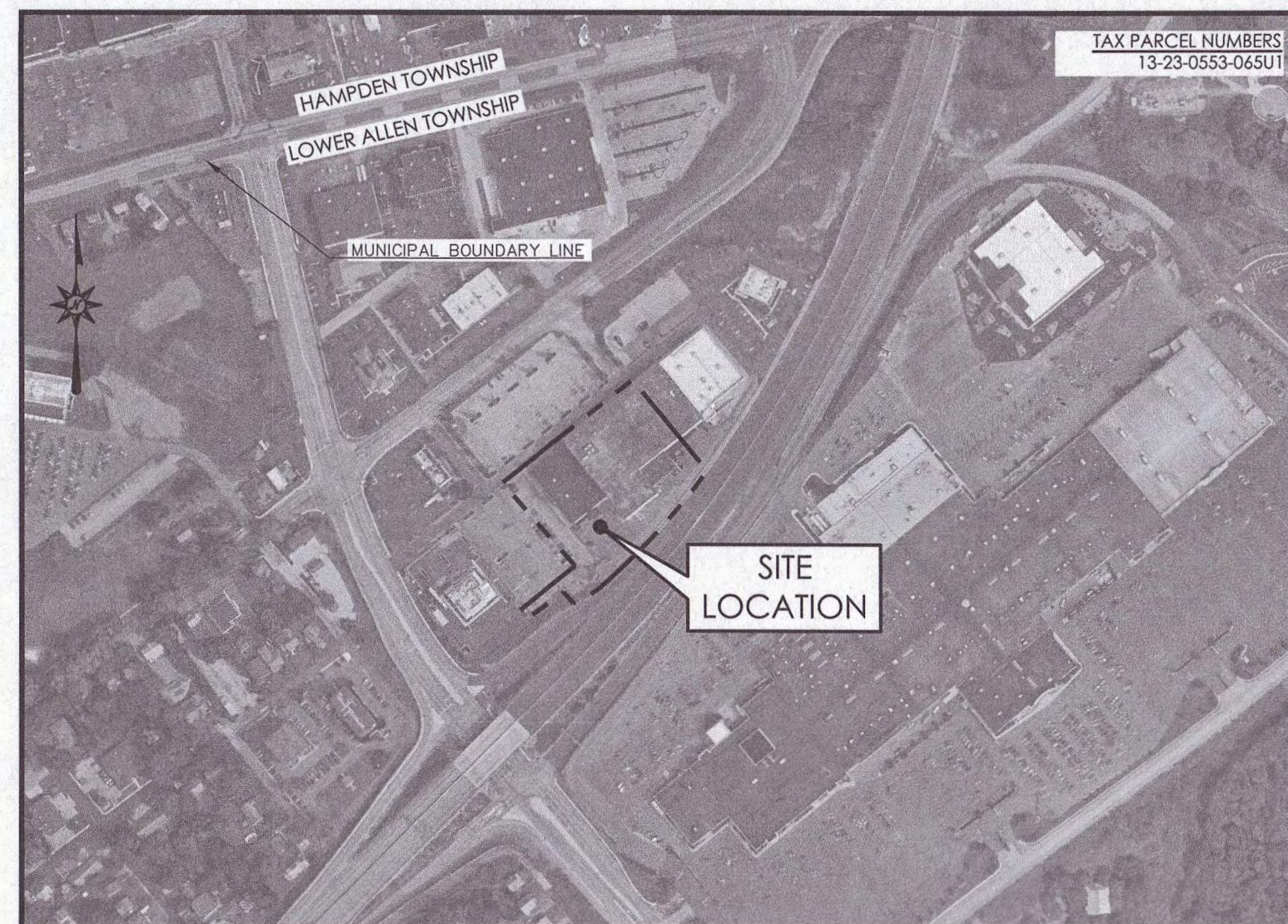
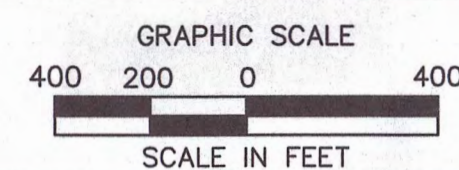




LOCATION MAP

SCALE: 1"=400'



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 12/04/2018.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

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

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

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

(HC) VERIZON PENNSYLVANIA LLC
1026 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.barum@verizon.com

(LA) LOWER ALLEN TOWNSHIP AUTHORITY
120 LIMEKILN ROAD
NEW CUMBERLAND, PA 17070
CONTACT: BRIAN KAUFFMAN
EMAIL: bkauffman@atwp.org

(LAL) LOWER ALLEN TOWNSHIP
2233 GETTYSBURG ROAD
CAMP HILL, PA 17011
CONTACT: DANIEL FLINT
EMAIL: dflint@atwp.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@cable.comcast.com

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

(U) UGI UTILITIES INC
1301 AIP 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

AK	WINDSTREAM	CLEAR - NO FACILITIES * 12/04/2018 21:35
AV	PENNSYLVANIA AMERICAN WATER	DESIGN CONFLICT, PLEASE SEND PLANS TO: JOE HODGE PENNSYLVANIA AMERICAN WATER 432 MARKET ST MECHANICSBURG, PA 17055 * 12/04/2018 09:18:10
CT	FRONTIER COMMUNICATIONS OF PA INC.	DESIGN CONFLICT, PLEASE SEND PLANS TO: JOHN BUGDONOVITCH FRONTIER COMMUNICATIONS OF PA INC. 67 SOUTH MAIN STREET SHOCKSVILLE, PA 18655 * 12/04/2018 09:18:10
HC	VERIZON PENNSYLVANIA LLC	CLEAR - NO FACILITIES * 12/04/2018 10:09:07
LA	LOWER ALLEN TOWNSHIP AUTHORITY	ENGINEERING COMPLETED - A PDF FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 12/04/2018 11:04:00
LAL	LOWER ALLEN TOWNSHIP	ENGINEERING COMPLETED - A PDF FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 12/04/2018 11:04:00
PRD	PPL ELECTRIC UTILITIES CORPORATION	ENGINEERING COMPLETED - A PDF FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 12/04/2018 11:04:00
SB	COMCAST	DESIGN CONFLICT, PLEASE SEND PLANS TO: MICHAEL SWEIGARD COMCAST 4601 SMITH STREET HARRISBURG, PA 17109 * 12/04/2018 11:04:00
TW	CENTURY LINK	DESIGN CONFLICT, PLEASE SEND PLANS TO: LEO HILBERT CENTURY LINK 122 BALTIMORE STREET PO BOX 896 HANOVER, PA 17331 * 12/04/2018 11:04:00
U	UGI UTILITIES INC	ENGINEERING COMPLETED - A PDF FILE OR HANDED UP PLANS WERE SENT TO THE REQUESTOR * 02/07/2019 11:55:28

Sheet List Table

- CV-1 COVER SHEET
- GN-1 GENERAL NOTES
- EX-1 EXISTING CONDITIONS PLAN
- DM-1 DEMOLITION PLAN
- SP-1 SITE PLAN
- GD-1 GRADING AND DRAINAGE PLAN
- SU-1 SITE UTILITY PLAN
- PR-1 PROFILES
- LL-1 LANDSCAPE PLAN
- LL-2 LANDSCAPE DETAILS
- DN-1 DETAIL SHEET
- DN-2 DETAIL SHEET
- DN-3 DETAIL SHEET
- DN-4 DETAIL SHEET
- EC-1 EROSION & SEDIMENTATION CONTROL PLAN
- EC-2 EROSION & SEDIMENTATION CONTROL NOTES
- EC-3 EROSION & SEDIMENTATION CONTROL DETAILS

SUPPLEMENTAL PLANS:

1. SITE LIGHTING PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR GROCER AND RETAIL LOWER ALLEN COMMONS CONDOMINIUM UNIT #3

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:



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

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

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW CERTIFICATION

REVIEWED THIS 9 DAY OF September, 2021 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR K. Jern BSH

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.
APPROVED THE 26th DAY OF OCTOBER, 2020

CONDITIONS OF APPROVAL COMPLETED THIS 10th DAY OF MARCH, 2021

Demetrius PRESIDENT Helen Ranae Grundon SECRETARY

WAIVERS REQUESTED

APPROVAL DATE

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

- | | |
|---------------|---|
| §192-30 | PRELIMINARY PLAN SUBMISSION |
| §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 |

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

3/8/21
DATE



RECORDER OF DEEDS CERTIFICATE

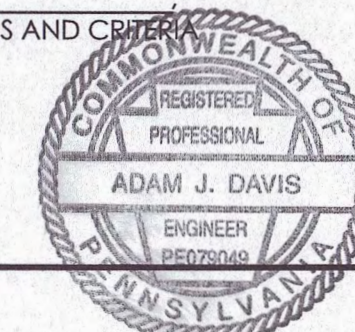
RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 14th DAY OF March, 2021

Instrument # 202108913

LOWER ALLEN TOWNSHIP ACT 167 STORMWATER DESIGN CERTIFICATION

Alan Davis, DESIGN ENGINEER, ON THIS DATE 3/8/21
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.

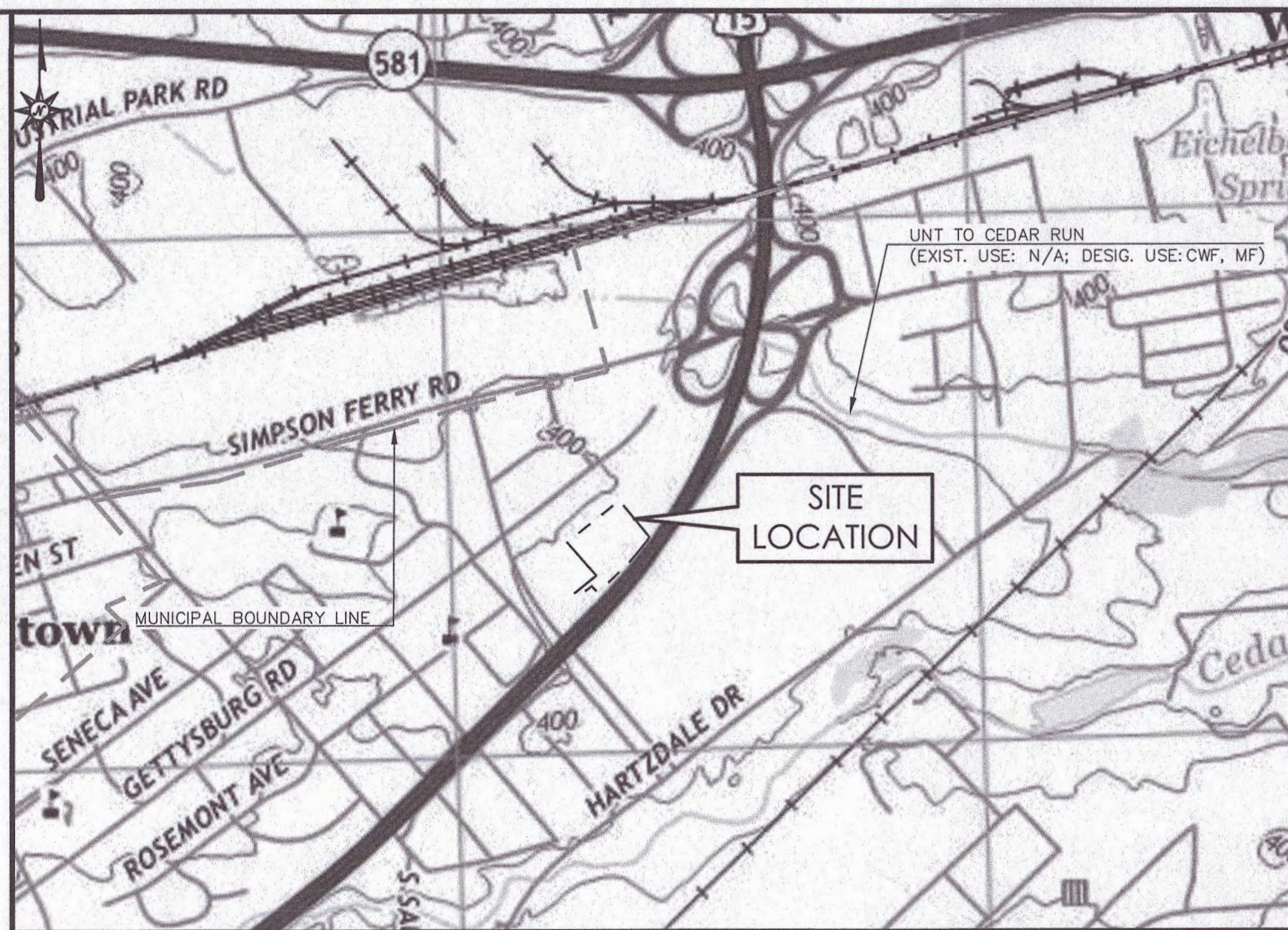
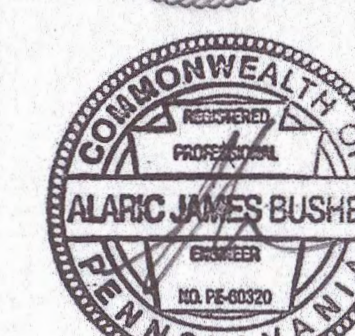


ENGINEER'S CERTIFICATION

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.

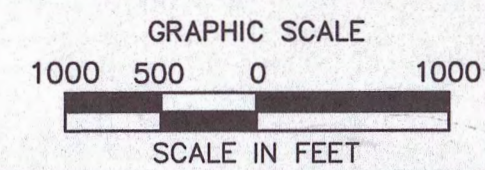
ALARIC J. BUSHER
REG. NO. PE 60320

FEBRAURY 26, 2021
DATE



VICINITY MAP

SCALE: 1"=1000'



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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Cumberland SS

ON THIS, THE 9 DAY OF March, 2021, BEFORE ME, Helen Ranae Grundon THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED May E. Storer, KNOWN TO ME (OR SATISFACTORILY PROVEN TO
BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED
THAT May E. Storer EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

OWNER

NOTARY

MY COMMISSION EXPIRES 1-28, 2023.

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Cumberland SS

ON THIS, THE 9 DAY OF March, 2021, BEFORE ME, Helen Ranae Grundon THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED May E. Storer, KNOWN TO ME (OR SATISFACTORILY PROVEN TO
BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND
ACKNOWLEDGED THAT May E. Storer EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

May E. Storer OWNER
Commonwealth of Pennsylvania - Notary Seal
Helen Ranae Grundon, Notary Public
Cumberland County
My commission expires January 28, 2023
Commission number 1287908
Member, Pennsylvania Association of Notaries

Helen Ranae Grundon NOTARY

MY COMMISSION EXPIRES 1-28, 2023.

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: SEPTEMBER 21, 2020
REVISIONS: OCTOBER 22, 2020
OCTOBER 28, 2020
FEBRUARY 3, 2021
FEBRUARY 11, 2021

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PERMIT FOR THE CONSTRUCTION OF A GROCER AND RETAIL ESTABLISHMENT 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

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 SERVICING 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 TIE 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 DETELED 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" 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" SWL | 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 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.
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 MARSHAL.
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 PRE-CONSTRUCTION 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.
55. SANITARY SEWER SERVICE IS DEPENDENT ON THE LOWER ALLEN TOWNSHIP DEVELOPMENT AUTHORITY COMPLETING THE SEWER EXTENSION TO THE PROPOSED DEVELOPMENT.

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 RESEY 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 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, 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 ARE 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 95% 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 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 DISCONNECTS 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 CLEARED AND PARTIALLY GRADED SITE . PROPOSED IMPROVEMENTS CONSISTS OF THE CONSTRUCTION OF A NEW GROCER AND RETAIL BUILDINGS, ASSOCIATED WALKS, PARKING, 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 ALL DEPARTMENT OF TRANSPORTATION STANDARDS. 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. ROOF DRAINAGE SHALL BE DIRECTED AND CONNECTED AS SHOWN IN THE CIVIL ENGINEERING GRADING AND DRAINAGE PLANS, SHOWN ON PLUMBING PLANS BY THE ARCHITECT.
18. 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 (PVC/P) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC/P SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC/P SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-22321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
3. ALL RP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-78; ALL RP 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 HANGOR 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 M294. 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 HANGOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SILT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1058 GRADE 242. 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 MEGALUGG RETAINER GLANDS OR WITH RODDING 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.
9. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.

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 UTILITY CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
2. PROPOSED DEVELOPMENT SHALL MEET PENNSYLVANIA SEWAGE PLANNING REQUIREMENTS. THE CURRENT SEWAGE PLANNING APPROVALS FOR LOWER ALLEN TOWNSHIP ARE EXPECTED TO ALLOW FOR THE PROPOSED SEWAGE DEMAND OF THE PROJECT.
3. DEP SEWAGE PLANNING IS REQUIRED FOR THE OVERALL LOWER ALLEN COMMONS REDEVELOPMENT. DEP APPROVED THE SEWAGE PLANNING PERMIT # _____ ON _____.

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 8" FROM THE BUILDING FACE. SEWER SERVICE LATERALS TO HAVE A CLEAN OUT WITHIN 5 FEET OF 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 OWNER IS RESPONSIBLE FOR SANITARY SEWER LATERAL INSTALLATION, OPERATION AND MAINTENANCE.
4. 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.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY CO. AND LOWER ALLEN TOWNSHIP AUTHORITY STAFF REVIEW.
6. 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.
7. 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.
8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT (UNLESS DEMOUSHED). 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.
9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
10. 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.
11. 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.
12. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.
13. 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.
14. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS, PARKING AREAS, AND CURBS FOR UTILITY AND IRRIGATION CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICIAN/ELECTRICAL CONTRACTOR.
16. 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.
17. 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.
18. 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.
19. 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 BEDDED, 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. INSTALL HANDHOLES AS REQUIRED. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC COMPANY.
20. ALL WATER LINES TO HAVE A MINIMUM COVER OF 48" AND A MAXIMUM COVER OF 60" UNLESS OTHERWISE APPROVED BY LOWER ALLEN TOWNSHIP.
21. 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. ALLOW WATER METER VAULTS AND ACCESS COVERS IN VEHICULAR TRAFFIC AREAS SHALL BE QUALIFIED FOR H-20 LOADING.
22. 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.
23. 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.
24. ANY EXISTING POTABLE WATER WELL(S) IF FOUND SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
25. 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.
26. ALL SANITARY SEWER AND LATERAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY'S CONSTRUCTION AND MATERIAL SPECIFICATIONS.
27. UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED.
28. 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.
29. 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.
30. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
31. 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.
32. CONTRACTOR SHALL TAKE ALL SPECIAL PRECAUTIONS REQUIRED BY UTILITY COMPANIES FOR PIPE CROSSINGS OF DISSIMILAR METAL MATERIALS.
33. THE CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOPs PRIOR TO THE COMMENCEMENT OF WORK.
34. NONRESIDENTIAL UNITS INVOLVED IN FOOD PREPARATION AND SALES REQUIRE AN OUTSIDE GREASE TRAP SIZE FOR THE GREASE LOAD UNLESS WAIVED BY THE AUTHORITY.

Architecture
Engineering
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Land Surveying



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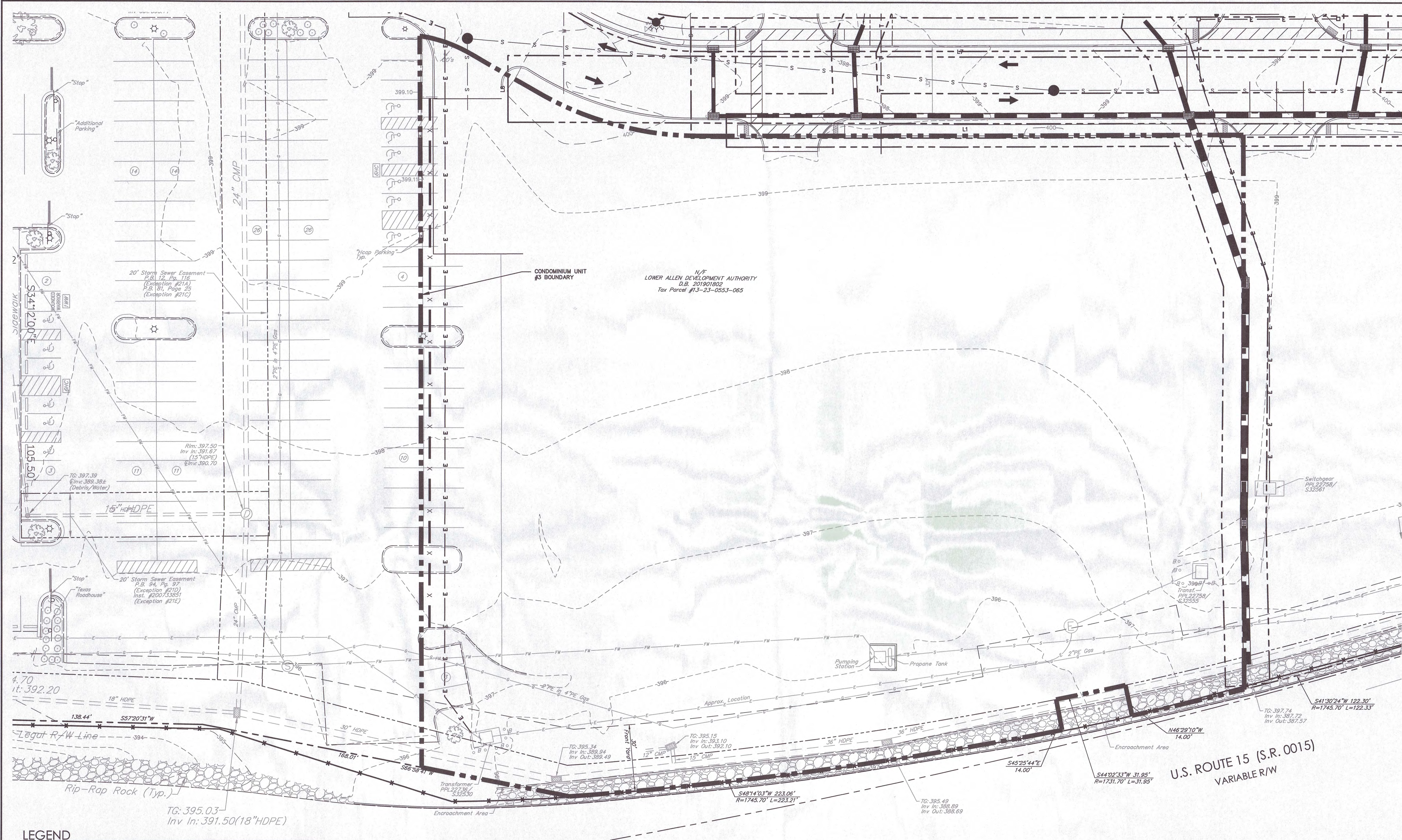
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
GROCER AND RETAIL - LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Disc.	10/22/2020	DESIGNED	A.J.D.
REVISED PER TOWNSHIP & COUNTY COMMENTS	10/22/2020	Drawn	C.J.S.
REVISED PER TOWNSHIP & COUNTY COMMENTS	10/22/2020	Reviewed	A.J.B.
REVISED PER CLIENT SPECIFICATIONS	02/11/2021	Scale	N.T.S.
		Project No.	2000710
		Date	02/03/2021
		CAD File:	GN200071001
		Title	GENERAL NOTES
		Sheet No.	

GN-1

No. 2 of 17



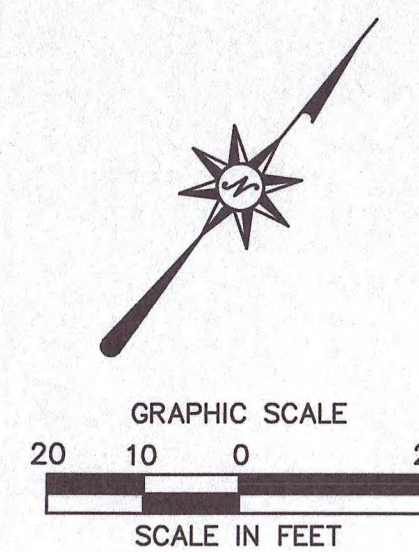
LEGEND

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

GENERAL NOTES:

- EXISTING FEATURES DEPICTED HEREON BY FIELD SURVEY BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED ON JANUARY 15, 2019.
- IN ADDITION TO THE FIELD SURVEY, A PORTION OF THE EXISTING FEATURES ARE DEPICTED PER THE PROPOSED IMPROVEMENTS SHOWN ON AND WITHIN THE LOCATION OF THE PREVIOUSLY APPROVED LAND DEVELOPMENT PLANS FOR LOWER ALLEN COMMONS AND SPRING HILL SUITES (CONDOMINIUM UNIT #1). THE LOCATION OF THESE IMPROVEMENTS SHOULD BE CONSIDERED APPROXIMATE AND FIELD VERIFIED PRIOR TO CONSTRUCTION.
- TOTAL SITE AREA: 600,282 SQUARE FEET / 13.78 ACRES.
- GROSS LAND AREAS:
PARCEL 13-23-0553-071: 42,765 SQUARE FEET / 0.98 ACRES
PARCEL 13-23-0553-081: 85,435 SQUARE FEET / 2.19 ACRES
PARCEL 13-23-0553-082: 28,584 SQUARE FEET / 0.66 ACRES
PARCEL 13-23-0553-083: 12,733 SQUARE FEET / 0.29 ACRES
PARCEL 13-23-0553-084: 15,021 SQUARE FEET / 0.34 ACRES
PARCEL 13-23-0553-085: 405,744 SQUARE FEET / 9.32 ACRES
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
- PENNSYLVANIA ONE CALL NUMBER: 20183380628.
- SITE BENCHMARK IS TOP GRATE OF INLET LOCATED ALONG NORTHERN RIGHT-OF-WAY OF US ROUTE 15 (S.R. 0015), ELEVATION 399.00 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 42041C0277E, AND PANEL 281 OF 480, MAP NUMBER 42041C0281E, BEARING AN EFFECTIVE DATE OF MARCH 18, 2006.
- 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 A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, B11 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.



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN GROCER AND RETAIL - LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Revisions	Date	Disc.
1	10/28/2020	REVISED PER TOWNSHIP & COUNTY COMMENTS
2	02/03/2021	REVISED PER TOWNSHIP AUTHORITY COMMENTS
3	02/03/2021	REVISED PER CLIENT SPECIFICATIONS
4	02/11/2021	REVISED PER CLIENT SPECIFICATIONS

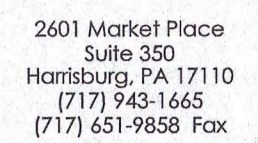
Designed	A.J.D.
Drawn	C.J.S.
Reviewed	A.J.B.
Scale	1" = 20'
Project No.	2000710
Date	02/03/2021

CAD File: 8/2020071001

Title
EXISTING
CONDITIONS
PLAN

Sheet No.

EX-1
No. 3 of 17



**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
GROCER AND RETAIL - LOWER ALLEN COMMONS**
3525 GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Desc.	REVISED PER TOWNSHIP & COUNTY COMMENTS	REVISED PER TOWNSHIP AUTHORITY COMMENTS	REVISED PER CLIENT SPECIFICATIONS	REVISED PER CLIENT SPECIFICATIONS
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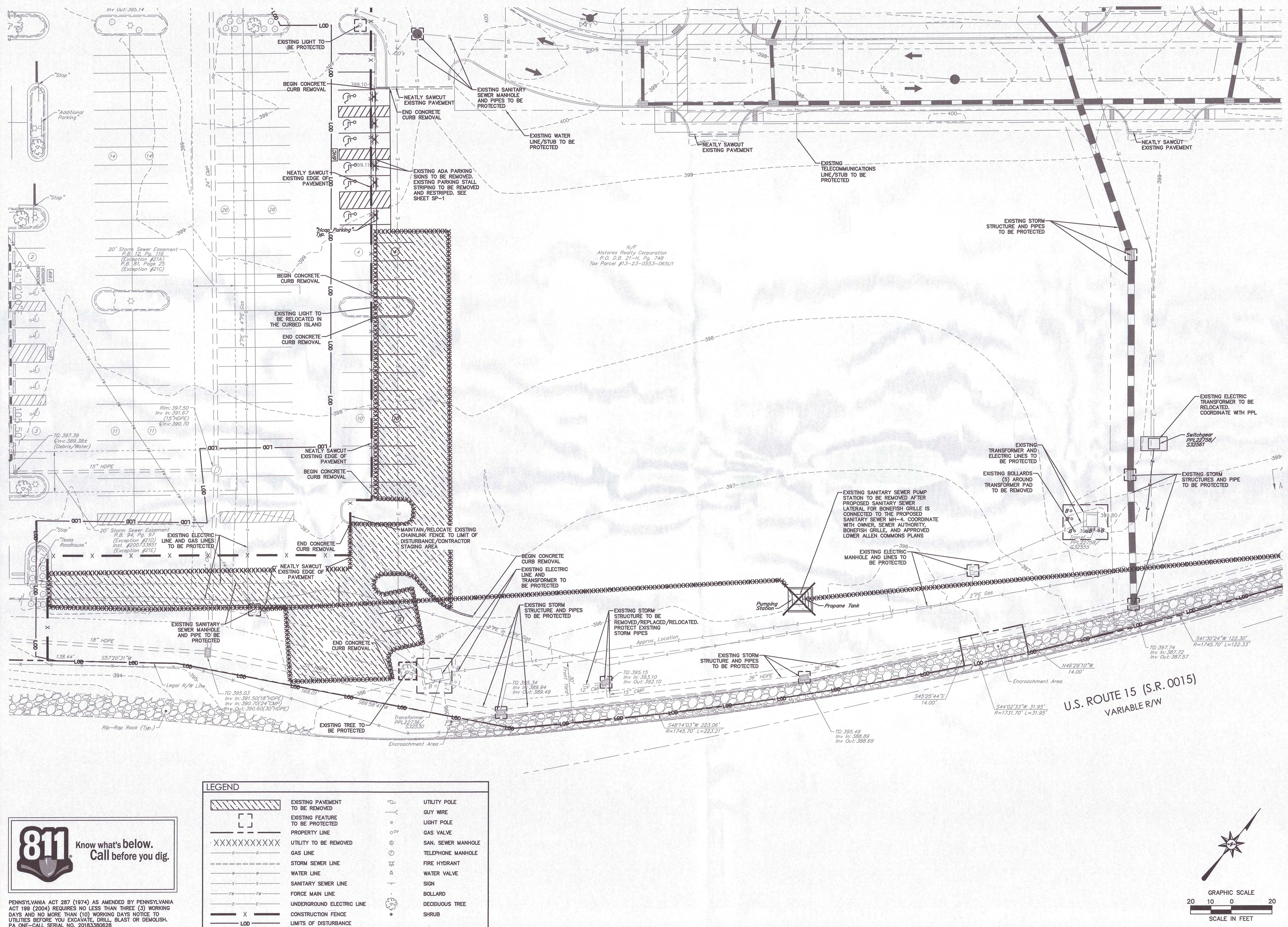
No.	Date
1	10/22/2020
2	10/28/2020
3	02/03/2021
4	02/11/2021

Signed	A.J.E
own	C.J.J
Reviewed	A.J.E
File	1" = 20
Project No.	200071
Date	02/03/2002

DEMOLITION PLAN

et No.

DM-1
o. 4 of 1



ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY

ZONE: REGIONAL COMMERCIAL DISTRICT (C-4)

USE: RETAIL TRADE (NAICS NO. 44) (PERMITTED USE)

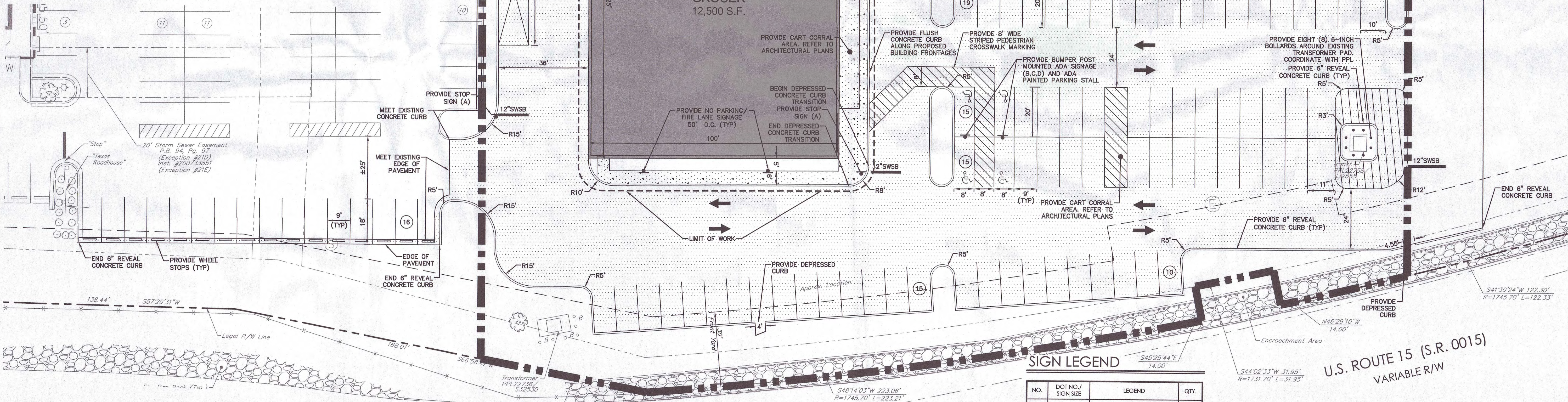
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED*	12.80 ACRES	NO
2	MINIMUM LOT WIDTH	50 FEET AT DEDICATED RIGHT-OF-WAY LINE	>50 FEET	NO
3	MINIMUM FRONT YARD DEPTH	30 FEET	>30 FEET	NO
4	MINIMUM REAR YARD DEPTH	35 FEET	N/A	NO
5	MINIMUM FRONT YARD LANDSCAPING	5 PERCENT	>5 PERCENT	NO
6	MAXIMUM BUILDING HEIGHT	75 FEET	<75 FEET	NO
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	EXISTING 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	50,000 S.F. GFA OR LESS 1 PER 200 S.F. GFA 17,300/200 = 87 TOTAL SPACES REQUIRED	148 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 18/20 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	6,001 TO 20,000 2 LOADING SPACE	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)	≤8 FEET	NO
10	MINIMUM INTERIOR LANDSCAPING	5 PERCENT; 1 TREE PER 10 PARKING SPACES	> 5 PERCENT 15 TREES	NO

- NOTES
- PROPOSED LOT IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
 - PROPOSED UNIT #3 CONDOMINIUM AREA = ±2.42 ACRES



LEGEND

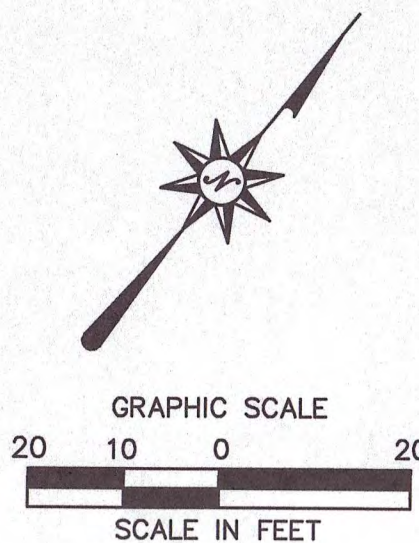
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	CONCRETE CURB
---	STANDARD DUTY BITUMINOUS PAVEMENT
---	CONCRETE
X	PROPOSED FENCE
---	EDGE OF PAVEMENT
---	PROPOSED SIGN
---	LIMIT OF WORK
---	CONDOMINIUM UNIT BOUNDARY

SITE PLAN NOTES

- THE FOLLOWING ITEMS FROM THE ASSOCIATED SUBDIVISION AND LAND DEVELOPMENT PLAN FOR LOWER ALLEN COMMONS (ELD DOCKET NO. 2020-03) MUST BE COMPLETED PRIOR TO OCCUPANCY OF THE PROPOSED UNIT #3 BUILDINGS:
 - CONSTRUCTION OF THE RELOCATED MAIN DRIVEWAY.
 - STORMWATER MANAGEMENT FACILITIES.
 - SANITARY SEWER MAIN EXTENSION TO THE SITE.
 - PEDESTRIAN FACILITY CONNECTIONS TO AND THROUGH THE OVERALL SITE.

SIGN LEGEND

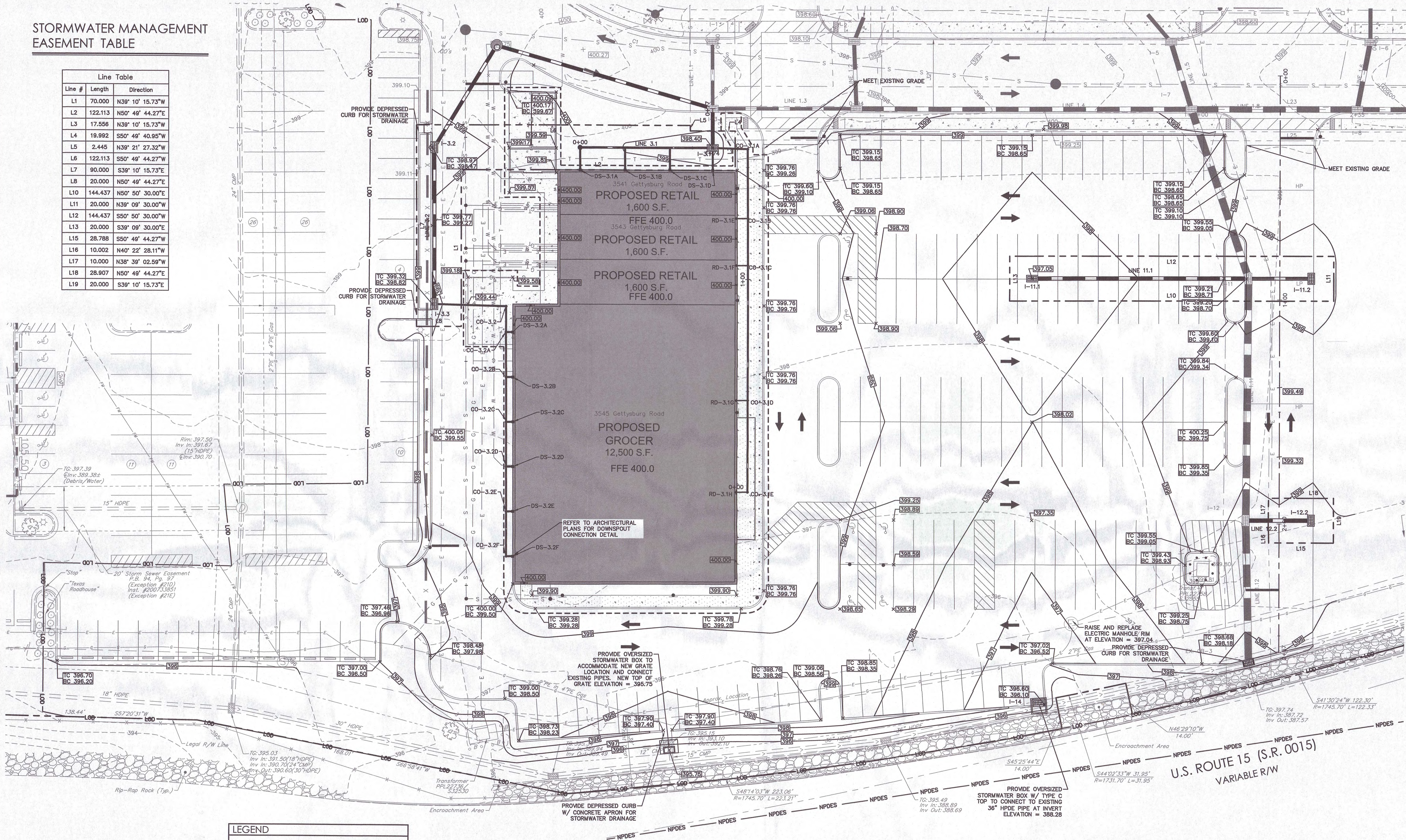
NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"	STOP	5
B	R7-8 12"x18"	NO PARKING ANY TIME	6
C	R7-8A 6"x12"	VAN ACCESSIBLE	4
D	R7-8F 12"x18"	NO PARKING ANY TIME AND TOWERS	6
E	12"x18"	NO PARKING FIRE LANE	5



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. 2018350628

STORMWATER MANAGEMENT
EASEMENT TABLE

Line Table		
Line #	Length	Direction
L1	70.000	N39° 10' 15.73"W
L2	122.113	N50° 49' 44.27"E
L3	17.556	N39° 10' 15.73"W
L4	19.992	S50° 49' 40.95"W
L5	2.445	N39° 21' 27.32"W
L6	122.113	S50° 49' 44.27"W
L7	90.000	S39° 10' 15.73"E
L8	20.000	N50° 49' 44.27"E
L10	144.437	N50° 50' 30.00"E
L11	20.000	N39° 09' 30.00"W
L12	144.437	S50° 50' 30.00"W
L13	20.000	S39° 09' 30.00"E
L15	28.788	S50° 49' 44.27"W
L16	10.002	N40° 22' 28.11"W
L17	10.000	N38° 39' 02.59"W
L18	28.907	N50° 49' 44.27"E
L19	20.000	S39° 10' 15.73"E



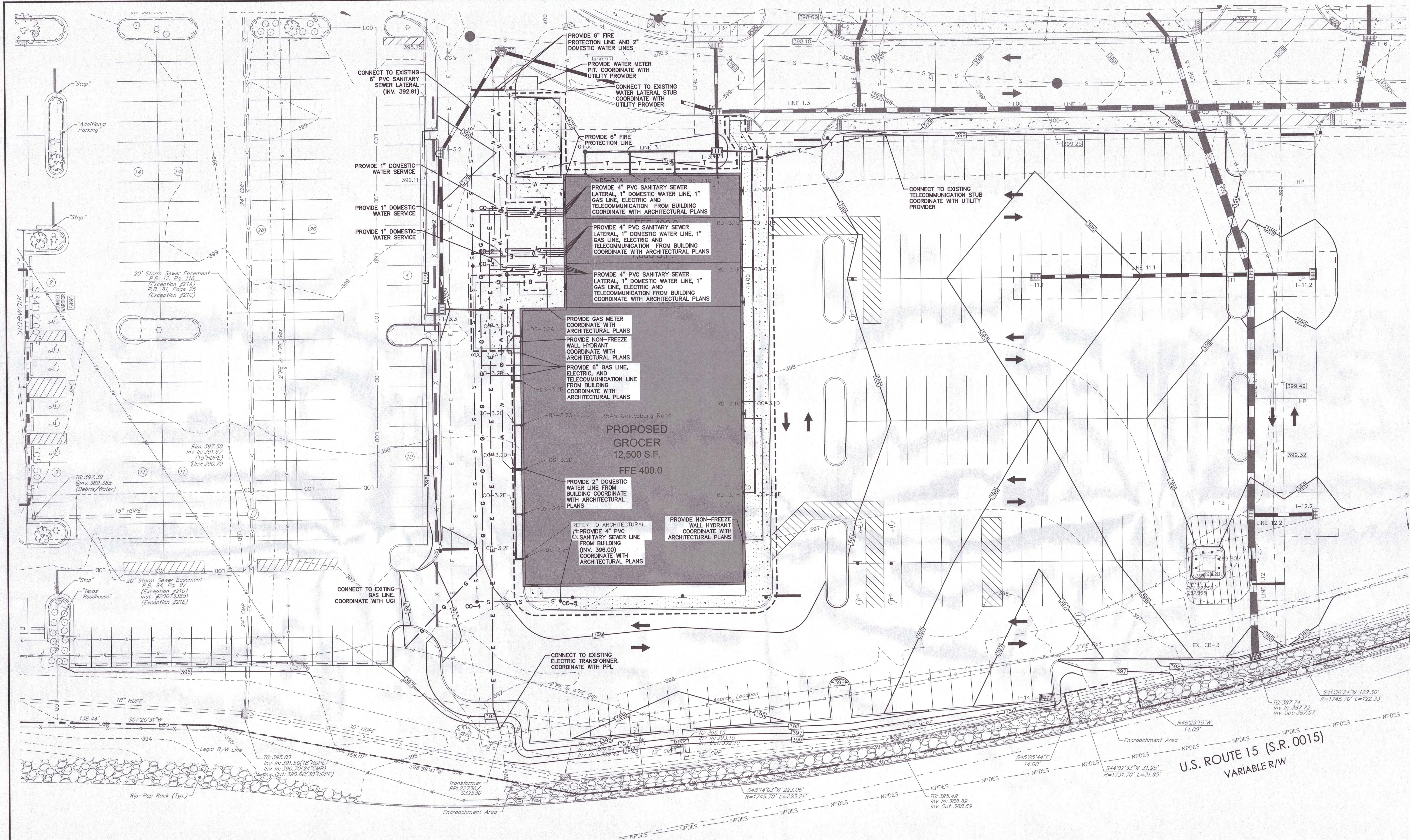
LEGEND	
---	PROPERTY LINE
---	L100
---	LIMITS OF DISTURBANCE FOR OVERALL PROPERTY
---	NPDES
---	PERMIT BOUNDARY FOR OVERALL PROPERTY
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	PROPOSED 1' GRADES
---	PROPOSED 5' GRADES
---	SPOT ELEVATION (BC/TC = BOTTOM/TOP OF CURB)
---	STORM LINE
---	"M" TYPE CATCH BASIN
---	"C" TYPE CATCH BASIN
---	HIGH POINT ELEVATION
---	LOW POINT ELEVATION
---	LIMIT OF WORK

GRADING & DRAINAGE NOTES

1. 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.



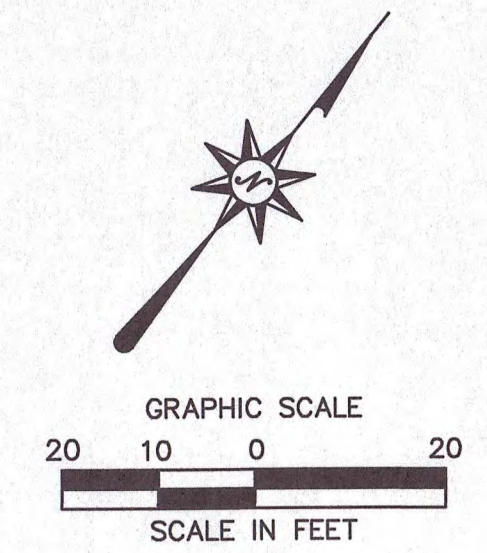
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LEGEND	
---	PROPERTY LINE
W	DOMESTIC/FIRE PROTECTION WATER LINE
S	SANITARY PIPE CENTER LINE
E	PRIMARY ELECTRIC LINE TO TRANSFORMER
G	GAS LINE
C	CABLE LINE
T	TELEPHONE LINE
WV	WATER VALVE
GV	GAS VALVE
CO	SANITARY CLEANOUT
---	LIMIT OF WORK



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(717) 651-9638 Fax

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
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3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

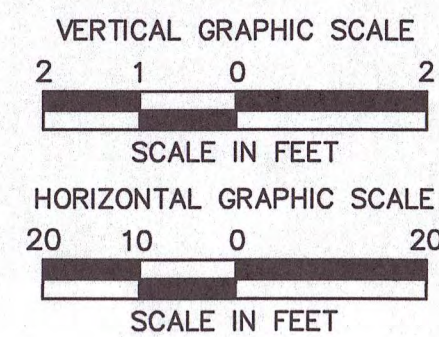
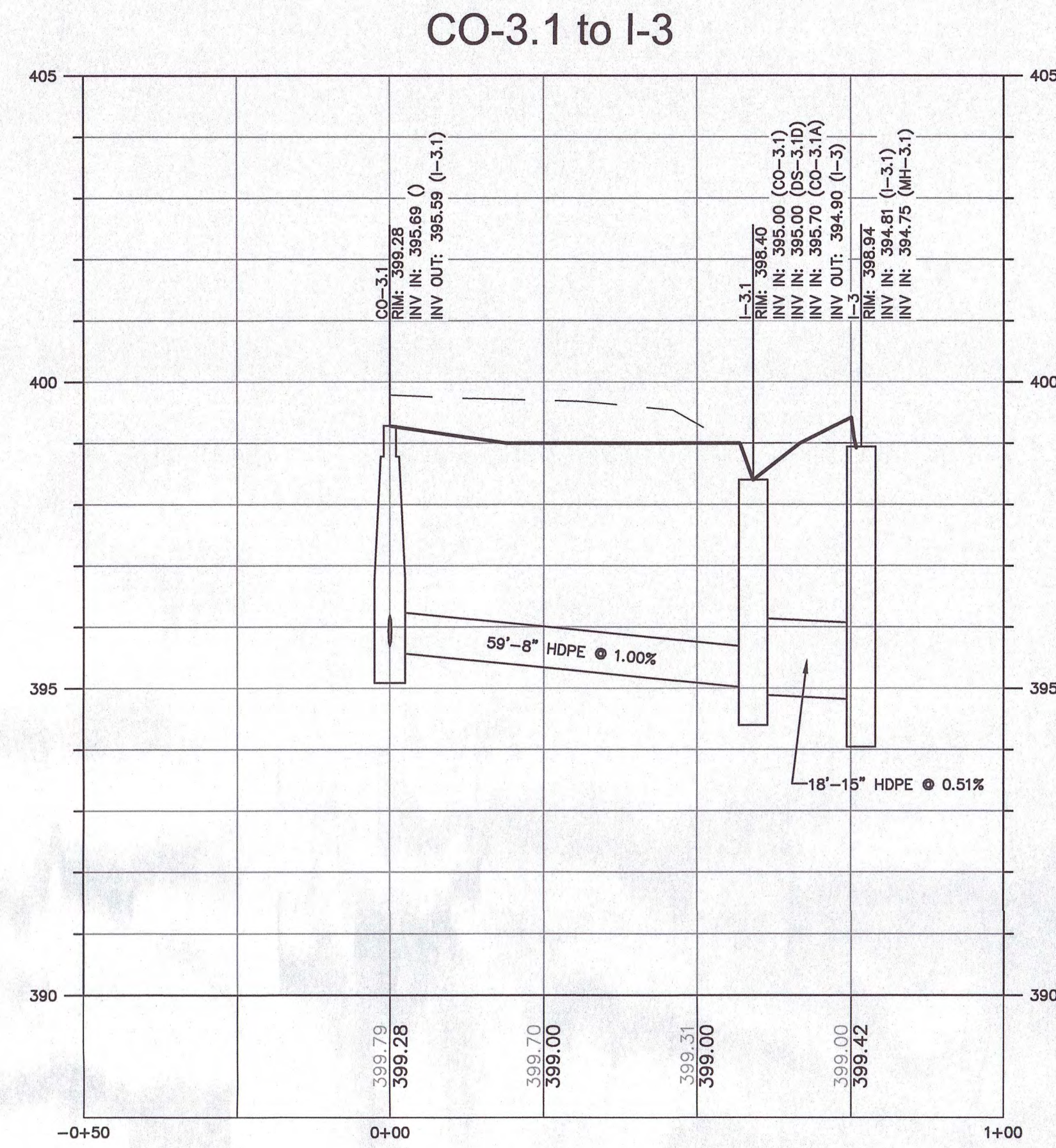
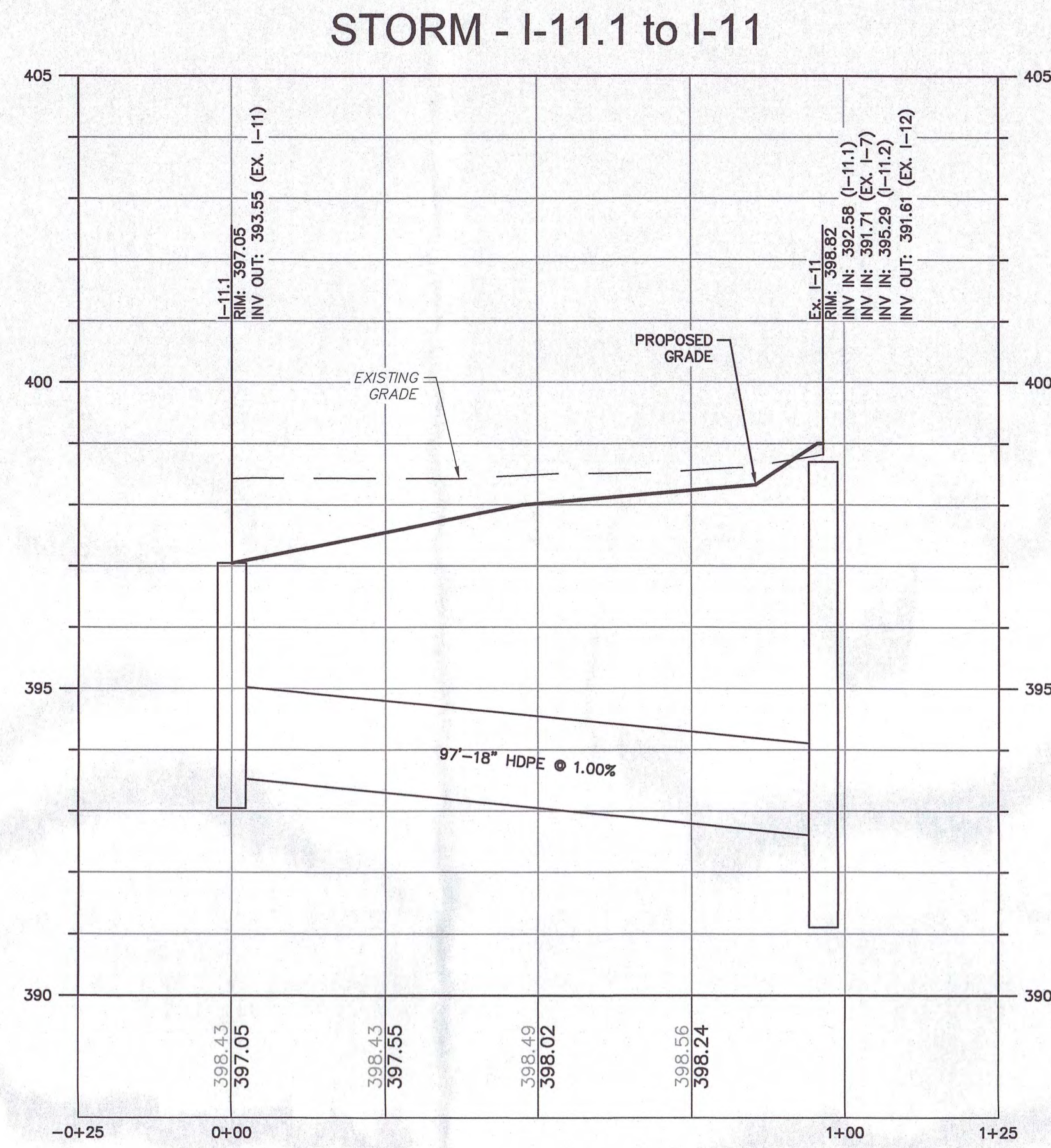
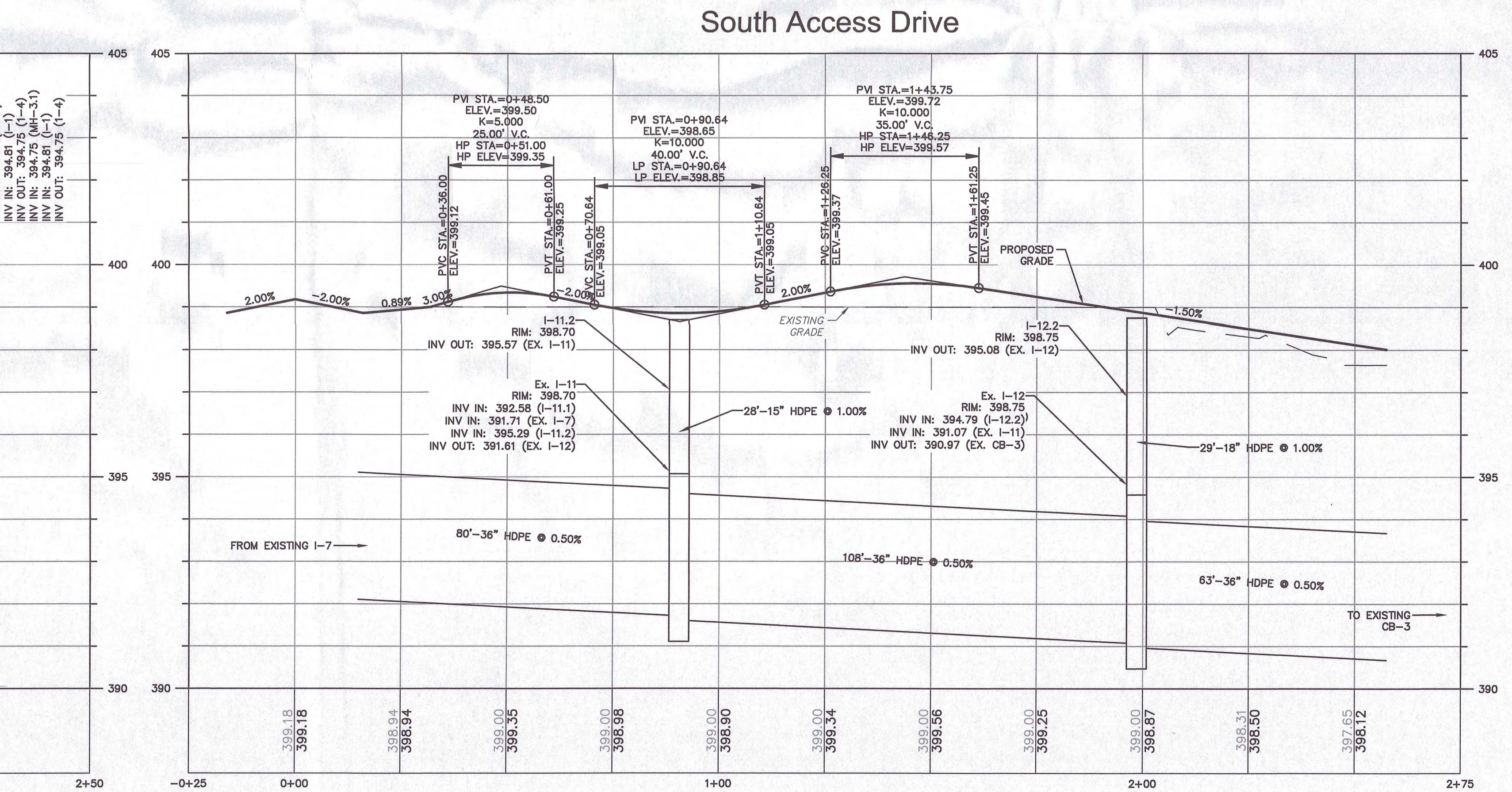
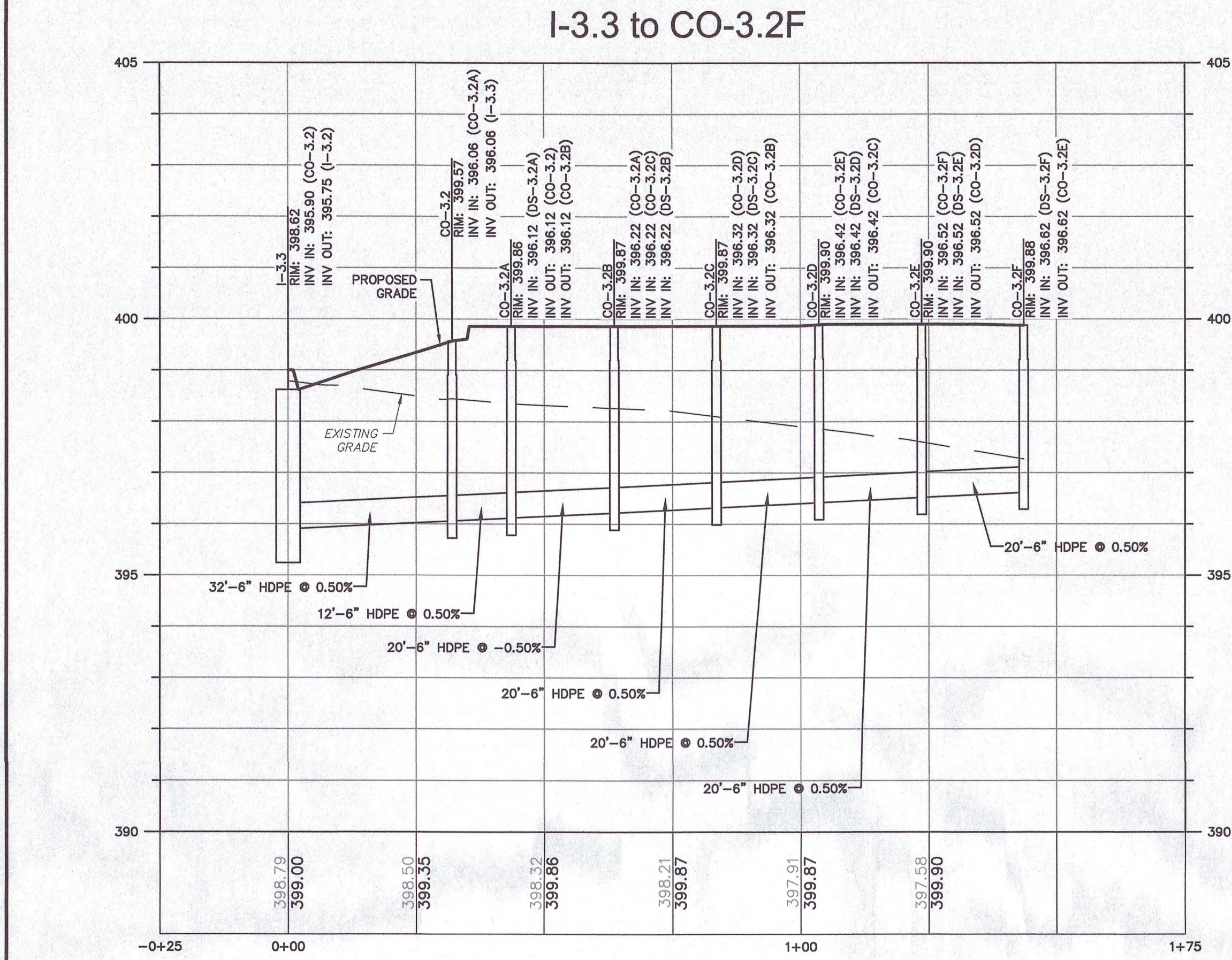
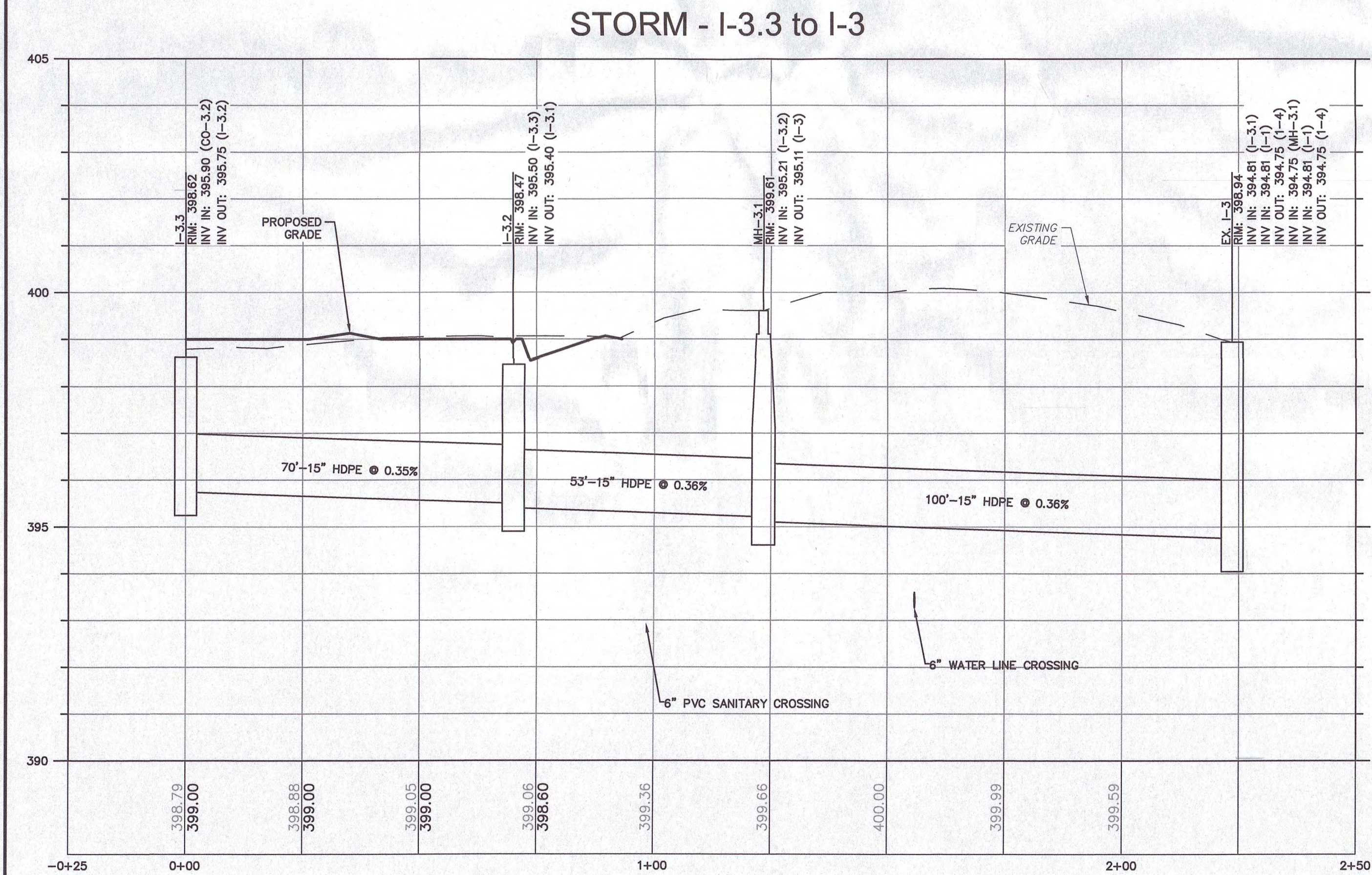
Revised	Per Township & County Comments
10/22/2020	1. REVISED PER CLIENT SPECIFICATIONS
02/03/2021	2. REVISED PER CLIENT SPECIFICATIONS
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Designed: A.J.D.
Drawn: C.J.S.
Reviewed: A.J.B.
Scale: 1"=20'
Project No.: 2000710
Date: 02/03/2021
CAD File: SU200071001
Title: SITE UTILITY PLAN
Sheet No.: SU-1
No. 7 of 17

2/24/2021, C:\PROJECTS\2020\20200710\DWG\PR-1

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REVISIONS

No.	Date	Description
1	10/28/2020	DESIGNED PER TOWNSHIP & COUNTY COMMENTS
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Designed: A.J.D.
Drawn: C.J.S.
Reviewed: A.J.D.
Scale: 1" = 20'
Project No.: 2000710
Date: 02/03/2021
CAD File: PR20071001

Title: PROFILES

Sheet No.

PR-1
No. 8 of 17

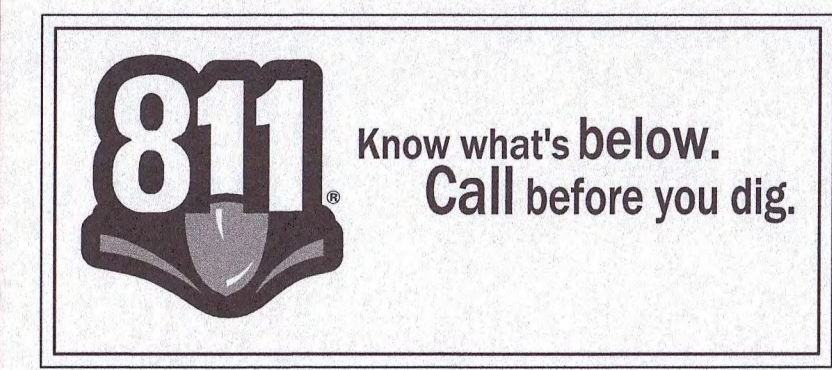
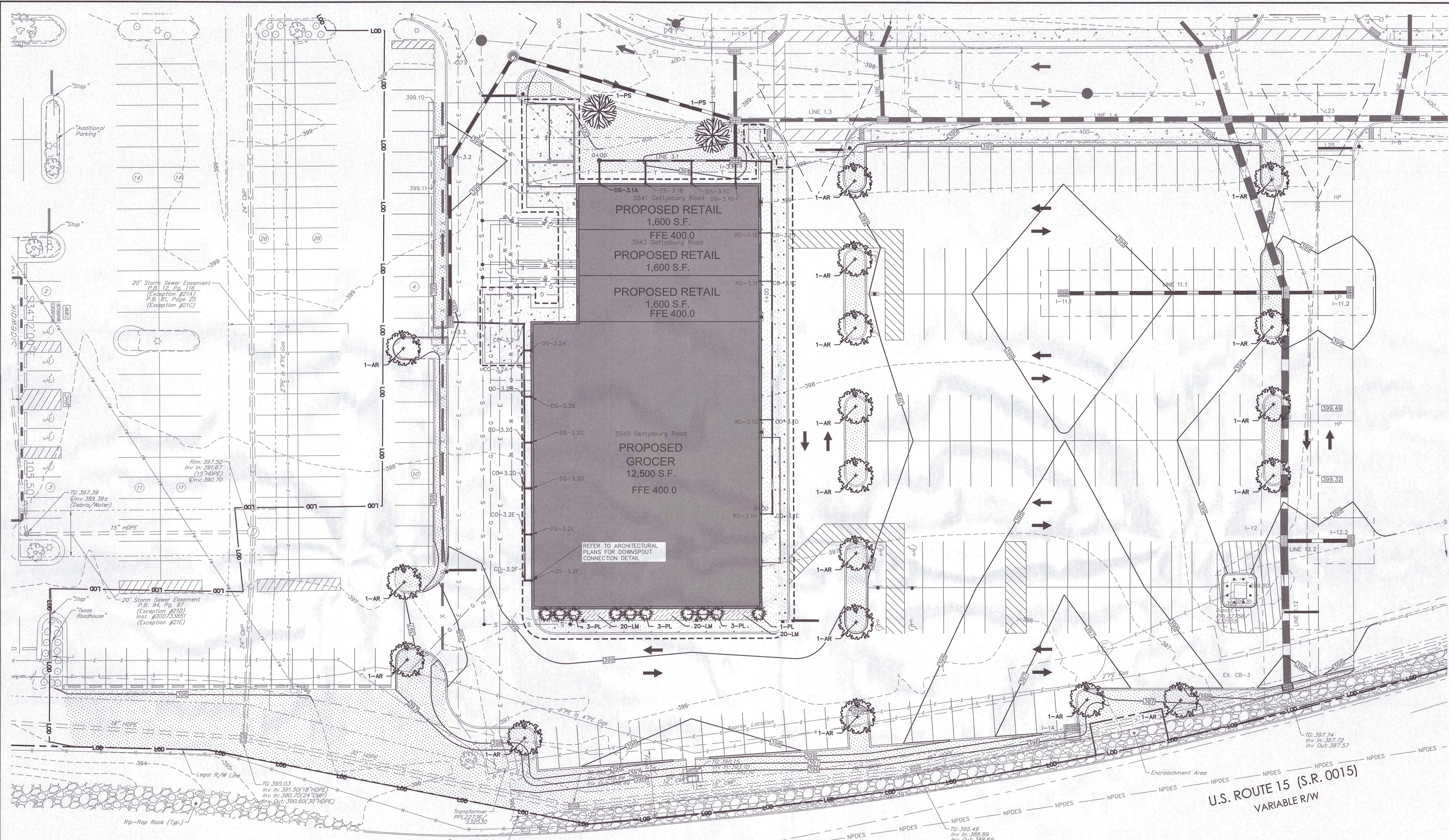
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
GROCER AND RETAIL - LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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Suite 350
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(717) 651-7858 Fax



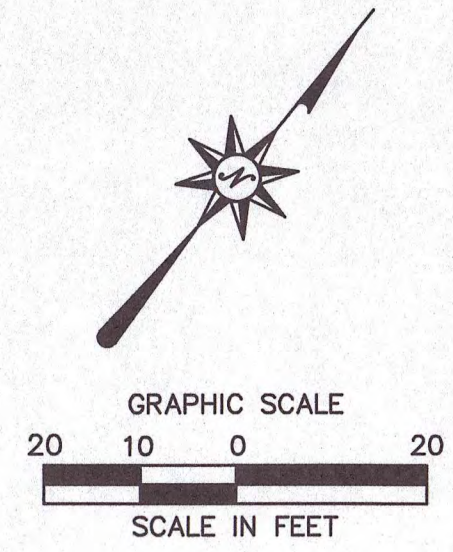
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LEGEND

- LOD ——— LIMIT OF DISTURBANCE
- PROPERTY LINE
- PROPOSED LAWN
- PROPOSED GROUNDCOVER
- PROPOSED SHRUBS AND FLOWERS
- PROPOSED TREES
- PROPOSED STREET TREES

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	NOTES
DECIDUOUS TREES					
AR	18	Acer rubrum	Red Maple	1.5-2" cal	6' Br./Full heads
STREET TREES					
PS	2	Prunus sargentii	Sargent Cherry	1.5-2" cal	6' Br./Full heads
SHRUBS					
PL	10	Prunus laurocerasus Otto Lutyken	Otto Lutyken Cherry Laurel	24-30"	Full, Matched Plants
FLOWERS AND GROUNDCOVERS					
LM	60	Liriope muscari Big Blue	Big Blue Lilyturf	-	18" O.C., Staggered spacing



**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
GROCER AND RETAIL - LOWER ALLEN COMMONS**
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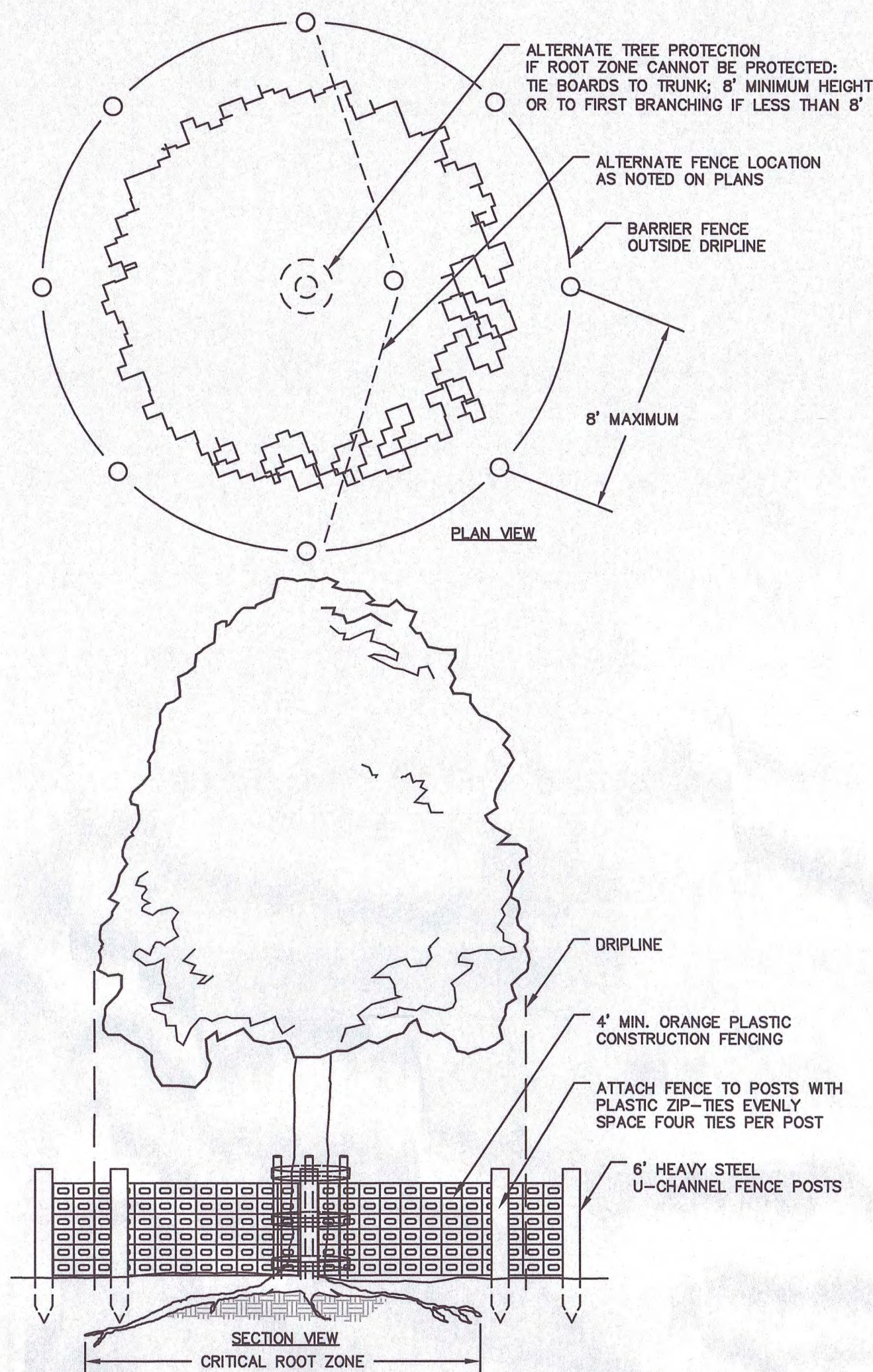
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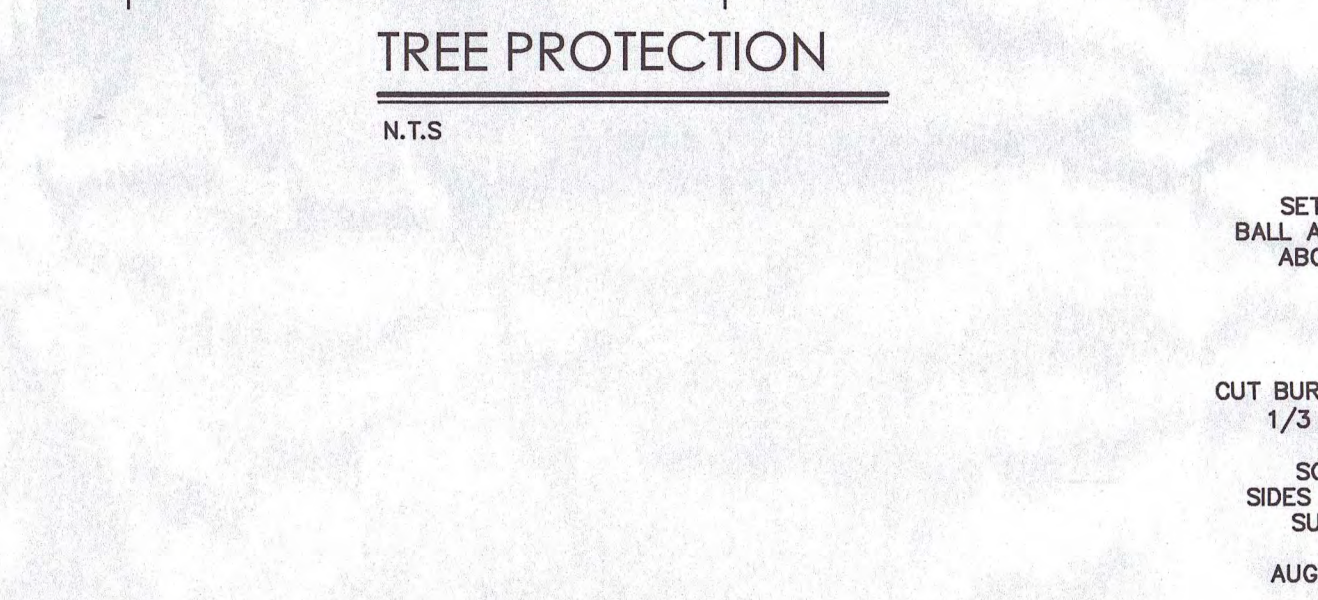
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Scale 1" = 20'
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Date 02/03/2021
CAD File: LL200071001

Title
LANDSCAPE PLAN

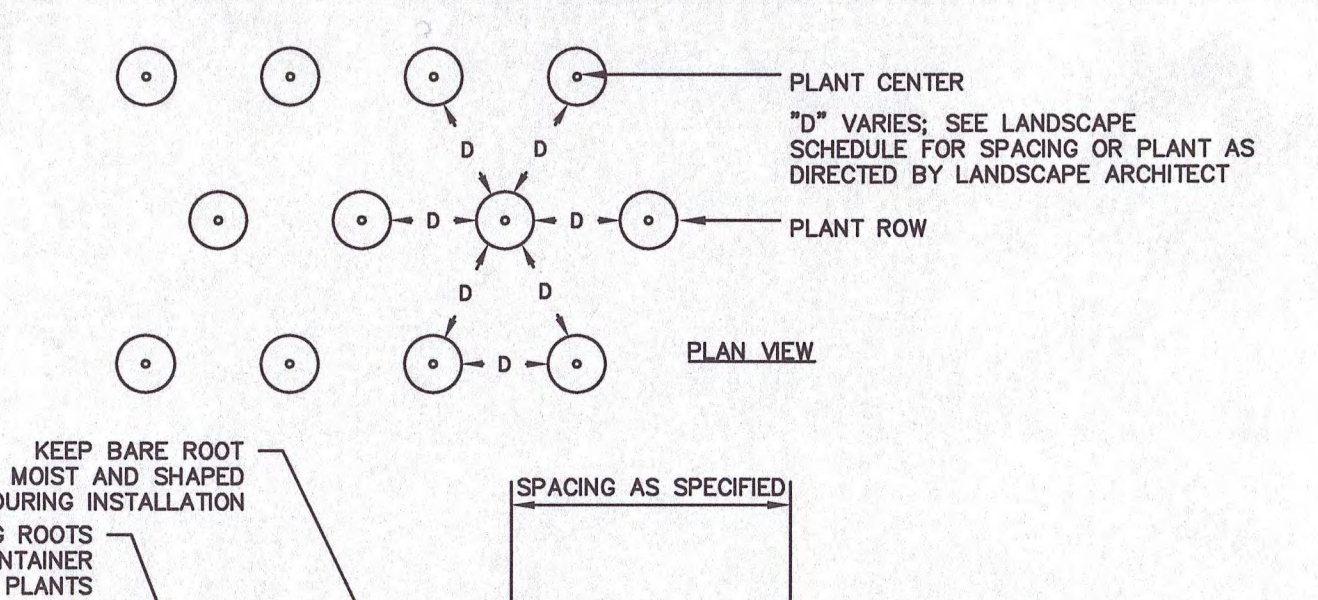
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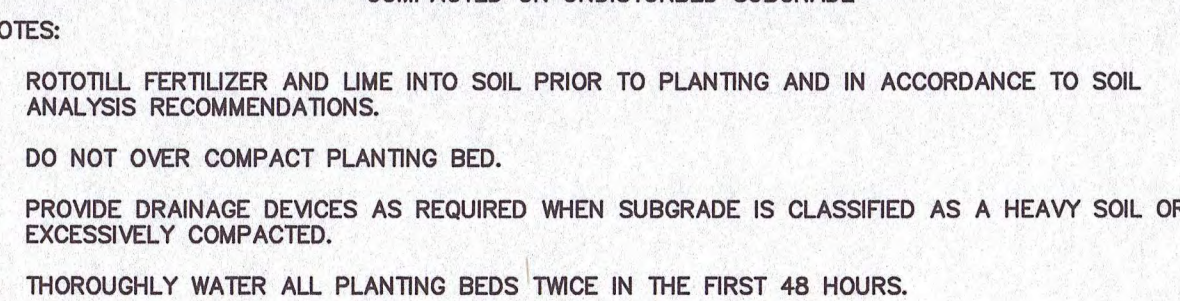
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N.T.S

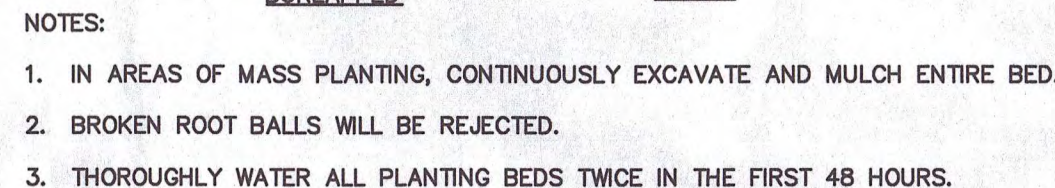


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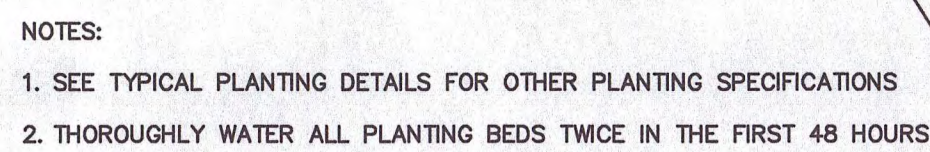


N.T.S.

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.

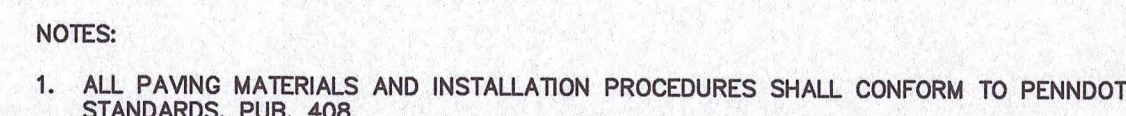


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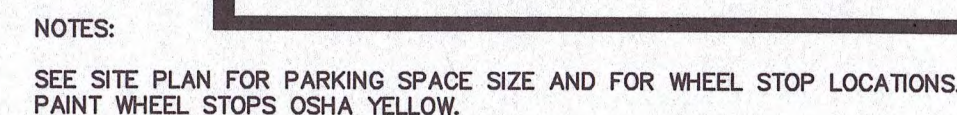
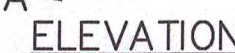


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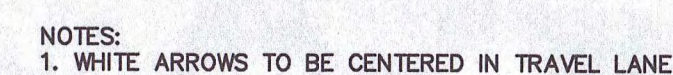
LANDSCAPE REQUIREMENTS - ZONING					
ITEM:	SECTION:		REQUIRED	PROPOSED	VARIANCE
1	220-200.A	Front yard landscaping. In the front yard of any nonresidential or multifamily development, at least 5% of that area shall be landscaped, unless otherwise provided for within the specific zoning district. For purposes of this subsection, the "front yard area" is defined as that area between the front facade of the structure and the edge of the public right-of-way. The composition of the landscaping material and its placement on the lot shall be at the discretion of the developer/applicant. At a minimum, these landscaped areas shall contain evergreen and/or deciduous trees at least 1 1/2 inches in caliper, evergreen and/or deciduous shrubs one foot to three feet in height and continuous ground cover.	N/A	N/A	NO
2	220-200.B	Amount required. At least 5% of the interior parking area shall be landscaped with plantings, including one tree per every 10 parking spaces. Planting required within the parking lot is exclusive of other planting and screening requirements.	48,955 SF of interior parking area x 5% = 2,448 SF 150 parking spaces / 10 = 15 trees	2,769 SF of parking lot landscaping provided 15 trees provided	NO



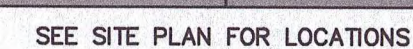
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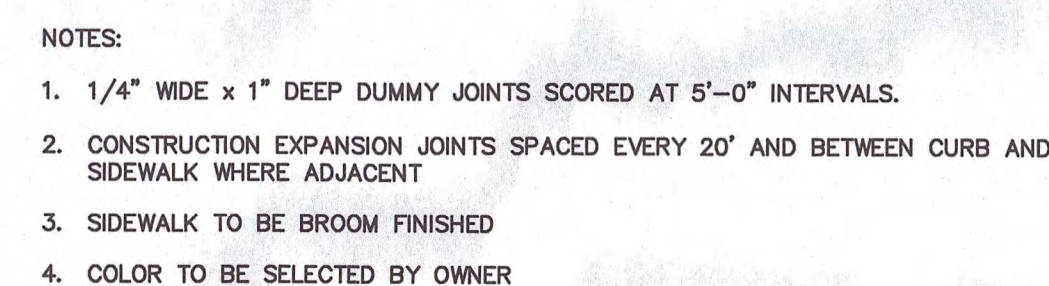
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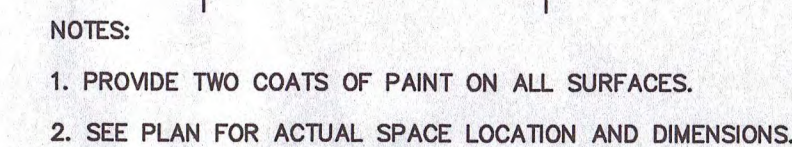
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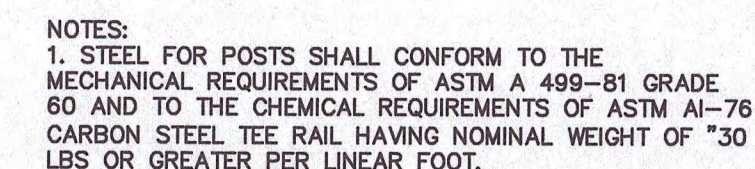
N.T.S



N.T.S.



N.T.:



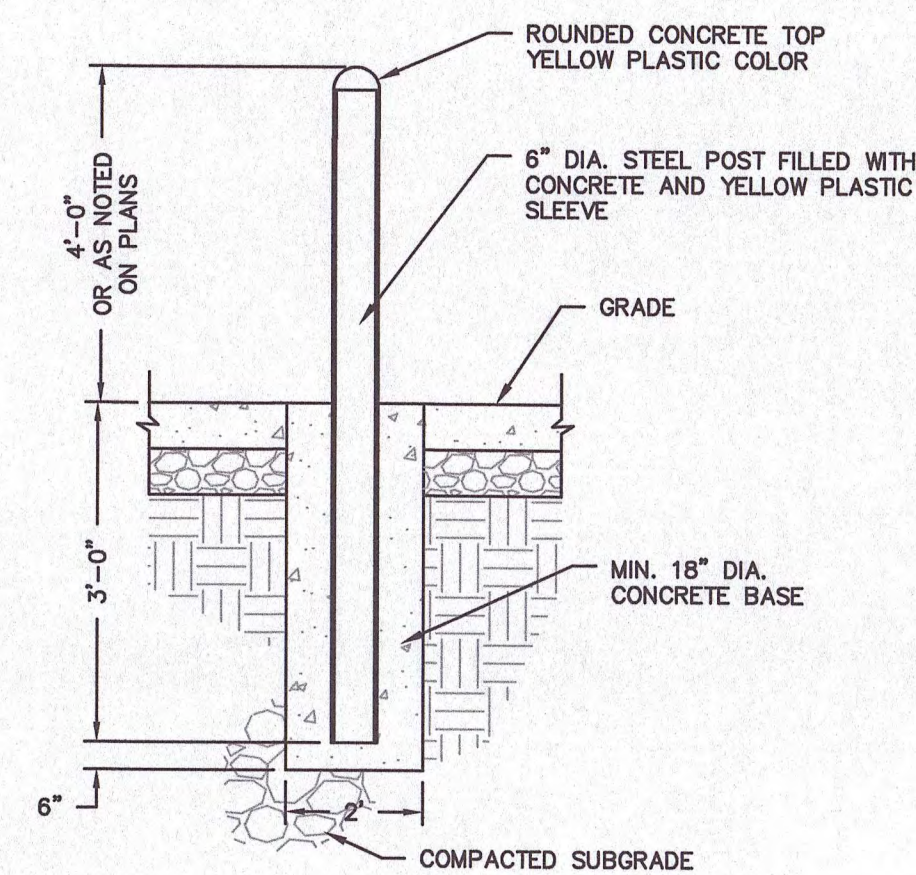
NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "30 LBS OR GREATER PER LINEAR FOOT.

2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.

3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS

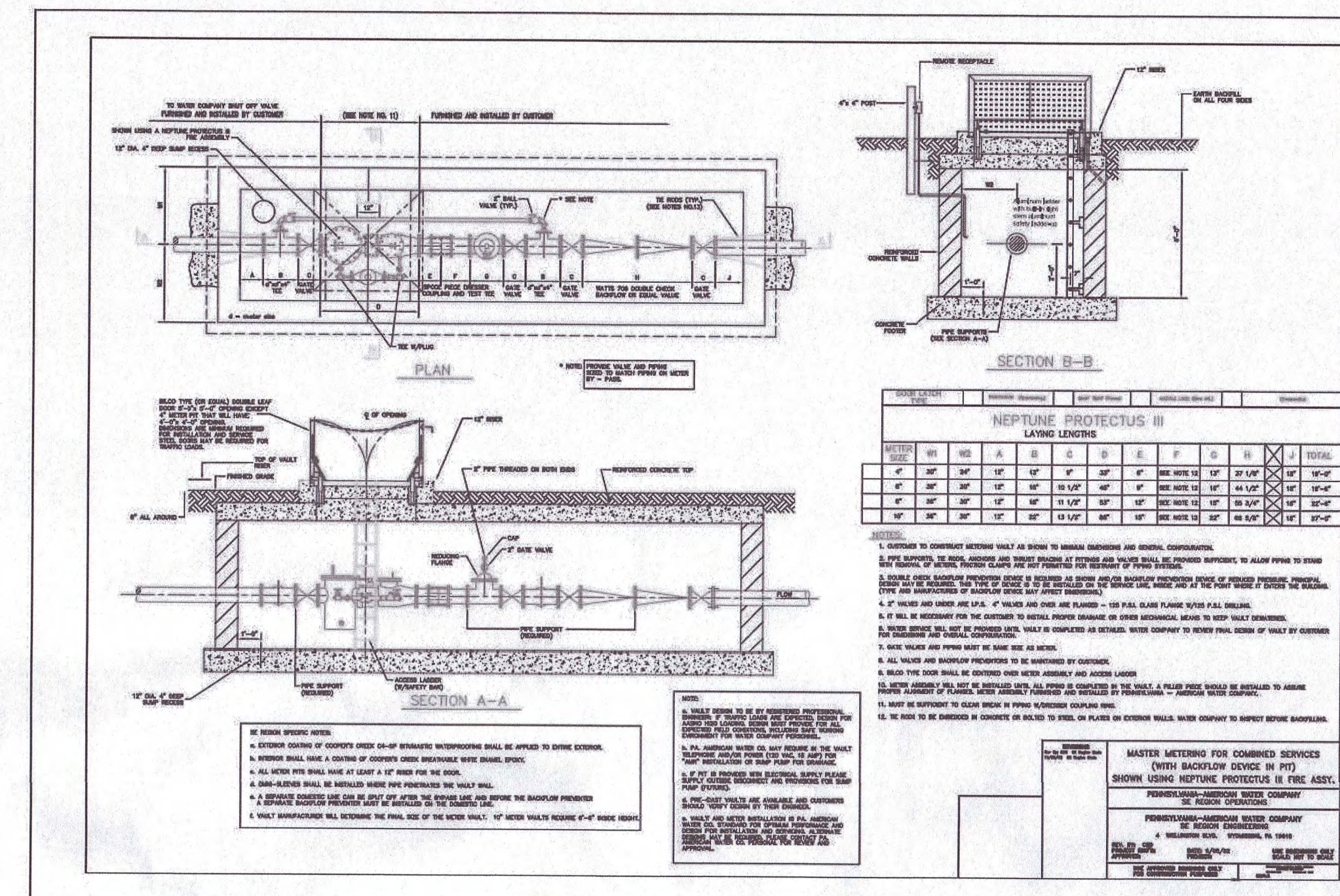
4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

N.T.S.



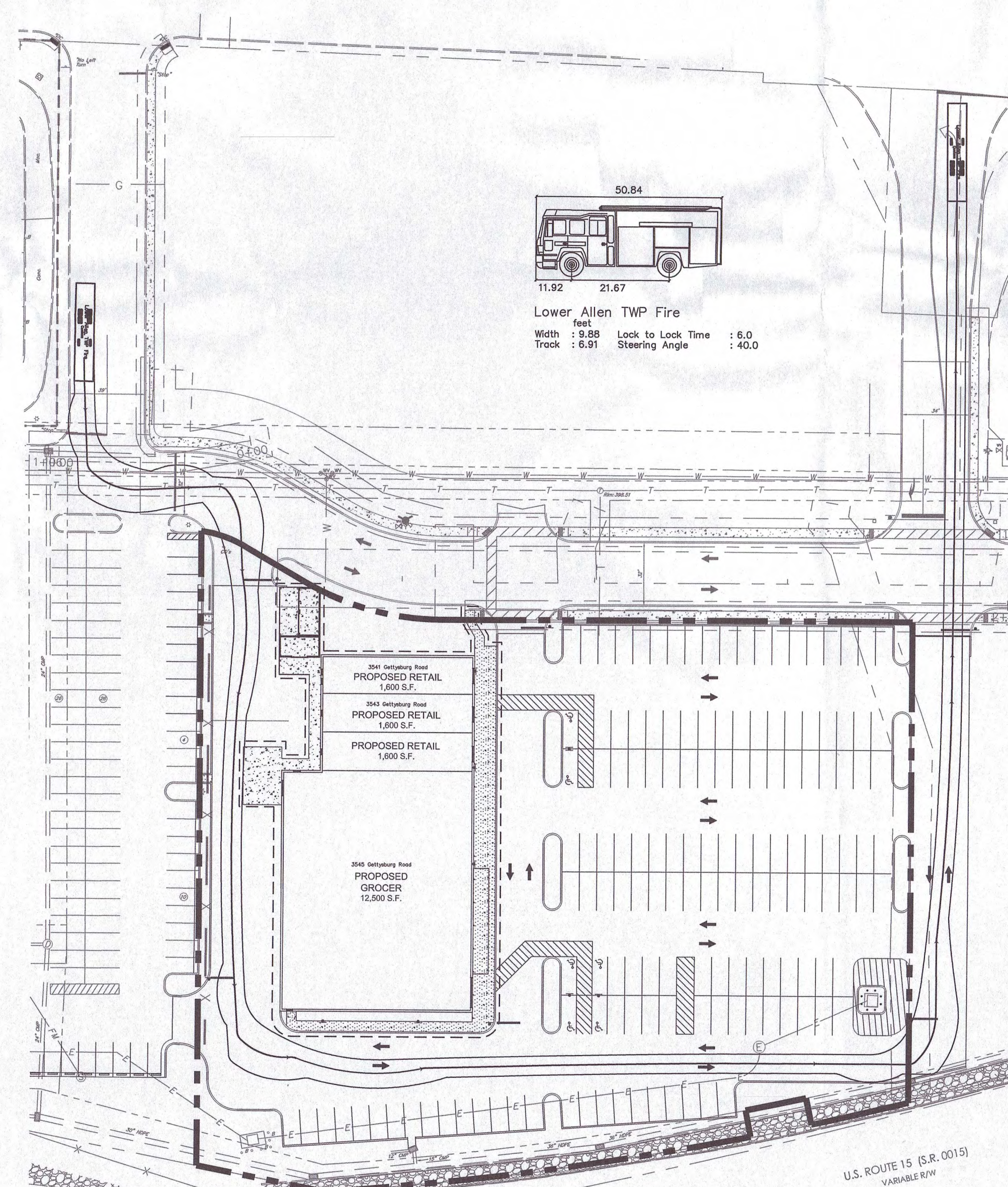
6" STEEL PROTECTIVE BUMPER POST DETAIL

N.T.S



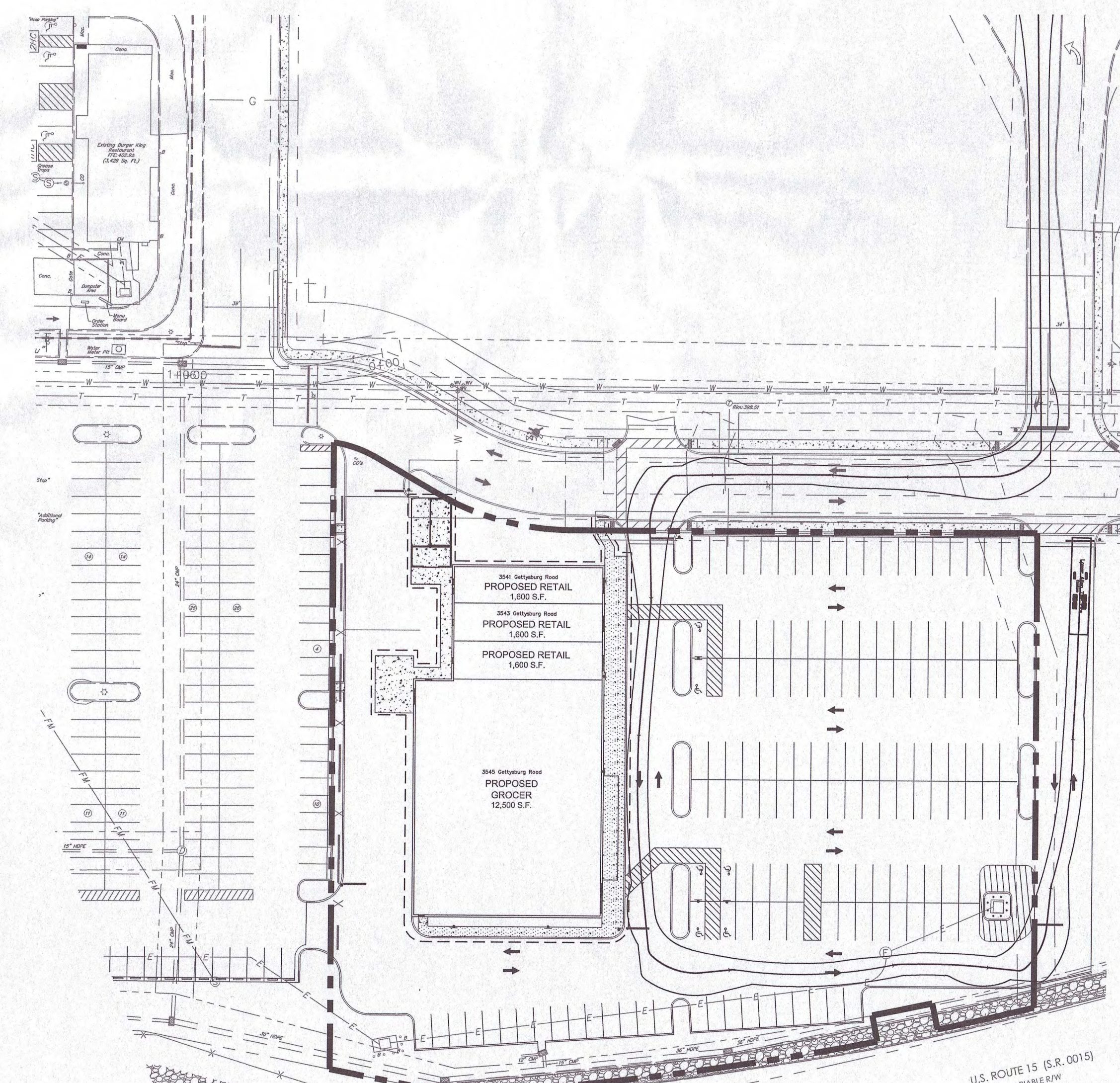
PAWC WATER METER PIT DETAIL

N.T.S



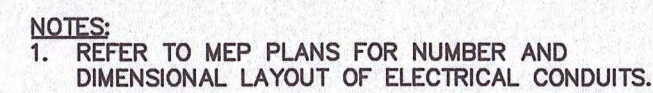
TRUCK TURNING TEMPLATE

N.T.S.

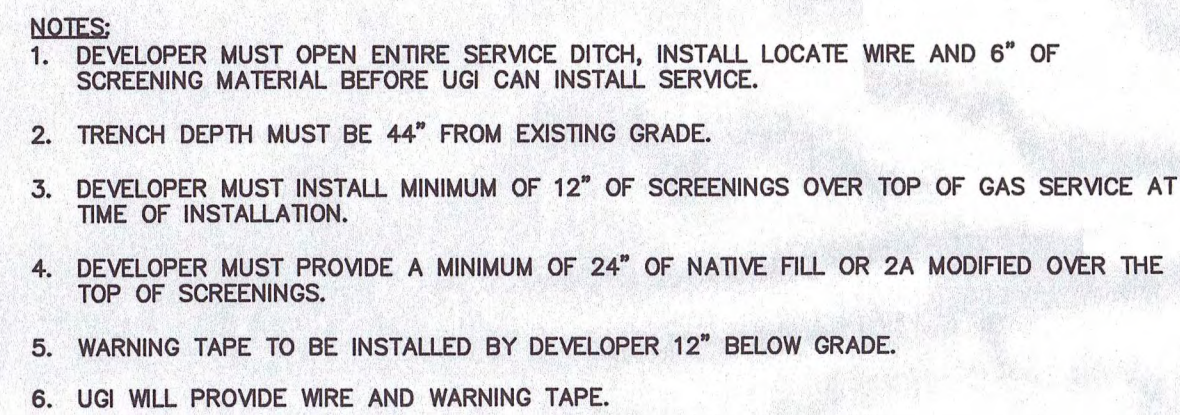


TRUCK TURNING TEMPLATE

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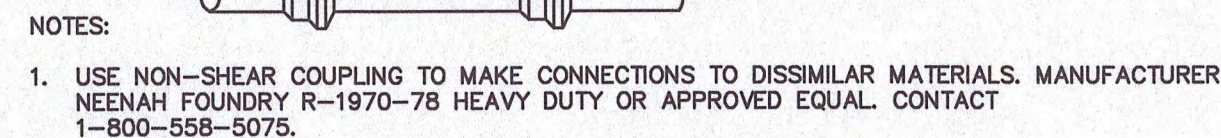
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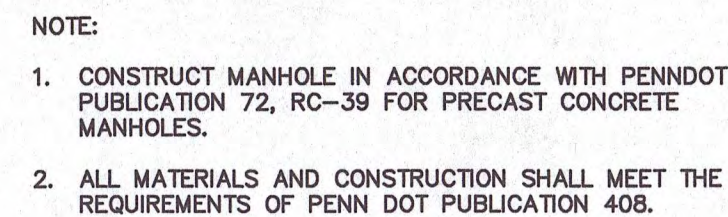
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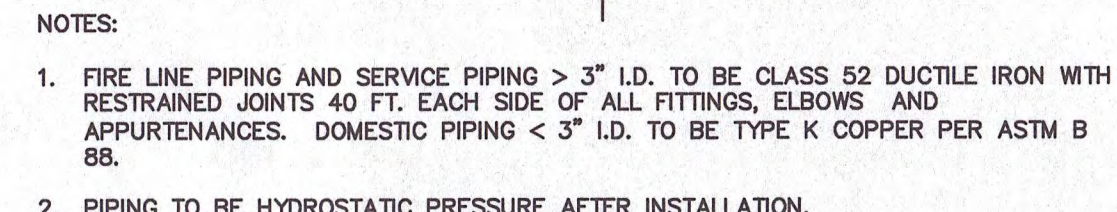
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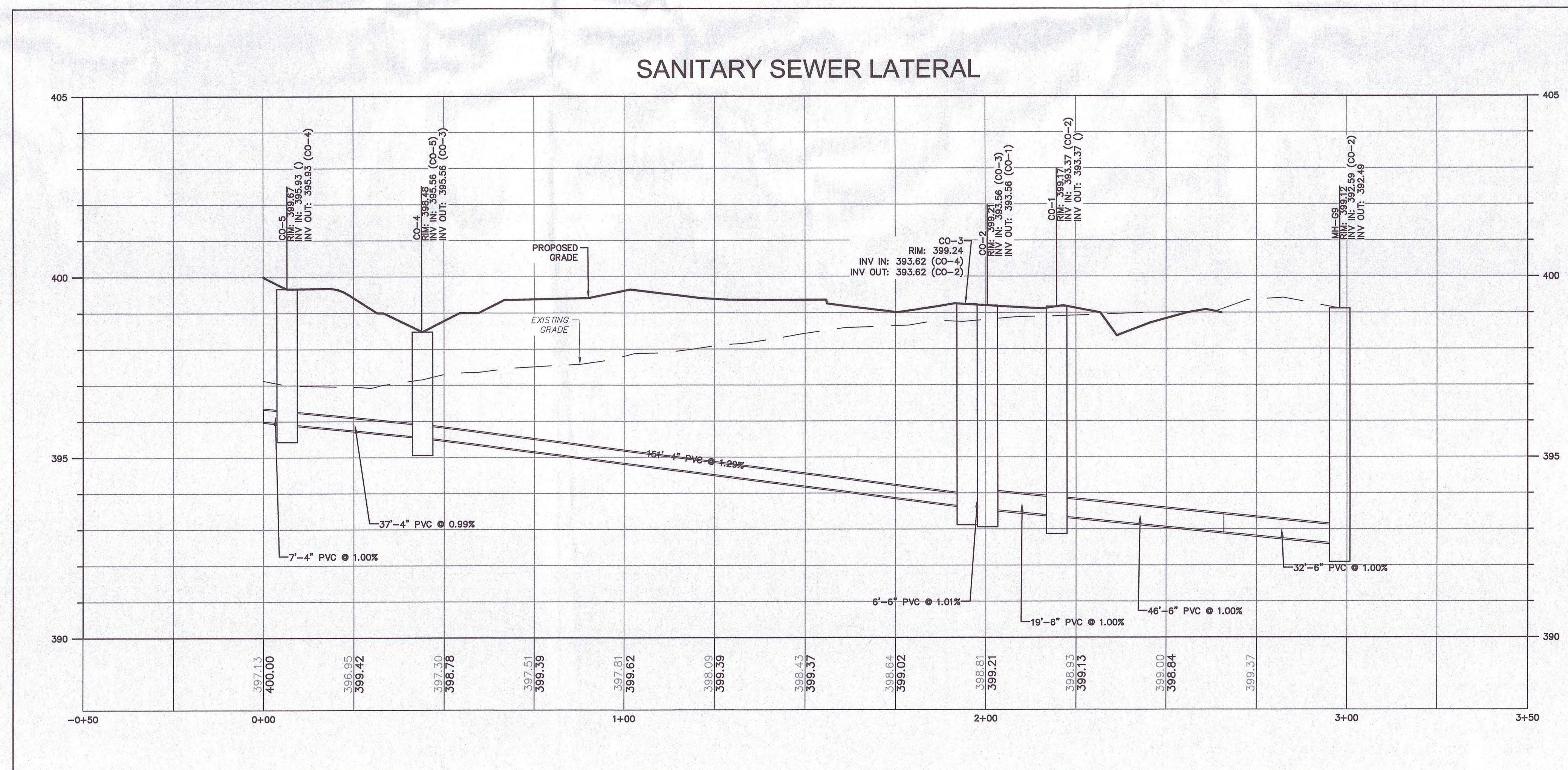
N.T.S

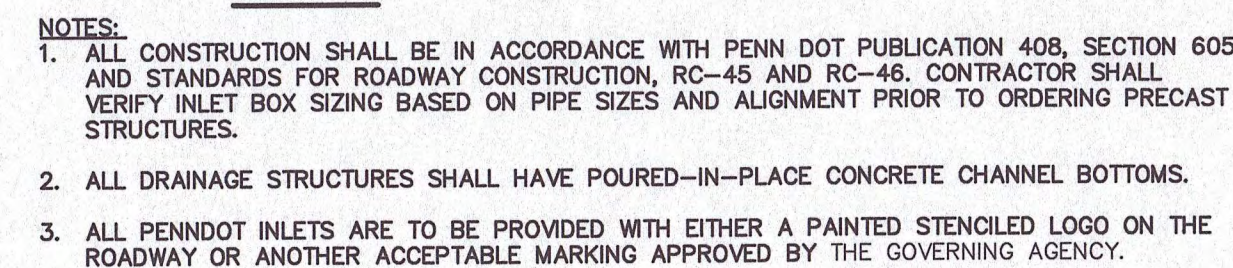
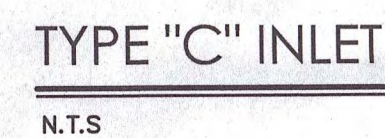
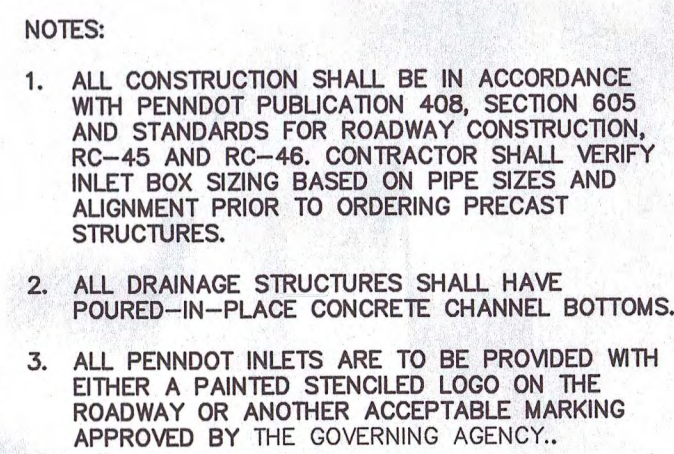
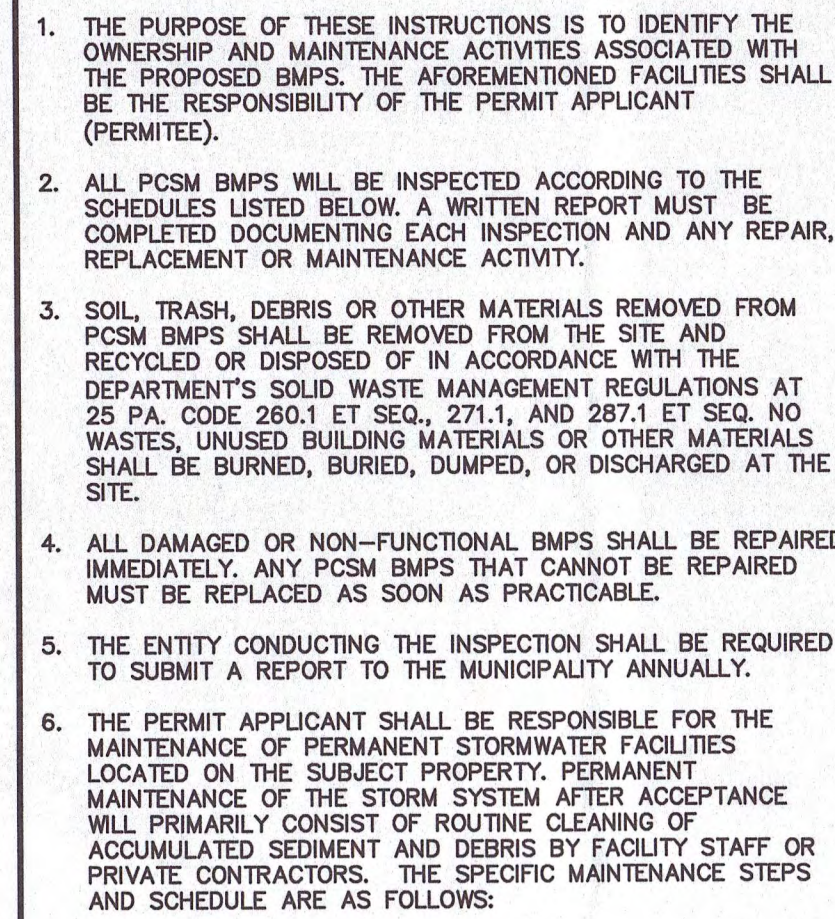


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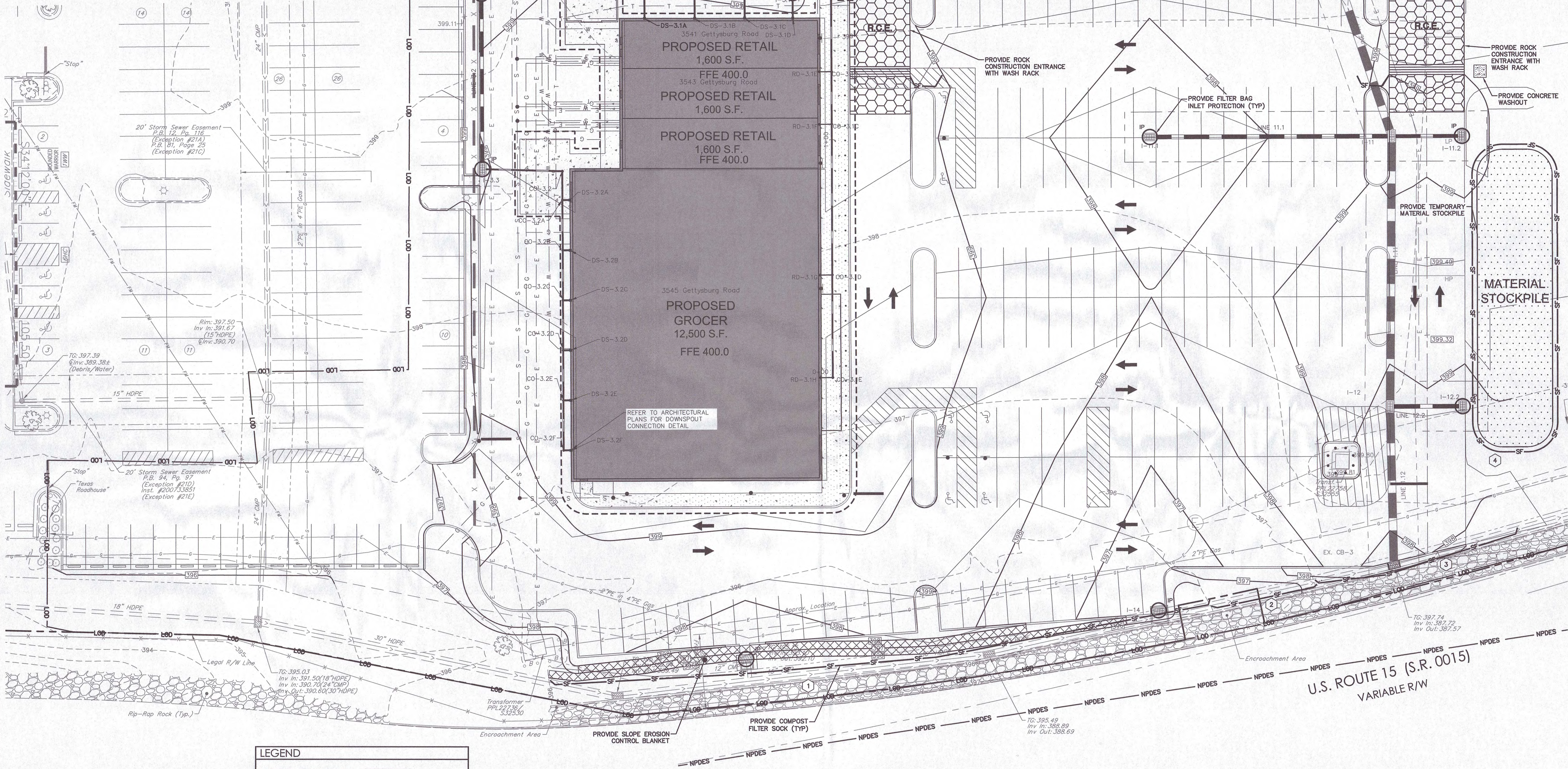


REVISIONS		Desc.
No.	Date	
1	10/22/2020	REVISED PER TOWNSHIP & COUNTY COMMENTS
2	10/28/2020	REVISED PER TOWNSHIP AUTHORITY COMMENTS
3	02/03/2021	REVISED PER CLIENT SPECIFICATIONS
4	02/11/2021	REVISED PER CLIENT SPECIFICATIONS

Designed	A.J.D.
Drawn	C.J.S.
Reviewed	A.J.B.
Scale	AS NOTED
Project No.	2000710
Date	02/03/2021
CAD File:	
DN200071001	
Title	
DETAIL SHEET	

COMPOST FILTER SOCK
SIZING TABLE

SOCK NO.	Dia. In.	LOCATION
1	12	Southeast portion of site/parking area
2	12	Southeast portion of site/parking area
3	12	Southeast portion of site/parking area
4	12	around material stockpile



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

SOIL LIMITATIONS AND RESOLUTIONS:

- LIMITATIONS:**
- 1- OUTBANKS CAVE
 - 2- CORROSION OF UNCOATED STEEL & CONCRETE
 - 3- HYDRIC / HYDRIC INCLUSIONS
 - 4- LOW STRENGTH, LANDSLIDE PRONE
 - 5- SLOW PERCOLATION
 - 6- PIPING
 - 7- POOR SOURCE OF TOPSOIL
 - 8- MODERATE POTENTIAL FOR FROST ACTION
 - 9- LOW SHRINKSWELL
 - 10- POTENTIAL SINKHOLE
 - 11- WETNESS
- RESOLUTION:**
- 1- EXCAVATIONS WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES.
 - 2- NO STEEL IS EXPECTED TO BE IN DIRECT CONTACT WITH SOILS.
 - 3- NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA.
 - 4- A MAXIMUM OF 3:1 SLOPES ARE PROPOSED.
 - 5- A FIELD INVESTIGATION OF PERCOLATION RATES AT THE INFILTRATION AREAS WAS PERFORMED TO VERIFY THE SOILS PERCOLATION CAPACITY.
 - 6- WATERTIGHT PIPE, ANTISEPTIC 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.
 - 7- PAVEMENT SUBBASE WILL BE PROVIDED TO MINIMIZE FROST AFFECTS.
 - 8- STONE BASE WILL BE PROVIDED TO PREVENT SHRINK-SWELL FROM EFFECTING PAVEMENT.
 - 9- IN THE UNLIKELY EVENT OF SINKHOLE DISCOVERY; REPAIR SINKHOLE UNDER SUPERVISION AND DIRECTION OF A PA LICENSED GEOTECHNICAL ENGINEER.
 - 10- PROVIDE POSITIVE DRAINAGE ACROSS THE SITE.

NOTES:

1. COORDINATE WITH THE APPROVED EROSION & SEDIMENTATION CONTROL PLAN (NPDES PERMIT # PAC210194) FOR ADDITIONAL CONTROLS.
2. 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.
3. CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOP'S PRIOR TO THE COMMENCEMENT OF WORK.

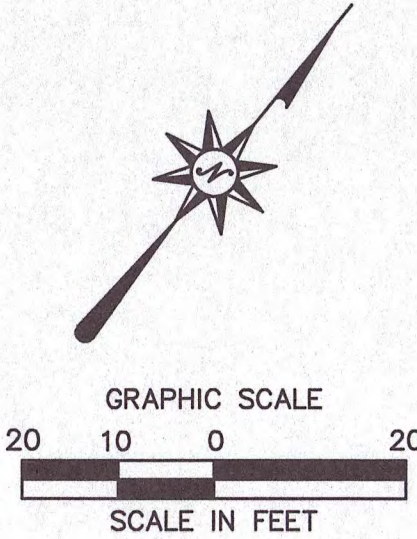
SOILS:

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

GEOLOGY:

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

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



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

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
GROCER AND RETAIL - LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Revised per Township & County Comments
Revised per Township & County Comments
Revised per Client Specifications
Revised per Client Specifications

Designed: A.J.D.
Drawn: C.J.S.
Reviewed: A.J.B.
Scale: 1" = 20'
Project No.: 2000710
Date: 02/03/2021
CAD File: EC200071001
Title: EROSION & SEDIMENTATION CONTROL PLAN
Sheet No.:

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 PREPARED BY THE DESIGN PROFESSIONAL, 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 THE 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 280.1 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.
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 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 MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RE-NETTING 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 DATA 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 DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE 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 - 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.
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 SEEDING 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.
34. 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.

35. 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.
36. 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.
37. 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.
38. SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
39. 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.
40. 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.
41. 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.
42. 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.

SHREDED 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 APPLICATION RATES					
MULCH TYPE	APPLICATION RATE (MIN.)			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 URBOTHERENTS, 0 TO 8 PERCENT SLOPES

SOIL LIMITATIONS AND RESOLUTIONS

LIMITATIONS:

- CUTBANKS 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.

LIME AND FERTILIZER APPLICATION RATES

TABLE 11.2				
SOIL AMENDMENT APPLICATION RATE EQUIVALENTS				
SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			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

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

USE KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWINGS FESCUE, HARD FESCUE, AND BIRDFOOT 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 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:

SOD COMPOSITION

SOD:	SUPERIOR TURF KENTUCKY BLUEGRASS SOD OR APPROVED EQUAL
SPECIES:	100% KENTUCKY BLUEGRASS BLEND
FERTILIZATION:	PER SOIL TEST AND SOD MANUFACTURERS RECOMMENDATIONS
SUPERIOR TURF INC (OR APPROVED EQUAL)	215-794-8700 1735 SWAMP ROAD FURLONG, PA 18925

ENVIRONMENTAL DUE DILIGENCE NOTES

- INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF DEP'S MANAGEMENT OF FILL POLICY.
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH DEP'S RESIDUAL OR MUNICIPAL WASTE REGULATIONS IN 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

SEQUENCE OF CONSTRUCTION

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 PREPARED, 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.

- INSTALL AND MAINTAIN THE ROCK CONSTRUCTION ENTRANCES. 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 ENTRANCES. TRACKING OF MUD ONTO PUBLIC ROADS IS NOT ALLOWABLE.
- TOPSOIL MATERIAL STOCKPILE AREAS SHOULD BE DECOMPACTED AFTER REMOVAL OF THE SOIL.

MAINTENANCE PROGRAM

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

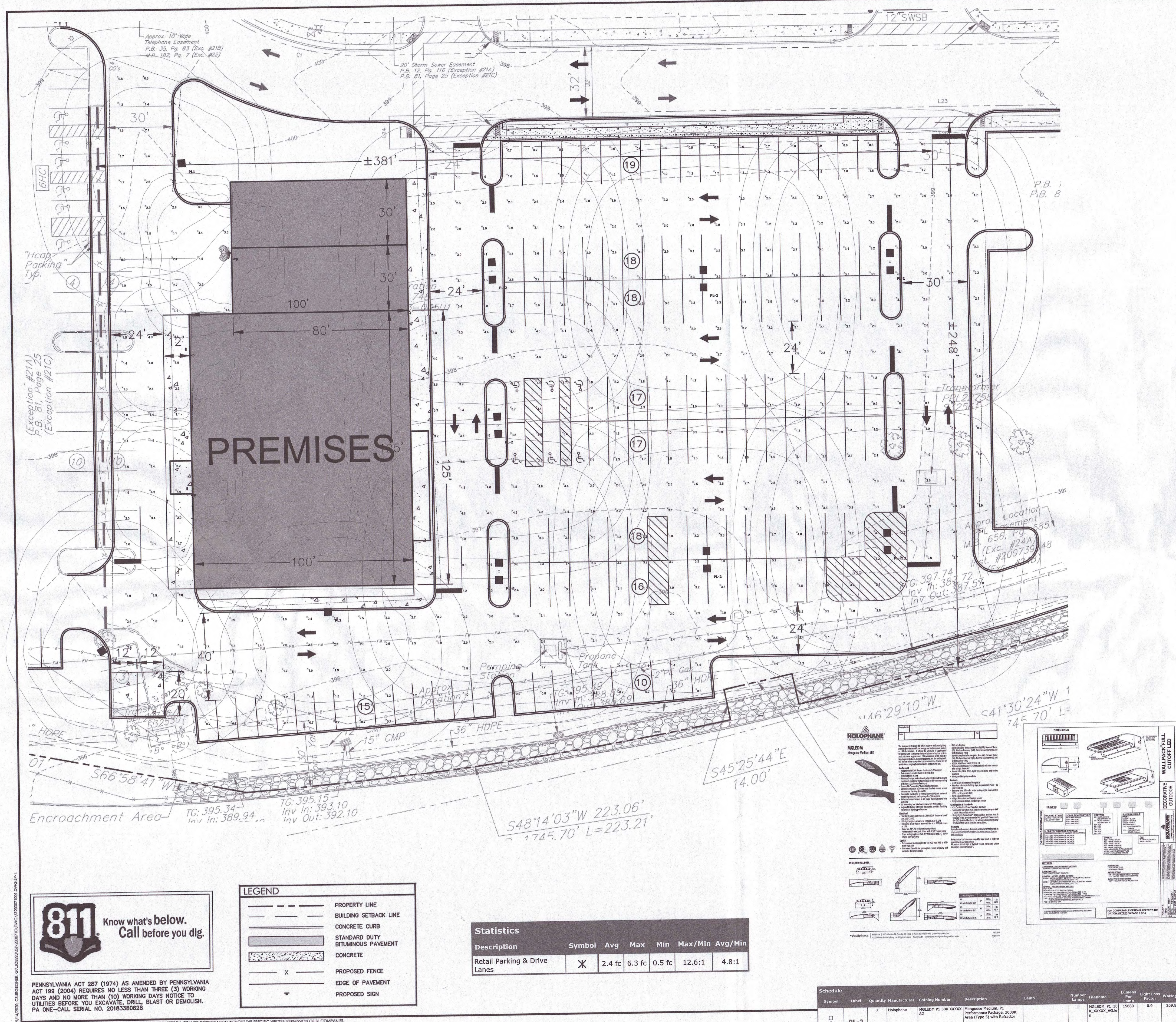
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED ONCE EVERY SEVEN DAYS AND AFTER EACH RUNOFF EVENT. A WRITTEN REPORT MUST ALSO BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
 - ALL TEMPORARY SEDIMENT CONTROLS SHALL BE CLEANED AND REMOVED AT THE END OF CONSTRUCTION FOLLOWING STABILIZATION OF UPLAND AREAS. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. ALL PREVENTATIVE AND 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.
 - 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.
 - TEMPORARY AND PERMANENT SEEDING, AND OTHER STABILIZATION MEASURES, WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
 - DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE STORMWATER.
 - ANY MUD TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AFTER EVERY WORKDAY.
 - UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE 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.
 - ANY DEBRIS ACCUMULATED AT SILT BARRIERS WILL BE REMOVED AND PROPERLY DISPOSED IN A RESPONSIBLE MANNER. BARRIERS SHALL BE CHECKED AND REALIGNED 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.
 - 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, RESEEDED, AND RE-MULCHED AS SOON AS POSSIBLE.
 - MISCELLANEOUS ADJUSTMENTS AND CORRECTIONS SHALL BE MADE TO ANY EROSION CONTROL STRUCTURE AS DEMED NECESSARY BY THE ENGINEER, MUNICIPAL OFFICIAL, OR COUNTY REPRESENTATIVE IN ORDER TO CORRECT UNFORESEEN PROBLEMS CAUSED BY STORMS PRIOR TO STABILIZATION.
 - COMPOST FILTER SOCKS: SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH HALF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
 - 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.
 - INLET PROTECTION: BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED 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.
 - 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.
 - 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.
 - 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.
 - A COPY OF THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN(S) WILL BE AVAILABLE ON THE SITE AT ALL TIMES.
 - 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.
 - TYPICAL CONSTRUCTION WASTES ARE ANTICIPATED I.E. CONCRETE, ASPHALT, REBAR, LUMBER, BUILDING MATERIALS, ETC. THE CONTRACTOR SHALL DISPOSE OF WASTE MATERIALS OBTAINED 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 280.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- UTILITY TRENCH WORK NOTES
- 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.
 - 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
- 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.
 - A BFM SHOULD ONLY BE USED WHEN NO RAIN IS FORECAST FOR AT LEAST 48 HOURS FOLLOWING THE APPLICATION.
 - BFM SHOULD NOT BE APPLIED BETWEEN SEPTEMBER 30 AND APRIL 1.
 - IN ALL USES, MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.
- DEMOLISH ONSITE STRUCTURES AND CLEAR AREAS AS INDICATED ON THE DEMOLITION PLAN.
 - 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.
 - EXCAVATE, FILL AND ROUGH GRADE THE SITE TO THE PROPOSED ELEVATIONS AS SHOWN ON THE GRADING/UTILITIES PLAN.
 - INSTALL THE PROPOSED SANITARY SEWER AND WATER LINE AS SHOWN ON THE PLAN. TRENCHES MUST BE BACKFILLED AT THE COMPLETION OF EACH DAY.
 - CONSTRUCT DRIVEWAYS, SIDEWALK AND UTILITY SERVICE CONNECTIONS.
 - 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. INSTALL INLET PROTECTION.
 - PAVE ROADWAYS WITH PERMANENT ASPHALT BASE COURSE AS SOON AS PRACTICAL TO PREVENT EROSION. PAVE ROADWAYS WITH PERMANENT ASPHALT WEARING COURSE AND/OR CONCRETE.
 - FINAL GRADING. PLACE REMAINING TOPSOIL, APPLY SOD AND LANDSCAPING.
 - 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.
 - 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:
- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.
 - EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED.
 - 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.



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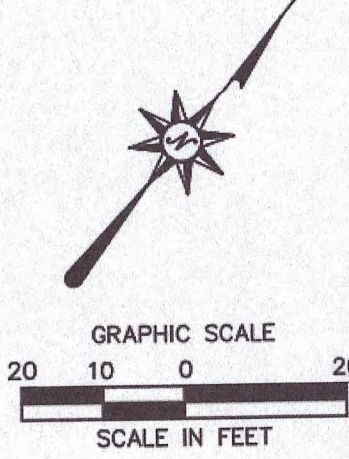
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
GROCER AND RETAIL - LOWER ALLEN COMMONS
3



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. 2018330028

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Plan View
Scale: 1" = 10'



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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN GROCER AND RETAIL - LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

DESIGNED
Date

DRAWN

CAD FILE
SP200071001

DATE
09/17/20

TITLE
SITE PLAN

SHEET NO.

SP-1

No. 5 of 17

