



VICINITY MAP
SCALE = 1"=800'



800 400 0 800
GRAPHIC SCALE

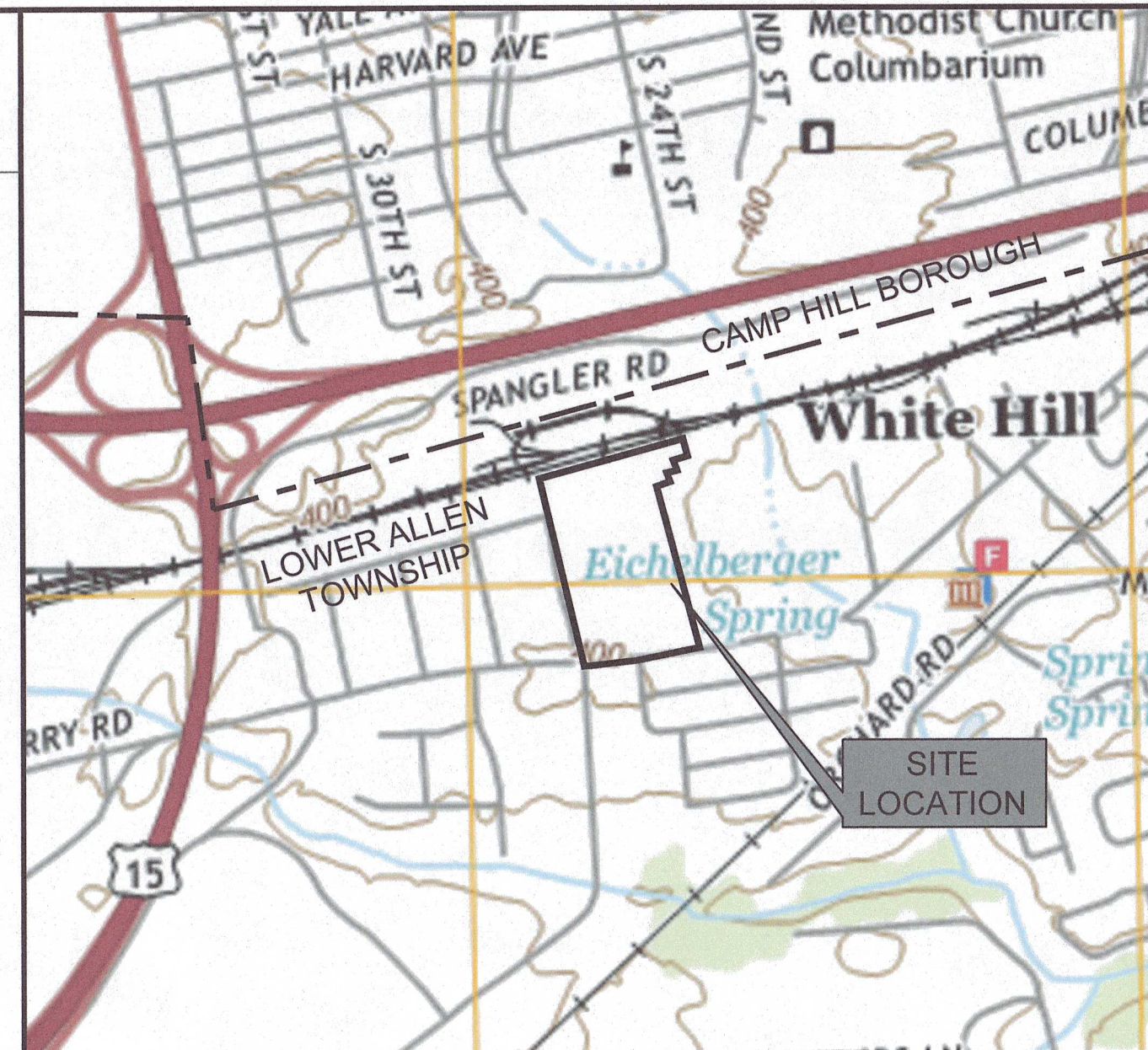
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD

FOR PRESBYTERIAN DEVELOPMENT, LLC

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE = 1"=800'



800 400 0 800
GRAPHIC SCALE

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 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 201xxxxxx-000, SUBMITTED ON XX/XX/20XX.

UTILITIES:

COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 852 WESLEY DR.
MECHANICSBURG, PA. 17055
CONTACT: JEFF.HORTON@AMWATER.COM

COMPANY: FRONTIER COMMUNICATIONS OF PA INC
ADDRESS: 300E LAND ST
WILKES BARRE, PA 187027025
CONTACT: MICHAEL NAVICH
E-MAIL: MICHAEL.NAVICH@FTR.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1026 HAY STR
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
E-MAIL: DEBORAH.D.DELIA@VERIZON.COM

COMPANY: LOWER ALLEN TOWNSHIP AUTHORITY
ADDRESS: 120 LINCOLN ROAD
NEW CUMBERLAND, PA. 17070
CONTACT: BRIAN KAUFFMAN
E-MAIL: BKAUFFMAN@LATWP.ORG

COMPANY: LOWER ALLEN TOWNSHIP
ADDRESS: 2233 GETTYSBURG ROAD
CAMP HILL, PA. 17011
CONTACT: DANIEL FLINT
E-MAIL: DFLINT@LATWP.ORG

COMPANY: CENTURY LINK
ADDRESS: 1025 ELDORADO BLVD
BROOMFIELD, CO. 80021
CONTACT: CENTURY LINK OPERATOR PERSONNEL
E-MAIL: NATIONWIDE@CENTURYLINK.COM

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 503 NEW MARKET ST
WILKES BARRE, PA. 18702
CONTACT: MARK SANTAYANA
E-MAIL: MCSANTAYANA@PPLWEB.COM

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
E-MAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM

COMPANY: CENTURYLINK
ADDRESS: 250 LINCOLN WAY E
CHAMBERSBURG, PA. 17201
CONTACT: TRENT ROTZ
E-MAIL: TRENT.M.ROTZ@CENTURYLINK.COM

COMPANY: UGI UTIL LANCASTER
ADDRESS: 1301 AIP DRIVE
MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN
E-MAIL: SBATEMAN@UGI.COM



SITE LOCATION

LAND SURVEYOR'S CERTIFICATION

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

RORY L. CHAPMAN
DATE: 3/30/22



CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

JUSTIN L. KUHN, P.E. No. 074912
DATE: 3/30/22



SHEET INDEX

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07	UTILITY PLAN
08	LANDSCAPE PLAN
09	LANDSCAPE DETAILS
10	DETAILS
11	DETAILS
12	DETAILS
13	DETAILS

SUPPLEMENTAL PLANS:

- EROSION AND SEDIMENTATION CONTROL PLAN
- LIGHTING PLAN

PLAN PREPARERS

INTEGRATED DEVELOPMENT PARTNERS, LLC
430 NORTH FRONT STREET
WORMLEYSBURG, PA 17043

TELEPHONE: 717-386-1362
CONTACT: JUSTIN KUHN, P.E.
EMAIL ADDRESS: Justin@IntegratedDP.com



LANDOWNER AND DEVELOPER

PRESBYTERIAN DEVELOPMENT, LLC
5050 RITTER ROAD
MECHANICSBURG, PA 17055

CONTACT: DREW BOBINCHECK
TELEPHONE: 717-477-4233
EMAIL ADDRESS: DBOBINCHECK@LANDMARKCOR.COM

WAIVER REQUEST

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

WAIVER TYPE: §192-24 C: SUBMISSION OF PRELIMINARY PLAN
APPROVAL DATE: JANUARY 25, 2021
§192-57 C(9): WAIVER OF SIDEWALK
JANUARY 25, 2021

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 45,000 SQUARE FOOT WAREHOUSE WITH ASSOCIATED SITE IMPROVEMENTS.

PLAN DATES

ISSUE DATE: DECEMBER 21, 2020
REVISED: JANUARY 21, 2021
APRIL 1, 2022 (ISSUED FOR RECORDING)

AREA AND BULK REGULATIONS

LOCATION: 2500 GETTYSBURG ROAD, PENNSYLVANIA				
ZONE: I-3 INDUSTRIAL/COMMERCIAL (GROUNDWATER NON-USE OVERLAY DISTRICT)				
USE: WAREHOUSE				
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	§220-101	NONE	8.39 ACRES
2	MINIMUM FRONT YARD	§220-102	30 FT	773
3	MINIMUM SIDE YARD	§220-102	10 FT	83 FT
4	MINIMUM REAR YARD	§220-102	35 FT 15 FT ADJACENT TO RAILROAD TRACKS	15 FT
6	MINIMUM LOT WIDTH	§220-101	50 FT	600 FT
7	MAXIMUM IMPERVIOUS COVERAGE	§220-100	70%	64% (ENTIRE SITE)
8	MAXIMUM BUILDING HEIGHT	§220-99	50 FT	≤ 50 FT
9	PARKING REQUIREMENTS	§220-238A	WAREHOUSE UNDER 50,000 GFA: 1 PER 5,000 SQ FT - 45,000/5,000 = 9 OFFICE 50,000 SQ FT OR LESS: 1 PER 200 SQ FT GFA - 4,000/200 = 20	TOTAL REQUIRED=29 TOTAL PROPOSED=596

- THE SITE WILL BE SERVED BY PUBLIC WATER & SEWER

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH LOWER ALLEN TOWNSHIP STANDARDS AND SPECIFICATIONS, CUMBERLAND COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT 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.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCURRED 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.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA 811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1778 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- 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.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM CUMBERLAND COUNTY AND LOWER ALLEN TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNODD PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND LOWER ALLEN TOWNSHIP.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS - PER MAP NUMBER 42041C0281E.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- THE APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN PROPOSED SITE IMPROVEMENTS DEPICTED ON HIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING, AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
- THE APPLICANT HAS REQUESTED THAT AN EXEMPTION OF SEWAGE PLANNING UNDER ACT 537 BE APPROVED FOR THE PROJECT BY PADEP.

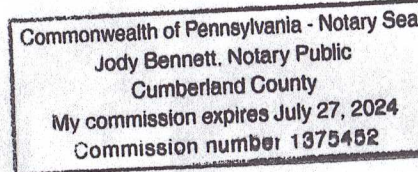
CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Cumberland
ON THIS, 24th DAY OF April, 2022, BEFORE ME, Jody Bennett, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DREW BOBINCHECK, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

OWNER

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

NOTARY



MY COMMISSION EXPIRES 7/27/24

BMP STORMWATER MANAGEMENT FACILITIES

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

LANDOWNER

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

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

APPROVED THIS 29th DAY OF January, 2021

CONDITIONS OF APPROVAL COMPLETED THIS 31st DAY OF May, 2022.

PRESIDENT

SECRETARY

LOWER ALLEN TOWNSHIP ACT 167 STORMWATER DESIGN CERTIFICATION

Jody Kuhn, DESIGN ENGINEER, ON THIS DATE 3/2/22
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

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

REVIEWED THIS 29th DAY OF December, 2020 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

RECORDER OF DEEDS

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 16th DAY OF June, 2022.

INSTRUMENT # 2022116163



430 NORTH FRONT STREET
WORMLEYSBURG, PA 17043
717.773.8086
www.integrateddp.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD
FOR
PRESBYTERIAN DEVELOPMENT, LLC
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY

PROFESSIONAL SEAL

DRAWN	GSD
REVIEWED	TLD
SCALE	AS NOTED
DATE	DECEMBER 21, 2020
PROJECT NO.	20-0088
CAD FILE:	01 - LD COVER SHEET

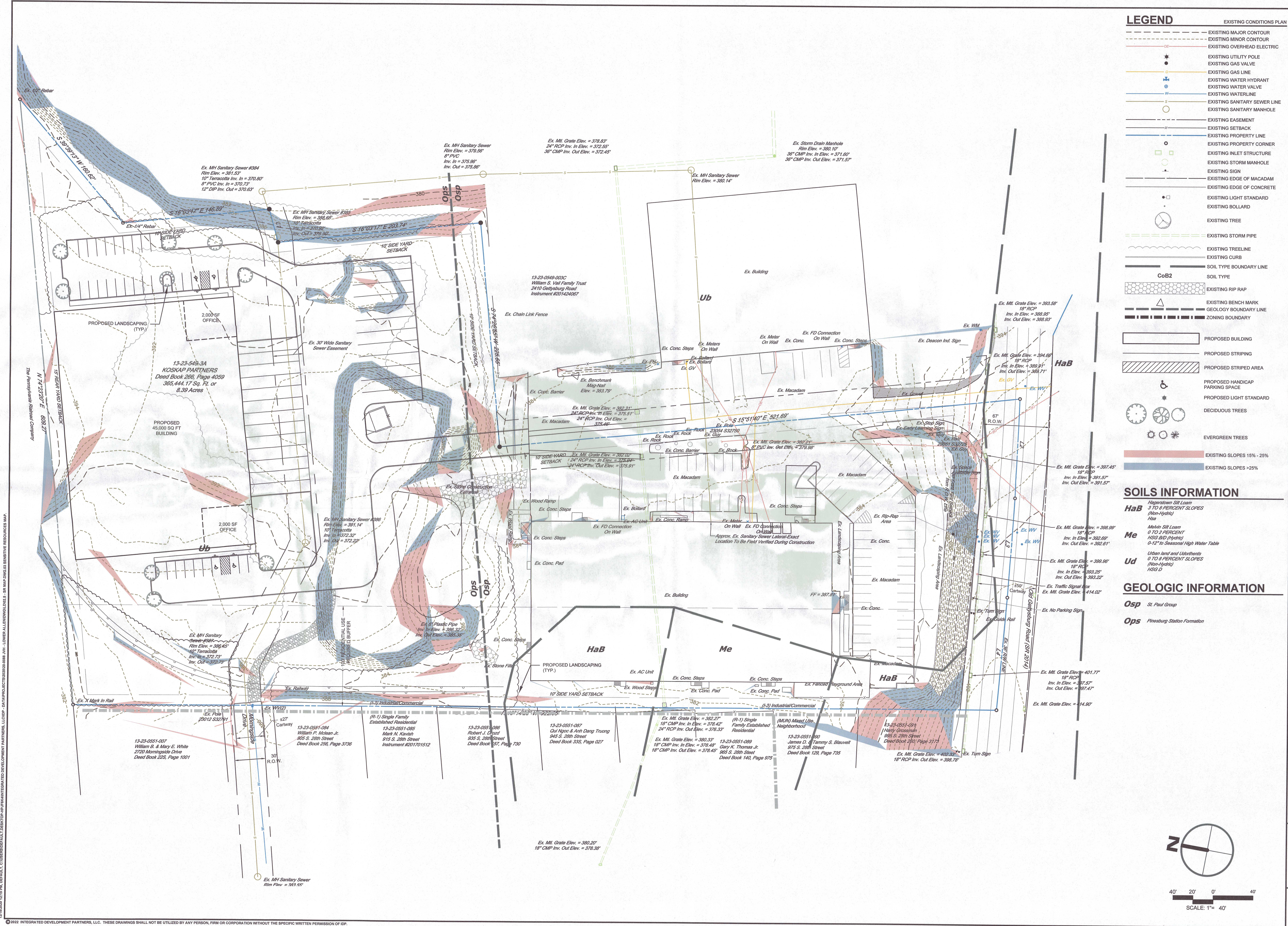
REVISIONS	NO.	DATE	DESCRIPTION
1	01/21/2021	REVISED PER TOWNSHIP AND COUNTY REVIEW COMMENTS	
2	04/07/2022	ISSUED FOR RECORDING	

COVER SHEET

SHEET NO.

01 of 13

12/18/2020 12:19 PM, DEFAULT, C:\USERS\DEFAULT\PROJECTS\INTEGRATED DEVELOPMENT PARTNERS, LLC\DWG - 03 - LOWER ALLEN TOWNSHIP SENSITIVE RESOURCES MAP.dwg, 12/18/2020 12:19 PM, LOWER ALLEN TOWNSHIP SENSITIVE RESOURCES MAP.dwg, 12/18/2020 12:19 PM, LOWER ALLEN TOWNSHIP SENSITIVE RESOURCES MAP.dwg



LEGEND

EXISTING CONDITIONS PLAN

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING OVERHEAD ELECTRIC

EXISTING UTILITY POLE

EXISTING GAS VALVE

EXISTING GAS LINE

EXISTING WATER HYDRANT

EXISTING WATER VALVE

EXISTING WATERLINE

EXISTING SANITARY SEWER LINE

EXISTING SANITARY MANHOLE

EXISTING EASEMENT

EXISTING SETBACK

EXISTING PROPERTY LINE

EXISTING PROPERTY CORNER

EXISTING INLET STRUCTURE

EXISTING STORM MANHOLE

EXISTING SIGN

EXISTING EDGE OF MACADAM

EXISTING EDGE OF CONCRETE

EXISTING LIGHT STANDARD

EXISTING BOLLARD

EXISTING TREE

EXISTING STORM PIPE

EXISTING TREELINE

EXISTING CURB

SOIL TYPE BOUNDARY LINE

SOIL TYPE

EXISTING RIP RAP

EXISTING BENCH MARK

GEOLOGY BOUNDARY LINE

ZONING BOUNDARY

PROPOSED BUILDING

PROPOSED STRIPING

PROPOSED STRIPED AREA

PROPOSED HANDICAP PARKING SPACE

PROPOSED LIGHT STANDARD

DECIDUOUS TREES

EVERGREEN TREES

EXISTING SLOPES 15% - 25%

EXISTING SLOPES >25%

SOILS INFORMATION

HaB

Hagerstown Soil Loam
3 TO 8 PERCENT SLOPES
(Non-Hydric)
Hsa

Me

Mevin Soil Loam
0 TO 2 PERCENT
HSG DD (Hydric)
0-12" to Seasonal High Water Table

Ud

Urban land and Uplands
0 TO 8 PERCENT SLOPES
(Non-Hydric)
HSG D

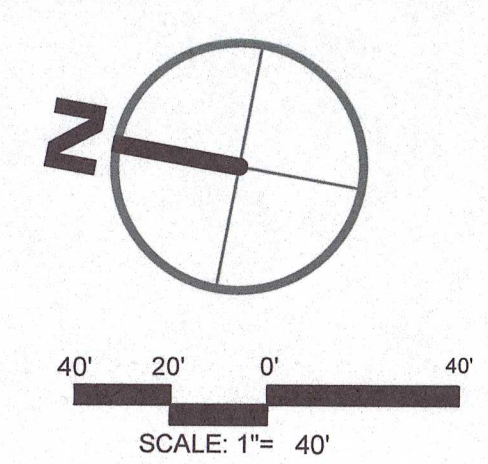
GEOLOGIC INFORMATION


Osp

St. Paul Group

Ops

Pinesburg Station Formation



**INTEGRATED**
DEVELOPMENT PARTNERS

430 NORTH FRONT STREET
WORMLEYSBURG, PA 17043
717.773.8084
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR

PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD

PRESBYTERIAN DEVELOPMENT, LLC

CUMBERLAND COUNTY

LOWER ALLEN TOWNSHIP

PROFESSIONAL SEAL

DRAWN GSD

REVIEWED TLD

SCALE AS NOTED

DATE DECEMBER 21, 2020

PROJECT NO. 20-0088

CAD FILE: 02.5 - SR MAP

REVISIONS

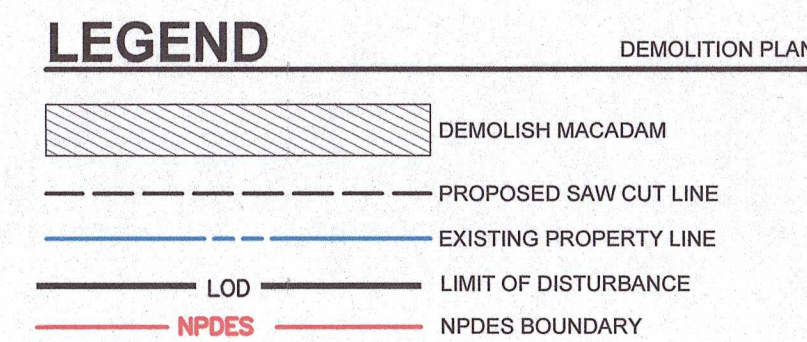
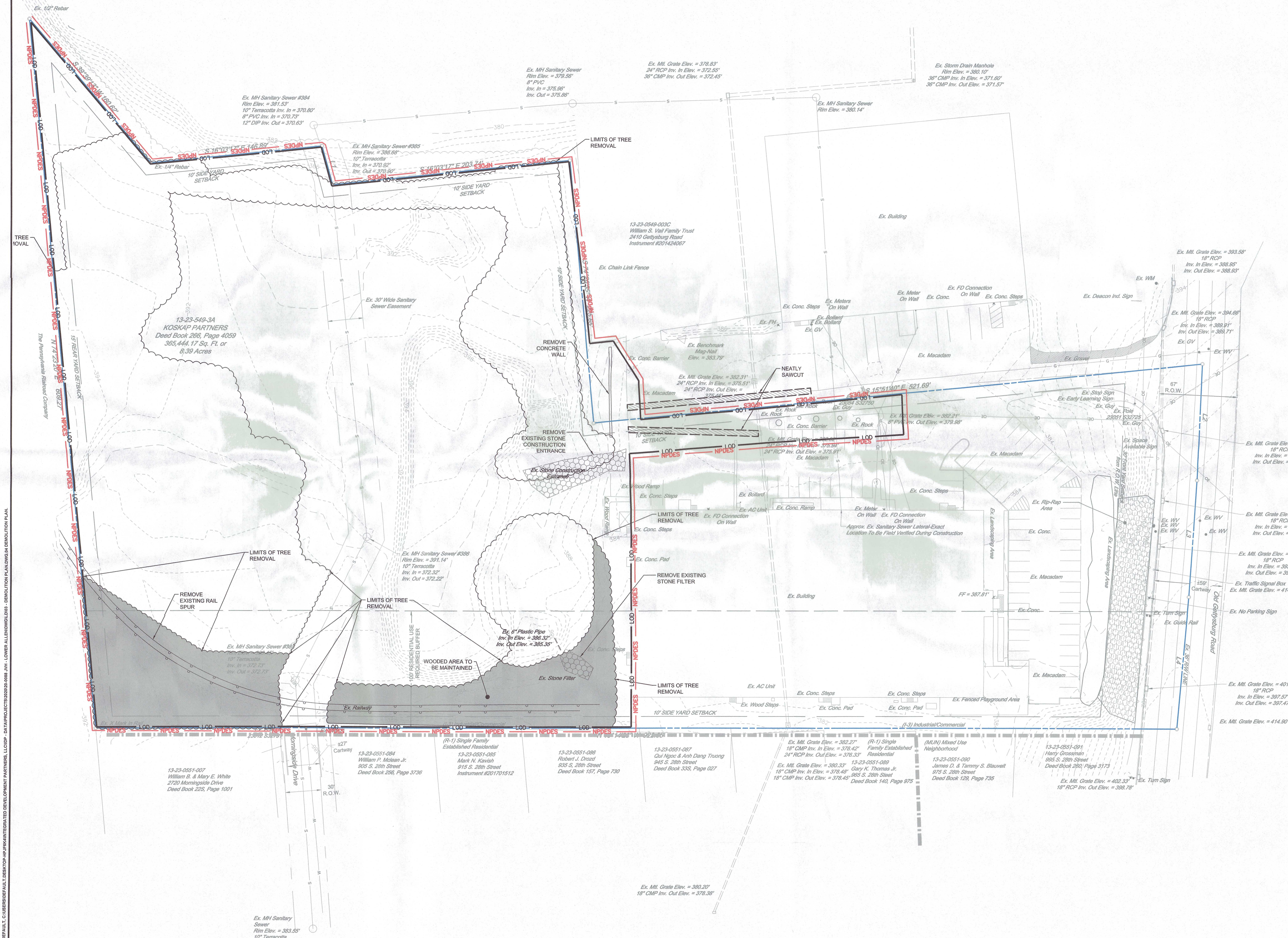
NO.	DATE	DESCRIPTION
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TITLE

SENSITIVE RESOURCES MAP

SHEET NO.

03 of 13



1. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
2. REMOVE AND DISPOSE OF ANY DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE SITE AND/OR OFF-SITE LANDFILL BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
3. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND FEES FOR THE REMOVAL OF EXISTING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
4. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICE PIPING TO BE REMOVED ON THE PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
5. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DISCLOSED BY THE CITY OF CHICAGO, OR ANY OTHER ACTIVITY. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
6. 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 OWNER, 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 SEDIMENTATION CONTROLS AND FOR THE INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
7. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SEWERAGE REMAINING ON SITE. CONTRACTOR SHALL PAY ALL UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

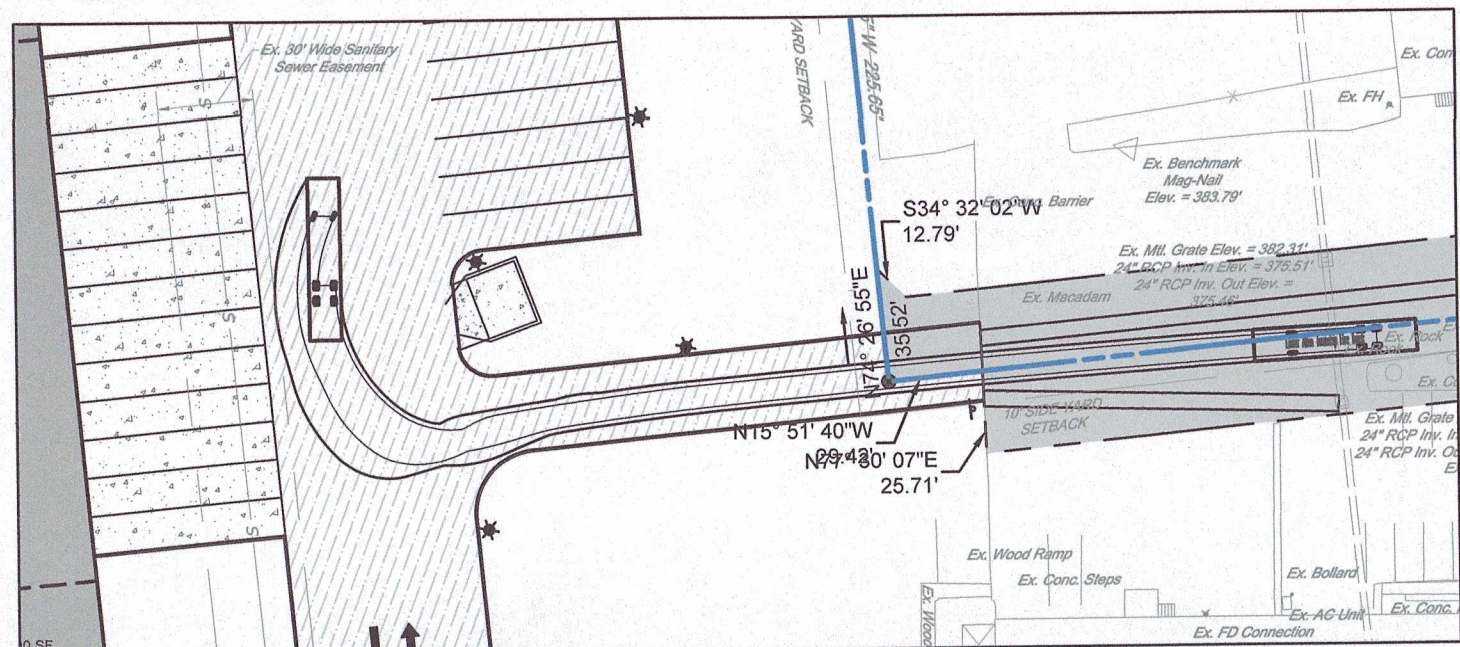
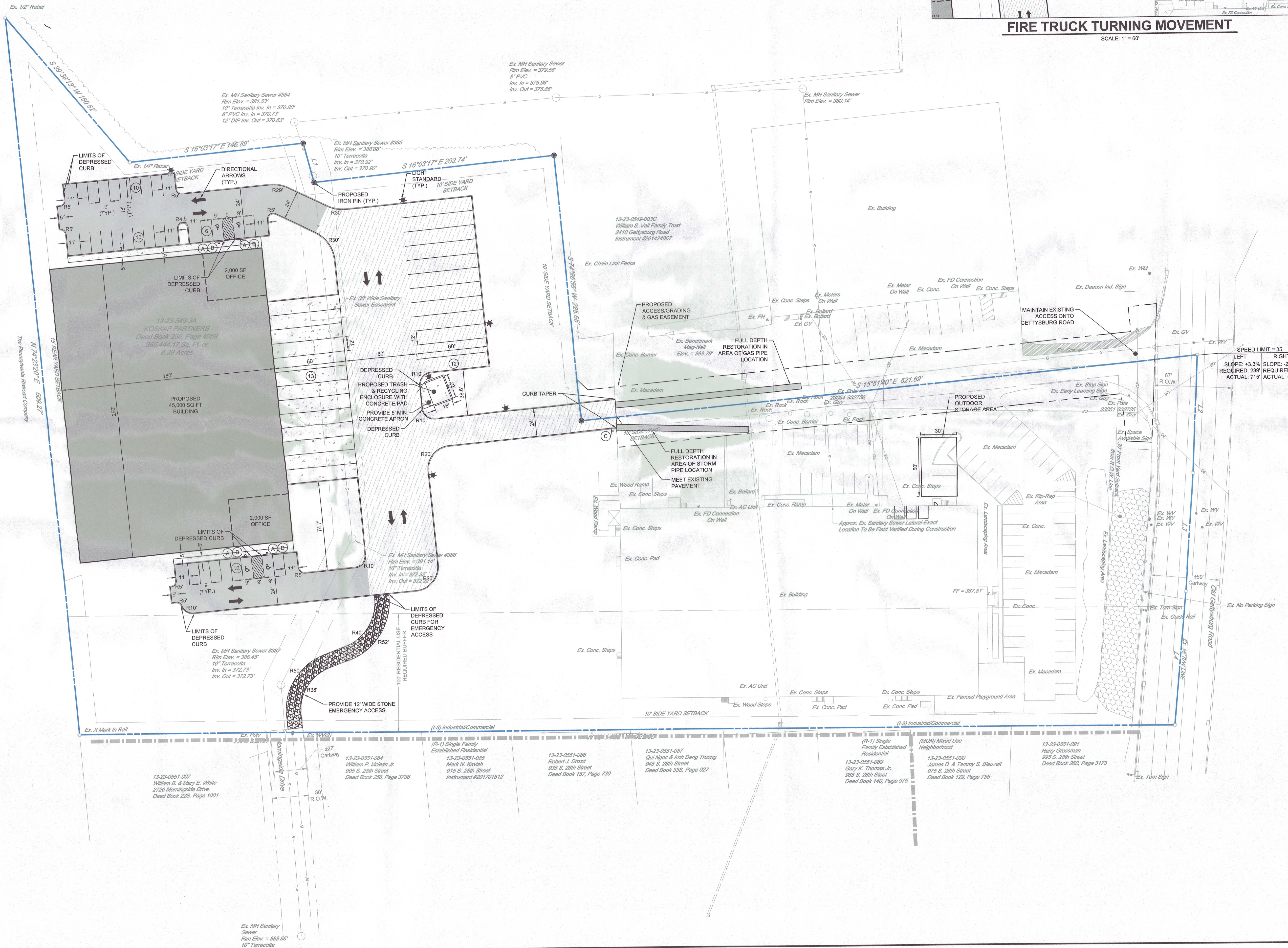


PROFESSIONAL SEAL	
DRAWN	GSD
REVIEWED	TLD
SCALE	AS NOTED
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CAD FILE: 03 - DEMOLITION PLAN	

TITLE
**DEMOLITION
PLAN**

3/1/2021 3:27 PM, DEFAULT, CUBERSDEFAULT DESKTOP-HP,HPK,INTEGRATED DEVELOPMENT PARTNERS, LLC,DP - DATA\PROJECTS\2020\20-008 WHI - LOWER ALLEN\DWG.05 SITE LAYOUT.dwg, SITE PLAN, LOWER ALLEN\DWG.05 SITE LAYOUT.dwg

© 2022 INTEGRATED DEVELOPMENT PARTNERS, LLC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF IDP.



LEGEND

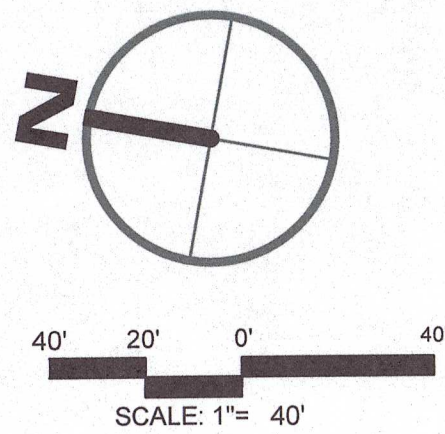
PROPERTY LINE
SETBACK LINE
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED STANDARD DUTY PAVEMENT
PROPOSED HEAVY DUTY PAVEMENT

PROPOSED PARKING TOTAL
PROPOSED STRIPING
PROPOSED STRIPED AREA
PROPOSED HANDICAP PARKING SPACE
PROPOSED LIGHT STANDARD
PROPOSED CENTERLINE
PROPOSED CURB
SITE SIGN
PROPOSED IRON PIN

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R7-8 12"x18"		4
B	R7-8P 6"x12"		4
C	R1-1 30"x30"		1

- SITE PLAN NOTES**
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
 - THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DOCKS, RAMPS, AND STAIRS.
 - ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
 - TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
 - PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
 - PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
 - THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
 - ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
 - CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.



INTEGRATED DEVELOPMENT PARTNERS

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PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD

FOR PRESBYTERIAN DEVELOPMENT, LLC

CUMBERLAND COUNTY

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DATE	DECEMBER 21, 2020
PROJECT NO.	20-0088
CAD FILE:	04 - SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	01/21/2021	REVISED PER TOWNSHIP AND COUNTY REVIEW COMMENTS
2	06/01/2021	ISSUED FOR RECORDING

TITLE

SITE LAYOUT

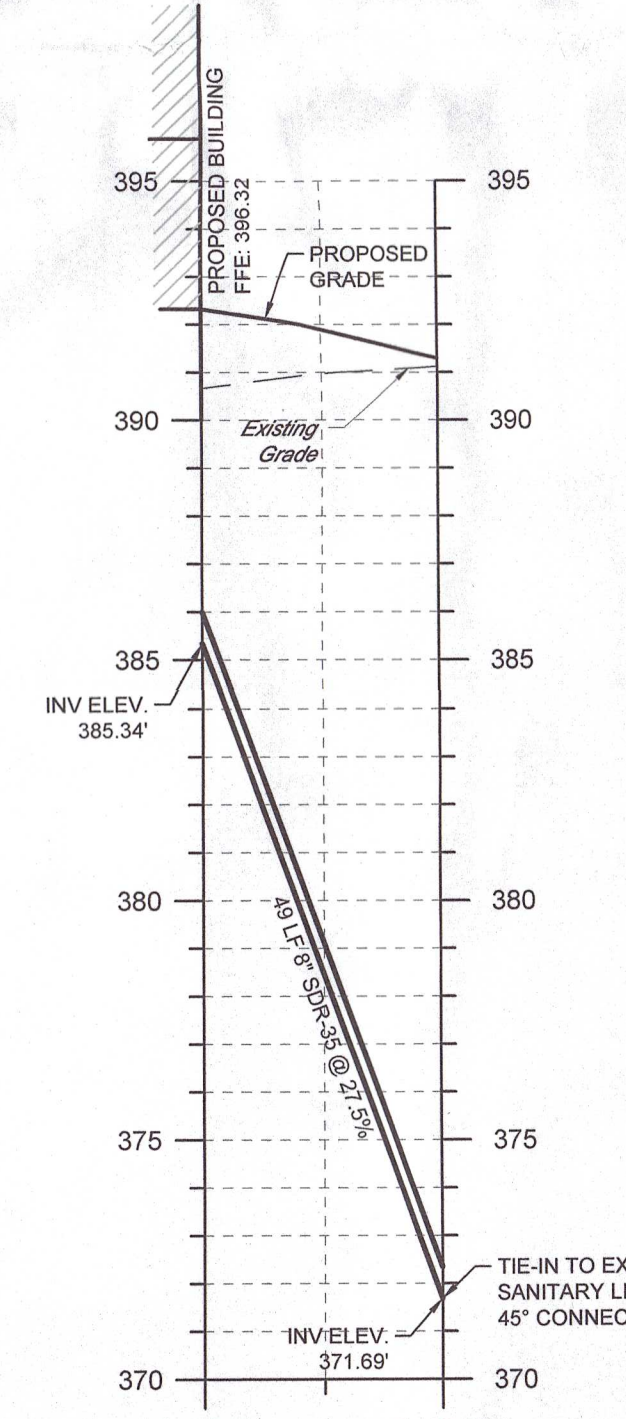
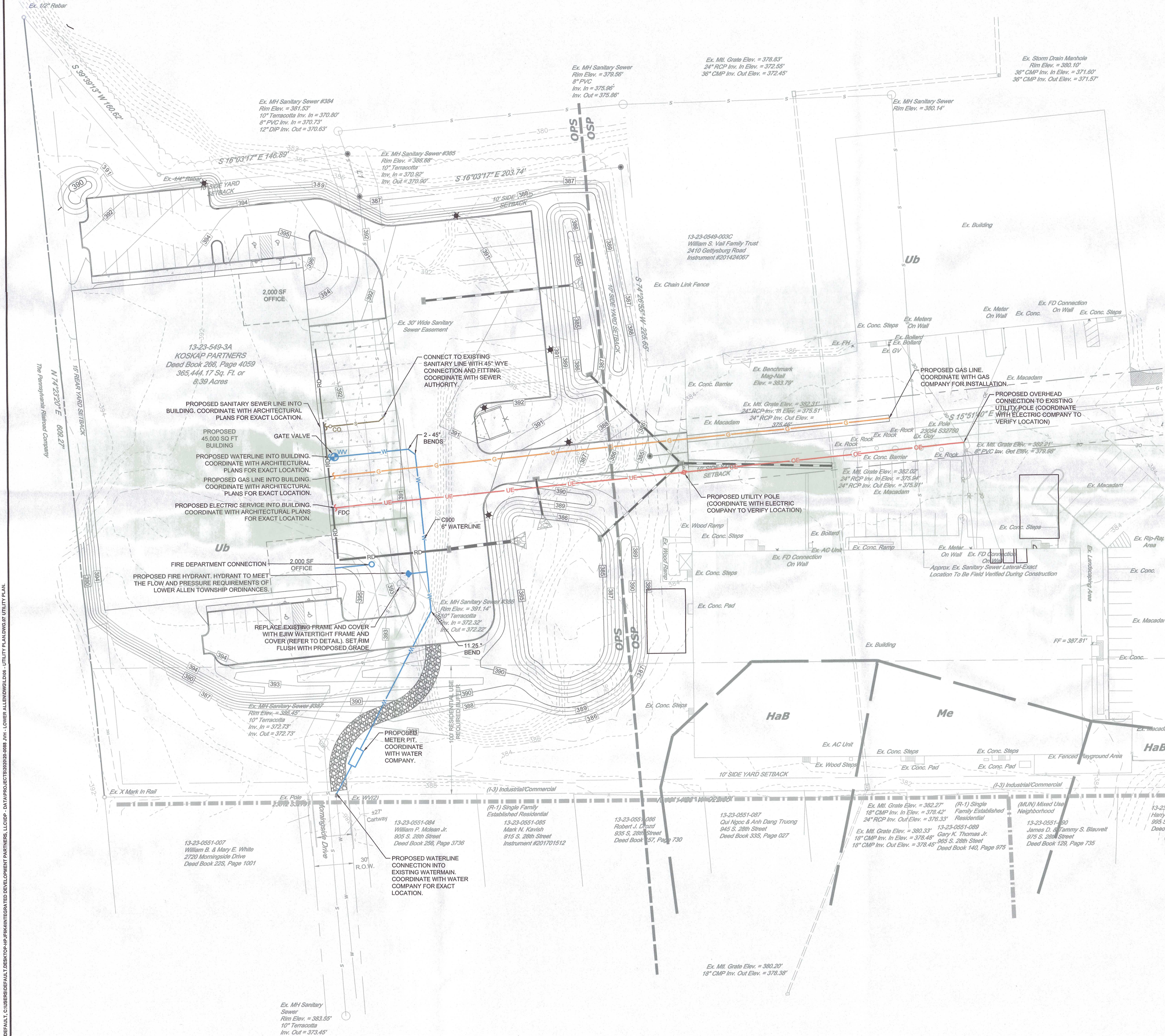
SHEET NO.

05 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

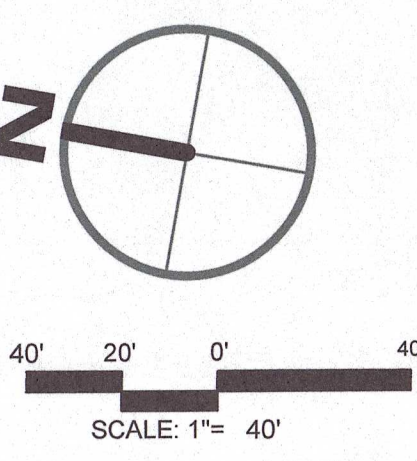
4/10/2023 2:48 AM, DEFAULT, CUMBERLAND COUNTY DEVELOPMENT PARTNERS, LLC (DIP) - LOWER ALLEN TOWNSHIP UTILITY PLAN. DATE: 04/10/2023 2:48 AM, USER: JEFFREY.DELANEY@CUMBERLANDCOUNTYPA.GOV, PROJECT: 2023-0001, SHEET: 07 OF 13, SCALE: 1"=40', STATUS: IN PROGRESS, DRAWN BY: JEFFREY.DELANEY, CHECKED BY: JEFFREY.DELANEY, APPROVED BY: JEFFREY.DELANEY, COMMENTS: UTILITY PLAN 06-07 UTILITY PLAN.

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SANITARY SEWER

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



LEGEND

W

PROPOSED WATER LINE

FW

PROPOSED FIRE HYDRANT

S

PROPOSED SANITARY LINE

G

PROPOSED GAS LINE

UE

PROPOSED UNDERGROUND ELECTRIC

OE

PROPOSED OVERHEAD ELECTRIC

UP

UTILITY POLE

UTILITY PLAN

- UTILITY NOTES**
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
 - THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
 - THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
 - ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
 - 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, WHICH SHALL INCLUDE CONCRETE ENCASUREMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
 - THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8' LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
 - CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNUAL SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
 - BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
 - A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASUREMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASUREMENT OF THE PROPOSED PIPING.
 - GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
 - SITE 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.
 - ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL 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 TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASUREMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
 - ALL WATER LINES TO HAVE A MINIMUM COVER OF 18".
 - ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
 - PIPING SHALL BE LAID FROM DOWNGRADE END OF PIPE RUN IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
 - UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
 - THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
 - BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
 - A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASUREMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASUREMENT OF THE PROPOSED PIPING.
 - CONSTRUCTION SHOULD COMPLY WITH ALL LOWER ALLEN TOWNSHIP AUTHORITY STANDARDS.
 - THE PROPER OWNER AND CONTRACTOR SHALL PROTECT THE EXISTING UTILITY SEWER SYSTEM FROM DAMAGE DURING CONSTRUCTION AND SHALL REPAIR ANY AND ALL DAMAGE RESULTING FROM THE PROPOSED DEVELOPMENT ACTIVITY.
 - THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE SANITARY SEWER LATERAL FROM THE EXISTING BUILDING AND THE TIE-IN LOCATION TO THE EXISTING SEWER MAIN. THE LATERAL SHALL BE PROTECTED DURING CONSTRUCTION.

INTEGRATED
DEVELOPMENT PARTNERS

430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.6884
www.integrateddp.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD
FOR
PRESBYTERIAN DEVELOPMENT, LLC
CUMBERLAND COUNTY
LOWER ALLEN TOWNSHIP

PROFESSIONAL SEAL

DRAWN	GSD
REVIEWED	TLD
SCALE	AS NOTED
DATE	DECEMBER 21, 2020
PROJECT NO.	20-0088
CAD FILE:	06 - UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	07/27/2021	REVISED PER TOWNSHIP AND COUNTY REVIEW COMMENTS
2	04/17/2022	ISSUED FOR RECORDING

TITLE

UTILITY PLAN

SHEET NO.

07 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

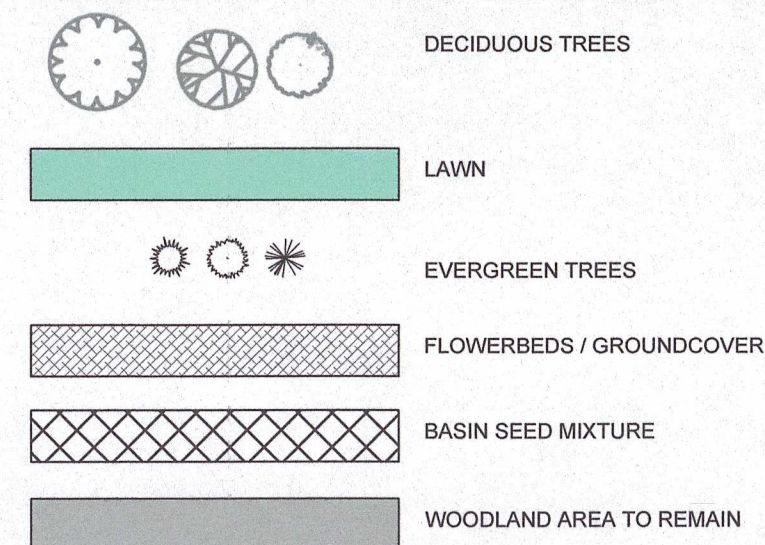
LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
HC	9	Halesia carolina	Carolina Silverbell	2" cal	B/B	6' Br./Full heads

LANDSCAPING REQUIREMENTS

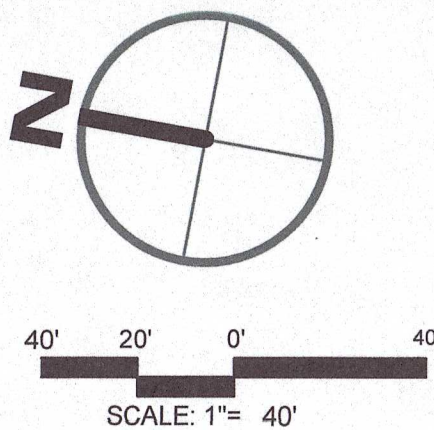
SECTION:		REQUIRED	PROPOSED	WAIVER/ VARIANCE
220-200.A	FRONT YARD LANDSCAPING. AT LEAST 5% OF THE FRONT YARD SHALL BE LANDSCAPED	N/A	N/A PROPOSED DEVELOPMENT IS IN REAR OF PROPERTY.	NO
220-200.B(1)	PARKING AREA LANDSCAPING. AT LEAST 5% OF INTERIOR PARKING AREA SHALL BE LANDSCAPED.	13,854 SF OF PARKING = 693 SF OF INTERIOR LANDSCAPING	1,070 SF	
220-200.B(1)	PARKING AREA LANDSCAPING. PROVIDE 1 TREE PER EVERY 10 PARKING SPACES.	36 CAR PARKING SPACES + 13 TRAILER PARKING SPACES = 49 49 / 10 = 5 TREES	9 TREES	NO
220-201.B(1)	SCREENING. MAXIMUM HEIGHT OF SOLID SCREENING	N/A	N/A PROPOSED DEVELOPMENT IS IN REAR OF PROPERTY.	NO
220-201.B(4)	FOR EVERY 50 FT OF PROPERTY LINE WHERE SCREENING IS REQUIRED, 1 EVERGREEN OR 1 DECIDUOUS TREE SHALL BE PROVIDED.	457 LF OF PROPERTY LINE = 10 EVERGREEN OR DECIDUOUS TREES	UTILIZE EXISTING VEGETATION	NO
220-201.C	SCREENING AND BUFFERING FOR PARKING AREAS LOCATED ADJACENT TO RESIDENTIAL USES. A WALL, HEDGE, OR EARTHEN BERM SHALL BE PLACED ALONG THE PERIMETER OF THE PARKING AREA ADJACENT TO THE RESIDENTIAL USE. WITHIN A BUFFER YARD OF FIVE FEET.	FRONT YARD 6 FT SIDE/REAR YARD 8 FT	UTILIZE EXISTING VEGETATION	NO
220-202.A(2)	A BUFFER YARD OF 100 FT SHALL BE PROVIDED BETWEEN THE I-3 INDUSTRIAL/COMMERCIAL AND ANY RESIDENTIAL DISTRICT	100 FT BUFFER YARD	100 FT BUFFER YARD	NO
192-58(2)	STREET TREES	N/A	N/A PROPOSED DEVELOPMENT IS IN REAR OF PROPERTY.	NO

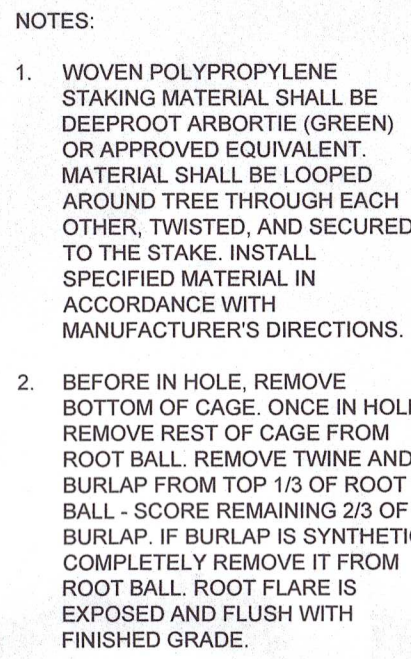
LEGEND



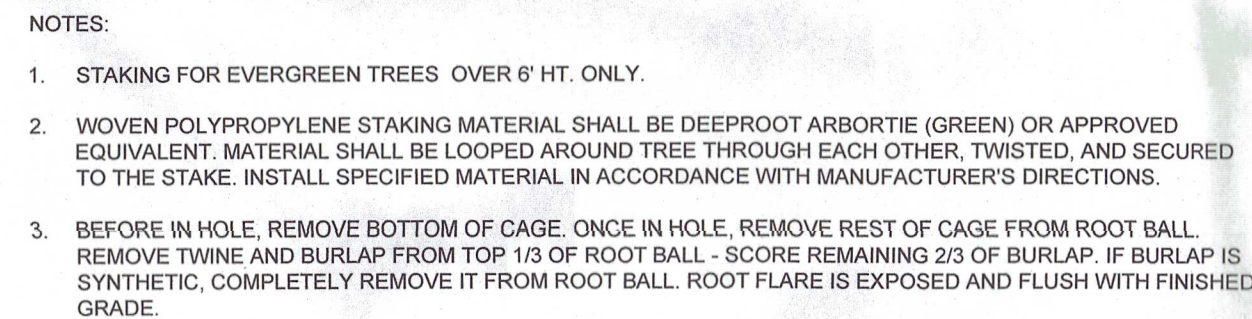
REVISIONS	NO.	DATE	DESCRIPTION
	1	01/12/2021	REVISED PER TOWNSHIP AND COUNTY REVIEW COMMENTS
	2	04/07/2022	ISSUED FOR RECORDING

TITLE
LANDSCAPE PLAN

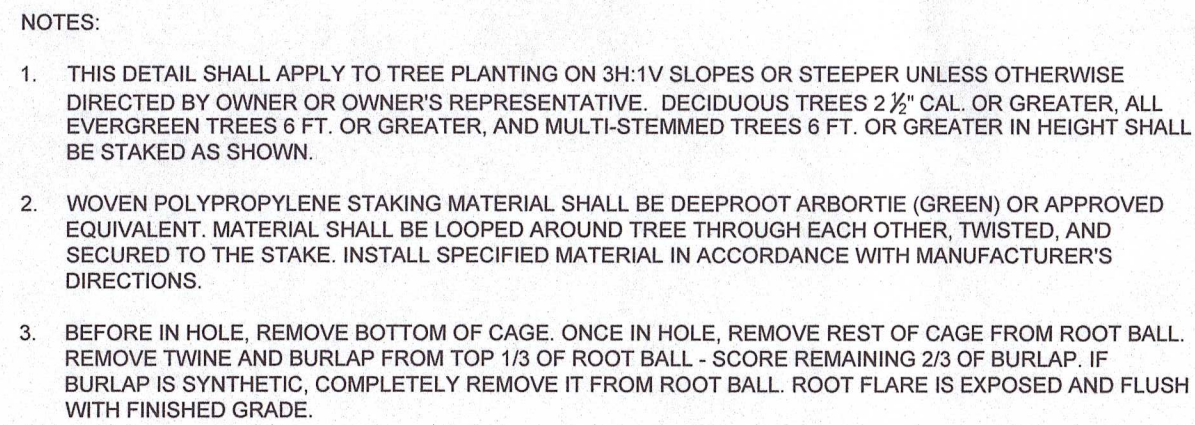




N.T.S



N.T.S



N.T.S

- ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWING. PLANTS LARGER THAN THOSE SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL HAVE SINGLE STRAIGHT TRUNKS THAT SHALL NOT BRANCH BELOW 7 FEET HIGH IF THE TREE CALIPER IS 2 1/2 INCHES OR GREATER.
- SEEDING MIXTURES: GRASS SEEDING MIXTURES FOR PERMANENT SOIL STABILIZATION SHALL CONFORM TO THE PENNSYLVANIA SEED ACT OF 1985, AS AMENDED.
- ALL SLOPES 3:1 OR GREATER RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PERCENT ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

LAWN SEED MIXTURE
SPECIES: 15 % PERENNIAL RYEGRASS
BLEND OF 3 IMPROVED HYBRIDS)
5 % FINE LEAF OR CREEPING FESCUE
BLEND OF 3 IMPROVED HYBRIDS)
0 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 5 LBS/1,000 S.F.
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15
JUNE 15, UNLESS OTHERWISE APPROVED BY OWNER.



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430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.6084
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD
FOR
PRESBYTERIAN DEVELOPMENT, LLC

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY

PROFESSIONAL SEAL

DRAWN	GSD
REVIEWED	TLD
SCALE	AS NOTED
DATE	DECEMBER 21, 2020
PROJECT NO.	20-0088
CAD FILE:	
07 - LANDSCAPE PLAN	

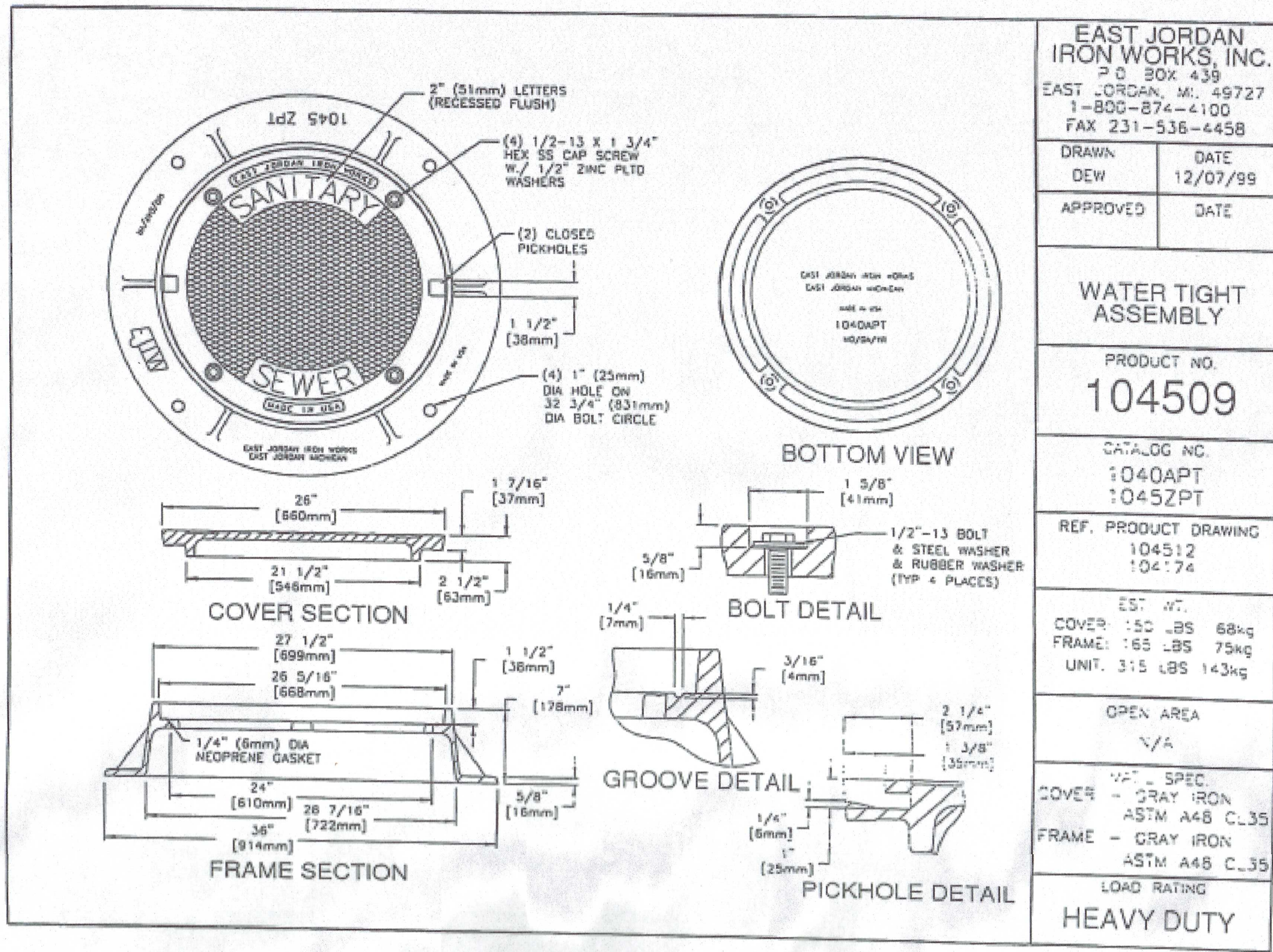
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SHEET NO.

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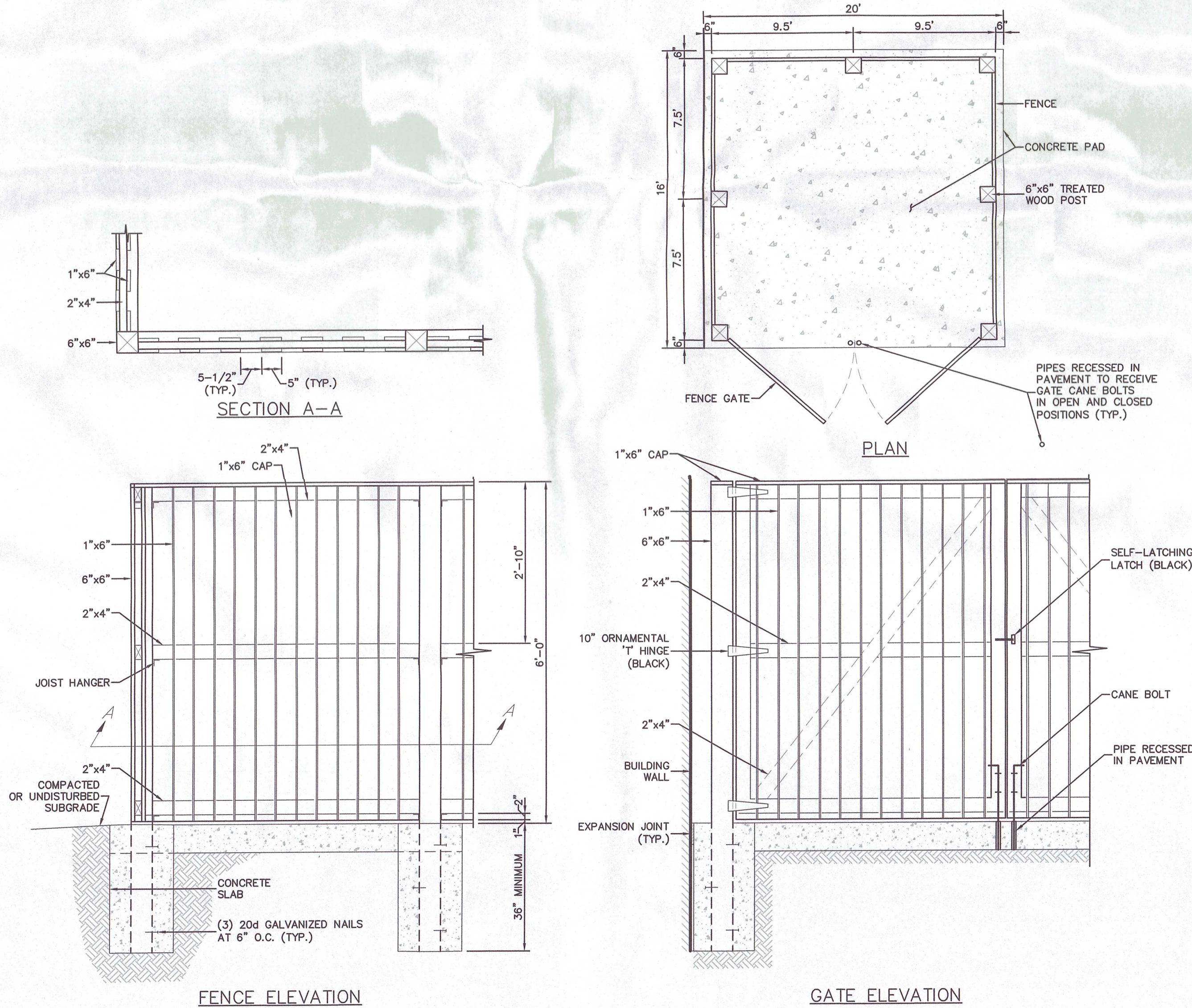
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12/10/2020 10:28 AM - DEFAULT - C:\USERS\DEFAULT\DESKTOP\HDP\HDP\INTEGRATED DEVELOPMENT PARTNERS, LLC\HDP - DATA\PRODUCTS\B02020-008B-JWH - LOWER ALLEN\ENCLOSURE - DETAILS.DWG (B) DETAILS.

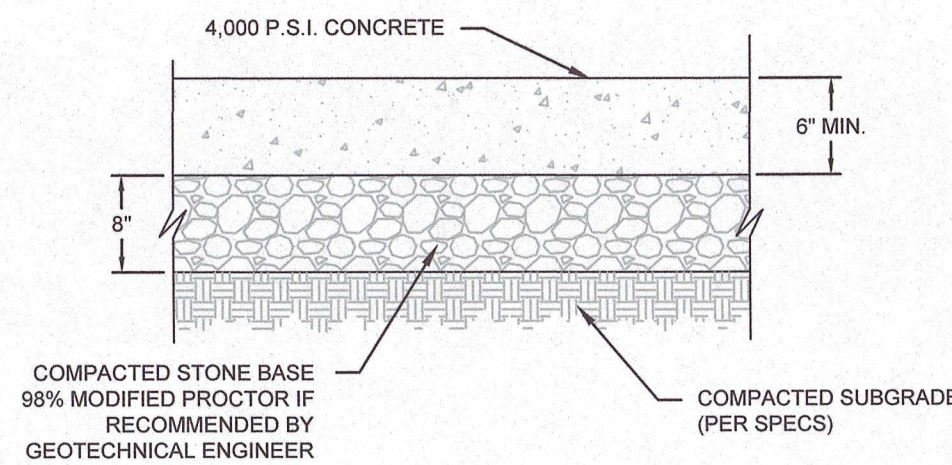


EJIW SANITARY SEWER MANHOLE FRAME AND COVER

N.T.S.

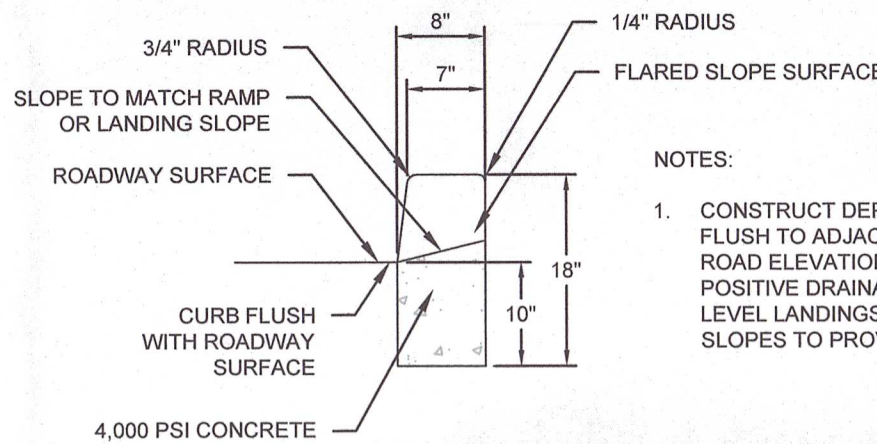


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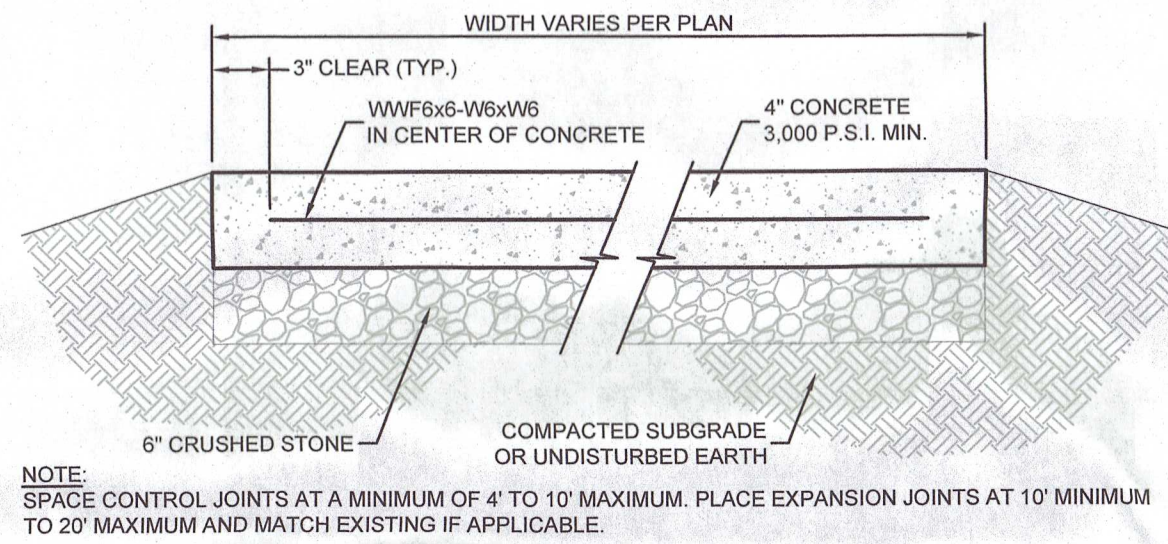
HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.



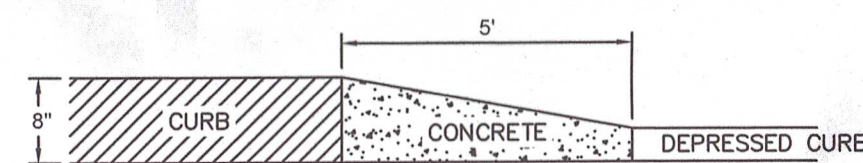
DEPRESSED CURB

N.T.S.



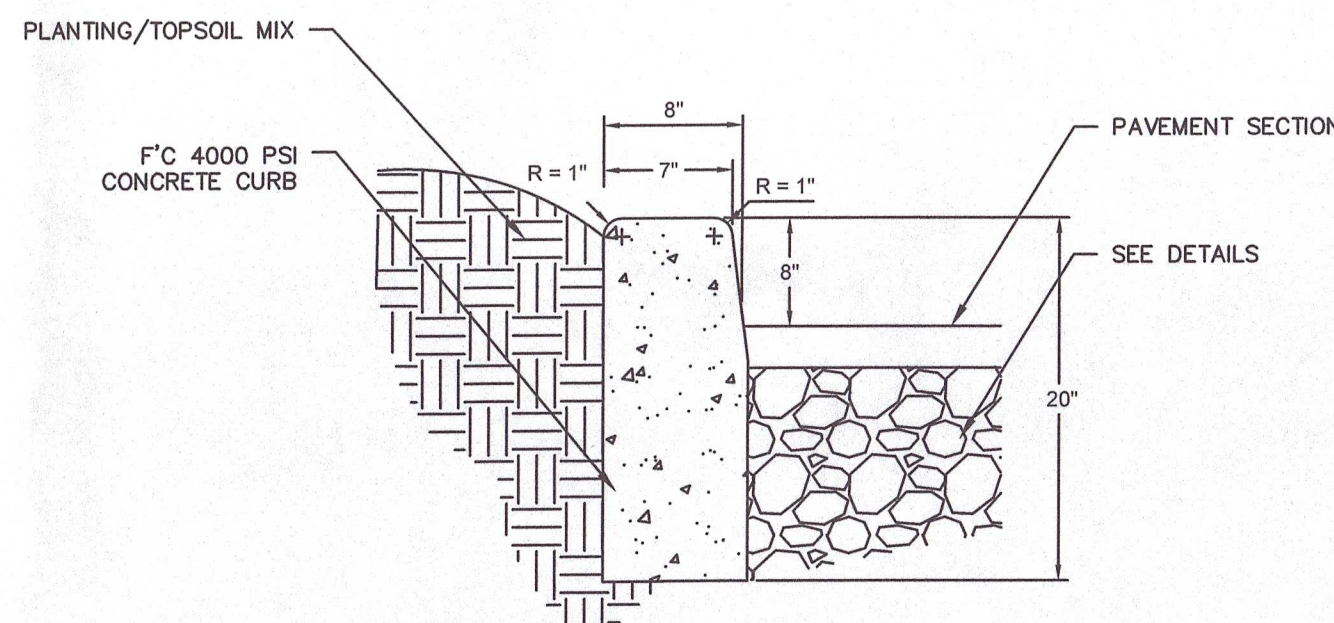
CONCRETE SIDEWALK

N.T.S.



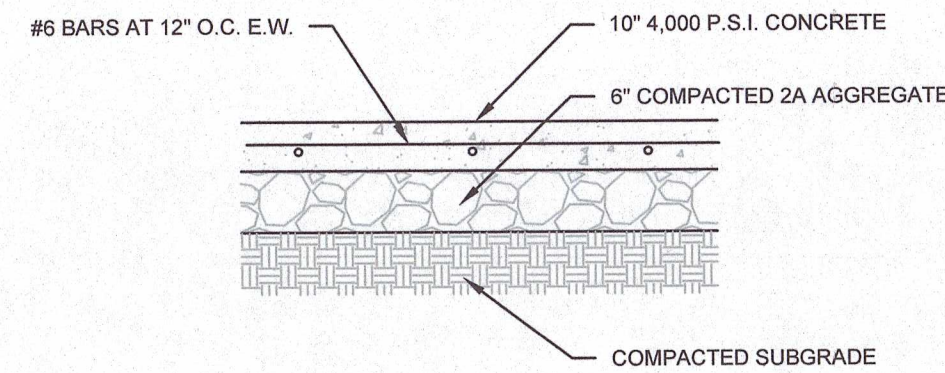
8" CURB REVEAL TO DEPRESSED CURB

N.T.S.



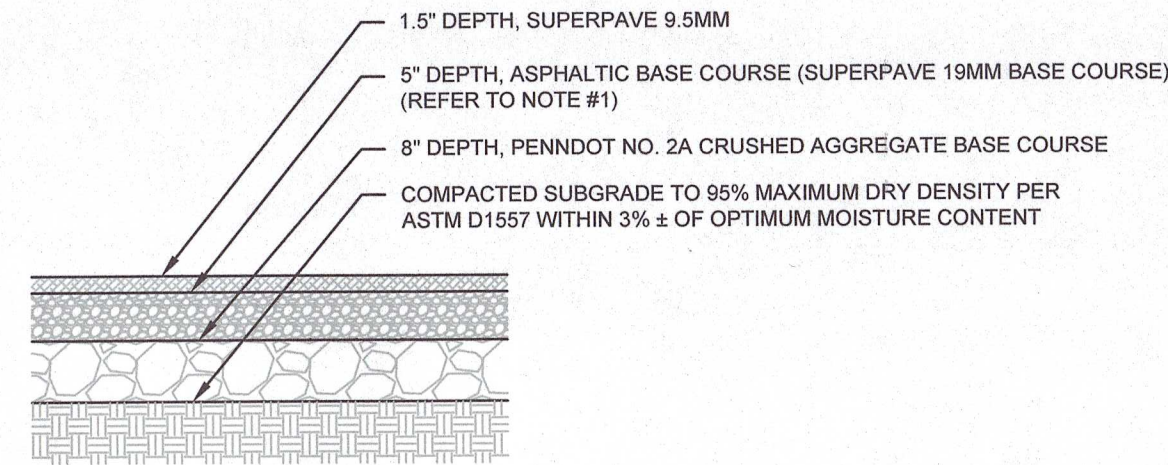
8" REVEAL CONCRETE CURB

N.T.S.



DUMPSTER PAD SECTION

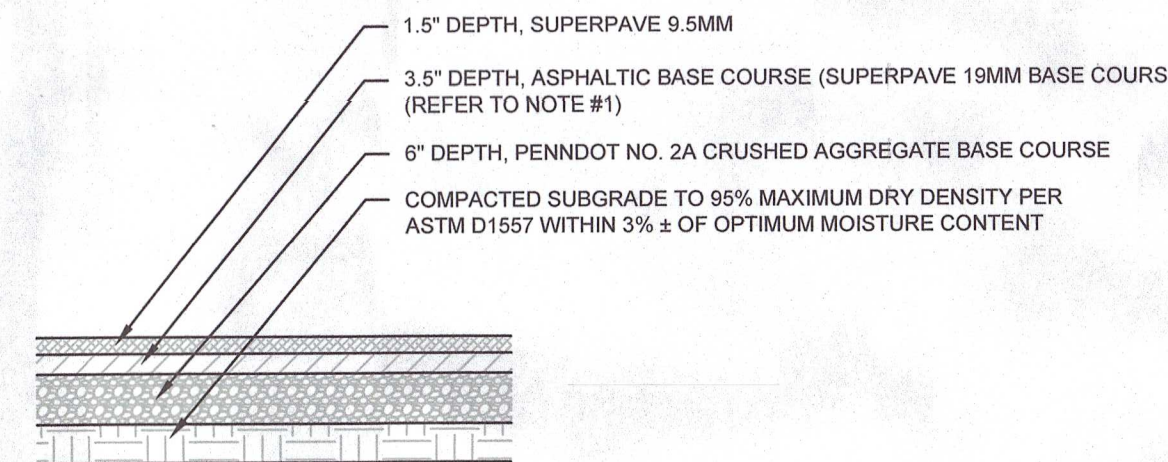
N.T.S.



NOTES:
1. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT STANDARDS, PUB. 408.

HEAVY DUTY BITUMINOUS PAVEMENT SECTION

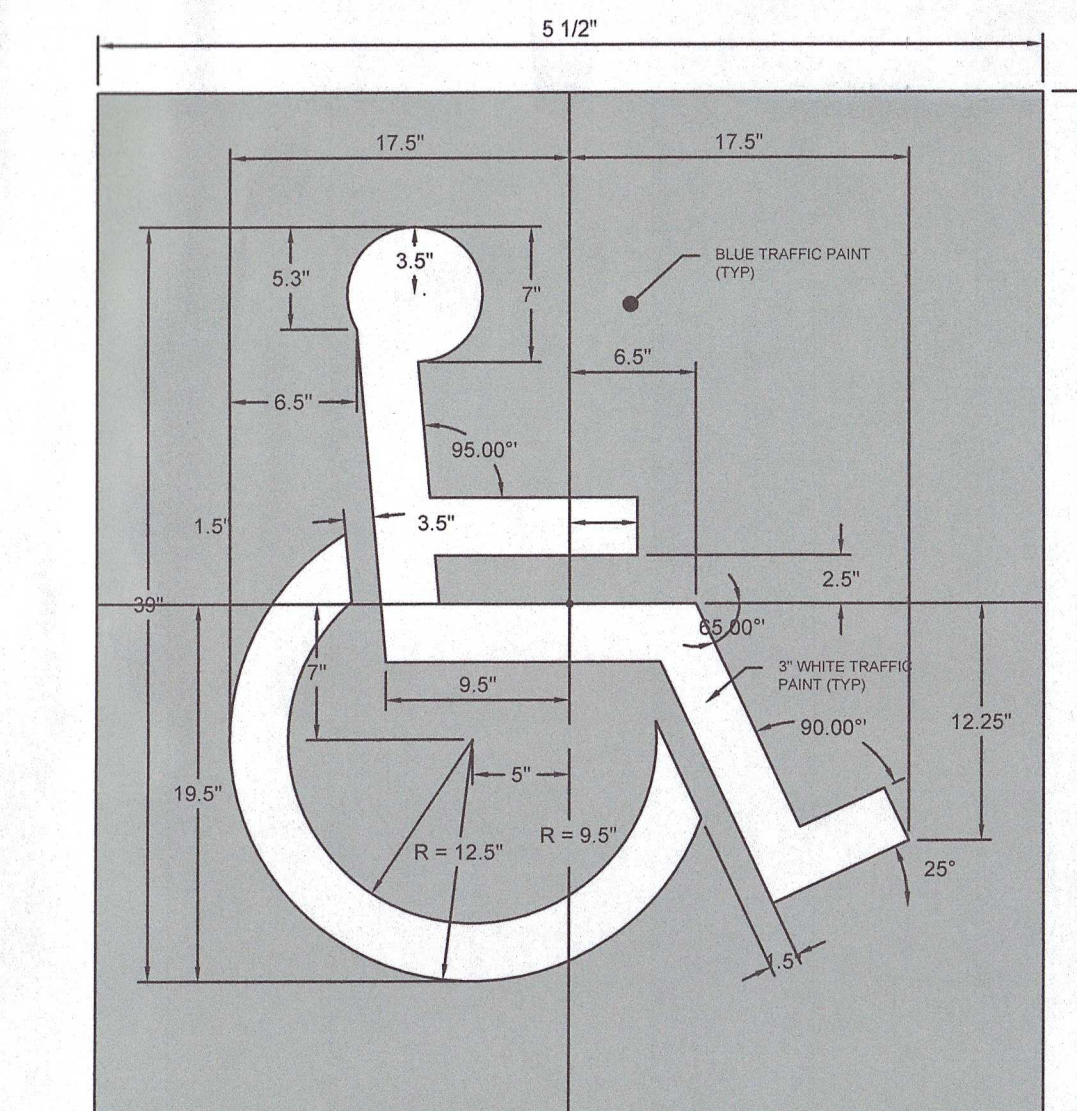
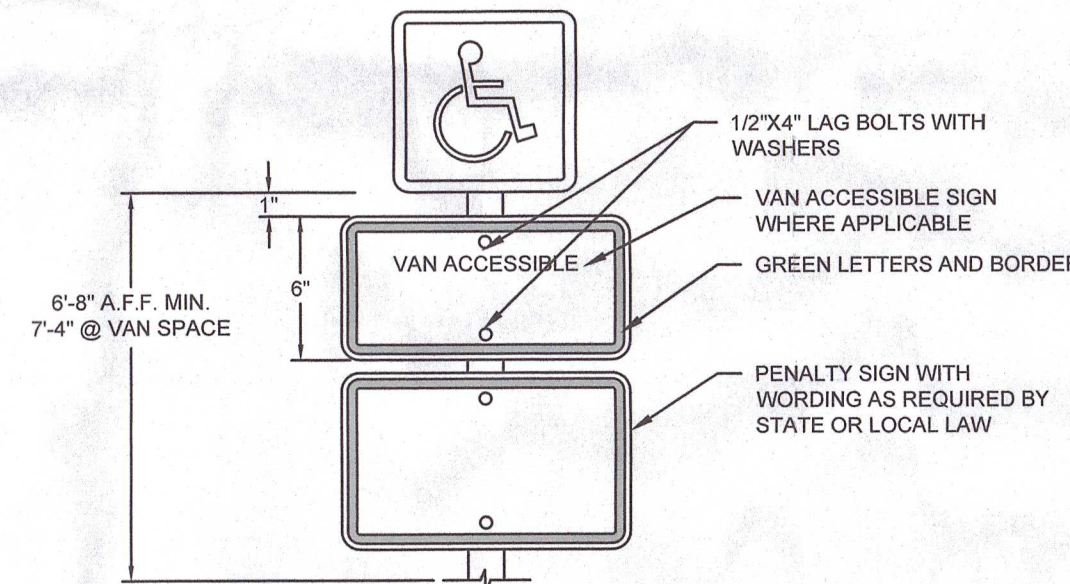
N.T.S.



NOTES:
1. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT STANDARDS, PUB. 408.
2. BASE COURSE CAN BE REDUCED TO 3.0 INCHES IN THE AUTOMOBILE PARKING AREA ONLY.

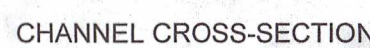
STANDARD DUTY BITUMINOUS PAVING

N.T.S.



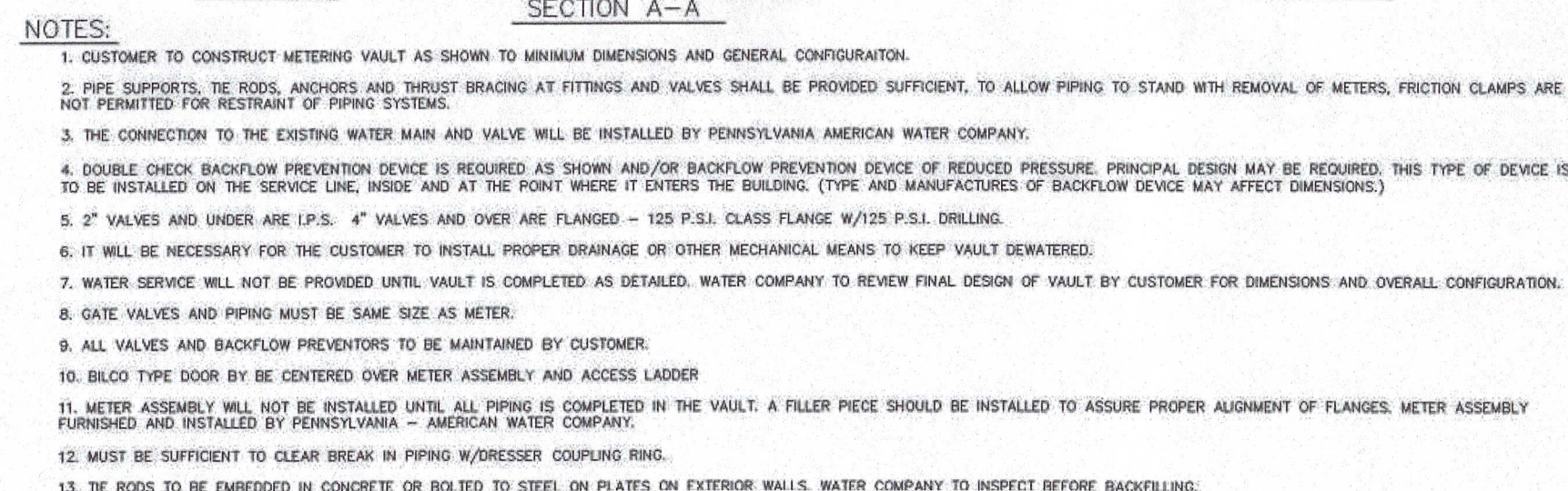
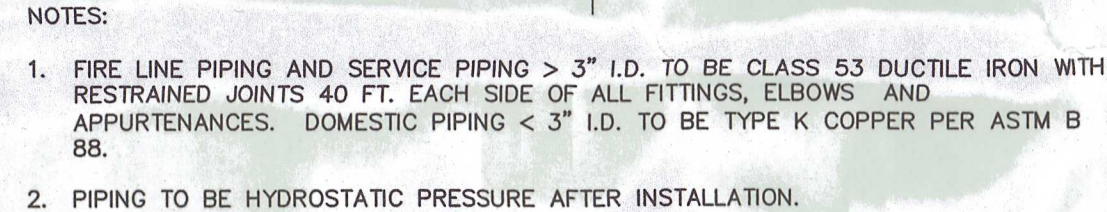
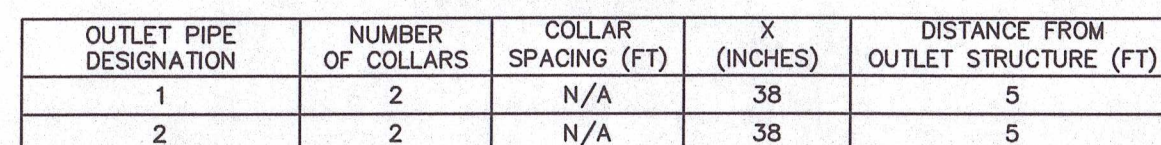
PAINTED HANDICAP SYMBOL AND SIGNAGE

N.T.S.



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

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



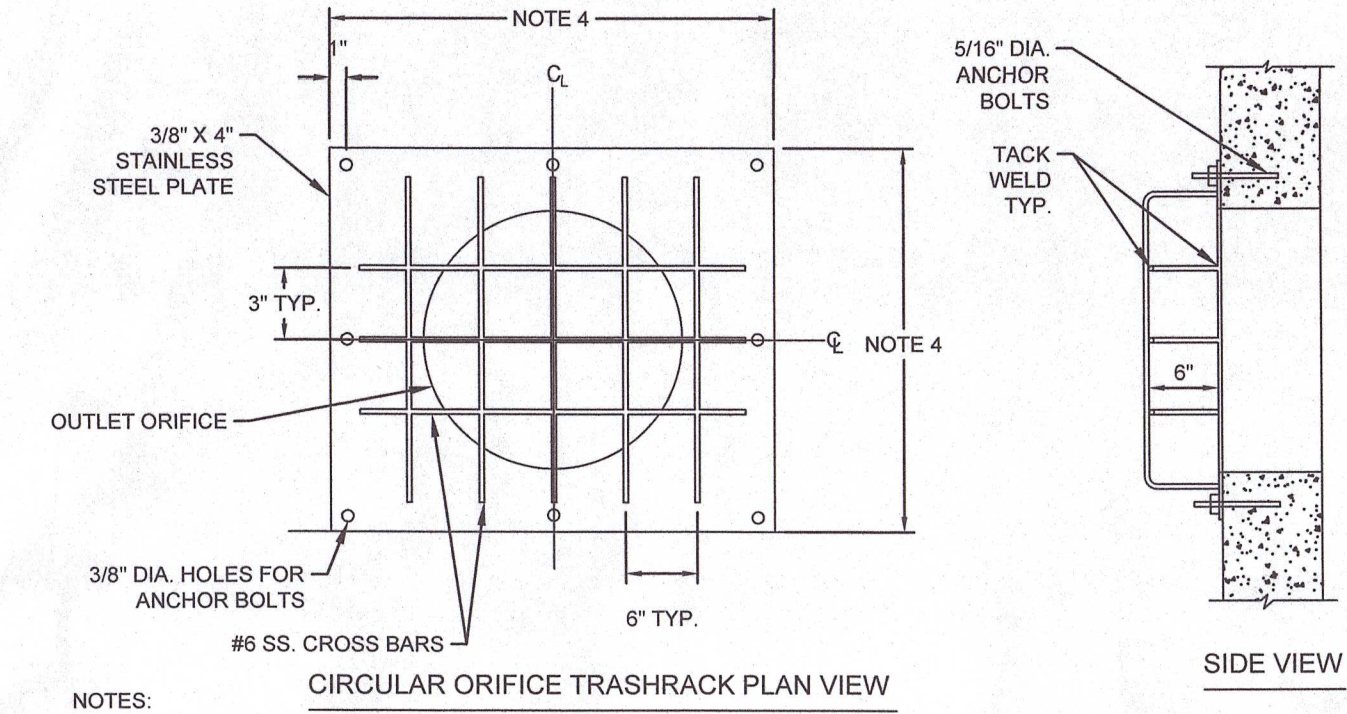
NOTE:

- a. VAULT DESIGN TO BE BY REGISTERED PROFESSIONAL ENGINEER. IF TRAFFIC LOADS ARE EXPECTED, DESIGN FOR AASHO W20 LOADING. DESIGN MUST PROVIDE FOR ALL EXPECTED FIELD CONDITIONS, INCLUDING SAFE WORKING ENVIRONMENT FOR MAINTENANCE PERSONNEL.
- b. A. AMERICAN WATER CO. MAY REQUIRE IN THE VAULT TELEPHONE AND/OR POWER (120 VAC, 15 AMP) FOR "AMR" INSTALLATION OR PUMP POWER FOR DRAINAGE.
- c. IF IT IS PROVIDED WITH ELECTRICAL SUPPLY PLEASE SUPPLY OUTSIDE CONNECT AND PROVISIONS FOR PUMP PUMP (PUMP).
- d. PRE-CAST VAULTS ARE AVAILABLE AND CUSTOMERS SHOULD VERIFY DESIGN BY THEIR ENGINEER.
- e. VAULT AND METER INSTALLATION IS A. AMERICAN WATER CO. STANDARD FOR OPTIMUM PERFORMANCE AND DESIGN FOR INSTALLATION AND SERVICE. ALTERNATE DESIGN REQUESTS MUST BE SUBMITTED TO CONTACT A. AMERICAN WATER CO. PERSONAL FOR REVIEW AND APPROVAL.

DRAWN	GSD
REVIEWED	TLD
SCALE	AS NOTED
DATE	DECEMBER 21, 2020
PROJECT NO.	20-0088
CAD FILE:	
09 - DETAILS	

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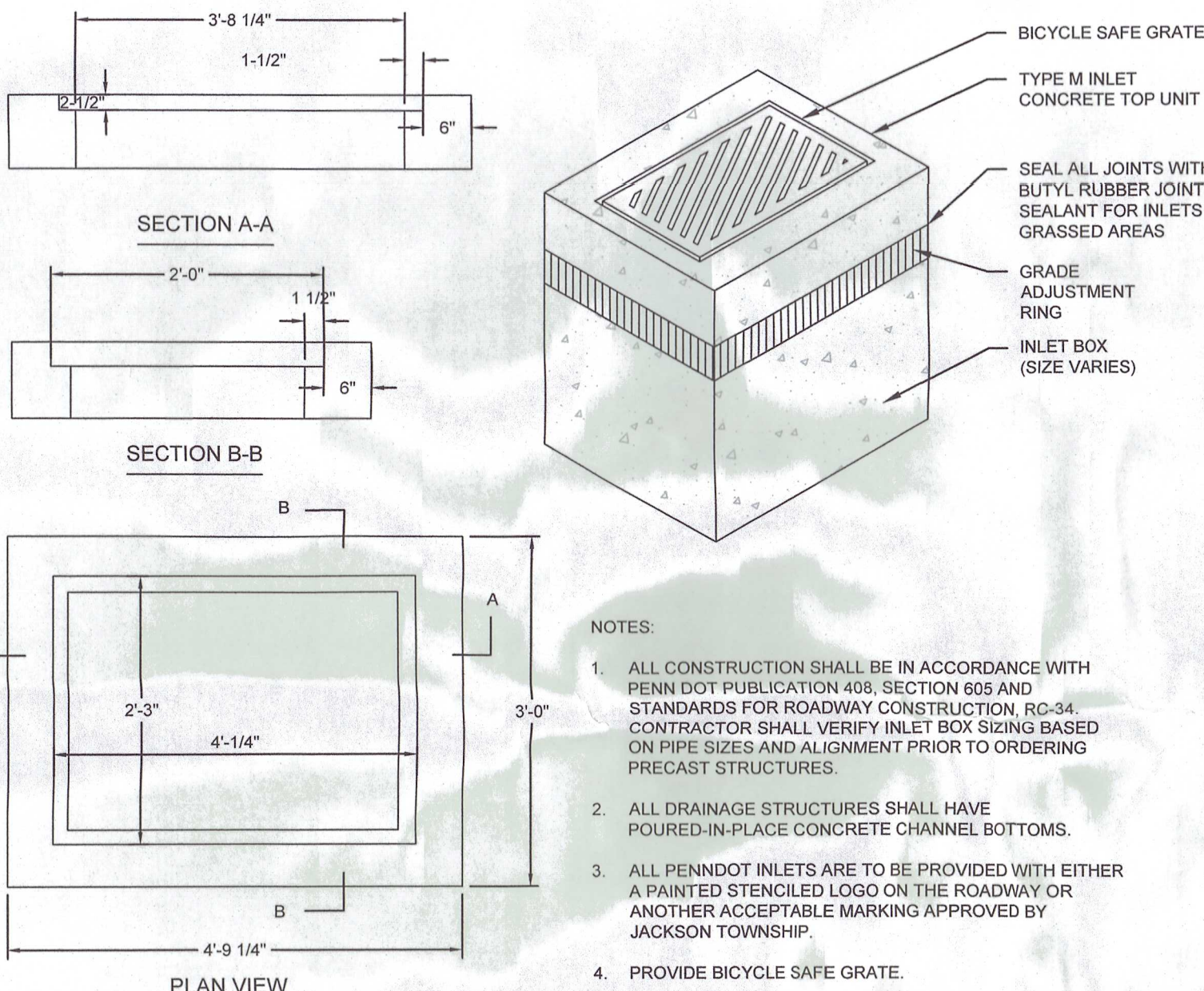
12/19/2023 10:18 AM, DETAILS, CUMBERLAND COUNTY PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, LDCDP - DATA PROJECT 20230515-0008 JWH - LOWER ALLEN KNOWLEDGE - DETAILS DWG 11 DETAILS



- NOTES:
- TRASH RACK MATERIAL TO BE STAINLESS STEEL.
 - SECURE THE TRASHRACK PLATE TO THE SIDE OF THE INLET BOX USING 5/16"x 2" STAINLESS STEEL BOLTS AND APPROPRIATE ANCHORS.
 - DURING INSTALLATION OF THE TRASH RACK PLATE, PLACE THIN LAYER OF BLACK MASTIC MATERIAL BETWEEN THE TRASHRACK PLATE AND THE INLET BOX WALL AS A GASKET TO CREATE A WATERTIGHT SEAM.
 - SEE PERMANENT OUTLET STRUCTURE DETAIL FOR ORIFICE PLATE DIMENSIONS.

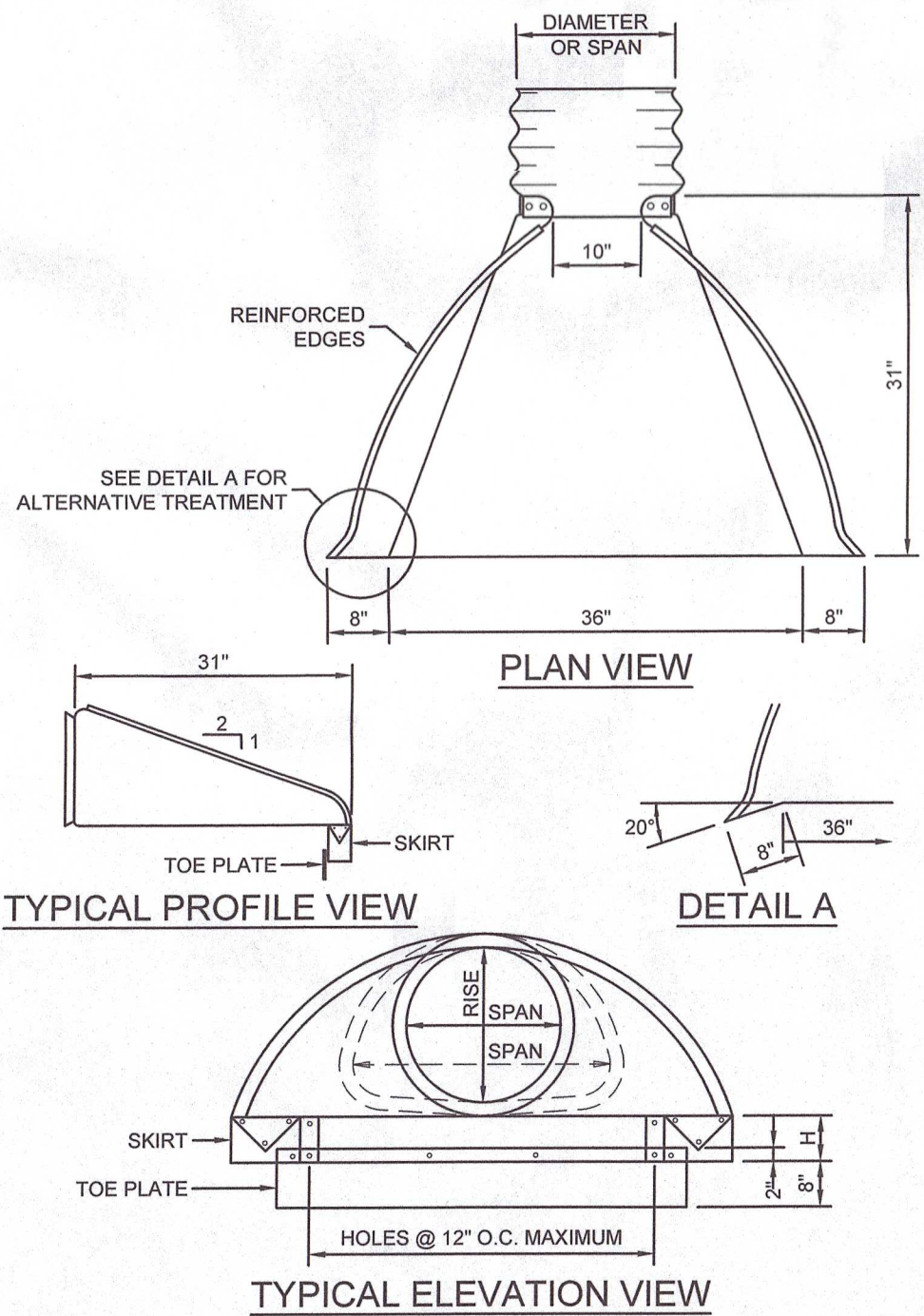
BASIN #1 TRASH RACK FOR RECTANGULAR OUTLET STRUCTURE OS-7

N.T.S.



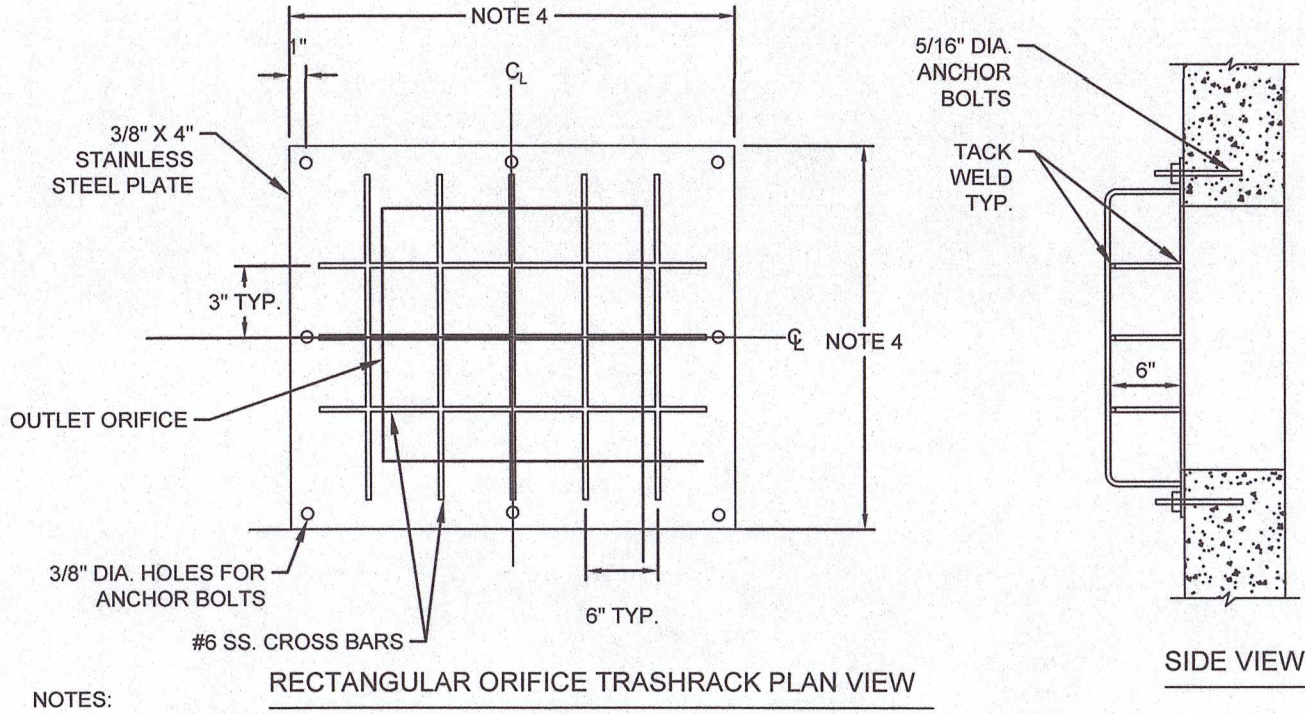
TYPE "M" INLET

N.T.S.



FLARED END SECTION

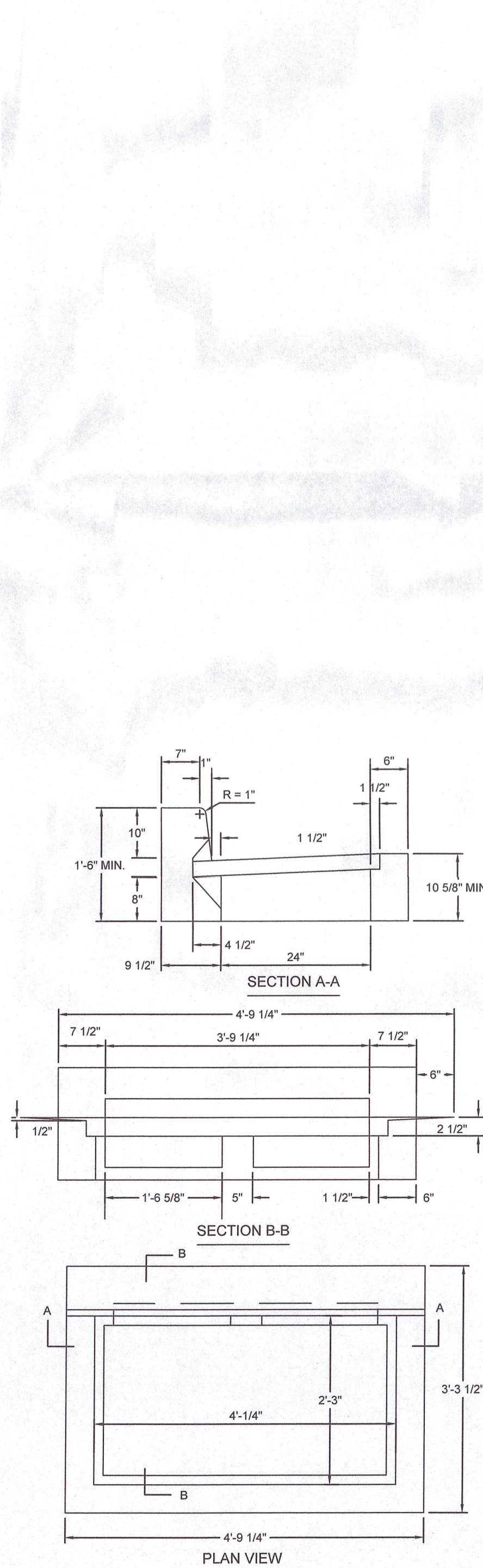
N.T.S.



- NOTES:
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 - SECURE THE TRASHRACK PLATE TO THE SIDE OF THE INLET BOX USING 5/16"x 2" STAINLESS STEEL BOLTS AND APPROPRIATE ANCHORS.
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 - SEE PERMANENT OUTLET STRUCTURE DETAIL FOR ORIFICE PLATE DIMENSIONS.

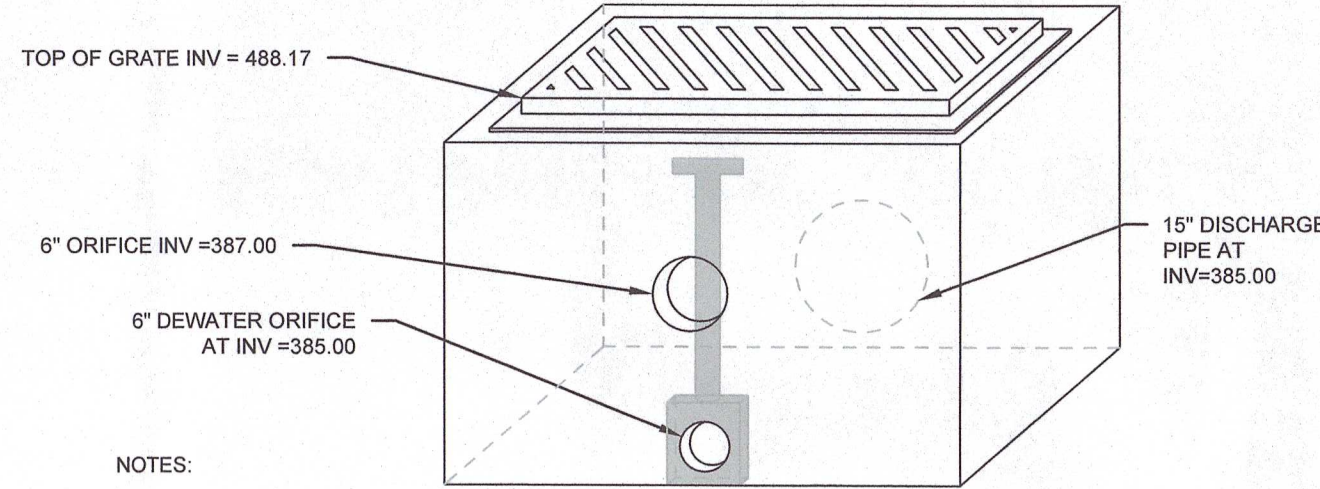
BASIN #2 TRASH RACK FOR RECTANGULAR OUTLET STRUCTURE OS-8

N.T.S.



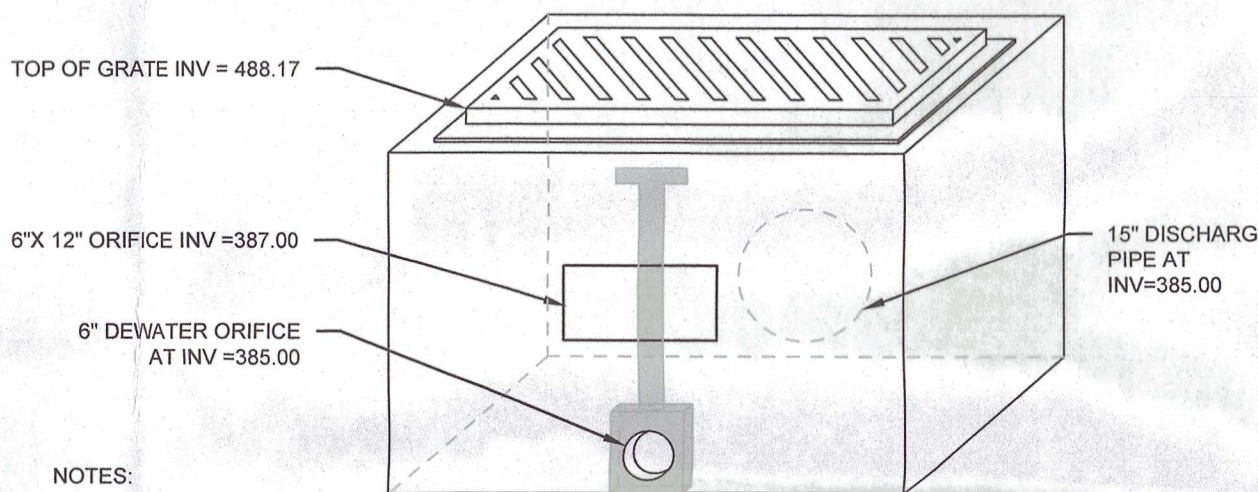
TYPE "C" INLET

N.T.S.



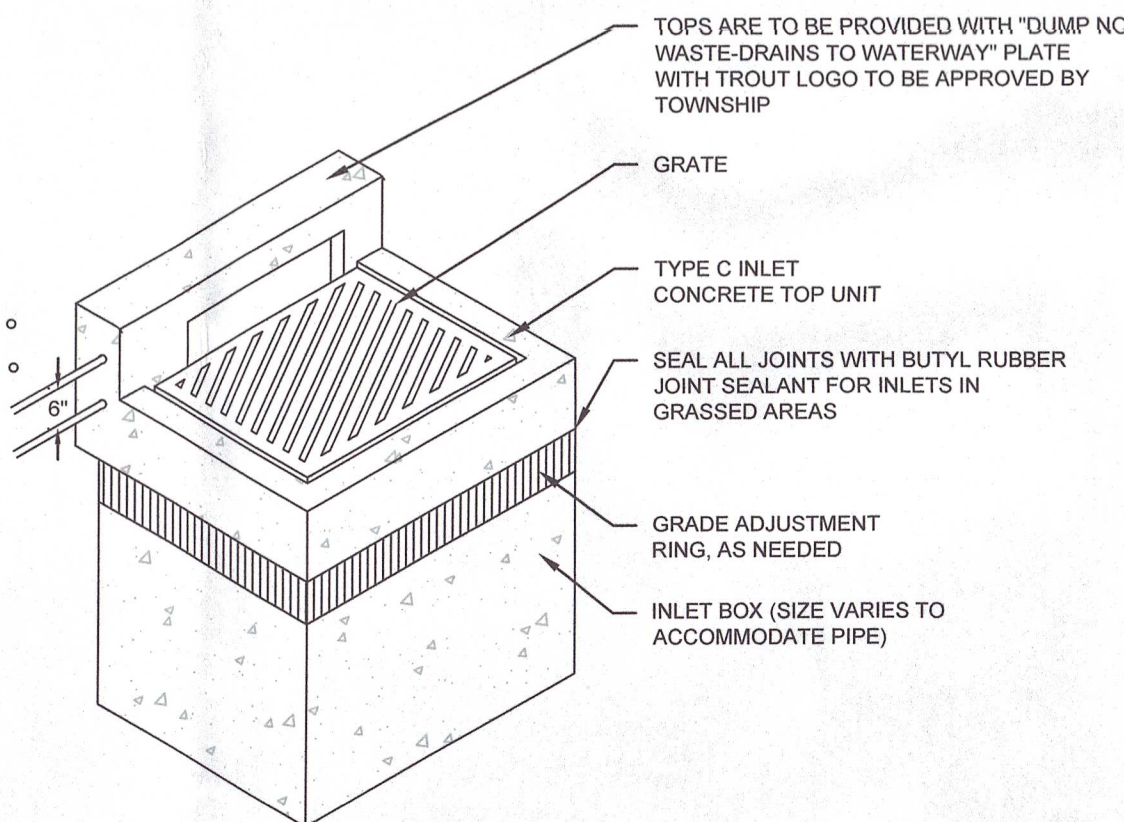
OUTLET STRUCTURE-BASIN 1 (OS-7)

N.T.S.



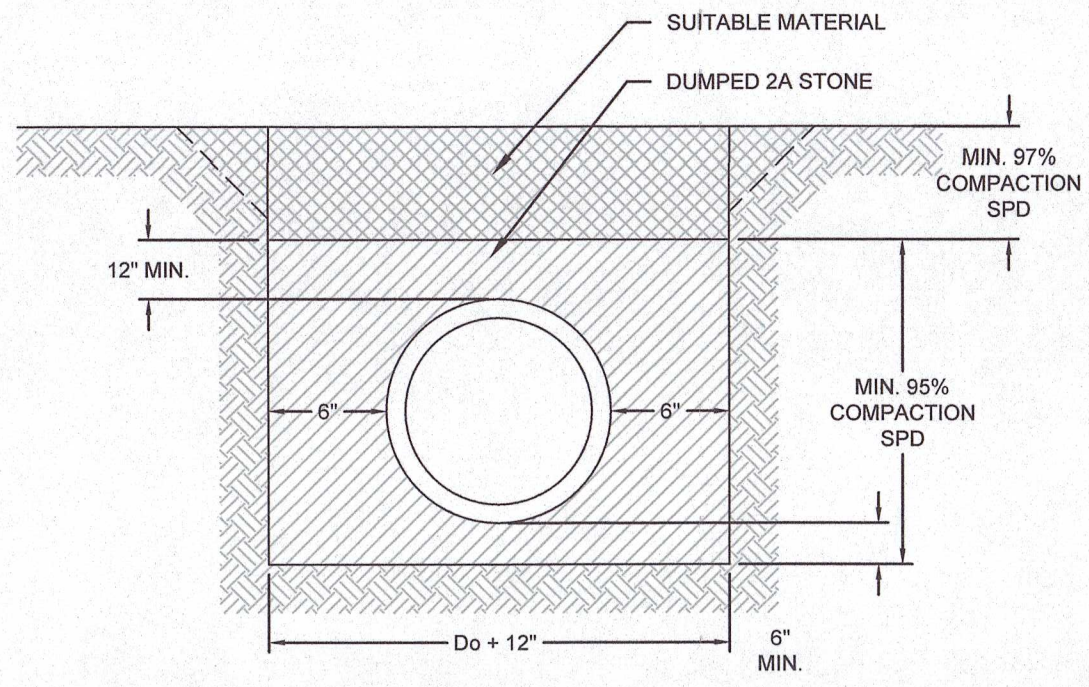
OUTLET STRUCTURE-BASIN 2 (OS-8)

N.T.S.



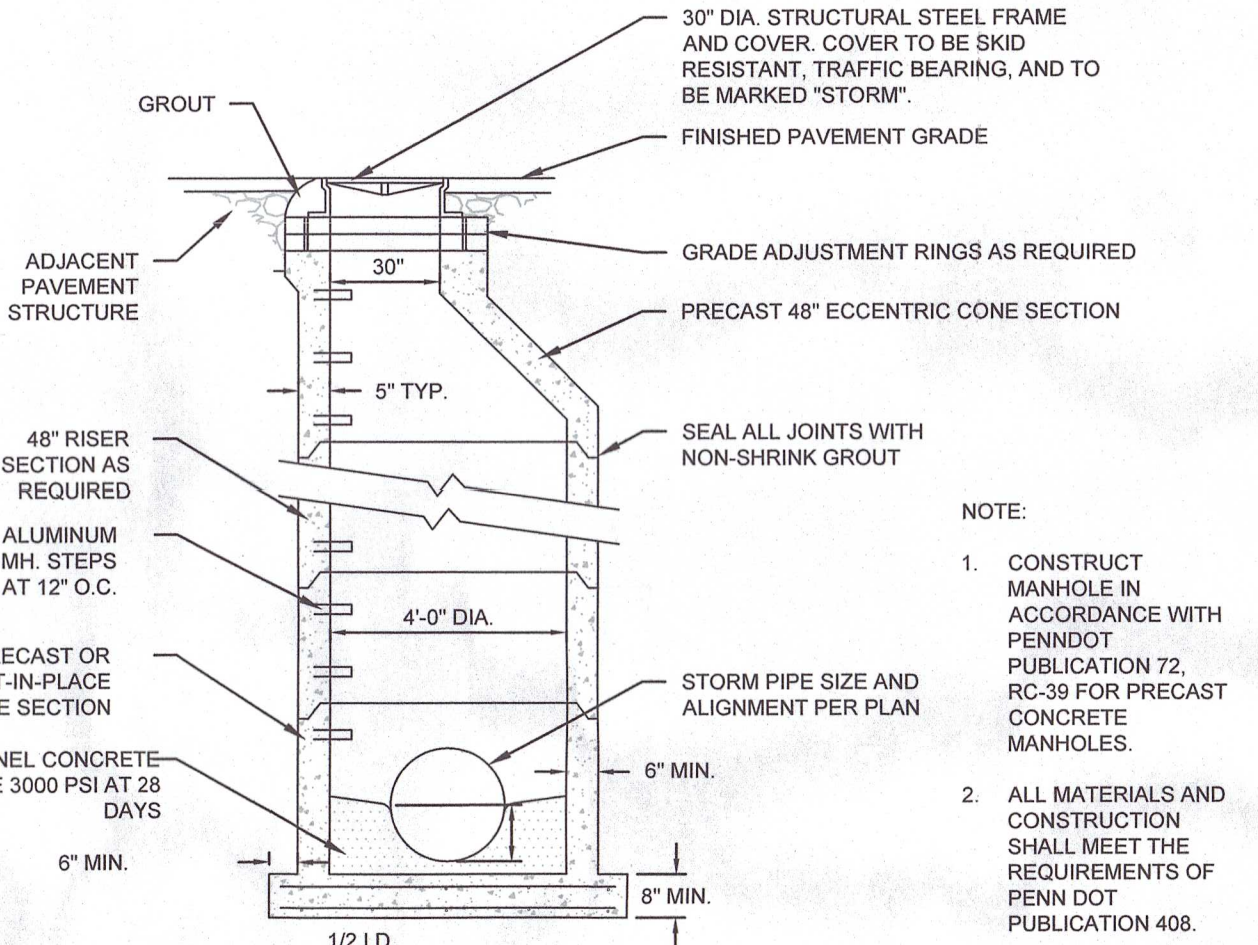
- NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
 - ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
 - ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY..

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



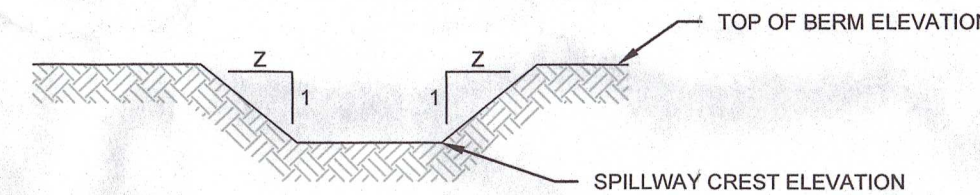
STORM PIPE TRENCH SECTION

N.T.S.



STORM SEWER MANHOLE

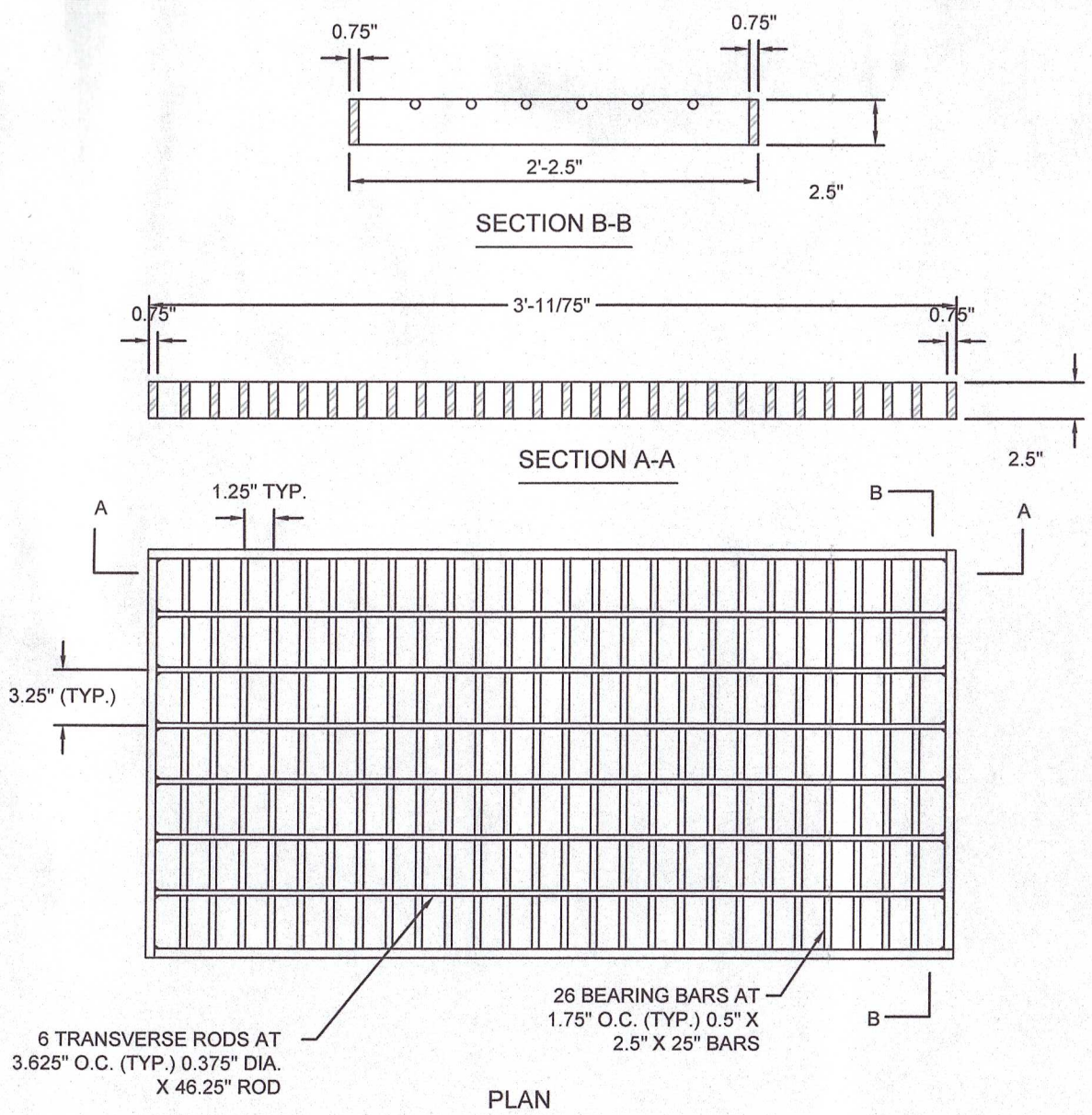
N.T.S.



SPILLWAY DESIGNATION	CREST LENGTH (FT)	CREST ELEV. (FT)	TOP OF BERM ELEV. (FT)	Z	SPILLWAY SURFACE LINING
BASIN 1	25	388.50	390.00	3	NAG S75 OR APPROVED EQUAL
BASIN 2	15	388.50	390.00	3	NAG S75 OR APPROVED EQUAL

GRASS-LINED SPILLWAY

N.T.S.



STRUCTURAL STEEL BICYCLE SAFE GRATE

N.T.S.

PROFESSIONAL SEAL	
DRAWN	GSD
REVIEWED	TLD
SCALE	AS NOTED
DATE	DECEMBER 21, 2020
PROJECT NO.	20-0088
CAD FILE:	09 - DETAILS

REVISIONS	NO.	DATE	DESCRIPTION
1	01/21/2021	REVISED PER TOWNSHIP AND COUNTY REVIEW COMMENTS	
2	04/07/2022	ISSUED FOR RECORDING	

TITLE
DETAILS

SHEET NO.

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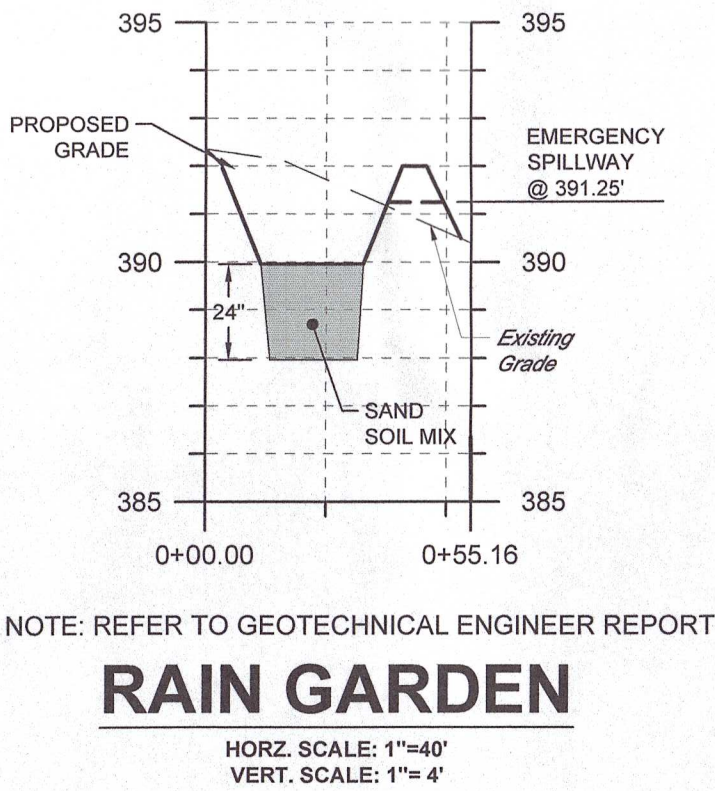
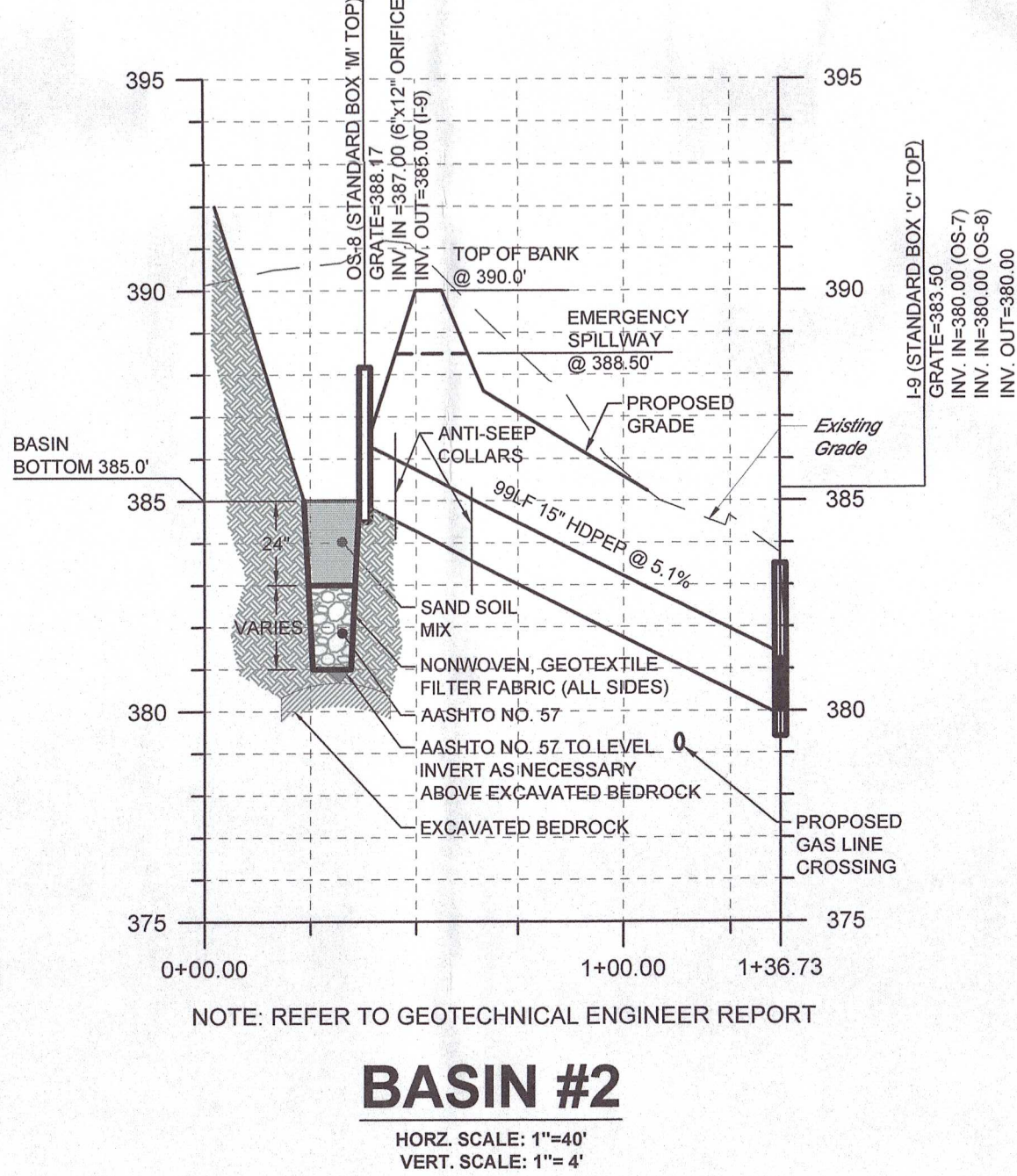
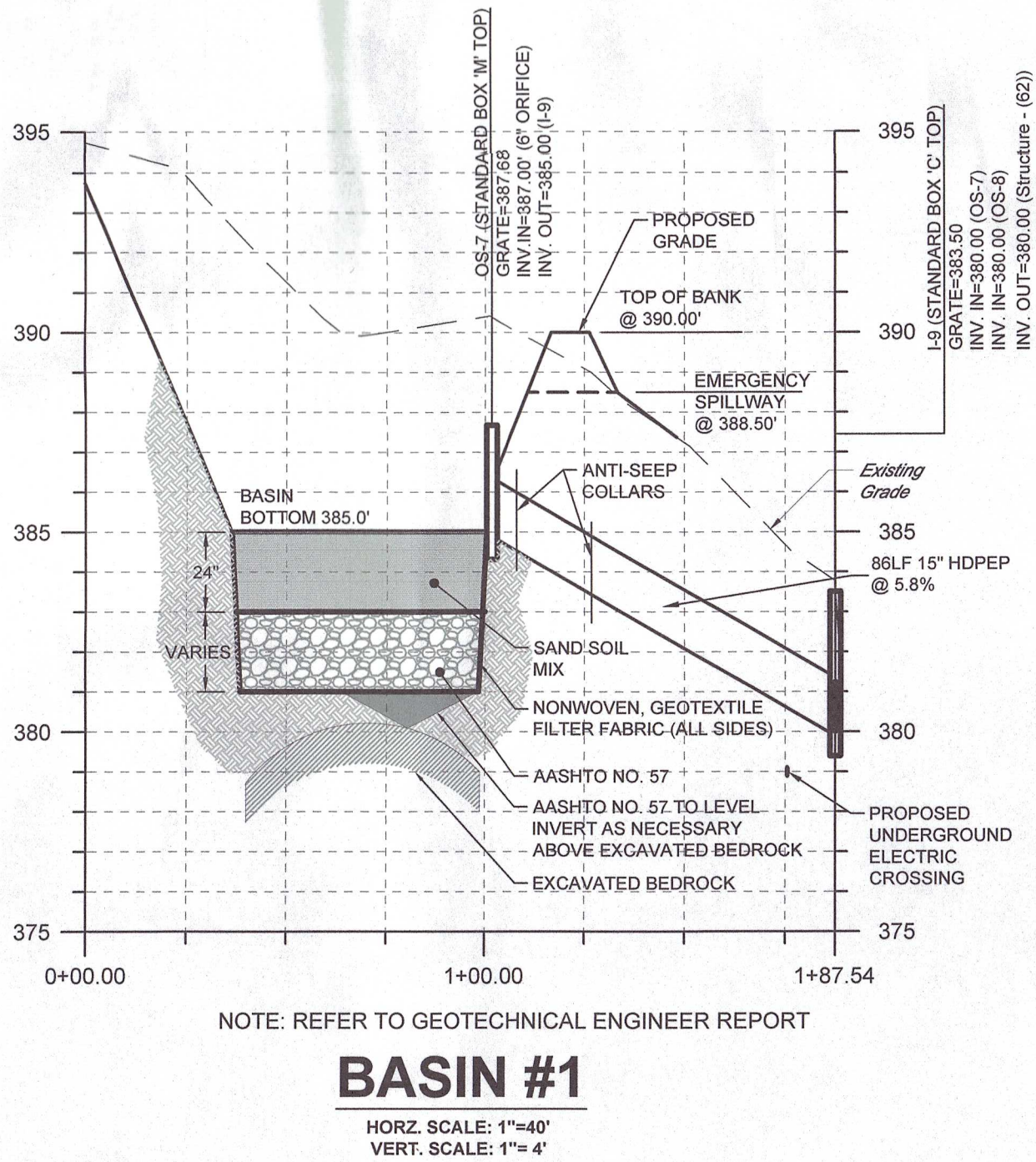
O&M PROGRAM FOR BMPs

1. THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED RAINGARDEN. THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMIT APPLICANT (PERMITTEE).
2. ALL PCSM BMPs WILL BE INSPECTED ACCORDING TO THE SCHEDULES LISTED BELOW. A WRITTEN REPORT MUST BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
3. SOIL, TRASH, DEBRIS OR OTHER MATERIALS REMOVED FROM PCSM BMPs SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO WASTES, UNUSED BUILDING MATERIALS OR OTHER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
4. ALL DAMAGED OR NON-FUNCTIONAL BMPs SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPs THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.
5. THE PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT STORMWATER FACILITIES LOCATED ON THE SUBJECT PROPERTIES. PERMANENT MAINTENANCE OF THE STORM SYSTEM AFTER ACCEPTANCE WILL PRIMARILY CONSIST OF ROUTINE CLEANING OF ACCUMULATED SEDIMENT AND DEBRIS BY FACILITY STAFF OR PRIVATE CONTRACTORS. THE SPECIFIC MAINTENANCE STEPS AND SCHEDULE ARE LISTED BELOW:
6. AT A MINIMUM, ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSPECTED BY THE LAND OWNER/DEVELOPER OR RESPONSIBLE ENTITY ANNUALLY FOR THE FIRST 5 YEARS, ONCE EVERY 3 YEARS THEREAFTER, AND DURING OR IMMEDIATELY AFTER THE CESSATION OF A 100-YEAR OR GREATER STORM EVENT.

INFILTRATION BASINS	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
OVER-EXCAVATE INTO BEDROCK TO DESIRED INFILTRATION BASIN BOTTOM ELEVATION, AND PER GEOTECHNICAL ENGINEERING REPORT, INSTALL GEOTEXTILE, STONE AND SAND/SOIL MIX PER THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AND APPROVED PLANS. SEED WITH PLANTING MIX AS SHOWN ON APPROVED PLANS. QUALIFIED PROFESSIONAL OR THEIR DESIGNEE SHALL ENSURE THAT DESIGN INFILTRATION RATE OF 1.0 INCH/HOUR IS BEING.	AT CONVERSION OF E&S TRAPS TO PERMANENT PCSM INFILTRATION BASINS
FIRST GROWING SEASON: WHENEVER VEGETATION REACHES A HEIGHT OF 18-24"; TRIM TO A HEIGHT OF 8". HAND PULL PROBLEM WEEDS. SECOND GROWING SEASON: PRIOR TO NEW SPRING GROWTH REACHING A HEIGHT OF 2", TRIM ALL VEGETATION DOWN TO 2". HAND PULL PROBLEM WEEDS.	FIRST AND SECOND GROWING SEASONS AND ONCE PER YEAR AFTER LAST FREEZE IN APRIL
REMOVE LITTER AND DEBRIS	MONTHLY
INSPECT FOR SEDIMENT BUILDUP, EROSION, AND VEGETATIVE CONDITIONS. STABILIZE ERODED BANKS, REPAIR UNDERCUT AND ERODED AREAS AT INFLOW AND OUTFLOW STRUCTURES, AND RESEED AS NECESSARY TO ENSURE STABILIZATION. CONTACT QUALIFIED PROFESSIONAL IF SIGNIFICANT SEDIMENT BUILDUP (I.E. POND VOLUME HAS BEEN REDUCED BY 10%) OR EROSION HAS OCCURRED.	ONCE PER YEAR BETWEEN MARCH 31 AND MAY 31 AND AFTER A STORM EVENT 0.25 INCHES OR GREATER
INSPECT FACILITY FOR SIGNS OF WETNESS OR DAMAGE TO STRUCTURES. NOTE ERODED AREAS, IF DEAD OR DYING GRASS ON THE BOTTOM IS OBSERVED, CHECK TO ENSURE THAT WATER IS PERCOLATING WITHIN THE DESIGN DEWATERING TIME OF 1.0 INCH/HOUR.	ONCE PER YEAR BETWEEN MARCH 31 AND MAY 31 AND AFTER A STORM EVENT 0.25 INCHES OR GREATER
GENERAL MAINTENANCE NOTES: 1. VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASINS SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. 2. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON BASINS, AVOID COMPACTION. 3. WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED. 4. DURING PERIODS OF EXTENDED DROUGHT, INFILTRATION AREAS MAY REQUIRE WATERING.	
POTENTIAL FAILURES: 1. THE BASINS DO NOT DEWATER - A GATE VALVE HAS BEEN PROVIDED TO DEWATER MANUALLY. THIS VALVE SHALL ONLY BE OPENED TO PERFORM MAINTENANCE ON THE BASIN. CONTACT ENGINEER OF RECORD TO DETERMINE CAUSE AND SOLUTION. 2. BERM DEGRADATION / BREACH - RESTORE BERM TO DESIGN ELEVATIONS USING SUITABLE MATERIAL IN 8" LIFTS. APPLY MATTING AND RESEED IMMEDIATELY. 3. BARE SPOTS - RESEED AREAS WITH SPECIFIED SEED MIX.	

VEGETATED SWALE	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES. ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY SWALES IF THE SWALE DOES NOT DRAW DOWN WITHIN 48 HOURS. REMOVE SEDIMENT BUILD-UP WITHIN THE BOTTOM OF THE SWALE ONCE IT HAS ACCUMULATED TO 25% OF THE ORIGINAL DESIGN VOLUME, OR ONCE IT HAS COVERED VEGETATION.	AS NEEDED
INSPECT PEA GRAVEL DIAPHRAGM FOR CLOGGING & CORRECT THE PROBLEM. INSPECT GRASS ALONG SIDE SLOPES FOR EROSION, RILLS, OR GULLIES, & CORRECT. REMOVE TRASH & DEBRIS ACCUMULATED IN SWALE. INSPECT & CORRECT EROSION PROBLEMS IN THE BED OF DRY SWALES. INSPECT VEGETATION, PLANT ALTERNATIVE SPECIES IF ORIGINAL SPECIES HAVE NOT SUCCESSFULLY ESTABLISHED. INSPECT FOR POOLS OF STANDING WATER. DEWATER & DISCHARGE TO AN APPROVED LOCATION. RESTORE TO DESIGN GRADE. INSPECT FOR UNIFORMITY IN CROSS-SECTION & LONGITUDINAL SLOPE, CORRECT AS NEEDED.	ANNUAL
INSPECT SWALE IMMEDIATELY AFTER SPRING MELT. REMOVE RESIDUALS AND REPLACE DAMAGED VEGETATION. IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING &/OR SOIL AERATION MAY BE REQUIRED IN THE SPRING TO RESTORE SOIL STRUCTURE & MOISTURE CAPACITY & TO REDUCE THE IMPACT OF DEICING AGENTS. USE NONTOXIC, ORGANIC DEICING AGENTS. PLANT SALT TOLERANT VEGETATION IN SWALES.	ONCE PER YEAR/ APRIL

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



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