

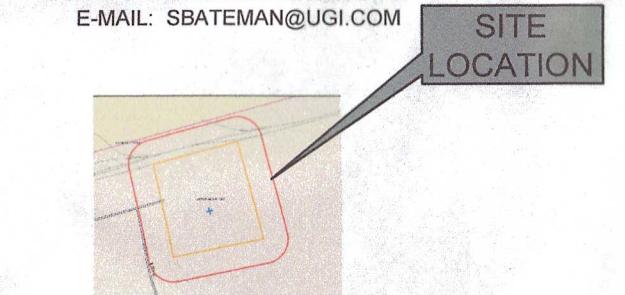
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED WAREHOUSE AT
2450 GETTYSBURG ROAD
FOR
PRESBYTERIAN DEVELOPMENT, LLC
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA



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 XXXX/XX/XX.

UTILITIES:
 COMPANY: PENNSYLVANIA AMERICAN WATER
 ADDRESS: 852 WESLEY DR.
 MECHANICSBURG, PA. 17055
 CONTACT: JEFF.HORTON@AMWATER.COM
 COMPANY: FRONTIER COMMUNICATIONS OF PA INC
 ADDRESS: 3006 LAND ST
 WILKES BARRE, PA 18702-7025
 CONTACT: MICHAEL.NAVICH
 E-MAIL: MICHAEL.NAVICH@FTR.COM
 COMPANY: VERIZON PENNSYLVANIA LLC
 ADDRESS: 1028 HAY STR
 PITTSBURGH, PA 15221
 CONTACT: DEBORAH.BARUM
 E-MAIL: DEBORAH.D.BARUM@VERIZON.COM
 COMPANY: LOWER ALLEN TOWNSHIP AUTHORITY
 ADDRESS: 180 LIMEKLN 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



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 Chapman
 3/30/22
 DATE



CIVIL ENGINEER'S CERTIFICATION

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

Justin Kuhn
 3/30/22
 DATE



SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	SENSITIVE RESOURCES MAP
04	DEMOLITION PLAN
05	SITE LAYOUT
06	GRADING & STORMWATER MANAGEMENT PLAN
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: 717-877-4233
 EMAIL ADDRESS: DBOBINCHECK@LANDMARKCR.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 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	\$220-239.A	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=36

- THE SITE WILL BE SERVED BY PUBLIC WATER & SEWER

GENERAL NOTES

1. 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.
2. 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 BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. 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.
4. 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.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 192 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. 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 SEWER, WATER, GAS, AND ELECTRIC UTILITIES. THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA 811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 442-1776 OR 811 AND AFTER 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.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. 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.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. 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 PENNDOT 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.
12. 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.
13. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS - PER MAP NUMBER 42041C0281.
15. THERE ARE NO WETLANDS LOCATED ON THE SITE.
16. THE APPLICANT AND OWNER KNOWLEDGE THAT CERTAIN PROPOSED SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING, AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
17. 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 THE 4 DAY OF April, 2024 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.

Jody Bennett
 OWNER

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

Jody Bennett
 NOTARY
 Commonwealth of Pennsylvania - Notary Seal
 Jody Bennett, Notary Public
 Cumberland County
 My commission expires July 27, 2024
 Commission number 1375452

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.

Jody Bennett
 LANDOWNER

**LOWER ALLEN TOWNSHIP BOARD OF
 COMMISSIONERS APPROVAL**

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.
 APPROVED THIS *3/30/21* DAY OF *January*, 2021

CONDITIONS OF APPROVAL COMPLETED THIS *3/30/21* DAY OF *May*, 2022.

David V. Kuhn
 PRESIDENT

Delwin Gordan
 SECRETARY

**LOWER ALLEN TOWNSHIP ACT 167
 STORMWATER DESIGN CERTIFICATION**

Justin Lee Kuhn DESIGN ENGINEER, ON THIS DATE *3/30/21*
 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

**CUMBERLAND COUNTY PLANNING
 DEPARTMENT REVIEW STATEMENT**

REVIEWED THIS *29/04* DAY OF *December*, 2020 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Kris Jones (sema)
 DIRECTOR OF PLANNING

RECORDER OF DEEDS

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS *10/11/21* DAY OF *June*, 2022.

INSTRUMENT # *202116103*

**INTEGRATED
 DEVELOPMENT PARTNERS**
 430 NORTH FRONT STREET
 WORMLEYSBURG | PA | 17043
 717.773.0084
 www.IntegratedDP.com

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 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 COVERSHEET*

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

TITLE
**COVER
 SHEET**
 SHEET NO. *01*
 01 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



INTEGRATED
DEVELOPMENT PARTNERS
430 NORTH FRONT STREET
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717.773.6084
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CUMBERLAND COUNTY
CUMBERLAND COUNTY
CUMBERLAND COUNTY

PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD
FOR
PRESBYTERIAN DEVELOPMENT, LLC
LOWER ALLEN TOWNSHIP

LEGEND

EXISTING CONDITIONS PLAN	
—	EXISTING MAJOR CONTOUR
—	EXISTING MINOR CONTOUR
—	EXISTING OVERHEAD ELECTRIC
●	EXISTING UTILITY POLE
—	EXISTING GAS VALVE
—	EXISTING WATER HYDRANT
—	EXISTING WATER VALVE
—	EXISTING WATERLINE
—	EXISTING SANITARY 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
CoB2	SOIL TYPE
—	EXISTING RIP RAP
△	EXISTING BENCH MARK
—	GEOLGY BOUNDARY LINE
—	ZONING BOUNDARY

SURVEY NOTES

1. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS PRESENT.
2. PROPOSED USE OF THIS PLAT IS TO SHOW EXISTING FEATURES AND BOUNDARY LINES.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY A TO Z LAND CONSULTING SERVICES LLC, FEBRUARY 2020. HORIZONTAL DATUM NAD 83 AND PA SOUTH ZONE.
4. VERTICAL DATUM NAVD88.
5. PCA ONE CALL #20200120047.

LINE	BEARING	DISTANCE
L1	S 64°39'40" W	34.45'
L2	S 82°24'20" W	100.12'
L3	S 83°50'20" W	100.03'
L4	S 04°47'54" W	173.05'

SOILS INFORMATION

HaB
Hagerstown Silt Loam
3 TO 8 PERCENT SLOPES
(Non-Hydraulic)
Hsa

Me
Mehlville Loam
0 TO 8 PERCENT
HSB E0 (Hydro)
0.12" TO 0.20" Seasonal High Water Table

Ud
Urban Land and Undeveloped
0 TO 8 PERCENT SLOPES
(Non-Hydraulic)
HSD

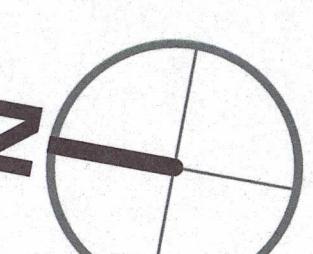
GEOLOGIC INFORMATION

Osp St. Paul Group

Ops Pinesburg Station Formation

PROFESSIONAL SEAL
DRAWN GSD
REVIEWED TLD
SCALE AS NOTED
DATE DECEMBER 21, 2020
PROJECT NO. 20-0088
CAD FILE: 02 - EXISTING CONDITIONS

REVISIONS	DESCRIPTION
1	01/21/2021 REVISED PER TOWNSHIP AND COUNTY REVIEW COMMENTS
2	04/07/2022 ISSUED FOR RECORDING



40'
20'
0'
40'

SCALE: 1" = 40'

TITLE	EXISTING CONDITIONS PLAN
SHEET NO.	02 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

LEGEND

	DEMOLISH MACADAM
	PROPOSED SAW CUT LINE
	EXISTING PROPERTY LINE
	LIMIT OF DISTURBANCE
	NPDES
	NPDES BOUNDARY

DEMOLITION PLAN NOTES

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 WORK AREA IN AN APPROVED 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 DISPOSAL OF ALL BUILDING MATERIALS IN AN APPROVED OFF-SITE LANDFILL.
4. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO PLUG ALL SERVICE PIPE LINES OR STORM DRAINS OR ATTACH THEM TO THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPELINE 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 DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
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 CONTRACTOR. THE CONTRACTOR MUST ALSO CHECK OR DEEMED NECESSARY BY THE ENGINEER OR OWNERS REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR 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 SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD
CUMBERLAND COUNTY**

LOWER ALLEN TOWNSHIP

FOR
PRESBYTERIAN DEVELOPMENT, LLC

LOWER ALLEN TOWNSHIP

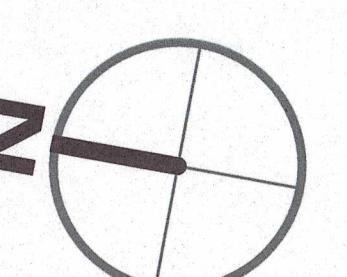
PROFESSIONAL SEAL
DRAWN GSD
REVIEWED TLD
SCALE AS NOTED
DATE DECEMBER 21, 2020
PROJECT NO. 20-0088
CAD FILE: 03 - DEMOLITION PLAN

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

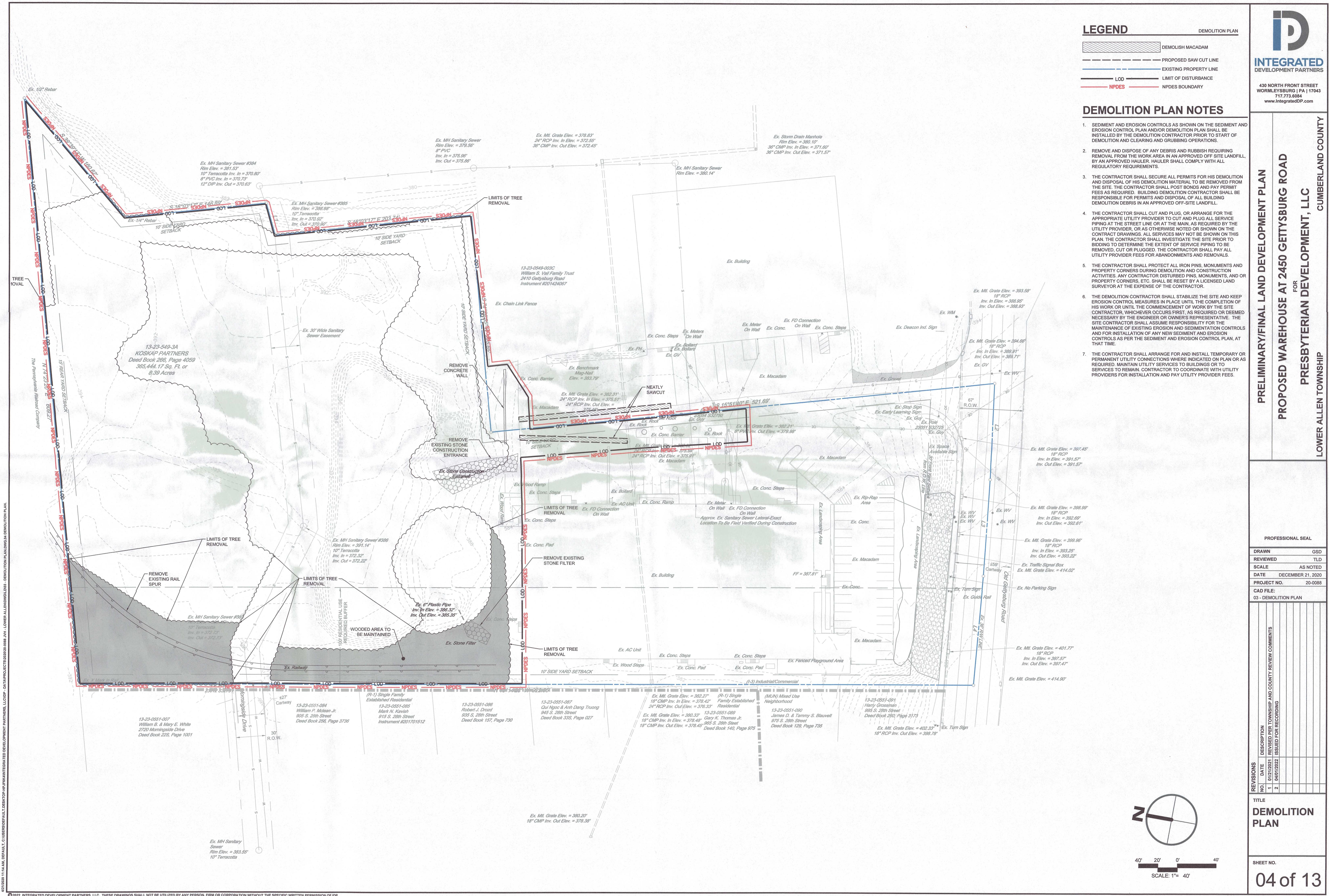
TITLE
DEMOLITION PLAN

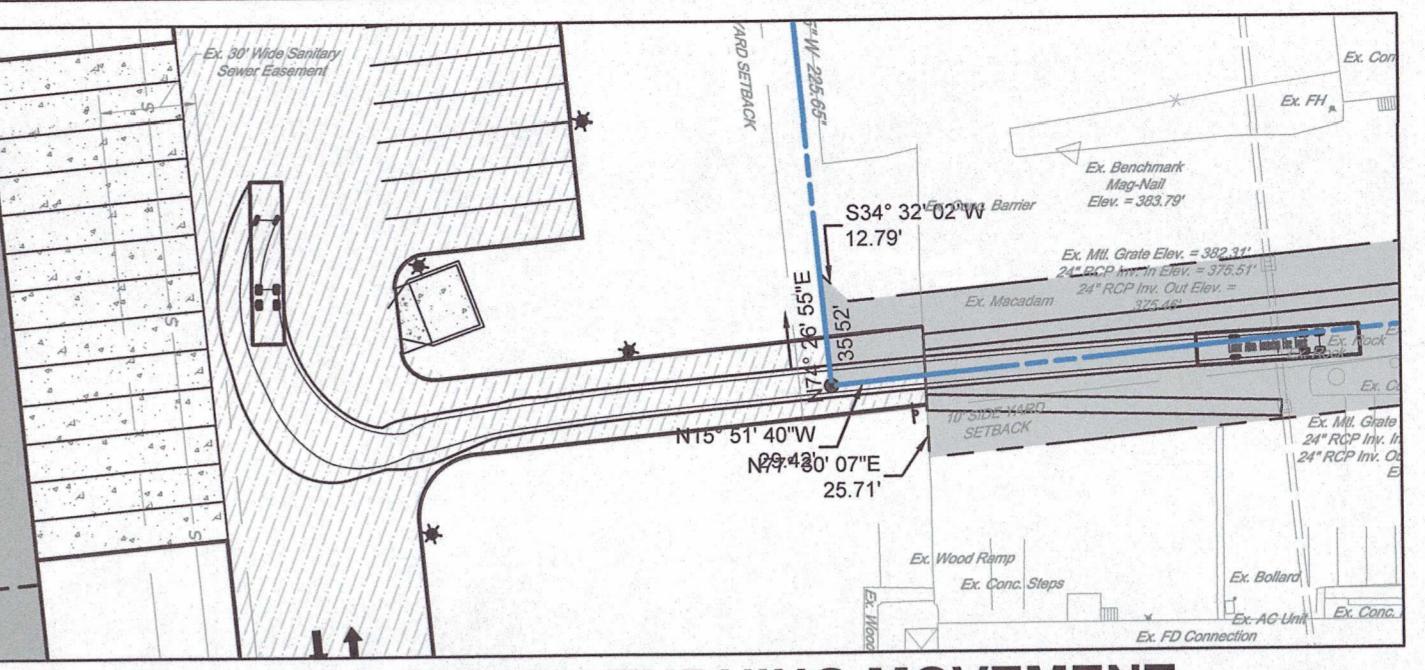
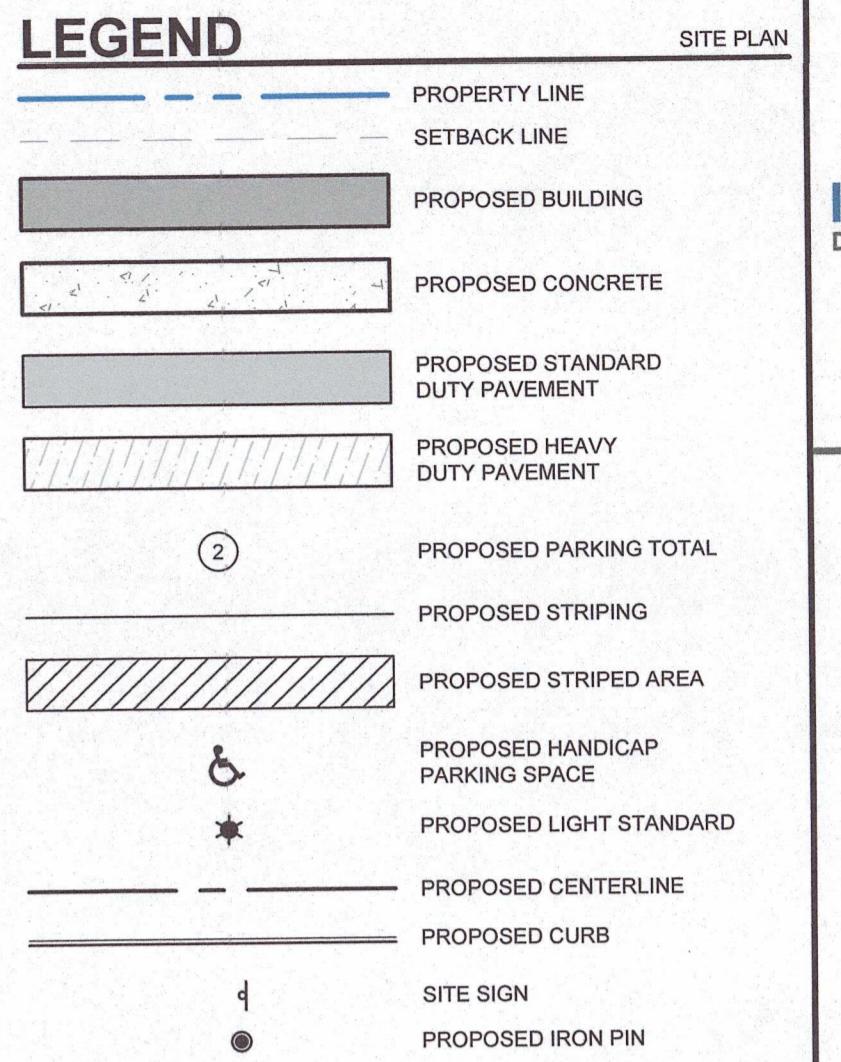
SHEET NO.

04 of 13



40' 20' 0' 40'
SCALE: 1" = 40'





FIRE TRUCK TURNING MOVEMENT

SCALE: 1" = 60'

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

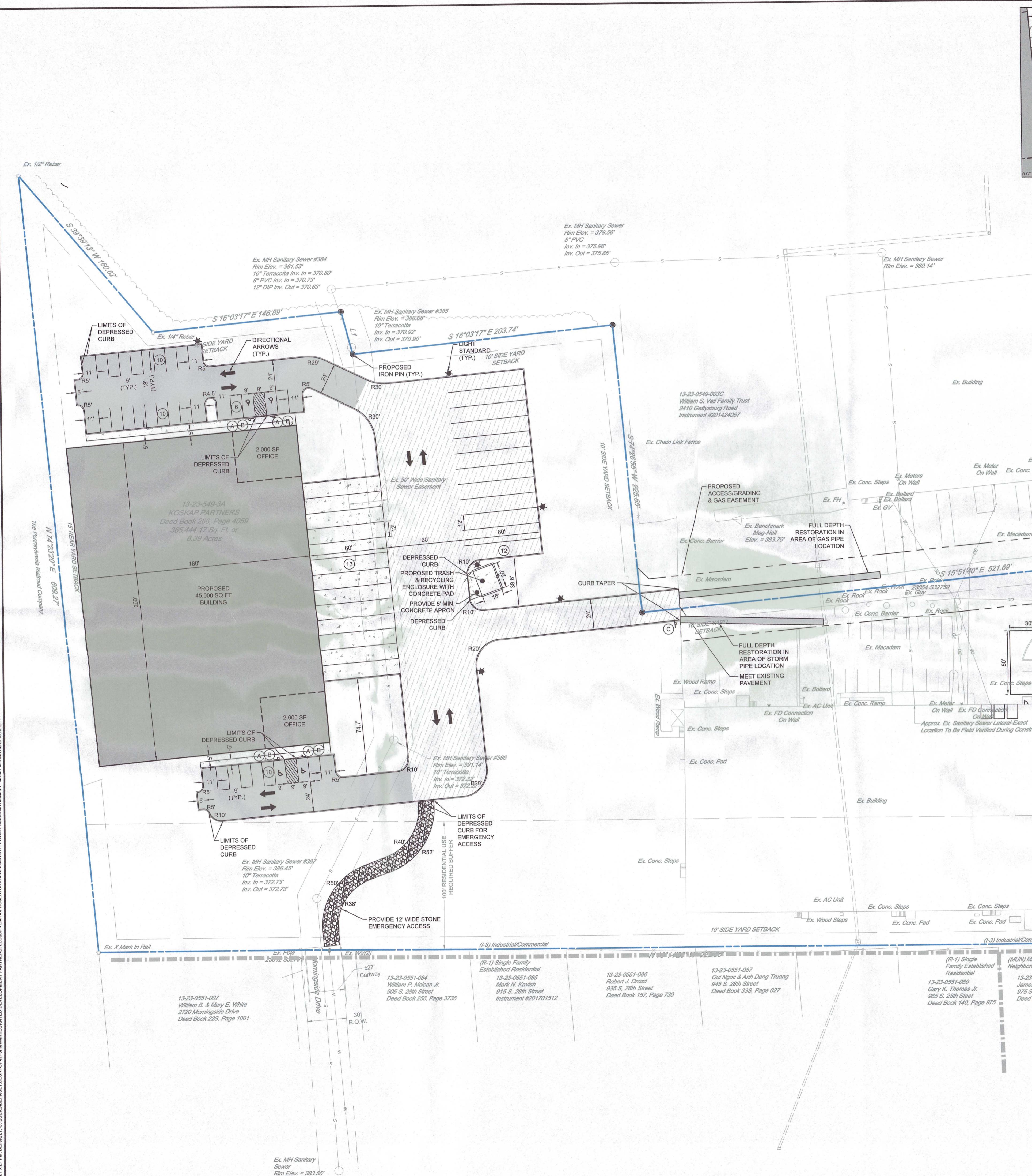
SITE PLAN NOTES

- 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 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.
- 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.

PROFESSIONAL SEAL
DRAWN GSD
REVIEWED TLD
SCALE AS NOTED
DATE DECEMBER 21, 2020
PROJECT NO. 20-0088
CAD FILE: 04 - SITE PLAN

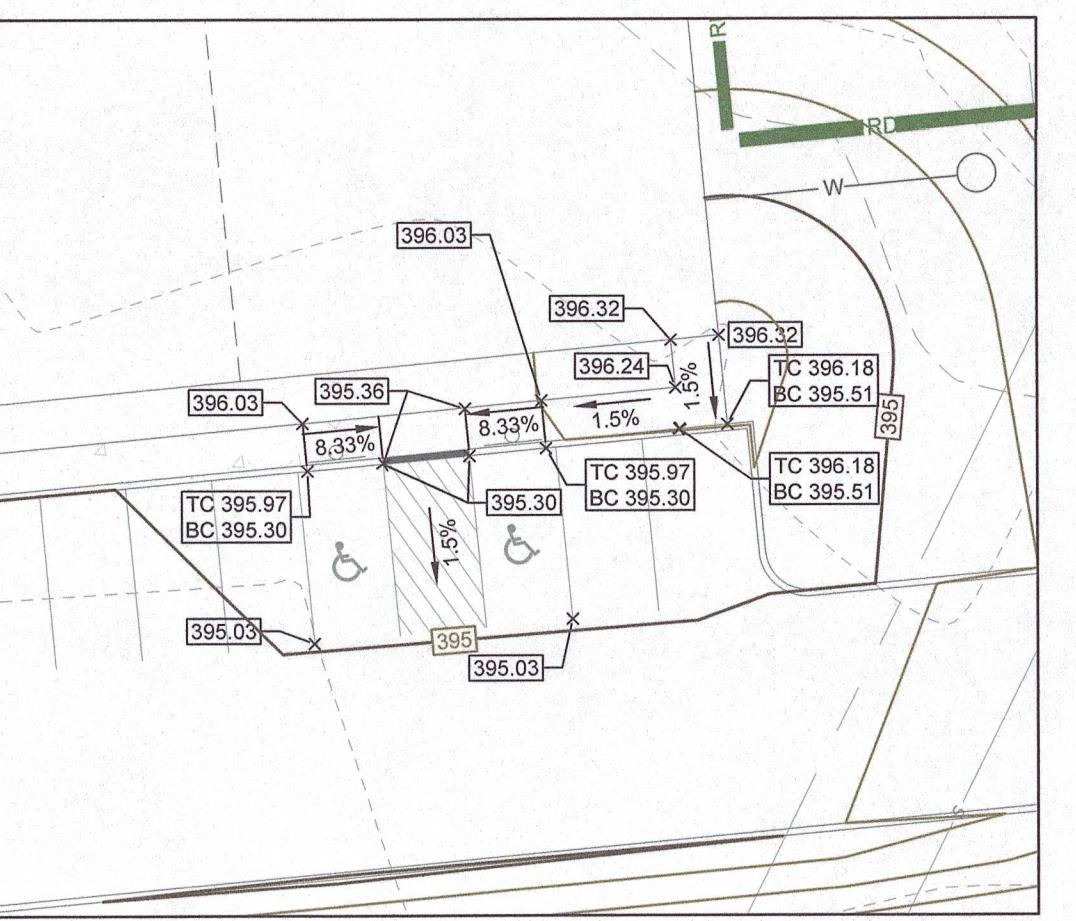
REVISIONS
NO. DATE DESCRIPTION
1 01/21/2021 REVISED FOR TOWNSHIP AND COUNTY REVIEW COMMENTS
2 04/01/2022 ISSUED FOR RECORDING

TITLE SITE LAYOUT
SHEET NO. 05 of 13
SCALE: 1" = 40'
FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



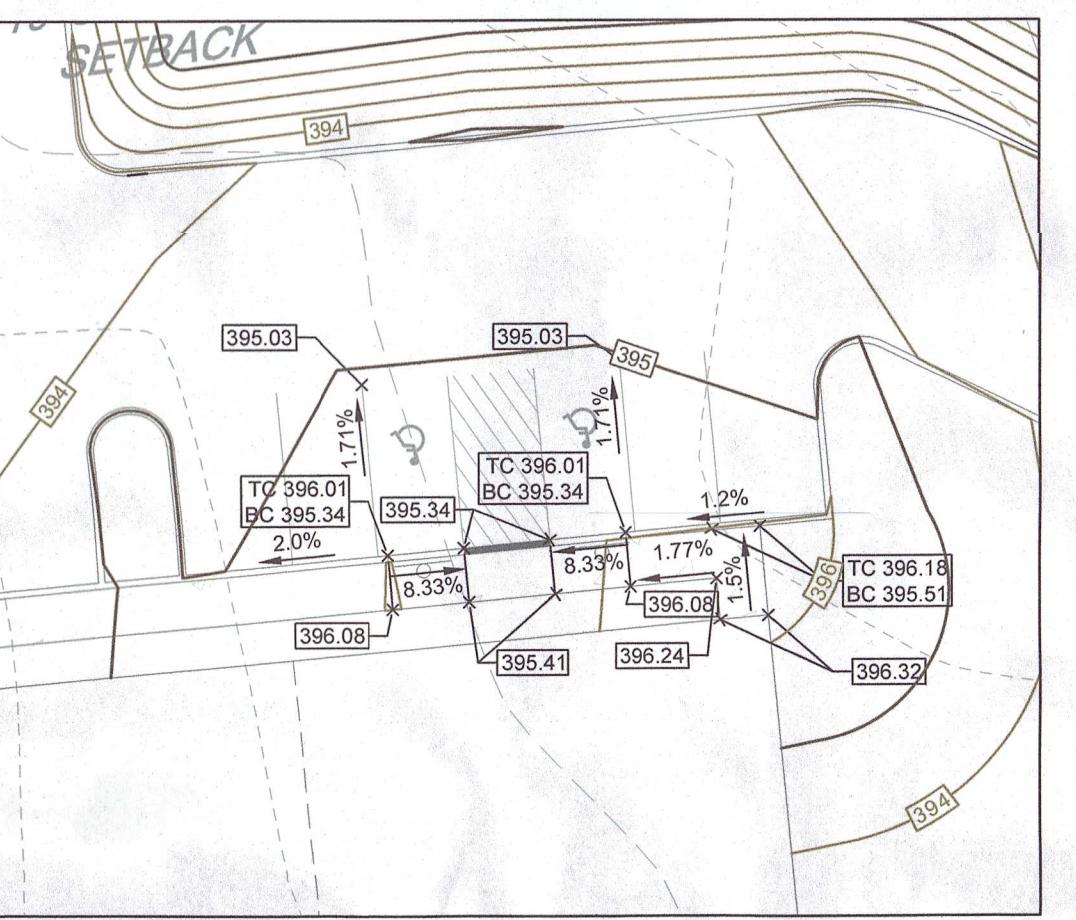
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD

WEST PARKING LOT - HANDICAP PARKING AREA GRADING INSET



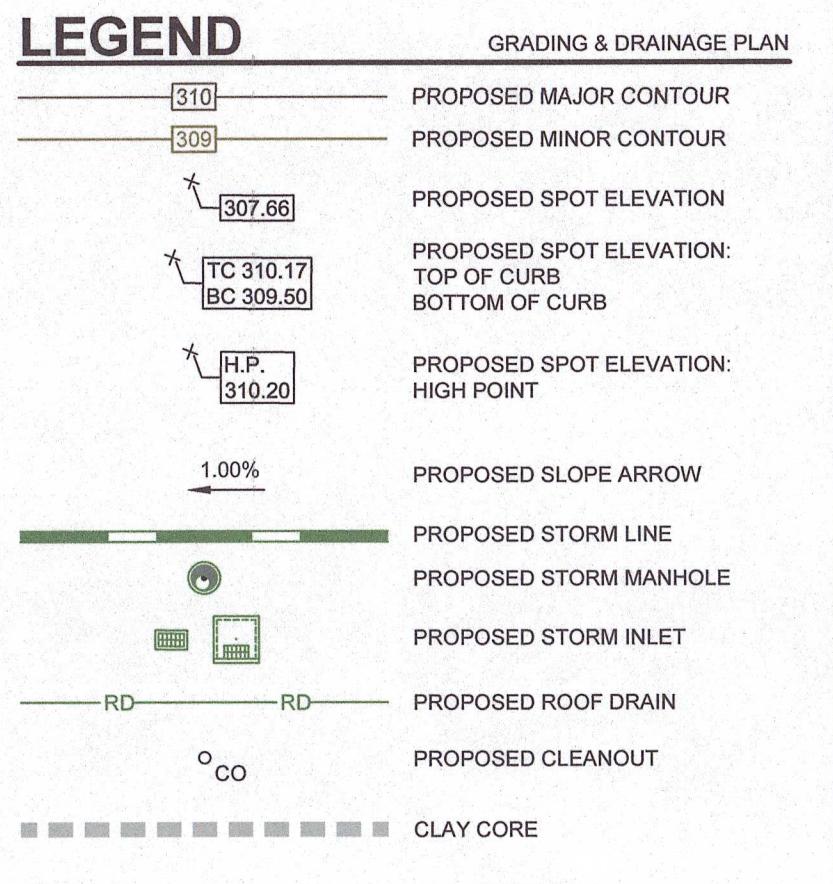
WEST PARKING LOT - HANDICAP PARKING AREA GRADING INSET

SCALE: 1" = 20' 20' 10' 0' 20'



EAST PARKING LOT - HANDICAP PARKING AREA GRADING INSET

SCALE: 1" = 20' 20' 10' 0' 20'



LEGEND

GRADING & DRAINAGE PLAN

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TOP OF CURB BOTTOM OF CURB
- H.P. 310.20 PROPOSED SPOT ELEVATION: HIGH POINT
- 1.00% PROPOSED SLOPE ARROW
- RD PROPOSED STORM LINE
- RD PROPOSED STORM MANHOLE
- RD PROPOSED STORM INLET
- RD PROPOSED ROOF DRAIN
- CO PROPOSED CLEANOUT
- CLAY CORE

GRADING AND DRAINAGE NOTES

- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1585 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
- UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- 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'S SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL PIPES SHALL BE LAYED ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABILE 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 ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- BUILDING UTILITIES 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 ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
- 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.
- PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.

PROFESSIONAL SEAL

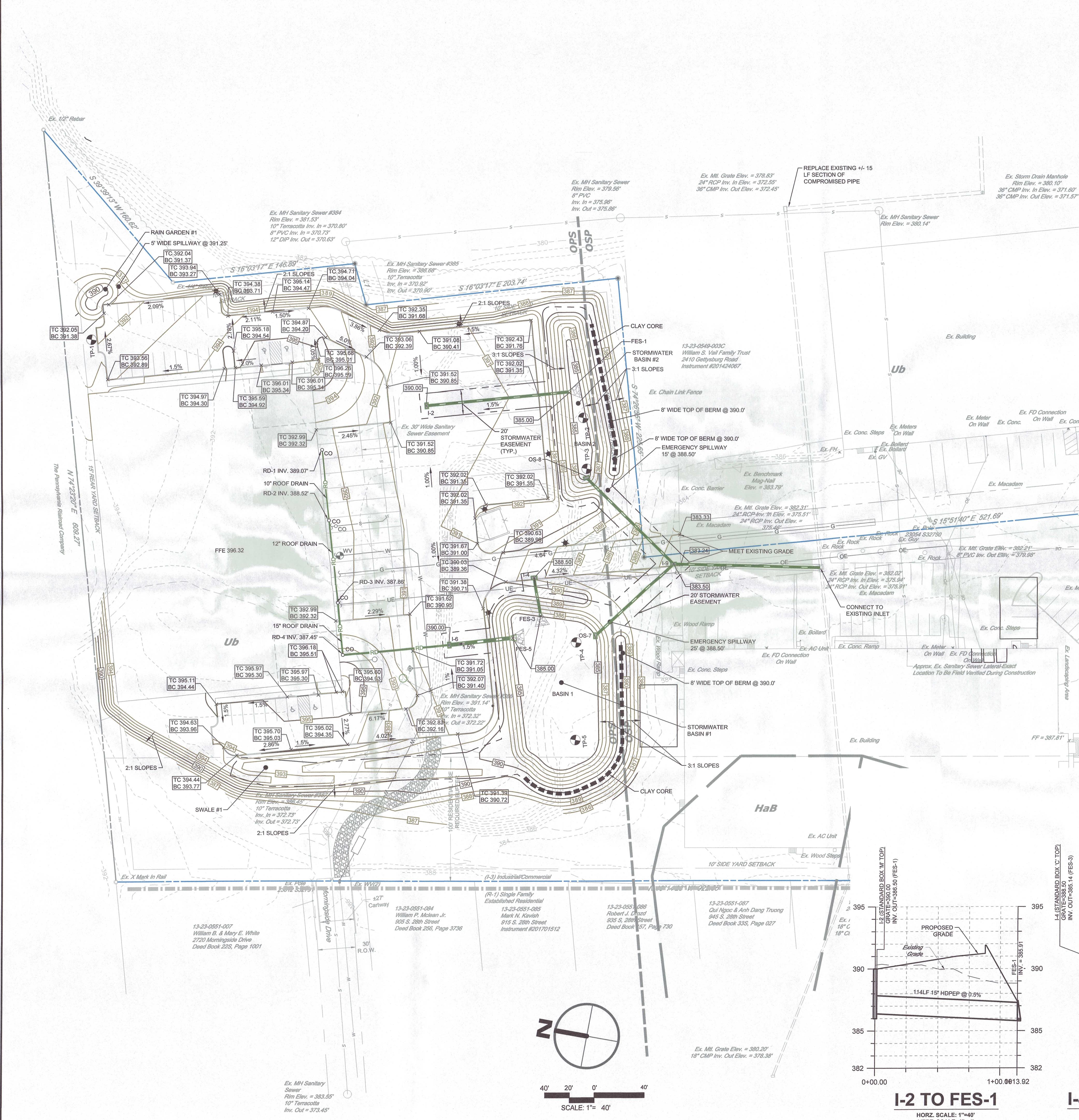
DRAWN GSD
REVIEWED TLD
SCALE AS NOTED
DATE DECEMBER 21, 2020
PROJECT NO. 20-0088
CAD FILE: 05 - GRADING PLAN

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

GRADING & STORMWATER MANAGEMENT PLAN
TITLE
06 of 13

SHEET NO.

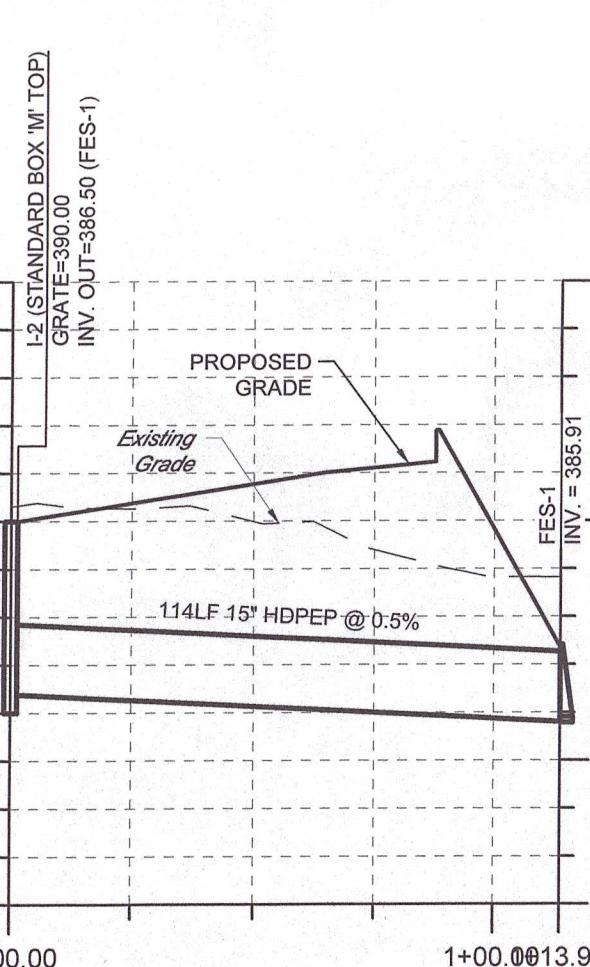
FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



I-2 TO FES-1
HORZ. SCALE: 1"=40' VERT. SCALE: 1"= 4'

0+00.00 1+00.13.92

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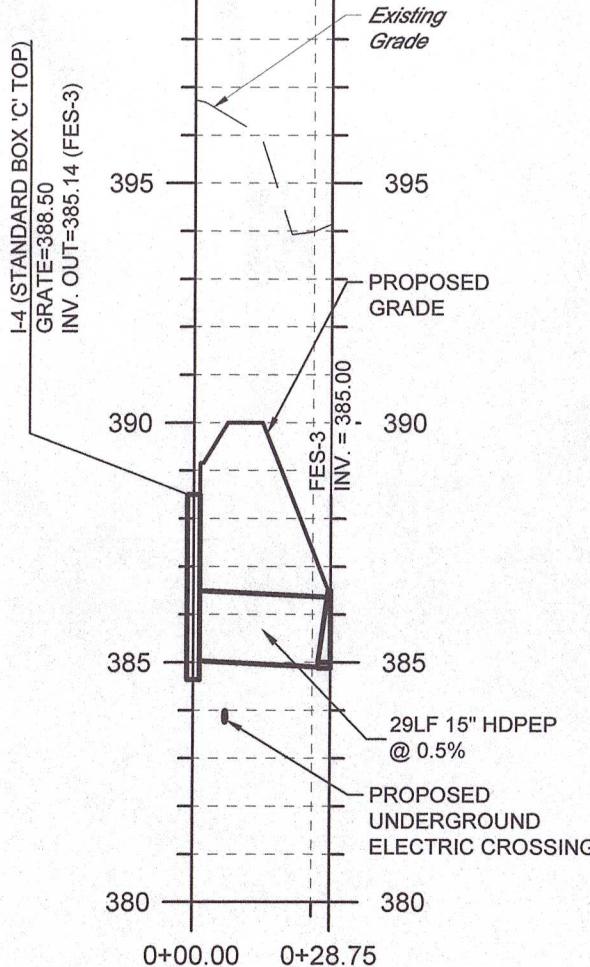


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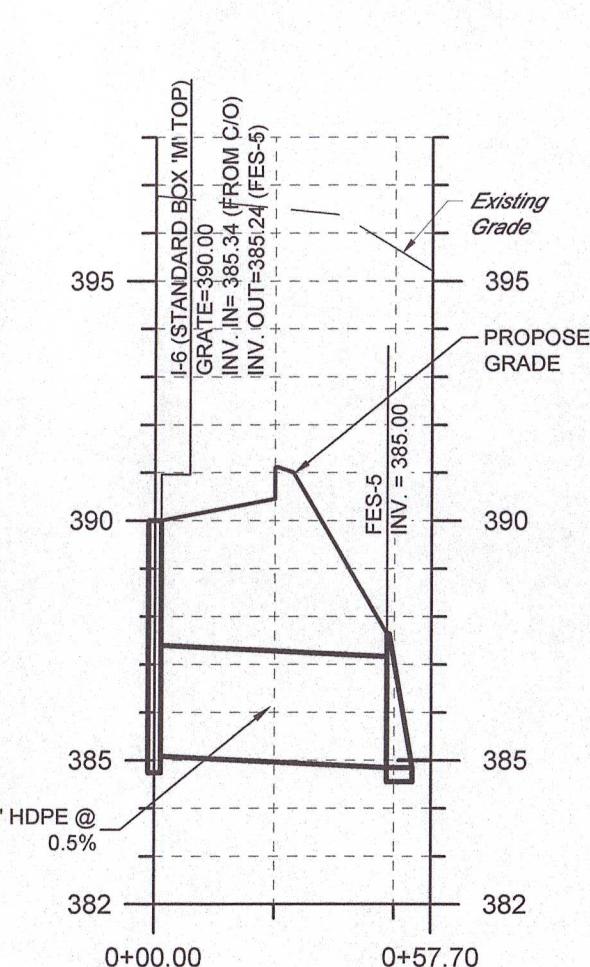


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I-6 TO FES-5
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0+00.00 1+00.16.58

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375 380 385 390 395 400

LEGEND

W	PROPOSED WATER LINE
WV	PROPOSED WATER VALVE
FH	PROPOSED FIRE HYDRANT
S	PROPOSED SANITARY LINE
G	PROPOSED GAS LINE
UE	PROPOSED UNDERGROUND ELECTRIC
OE	PROPOSED OVERHEAD ELECTRIC
UP	UTILITY POLE

UTILITY NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.

2. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDERS.

3. 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.

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

5. SANITARY LATERAL SHALL MAINTAIN (10' MIN. 1.8' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASING OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.

6. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDFLOOR AREAS. A PIPE FOUNDATION SHALL BE USED FOR THE TRENCH DETAILS AND IN AREA OF ROCK EXCAVATION.

7. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.

8. 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.

9. 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 ENCASING. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASING OF THE PROPOSED PIPING.

10. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 18" APART. IF NOT 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.

11. 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.

12. 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, AND PVC CONDUITS FOR ELECTRICAL CONDUITS. A SECOND PIER BURNT IN 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 TRENCHED IN A SOIL TAP 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 HANDLES AS REQUIRED TO FACILITATE MAINTENANCE AND AS REQUIRED BY UTILITY PROVIDER TO STAY TRAFFIC LOAD. QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASING ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.

13. ALL WATER LINES TO HAVE A MINIMUM COVER OF 18".

14. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE STANDARDS (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.

15. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADED DIRECTION WITH BELL END FACING UPWARD IN THE DIRECTION OF PIPE LAYING.

16. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.

17. 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.

18. 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.

19. 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 ENCASING. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASING OF THE PROPOSED PIPING.

20. CONSTRUCTION SHOULD COMPLY WITH ALL LOWER ALLEN TOWNSHIP AUTHORITY STANDARDS.

21. THE PROPER OWNER AND CONTRACTOR SHALL PROTECT THE EXISTING AUTHORITY SEWER SYSTEM FROM DAMAGE DURING CONSTRUCTION AND SHALL REPAIR ANY AND ALL DAMAGE RESULTING FROM THE PROPOSED DEVELOPMENT ACTIVITY.

22. 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.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN 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: 06 - UTILITY PLAN

REVISIONS

NO. DATE

1 01/21/2021

2 04/01/2022

ISSUED FOR RECORDING

TITLE

UTILITY PLAN

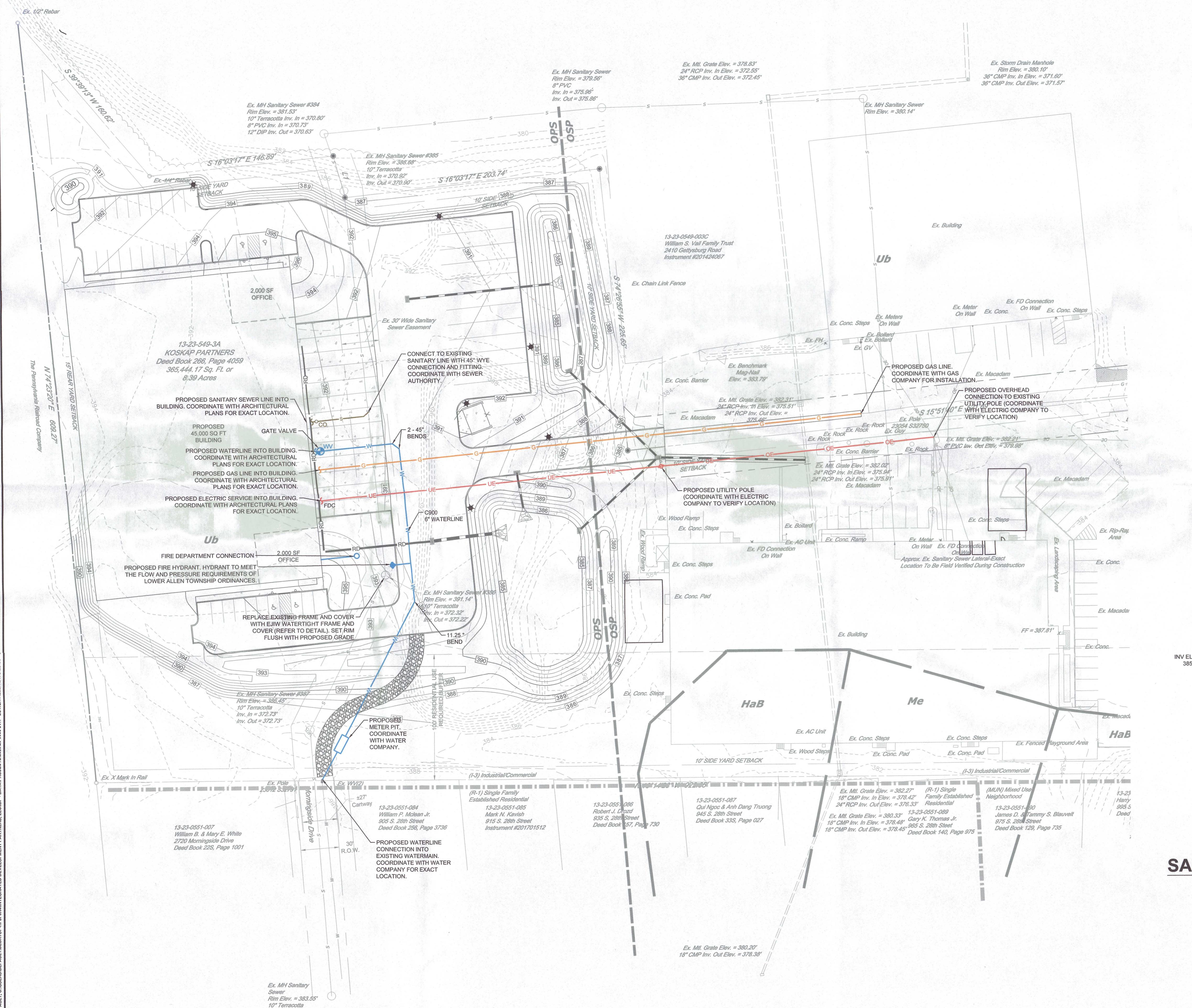
SHEET NO.

1

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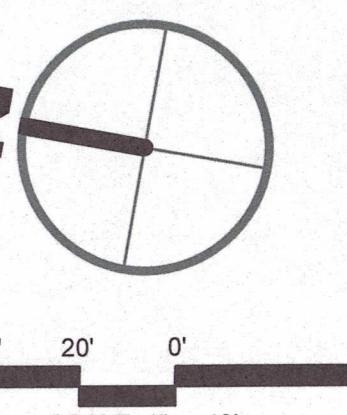
07 of 13

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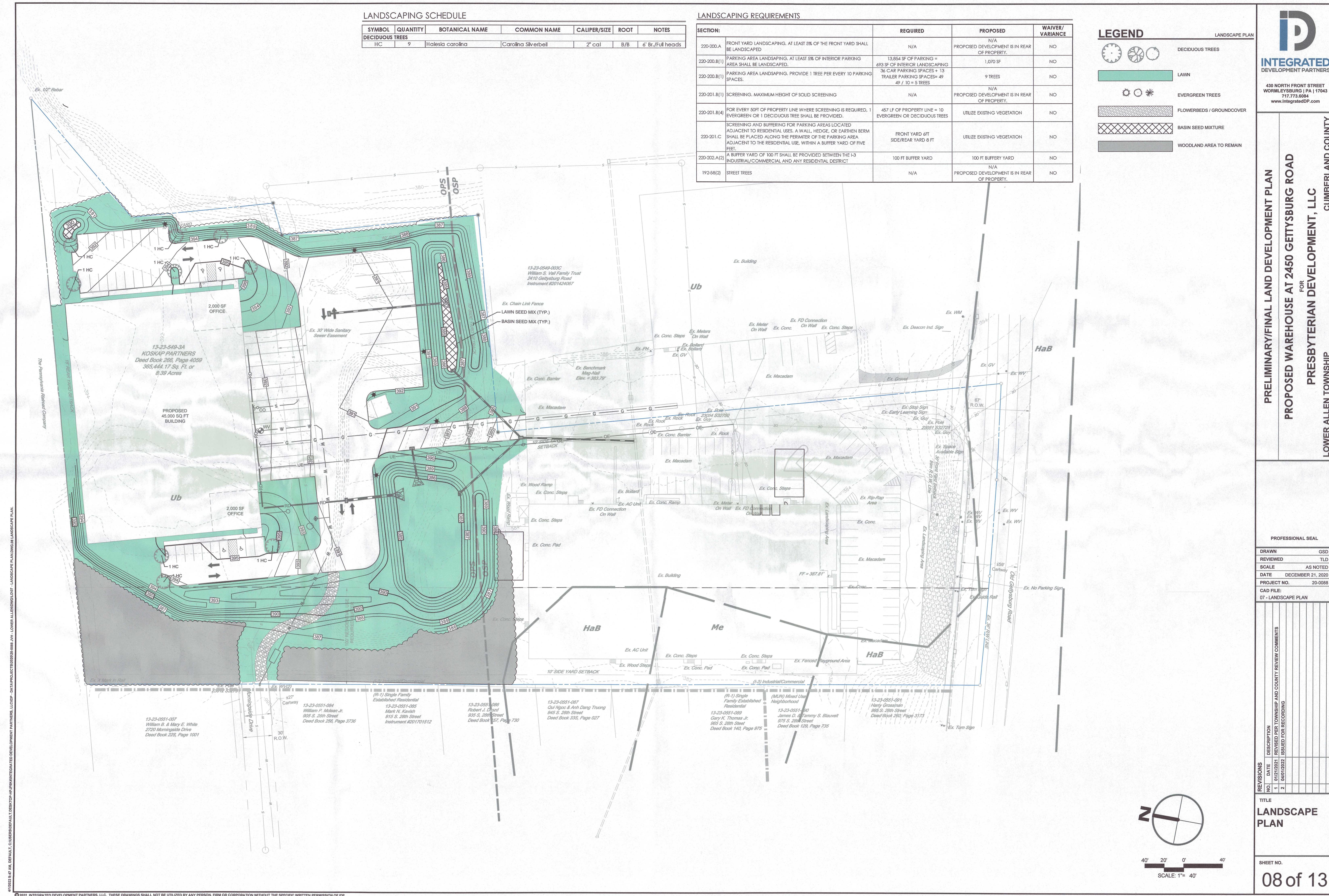


SANITARY SEWER

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



SCALE: 1"= 40'



LANDSCAPE NOTES

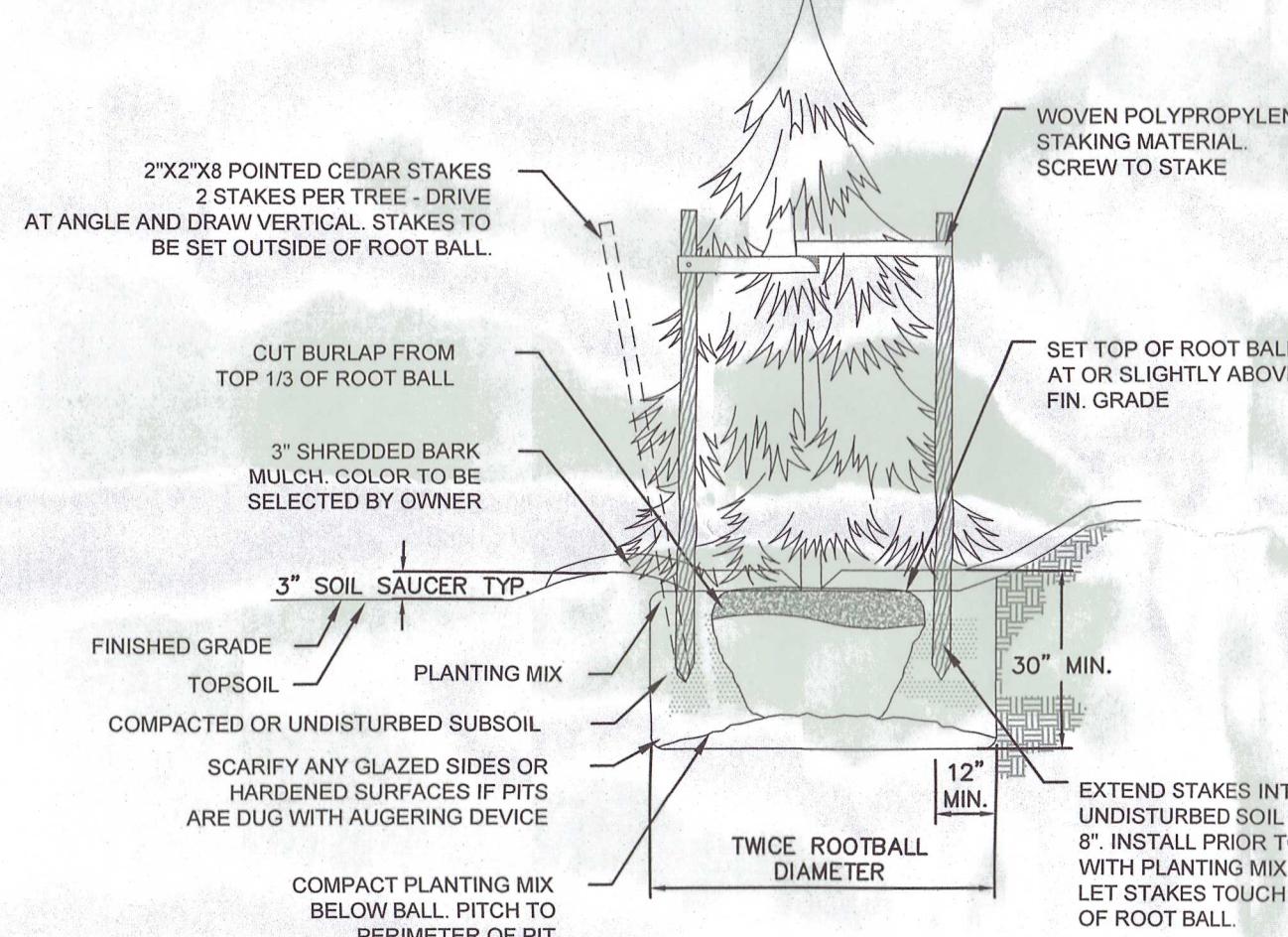
1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL TREES, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD, DISEASED, OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE REQUIREMENTS INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIE-DOWN GUY'S, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR OR LANDSCAPE ARCHITECT SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO CONTRACTOR NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
4. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR OR LANDSCAPE ARCHITECT SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO CONTRACTOR NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
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6. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROXIMATE ONE MONTH. THE CONTRACTOR SHALL STAKE OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR Guyed PER DETAIL. SEE LANDSCAPE DETAIL SHEET FOR PLANTING DETAILS.
7. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR OR LANDSCAPE ARCHITECT SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO CONTRACTOR NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
8. LANDSCAPE PLANTING PITS MUST BE FREE DRAWING, PAVEMENT, COMPACTED SUBGRADE, AND PLANT STOCK SHALL BE PLANTED TO A DEPTH OF 2 OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REGRADE SOIL WITHIN PLANTING ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBLE 1' OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
9. PLANTING SOIL MIXTURE:
SPECIES: 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
60 % KENNELLY RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 10lb per acre, or 1/2 lb per 1,000 sq ft
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15, UNLESS OTHERWISE APPROVED BY OWNER.
10. ALL SLOPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE GH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OR APPROVED LABORATORY FOR APPROVAL BY LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL HAVE SINGLE STRAIGHT TRUNKS AND SHALL NOT BRANCH BELOW 7 FEET HIGH.
12. SEEDING MIXTURES: GRASS SEEDING MIXTURES FOR PERMANENT SOIL STABILIZATION SHALL CONFORM TO THE PENNSYLVANIA SEED ACT OF 1965, AS AMENDED.
13. ALL SLOPES 3:1 OR GREATER RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
14. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE GH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OR APPROVED LABORATORY FOR APPROVAL BY LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
15. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
16. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEADED WITH THE LAWN SEEDING MIXTURE.

BASIN SEED MIXTURE

Native Detention Area Mix (ERNMX-183)	
Seeding Rate	20lb per acre, or 1/2 lb per 1,000 sq ft
Mix Type	Storm Water Management Facility Sites
Species List	
25%	Deer Tongue, 'Tioga' (Panicum clandestinum (Dichanthelium c.), 'Tioga')
25%	Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)
20%	Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
5%	Switchgrass, 'Shawnee' (Panicum virgatum, 'Shawnee')
2%	Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype)
1%	Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype)
1%	Soft Rush (Juncus effusus)
1%	Path Rush, PA Ecotype (Juncus tenuis, PA Ecotype)
1%	Green Bulrush, PA Ecotype (Scirpus atrovirens, PA Ecotype)

DECIDUOUS TREE PLANTING

N.T.S.

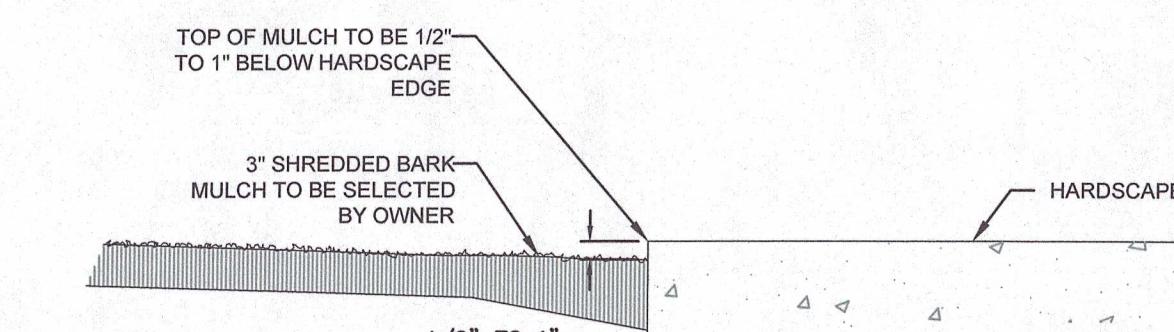


NOTES:

1. STAKING FOR EVERGREEN TREES OVER 6' HT. ONLY.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.

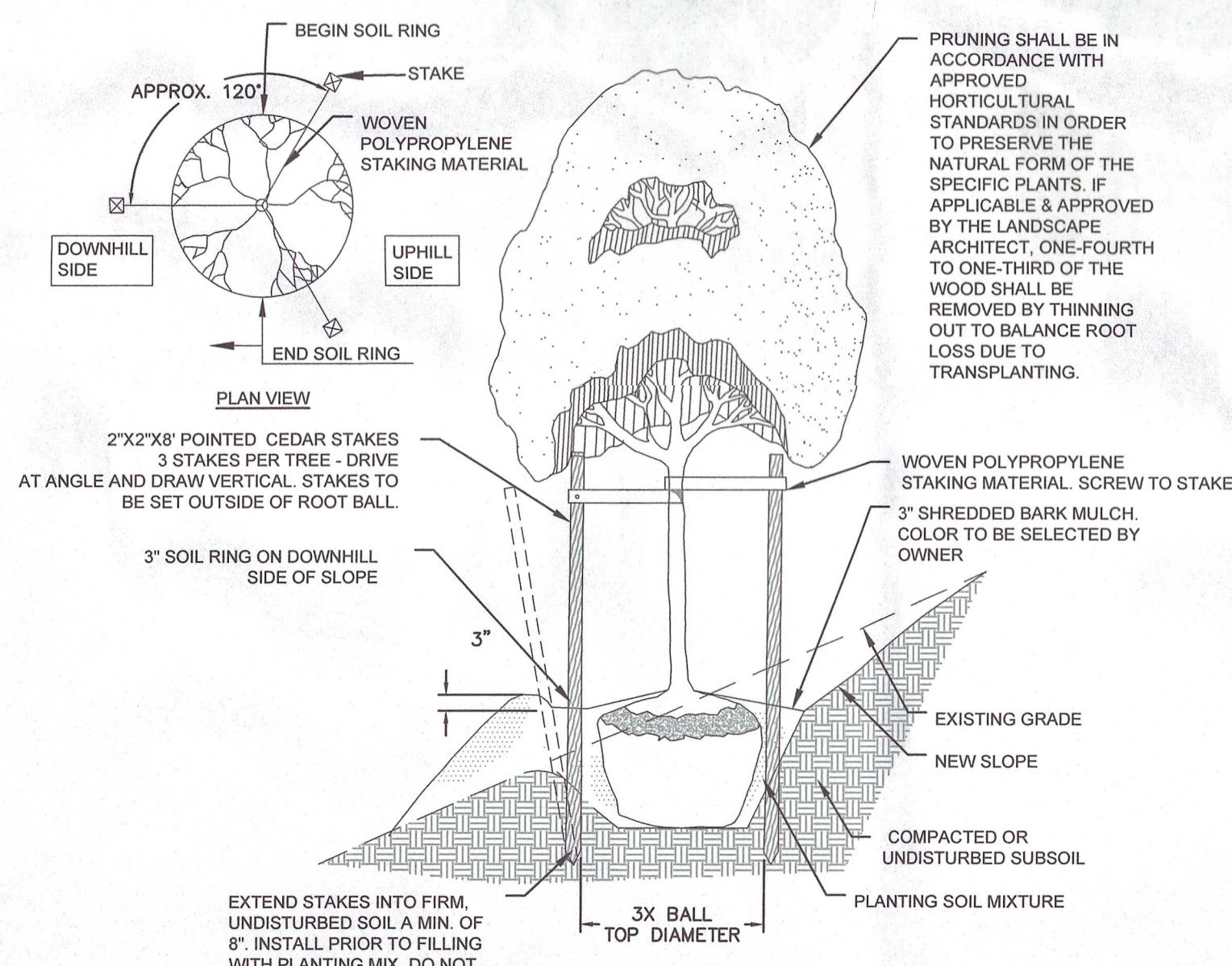
EVERGREEN TREE PLANTING

N.T.S.



MULCHING DETAIL

N.T.S.



TREE SLOPE PLANTING

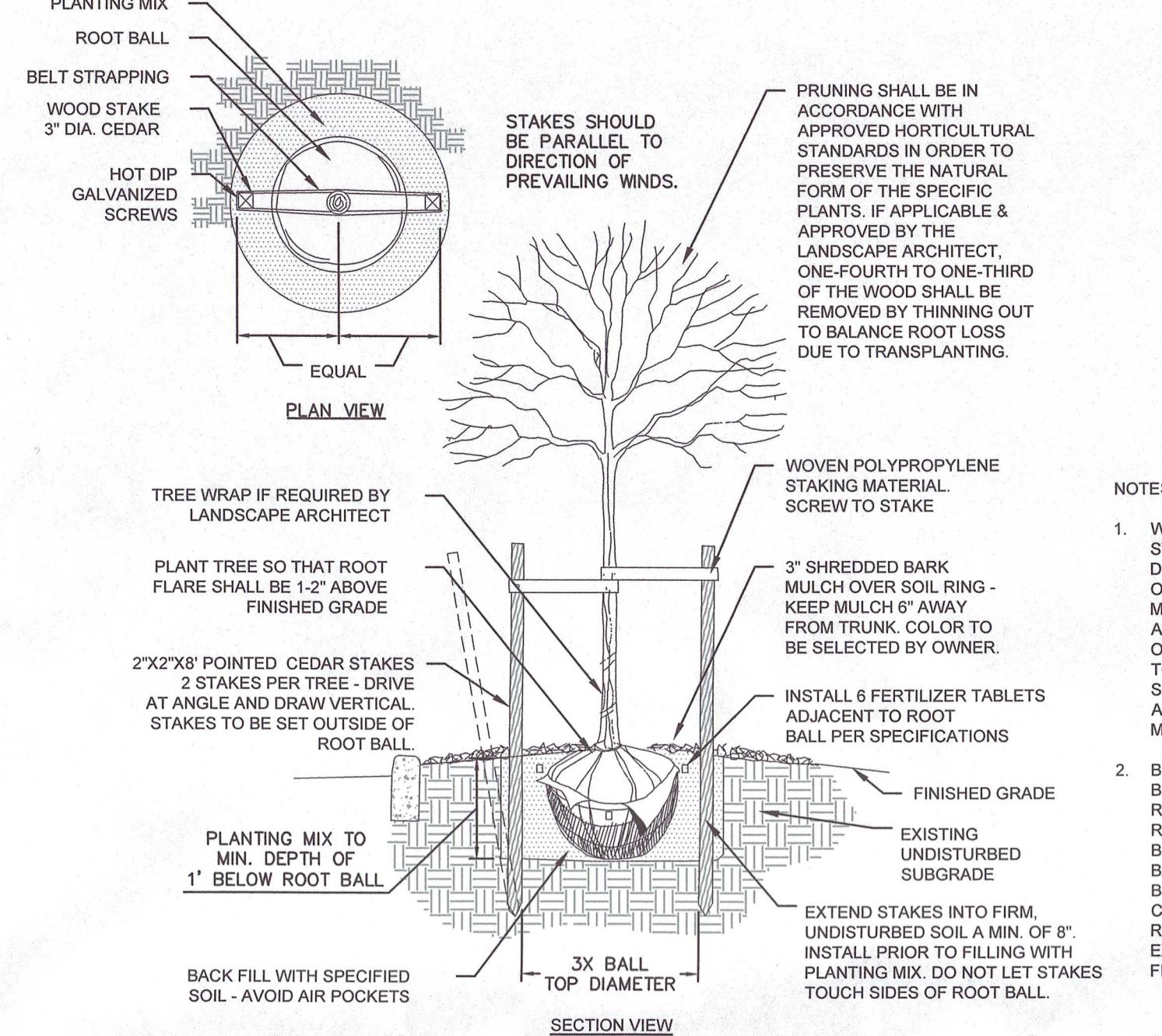
N.T.S.

N.T.S.

REVISIONS	DESCRIPTION
1	01/21/2021 REVISED PER TOWNSHIP AND COUNTY REVIEW COMMENTS
2	04/01/2022 ISSUED FOR RECORDING

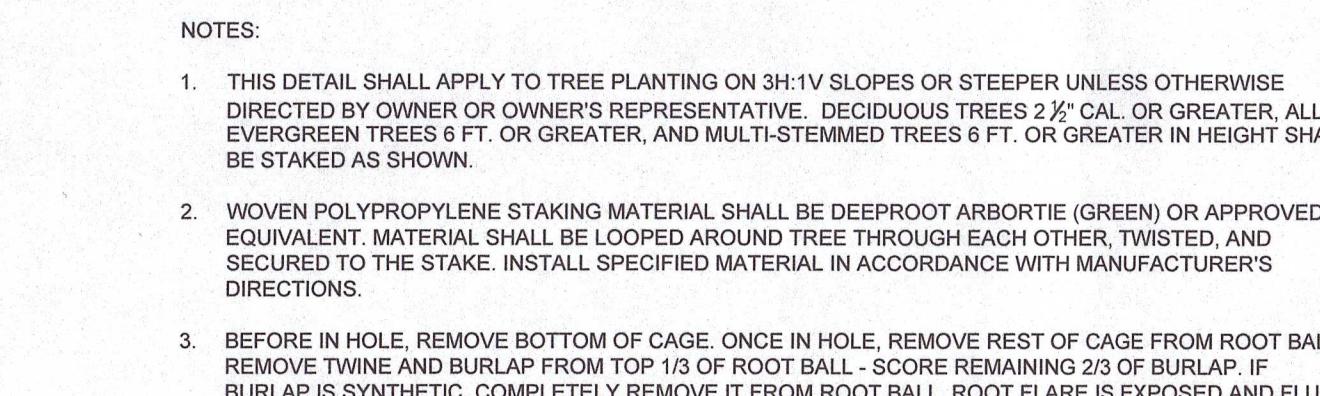
TITLE	LANDSCAPE DETAILS
SHEET NO.	09 of 13

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NOTES:

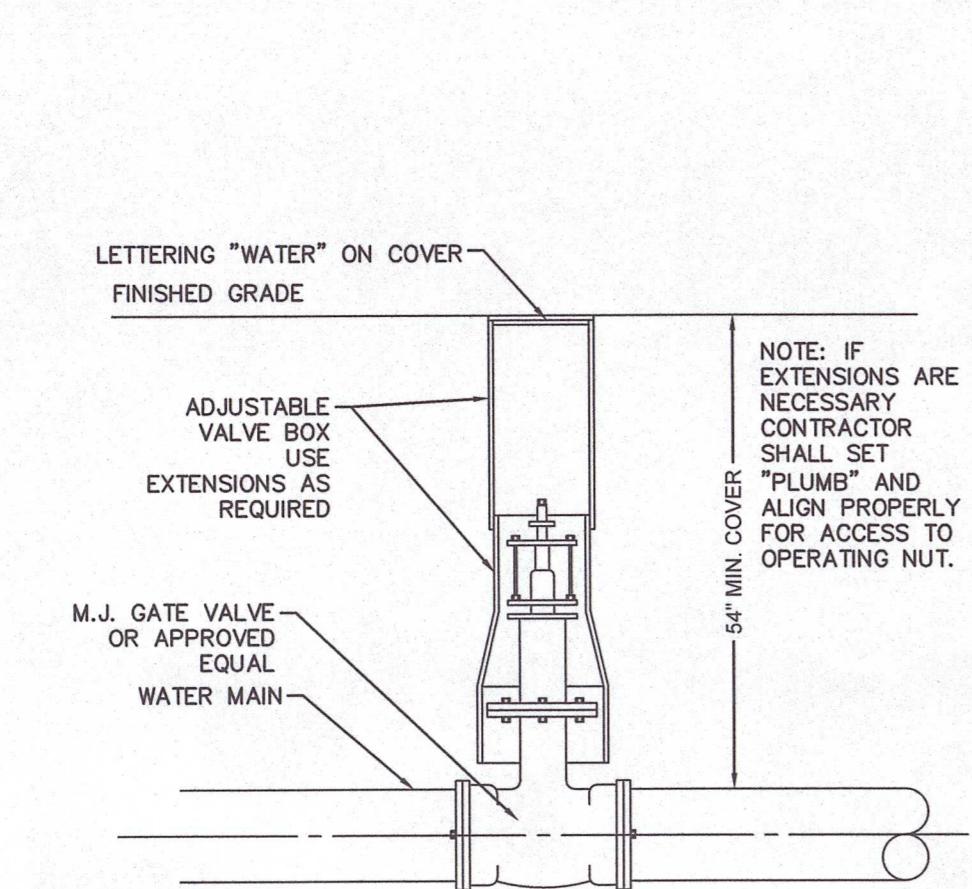
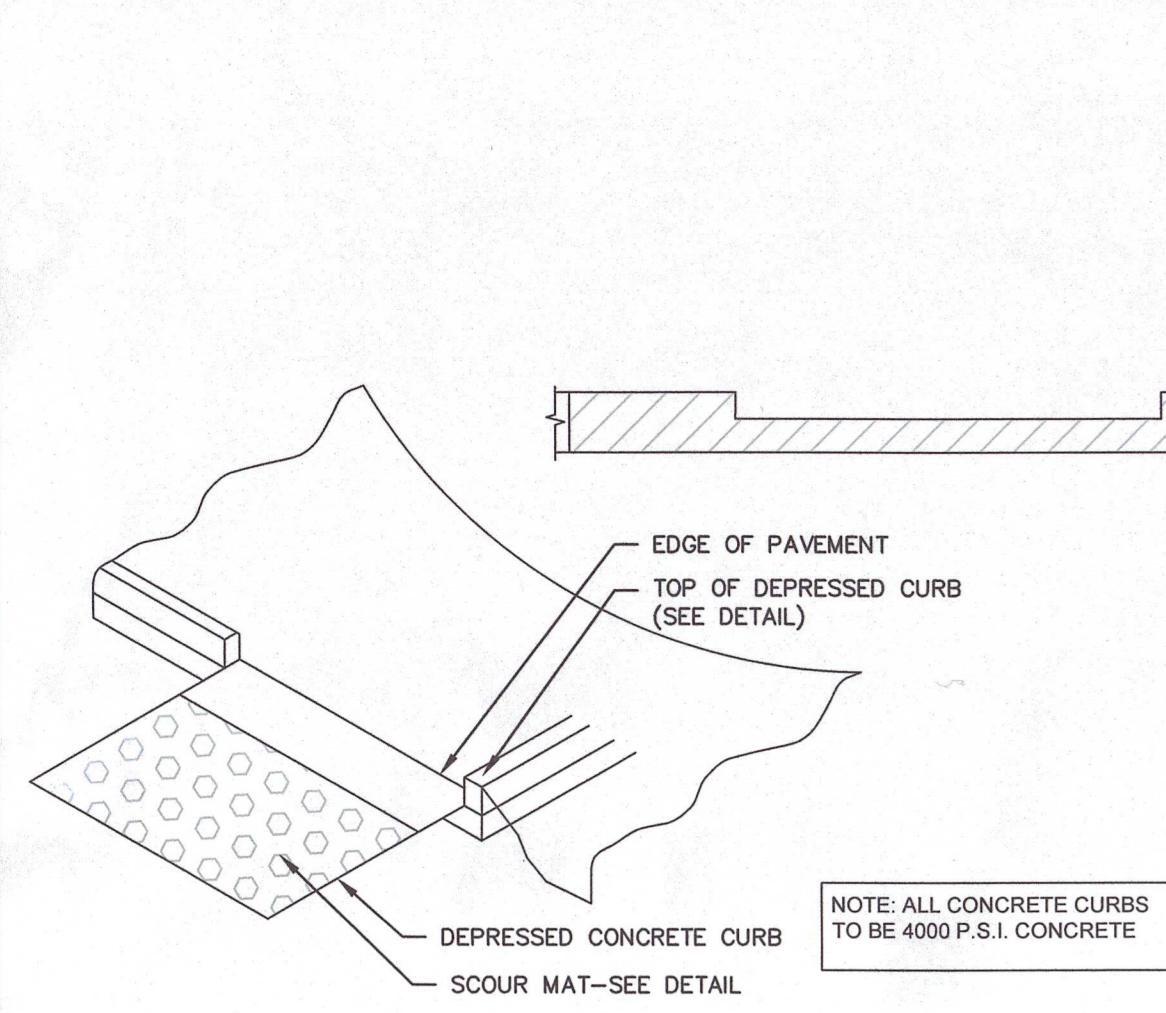
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2. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.



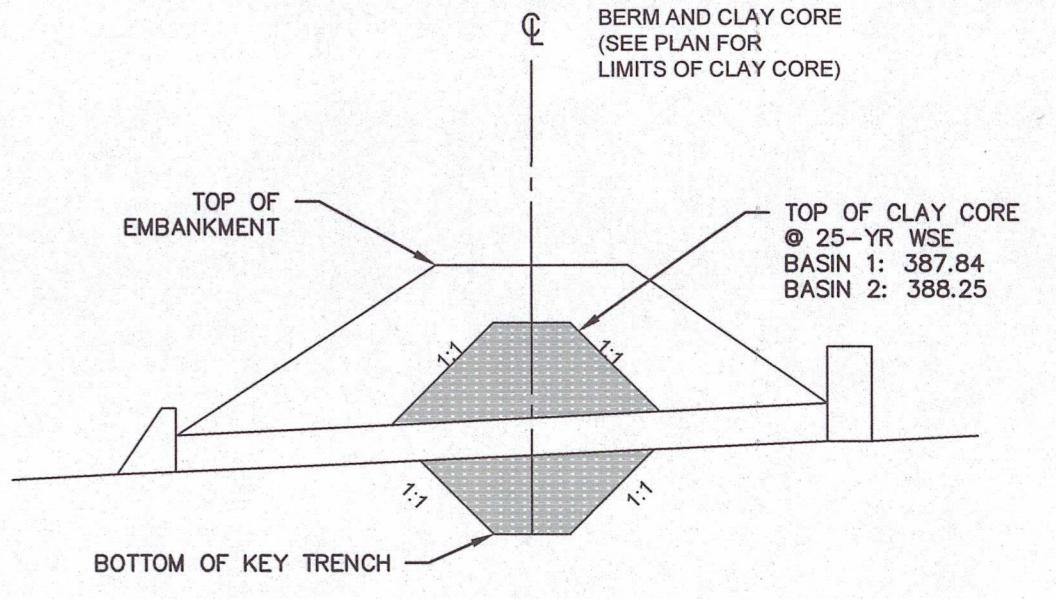
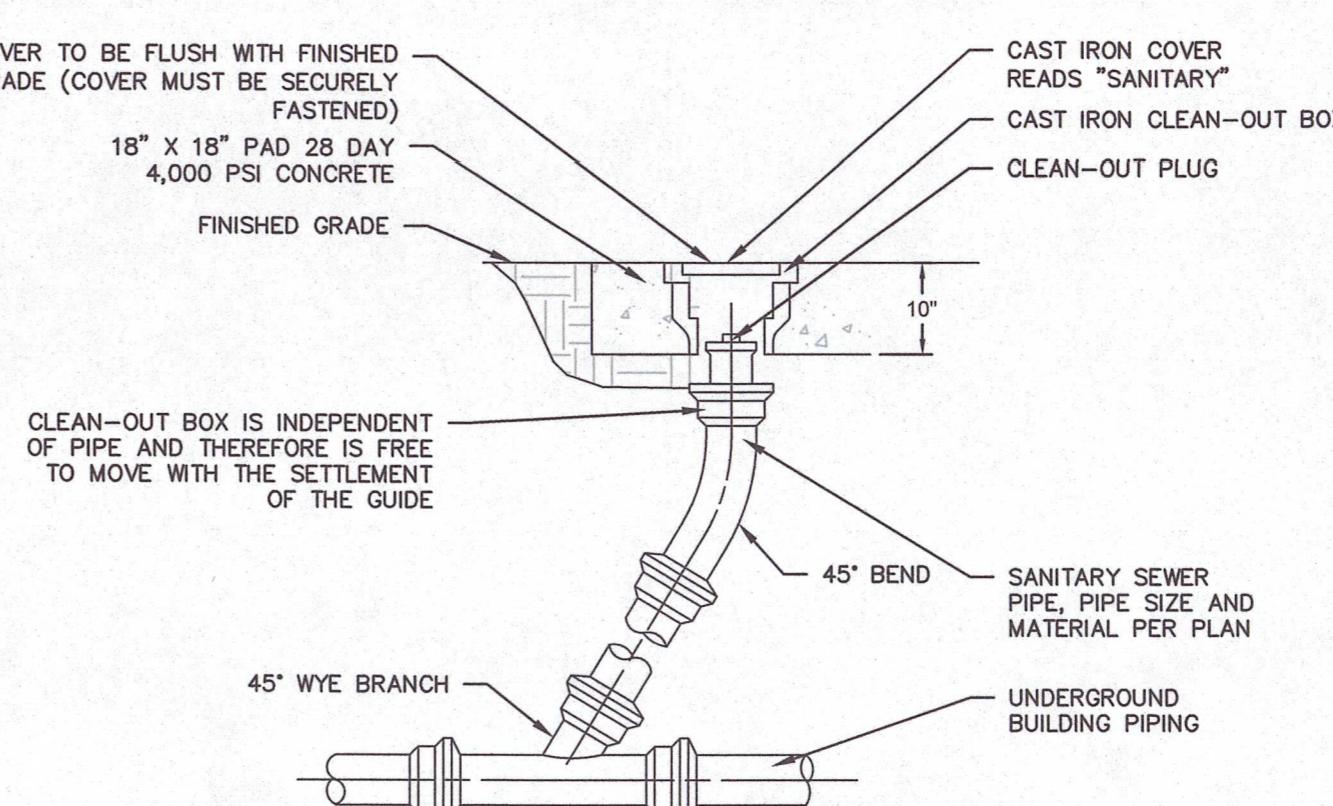
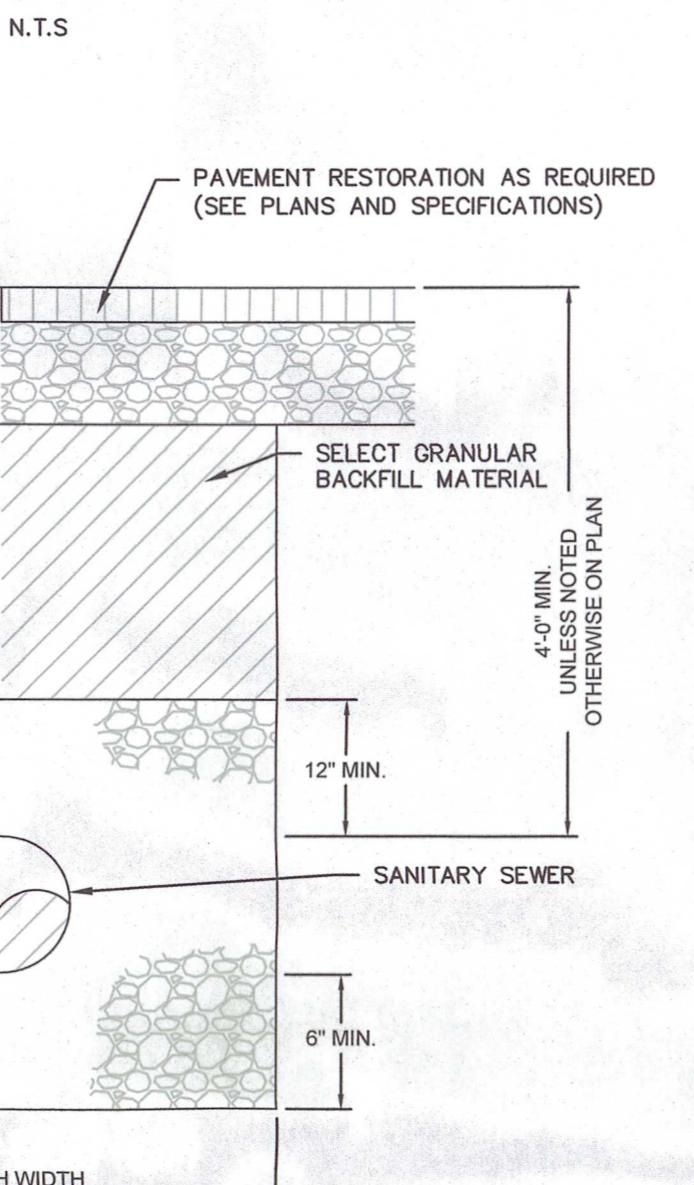
TREE SLOPE PLANTING

N.T.S.

N.T.S.

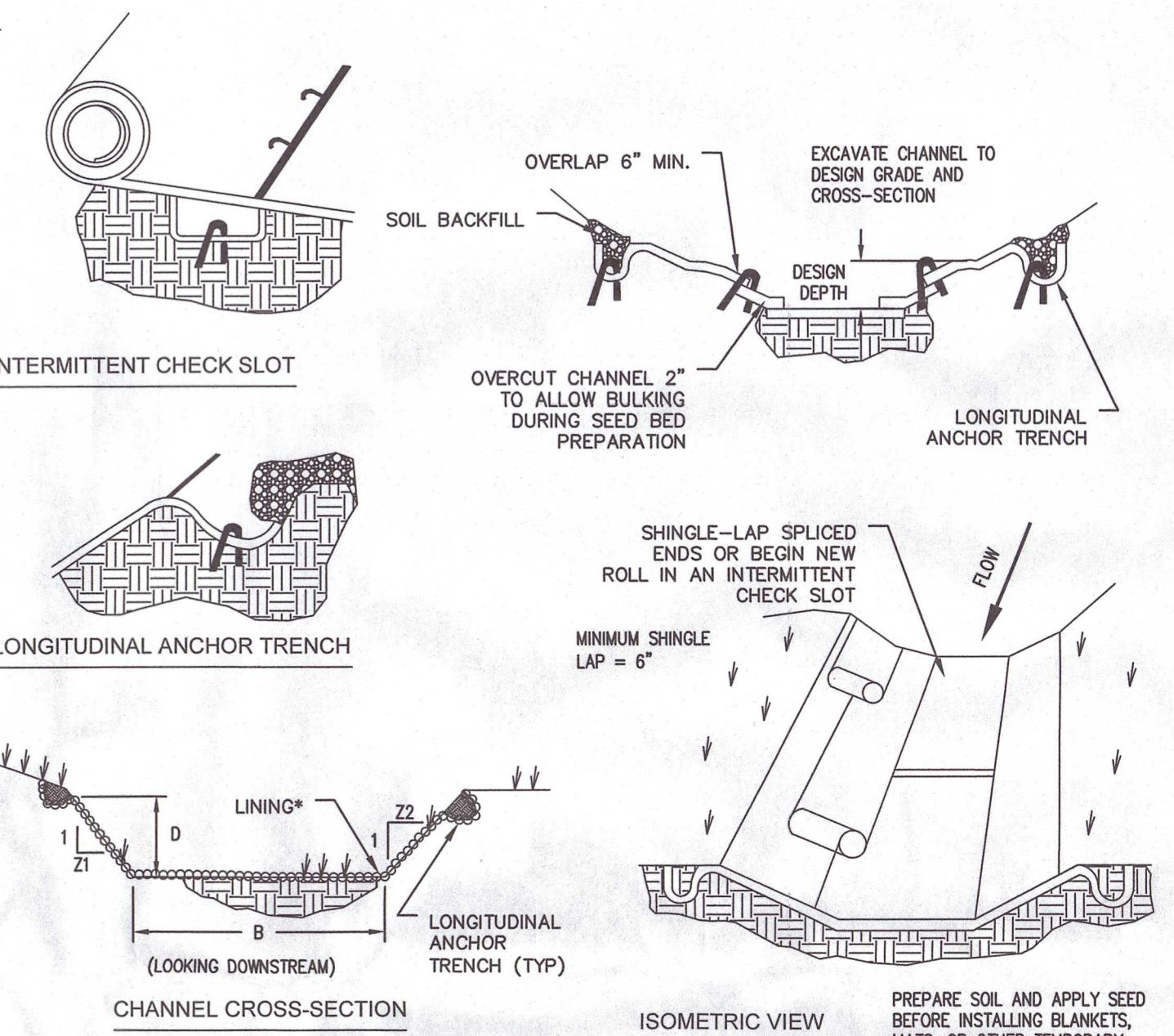
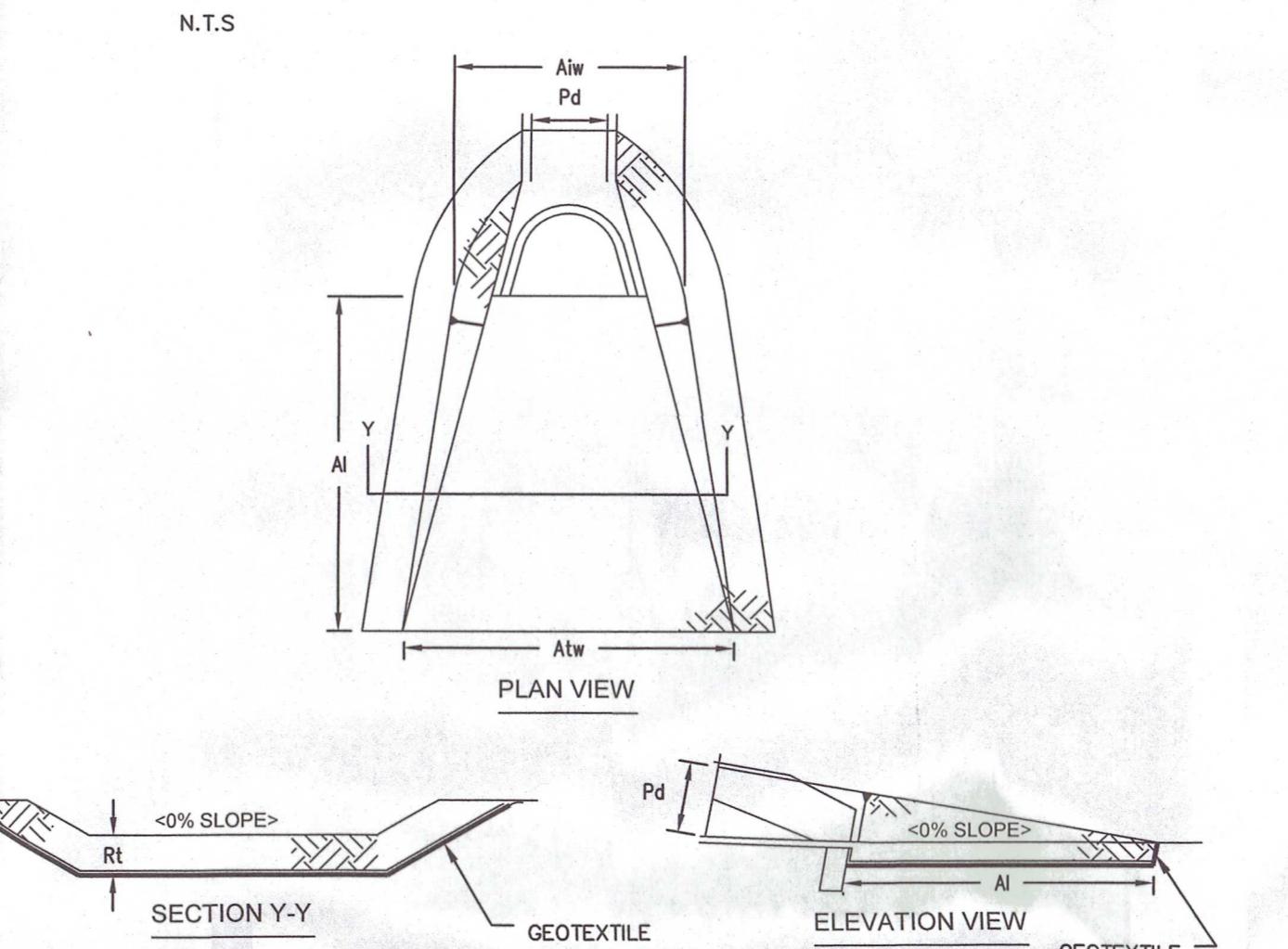


CONNECTION TO EXISTING SANITARY SEWER MANHOLE



CLAY CORE

SANITARY CLEANOUT



* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, AND VEGETATIVE STABILIZATION SPECIFICATIONS FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION.

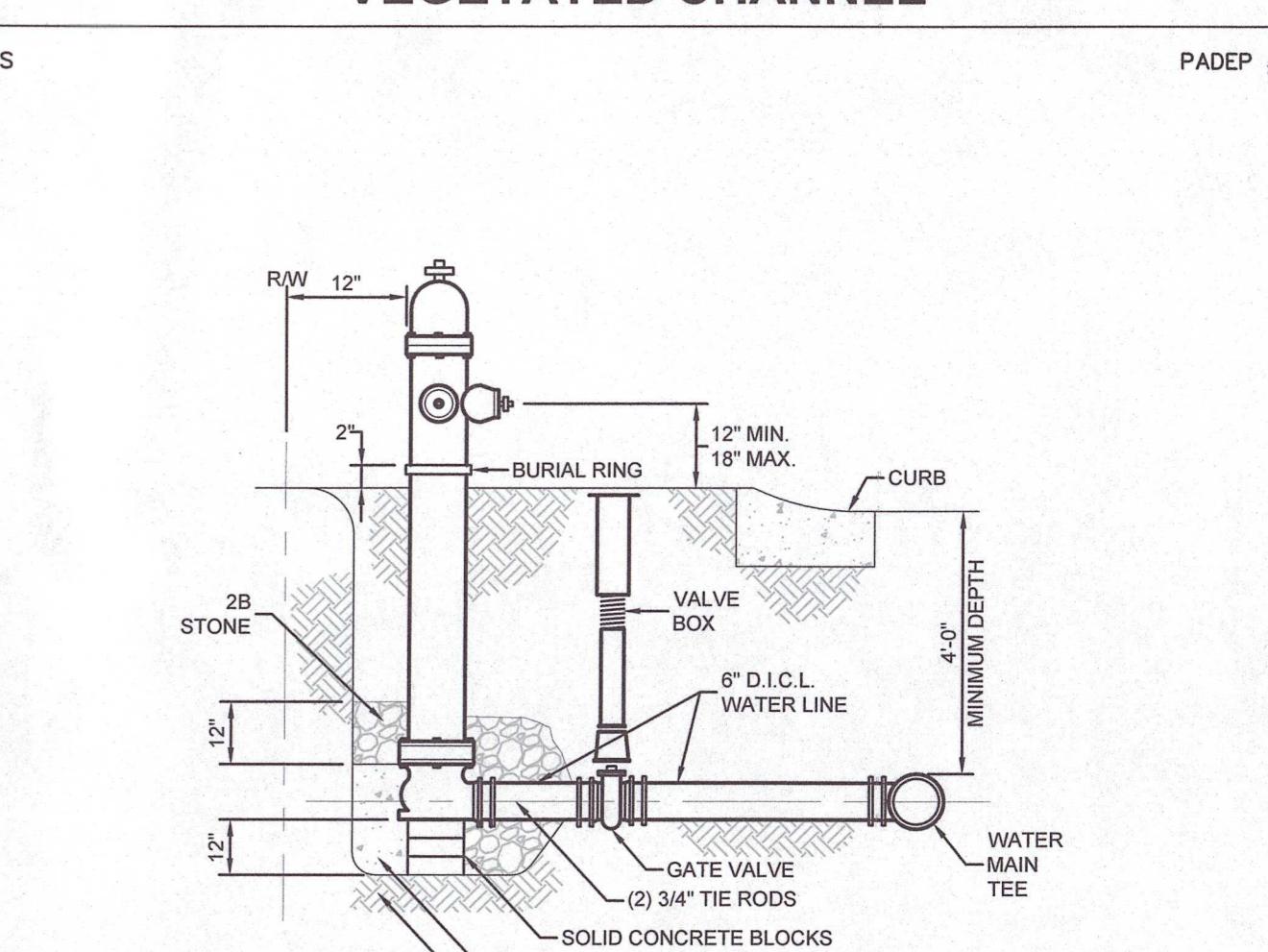
CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING*
SWALE 1	ALL	5	1	9	2	2	NAG S75 OR APPROVED EQUAL

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEARED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

VEGETATED CHANNEL



REVISIONS
NO. DATE
1 01/21/2021
2 04/01/2022

REVIEWED PER TOWNSHIP AND COUNTY REVIEW COMMENTS
ISSUED FOR RECORDING

TITLE
DETAILS

SHEET NO.

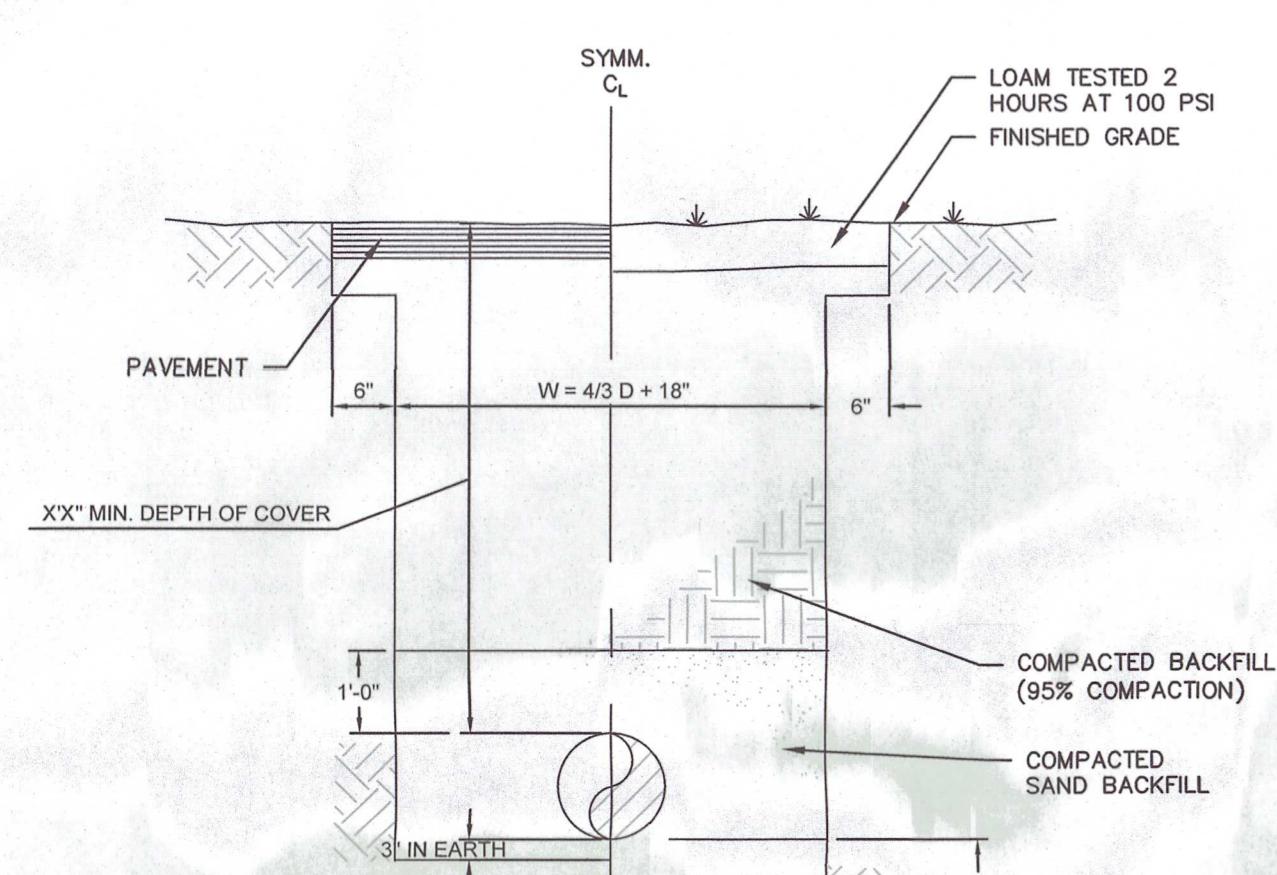
11 of 13

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

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4FT WIDE CONCRETE CURB CUT

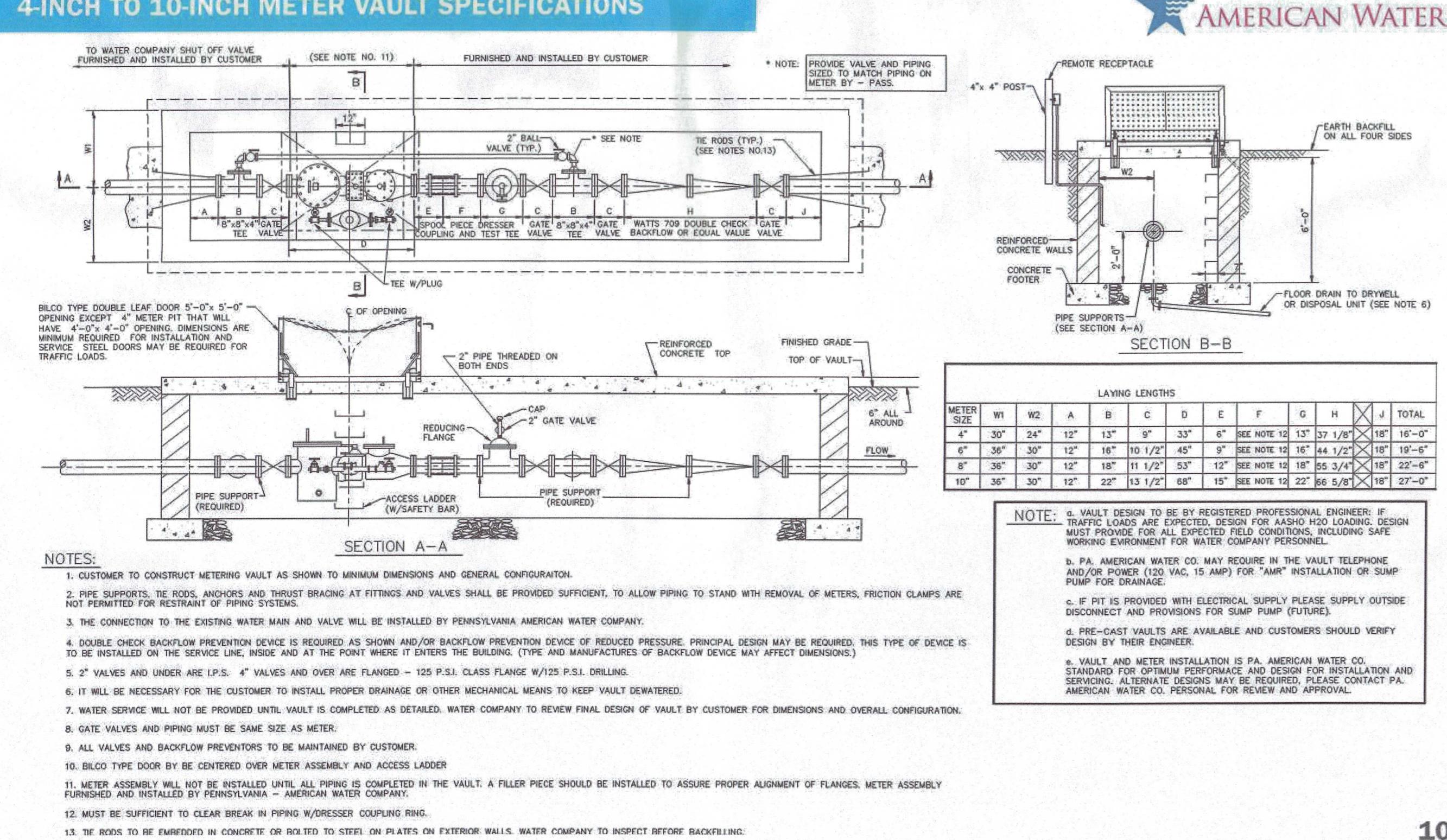
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WATER SERVICE TRENCH

N.T.S.

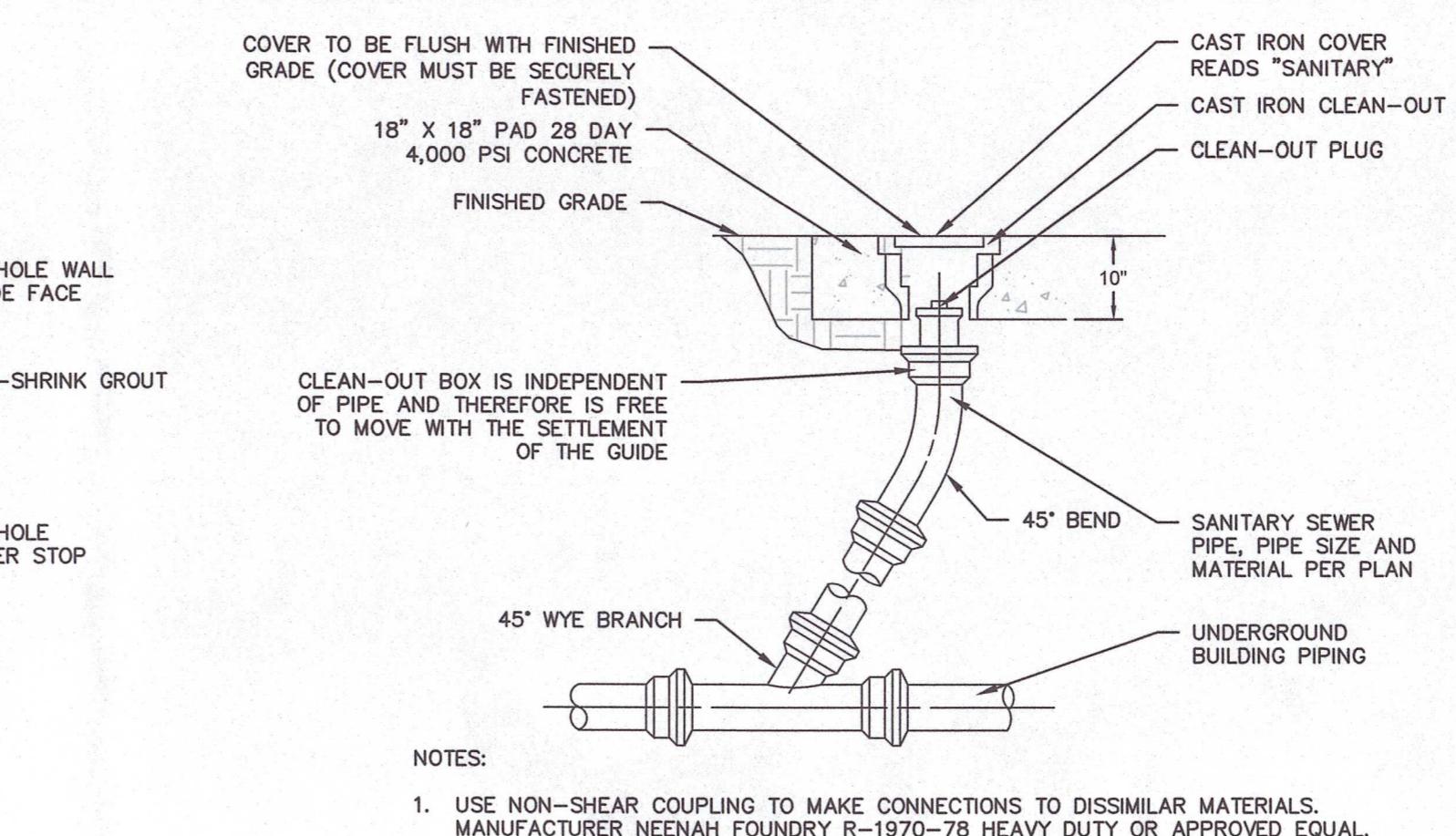
4-INCH TO 10-INCH METER VANT SPECIFICATIONS



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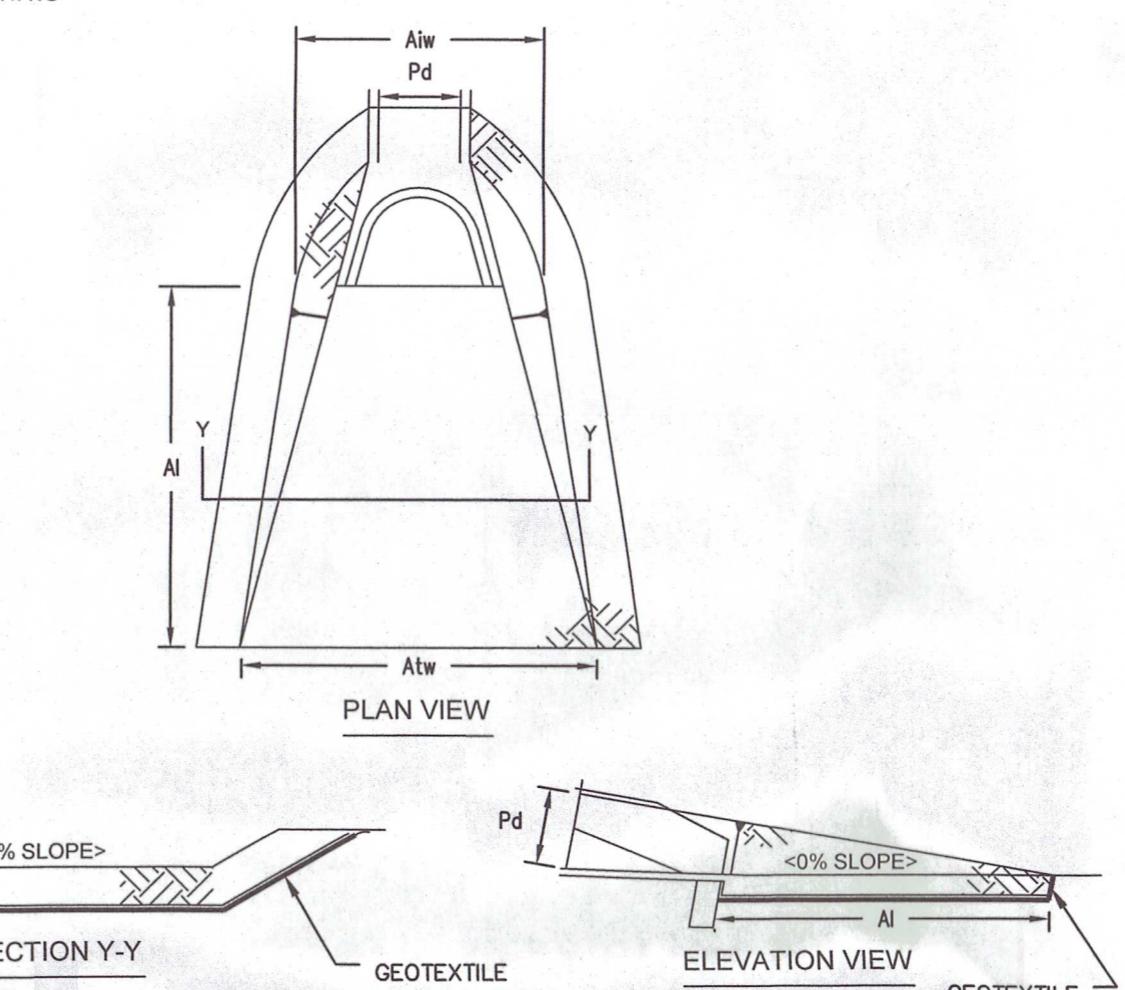
SANITARY SEWER SERVICE TRENCH

N.T.S.



SANITARY CLEANOUT

N.T.S.



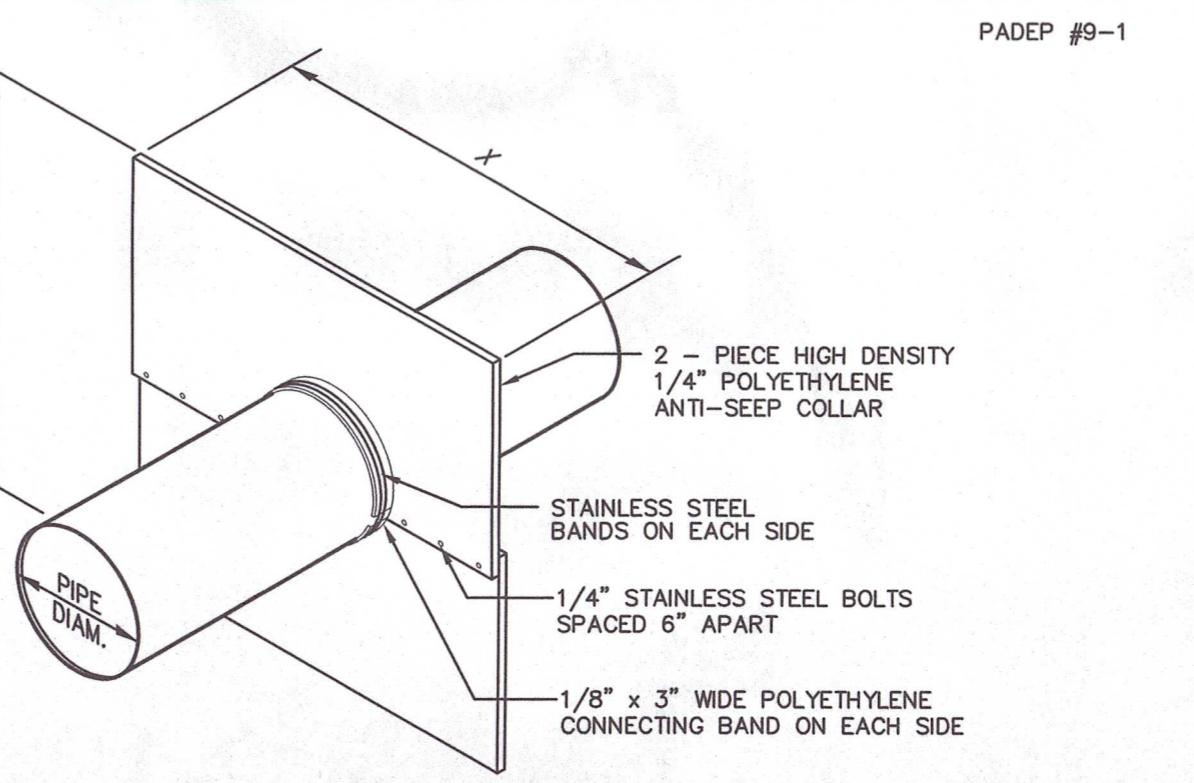
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE (R-)	THICK RT (IN)	LENGTH A1 (FT)	INITIAL WIDTH A1w (FT)
FES-1	15	3	9	8	3.75 11.75
FES-3	15	3	9	8	3.75 11.75
FES-5	24	4	12	11	6 17

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.

RIPRAP APRON AT PIPE OUTLET WITH FLARED ENWALL

N.T.S.



OUTLET PIPE DESIGNATION	NUMBER OF COLLARS	COLLAR SPACING (FT)	X (INCHES)	DISTANCE FROM OUTLET STRUCTURE (FT)
1	2	N/A	38	5
2	2	N/A	38	5

NOTES:
1. SEE BASIN EMBANKMENT DETAIL FOR LOCATION WITHIN BERM.
2. APPLY MASTIC TO CONNECTING BANDS AND SET IN PLACE. BOLT HALVES TOGETHER & INSTALL METAL BANDS ON SPLIT HALVES OF COLLAR. TIGHTEN BOLTS AND BANDS. APPLY MASTIC AS NEEDED TO INSURE GOOD SEAL BACKFILL AND HAND TAMP.
3. DO NOT LOCATE AN ANTI-SEEP COLLAR CLOSER THAN 2 FEET TO A PIPE JOINT.

HDPE ANTI-SEEP COLLAR DETAIL

N.T.S.

HYDRANT SETTING DETAIL

N.T.S.

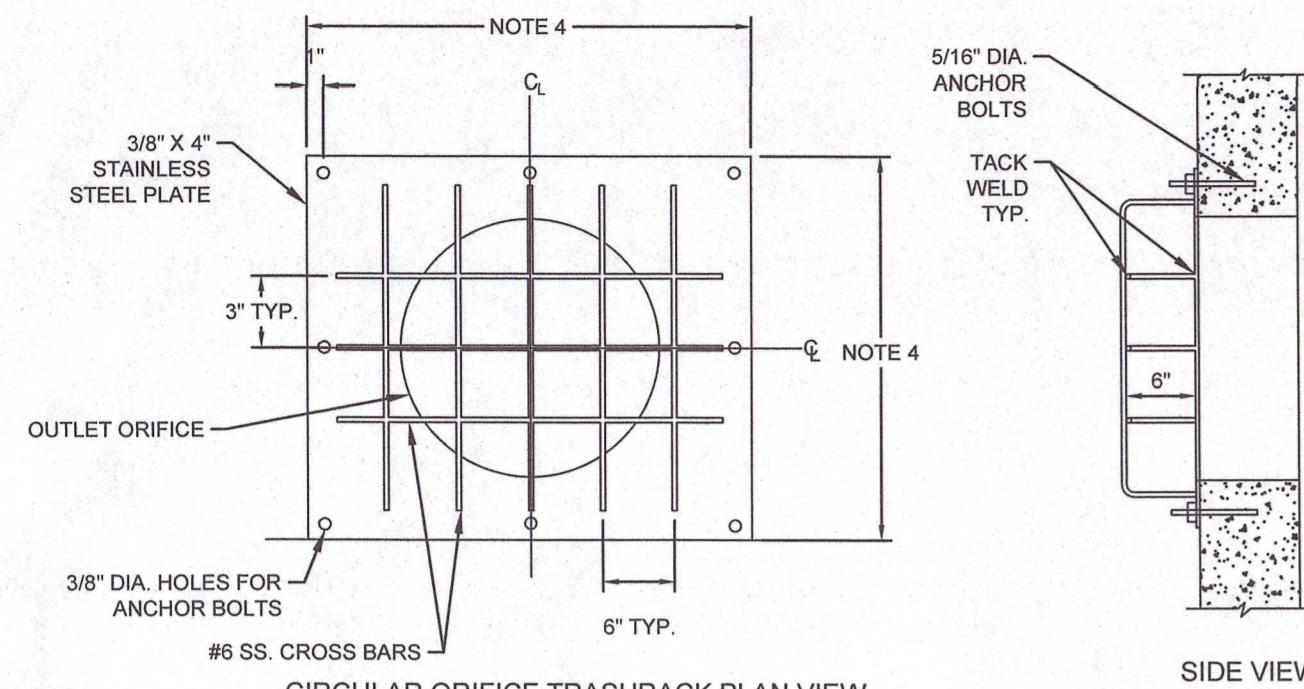


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PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD
FOR PRESBYTERIAN DEVELOPMENT, LLC
CUMBERLAND COUNTY

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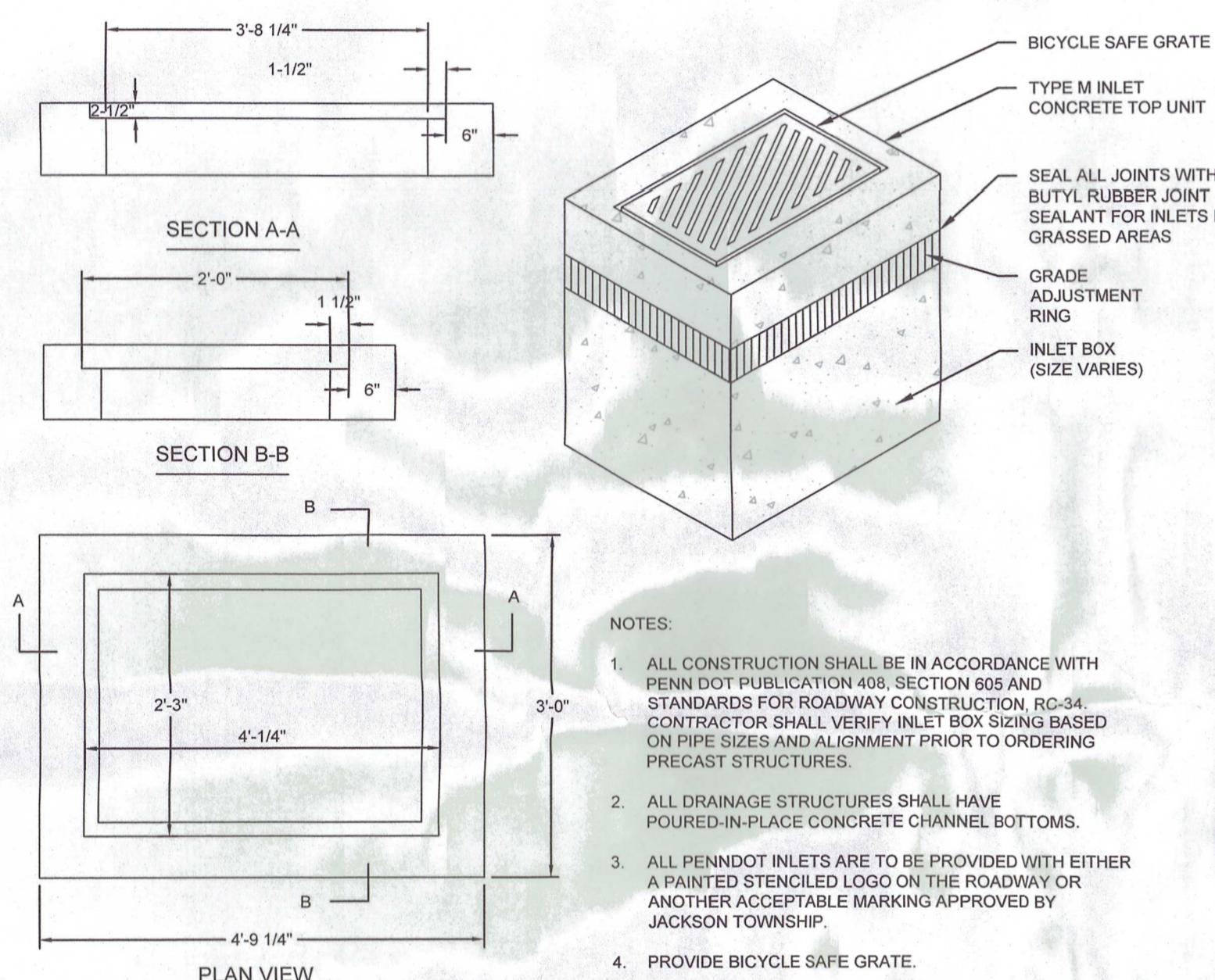
LOWER ALLEN TOWNSHIP



1. TRASH RACK MATERIAL TO BE STAINLESS STEEL.
2. SECURE THE TRASHRACK PLATE TO THE SIDE OF THE INLET BOX USING 5/16" x 2" STAINLESS STEEL BOLTS AND APPROPRIATE ANCHORS.
3. 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.
4. SEE PERMANENT OUTLET STRUCTURE DETAIL FOR ORIFICE PLATE DIMENSIONS.

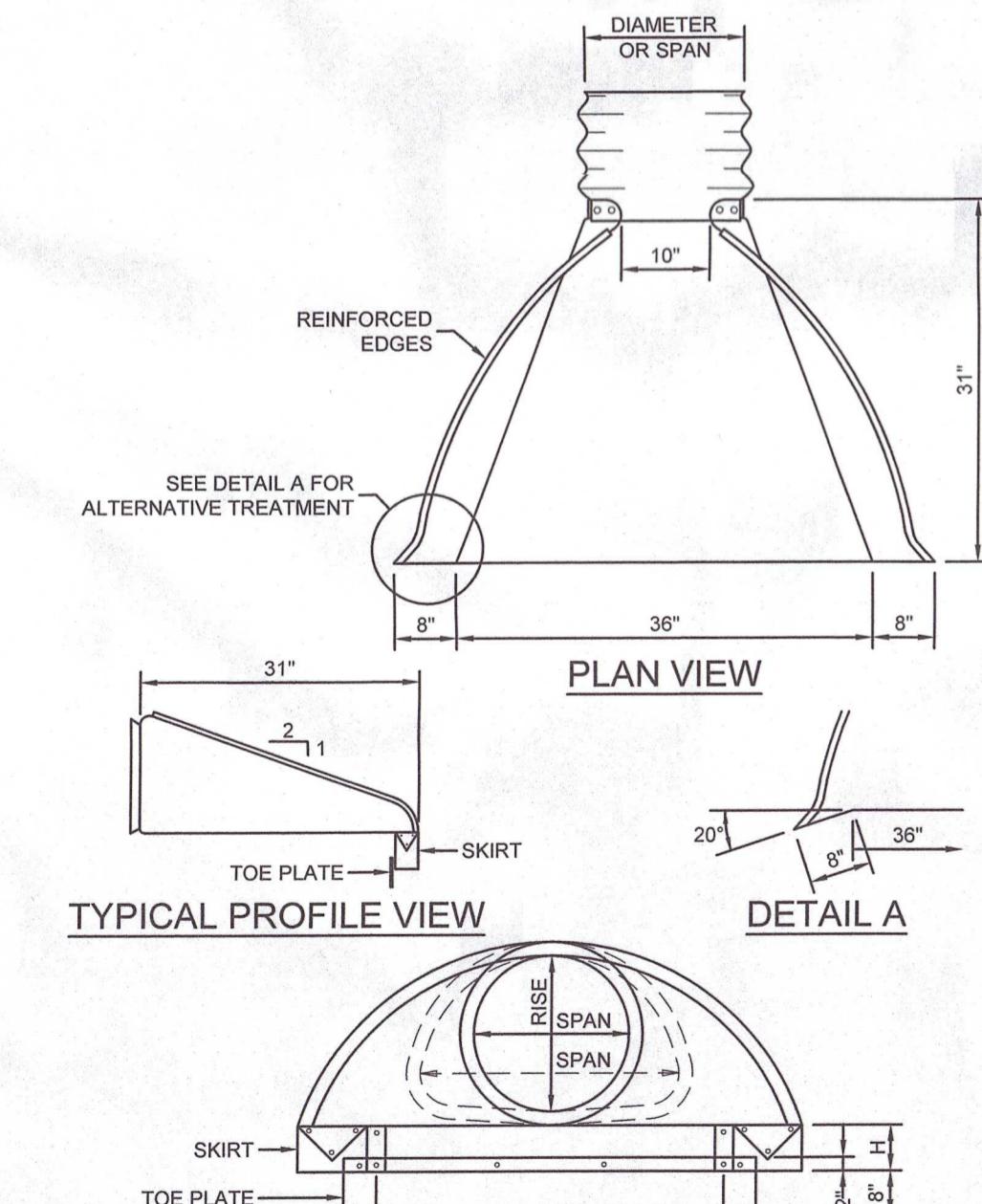
BASIN #1 TRASH RACK FOR RECTANGULAR OUTLET STRUCTURE OS-7

N.T.S.



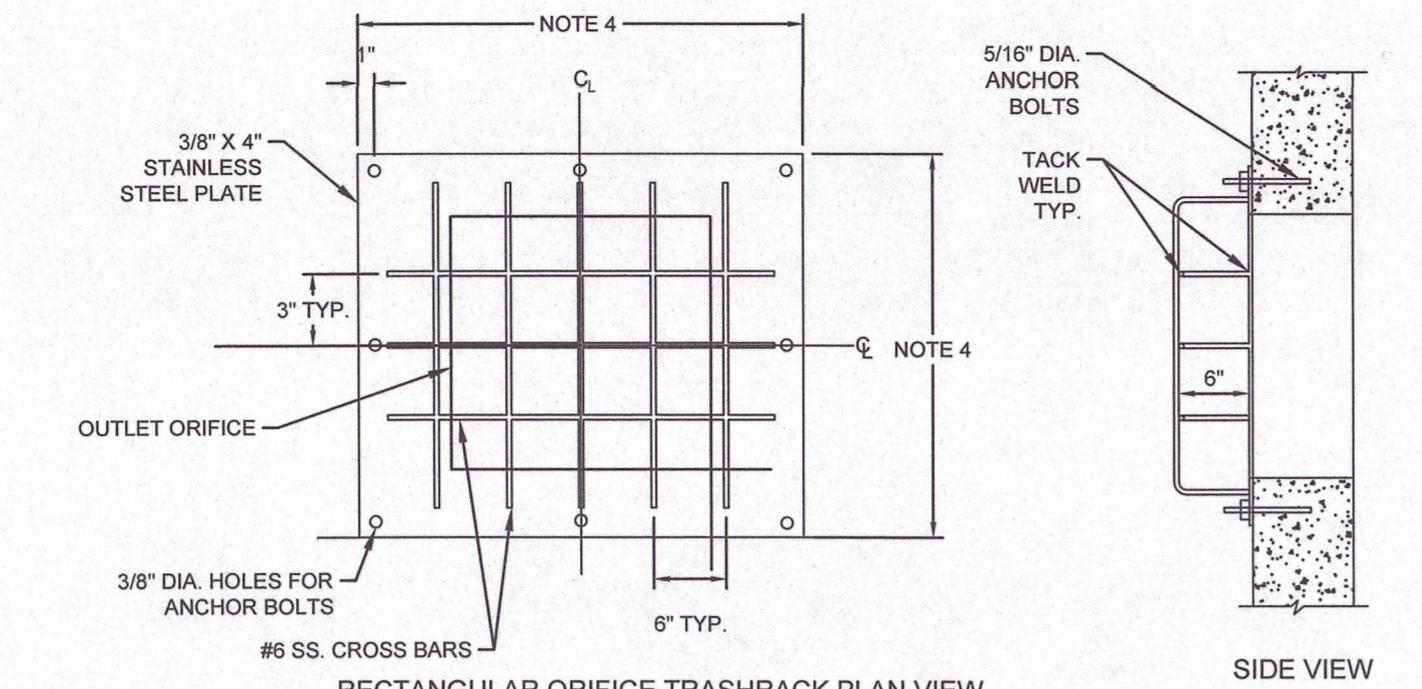
TYPE "M" INLET

N.T.S.



FLARED END SECTION

N.T.S.



1. TRASH RACK MATERIAL TO BE STAINLESS STEEL.
2. SECURE THE TRASHRACK PLATE TO THE SIDE OF THE INLET BOX USING 5/16" x 2" STAINLESS STEEL BOLTS AND APPROPRIATE ANCHORS.
3. 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.
4. SEE PERMANENT OUTLET STRUCTURE DETAIL FOR ORIFICE PLATE DIMENSIONS.

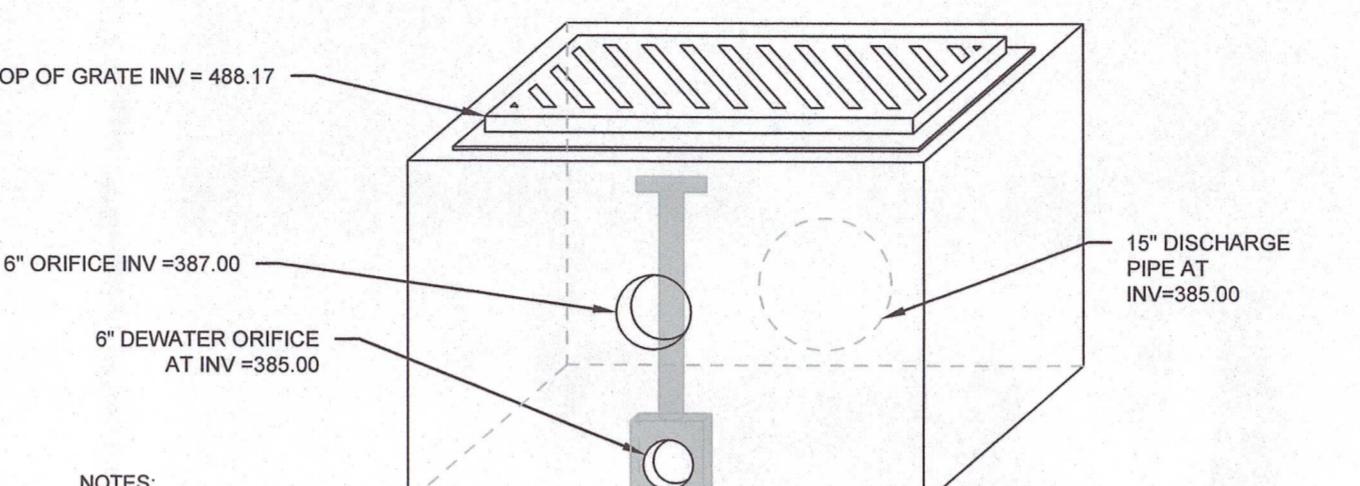
BASIN #2 TRASH RACK FOR RECTANGULAR OUTLET STRUCTURE OS-8

N.T.S.



NOTES:

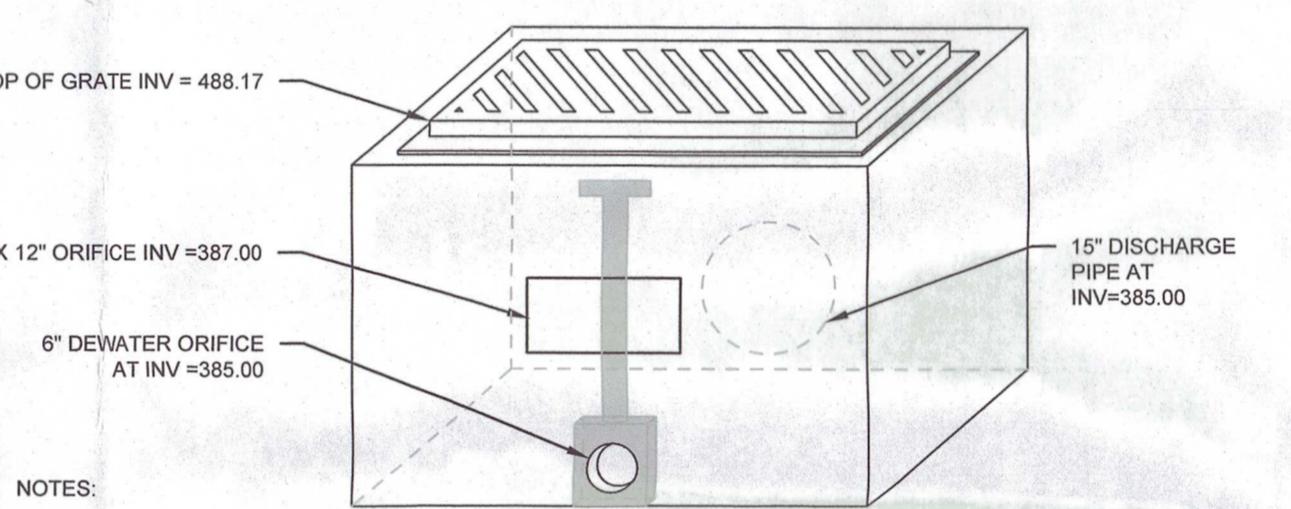
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE Poured-in-Place CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY JACKSON TOWNSHIP.
4. PROVIDE BICYCLE SAFE GRATE.



NOTES:
1. THE PROPOSED OUTLET STRUCTURE SHALL BE A 24" x 48" CATCH BASIN INLET WITH NO TOP SLAB. INLET GRATE SHALL BE PLACED DIRECTLY ON BOX. OUTLET STRUCTURE SHALL CONTAIN A TRASH RACK.
2. PROVIDE 6" ORIFICE AT 385 & VALVE TO BE MANUALLY OPENED IF BASIN IS NOT DEWATERING.

OUTLET STRUCTURE-BASIN 1 (OS-7)

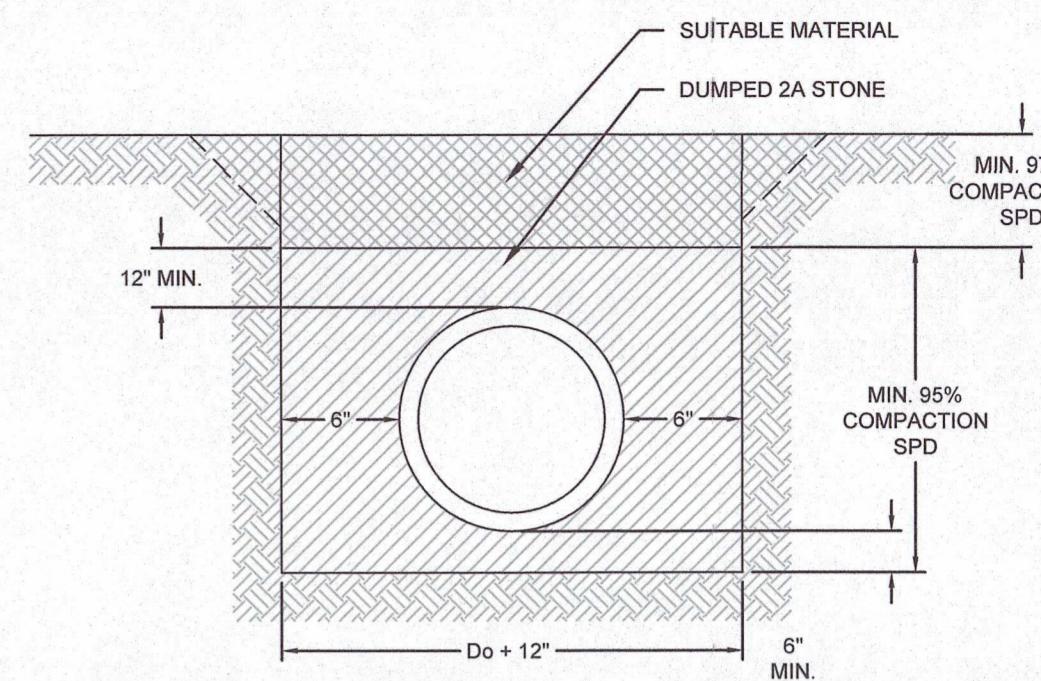
N.T.S.



NOTES:
1. THE PROPOSED OUTLET STRUCTURE SHALL BE A 24" x 48" CATCH BASIN INLET WITH NO TOP SLAB. INLET GRATE SHALL BE PLACED DIRECTLY ON BOX. OUTLET STRUCTURE SHALL CONTAIN A TRASH RACK.
2. PROVIDE 6" ORIFICE AT 385 & VALVE TO BE MANUALLY OPENED IF BASIN IS NOT DEWATERING.

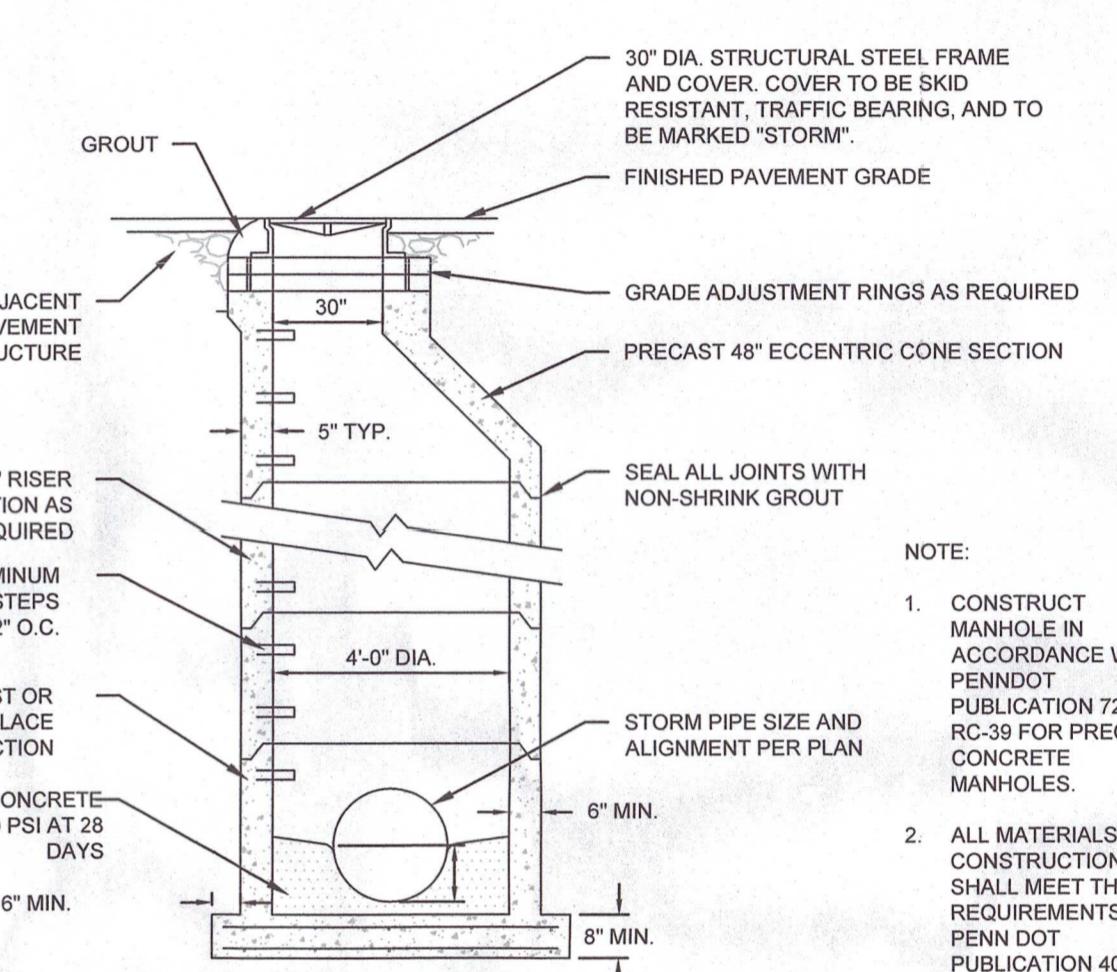
OUTLET STRUCTURE-BASIN 2 (OS-8)

N.T.S.



STORM PIPE TRENCH SECTION

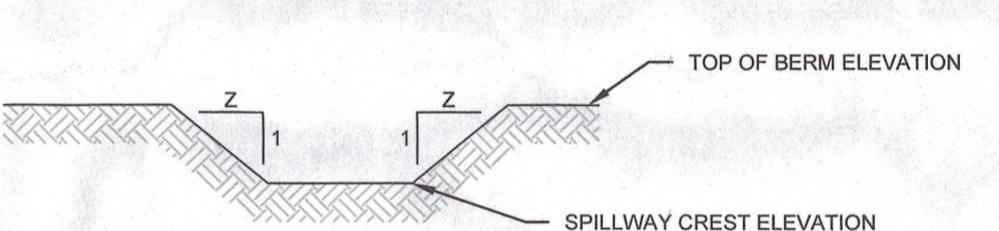
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NOTE:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-30-20 PRECAST CONCRETE MANHOLES.
2. ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PENN DOT PUBLICATION 408.

STORM SEWER MANHOLE

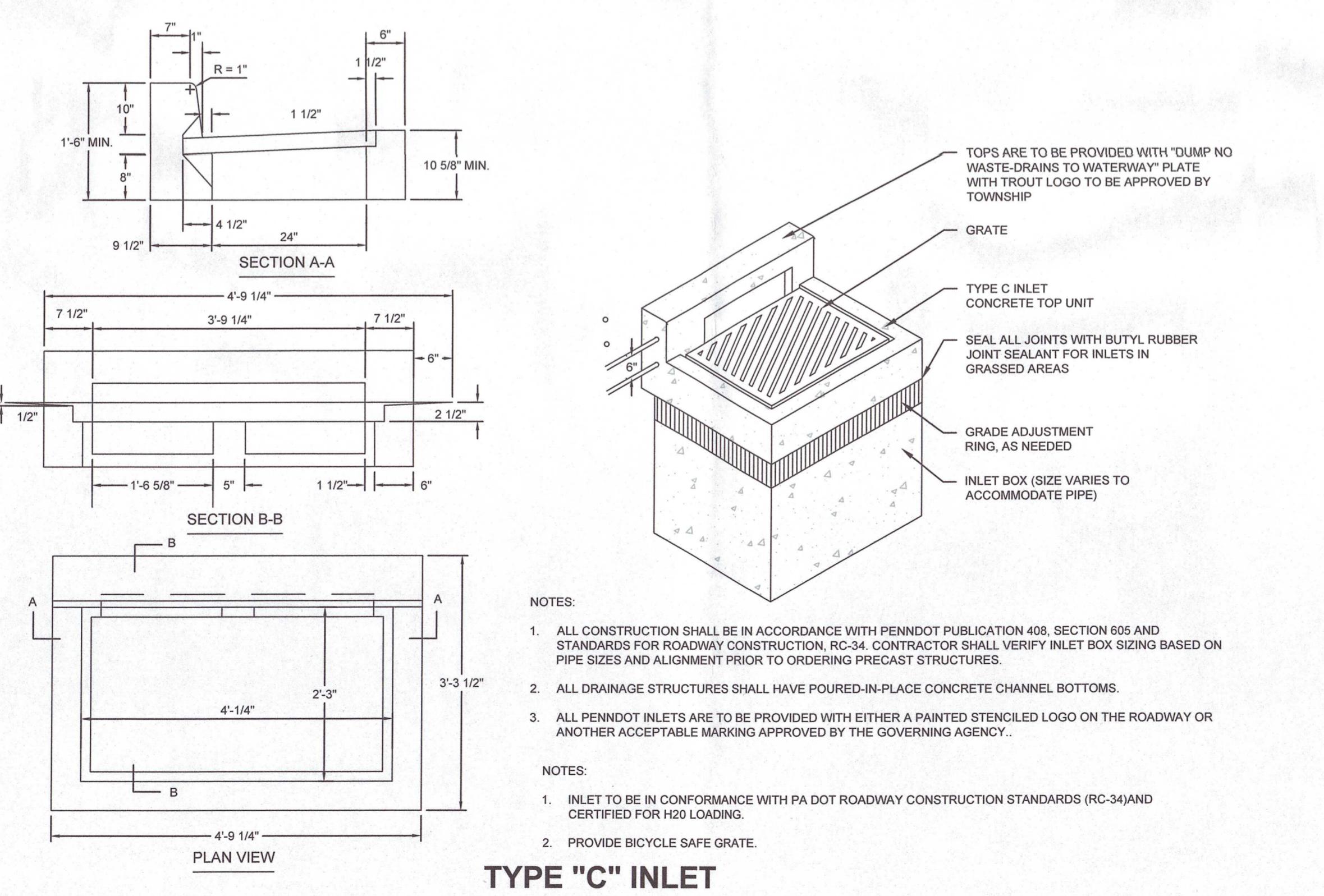
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SPILLWAY DESIGNATION	CREST LENGTH (FT)	CREST ELEV. (FT)	TOP OF BERM ELEV. (FT)	Z	SPILLWAY SURFACE LINING
BASIN 1	25	388.50	390.00	3	NAG S75 OR APPROVED EQUAL
BASIN 2	15	388.50	390.00	3	NAG S75 OR APPROVED EQUAL

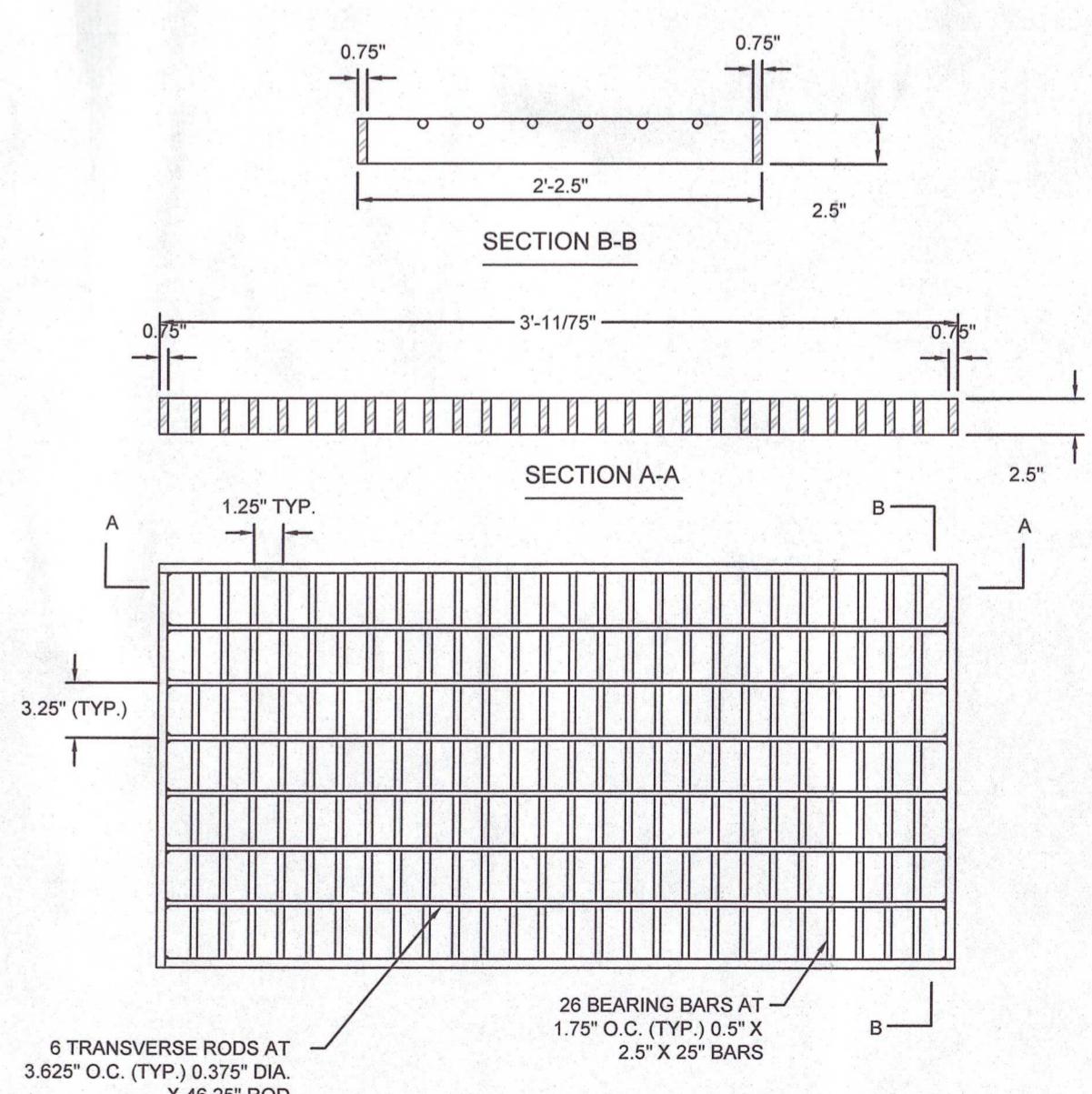
GRASS-LINED SPILLWAY

N.T.S.



TYPE "C" INLET

N.T.S.



PLAN

N.T.S.

STRUCTURAL STEEL BICYCLE SAFE GRATE

DETAILS

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

TITLE

DETAILS

NO.

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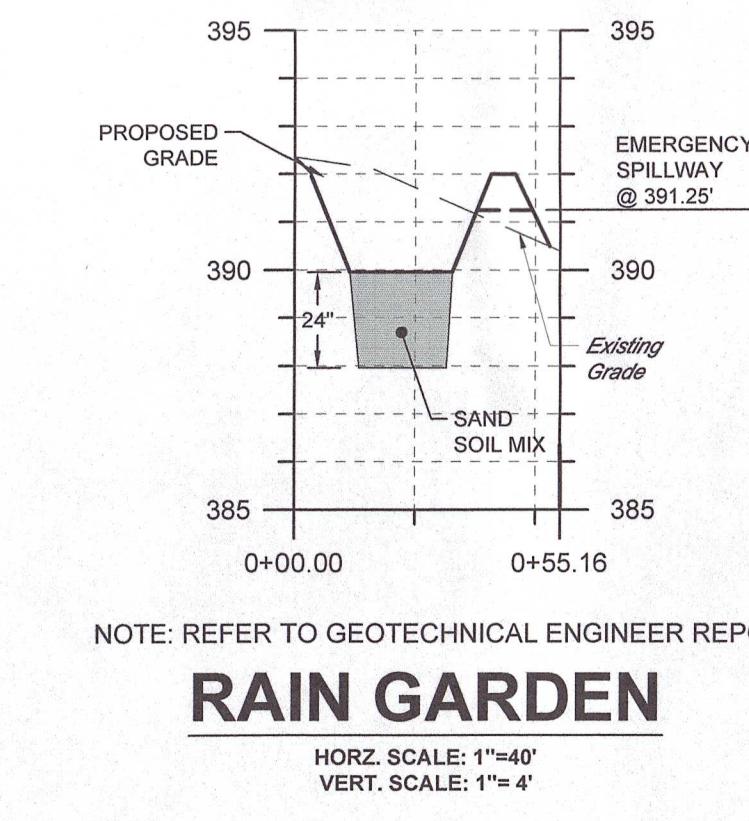
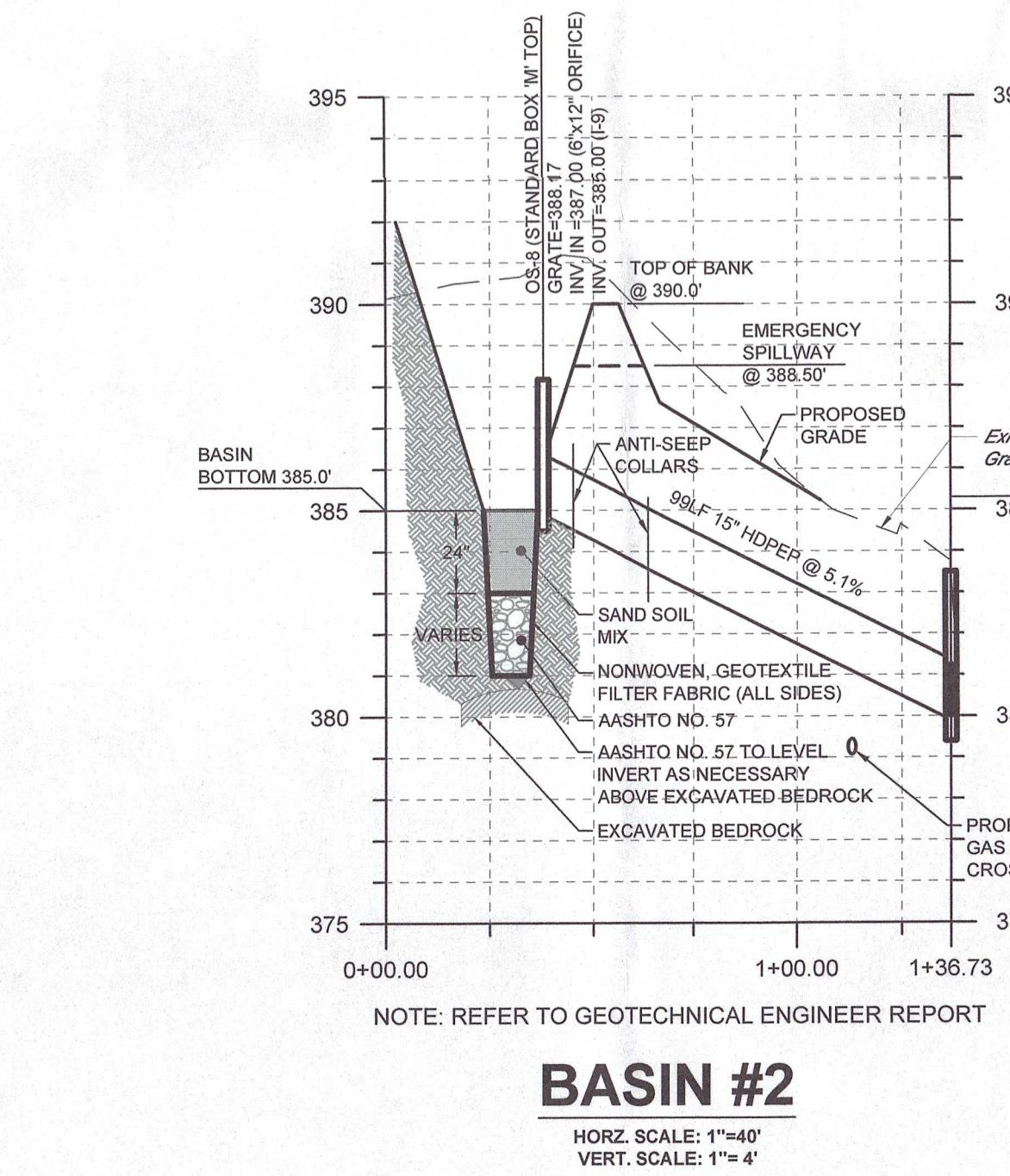
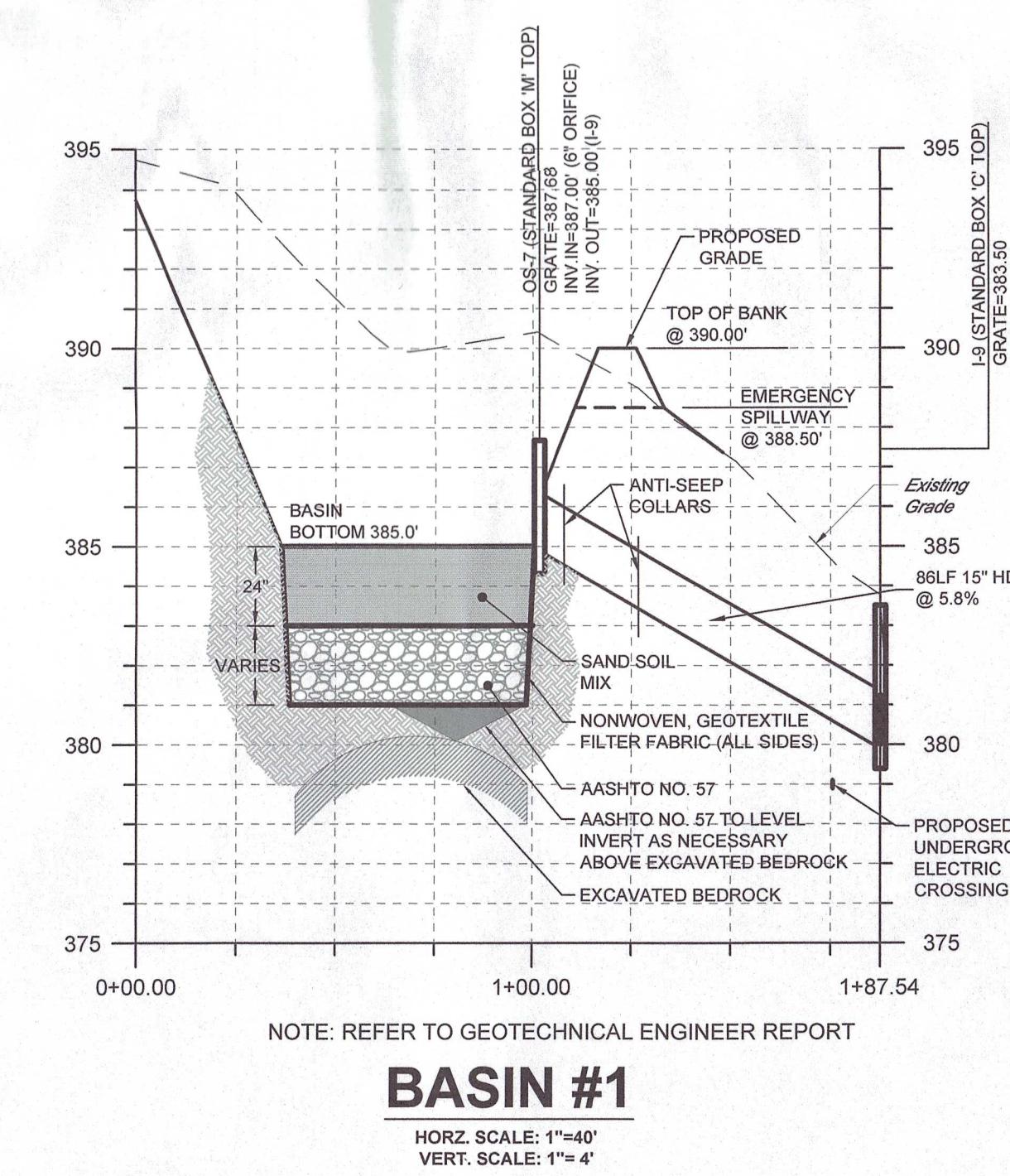


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O&M PROGRAM FOR BMPs

- THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED RAIN GARDEN. THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMIT APPLICANT (PERMITTEE).
- 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.
- 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.
- ALL DAMAGED OR NON-FUNCTIONAL BMPs SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPs THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.
- 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:
- 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 CESSION OF A 100-YEAR OR GREATER STORM EVENT.

INFILTRATION BASINS		VEGETATED SWALE		STORMWATER COLLECTION/CONVEYANCE	
OPERATION & MAINTENANCE PROCEDURES		OPERATION & MAINTENANCE PROCEDURES		OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE	ACTIVITY	SCHEDULE	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 MET.	AT CONVERSION OF E&S TRAPS TO PERMANENT PCSM INFILTRATION BASINS	MOW GRASS TO MANTAIN 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 IN TIME. REMOVE SEDIMENT ACCUMULATED 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	INLETS & CATCH BASINS SHOULD BE CLEANED OF DEBRIS. REPAIRS SHOULD BE MADE AS SOON AS PROBLEMS ARISE.	CLEAN ONCE PER YEAR & REPAIR AS NEEDED
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	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
REMOVE LITTER AND DEBRIS	MONTHLY	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 SWALE. INSPECT VEGETATION. PLANT ALTERNATIVE SPECIES IF ORIGINAL SPECIES HAVE NOT SUCCESSFULLY ESTABLISHED. INSPECT FOR POOLS OF STANDING WATER. DEWATER & DRAINAGE IF AN EROSION HAZARD IS LOCATED, RESTORE TO DESIGN GRADE. INSPECT FOR UNIFORMITY IN CROSS-SECTION & LONGITUDINAL SLOPE, CORRECT AS NEEDED.	ANNUAL	GENERAL MAINTENANCE NOTES: 1. VACTOR TRUCKS MAY BE AN EFFICIENT CLEANING MECHANISM. 2. CATCH BASINS SHOULD BE CLEANED BEFORE HALF FULL.	
INSPECT FOR SEDIMENT BUILDUP, EROSION, AND VEGETATIVE CONDITIONS. STABILIZE ERODED BANKS, REPAIRS, AND REVEGETATE AREAS AS NEEDED AND RESEED AS NECESSARY TO ENSURE SEDIMENT 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 SWALE IMMEDIATELY AFTER SPRING MELT. REMOVE RESIDUALS AND REPLACE DAMAGED VEGETATION. IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING & SOIL AERATION MAY BE REQUIRED IN THE SWALE. DRAIN SWALE 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		
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 SHOULD BE 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 BASIN DO NOT DEWATER - A GATE VALVE HAS BEEN PROVIDED TO DEWATER MANUALLY. THIS VALVE SHOULD 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.					



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP

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 04/01/2022 ISSUED FOR RECORDING

REVISIONS
NO. DATE
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TITLE DETAILS
SHEET NO. 13 of 13