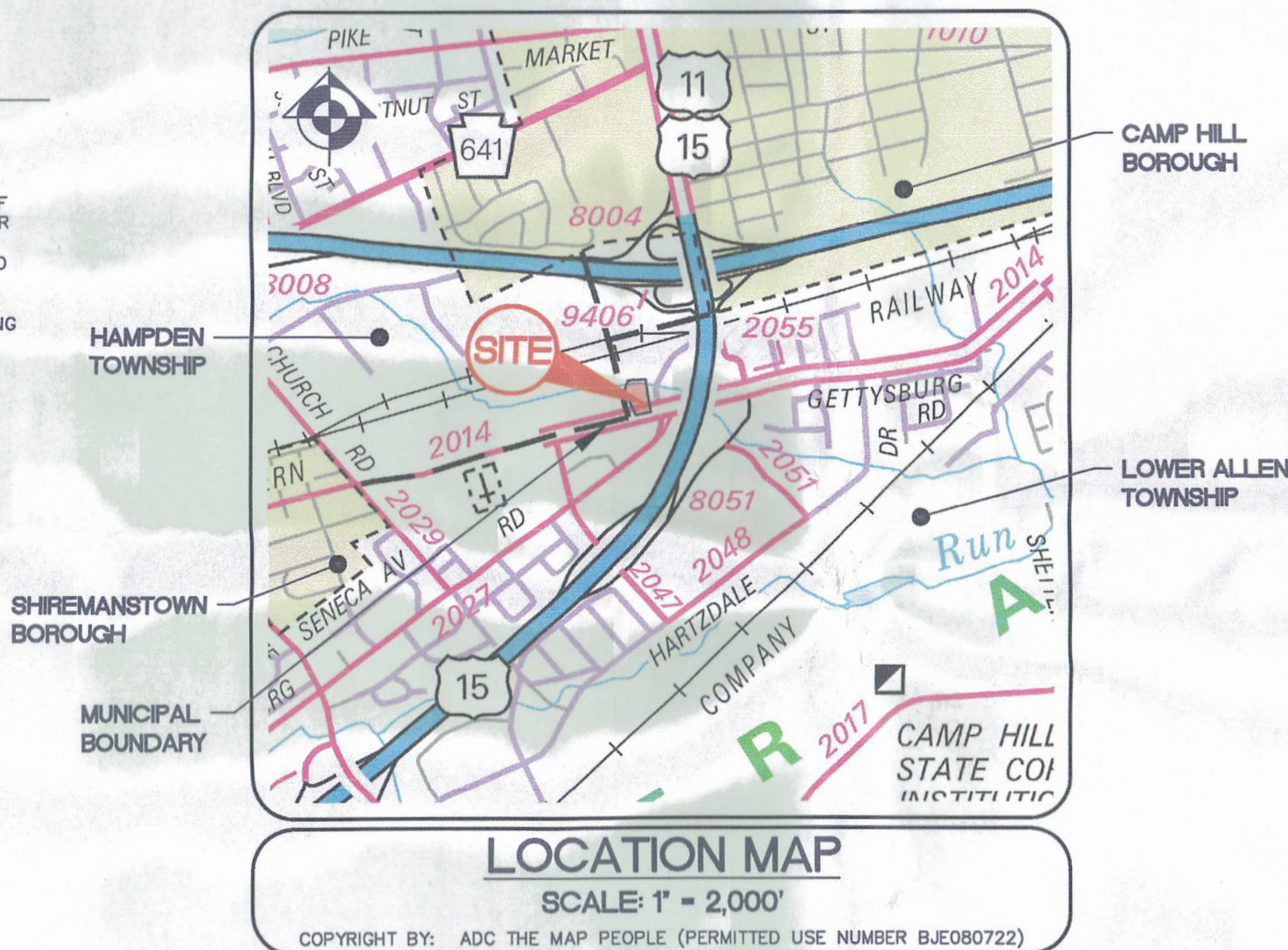


# FINAL LAND DEVELOPMENT PLAN PROPOSED BUILDING EXPANSION FOR

## SAMUEL BROTHERS REALTY, LP 3424 SIMPSON FERRY ROAD LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PREPARED FOR:  
SAMUEL BROTHERS REALTY, LP  
728 LOUCKS ROAD  
YORK, PA 17404

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	UPL
1	3424 SIMPSON FERRY ROAD	13-23-055A-006A



### FINAL LAND DEVELOPMENT SHEET INDEX

DRAWING SHEET NO.	DRAWING TITLE
C-1	TITLE SHEET
C-2	PROJECT NOTES AND PLAN LEGEND
C-3	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
C-4	SITE LAYOUT PLAN
C-5	SITE GRADING AND UTILITY PLAN
C-6	SITE DETAILS
C-7	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-8	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

#### LOWER ALLEN TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE LOWER ALLEN TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

#### LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW

AT A MEETING ON \_\_\_\_\_, 20\_\_\_\_, THE LOWER ALLEN TOWNSHIP  
PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON  
FILE IN THE TOWNSHIP OFFICE.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS FINAL PLAN APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP,  
CUMBERLAND COUNTY, PA.  
APPROVED THIS 25TH DAY OF JANUARY, 20 21.  
CONDITIONS OF APPROVAL COMPLETED THIS 18TH DAY  
OF MAY, 20 21.

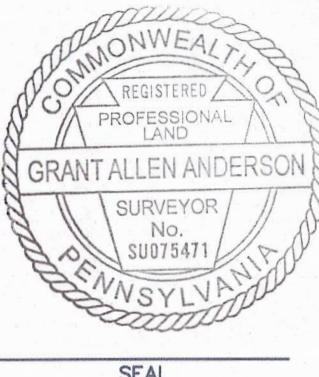
\_\_\_\_\_  
PRESIDENT SECRETARY

#### LAND SURVEYOR

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE  
SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE  
AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER  
ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE. COPYRIGHT BY AND FOR:

\_\_\_\_\_  
GRANT ALLEN ANDERSON, P.L.S.  
REGISTRATION NO. SJ 075471-E  
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

February 24, 2021  
DATE

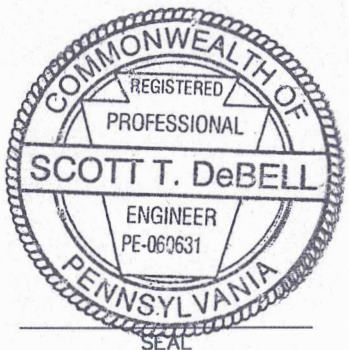


#### ENGINEER

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE  
PROPOSED LAND DEVELOPMENT PLANS SHOWN AND DESCRIBED  
HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED  
BY THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

\_\_\_\_\_  
SCOTT T. DeBELL, P.E.  
REGISTRATION NO. PE 060631-E  
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

2/24/21  
DATE



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA  
ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN  
PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND  
UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING  
DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR  
ACCURATE. CONTRACTOR SHOULD CONTACT THE PA ONE CALL  
SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS  
REQUIRED BY THE PA ACT 121, AS PER THE LATEST AMENDMENT  
OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 09, 2008.

DESIGN SERIAL NUMBER 2020341182 (LOWER ALLEN TOWNSHIP)

PENNSYLVANIA AMERICAN WATER  
852 WESLEY DRIVE  
MECHANICSBURG, PA 17055  
CONTACT: JEFF HORTON  
EMAIL: JEFF.HORTON@PAWATER.COM

FRONTIER COMMUNICATIONS OF PA INC.  
300 EAST LAIRD STREET  
WILKES BARRE, PA 18702-7025  
CONTACT: MICHAEL NAVICH  
EMAIL: MICHAEL.NAVICH@FR.COM

PPL ELECTRIC UTILITIES CORPORATION  
503 NEW MARKET STREET  
WILKES BARRE, PA 18702  
CONTACT: MARK SANTAYANA  
EMAIL: MCSANTAYANA@PPLWEB.COM

COMCAST  
4601 SMITH STREET  
HARRISBURG, PA 17109  
CONTACT: MICHAEL SWEGARD  
EMAIL: MIKE\_SWEGARD@CABLE.COMCAST.COM

CENTURY LINK  
1025 ELDORADO BOULEVARD  
BROOMFIELD, CO 80021  
CONTACT: CENTURY LINK OPERATOR PERSONNEL  
EMAIL: NATIONALRELOCENTURYLINK.COM

VERIZON PENNSYLVANIA LLC  
1026 HAY STREET  
PITTSBURGH, PA 15221  
CONTACT: DEBORAH BARUM  
EMAIL: DEBORAH.D.BARUM@VERIZON.COM

LOWER ALLEN TOWNSHIP AUTHORITY  
120 LINCOLN ROAD  
NEW CUMBERLAND, PA 17070  
CONTACT: BRIAN KAUFFMAN  
EMAIL: BKAUFFMAN@LATWP.ORG

LOWER ALLEN TOWNSHIP  
2233 GETTYSBURG ROAD  
CAMP HILL, PA 17001  
CONTACT: DANIEL FLINT  
EMAIL: DFLINT@LATWP.ORG

UGI UTIL. LANCASTER  
1301 AIP DRIVE  
MIDDLETOWN, PA 17057  
CONTACT: STEPHEN BATEMAN  
EMAIL: SBATEMAN@UGI.COM

#### CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 29th DAY OF Dec, 20 20  
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

\_\_\_\_\_  
DIRECTOR OF PLANNING

#### RECORD INFORMATION

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE  
RECORDED THIS 14th DAY OF May, 20 21.  
INSTRUMENT NO. 2021-0011  
RECORD - SHEET C-1 THROUGH C-8

#### CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(OWNER - PARCEL ID 13-23-055A-006A)  
FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Lancaster

ON THIS, THE 22 DAY OF April, 20 21, BEFORE ME,  
Kristy A. Snyder, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY  
APPEARED Michael G. Smith, BEING partner OF  
SAMUEL BROTHERS REALTY, LP, TO ME KNOWN OR PROVEN, BEING DULY  
SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE PARTNERSHIP IS THE  
OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN  
THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE  
THE PARTNERSHIP'S ACT AND PLAN, THAT THE PARTNERSHIP DESIRES THE SAME TO BE  
RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC  
PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY  
DEDICATED TO THE PUBLIC USE.

SAMUEL BROTHERS REALTY, LP  
728 LOUCKS ROAD  
YORK, PA 17404

\_\_\_\_\_  
INDIVIDUAL  
\_\_\_\_\_  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Kristy A. Snyder, Notary Public  
Lancaster County  
My commission expires April 22, 2022  
Commission number 1283120

NOTARY STAMP SEAL

REVISIONS		COMMENTS
NO.	DATE	REVISED PER TOWNSHIP COMMENTS
1	01.21.21	

site design concepts  
LAND DEVELOPMENT CONSULTANTS  
122 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM  
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE SHEET  
PROJECT: PROPOSED BUILDING EXPANSION  
FOR  
SAMUEL BROTHERS REALTY, LP  
3424 SIMPSON FERRY ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES
CHECKED BY	STD
CONTACT	TBE
DATE	12.21.20
FILE NAME	12361-LD-1
JOB NO.	1236.1
SHEET NO.	C-1
REV.	1



650	EXISTING CONTOUR LINE	UC	EXISTING UNDERGROUND CABLE LINE
650	PROPOSED CONTOUR LINE	UC	PROPOSED UNDERGROUND CABLE LINE
W	EXISTING WATER LINE	UT/C	EXISTING UNDERGROUND TELEPHONE AND CABLE LINES
W	PROPOSED WATER LINE	UT/C	PROPOSED UNDERGROUND TELEPHONE AND CABLE LINES
G	EXISTING GAS LINE	X	EXISTING FENCE LINE
G	PROPOSED GAS LINE	X	PROPOSED FENCE LINE
SS	EXISTING SANITARY SEWER GRAVITY LINE	---	EXISTING STREAM, DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
SS	PROPOSED SANITARY SEWER GRAVITY LINE	---	PROPOSED DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
FM	EXISTING SANITARY SEWER FORCE MAIN LINE	---	EXISTING PROPERTY LINE
FM	PROPOSED SANITARY SEWER FORCE MAIN LINE	---	PROPOSED PROPERTY LINE
OE	EXISTING OVERHEAD ELECTRIC LINE	---	ADJOINER PROPERTY LINE
OE	PROPOSED OVERHEAD ELECTRIC LINE	---	EXISTING RIGHT-OF-WAY LINE
OE/T	EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES	---	PROPOSED RIGHT-OF-WAY LINE
OE/T	PROPOSED OVERHEAD ELECTRIC AND TELEPHONE LINES	---	EASEMENT LINE
OE/C	EXISTING OVERHEAD ELECTRIC AND CABLE LINES	---	EXISTING CENTERLINE
OE/C	PROPOSED OVERHEAD ELECTRIC AND CABLE LINES	---	PROPOSED CENTERLINE
OT	EXISTING OVERHEAD TELEPHONE LINE	---	BUILDING SETBACK LINE
OT	PROPOSED OVERHEAD TELEPHONE LINE	---	EXISTING STORM SEWER DRAINAGE LINE
OT/C	EXISTING OVERHEAD TELEPHONE AND CABLE LINES	---	PROPOSED STORM SEWER DRAINAGE LINE
OT/C	PROPOSED OVERHEAD TELEPHONE AND CABLE LINES	---	EXISTING TREE/BRUSH LINE
OE/T/C	EXISTING OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES	---	PROPOSED TREE/BRUSH LINE
OE/T/C	PROPOSED OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES	---	FLOODPLAIN BOUNDARY LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE	---	ZONING DISTRICT BOUNDARY LINE
UE	PROPOSED UNDERGROUND ELECTRIC LINE	---	SOIL BOUNDARY LINE
UT	EXISTING UNDERGROUND TELEPHONE LINE	---	
UT	PROPOSED UNDERGROUND TELEPHONE LINE	---	
UT	EXISTING SIGN	---	
UT	PROPOSED SIGN	---	
HY	EXISTING FIRE HYDRANT	---	
HY	PROPOSED FIRE HYDRANT	---	
PC	EXISTING PROPERTY CORNER (AS STATED)	---	
PC	PROPOSED PROPERTY CORNER (AS STATED)	---	
PC	PROPERTY CORNER	---	
PC	PROPERTY CORNER - CONCRETE MONUMENT	---	
UP	EXISTING UTILITY POLE	---	
UP	PROPOSED UTILITY POLE	---	
GA	GUY ANCHOR	---	
SC	EXISTING CLEANOUT	---	
SC	PROPOSED SANITARY SEWER CLEANOUT	---	
SW	PROPOSED STORM SEWER CLEANOUT	---	
WV	EXISTING WATER VALVE	---	
WV	PROPOSED WATER VALVE	---	
HB	EXISTING HOSE BIB	---	
HB	PROPOSED HOSE BIB	---	
GV	EXISTING GAS VALVE	---	
GV	PROPOSED GAS VALVE	---	
BOL	EXISTING BOLLARD	---	
BOL	PROPOSED BOLLARD	---	
DS	EXISTING DOWNSPOUT	---	
DS	PROPOSED DOWNSPOUT	---	
SL	EXISTING SPOT LIGHT	---	
SL	PROPOSED SPOT LIGHT	---	
LP	EXISTING LIGHT POLE	---	
LP	PROPOSED LIGHT POLE	---	
LS	EXISTING LIGHT STANDARD	---	
LS	PROPOSED LIGHT STANDARD	---	
WPL	EXISTING WALL PACK LIGHT	---	
WPL	PROPOSED WALL PACK LIGHT	---	
MDL	EXISTING MAN DOOR LOCATION	---	
MDL	PROPOSED MAN DOOR LOCATION	---	
ODL	EXISTING DOCK/OVERHEAD LOCATION	---	
ODL	PROPOSED DOCK/OVERHEAD DOOR LOCATION	---	
CL	CENTERLINE	---	
W	EXISTING WELL	---	
W	PROPOSED WELL	---	
WMP	EXISTING WATER METER PIT	---	
WMP	PROPOSED WATER METER PIT	---	
SDM	EXISTING STORM DRAINAGE MANHOLE	---	
SDM	PROPOSED STORM DRAINAGE MANHOLE	---	
SSM	EXISTING SANITARY SEWER MANHOLE	---	
SSM	PROPOSED SANITARY SEWER MANHOLE	---	
MSW	EXISTING MONITORING WELL	---	
MSW	PROPOSED MONITORING WELL	---	
GM	EXISTING GAS METER	---	
GM	PROPOSED GAS METER	---	
GLM	EXISTING GAS LINE MARKER	---	
GLM	PROPOSED GAS LINE MARKER	---	
ELM	EXISTING ELECTRIC METER	---	
ELM	PROPOSED ELECTRIC METER	---	
ECM	EXISTING CABLE PEDESTAL	---	
ECM	PROPOSED CABLE PEDESTAL	---	
ETM	EXISTING TELEPHONE PEDESTAL	---	
ETM	PROPOSED TELEPHONE PEDESTAL	---	
TR	EXISTING TRANSFORMER	---	
TR	PROPOSED TRANSFORMER	---	
TMH	EXISTING TELEPHONE MANHOLE	---	
TMH	PROPOSED TELEPHONE MANHOLE	---	
EMH	EXISTING ELECTRIC MANHOLE	---	
EMH	PROPOSED ELECTRIC MANHOLE	---	
GLMH	EXISTING GAS LINE MANHOLE	---	
GLMH	PROPOSED GAS LINE MANHOLE	---	
PS	EXISTING PARKING SPACE COUNT	---	
PS	EXISTING PARKING SPACE COUNT (T.B.R.)	---	
PS	PROPOSED PARKING SPACE COUNT	---	
FP	FLAG POLE	---	
SBM	SURVEY/SITE BENCH MARK	---	
B/B	BOTTOM OF BANK	---	
B/B	BALLED AND BURLAPPED	---	
B.C.	BOTTOM OF CURB	---	

4.	WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION, THE CONTRACTOR SHALL COMPACT ALL SELECT FILL MATERIAL TO 95% OF ASTM D-698 (AASHTO T-99) WITH A MOISTURE CONTENT $\pm$ 3% OF OPTIMUM UP TO THE PIPE BEDDING.	5.	ALL SANITARY SEWERS SHALL BE CONSTRUCTED FROM SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PLANS. IN AREAS WHERE COVER EXCEEDS 14 FEET, SDR-26 PVC SHALL BE USED FOR BOTH MAINS AND LATERALS.
5.	CONTRACTOR SHALL TEST PI ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SITE DESIGN CONCEPTS, INC. MAKES NO GUARANTEE THAT THE EXISTING UTILITIES ARE EXACTLY AS SHOWN. UTILITIES SHOWN HEREON ARE SURVEYED AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM RECORD DRAWINGS, CONCERNS AND DISCREPANCIES REGARDING LOCATION OF SUCH UTILITIES SHALL BE ATTENDED TO AT THE TIME THE SITE DESIGN CONCEPTS, INC. IMMEDIATELY PRIOR TO CONSTRUCTION.	6.	UNLESS OTHERWISE INDICATED, ALL GRAVITY SANITARY SEWER MAINS SHALL BE CONSTRUCTED FROM SDR-35 PVC (4" FEET MINIMUM COVER TO TOP OF PIPE IN UNPAVED AREAS AND FIVE (5) FEET MINIMUM COVER TO TOP OF PIPE IN PAVED AREAS).
6.	NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICES WITHOUT PRIOR APPROVAL FROM THE UTILITY PROVIDER. IF THE UTILITY SCHEDULED TO BE INTERRUPTED SHALL BE NOTIFIED IN A TIMELY MANNER, AS REQUIRED.	7.	SANITARY SEWER COSTS AND ENGINEERING FEES SHALL BE TABULATED SEPARATELY BY MANHOLE DESIGN TO ACCOMMODATE CALCULATIONS UNDER PA ACT NO. 57, IF THE DEVELOPER DESIRES REIMBURSEMENT AT A LATER DATE.
7.	CONTRACTOR SHALL MAINTAIN A MINIMUM OF ONE (1) FOOT OF CLEARANCE BETWEEN ALL UTILITIES AND A MINIMUM TWO (2) FEET OF CLEARANCE BETWEEN UTILITIES AND UTILITY POLES UNLESS OTHERWISE NOTED HEREON. CONTRACTOR SHALL CONTACT SITE DESIGN CONCEPTS, INC. IF THESE MINIMUM CLEARANCES CANNOT BE MAINTAINED. MINIMUM VECTOR OFTEN FEET (10) INCHES SHALL BE MAINTAINED BETWEEN ALL WATER AND SANITARY SEWER CROSSINGS. IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED, UPON APPROVAL BY MUNICIPALITY AND SITE DESIGN CONCEPTS, INC.	8.	ALL UTILITY ELEVATIONS ARE AT THE INVERT UNLESS OTHERWISE NOTED.
8.	ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY OR THE SEWER AUTHORITY.	9.	ALL WATER MAIN, VALVE, AND HYDRANT LOCATIONS ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN REQUIREMENTS AND CONSTRUCTION SPECIFICATIONS OF THE PUBLIC WATER SUPPLIER. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PUBLIC WATER SUPPLIER'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
9.	THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL UTILITY LOCATIONS AND SHALL PROVIDE THIS INFORMATION TO SITE DESIGN CONCEPTS, INC. FOR OWNER'S RECORDS AND/OR PREPARATION OF RECORD DRAWINGS.	10.	TYPES OF STRUCTURES REFER TO THE LATEST PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS, UNLESS OTHERWISE NOTED.
		11.	ALL UTILITY STRUCTURES (IE SEWER MANHOLES, INLETS, VALVE BOXES, ETC.) LOCATED WITHIN THE PROPOSED STREETS OR PAVED AREAS SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADES.
		12.	EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS.

**3. SITE PREPARATION**  
AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. WHERE POSSIBLE, ALL TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIONS SHALL BE REMOVED. CHANNEL BANKS AND SHARP BEAMS SHALL BE SLOPED TO NO STEEPER THAN 1:1. UNLESS RESTRICTED FROM SUCH, ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 10 FEET OF THE EMBANKMENT. AREAS TO BE COVERED BY THE STORMWATER FACILITIES SHALL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTABLE MATERIAL. UNLESS OTHERWISE DESIGNATED ON THE PLANS, TREES, BRUSH, AND STUMPS SHALL BE CUT APPROXIMATELY 10 FEET FROM THE GRASSY EMBANKMENT. AREAS TO BE COVERED BY THE STORMWATER FACILITIES, WITHIN THE RADIUS AROUND THE OUTLET STRUCTURE SHALL BE CLEARED. ALL CLEARED AND GRUBBED MATERIAL, SHALL BE STOCKPILED OUTSIDE AND BELOW THE LIMITS OF THE DAM AND THE STORMWATER FACILITIES AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN MATERIAL, A SUFFICIENT QUANTITY OF TOPSOIL MUST BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.

**2. EARTH FILL**  
**A. MATERIAL**  
THE EARTH FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT, AND CUTOFF TRENCH SHALL BE LIMITED TO UNIFORM LAYER PLACEMENT. THE EMBANKMENT SHALL BE PLACED IN ACCORDANCE WITH THE 200 SPEC. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF IT IS DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPPORTED BY A GEOTECHNICAL ENGINEER. WHEN MATERIAL, A SUFFICIENT QUANTITY OF TOPSOIL MUST BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS. EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

**B. PLACEMENT**  
AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCANNED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8 INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTION OF THE EMBANKMENT. THE PERIMETRAL SPILLWAY SHALL BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

**C. COMPACTION**  
THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OF COMPACTION. THE SURFACE OF EACH LIFT SHALL BE ACHIEVED BY THE USE OF A SHEEPSFOOT OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DENSITY CAN BE OBTAINED BY THE USE OF THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE, YET NOT SO WET THAT WATER CAN BE SQUEEZED OUT. WHEN REQUIRED BY THE REVIEWING AGENCY THE MAXIMUM REQUIRED DENSITY SHALL BE OBTAINED BY THE USE OF THE EQUIPMENT USED. THE MOISTURE CONTENT WITHIN  $\pm 2\%$  OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE GEOTECHNICAL ENGINEER AT THE PROJECTOR'S CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR).

1. B. JOINTS AND CONNECTIONS TO ANTI-SEEP COLLARS SHALL BE COMPLETELY WATERTIGHT.
2. C. BEDDING - THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH, WHERE ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.
3. D. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL", ABOVE.
4. E. OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS, OR AS REQUIRED BY MUNICIPAL CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. F. CONCRETE STRUCTURES
  1. A. CONCRETE SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 606 AND 714; AND AS MODIFIED HEREON.
  2. B. REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 709.
6. G. ROCK RIP-RAP
  1. A. ROCK RIP-RAP SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408.

1. STORM DRAIN PIPES SHALL BE ADS N-12 HDPE PIPE WITH ADS PRO-LINK ULTRA (IN-LINE BELT) PIPE JOINTS (FOR WATER TIGHT CONNECTIONS), ADS PRO-LINK WT (FOR WATER TIGHT CONNECTIONS), AND/OR ASTM C-76 PIPE WITH BELL AND SPIGOT JOINTS OR APPROVED EQUAL. REFER TO PLANS AND PROFILES FOR MATERIALS USED.
2. CURVILINEAR INSTALLATION OF ADS (N-12) PIPE SHALL USE PRO-LINK WT JOINTS FOR WATER TIGHT CONNECTIONS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS. CURVILINEAR PIPE WITH PRO-LINK WT BELL/BELT COUPLER OR MITERED BELT COUPLER SHALL BE INSTALLED WITH MINIMUM RADIUS OF 30' (9.14M) HIGH (3' DEFLECTION AT EACH JOINT). TO ACHIEVE A RADIUS OF LESS THAN 200 FEET, INSTALL TEN FOOT (10') PIPE LENGTH WITH A PRO-LINK WT BELT COUPLER. ALL INSTALLATION MUST BE COORDINATED WITH A MANUFACTURER'S REPRESENTATIVE.
3. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

ANY PORTION OF THE SITE THAT IS UNDERLAIN BY LIMESTONE MAY GENERALLY BE PRONE TO SOLUTION ACTIVITY AND FORMATION OF SINKHOLES. IF SINKHOLES ARE DISCOVERED DURING CONSTRUCTION OPERATIONS:

1. THE CONTRACTOR SHOULD CEASE OPERATIONS WITHIN THE AFFECTED AREA AND CONTACT THE GEO TECHNICAL ENGINEER.
2. ALL SOFT SOILS SHOULD BE EXCAVATED TO REVEAL THE THROAT OF THE SINKHOLE. PINNACLES AND OVERHANGS SHOULD BE REMOVED AND CREVICES CLEANED-OUT AND FILLED WITH LEAN CONCRETE AS NECESSARY TO FACILITATE COMPACTION.
3. THE APPROPRIATE REMEDIAL TREATMENT - WHICH MAY CONSIST OF GROUT OR CONCRETE PLACEMENT, REVERSE FILTER CONSTRUCTION UTILIZING ROCK AND AGGREGATE, AND/OR STABILIZATION VIA PLACEMENT OF GEOTEXTILES - SHOULD BE IMPLEMENTED IMMEDIATELY.
4. DURING EARTHMOVING OPERATIONS, EXCAVATIONS SHOULD BE BACKFILLED AS SOON AS PRACTICAL AND ANY DEPRESSIONS SHOULD BE RE-GRADED TO AVOID PONDED WATER.

1. PRIOR TO COMMENCEMENT OF PROJECT, CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE OF PROPOSED IMPROVEMENTS WITH THE OWNER, PROJECT ENGINEER, MUNICIPALITY, AND ALL ADJOINING PROPERTY OWNERS. THE WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONSTRUCTION CONTROL PLAN, UNLESS APPROVED OTHERWISE BY THE LOCAL CONSERVATION DISTRICT, THE MUNICIPALITY, AND SITE DESIGN CONCEPTS INC.
2. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO SITE DESIGN CONCEPTS, INC. PRIOR TO CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN DURING SITE DEMOLITION AND CONSTRUCTION ACTIVITIES SO AS NOT TO DISTURB EXISTING PROPERTY CORNER MONUMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH REPLACEMENT OF ANY PROPERTY CORNERS DAMAGED DURING SITEWORK OPERATIONS.
4. UNLESS NOTED OTHERWISE HEREIN, MISCELLANEOUS SIGNS, MAILBOXES, FENCES, ETC. LOCATED WITHIN CONSTRUCTION AREAS SHALL BE REMOVED AND RELOCATED BY THE CONTRACTOR, AS REQUIRED.
5. IF DISCREPANCIES BETWEEN SCALED AND LABELED DIMENSIONS SHOWN ON THESE PLANS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT SITE DESIGN CONCEPTS, INC. FOR CLARIFICATION.
6. UNLESS NOTED OTHERWISE, IN CASE OF CONFLICTS BETWEEN THE PLANS AND DETAILS SHOWN HEREIN AND MUNICIPAL ORDINANCES OR CONSTRUCTION SPECIFICATIONS, THE MUNICIPAL REQUIREMENTS SHALL TAKE PRECEDENCE.
7. ANY EXISTING BITUMINOUS PAVING, CONCRETE CURB, CONCRETE PADS, SIDEWALK, UTILITY OR OTHER EXISTING IMPROVEMENT (SCHEDULED TO REMAIN) THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED, OR REPAIRED WITH MATERIAL EQUAL TO OR EXCEEDING THAT WHICH WAS DISTURBED, OR AS SPECIFIED BY THE MUNICIPAL PROJECT ENGINEER, AS APPLICABLE. WHEN REMOVING AND REPLACING CONCRETE CURB, CONCRETE PADS AND/OR SIDEWALK, REMOVAL SHALL BE TO THE NEAREST EXPANDED JOINT IF POSSIBLE, TO CREATE A CLEAN, TOOLED (NON-SAWCUT) JUMP. PROVIDE DOWELS AT JOINTS AND CUSTODIAN JOINTS. EXPANSION JOINT MATERIAL, AS REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC AND TRAFFIC CONTROL, AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY ROAD CLOSING WITH THE MUNICIPALITY AND/OR PENNDOT.
9. TEMPORARY TRAFFIC CONTROLS AND TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. CONTRACTOR SHALL MONITOR CONSTRUCTION VEHICLES AS REQUIRED TO AVOID TRACKING MUD AND DEBRIS ONTO ANY PAVED STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE STREET(S) AND/OR ACCESS DRIVE(S) CLEARED AND THE SITE IN AN APPROPRIATE WORKMAN-LIKE MANNER.
11. ALL EXISTING LAND AND AREAS DISTURBED BY PROPOSED CONSTRUCTION SHALL BE RESTORED TO PROVIDE A MINIMUM SIX INCHES (6") TOPSOIL, GRADED TO SMOOTH, TRUE LINES AND SEEDED AND MULCHED PER SPECIFICATIONS HEREIN.
12. ANY LAND AREA THAT CANNOT BE ADEQUATELY STABILIZED WITH SEEDING AND MULCHING SHALL BE STABILIZED WITH AN EROSION CONTROL, OR TURF REINFORCEMENT MATTING.
13. HANDICAP CURB RAMPS SHALL BE PROVIDED TO PROPOSED SIDEWALKS AT ALL PROPOSED STREET INTERSECTIONS AND AT LOCATIONS INDICATED ON THE SITE PLAN(S). RAMPS SHALL BE CONSTRUCTED PER MUNICIPAL AND A.D.A. REQUIREMENTS.
14. PROPOSED STORMWATER MANAGEMENT FACILITIES:  
  
PROPOSED STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO MANAGE POST DEVELOPMENT STORM RUNOFF FROM PROPOSED IMPERVIOUS AREAS SHOWN ON THIS PLAN. NO PROVISIONS HAVE BEEN MADE TO MANAGE STORMWATER RUNOFF FROM ADDITIONAL FUTURE IMPERVIOUS AREAS NOT SHOWN ON THIS PLAN.  
  
ALL PROPOSED STORM INLETS LOCATED WITHIN EXISTING/PROPOSED PUBLIC RIGHTS-OF-WAY SHALL BE PENNDOT 2x4" TYPE M OR C AS SPECIFIED ON THE PROFILES, UNLESS OTHERWISE NOTED OR REQUIRED DUE TO TYPE SIZE OR CATCH BASIN GEOMETRY. THE TOP OF EACH GRATE OF ALL TYPE OR CATCH BASIN INLETS LOCATED IN PROPOSED STREETS SHALL BE DEPRESSED ONE AND ONE-HALF (1-1/2) INCHES BELOW THE FLOWLINE. VANE GRATES SHALL BE PROVIDED ON INLETS AS SPECIFIED ON THE PROFILES. ALL INLETS SHALL BE COVERED WITH A POLYETHYLENE INLET GRATE. ALL PROPOSED STORM PIPES SHALL BE WATERPROOF SMOOTH LINED CORRUGATED POLYETHYLENE (SLCP) UNLESS NOTED OTHERWISE.

## GEOTECHNICAL NOTES

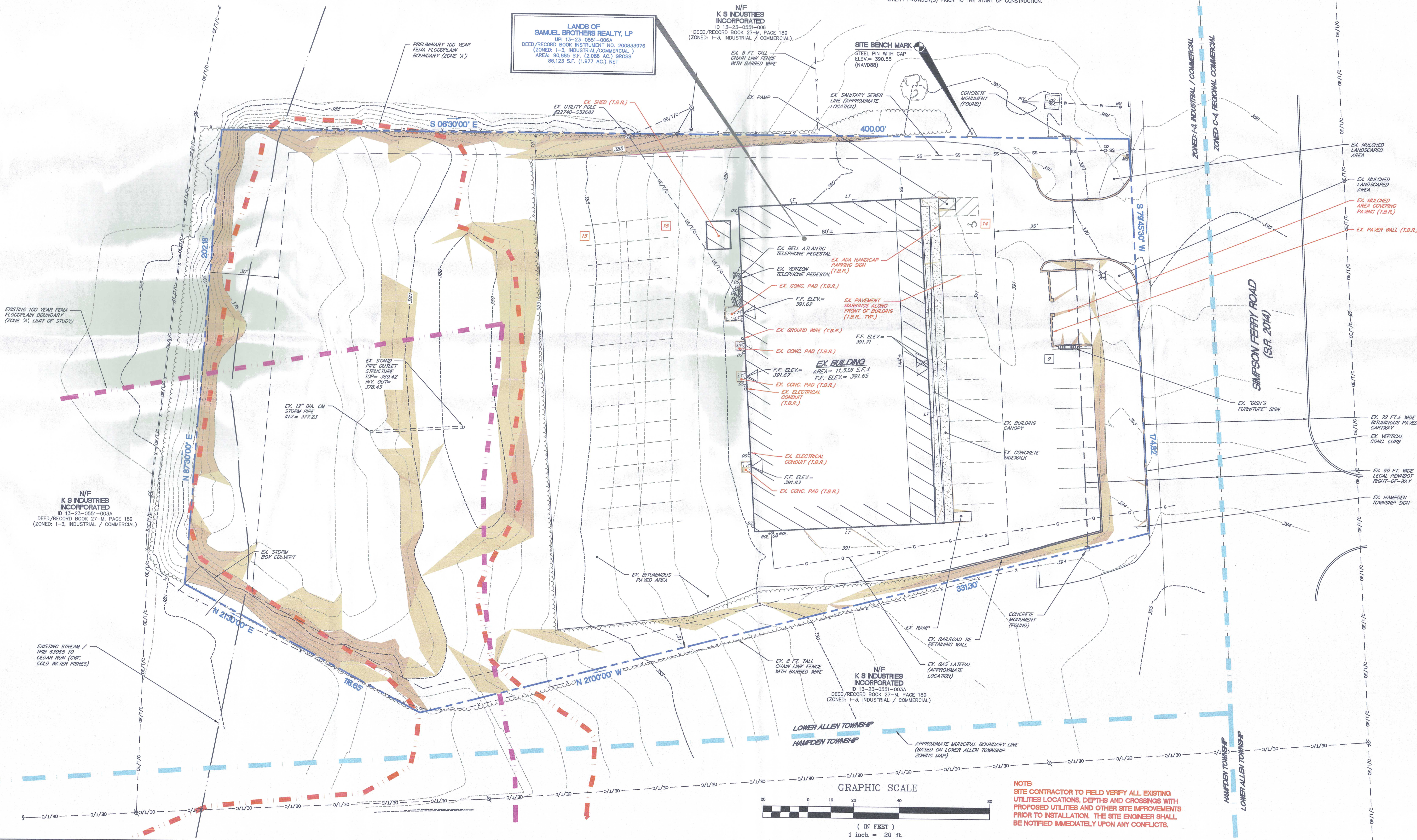
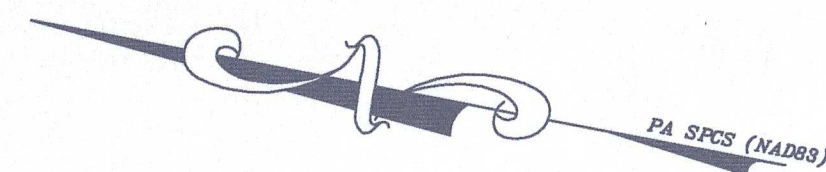
1. CLEARING, GRUBBING, REMOVAL OF EXISTING STRUCTURES, AND THE STRIPPING OF ORGANIC SURFACE SOILS SHALL BE PERFORMED IN ADVANCE OF ANY GRADING OPERATIONS IN STRUCTURAL AREAS.
2. AFTER CLEARING, GRUBBING, AND STRIPPING HAVE BEEN COMPLETED, THE RESULTING STRUCTURAL FILL SUBGRADE SHALL BE PROOFGROUNDED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO LOCATE ANY UNSTABLE OR UNDESIRABLE AREAS OF THE STRUCTURAL FILL. PLACEMENT ANY SUBGRADE SOILS IDENTIFIED AS BEING UNSUITABLE OR UNSTABLE SHOULD BE UNDERCUT TO A STABLE SOIL STRATUM AND BACKFILLED WITH CONTROLLED, COMPACTED STRUCTURAL FILL.
3. SOILS SHALL BE DRIED BY PLACING IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND COMPACTING AND GRATING THE SOIL OR TREATING WITH LIME OR CEMENT UNTIL MOISTURE FALLS WITHIN THE ACCEPTABLE LIMITS.
4. SPRINGS AND AREAS OF HIGH GROUNDWATER TABLE ENCOUNTERED DURING CONSTRUCTION SHALL BE DEWATERED USING A PUMPED WATER FILTER BAG. IN AREAS OF PERMANENT EXCAVATION, CEASE WORK AND CONTACT THE PROJECT AND GEOTECHNICAL ENGINEER.
5. STRUCTURAL FILLS SUPPORTING FOUNDATIONS, SLABS, AND ROADWAYS AND WITHIN EMBANKMENT SLOPES STEEPER THAN 3(H):1(V) SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95% OF OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4) INCHES.
6. STRUCTURAL FILLS WITHIN THE TOP ONE (1) FOOT OF PAVEMENT SUBGRADE SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 98% OF ASTM D-698 (AASHTO T-99) AT +/- 2% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4) INCHES.
7. STRUCTURAL FILLS IN STORMWATER MANAGEMENT FACILITIES SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95% OF ASTM D-698 (AASHTO T-99) AT 2 TO 4% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4) INCHES.
8. UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER, THE MAXIMUM PARTICLE SIZE FOR STRUCTURAL FILLS WITHIN THE UPPERMOST ONE (1) FOOT OF FLOOR SLAB SUBGRADE AND PAVEMENT AND FILLS IN THE FOOT OF UTILITIES SHALL BE LIMITED TO FOUR (4) INCHES. FOR FILLS BELOW THE UPPERMOST ONE (1) FOOT OF FILLS WITHIN NON-STRUCTURAL AND LANDSCAPED AREAS, THE MAXIMUM PARTICLE SIZE SHOULD BE LIMITED TO EIGHT (8) INCHES.
9. ALL BLASTING REQUIRED FOR ROCK REMOVAL FOR SITE GRADING, INSTALLATION OF PROPOSED SANITARY SEWER AND OTHER UTILITIES OR FACILITIES SHALL BE COMPLETED AT THE SAME TIME IN ACCORDANCE WITH ALL GOVERNING REGULATORY REQUIREMENTS.
10. PAVEMENT SUBGRADE SHOULD BE GRADED AND SEALED AT THE END OF EACH WORKDAY. PLACEMENT OF SUBBASE AND SHOULDER ASPHALT PAVING SHALL BE PERFORMED AS QUICKLY AS POSSIBLE TO MINIMIZE THE IMPACT OF REPEATED SATURATION OF THE SUBGRADE SOILS.
11. ALL NEW FILL SLOPES STEEPER THAN 5(H):1(V) SHOULD BE KEYED INTO THE EXISTING SLOPES TO PROTECT THE STABILITY OF THE EMBANKMENT.
12. FILL CONTAINING A MAJORITY OF ROCKY MATERIAL MAY BE DIFFICULT TO EXCAVATE IF LOCATED IN AREAS OF UTILITY TRENCH AND FOOTING EXCAVATIONS. THEREFORE, THE CONTRACTOR MAY WANT TO CONSIDER LIMITS OF PLACEMENT OF ROCKY AREAS OF PROPOSED EXCAVATION, OR TO STAGE THE EARTHWORK OPERATIONS TO ALLOW THE PLACEMENT OF ROCKY AREAS AT THE BOTTOM OF THE DEEPER FILL AREAS, BELOW ANY ANTICIPATED STRUCTURE EXCAVATIONS.
13. ALL UNSUITABLE MATERIAL MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEER.
14. A GEOTECHNICAL ENGINEER OR OTHER TECHNICAL PROFESSIONAL SHALL BE PRESENT DURING THE CONSTRUCTION OF SLOPES EXCEEDING 3:1 FILL OR 2:1 CUT.
15. AVOID RUNNING UTILITIES ALONG FOUNDATIONS LINES.
16. MINIMIZE IRRIGATED LANDSCAPED AREAS ADJACENT TO BUILDINGS.
17. COMPACTION TESTING TO ENSURE, ADEQUATE COMPACTION IS ACHIEVED PER REQUIREMENTS NOTED HEREIN OR THOSE OF ANY AGENCY WITH JURISDICTION, IS REQUIRED AT THE BASE OF ALL STORM, SANITARY SEWER AND WATER SYSTEM STRUCTURES AND PIPES THAT ARE LOCATED IN FILL AREAS, PRIOR TO INSTALLATION OF SAID AGENCY WITH JURISDICTION.

1. THE PURPOSE OF THIS LAND DEVELOPMENT PLAN IS TO DEPICT A PROPOSED BUILDING EXPANSION ONTO EXISTING FACILITY AND PARKING IMPROVEMENTS LOCATED AT 3424 SIMPSON FERRY ROAD, LOWER ALLEN TOWNSHIP, PENNSYLVANIA.
2. PARCEL INFORMATION:  
PARCEL ID: 13-23--055A-006A  
DEED REFERENCE: INSTRUMENT NO. 200833976
3. EXISTING LAND TRACT IS ZONED: I-3, INDUSTRIAL/COMMERCIAL  
FW, FLOODWAY (OVERLAY) DISTRICT (FOR PORTION OF PARCEL)
4. ADJACENT LAND TRACTS ARE ZONED:  
NORTH: I-3, INDUSTRIAL/COMMERCIAL  
SOUTH: C4, REGIONAL COMMERCIAL  
EAST: I-3, INDUSTRIAL/COMMERCIAL  
WEST: I-3, INDUSTRIAL/COMMERCIAL
5. EXISTING LAND TRACT USE: FURNITURE STORE  
PROPOSED LAND TRACT USE: FURNITURE STORE
6. EXISTING LOT IS SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY PA AMERICAN WATER COMPANY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY LOWER ALLEN TOWNSHIP AUTHORITY.
7. MINIMUM REQUIRED LOT AREA: NONE  
EXISTING DEED AREA: 90,885 S.F. (2,086 AC.) GROSS  
86,123 S.F. (1,977 AC.) NET
8. MINIMUM REQUIRED LOT WIDTH: 50 FT. (AT RIGHT-OF-WAY LINE)  
EXISTING LOT WIDTH (ALONG SIMPSON FERRY ROAD):  
179 FT. (AT RIGHT-OF-WAY LINE)
9. MINIMUM REQUIRED SETBACKS:  
PRINCIPAL BUILDINGS & STRUCTURES:  
FRONT: 30 FT.  
SIDE: 10 FT.  
REAR: 35 FT.
10. MAXIMUM ALLOWABLE BUILDING HEIGHT: 75 FT. (PRINCIPAL BLDGS./STRUCTURES).
11. MAXIMUM ALLOWABLE LOT COVERAGE: 70%  
EXISTING LOT COVERAGE: 53% (45,490 S.F.±/86,123 S.F.)  
PROPOSED LOT COVERAGE: 53% (45,490 S.F.±/86,123 S.F.)

<b>TITLE</b>		<b>REVISIONS</b>	
<p style="font-size: 1.2em; margin: 0;"><b>PROJECT NOTES AND PLAN LEGEND</b></p> <hr/> <p style="margin: 0;">PROJECT <b>PROPOSED BUILDING EXPANSION</b> FOR <b>SAMUEL BROTHERS REALTY, LP</b> 3424 SIMPSON FERRY ROAD LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA</p>		NO.	DATE
		1	01.21.21
SCALE		AS NOTED	
DRAWN BY		JES	
CHECKED BY		STD	
CONTACT		TBE	
DATE		12.21.20	
FILE NAME		12361-LD-1	
JOB NO.		1236.1	
SHEET NO. <b>C-2</b>	REV. <b>1</b>		



C:\Users\jld\Documents\12361 - Lower Allen Twp. Combined Conditions and Demolition Plan\12361-LD-1.dwg, 1/20/2021 5:35:19 PM



#### SITE DEMOLITION NOTES

1. IN ADDITION TO THIS PLAN, THE SITE LAYOUT PLAN, SITE GRADING PLAN, SITE UTILITY PLAN, AND SITE LANDSCAPE PLAN SHALL BE USED BY THE SITE CONTRACTOR TO DETERMINE THE LIMITS OF EXISTING IMPROVEMENTS TO BE DEMOLISHED AND REMOVED IN ORDER TO ALLOW THE CONSTRUCTION OF THE PROPOSED PROJECT. ANY QUESTIONS OR DISCREPANCIES REGARDING THE LIMITS OF PROPOSED SITE DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF SITE DESIGN CONCEPTS, INC. PRIOR TO THE START OF CONSTRUCTION.
2. ALL PROPOSED SITE DEMOLITION AND DISPOSAL OF DEMOLISHED MATERIALS SHALL BE COMPLETED IN ACCORDANCE WITH ALL AGENCIES HAVING JURISDICTION OVER SUCH OPERATIONS AS APPLICABLE.
3. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER PRIOR TO THE REMOVAL, DEMOLITION OR DISPOSAL OF ANY EXISTING SITE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, PAVING, TREES, SHRUBS AND OTHER PLANTINGS, AND SIGNS. STORAGE OF ANY SALVAGED MATERIALS SHALL BE COORDINATED WITH THE OWNER.
4. REFER TO AND REVIEW THE GENERAL CONSTRUCTION NOTES ON DWG. SHT. C-2 PRIOR TO THE START OF DEMOLITION WORK. ALL DEMOLISHED SITE MATERIALS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION, UNLESS APPROVED OTHERWISE BY OWNER.
5. ANY EXISTING BITUMINOUS PAVING, CONCRETE CURB, CONCRETE PADS, SIDEWALK, UTILITY OR OTHER EXISTING IMPROVEMENT (SCHEDULED TO REMAIN) THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED, OR REPAIRED WITH MATERIAL EQUAL TO OR EXCEEDING THAT WHICH WAS DISTURBED, OR AS SPECIFIED BY THE OWNER, PROJECT OR MUNICIPAL ENGINEER, AS APPLICABLE. WHEN REMOVING AND REPLACING CONCRETE CURB, CONCRETE PADS AND/OR SIDEWALK, REMOVAL SHALL BE TO THE NEAREST EXPANSION JOINT IF POSSIBLE, TO CREATE A CLEAN, TOOLED (NON-SAWCUT) JOINT. PROVIDE DOWELS AT JOINTS AND INSTALL NEW EXPANSION JOINT MATERIAL AS REQUIRED.
6. EXISTING OVERHEAD/UNDERGROUND ELECTRIC, TELEPHONE, CABLE, TELECOMMUNICATION, OR OTHER UTILITY LINES SCHEDULED TO BE REMOVED AND/OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER(S) PRIOR TO THE START OF CONSTRUCTION.

REVISIONS			COMMENTS
NO.	DATE	REVISED PER	
1	01/21/21		

**site design concepts**  
LAND DEVELOPMENT CONSULTANTS

**sdc**

123 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM

Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

**EXISTING SITE CONDITIONS AND DEMOLITION PLAN**

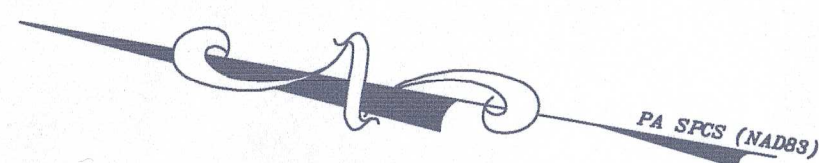
PROJECT  
**PROPOSED BUILDING EXPANSION FOR SAMUEL BROTHERS REALTY, LP**  
3424 SIMPFON FERRY ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES
CHECKED BY	STD
CONTACT	TBE
DATE	12.21.20
FILE NAME	12361-LD-1
JOB NO.	1236.1
SHEET NO.	C-3
REV.	1

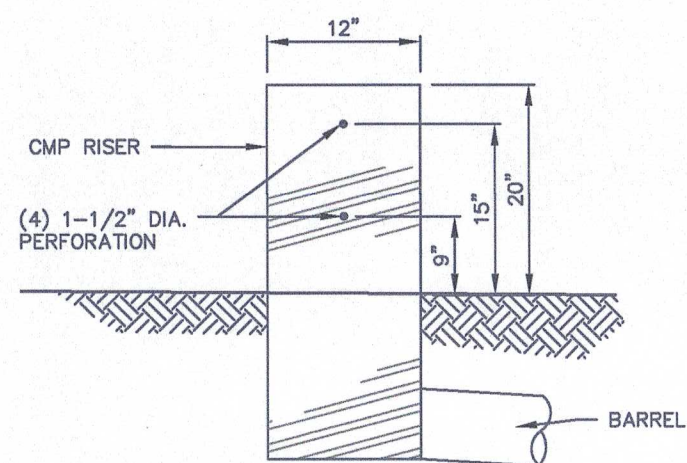








EXISTING STAND PIPE OUTLET STRUCTURE DETAIL



NO SCALE

LANDS OF  
SAMUEL BROTHERS REALTY, LP  
UPI 13-23-0551-003A  
DEED/RECORD BOOK INSTRUMENT NO. 200833976  
(ZONED: I-3, INDUSTRIAL / COMMERCIAL)  
AREA: 90,885 S.F. (2.086 AC.) GROSS  
86,123 S.F. (1.977 AC.) NET

N/F  
K S INDUSTRIES  
INCORPORATED  
ID 13-23-0551-008  
DEED/RECORD BOOK 27-M, PAGE 189  
(ZONED: I-3, INDUSTRIAL / COMMERCIAL)

SITE BENCH MARK  
STEEL PIN WITH CAP  
ELEV. = 390.55  
(NAV88)

ZONED I-3 INDUSTRIAL / COMMERCIAL  
ZONED C-4 REGIONAL COMMERCIAL

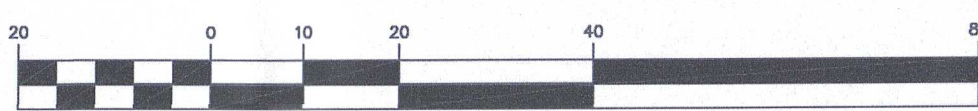
SIMPSON FERRY ROAD  
(SR. 2014)

PROPOSED BUILDING  
EXPANSION  
FOOTPRINT AREA: 6,859 S.F. ±  
F.F.E. = 391.65

EX. BUILDING  
AREA = 11,538 S.F. ±  
F.F. ELEV. = 391.67  
F.F. ELEV. = 391.65

N/F  
K S INDUSTRIES  
INCORPORATED  
ID 13-23-0551-003A  
DEED/RECORD BOOK 27-M, PAGE 189  
(ZONED: I-3, INDUSTRIAL / COMMERCIAL)

GRAPHIC SCALE



REVISIONS		COMMENTS
NO.	DATE	REVISED PER TOWNSHIP COMMENTS
1	01.21.21	

site design concepts  
LAND DEVELOPMENT CONSULTANTS

sdc

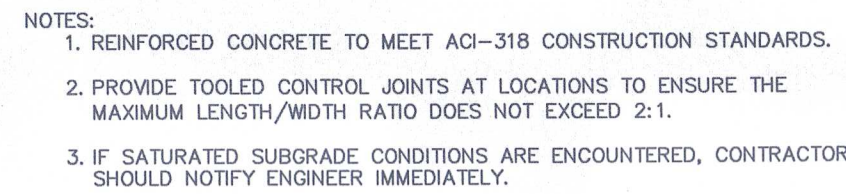
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SITE GRADING AND UTILITY PLAN

PROJECT  
PROPOSED BUILDING EXPANSION  
FOR  
SAMUEL BROTHERS REALTY, LP  
3424 SIMPSON FERRY ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES
CHECKED BY	STD
CONTACT	TBE
DATE	12.21.20
FILE NAME	12361-LD-1
JOB NO.	1236.1
SHEET NO.	C-5
REV.	1

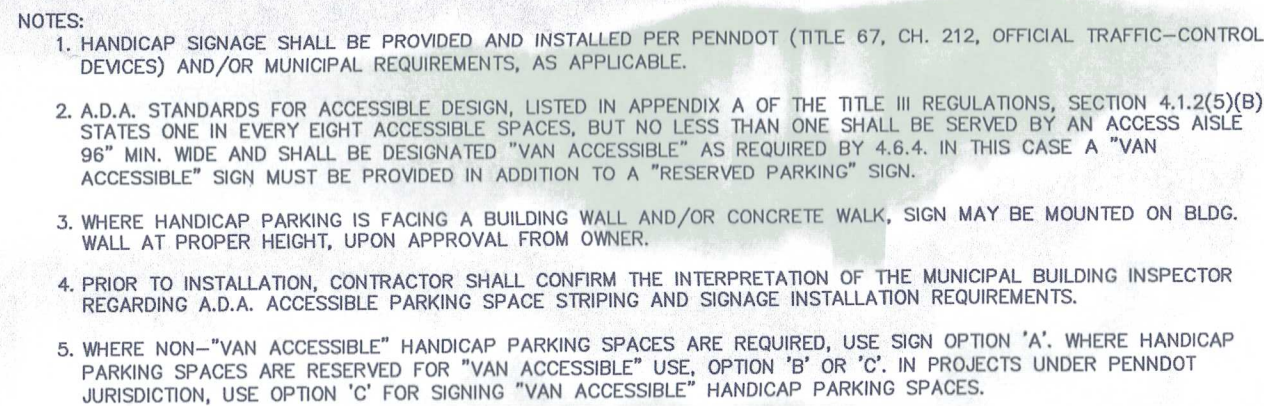




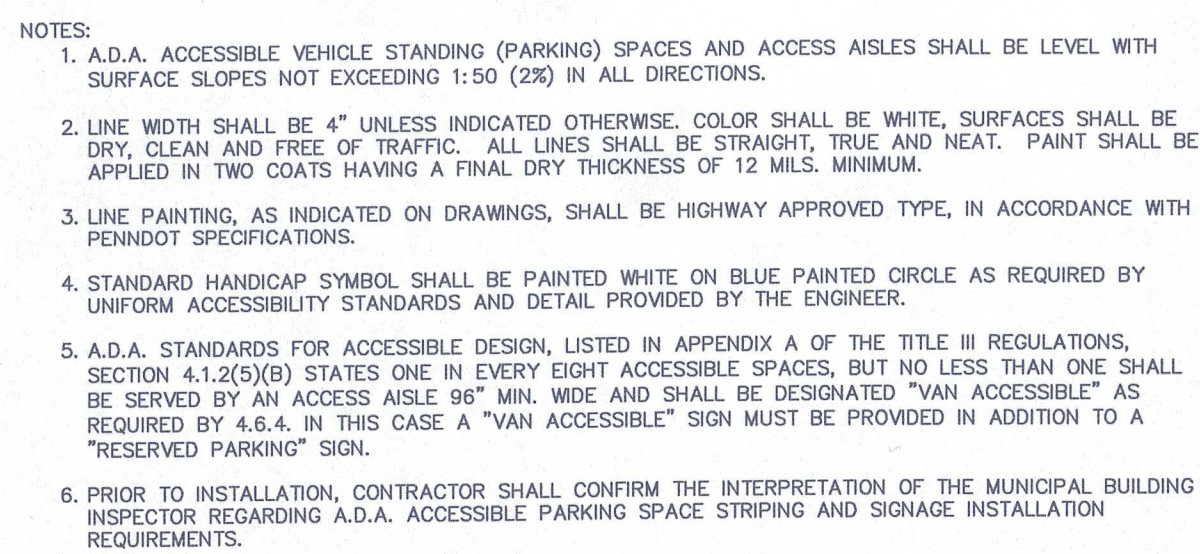
NO SCALE



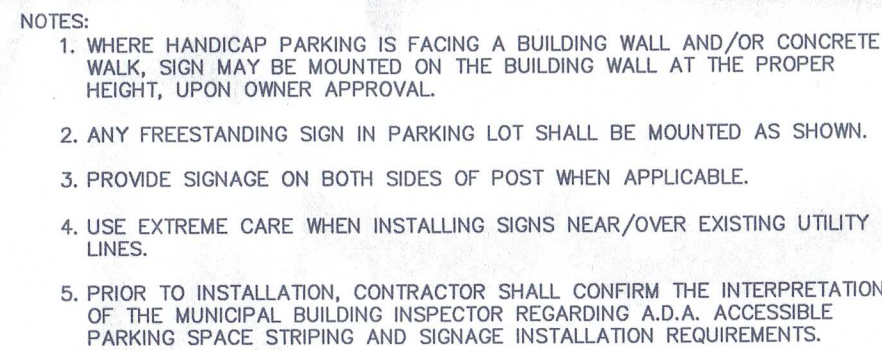
NO SCALE



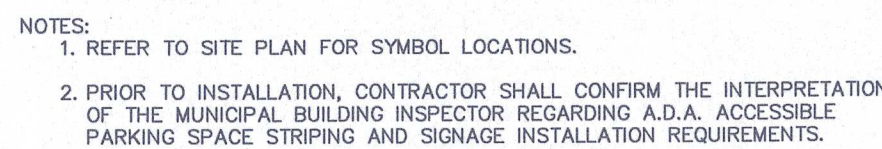
NO SCALE



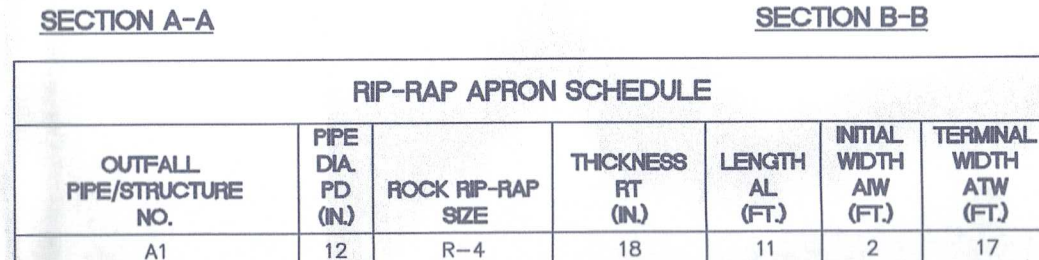
NO SCALE



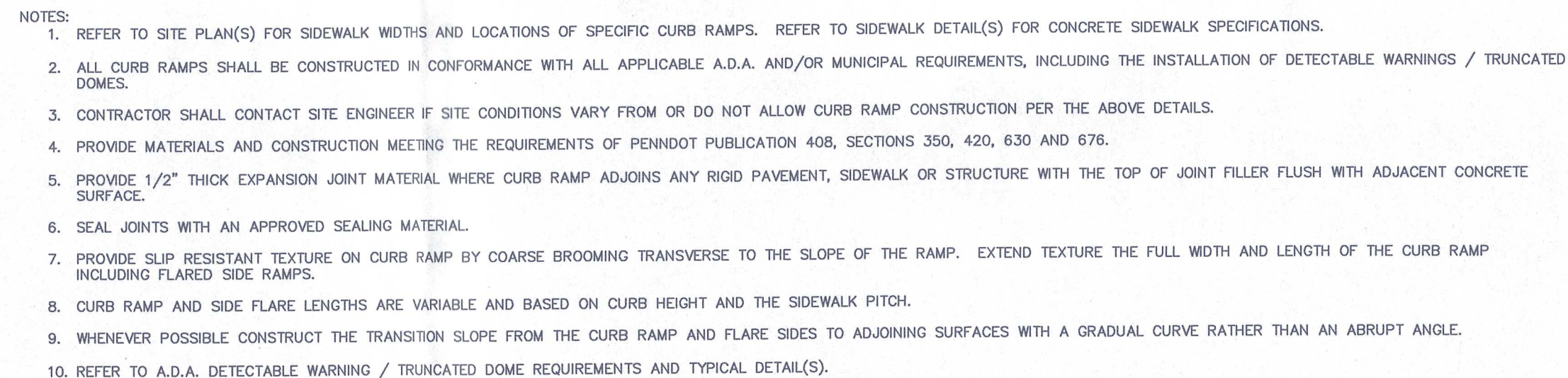
## NO SCALE



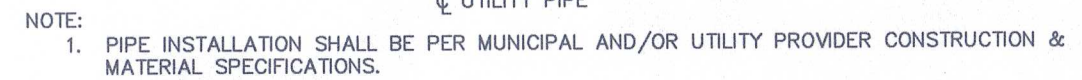
## NO SCALE



## NO SCALE



## NO SCALE



## NO SCALE



## NO SCALE

**sdcc**

**site design concepts**  
**LAND DEVELOPMENT CONSULTANTS**

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
t: 717.757.9414 • f: 717.840.0205 • WWW.SITEDCC.COM

Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

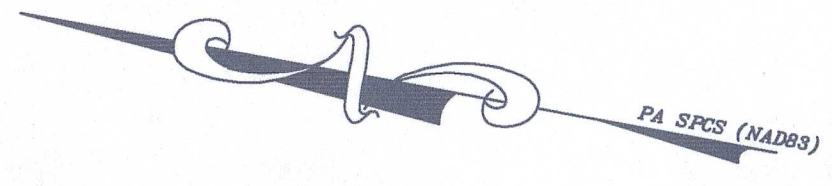
DATE	TIME	LOCATION	ACTIVITY	REMARKS
10/10/2023	08:00	Field Station	Sample Collection	Collected 5 samples from the riverbank.
10/10/2023	12:00	Laboratory	Analysis	Performed water quality analysis on samples.
10/10/2023	15:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	18:00	Field Station	Sample Collection	Collected 3 more samples from the riverbank.
10/10/2023	20:00	Laboratory	Analysis	Performed soil analysis on samples.
10/10/2023	22:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	24:00	Field Station	Sample Collection	Collected 2 more samples from the riverbank.
10/10/2023	26:00	Laboratory	Analysis	Performed air quality analysis on samples.
10/10/2023	28:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	30:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	32:00	Laboratory	Analysis	Performed sediment analysis on samples.
10/10/2023	34:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	36:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	38:00	Laboratory	Analysis	Performed noise level analysis on samples.
10/10/2023	40:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	42:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	44:00	Laboratory	Analysis	Performed water quality analysis on samples.
10/10/2023	46:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	48:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	50:00	Laboratory	Analysis	Performed soil analysis on samples.
10/10/2023	52:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	54:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	56:00	Laboratory	Analysis	Performed air quality analysis on samples.
10/10/2023	58:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	60:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	62:00	Laboratory	Analysis	Performed sediment analysis on samples.
10/10/2023	64:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	66:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	68:00	Laboratory	Analysis	Performed noise level analysis on samples.
10/10/2023	70:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	72:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	74:00	Laboratory	Analysis	Performed water quality analysis on samples.
10/10/2023	76:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	78:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	80:00	Laboratory	Analysis	Performed soil analysis on samples.
10/10/2023	82:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	84:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	86:00	Laboratory	Analysis	Performed air quality analysis on samples.
10/10/2023	88:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	90:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	92:00	Laboratory	Analysis	Performed sediment analysis on samples.
10/10/2023	94:00	Field Station	Observation	Observed the local flora and fauna.
10/10/2023	96:00	Field Station	Sample Collection	Collected 1 more sample from the riverbank.
10/10/2023	98:00	Laboratory	Analysis	Performed noise level analysis on samples.
10/10/2023	100:00	Field Station	Observation	Observed the local flora and fauna.

LOWE ALLEN TOWNSHIP CLIMBERI AND COUNTY PENNSYLVANIA

SHEET NO.	REV.
C-6	1



C:\Users\jshul\Documents\12361 - Soane Ridge Concept - Gary's Future Expansion - Lower Allen Township\Drawings\12361-LD-1.dwg, 10/20/2021 5:36:42 PM



# SOIL EROSION AND SEDIMENTATION CONTROL PLAN LEGEND

12-FS

PROPOSED 12" HIGH FILTER SOXX (TEMPORARY)

LOD

APPROXIMATE LIMIT OF EARTH DISTURBANCE

EX. BUILDING

PR. BUILDING

PR. BITUMINOUS PAVED AREA

PR. HEAVY DUTY CONCRETE

PR. STORMWATER EASEMENT

PR. LINE STRIPING

UB

URBAN LAND AND UDOTMENTS, 0 TO 8 PERCENT SLOPES

NO.

DATE

REVISIONS

1

01/21/21

REVISED PER TOWNSHIP COMMENTS

site design concepts

LAND DEVELOPMENT CONSULTANTS

SDC

Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

PROPOSED BUILDING EXPANSION FOR SAMUEL BROTHERS REALTY, LP 3424 SIMPSON FERRY ROAD LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE

AS NOTED

DRAWN BY

JES

CHECKED BY

STD

CONTACT

TBE

DATE

12.21.20

FILE NAME

12361-LD-1

JOB NO.

12361

SHEET NO.

C-7

REV.

1

© 2020, SITE DESIGN CONCEPTS, INC. - ALL RIGHTS RESERVED. THESE PLANS ARE THE PROPERTY OF SITE DESIGN CONCEPTS, INC. ANY USE OR REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN CONCEPTS, INC. IS FORBIDDEN.

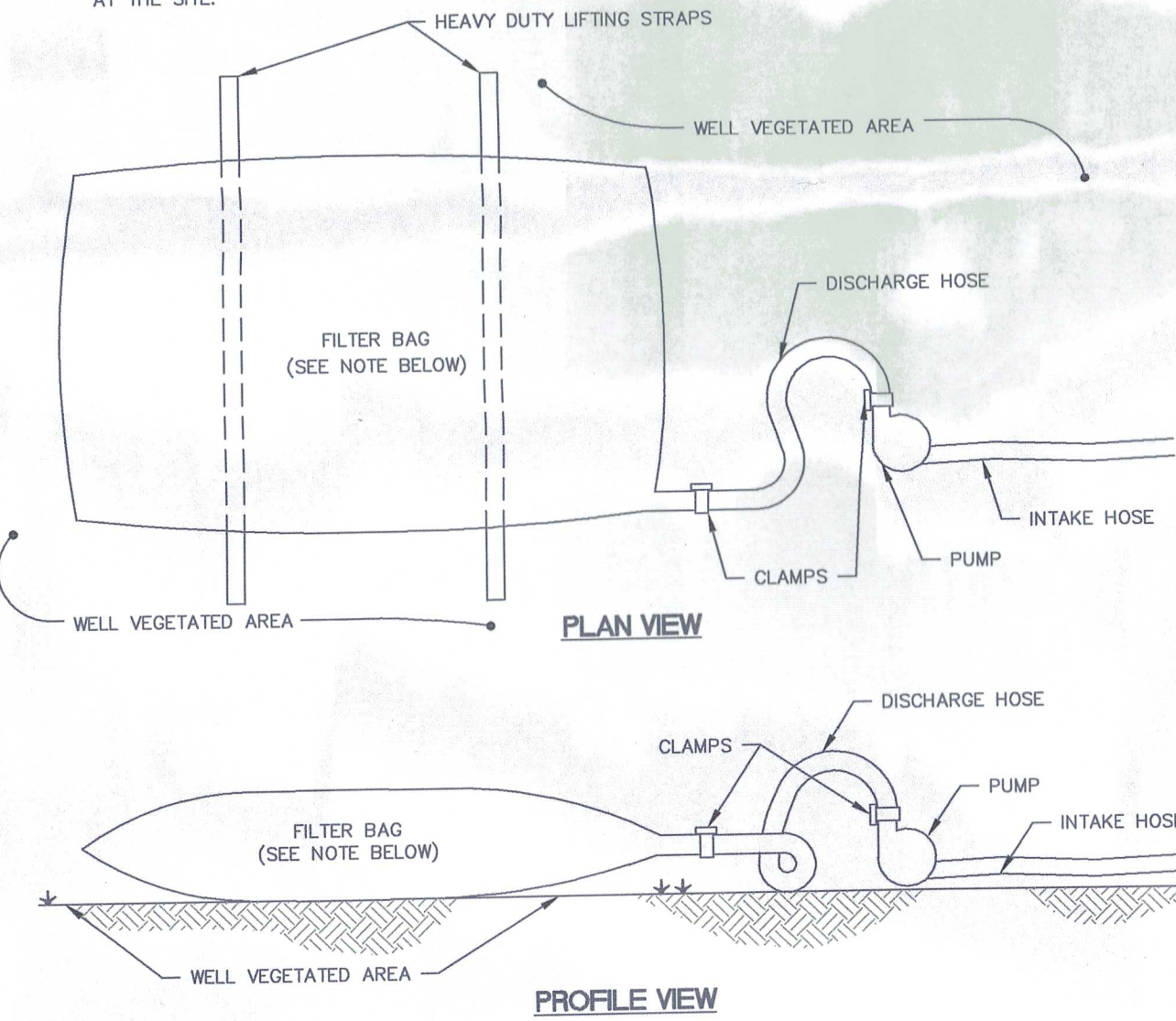


SOIL EROSION AND SEDIMENTATION CONTROL STABILIZATION SPECIFICATIONS

- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION, COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN EROSION CONTROL BLANKET MUST BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR GREATER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50 FT. OF A SURFACE WATER.
- STRAW AND HAY MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO CRIMP THE STRAW OR HAY INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED). A WOOD CELLULOSE FIBER MAY BE SPREAD OVER THE STRAW MULCH AT A RATE OF 1,500 LB./ACRE.
- TRACKING SLOPES IS DONE BY RUNNING TRACKED MACHINERY ACROSS AND ALONG THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR. IF A BULLDOZER IS USED, THE BLADE SHALL BE UP. CARE SHOULD BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.
- REPLACE TOPSOIL AND SPREAD OVER THE PREPARED SUBGRADE, TO A MINIMUM TOPSOIL DEPTH OF SIX (6) INCHES ON ALL DISTURBED LAND AREAS. DO NOT PLACE TOPSOIL WHEN SUBGRADE IS FROZEN, EXCESSIVELY WET, OR EXTREMELY DRY. DO NOT HANDLE TOPSOIL WHEN FROZEN OR MUDDY. ALL ROCKS OVER 1" IN DIA. AND OTHER DEBRIS SHALL BE REMOVED FROM TOPSOIL.

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE PROGRAM NOTES

- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS REQUIRED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- ANY SEDIMENTATION REMOVED FROM BMPs DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON-SITE AND INCORPORATED INTO THE SITE GRADING.
- A LOG SHOWING THE DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- THE PERMITTEE AND CO-PERMITTEE MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SOIL EROSION AND SEDIMENTATION CONTROL, TO ASCERTAIN THAT THE SOIL EROSION AND SEDIMENTATION CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
  - A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND,
  - THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION.
- ALL WASTES AND MATERIAL DEPOSITED IN AND REMOVED FROM POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BMP FACILITIES AND FROM IMPERVIOUS AREAS (EX. SWEEPING OF STREETS & PARKING LOTS) DURING OPERATION AND MAINTENANCE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1. IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1, 271.1, AND 287.1 ET. SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.



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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH	ASTM D-4884	60 LB./IN
STRENGTH	ASTM D-4632	205 LB
GRAB TENSILE	ASTM D-4633	110 LB
PUNCTURE	ASTM D-3786	350 PSI
MULLEN BURST	ASTM D-4355	70%
UV RESISTANCE	ASTM D-4751	80 SIEVE
AOS % RETAINED		

- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
- FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
- ABACT CREDITED BMP ONLY IF SURROUNDED BY A COMPOST SOCK RING OR OPERATED IN CONJUNCTION WITH A PUMP PIT.

SEDIMENT FILTER BAG FOR PUMPED WATER DETAIL

TEMPORARY SEEDING AND MULCHING SPECIFICATIONS AND NOTES

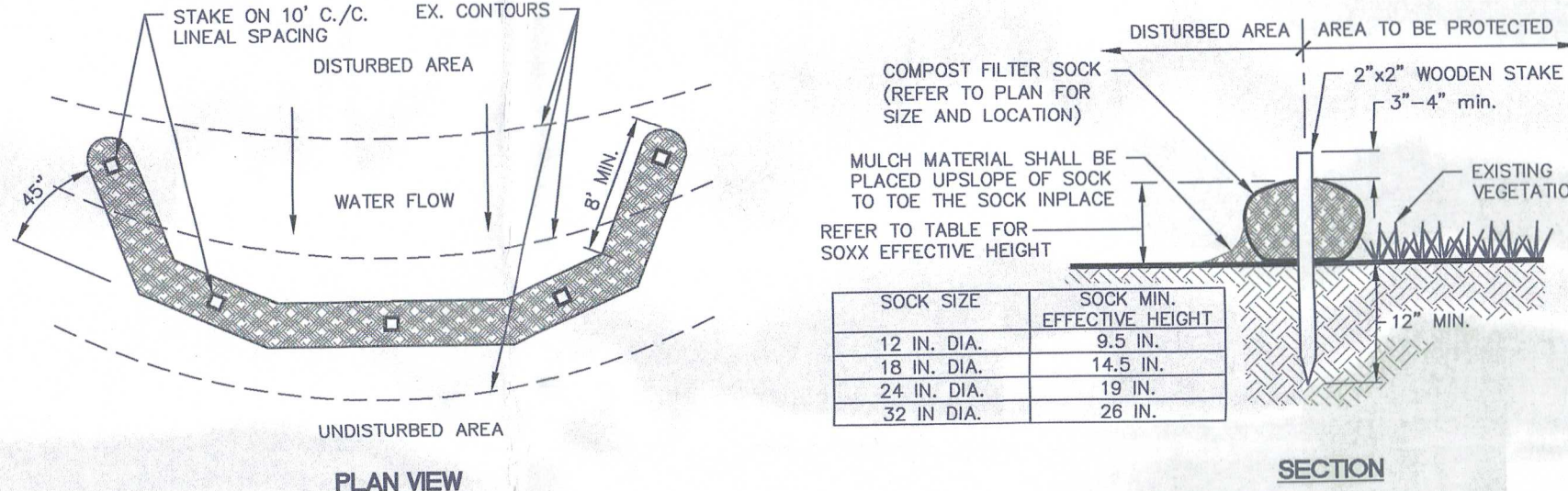
- TEMPORARY GRASS COVER.
- IN ORDER TO ESTABLISH A QUICK GRASS COVER OVER DISTURBED AREAS, A TEMPORARY SEED MIXTURE SHALL BE USED.
  - STABILIZATION EFFORTS DURING THE NON-GERMINATING PERIOD, OCT. 15 TO MARCH 15 SHOULD CONSIST OF MULCHING WITH CLEAN STRAW AT A RATE OF 3 TONS/AC. (EQUIVALENT TO 0.75" TO 1" DEEP). CLEAN STRAW MULCH SHOULD NOT BE FINELY CHOPPED OR BROKEN DURING APPLICATION.
  - THE BELOW MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE MIX TO BE USED SHALL BE DEPENDENT UPON THE DATE UTILIZED.
- | SEED TYPE       | % BY WT. | SEEDING RATE                   | SEEDING DATES          |
|-----------------|----------|--------------------------------|------------------------|
| ANNUAL RYEGRASS | 100%     | 1 LB./1,000 S.F.<br>40 LB./AC. | MARCH 15 TO OCTOBER 15 |
| WINTER RYE      | 100%     | 3.5 LBS./1,000 S.F.            | MARCH 15 TO OCTOBER 15 |
- STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/AC. FERTILIZER MIX. OF 10-10-10 AT AN APPLICATION RATE OF 500 LB./ACRE SHALL BE APPLIED WITH THE TEMPORARY SEEDING.
  - LIME SHALL BE APPLIED AT A RATE OF 2,000 LB./ACRE OF AGRICULTURAL GRADE LIME APPLIED WITH THE TEMPORARY SEEDING.
  - STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

PERMANENT SEEDING AND MULCHING SPECIFICATIONS AND NOTES

- PERMANENT GRASS OR LEGUME COVER.
- ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS ANOTHER SUITABLE GROUND COVER IS DIRECTED BY THE OWNER.
  - MULCHING SHALL BE USED TO PROTECT SEEDING AND TO REDUCE RUNOFF. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/ACRE.
  - THE BELOW PERMANENT SEEDING MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE SEED MIXTURES SHALL CONSIST OF:
- | SEED TYPE                       | % BY WT. | SEEDING RATE      | SEEDING DATES                                |
|---------------------------------|----------|-------------------|--|
| LAWN MIX (USED THROUGHOUT SITE) |          | 4 LBS./1,000 S.F. | MARCH 15 TO JUNE 1<br>AUGUST 1 TO OCTOBER 15 |
| KY. BLUEGRASS                   | 30%      |                   |  |
| CREEP RED FESCUE                | 50%      |                   |  |
| PERENNIAL RYEGRASS              | 15%      |                   |  |
- IN THE ABSENCE OF SOIL TEST RESULTS, FERTILIZER OF 10-10-20 AT AN APPLICATION RATE OF 1,000 LB./ACRE SHALL BE APPLIED WITH THE PERMANENT SEEDING.
  - IN THE ABSENCE OF SOIL TEST RESULTS, LIME AT AN APPLICATION RATE OF 6 TONS/ACRE OF AGRICULTURAL GRADE LIME SHALL BE APPLIED WITH THE PERMANENT SEEDING.
  - STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO IMPLEMENTATION.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY OF THOSE AREAS UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE PA DEP.
- ALL BUILDING MATERIALS AND WASTE MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE PA DEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. SEC. 271.1 ET. SEQ. AND SEC. 287.1 ET. SEQ. NO BUILDING MATERIAL OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OR THE PROPERTY RECEIVING THE FILL.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OF SURFACE WATER.
- A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE PA DEP.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY IN ORDER TO ENSURE RAPID RECOVERY OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.



- NOTES:
- SOCK FABRIC SHALL MEET STANDARD:

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPF)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPF)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" & 18"	12", 18", 24" & 32"	12", 18", 24" & 32"	12", 18", 24" & 32"	12", 18", 24" & 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1,000 HR.	23% AT 1,000 HR.		100% AT 1,000 HR.	100% AT 1,000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING			HDPE BIAxIAL NET		
			CONTINUOUSLY WOUND		
			FUSION-WELDED JUNCTURES		
OUTER FILTRATION MESH			3/4" x 3/4" MAX. APERTURE SIZE		
			COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)		
			3/16" MAX. APERTURE SIZE		
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

- COMPOST SHALL MEET STANDARD:

ORGANIC MATTER CONTENT	25%-100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	5.5-8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30%-50% PASS THROUGH 3/8" SIEVE.
SOLUBLE SALT CONCENTRATION	5.0 DS/4 (MMHOS/CM) MAXIMUM

- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT.
- MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2 OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL - TECHNICAL GUIDANCE NUMBER 363-2134-008.
- STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
- ABACT CREDITED BMP.

TYPICAL COMPOST FILTER SOCK DETAIL

NO SCALE

SEQUENCE OF CONSTRUCTION

- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATION AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES THAT TRAVERSE THE PROJECT AREA. ANY CONFLICTS WITH PROPOSED IMPROVEMENTS OR GRADING SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SITE ENGINEER AND OWNER.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED BY SITE ENGINEER.
1. CLEARLY FIELD MARK THE LOCATIONS OF THE LIMITS OF EARTH DISTURBANCE AND AREAS OF INFILTRATION AS SHOWN ON THE PLAN. COMPACTION SHOULD BE AVOIDED IN THE AREAS OF PROPOSED INFILTRATION.
2. INSTALL TEMPORARY COMPOST FILTER SOCK SECTIONS 1 AS SHOWN ON THE PLAN (C-7).
3. BEGIN DEMOLITION OF BITUMINOUS PAVEMENT, CURB, SIDEWALK, GRAVEL AREAS, AND UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. ALL MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. DEG. 271.1, AND 287.1 ET. SEQ. NO WASTE SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
4. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING PAD AND TRUCK DOCK AREA(S).
5. INSTALL PROPOSED STORM SEWER PIPE AND TRENCH DRAIN IN TRUCK DOCK IN ACCORDANCE WITH CONSTRUCTION DETAILS PROVIDED ON THE PLAN. PLACE TRENCH SPOIL MATERIAL ON THE UPSLOPE SIDE OF THE TRENCH AND LIMIT THE LENGTH OF OPEN TRENCH TO THE AMOUNT THAT CAN BE BACKFILLED IN ONE DAY. REPAIR ANY SOIL EROSION BMPs DISTURBED DURING UTILITY INSTALLATION AND IMMEDIATELY STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH OR STONE BASE, AS APPLICABLE.
6. INSTALL STONE BASE, AND BITUMINOUS BINDER COURSE IN PROPOSED PAVED AREAS AS SHOWN ON THE PLANS.
7. SPREAD TOPSOIL OVER ALL REMAINING DISTURBED AREAS. IMMEDIATELY SEED AND MULCH ALL DISTURBED AREAS PER THE PERMANENT SEEDING AND MULCHING SPECIFICATIONS.
8. INSTALL BITUMINOUS WEARING COURSE IN PROPOSED PAVED AREAS.
9. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS (I.E. 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE EROSION CHARACTERISTICS TO RESIST SLIDING AND OTHER MOVEMENTS), ALL TEMPORARY BMPs CAN BE REMOVED.
10. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT PCSM BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, ENSURE ALL POST CONSTRUCTION STORMWATER MANAGEMENT BMPs ARE INSTALLED AND FUNCTIONING AS SHOWN ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS.

SCHEDULE NOTE:  
THE ORDER OF THE ABOVE SCHEDULE IS SUBJECT TO CHANGE DUE TO SITE SPECIFIC CONDITIONS AND CONSTRUCTION METHODS. ANY CHANGES SHOULD BE MADE UNDER THE DIRECTION OF A REPRESENTATIVE OF SITE ENGINEER.

site design concepts  
LAND DEVELOPMENT CONSULTANTS

122 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM

solc

THE SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

PROPOSED BUILDING EXPANSION FOR  
SAMUEL BROTHERS REALTY, LP  
3424 SIMPSON FERRY ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES
CHECKED BY	STD
CONTACT	TBE
DATE	12.21.20
FILE NAME	12361-LD-1
JOB NO.	12361
SHEET NO.	C-8
REV.	