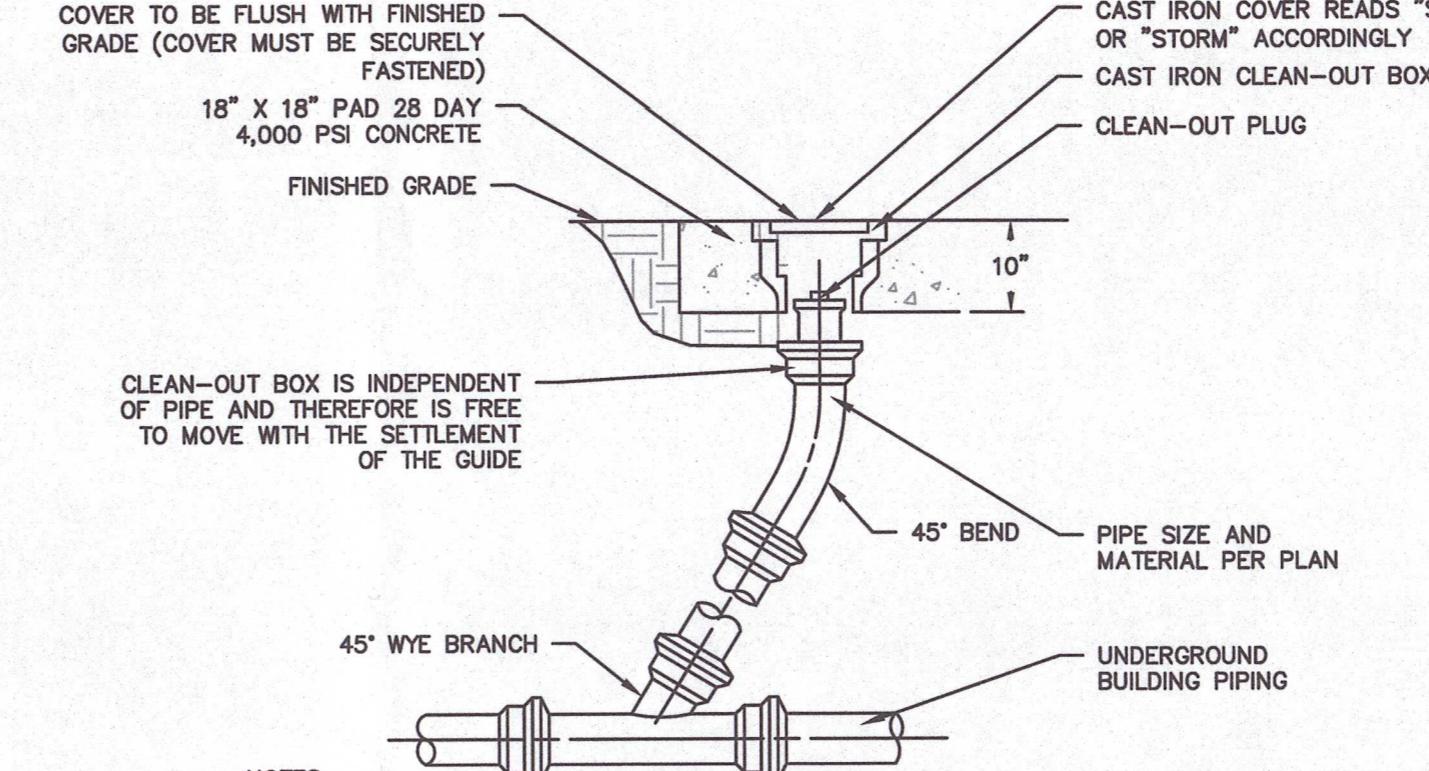
ELECTRICAL AND COMMUNICATIONS CONDUIT TRENCH

N.T.S.



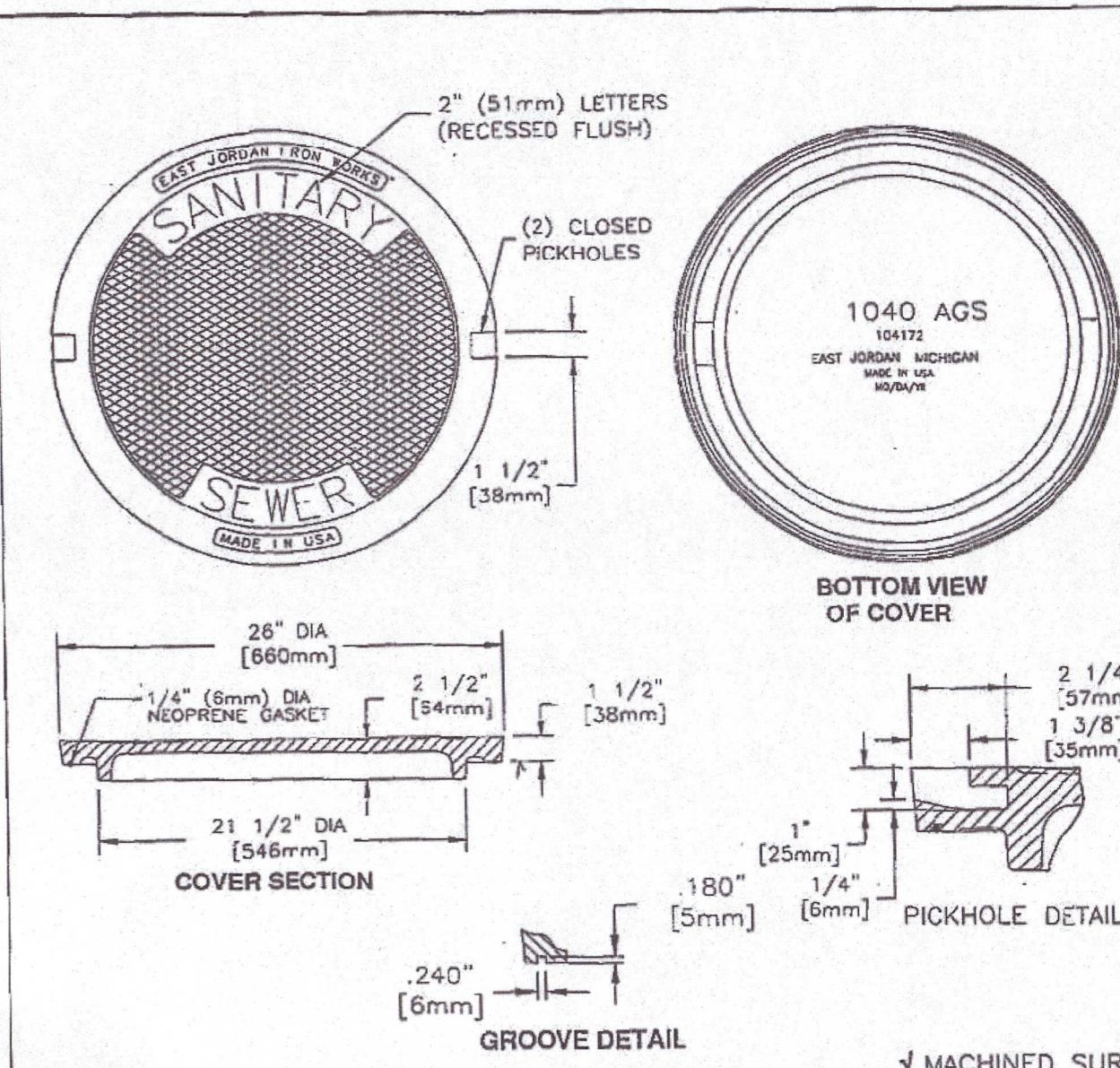
TYPICAL GATE VALVE AND VALVE BOX DETAIL

N.T.S.



CLEANOUT DETAIL

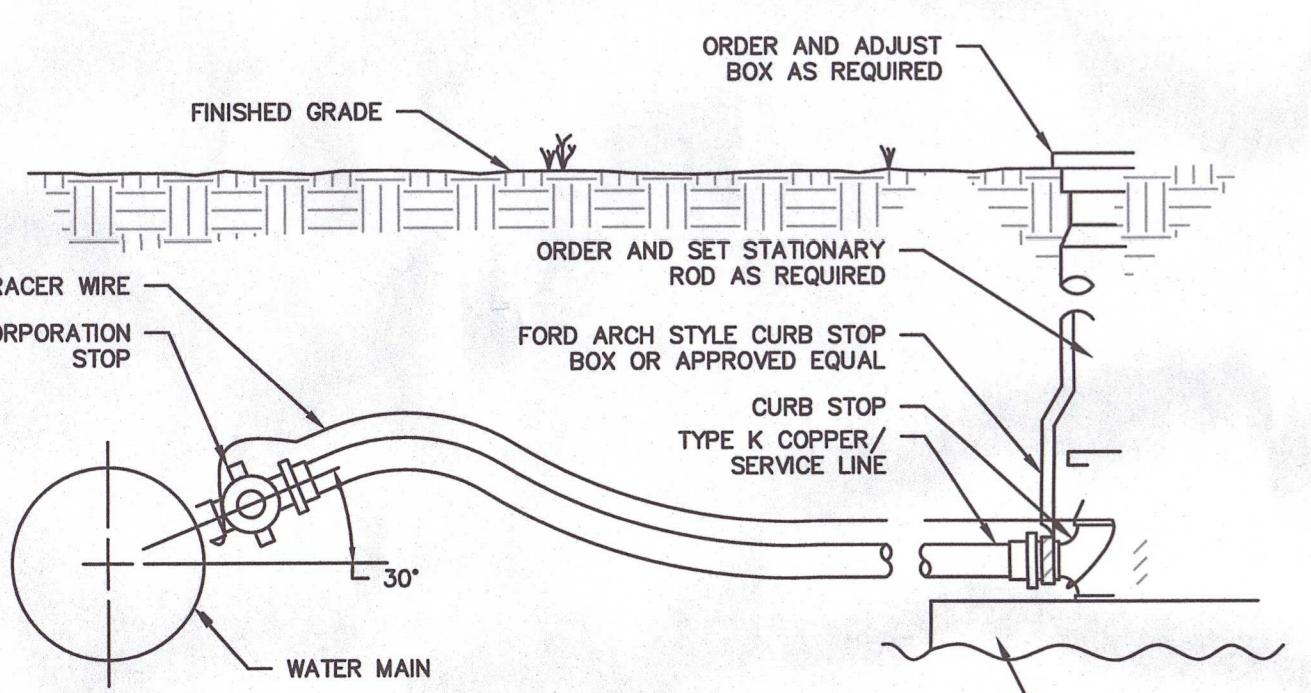
N.T.S.



SPECIAL LETTERING MANHOLE COVER

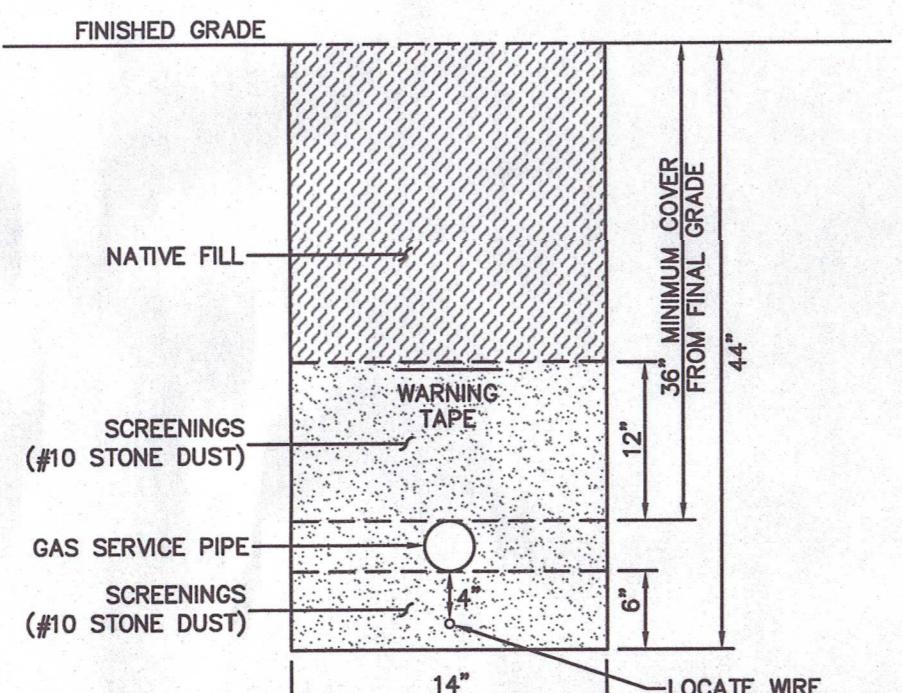
N.T.S.

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



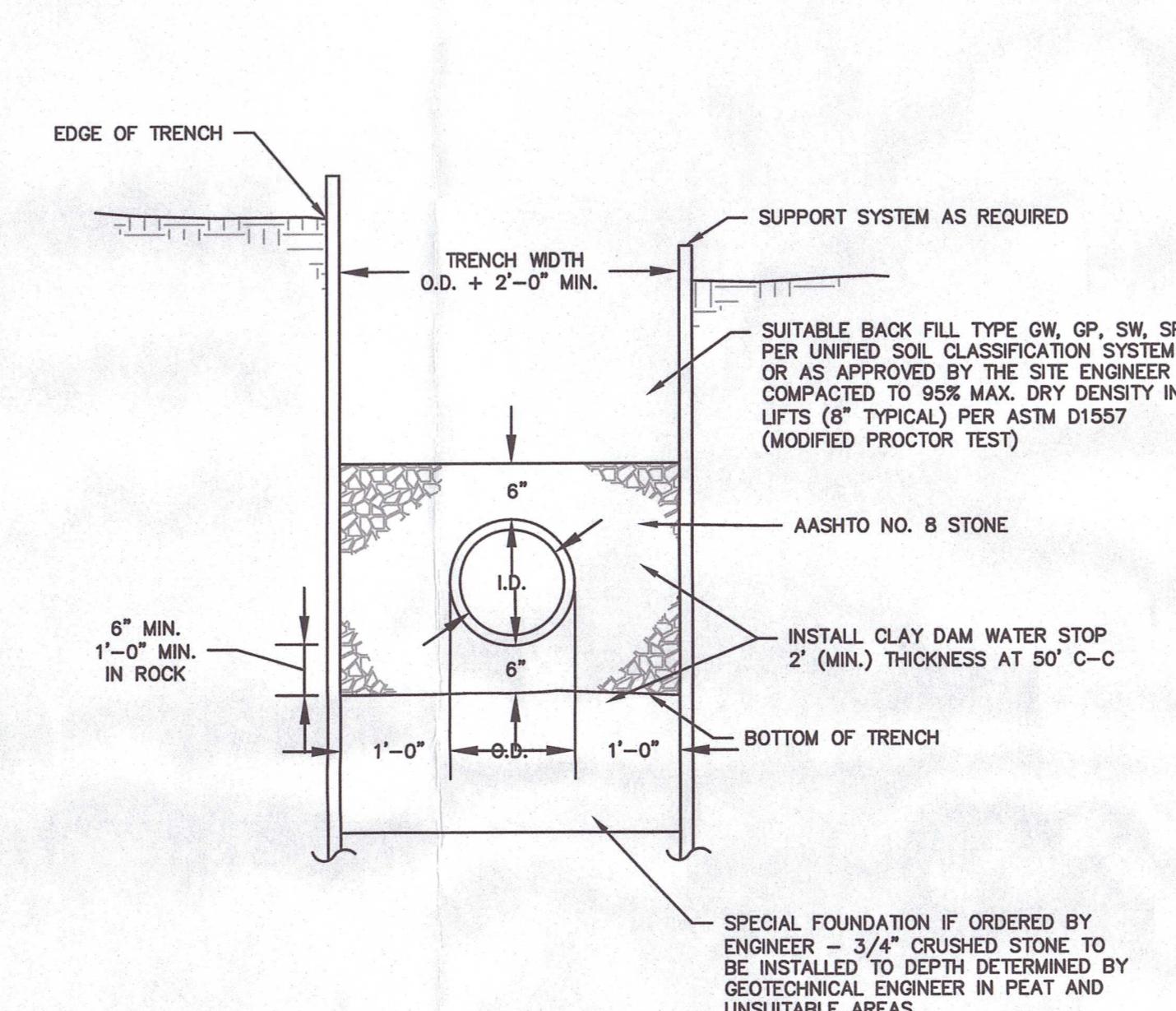
WATER SERVICE LATERAL CONNECTION DETAIL

N.T.S.



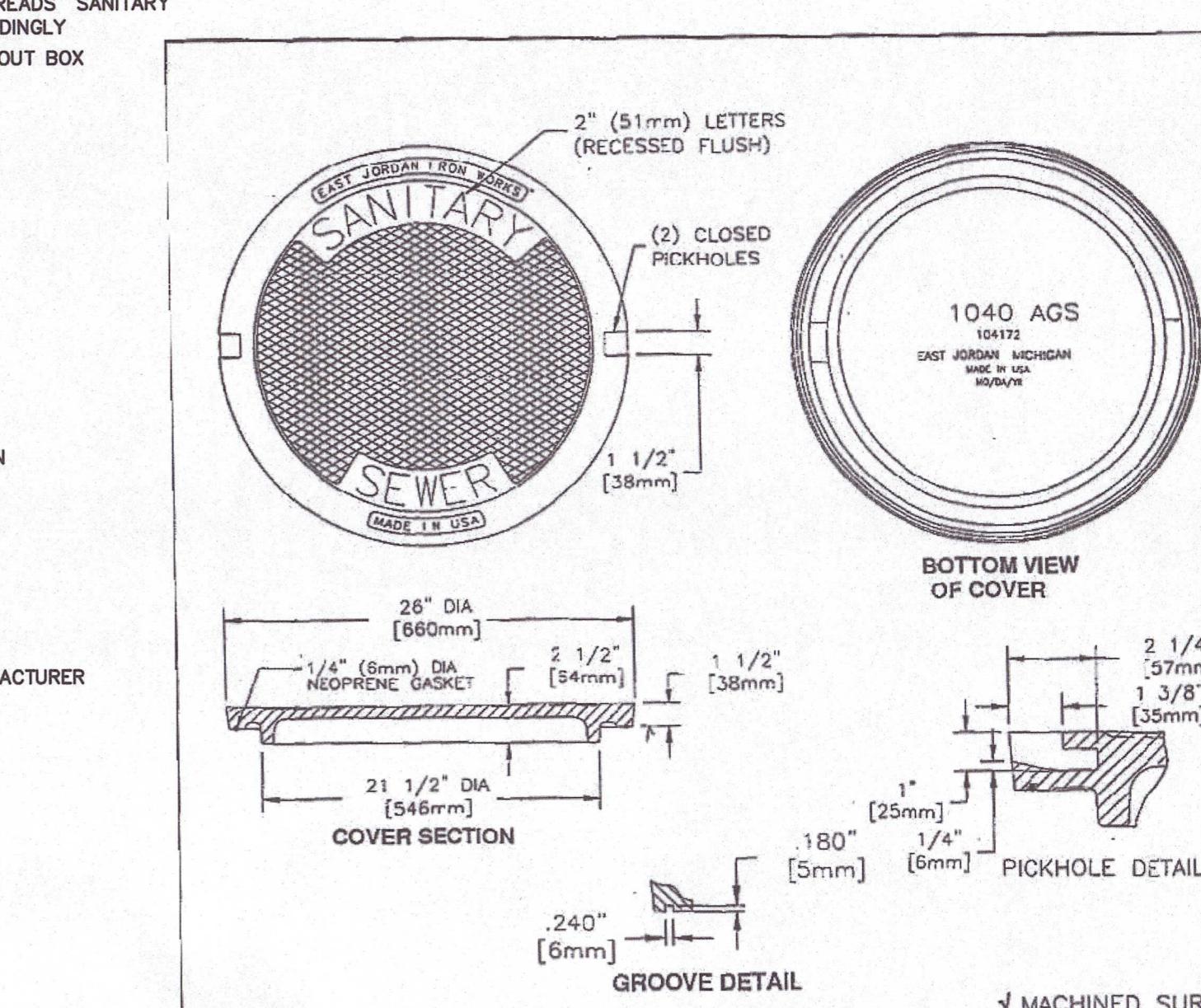
TYPICAL GAS TRENCH SECTION

N.T.S.

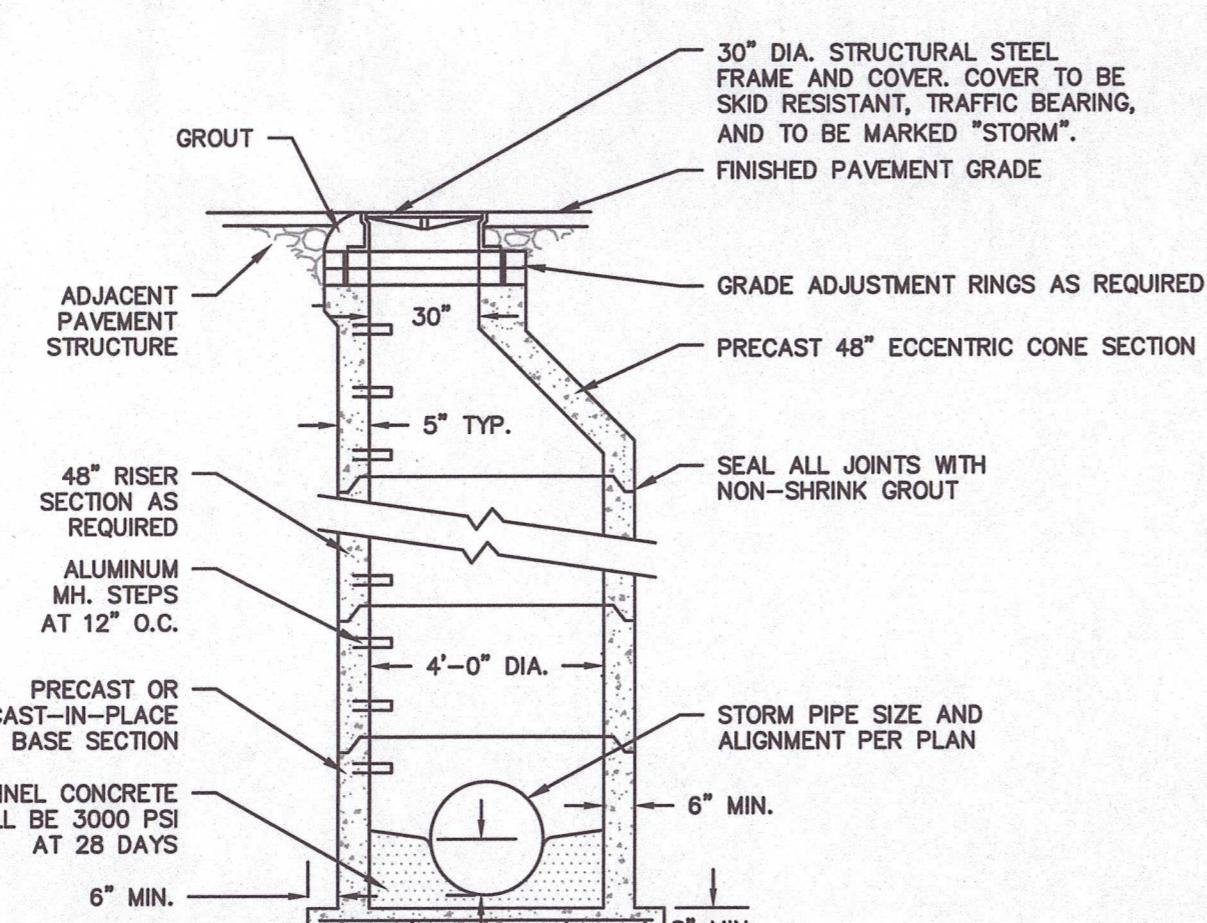
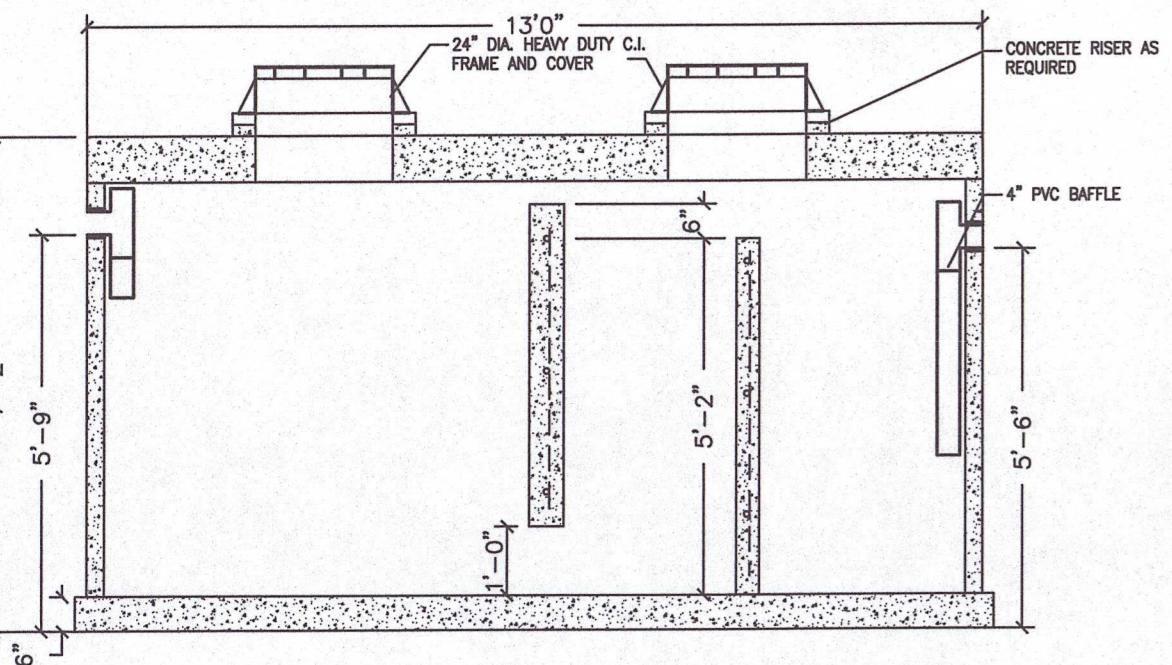
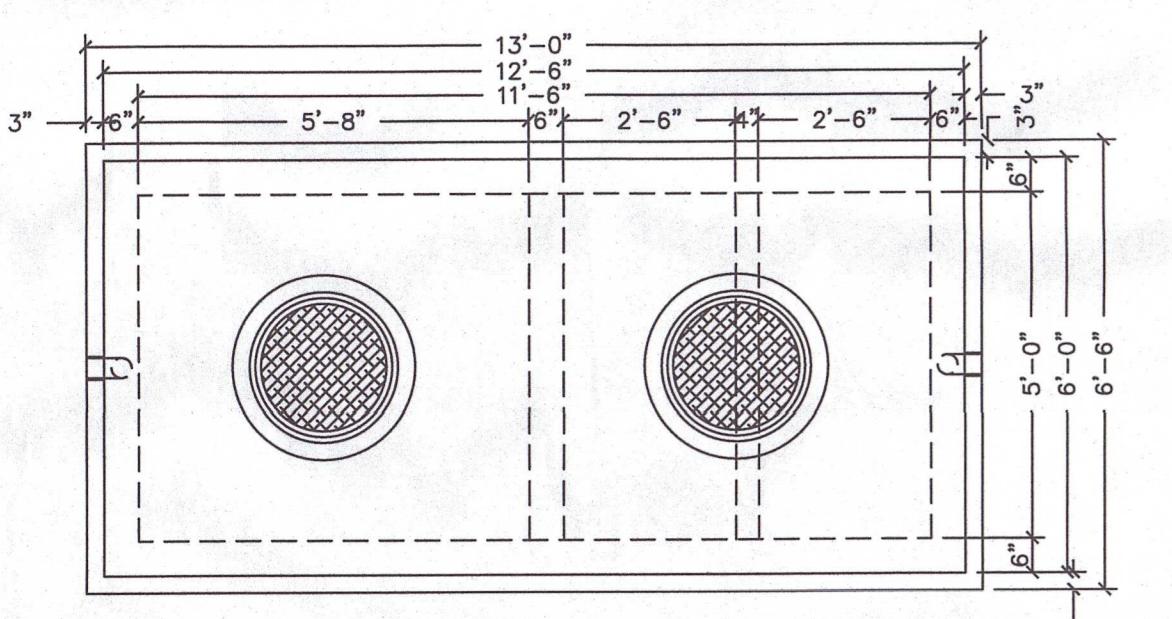


TYPICAL SANITARY SEWER TRENCH SECTION

N.T.S.

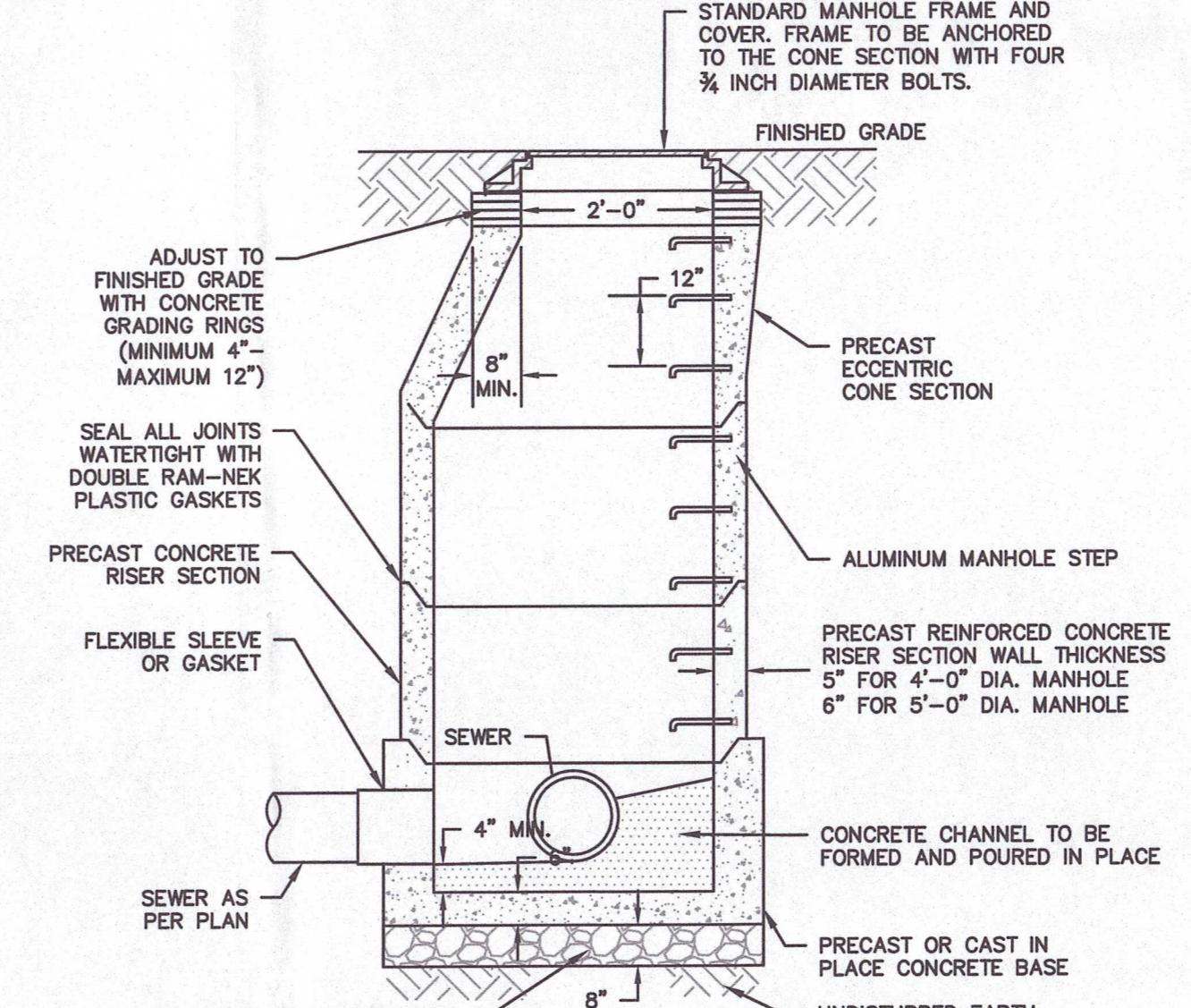


EAST JORDAN IRON WORKS, INC.	
P.O. BOX 439	EAST JORDAN, MI 49727
1-800-874-4100	FAX 231-536-4458
DRAWN	DATE 08/25/99
DEW	APPROVED DATE
MANHOLE FRAME	
PRODUCT NO.	104510-DIPPED 104511-UNDIPPED
CATALOG NO.	1045Z
REF. PRODUCT DRAWING	104510
EST. WT.	FRAME: 165 LBS 75kg
OPEN AREA	N/A
MAT'L SPEC.	FRAME - GRAY IRON ASTM A48 CL35
LOAD RATING	HEAVY DUTY



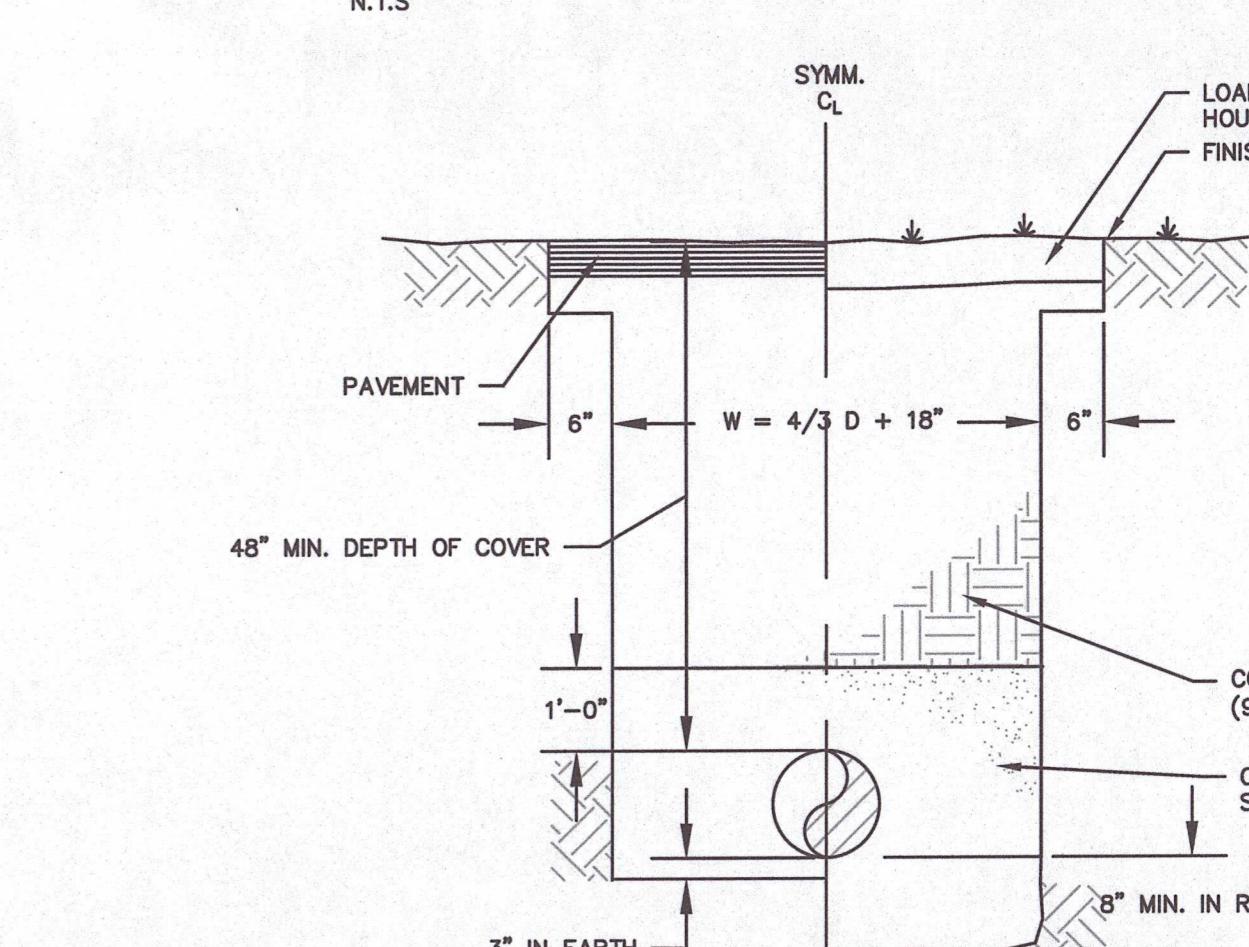
TYPICAL STORM SEWER MANHOLE

N.T.S.



SANITARY SEWER MANHOLE

N.T.S.



TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

N.T.S.

**FINAL LAND DEVELOPMENT PLAN
SPRINGHILL SUITES - LOWER ALLEN COMMONS**

3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS	Date	Dec.	REvised for TOWNSHIP & COUNTY COMMENTS
No. 1	04/06/2020	05/07/2020	REvised for Client Request
2	05/07/2020	07/27/2020	REvised Unit Number and Area
3	09/18/2021		Updated

Designed	A.I.D.
Drawn	C.J.S.
Reviewed	A.J.B.
Scale	AS NOTED
Project No.	1901504
Date	02/18/2020
CAD File:	DN190150401

Title
DETAIL SHEET

Sheet No.
DN-4

No. 14 of 17

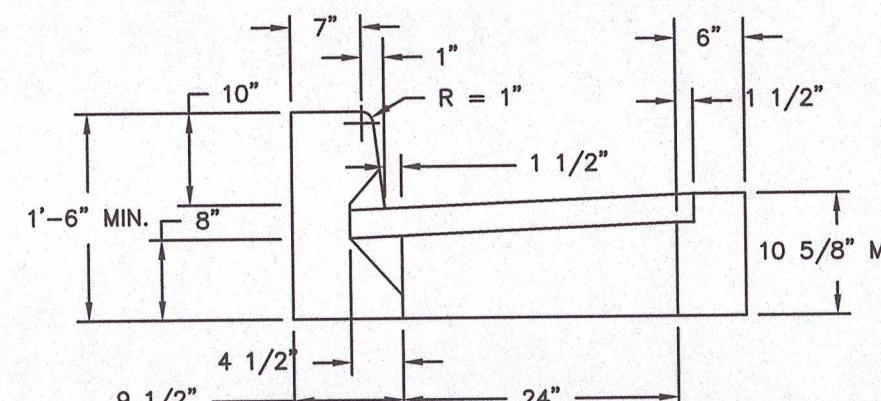
OPERATION & MAINTENANCE PROGRAM FOR BMPs

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 (PERMITTEE).
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 260.1 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:

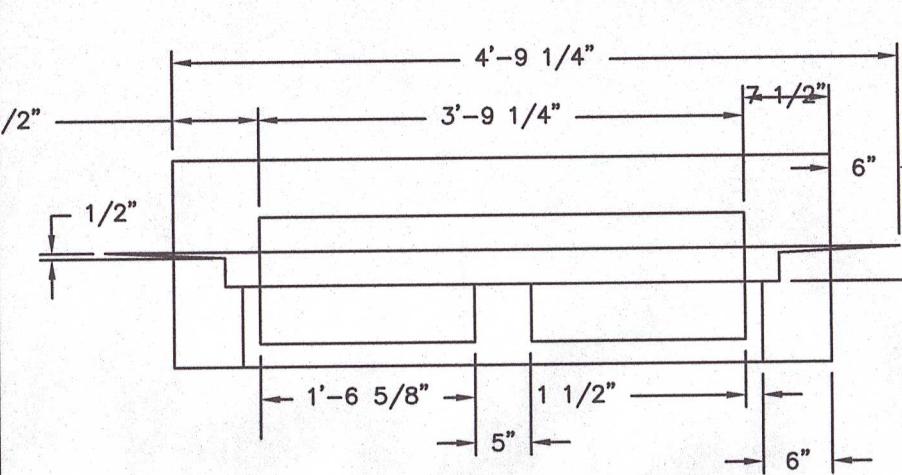
STORMWATER COLLECTION/CONVEYANCE	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INLETS & CATCH BASINS SHOULD BE CLEANED OF DEBRIS. REPAIRS SHOULD BE MADE AS SOON AS PROBLEMS ARSE.	CLEAN ONCE PER YEAR & REPAIR AS NEEDED
INSPECT OUTFALL STRUCTURES QUARTERLY DURING 1ST YEAR & ONCE PER YEAR THEREAFTER	QUARTERLY & ONCE PER YEAR
COLLECTION/CONVEYANCE SYSTEMS SHOULD BE INSPECTED TWICE PER YEAR MINIMUM.	TWICE PER YEAR

GENERAL MAINTENANCE NOTES:

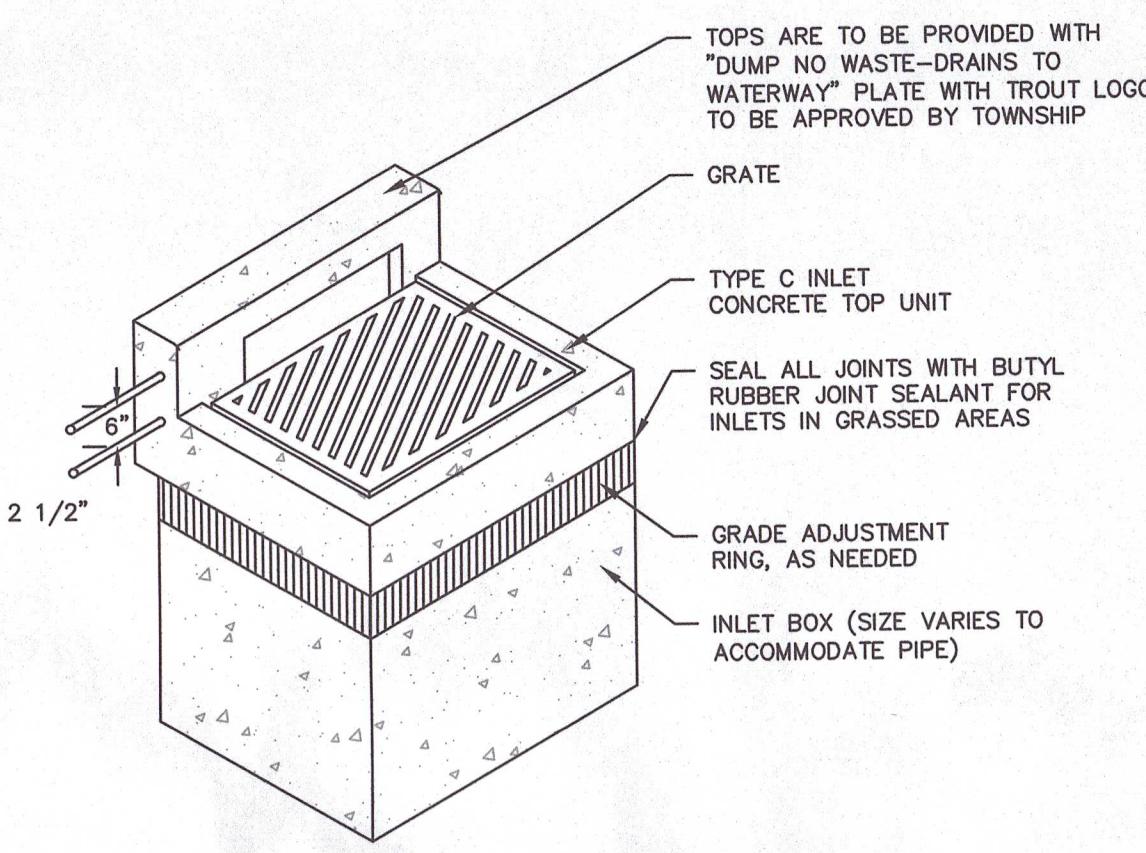
1. VACUUM TRUCKS MAY BE AN EFFICIENT CLEANING MECHANISM.
2. CATCH BASINS SHOULD BE CLEANED BEFORE HALF FULL.



SECTION A-A



SECTION B-B



NOTES:

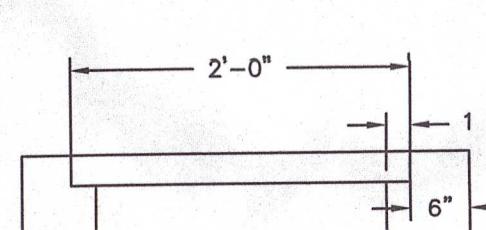
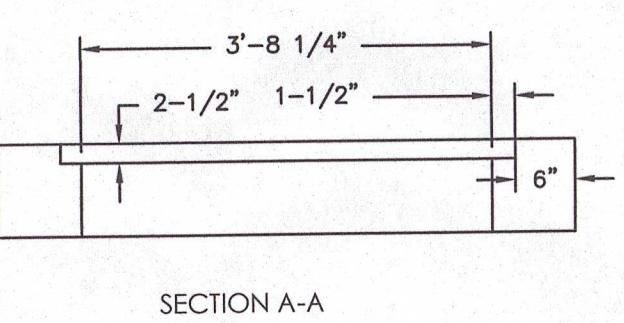
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. 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:

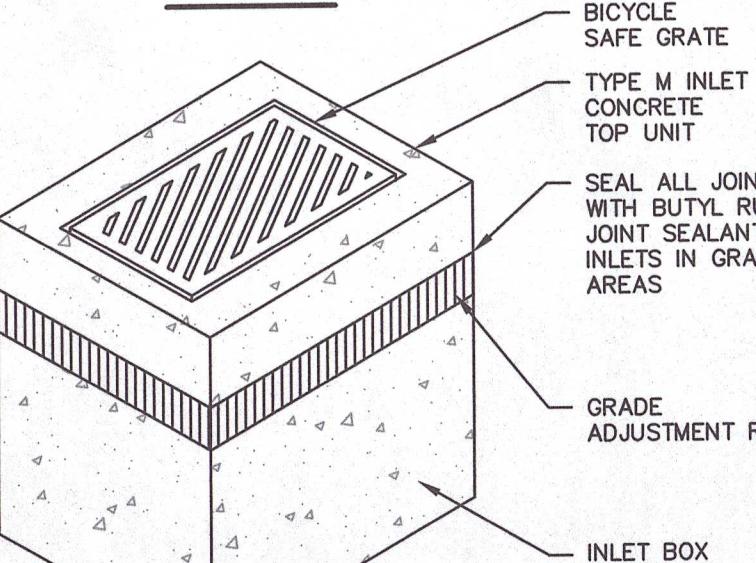
1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

TYPE "C" INLET

N.T.S.



SECTION B-B



1. 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.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. 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.

STRUCTURAL STEEL BICYCLE SAFE GRATE

N.T.S.

6 TRANSVERSE RODS AT 3.625" O.C. (TYP.) 0.375" DIA. X 46.25" ROD

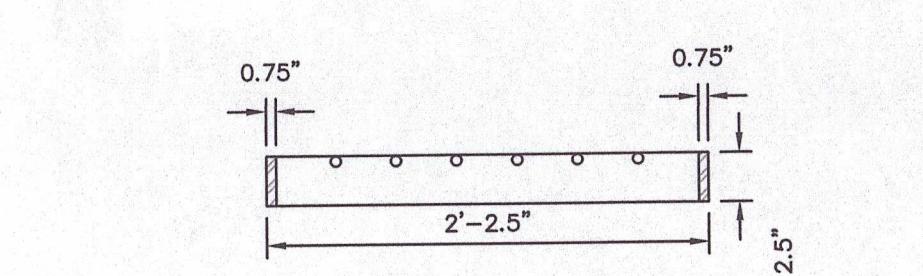
26 BEARING BARS AT 1.75" O.C. (TYP.) 0.5" X 2.5" X 25" BARS

PLAN

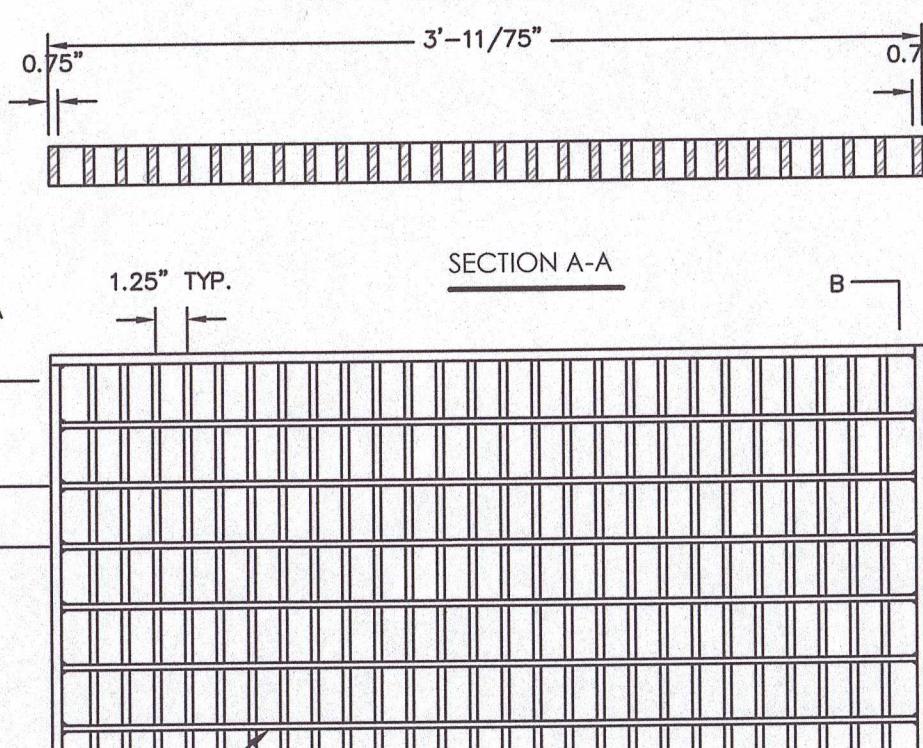
N.T.S.

SECTION A-A

SECTION B-B



SECTION B-B



NOTES:

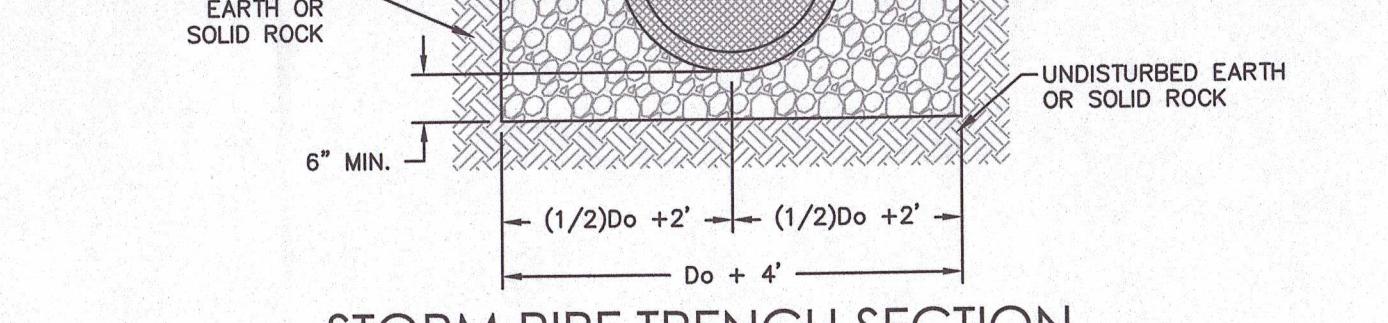
1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



NOTES:

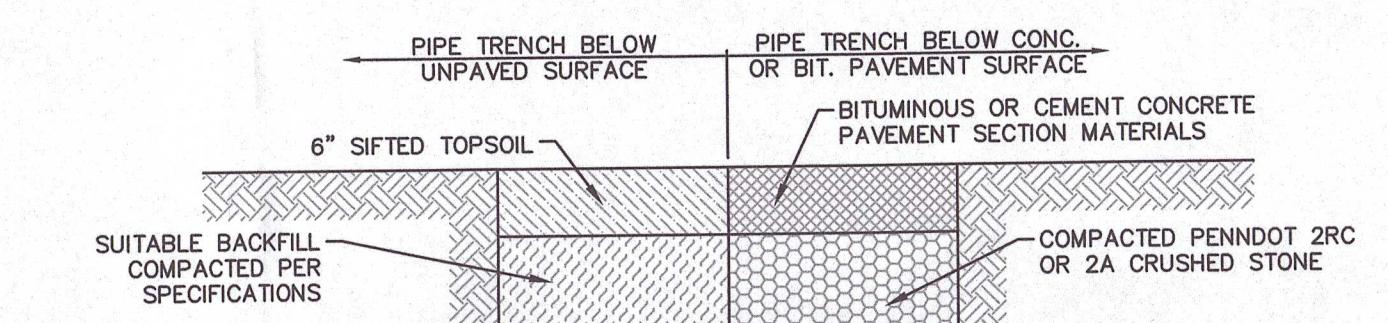
1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



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2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

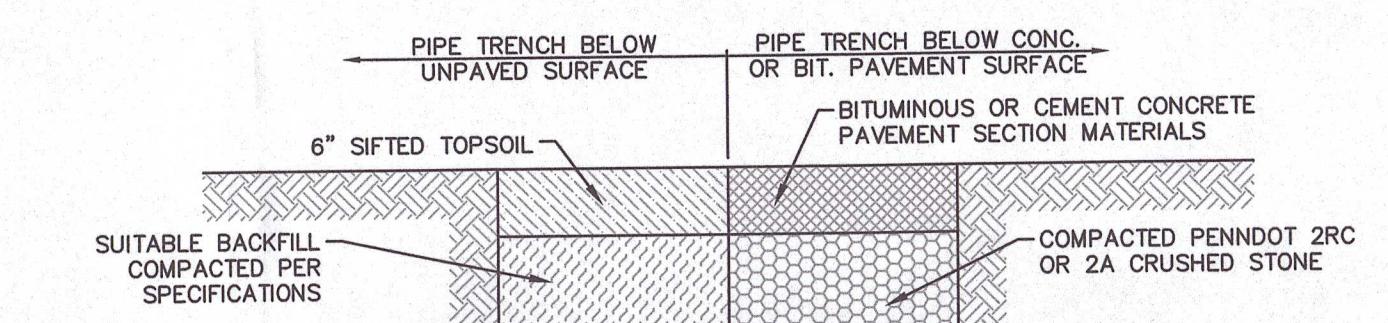
N.T.S.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

N.T.S.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



NOTES:

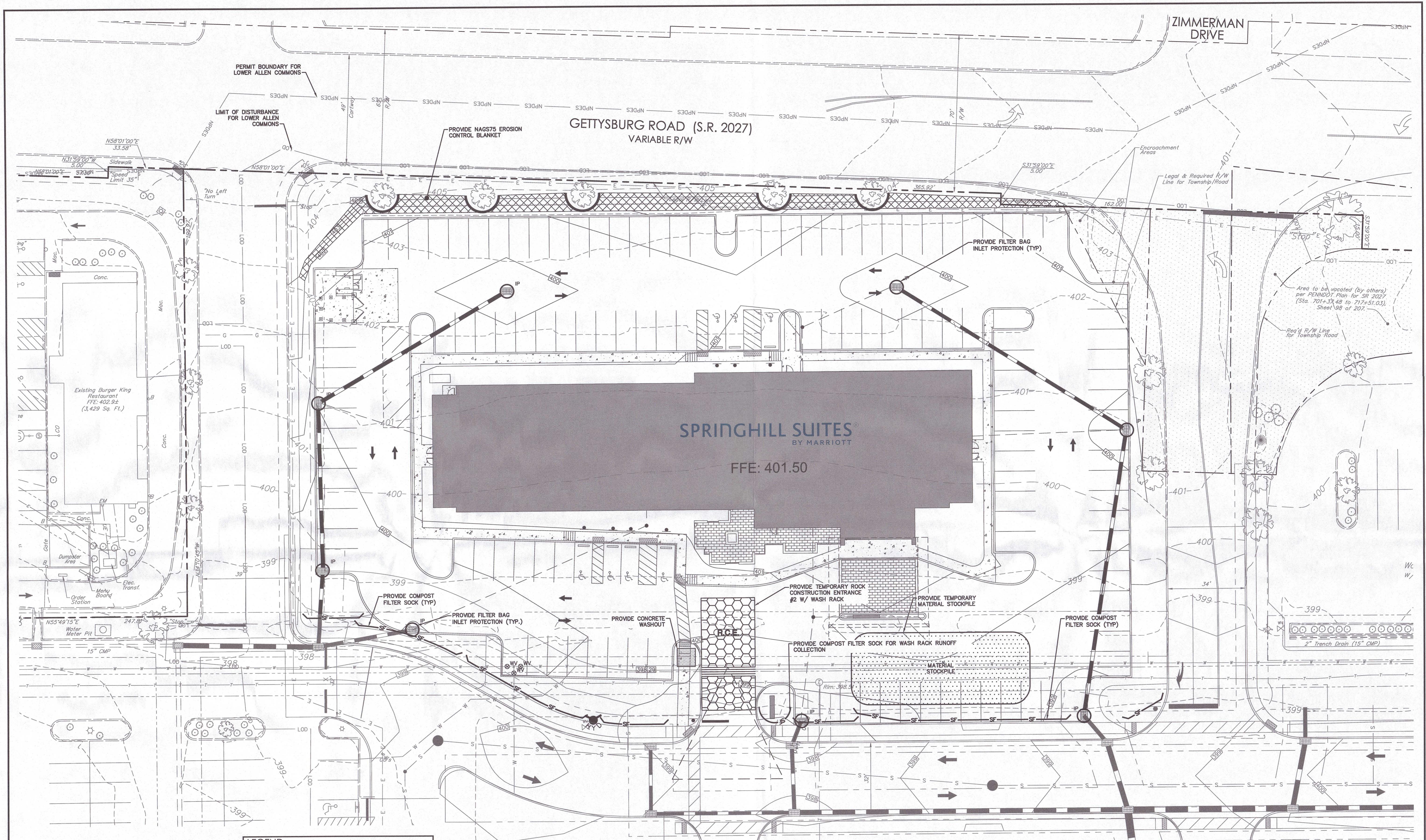
1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H2O LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

SECTION A-A

SECTION B-B

PLAN

N.T.S.



FINAL LAND DEVELOPMENT PLAN SPRINGHILL SUITES - LOWER ALLEN COMMONS

3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Description
1 04/05/2020 REVISED PER TOWNSHIP COMMENTS
2 04/27/2020 REVISED PER TOWNSHIP REQUEST
3 04/27/2020 UPDATED PER TOWNSHIP AND AREA
4 04/06/2020

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale 1" = 20'
Project No. 1901504
Date 02/18/2020
CAD File: EC190150401

Title EROSION & SEDIMENTATION CONTROL PLAN
Sheet No.

EC-1
No. 15 of 17

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.

GEOLOGY:

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

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

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

GRAPHIC SCALE
20 40 0 20
SCALE IN FEET

STANDARD E&S NOTES

- 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 NOT APPROVE 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.
- 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 PREPARED, THE PSCM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT, AND LOCAL AGENTS OF IMPLEMENTATION OF THE PSCM 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

- 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.
- 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.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 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 BMP'S SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE 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.
- 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.
- 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.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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.
- 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.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNOFF EVENT, AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMP'S 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.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOLED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- 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 DETERIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR whenever possible prior to seeding.
- 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.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 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.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEDED 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.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OWNER AND/OR 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.
- 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.
- E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 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 BMP'S.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP'S 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.
- 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.
- FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN DOMESTIC AND CIVIL, OR CRIMINAL PENALTIES AS DETERMINED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CRIMINAL CODE. THE CLEAN RIVER LAW APPLIES FOR UP TO \$10,000 IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMERY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- 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.

- 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.
- 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.
- 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.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTER IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- 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.
- 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.
- 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 SEDIMENT AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD BE 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 8% OR STEEPER SHOULD BE PLACED 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 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH MAY SHOULD BE 2,000 LB/ACRE AT A MINIMUM.

TABLE 11.6

MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 YD.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NO 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.	MAINTAIN SIGHTLINE AND PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 LB.	415 LB.	SEE LIMITATIONS ABOVE

SOILS

Ub URBAN LAND AND UDORTHENTS, 0 TO 8 PERCENT SLOPES

SOIL LIMITATIONS AND RESOLUTIONS

LIMITATIONS:

- OUTBANKS CAVE
- CORROSION OF UNCOATED STEEL AND CONCRETE
- DROUGHT
- EASILY ERODIBLE
- SEASONAL HIGH WATER TABLE
- HYDRIC/HYDROIC 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 CAVES ARE 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 BMP'S 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 COMPACTON SPECIFICATIONS ARE INCLUDED ON THE PLAN TO ADDRESS THE CLAYEY SUBSOIL, SHRINK-SWELL POTENTIAL, AND COMPACTON LIMITATIONS.

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 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".
NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENT SHOWN IN TABLE 11.2

TEMPORARY SEEDING FOR SOIL STABILIZATION

1. SEEDING MIXTURE TYPE I (TOPSOIL STOCKPILES)	ANNUAL RYEGRASS (70%) PERENNIAL RYEGRASS (30%)
2. FERTILIZER TYPE:	4 LBS./1,000 SQ. FT.
3. LIMING RATE:	10-10-10
4. MULCH TYPE:	12.5 LBS./1,000 SQ. FT.
5. MULCH RATE:	40 LBS./1,000 SQ. FT.
6. ANCHOR MATERIAL:	140 LBS./1,000 SQ. FT.
7. ANCHORING METHOD:	EC3000 COPOLYMER TACKIFIER SLURRY, MIX AND SPRAY
8. ANCHORING RATE OF APPLICATION:	3 LBS./ACRE
9. SEEDING DATE:	AS REQUIRED

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. 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 ANALYSTS.

USE KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWING FESCUE, HARD FESCUE, AND BIRDSFOOT TREFOIL 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 PREMIUM 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

FINAL LAND DEVELOPMENT PLAN SPRINGHILL SUITES - LOWER ALLEN COMMONS

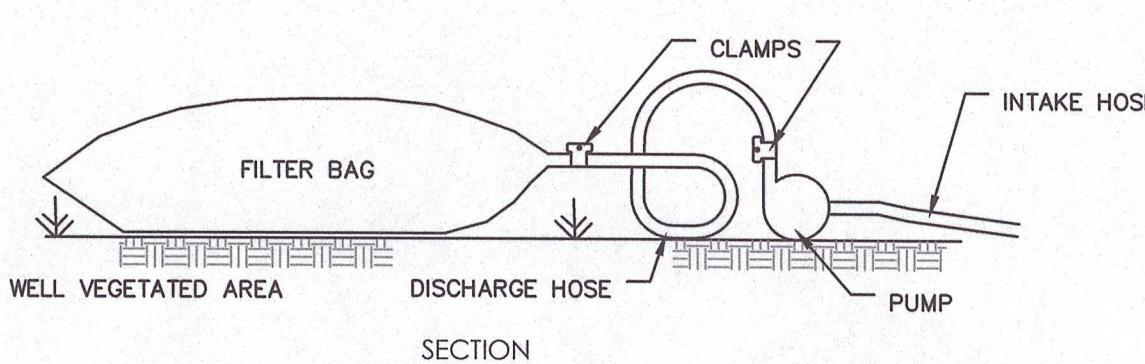
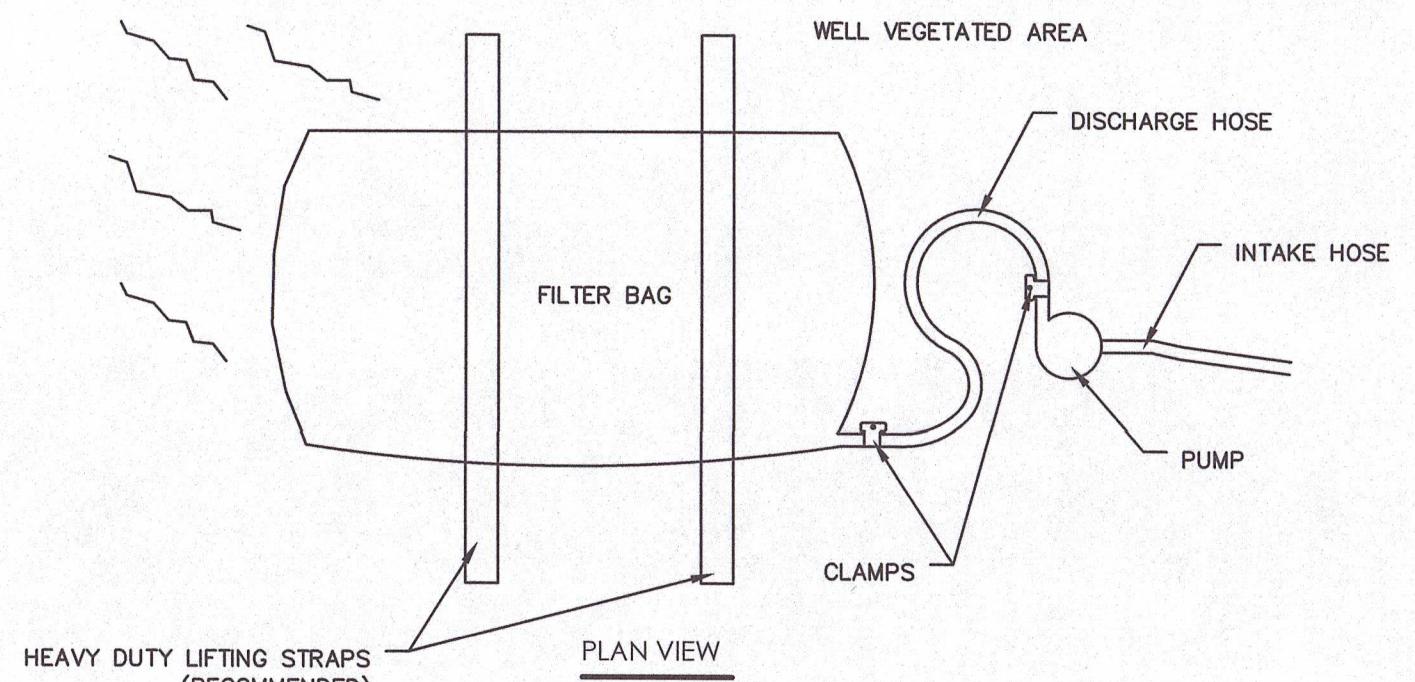
3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date
1 04/06/2020
2 04/07/2020
3 04/12/2020
4 04/18/2020

Designed A.J.D.
Drawn C.J.S.
Reviewed A.J.B.
Scale 1" = 20'
Project No. 1901504
Date 02/18/2020
CAD File: EC190150402

Title
EROSION &
SEDIMENTATION
CONTROL
DETAILS
Sheet No.
No. 17 of 17

EC-3



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF BASINING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

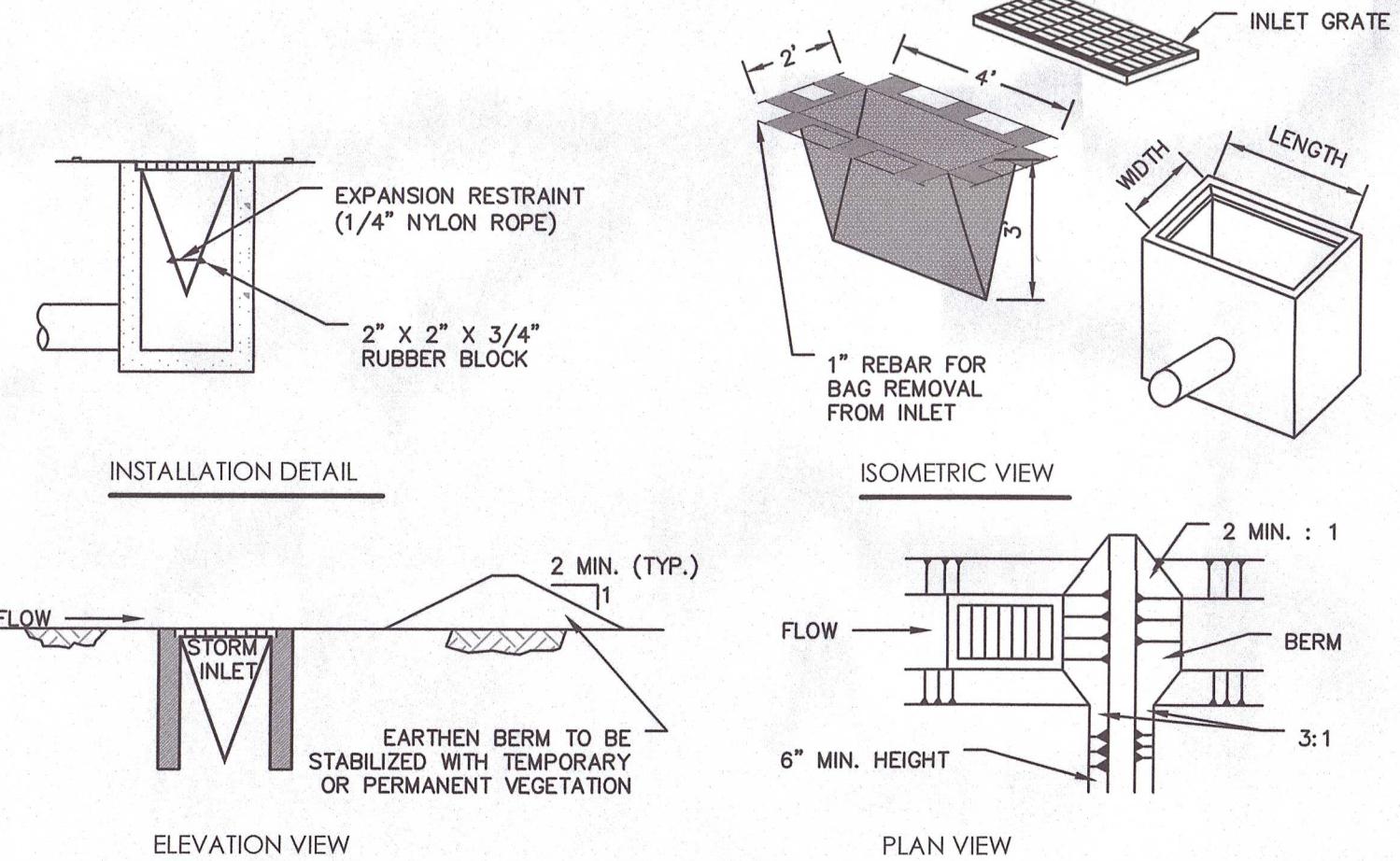
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED IN SBASINS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING SEASINS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

PUMPED WATER FILTER BAG DETAIL

N.T.S. PADEP-3-16



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR BASIN. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

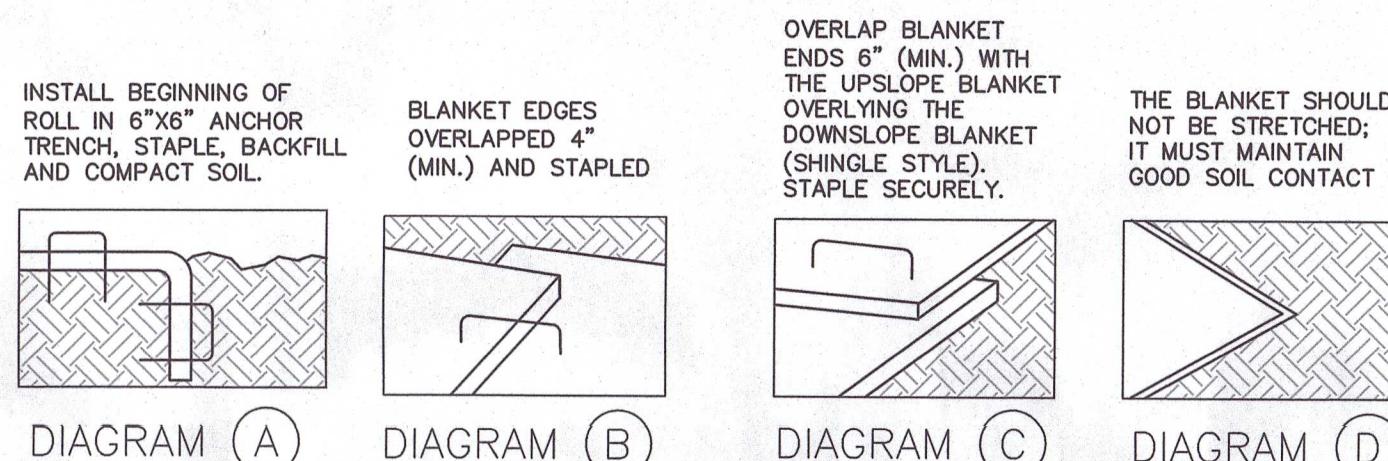
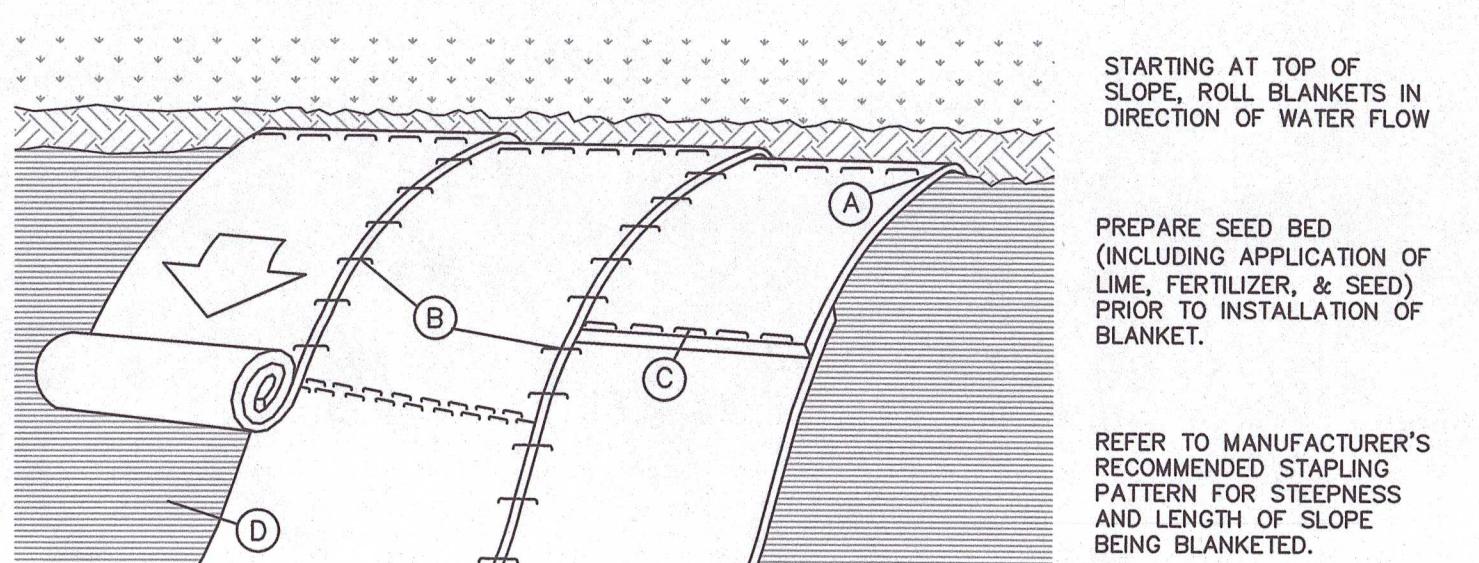
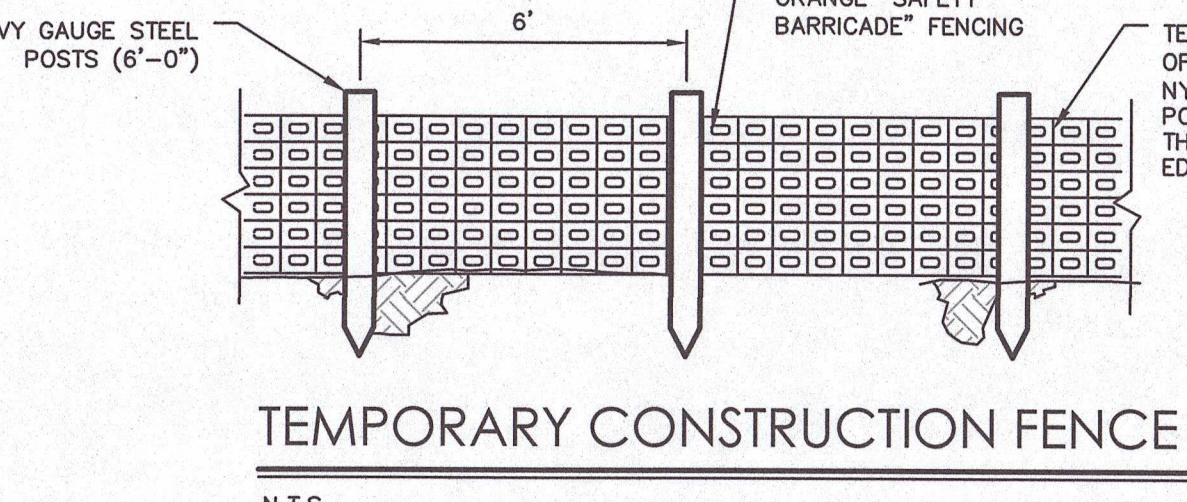
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM BASINZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF BASINING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION - TYPE M INLET DETAIL

N.T.S. PADEP-4-16



SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

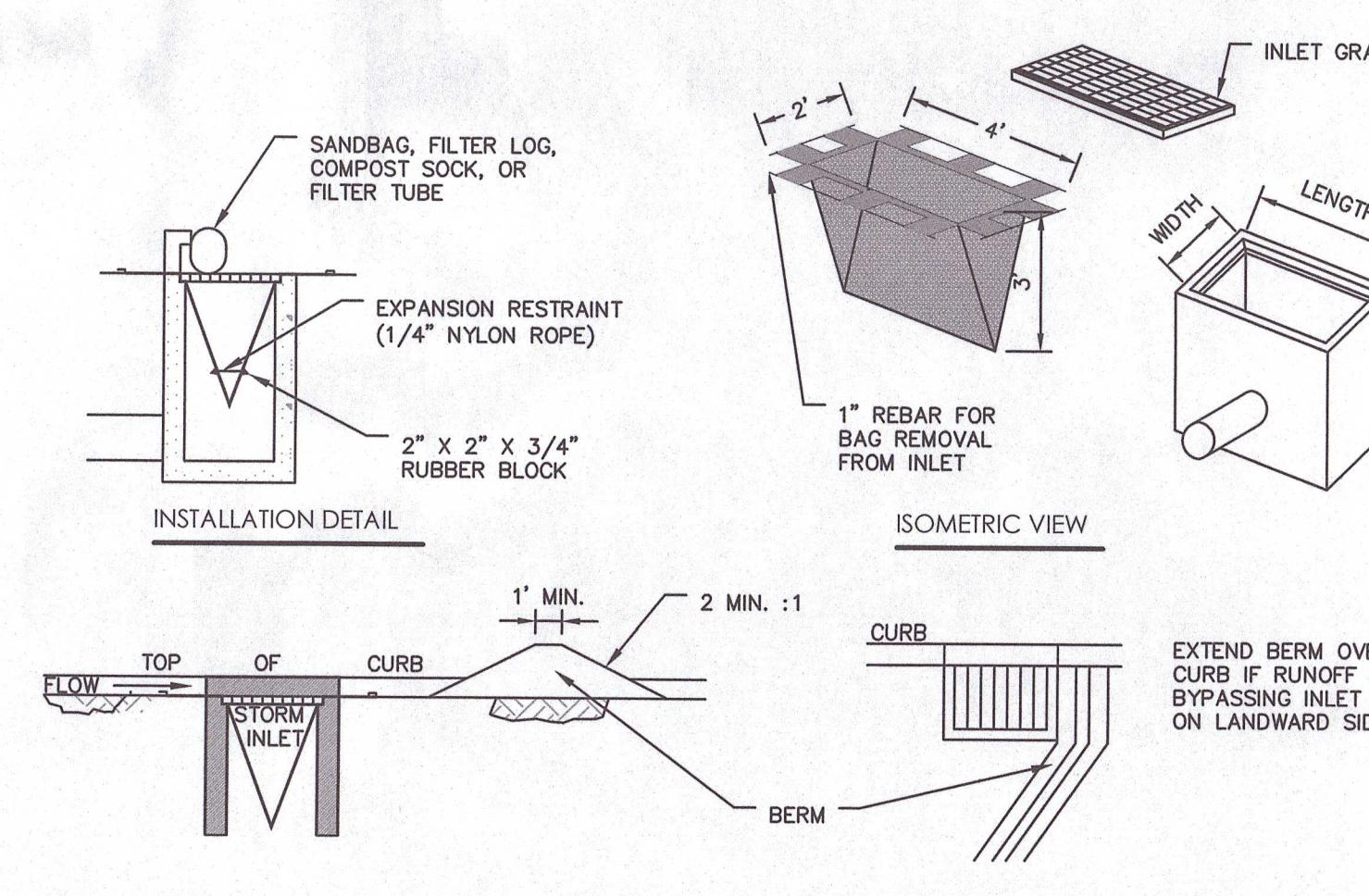
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DON NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S. PAEC-11-1



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR BASIN. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM BASINZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF BASINING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION - TYPE C INLET DETAIL

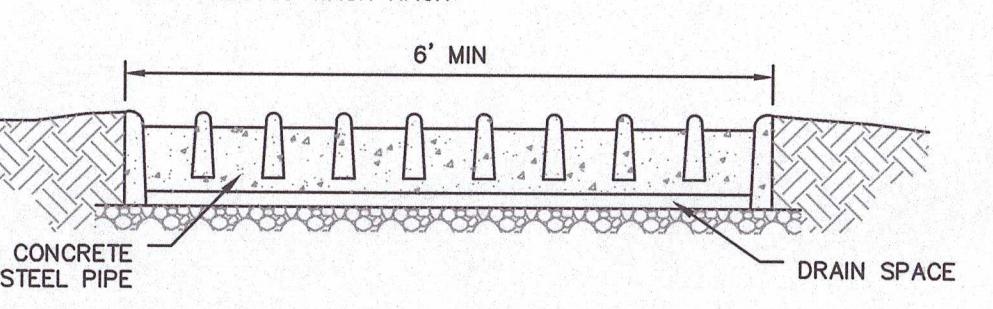
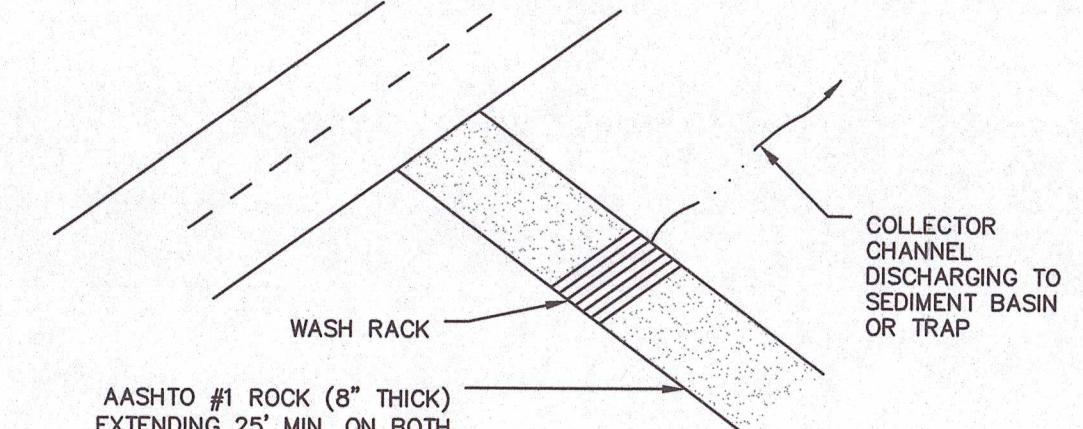
N.T.S. PADEP-4-15

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12"	12"	18"	18"	18"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.	100% at 1000 hr.	100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-ply systems

Inner Containment Netting	HDPE biaxial net Continuously wound Fusion-welded junctures 3/4" X 3/4" Max. aperture size
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch) 3/16" Max. aperture size

Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

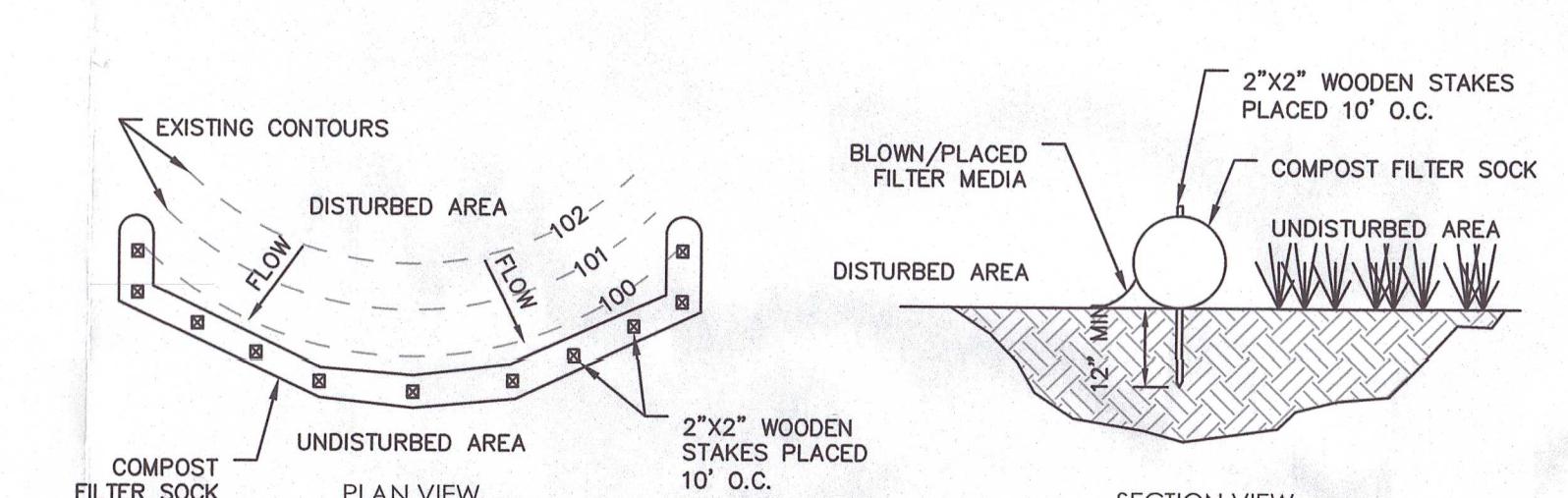


WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE WITH WASH RACK DETAIL

N.T.S. PADEP-3-2



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 FOUND IN PENNSYLVANIA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FROM 4.1 FOUND IN PENNSYLVANIA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL). MAXIMUM OPEN LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

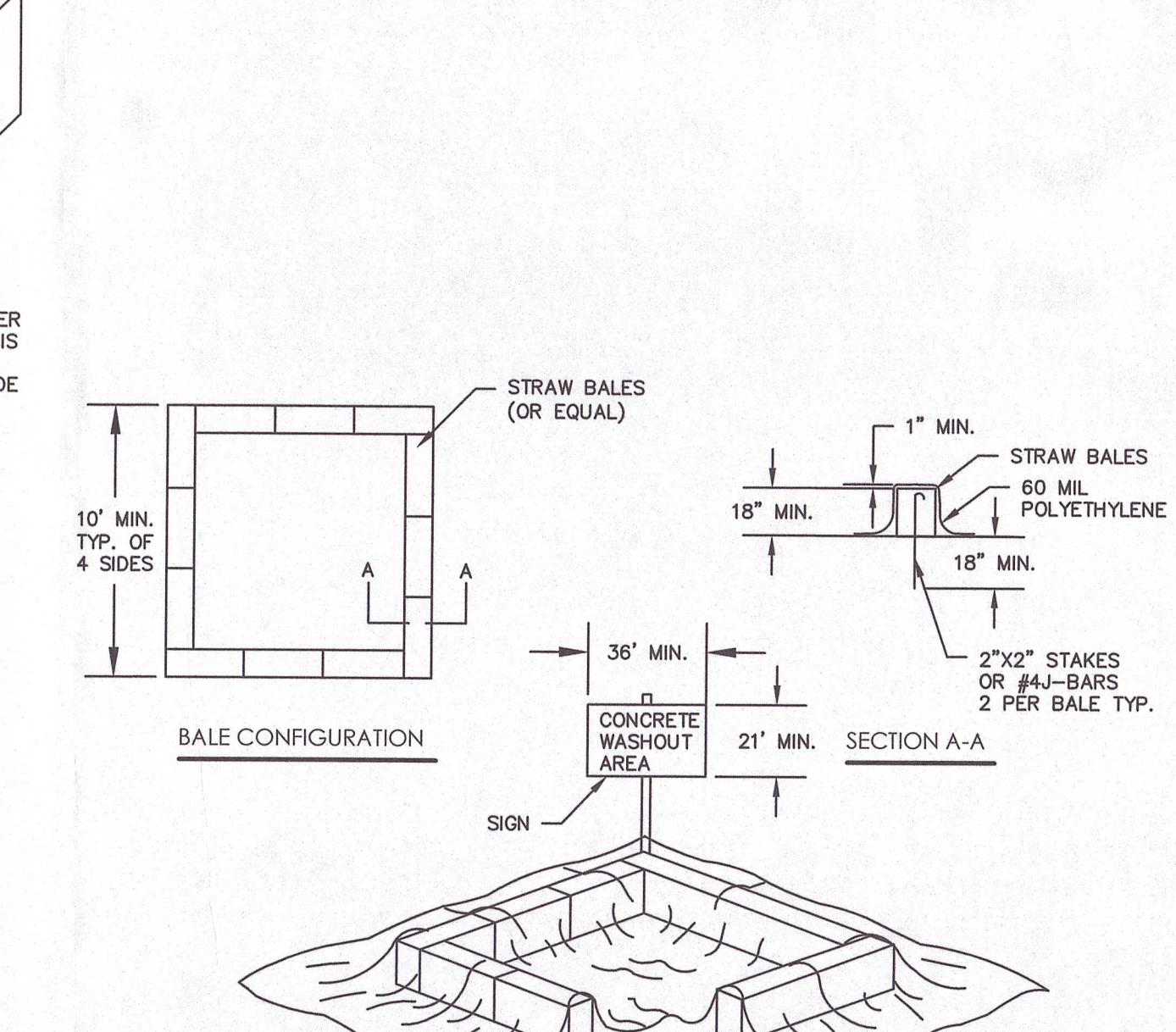
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHOULD BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP THE SOCK IN PLACE.

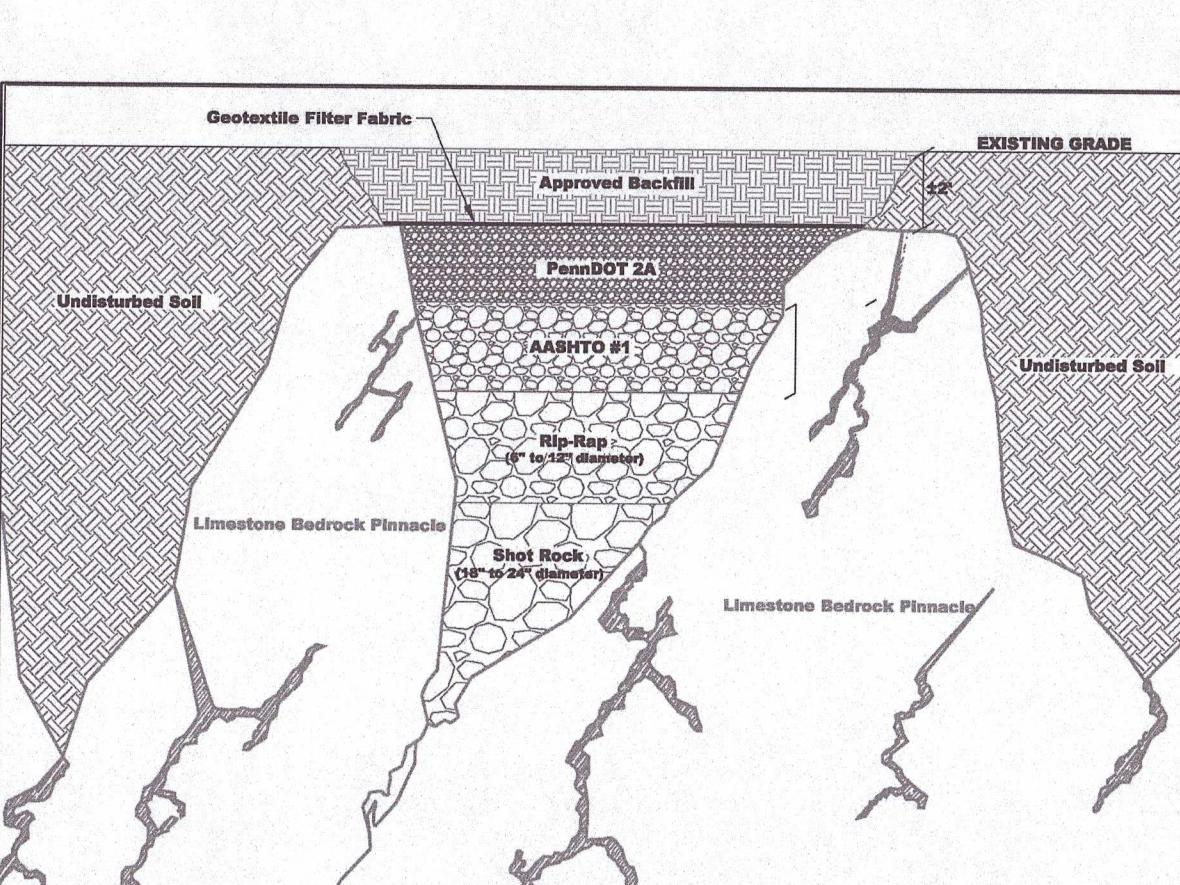
COMPOST FILTER SOCK DETAIL

N.T.S. PADEP-4-1



CONCRETE WASHOUT DETAIL

N.T.S.



NOTE:
1. SINKHOLE REMEDIATION METHODS USING DURING CONSTRUCTION SHALL BE RECOMMENDED BY OR OVERSEEN BY A PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER.

SINKHOLE REPAIR DETAIL

N.T.S.