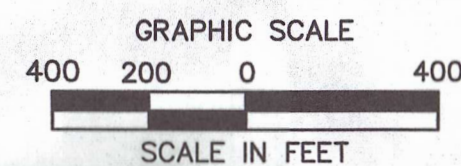


## LOCATION MAP

SCALE: 1"=400'



## ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 80 OF 2017 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20183380628, SUBMITTED ON 12/04/2018.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

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

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

(CT) FRONTIER COMMUNICATIONS OF PA INC.  
67 SOUTH MAIN STREET  
SHICKSHINNY, PA 18655  
CONTACT: JOHN BUGDONOVICH  
EMAIL: john.bugdonovich@ftr.com

(HC) VERIZON PENNSYLVANIA LLC  
1028 HAY STREET  
PITTSBURGH, PA 15221  
CONTACT: DEBORAH BARUM  
EMAIL: deborah.della@verizon.com

(LA1) LOWER ALLEN TOWNSHIP AUTHORITY  
120 LIMEKILN ROAD  
NEW CUMBERLAND, PA 17070  
CONTACT: BRIAN KAUFFMAN  
EMAIL: bkauffman@latwp.org

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

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

(SD) COMCAST  
4601 SMITH STREET  
HARRISBURG, PA 17109  
CONTACT: MICHAEL SWEIGARD  
EMAIL: mike\_sweigard@comcast.com

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

(U) UGI UTILITIES INC  
1301 AIP DRIVE  
MIDDLETOWN, PA 17057  
CONTACT: STEPHEN BATEMAN  
EMAIL: sbateman@ugi.com

## Pennsylvania One Call System Response List

Responses for Serial Number: 20183380628 as of 2/10/2020 11:46 AM

AN	WINDSTREAM	CLEAR - NO FACILITIES	12/04/2018 21:07:35
AX	PENNSYLVANIA AMERICAN WATER	DESIGN CONFLICT, PLEASE SEND PLANS TO: JOHN BUGDONOVICH PENNSYLVANIA AMERICAN WATER 852 WESLEY DR MECHANICSBURG PA 17055	12/04/2018 09:18:19
CT	FRONTIER COMMUNICATIONS CTSL LLC	CONFLICT, LINES NEARBY, DIRECT CONTACT TO FOLLOW BY FACILITY OWNER	12/04/2018 15:42:17
HC	VERIZON PENNSYLVANIA LLC	CLEAR - NO FACILITIES	12/04/2018 10:09:57
LAL	LOWER ALLEN TOWNSHIP AUTHORITY	ENGINEERING COMPLETED - A PDF FILE ON MARKED UP PLANS WERE SENT TO THE REQUESTOR	12/04/2018 11:04:00
LAL	LOWER ALLEN TOWNSHIP	ENGINEERING COMPLETED - A PDF FILE ON MARKED UP PLANS WERE SENT TO THE REQUESTOR	12/05/2018 15:02:18
PRD	PPL ELECTRIC UTILITIES CORPORATION	ENGINEERING COMPLETED - A PDF FILE ON MARKED UP PLANS WERE SENT TO THE REQUESTOR	12/20/2018 12:07:05
SD	COMCAST CABLE COMMUNICATIONS INC	CONFLICT, LINES NEARBY, DIRECT CONTACT TO FOLLOW BY FACILITY OWNER	12/04/2018 15:42:18
TW	CENTURYLINK FORMERLY USBNQ	FIELD MARKED	12/04/2018 15:42:25
U	UGI UTILITIES INC-HARRISBURG	ENGINEERING COMPLETED - A PDF FILE ON MARKED UP PLANS WERE SENT TO THE REQUESTOR	02/07/2018 11:55:24

## Sheet List Table

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

SUPPLEMENTAL PLANS:  
1. SITE LIGHTING PLAN

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

3535 GETTYSBURG ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PREPARED FOR:

Central PA Equities 31, LLC

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

PREPARED BY:



ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

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

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

## CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW CERTIFICATION

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

DIRECTOR *Kirk Stoner*

## RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 9th DAY OF September, 2021

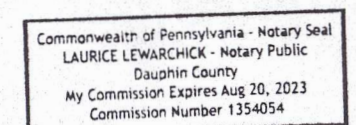
Instrument # 202138431

## CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF York

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

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



OWNER *Justin Suttan* NOTARY *Justin Suttan*

MY COMMISSION EXPIRES August 10, 2023.

## OWNER/DEVELOPER / APPLICANT

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

## DATES

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

## PLAN PURPOSE

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

CV-1 No. 1 of 17



45. ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
46. WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
47. A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
48. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS. ALL PAVEMENT MARKINGS SHALL BE HOT THERMOPLASTIC.
49. ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
50. LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
51. MANHOLE COVERS FOR STORM MANHOLES SHALL BE CAST WITH THE WORD "STORM" FOR IDENTIFICATION PURPOSE.
52. CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
53. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
54. SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PADEP REQUIREMENTS AND WITH THE APPROVED PLAN.
55. SANITARY SEWER SERVICE IS DEPENDENT ON THE LOWER ALLEN TOWNSHIP DEVELOPMENT AUTHORITY COMPLETING THE SEWER EXTENSION TO THE PROPOSED DEVELOPMENT.

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1. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING OPERATIONS AND DEMOLITION PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENTATION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION, AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY DEMOLITION MATERIAL, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
5. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
6. THE CONTRACTOR SHALL CUT AND PLUG, OR REREAD FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AS REQUIRED, OR AS OTHERWISE NOTED HEREON. ALL SERVICES MAY NOT BE STOPPED ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE OWNER SHALL PAY ALL UTILITY CO. PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
7. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND/OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
8. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENT CONTROLS AND FOR RE-INSTALLATION OF ANY NEW EROSION AND SEDIMENT CONTROLS AS PER THE EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN, AT THAT TIME.
9. THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID BY THE CONTRACTOR.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED BY THE ORDERED BY THE LOCAL OR STATE GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC Lanes AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
11. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY, AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS RESPONSIBLE FOR DISCOVERING AND LOCATING UTILITIES AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 242-1776 AND VERIFY ALL UTILITY AND DRAINAGE LOCATIONS.
12. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO ALL UTILITIES LISTED WITHIN THE PA ONE-CALL INFORMATION PROVIDED ON SHEET CV-1 AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
13. BACKFILL AND COMPACT DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS WITH APPROVED SOIL MATERIAL. FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. BUILDING FOUNDATION AREA TO BE BACKFILLED IN 6" LIFTS WITH GRAVEL FILL OR SUITABLE MATERIAL, COMPACTED TO 95% MAX. DRY DENSITY (MODIFIED PROCTOR TEST), PER ASTM D1557 AT ± 2% OF OPTIMUM MOISTURE CONTENT, AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
14. THE CONTRACTOR SHALL RESOLVE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, THE LOWER ALLEN TOWNSHIP AND PENNDOT.
15. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE PROJECT ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS, AS WELL AS HAVE ONE CALL DISCOVERIES OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
16. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY FOR PROTECTION DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
17. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.

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- PRODUCT NOTES:

1. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
2. POLY VINYL CHLORIDE PIPE (PVC/P) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC/P SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC/P SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
3. ALL RP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
5. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-O SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH JOINTS MEETING THE REQUIREMENTS OF AASHTO M294, TYPE S. THE JOINT SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM TENSILE STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F4477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
6. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-O PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SILENT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC RUBBER GASKET MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 242. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
7. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A 21.4. FOR WATER MAINS AND SERVICES 3" ID AND LARGER, JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER CLAMPS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DI STORM PIPE SHALL BE PUSH ON JOINT WITH RUBBER GASKET.
8. PVC WATER MAIN PIPING SHALL CONFORM TO AWWA C900.

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1. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN PROPOSED SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
2. PROPOSED DEVELOPMENT SHALL MEET PENNSYLVANIA SEWAGE PLANNING REQUIREMENTS. THE CURRENT SEWAGE PLANNING APPROVALS FOR LOWER ALLEN TOWNSHIP ARE EXPECTED TO ALLOW FOR THE PROPOSED SEWAGE DEMAND OF THE PROJECT.

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- CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- THE SITE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SUSPECT CROSS-EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN COMPANIES BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY CO. AND LOWER ALLEN TOWNSHIP AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND LOWER ALLEN TOWNSHIP AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT (UNLESS DEMOLISHED) AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE PLANS OR AS REQUIRED BY THE PENNDOT OR LOWER ALLEN TOWNSHIP.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1.0'. ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2.0' OR TUNNELED IF REQUIRED.
- SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED.
- RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 6" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
- CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS, PARKING AREAS, AND CURBS FOR UTILITY AND IRRIGATION CONNECTIONS.
- CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICIAN/ELECTRICAL CONTRACTOR.
- THE SITE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT, PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1-800-242-1778" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND WITH THE LOWER ALLEN TOWNSHIP AUTHORITY AND CONTRACTOR SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
- ELECTRIC, TELEPHONE, AND CABLE SERVICES FOR THE SITE SHALL BE INSTALLED UNDERGROUND. THE SITE CONTRACTOR SHALL INSTALL 1/2" OR 3/4" PVC CONDUITS FOR TELEPHONE AND CABLE SERVICE AND 2-4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY AND SECONDARY PER BUILDING ELECTRICAL PLANS (SCHEDULE 80) UNDER PAVEMENT, SCHEDULE 40 (IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND END SECTIONS MADE IN ACCORDANCE WITH ELECTRIC COMPANY, PHONE COMPANY AND CATV COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC COMPANY.
- ALL WATER LINES TO HAVE A MINIMUM COVER OF 54" AND A MAXIMUM COVER OF 60" UNLESS OTHERWISE APPROVED BY LOWER ALLEN TOWNSHIP.
- ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE APPROPRIATE LOCAL UTILITY COMPANY SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE CODES AND SPECIFICATIONS FOR POTABLE WATER SYSTEMS. ALL WATER METER VAULTS AND ACCESS COVERS IN VEHICULAR TRAFFIC AREAS SHALL BE QUALIFIED FOR H-20 LOADING.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, UTILITY PROVIDER AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE PROJECT ENGINEER, UTILITY COMPANIES AND GOVERNING AUTHORITIES.
- ANY EXISTING POTABLE WATER WELLS(S) IF FOUND SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
- MANHOLE RIMS AND CATCH BASIN GRASSES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
- ALL SANITARY SEWER AND LATERAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY'S CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED.
- THE UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES' REQUIREMENTS.
- A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER WITH A CONCRETE ENCASEMENT.
- CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING SUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- EXCAVATIONS SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC., TO PREVENT THE ENTRY OF SURFACE WATER.
- CONTRACTOR SHALL TAKE ALL SPECIAL PRECAUTIONS REQUIRED BY UTILITY COMPANIES FOR PIPE CROSSINGS OF DISSIMILAR METAL MATERIALS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOPs PRIOR TO THE COMMENCEMENT OF WORK.



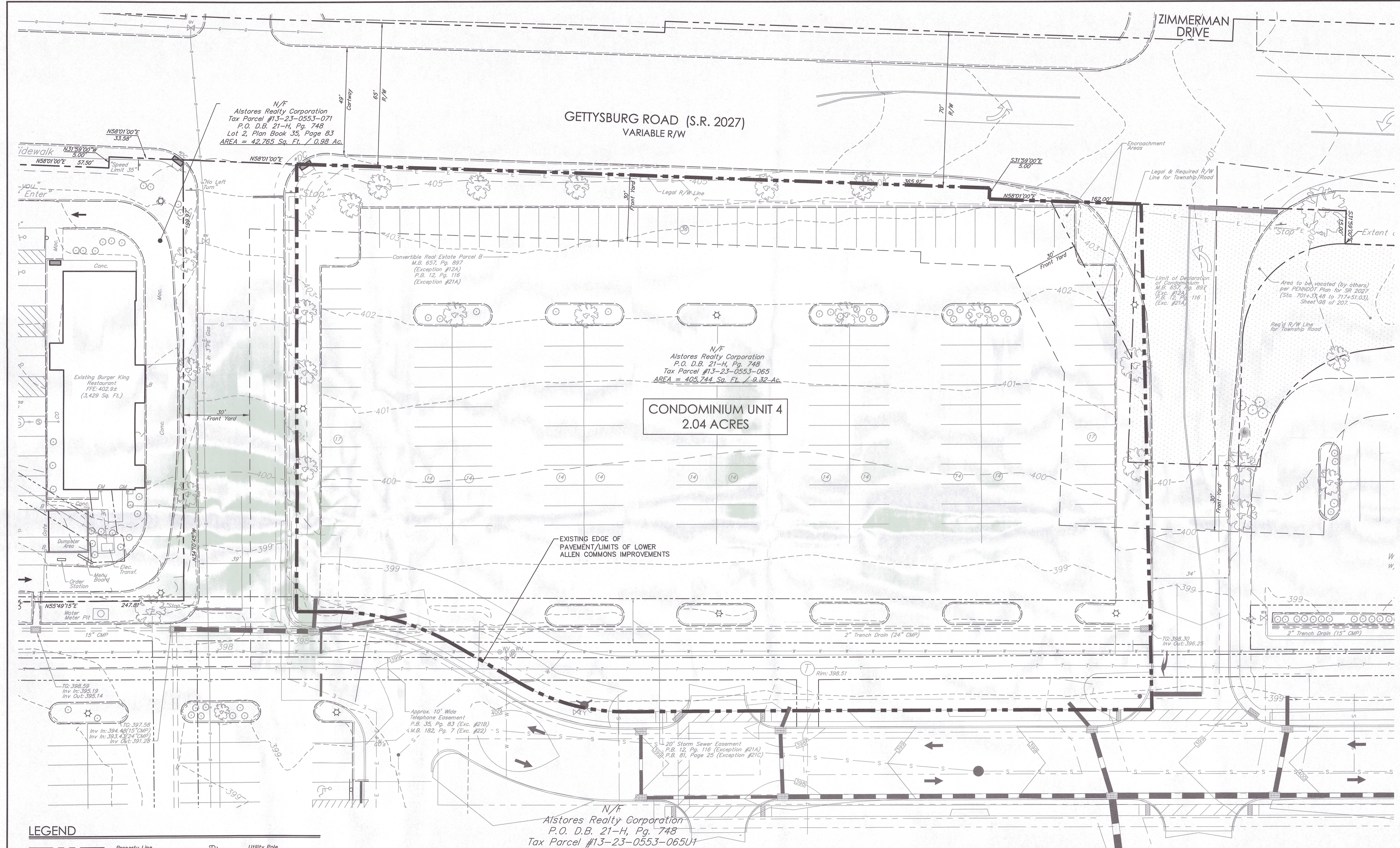
**FINAL LAND DEVELOPMENT PLAN**  
**SPRINGHILL SUITES - LOWER ALLEN COMMONS**  
3535 GETTYSBURG ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS  
Date 04/06/2020  
Revised Per Township & County Comments  
Date 05/07/2020  
Revised Per Township Comments  
Date 06/18/2021  
Updated Unit Number and Area

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

EXISTING  
CONDITIONS  
PLAN

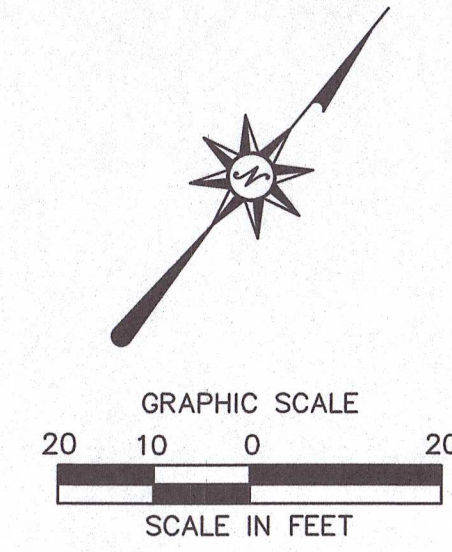
Sheet No.



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

- GENERAL NOTES:**
- EXISTING FEATURES DEPICTED HEREON BY FIELD SURVEY BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED ON JANUARY 15, 2019.
  - TOTAL SITE AREA: 600,282 SQUARE FEET / 13.78 ACRES.
  - GROSS LAND AREAS:
    - PARCEL 13-23-0553-071: 42,765 SQUARE FEET / 0.98 ACRES
    - PARCEL 13-23-0553-065U1: 95,435 SQUARE FEET / 2.19 ACRES
    - PARCEL 13-23-0553-065U2: 28,584 SQUARE FEET / 0.66 ACRES
    - PARCEL 13-23-0553-065U3: 12,733 SQUARE FEET / 0.29 ACRES
    - PARCEL 13-23-0553-065U4: 15,021 SQUARE FEET / 0.34 ACRES
    - PARCEL 13-23-0553-065: 405,744 SQUARE FEET / 9.32 ACRES
  - NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
  - PENNSYLVANIA ONE CALL NUMBER: 20183380628.
  - SITE BENCHMARK IS TOP GRADE OF INLET LOCATED ALONG NORTHERN RIGHT-OF-WAY OF US ROUTE 15 (S.R. 0015), ELEVATION 399.00 AS SHOWN HEREON.
  - NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, REFERENCE AS "ZONE X", AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY AS TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 277 OF 480, MAP NUMBER 42041C0277E, AND PANEL 281 OF 480, MAP NUMBER 42041C0281E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
  - ALL UNDERGROUND UTILITIES ARE SHOWN PER FIELD SURVEY OF ABOVEGROUND OBSERVATION. THE UTILITY LOCATION SHOWN HEREON ARE CONSIDERED TO BE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY A CONTRACTOR PRIOR TO ANY EXCAVATION.
  - PA ONE CALL SERIAL NUMBER 20183380628.
  - NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.N. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
  - THE SITE WAS FOUND TO HAVE NO WETLANDS PRESENT PER A WETLANDS PRESENCE/ABSENCE INVESTIGATION BY BL COMPANIES WETLAND SCIENTISTS IN MARCH, 2020.

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

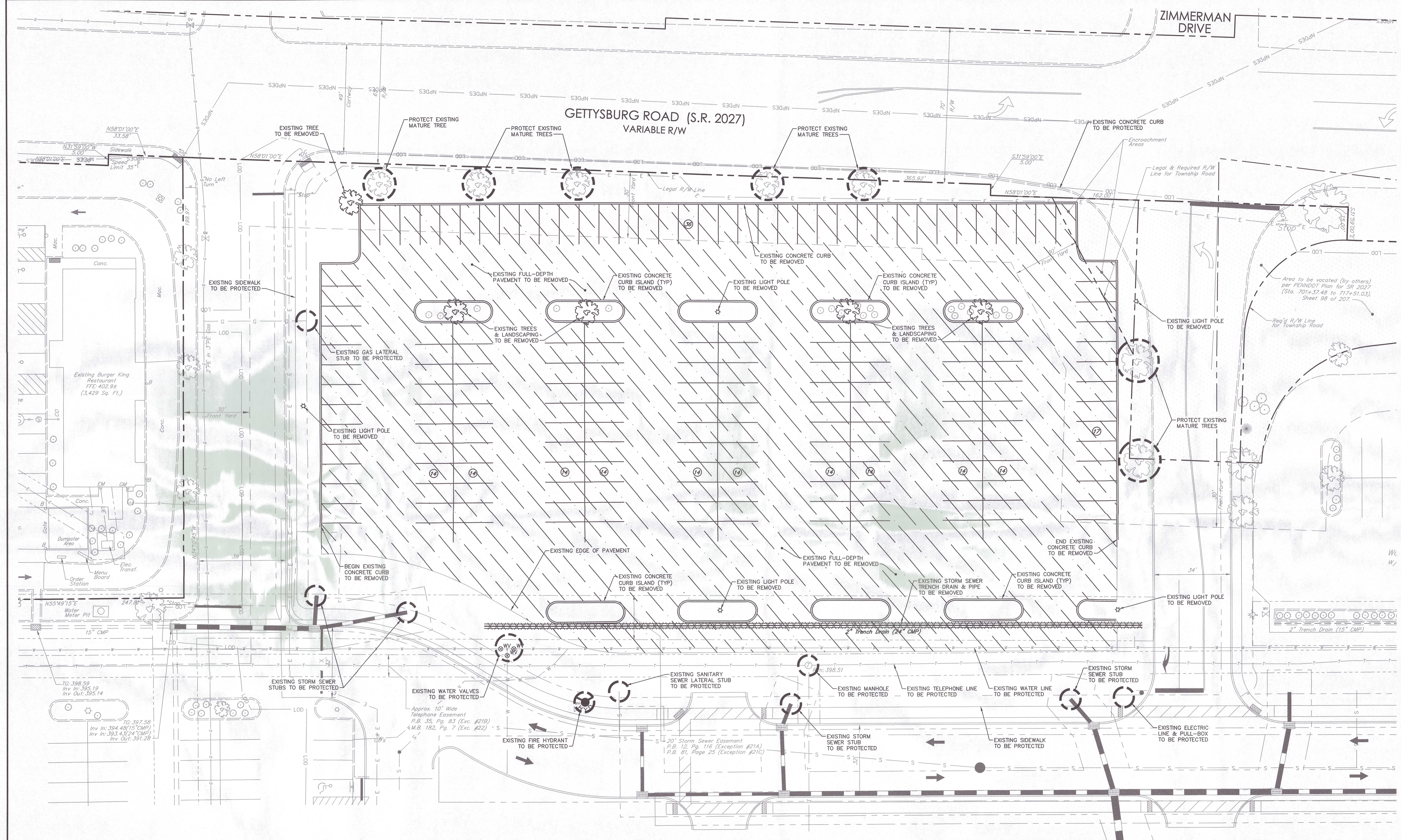


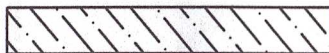







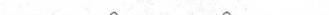



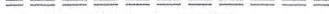










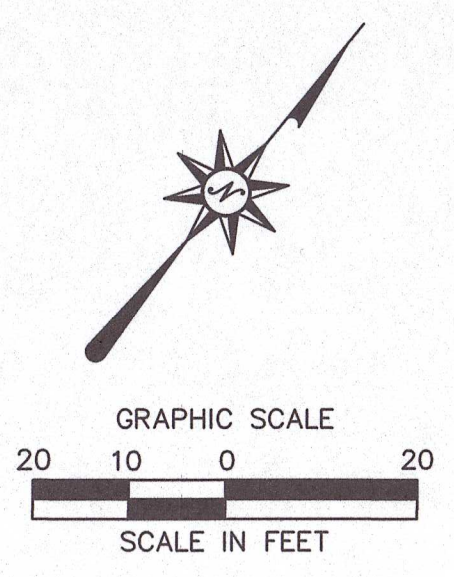
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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183360628



LEGEND			
	EXISTING PAVEMENT TO BE REMOVED		UTILITY POLE
	EXISTING FEATURE TO BE PROTECTED		GUY WIRE
	PROPERTY LINE		LIGHT POLE
	UTILITY TO BE REMOVED		GAS VALVE
	GAS LINE		SAN. SEWER MANHOLE
	STORM SEWER LINE		TELEPHONE MANHOLE
	WATER LINE		FIRE HYDRANT
	SANITARY SEWER LINE		WATER VALVE
	FORCE MAIN LINE		SIGN
	UNDERGROUND ELECTRIC LINE		BOLLARD
	UNDERGROUND TELEPHONE LINE		DECIDUOUS TREE
			SHRUB



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

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

REVISIONS	
No.	Date
1	04/05/2020
2	05/07/2020
3	07/27/2020
4	08/18/2021

Designed: A.J.D.  
Drawn: C.J.S.  
Reviewed: A.J.B.  
Scale: 1" = 20'  
Project No.: 1901504  
Date: 02/18/2020  
CAD File: DM190150401

Title:  
**DEMOLITION PLAN**

Sheet No.

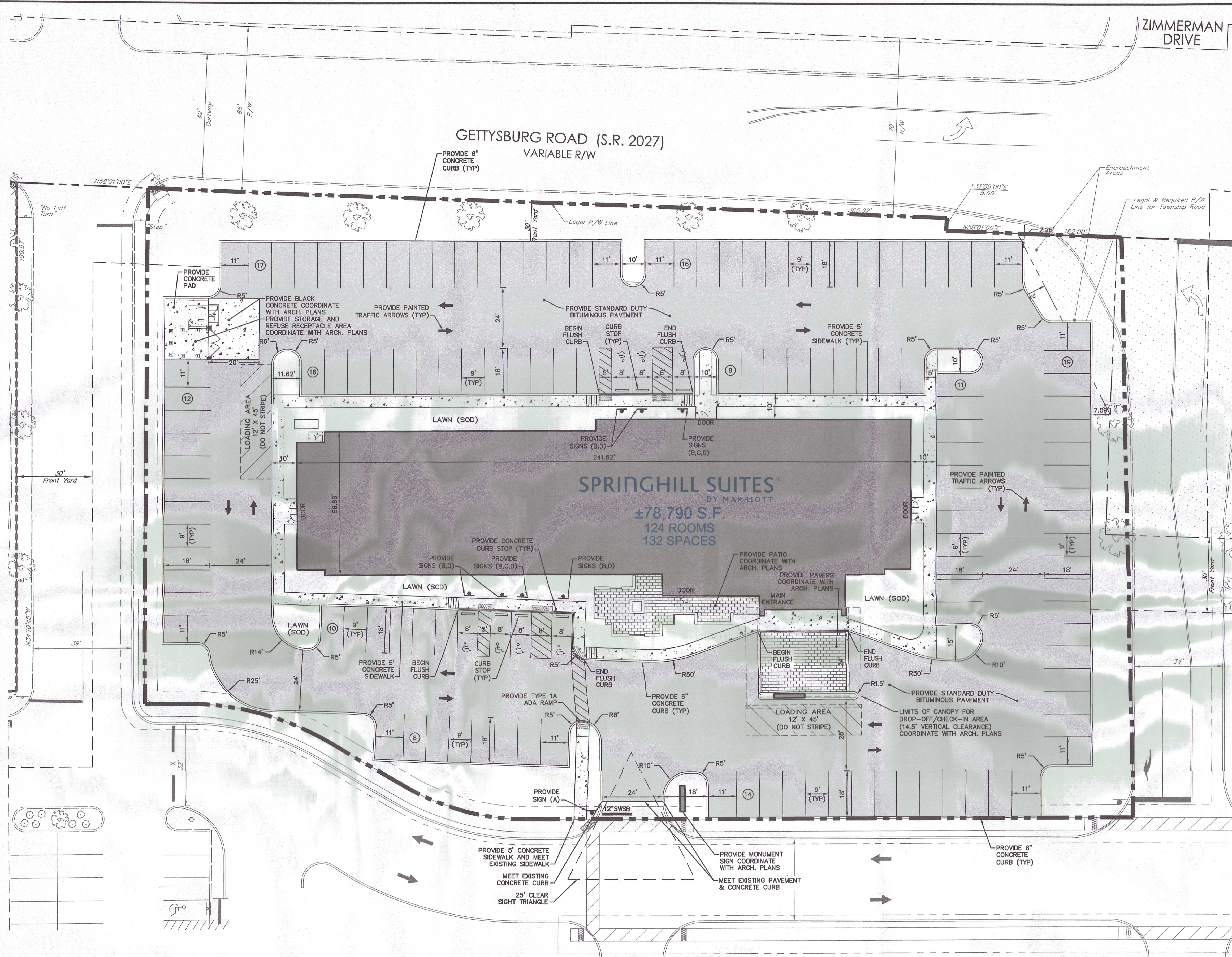
**DM-1**  
**No. 4 of 17**





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LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	CONCRETE CURB
	STANDARD DUTY BITUMINOUS PAVEMENT
	CONCRETE
	PROPOSED FENCE
	EDGE OF PAVEMENT
	PROPOSED SIGN



## ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: REGIONAL COMMERCIAL DISTRICT (C-4)				
USE: ACCOMMODATION AND FOOD SERVICES (NAICS NO. 72) (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED*	12.80 ACRES	NO
2	MINIMUM LOT WIDTH	50 FEET AT DEDICATED RIGHT-OF-WAY LINE	>50 FEET	NO
3	MINIMUM FRONT YARD DEPTH	30 FEET	>30 FEET	NO
4	MINIMUM REAR YARD DEPTH	35 FEET	N/A	NO
5	MINIMUM FRONT YARD LANDSCAPING	5 PERCENT	>5 PERCENT	NO
6	MAXIMUM BUILDING HEIGHT	75 FEET	60.75 FEET	NO
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	EXISTING 83.34% PROPOSED 82.89%	NO

\* THERE IS NO MINIMUM LOT AREA. LOT AREA SHALL BE BASED UPON REQUIRED SETBACKS, IMPERVIOUS COVERAGE, OFF-STREET PARKING AND LOADING/UNLOADING, FLOODPLAINS/WETLANDS, STEEP SLOPE REQUIREMENTS, WOODLAND PRESERVATION AND OTHER APPLICABLE CRITERIA AS SET FORTH IN ZONING ORDINANCE.

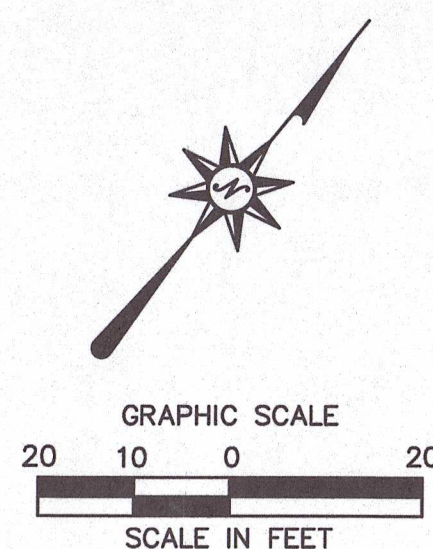
## PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED BY TOWNSHIP	1 SPACE PER SLEEPING ROOM; PLUS 1 SPACE PER 2 EMPLOYEES ON THE LARGEST WORK SHIFT; PLUS 1 SPACE PER 200 S.F. GFA OF PUBLIC MEETING AREA 124 (ROOMS) + 14 (EMPLOYEES)/2 = 131 TOTAL SPACES REQUIRED	132 SPACES	NO
2	MINIMUM PARKING SETBACK FROM LOT LINE	5 FEET FROM ANY LOT LINE OR PUBLIC RIGHT-OF-WAY	> 5 FEET <sup>1</sup>	NO
3	MINIMUM PARKING SETBACK FROM BUILDING	10 FEET FROM ANY NON-RESIDENTIAL BUILDING ON THE LOT	10 FEET	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM PARKING SEPARATION	6 FOOT PLANTING STRIP BETWEEN PARKING & STREET	> 6 FEET	NO
6	MINIMUM PARKING RADIUS	5 FEET	5 FEET	NO
7	LOADING SPACE REQUIREMENTS	1 LOADING SPACE PLUS 1 ADDITIONAL LOADING SPACE WHEN FLOOR AREA >50,000 = 2 LOADING SPACES	2 LOADING SPACES	NO
8	MINIMUM LOADING SPACE DIMENSIONS	12 FEET X 45 FEET	12 FEET X 45 FEET	NO
9	MAXIMUM HEIGHT OF SOLID SCREENING	8 FEET (REAR AND SIDE YARD)	9.33 FEET	YES
10	MINIMUM INTERIOR LANDSCAPING	5 PERCENT; 1 TREE PER 10 PARKING SPACES	> 5 PERCENT 13 TREES	NO

NOTES  
1. EXISTING NON-CONFORMITY - EXISTING PARKING LOCATED LESS THAN 5 FEET ALONG PROPERTY LINE AT GETTYSBURG ROAD.  
2. PROPOSED LOT IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

## SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"		1
B	R7-B 12"x18"		7
C	R7-BA 6"x12"		2
D	R7-BF 12"x18"		7



# FINAL LAND DEVELOPMENT PLAN SPRINGHILL SUITES - LOWER ALLEN COMMONS

3535 GETTYSBURG ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

DESIGNED BY TOWNSHIP & COUNTY COMMENTS  
REVISED PER TOWNSHIP COMMENTS  
REVISED PER CLIENT REQUEST  
UPDATED UNIT NUMBER AND AREA

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

CAD File: SP190150401

Title  
SITE PLAN

Sheet No.

SP-1  
No. 5 of 17



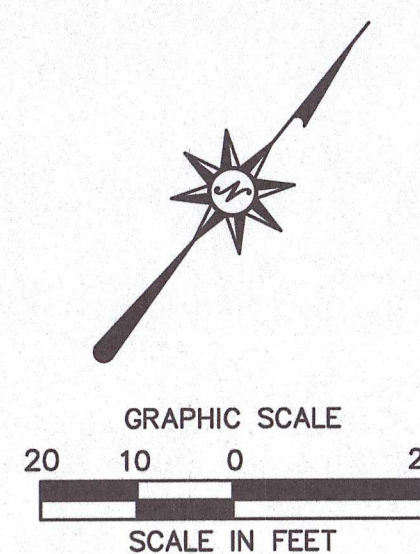
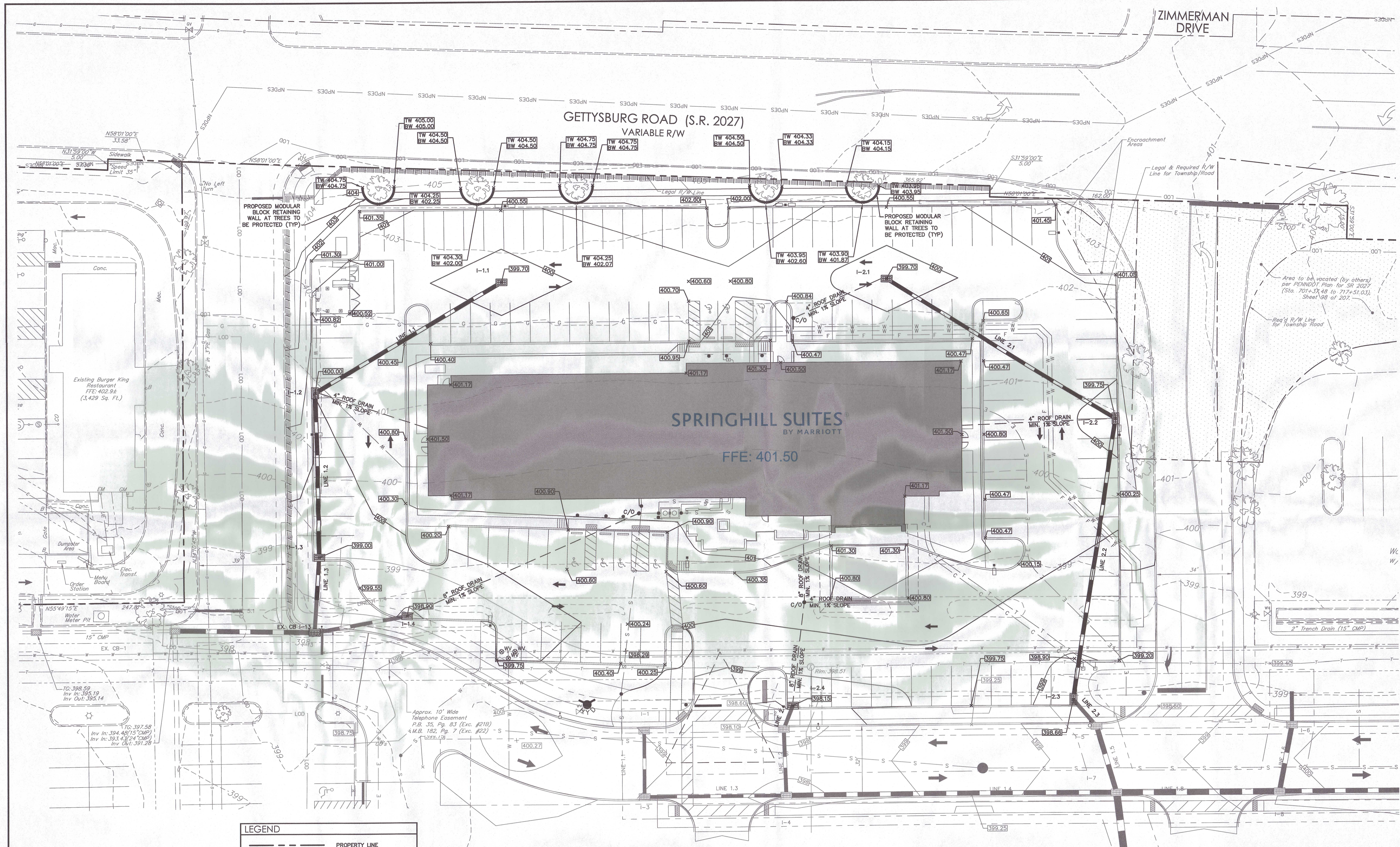


PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20163386629

LEGEND	
	PROPERTY LINE
	LOD
	PERMIT BOUNDARY LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPOSED 1' GRADES
	PROPOSED 5' GRADES
	SPOT ELEVATION
	STORM LINE
	"M" TYPE CATCH BASIN
	"C" TYPE CATCH BASIN
	HIGH POINT ELEVATION
	LOW POINT ELEVATION
	INFILTRATION TEST LOCATION

## GRADING & DRAINAGE NOTES

1. THE OWNER OFFERS A BLANKET EASEMENT OVER THE ENTIRE PROPERTY FOR THE PURPOSE OF STORMWATER MANAGEMENT TO LOWER ALLEN TOWNSHIP. LOWER ALLEN TOWNSHIP HAS THE RIGHT, BUT NOT THE DUTY, TO ENTER ONTO THE PROPERTY TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AND REQUIRE ANY NECESSARY MAINTENANCE AT THE OWNER'S EXPENSE.



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

3535 GETTYSBURG ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS	
No.	Date
1	05/07/2020
2	07/27/2020
3	08/18/2021
4	

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

CAD File:  
GD190150401

Title

GRADING & DRAINAGE PLAN

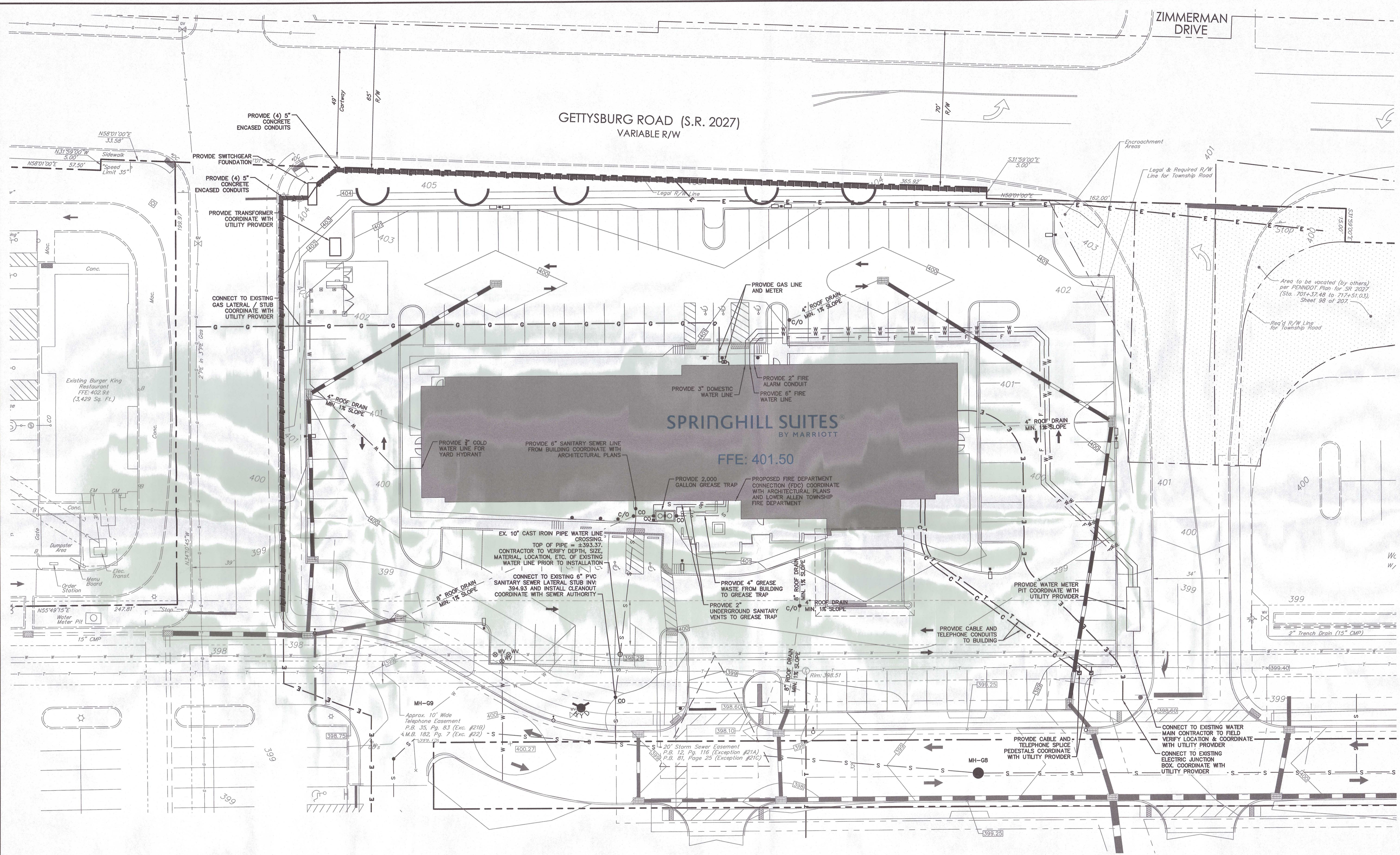
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GD-1  
No. 6 of 17



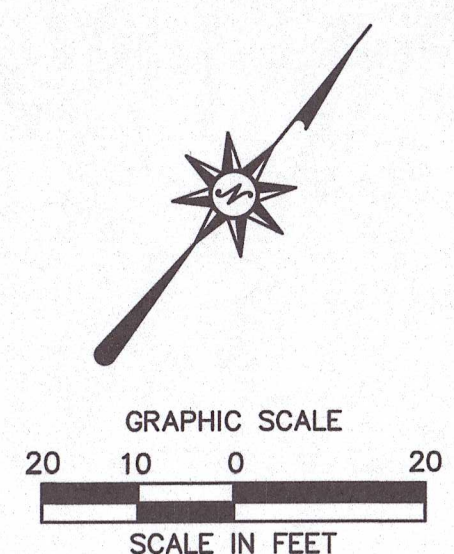
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LEGEND	
---	PROPERTY LINE
---	LIMITS OF DISTURBANCE
W	DOMESTIC/FIRE PROTECTION WATER LINE
S	SANITARY PIPE CENTER LINE
E	PRIMARY ELECTRIC LINE TO TRANSFORMER
G	GAS LINE
C	CABLE LINE
T	TELEPHONE LINE
F	FIRE ALARM CONDUIT
WV	WATER VALVE
GV	GAS VALVE
CO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



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

REVISIONS	
No.	Date
1	04/06/2020
2	05/07/2020
3	07/27/2020
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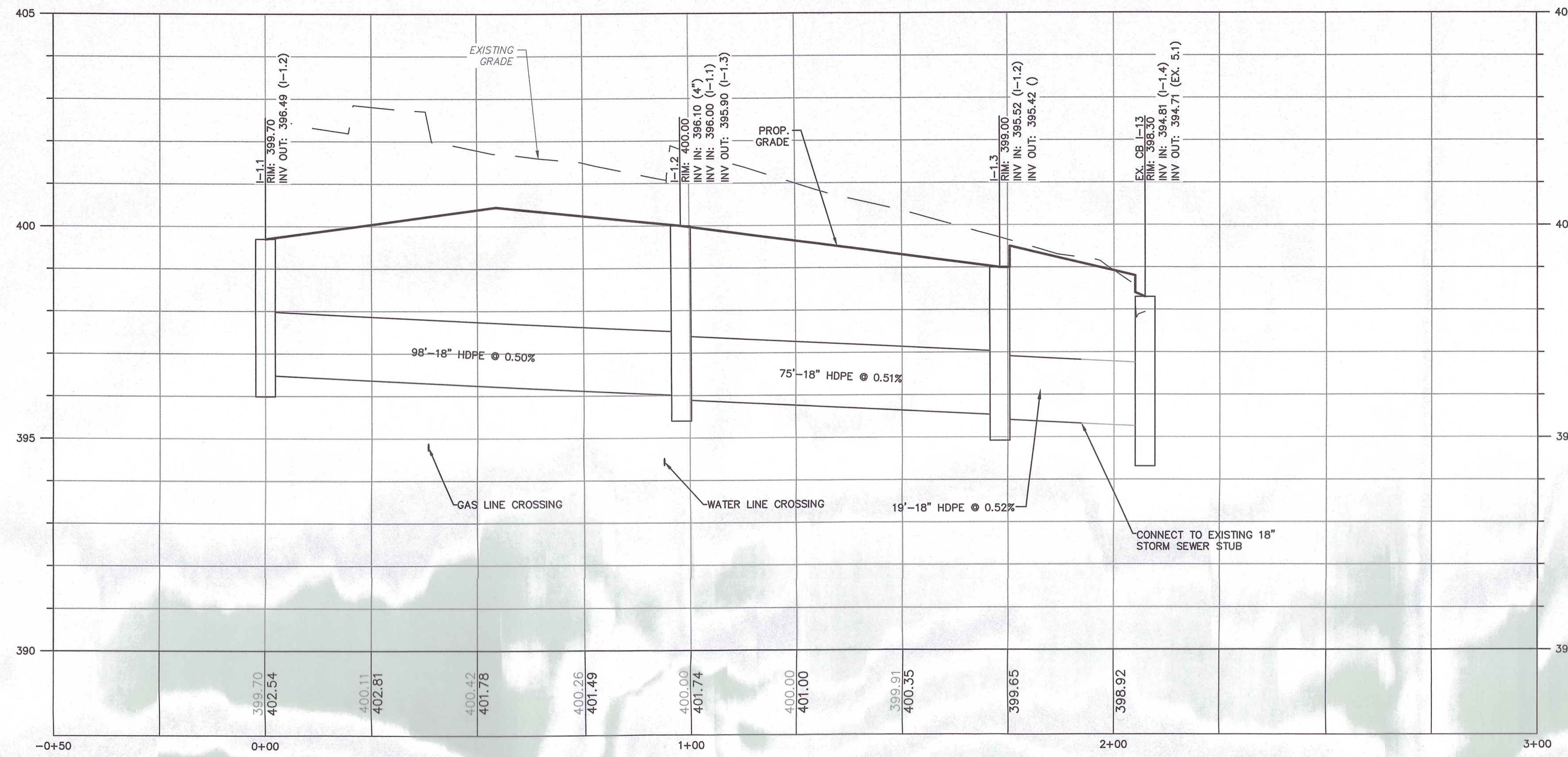
Designed A.J.D.  
Drawn C.J.S.  
Reviewed A.J.B.  
Scale 1" = 20'  
Project No. 1901504  
Date 02/18/2020  
CAD File: SU190150401

Title  
**SITE UTILITY PLAN**

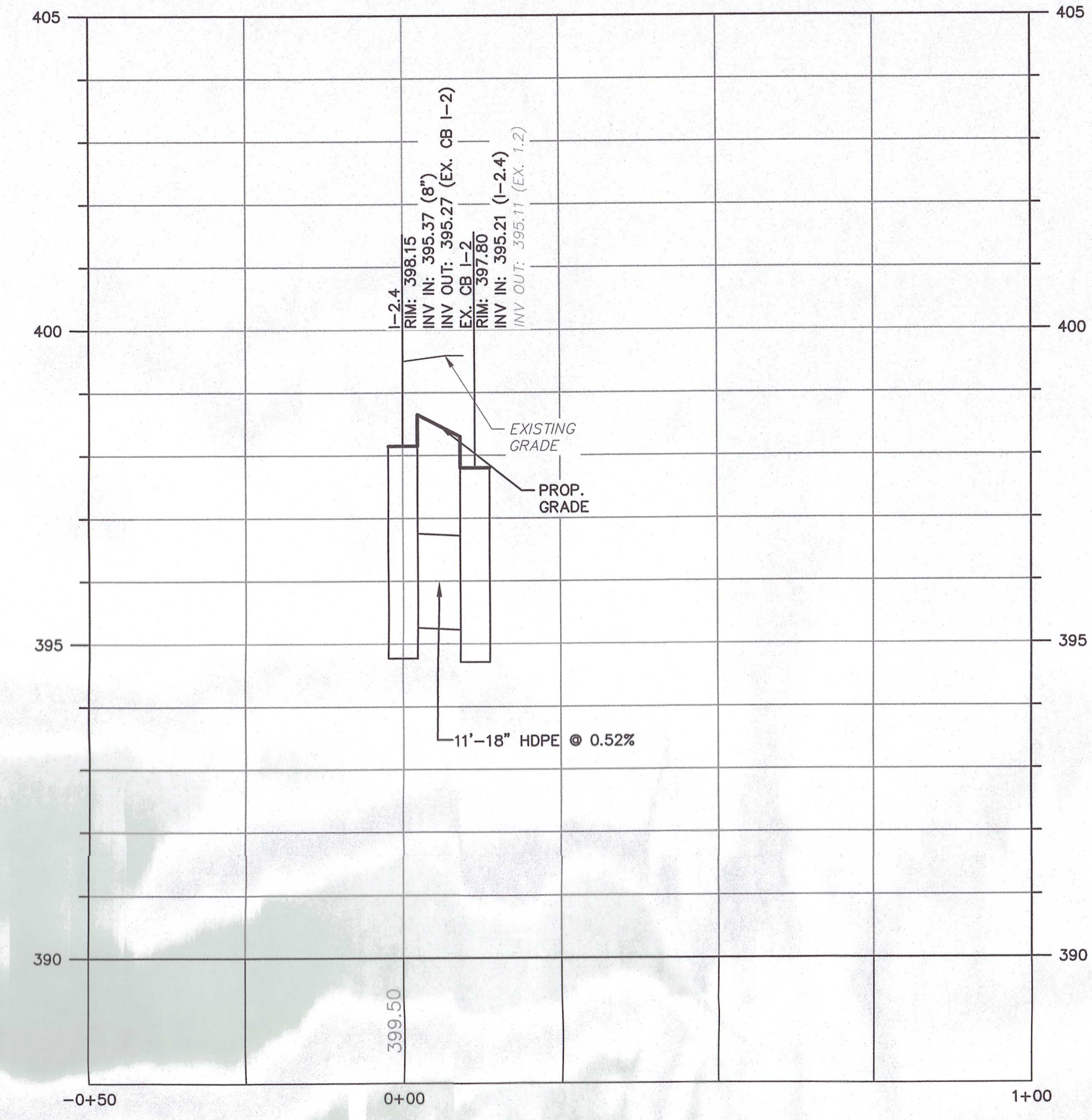
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**SU-1**  
No. 7 of 17



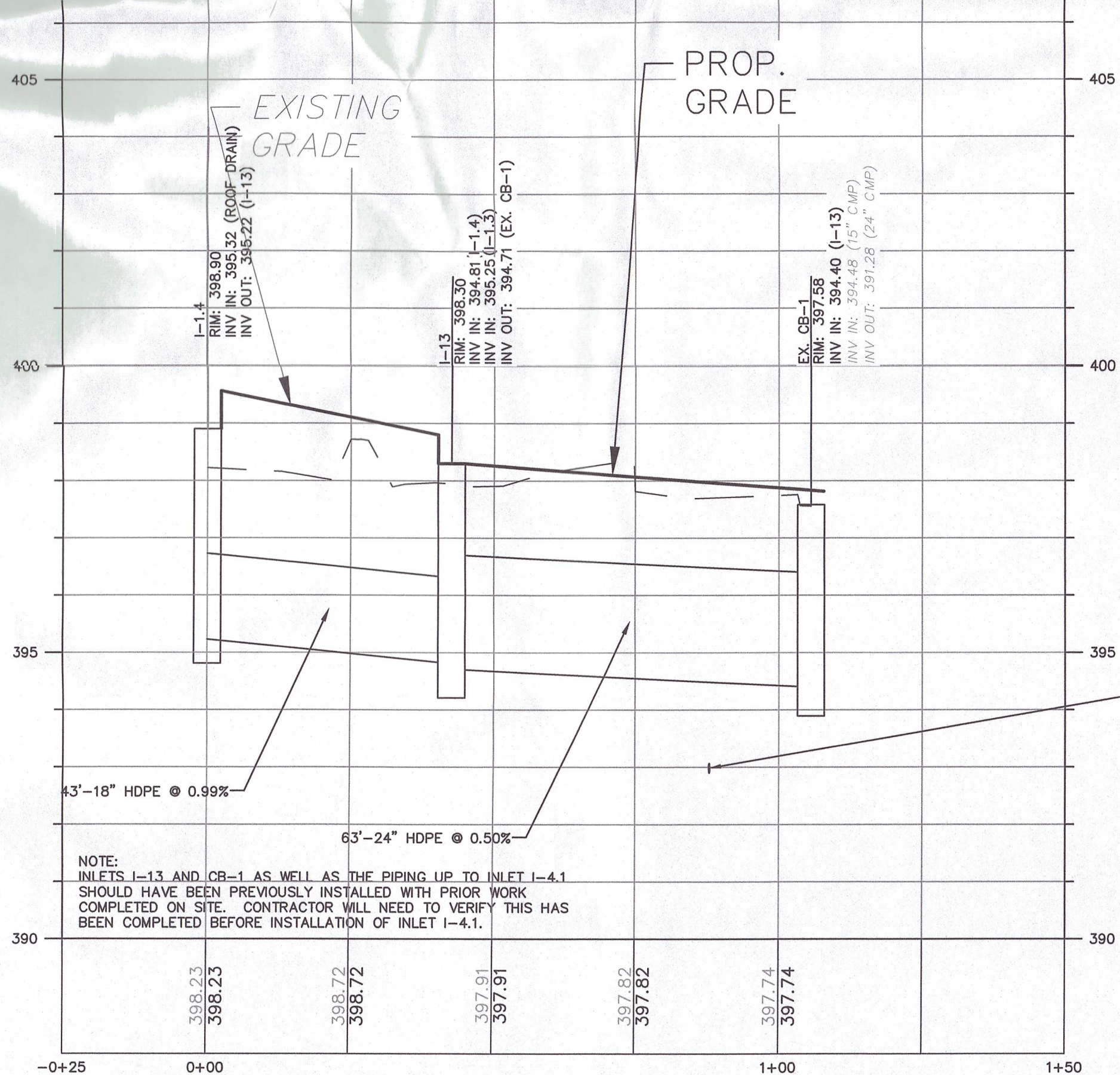
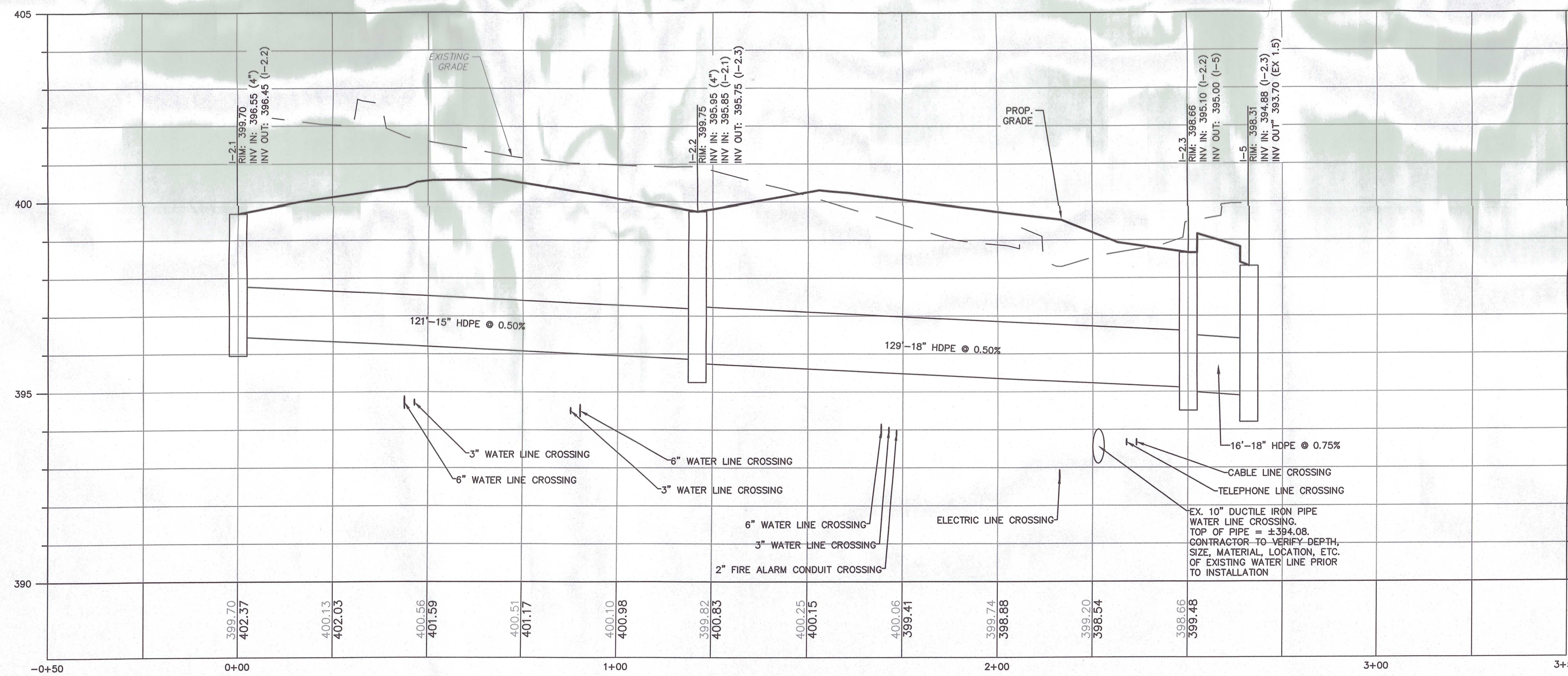
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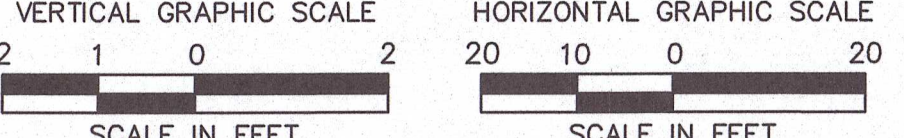
**STORM - I-2.4 TO EX CB. I-2**



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



NOTE:  
INLETS I-13 AND CB-1 AS WELL AS THE PIPING UP TO INLET I-4.1  
SHOULD HAVE BEEN PREVIOUSLY INSTALLED WITH PRIOR WORK  
COMPLETED ON SITE. CONTRACTOR WILL NEED TO VERIFY THIS HAS  
BEEN COMPLETED BEFORE INSTALLATION OF INLET I-4.1.



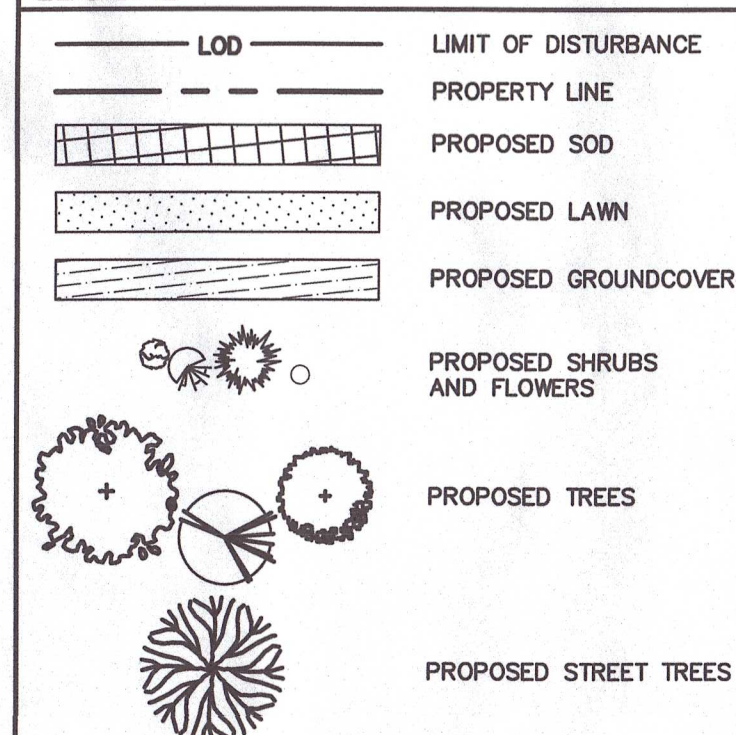




Know what's below.  
Call before you dig.

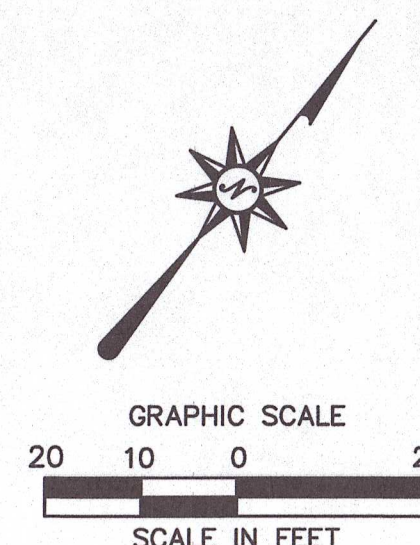
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#### LEGEND



#### LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	NOTES
<b>DECIDUOUS TREES</b>					
AR	5	Acer rubrum	Red Maple	1.5-2" cal	6' Br./Full heads
AA	6	Amelanchier arborecens	Serviceberry	1.5-2" cal	Multi-stem
GT	2	Gleditsia triacanthos Shademaster	Shademaster Honeylocust	1.5-2" cal	6' Br./Full heads
<b>STREET TREES</b>					
PA	6	Platanus x acerifolia "Bloodgood"	London Planetree	1.5-2" cal	6' Br./Full heads
PS	5	Prunus sargentii	Sargent Cherry	1.5-2" cal	6' Br./Full heads
<b>SHRUBS</b>					
PL	49	Prunus laurocerasus Otto Luyken	Otto Luyken Cherry Laurel	24-30"	Full, Matched Plants
SAW	10	Spiraea x "Anthony Waterer"	Anthony Waterer Spiraea	18-24"	Full
<b>GRASSES</b>					
PVHM	17	Panicum virgatum "Heavy Metal"	Heavy Metal Grass	-	-
<b>FLOWERS AND GROUNDCOVERS</b>					
LM	275	Litopoe muscari Big Blue	Big Blue Lilyturf	-	18" O.C., Staggered spacing
HR	25	Hemerocallis hybrida Happy Return	Happy Returns Daylily	-	-



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

3535 GETTYSBURG ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Revised	REVISED PER TOWNSHIP & COUNTY COMMENTS
04/04/2020	REVISED PER TOWNSHIP COMMENTS
05/07/2020	REVISED PER CLIENT REQUEST
07/27/2020	REVISED PER CLIENT REQUEST
08/18/2021	UPDATED UNIT NUMBER AND AREA

Designed A.J.D.  
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Scale 1" = 20'  
Project No. 1901504  
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CAD File: LL190150401

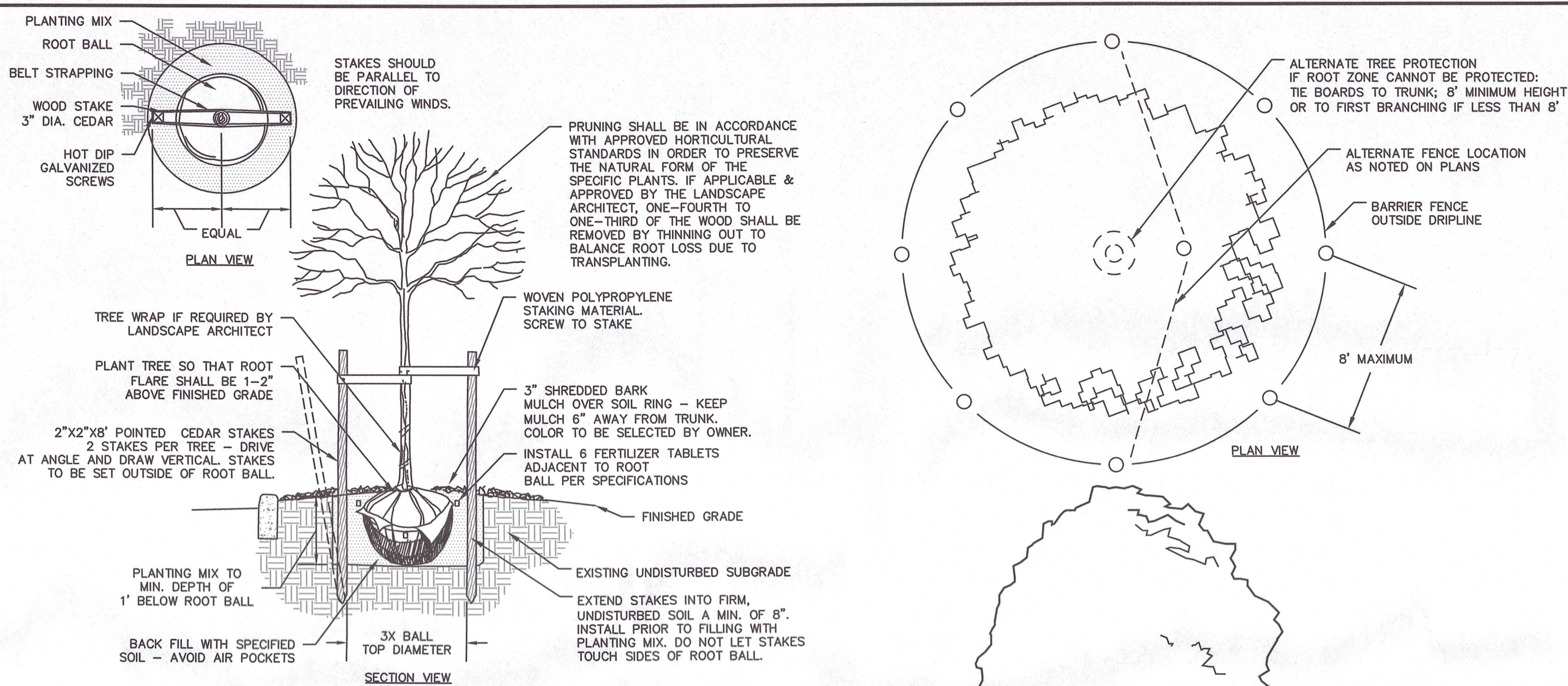
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**LANDSCAPING PLAN**

Sheet No.

LL-1  
No. 9 of 17

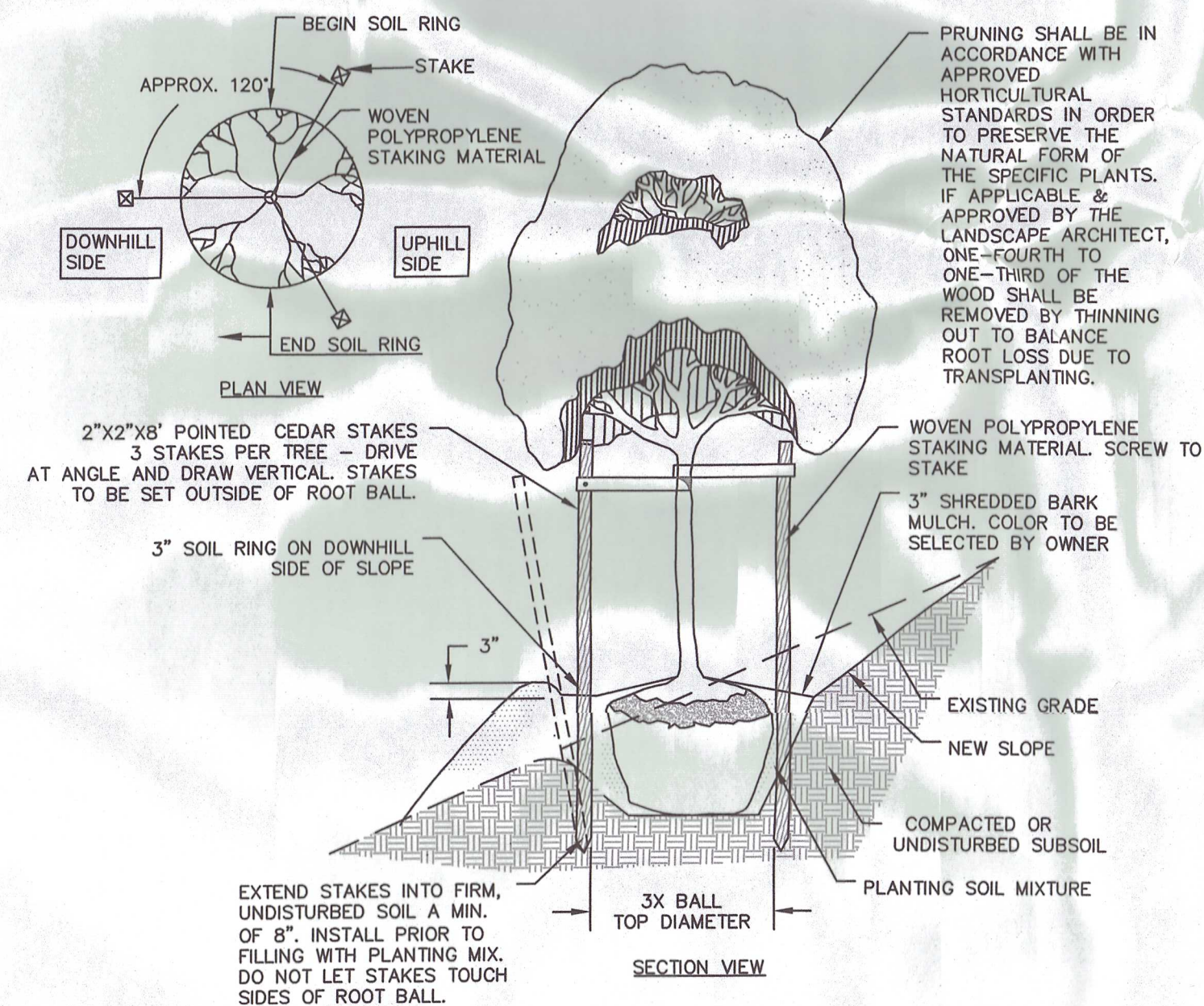


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## DECIDUOUS TREE PLANTING

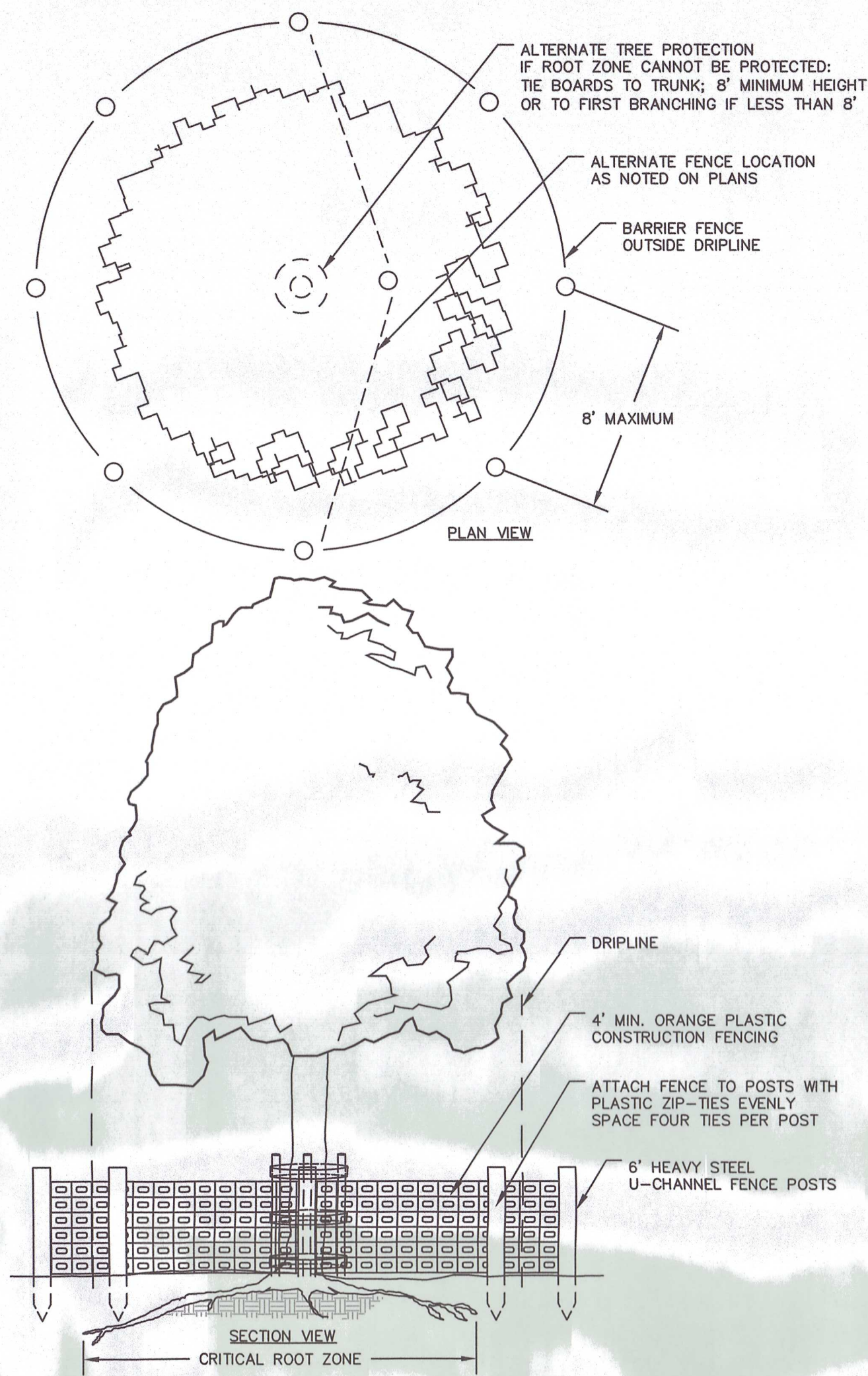
N.T.S.



- NOTES:
- THIS DETAIL SHALL APPLY TO TREE PLANTING ON 3H:1V SLOPES OR STEEPER UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE. DECIDUOUS TREES 2 1/2\" CAL. OR GREATER, ALL EVERGREEN TREES 6 FT. OR GREATER, AND MULTI-STEMMED TREES 6 FT. OR GREATER IN HEIGHT SHALL BE STAKED AS SHOWN.
  - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ABORTIVE (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.
  - 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.

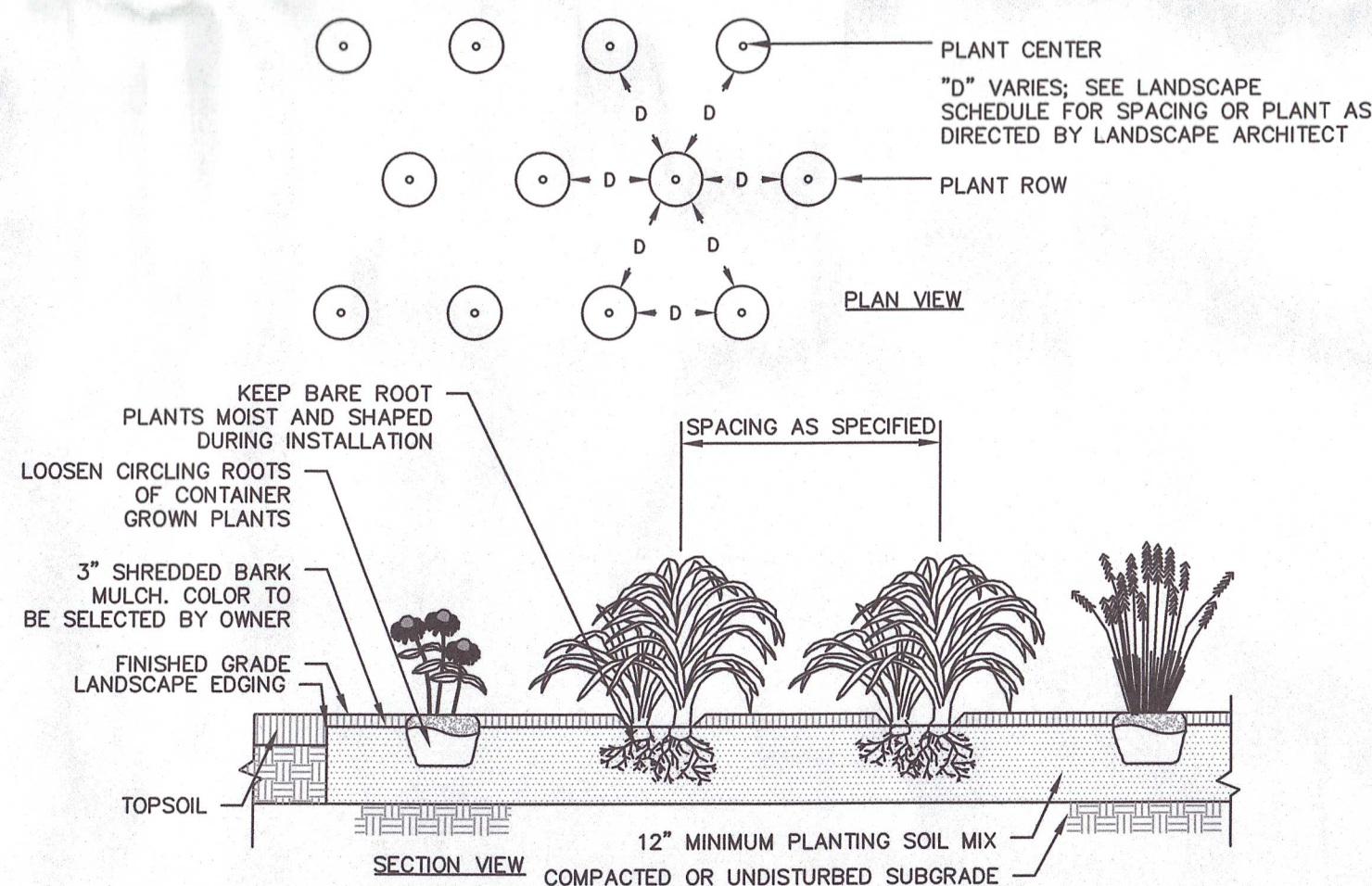
## TREE SLOPE PLANTING

N.T.S.



## TREE PROTECTION

N.T.S.



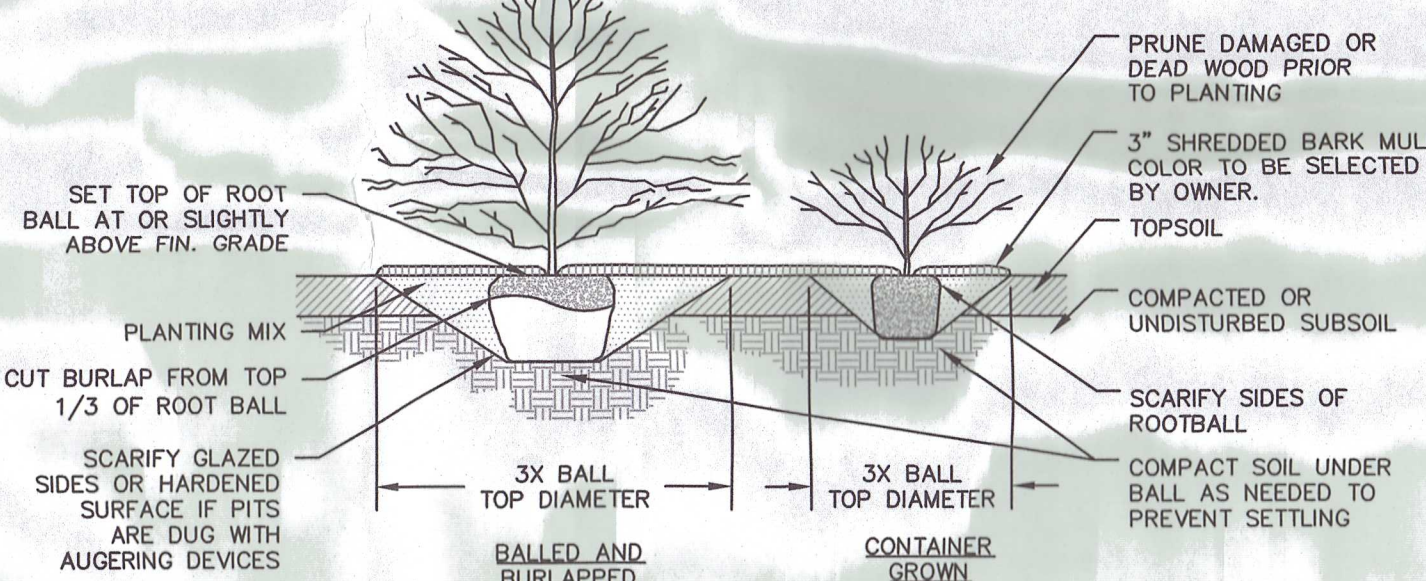
- NOTES:
- ROTOILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
  - DO NOT OVER COMPACT PLANTING BED.
  - PROVIDE DRAINAGE DEVICES AS REQUIRED WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.
  - THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS.

## ANNUAL/PERENNIAL AND GROUNDCOVER BEDS

N.T.S.

## LANDSCAPE NOTES

- 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.
  - THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, 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 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 RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, 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.
  - THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
  - THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.
  - ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3\". PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 3\". SHREDDED HARDWOOD BARK MULCH SHALL BE SPREAD OVER GEOTEXTILE FABRIC EQUAL TO MARAFI MODEL 140 NL FOR SHRUB MASSING AREAS, ANNUAL AND PERENNIAL FLOWER BEDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. GROUND COVER AREAS SHALL NOT HAVE FABRIC.
  - NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING 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.
  - 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 IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
  - LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2\" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 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.
  - PLANTING SOIL MIXTURE:  
2 PARTS PEAT MOSS  
5 PARTS TOPSOIL  
MYCORRIZA INOCULANT - \"TRANSPLANT 1-STEP\" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS. FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANALYSIS.
  - TREES AND SHRUBS:  
TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER OR LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL HAVE SINGLE STRAIGHT TRUNKS AND SHALL NOT BRANCH BELOW 7\" FEET HIGH IF THE TREE CALIPER IS 2 1/2\" INCHES OR GREATER.

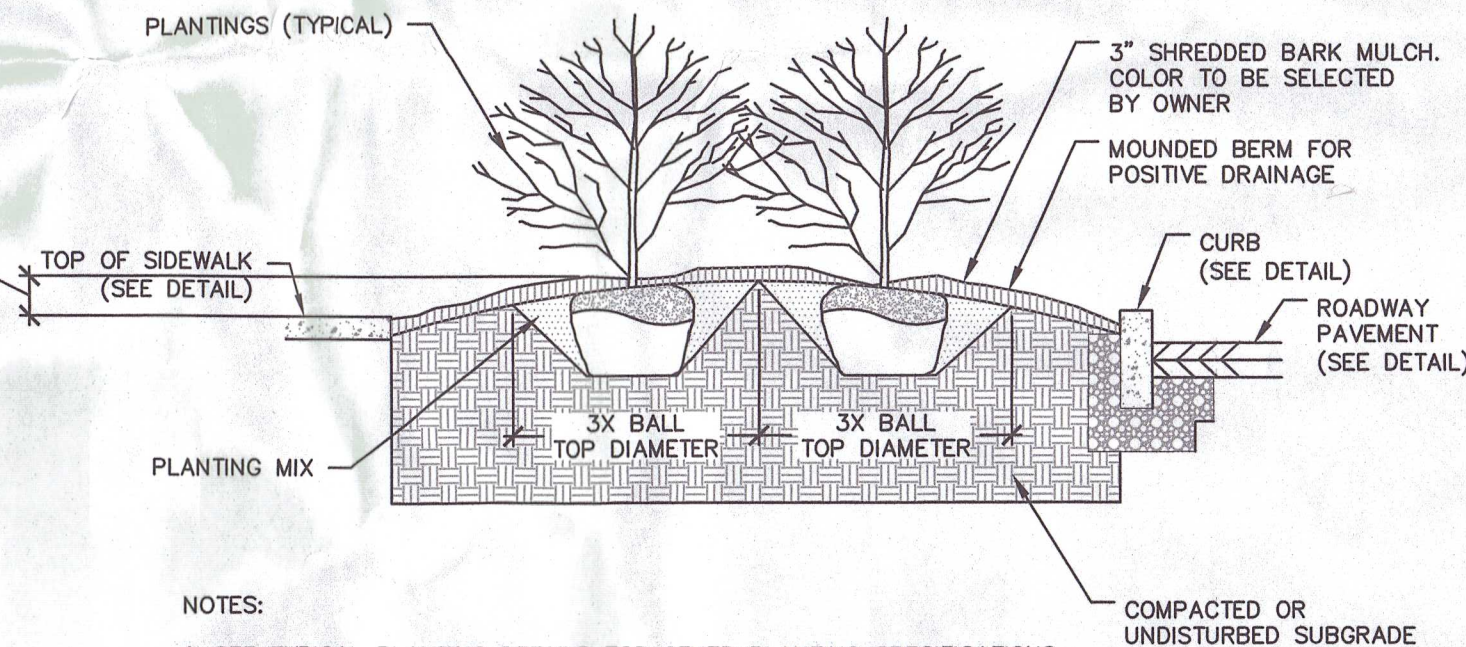


- NOTES:
- IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
  - BROKEN ROOT BALLS WILL BE REJECTED.
  - THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS.

## SHRUB PLANTING

N.T.S.

- PERENNIALS AND GROUNDCOVERS:  
ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE IS REQUIRED FOR ALL PLANT MATERIALS.
- SEEDING MIXTURES: GRASS SEEDING MIXTURES FOR PERMANENT SOIL STABILIZATION SHALL CONFORM TO THE PENNSYLVANIA SEED ACT OF 1965, AS AMENDED.  
  
LAWN SEEDING MIXTURE:  
50% KENTUCKY BLUEGRASS (POA PRATENSIS)  
30% PENNLAWN RED FESCUE (FESTUCA RUBRA)  
10% PERENNIAL RYEGRASS (LOLIUM PERENNE)  
10% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)  
% PURE LIVE SEED: VARIES WITH SEEDING MIXTURE - MINIMUM 95%  
APPLICATION RATE: 4LBS/MSF  
FERTILIZER TYPE: 10-20-20  
FERTILIZER APPLICATION RATE: 1000LBS/ACRE  
LIMING RATE: 6000 LBS/ACRE  
MULCH TYPE: WOOD CELLULOSE FIBERS  
MULCH RATE: 1200 LBS/ACRE  
ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER  
ANCHORING METHOD: SLURRY, MIX AND SPRAY  
ANCHORING RATE OF APPLICATION: 3 LBS/ACRE  
SEEDING DATES: MARCH 15-MAY 30 AND AUGUST 15-OCTOBER 15
- ALL SLOPES 3:1 OR GREATER RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4\". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREE LINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEED WITH THE LAWN SEEDING MIXTURE.
- ALL SHRUBBERY AND PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE.
- REQUIREMENTS FOR THE MEASUREMENT, BRANCHING, GRADING, QUALITY, AND BURLAPPING OF ALL SHRUBBERY SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD NURSERY STOCK, ANSI Z60, 1-1973, AS AMENDED.



- NOTES:
- SEE TYPICAL PLANTING DETAILS FOR OTHER PLANTING SPECIFICATIONS
  - THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS

## SECTION OF PLANTED ISLAND

N.T.S.

### LANDSCAPE REQUIREMENTS - SALDO

ITEM:	SECTION:		REQUIRED	PROPOSED	WAIVER
1	192-58.C(5)(a)	Along street and access drives where street trees are required, an average of one street tree shall be required for every 50 feet of distance along the street right-of-way line on each affected side of the street. Where a right-of-way does not exist, an average of one street tree shall be required for every 50 feet of length of carway on each side of the carway.	555 Linear feet of carway / 50 = 11 street trees	11 Street trees provided  Existing street trees to remain along Galtysburg Road and Northeast access drive	NO

### LANDSCAPE REQUIREMENTS - ZONING

ITEM:	SECTION:		REQUIRED	PROPOSED	VARIANCE
1	220-200.A	Front yard landscaping. In the front yard of any nonresidential or multifamily development, at least 5% of that area shall be landscaped, unless otherwise provided for within the specific zoning district. For purposes of this subsection, the "front yard area" is defined as that area between the front facade of the structure and the edge of the public right-of-way. The composition of the landscaping material and its placement on the lot shall be at the discretion of the developer/applicant. At a minimum, these landscaped areas shall contain evergreen and/or deciduous trees at least 1 1/2 inches in caliper, evergreen and/or deciduous shrubs one foot to three feet in height and continuous ground cover.	14,891 SF of front yard x 5% = 745 SF	7,822 SF of front yard landscaping provided	NO
2	220-200.B	Amount required. At least 5% of the interior parking area shall be landscaped with plantings, including one tree per every 10 parking spaces. Planting required within the parking lot is exclusive of other planting and screening requirements.	54,249 SF of interior parking area x 5% = 2,712 SF  132 parking spaces / 10 = 13 trees	4,320 SF of parking lot landscaping provided  13 trees provided	NO



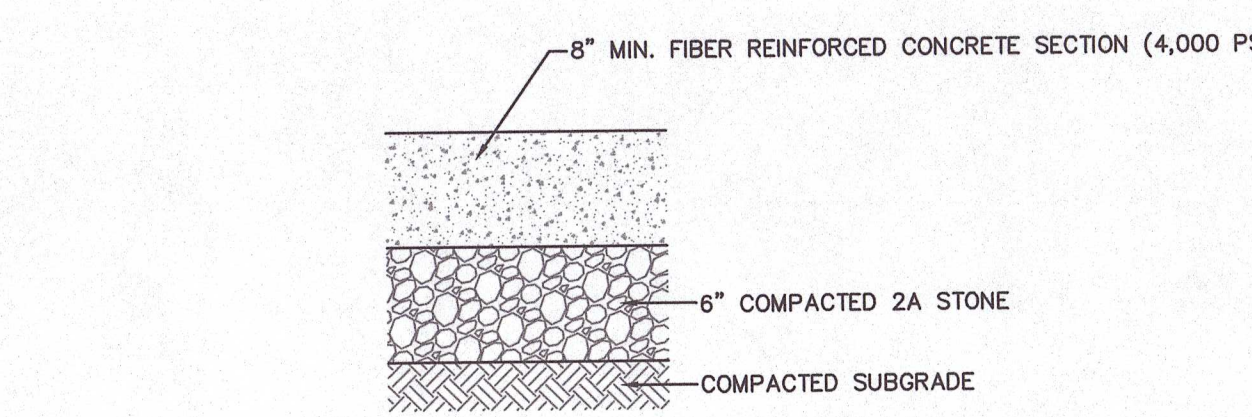
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183380628



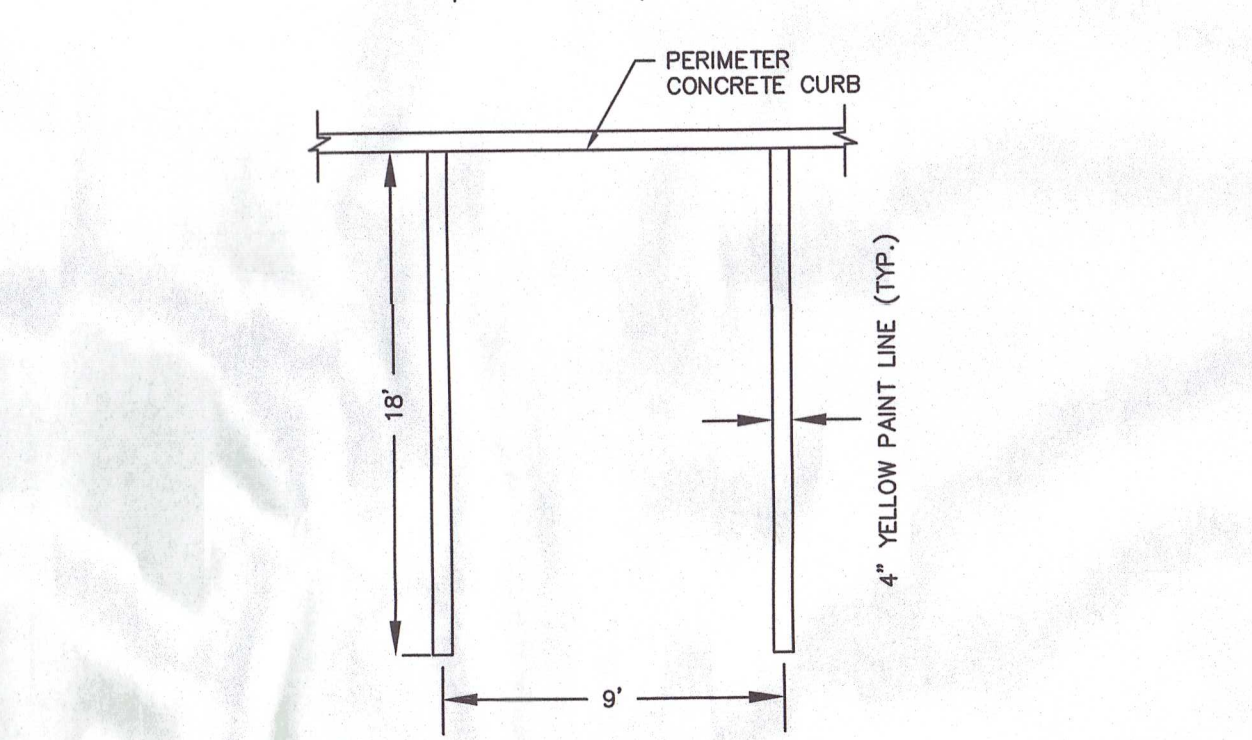
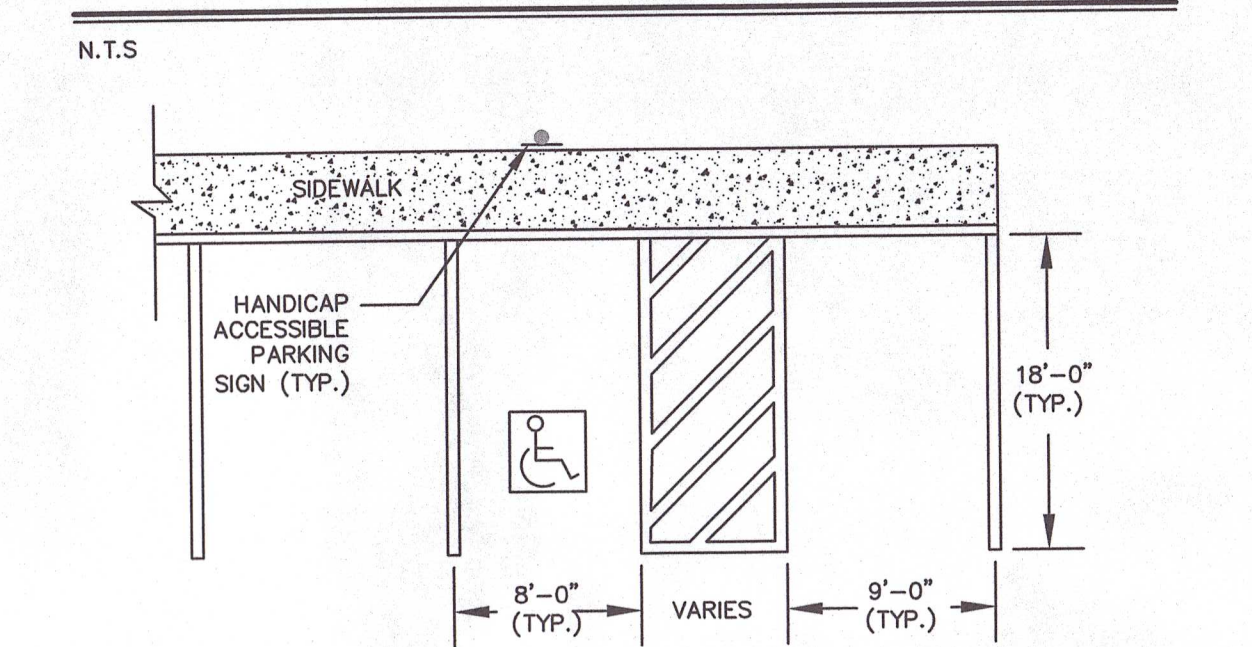
REV.	DATE	DESCRIPTION
1	04/04/2020	REVISED PER TOWNSHIP & COUNTY COMMENTS
2	05/07/2020	REVISED PER CLIENT REQUEST
3	08/19/2021	REVISED PER CLIENT REQUEST
4	08/19/2021	UPDATED UNIT NUMBER AND AREA

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

CAD File: DN190150401  
Title: **DETAIL SHEET**



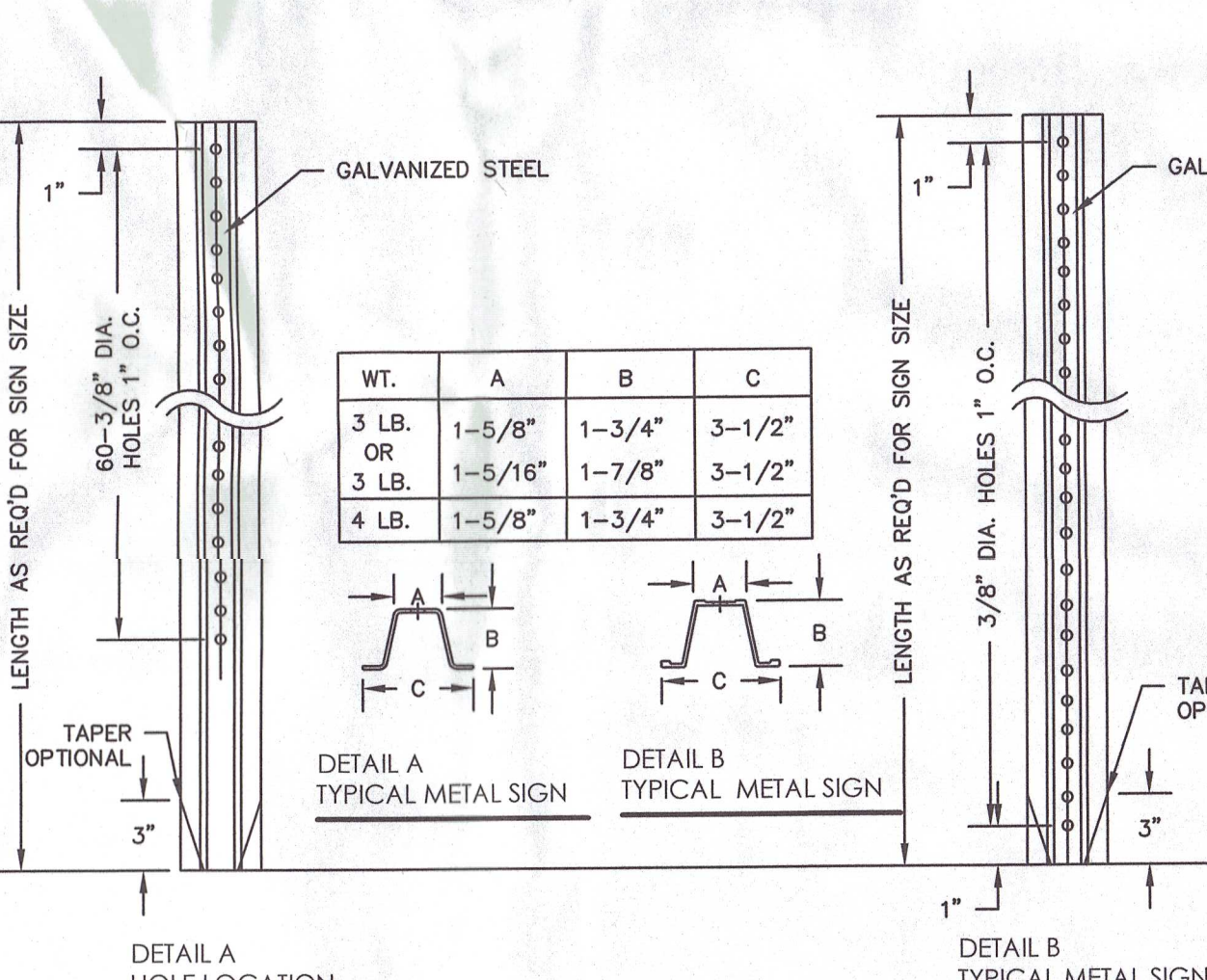
**CEMENT CONCRETE PAVEMENT SECTION**  
N.T.S.



**PARKING STALL DETAIL**  
N.T.S.

NOTES:  
1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.  
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

**6\"/>**



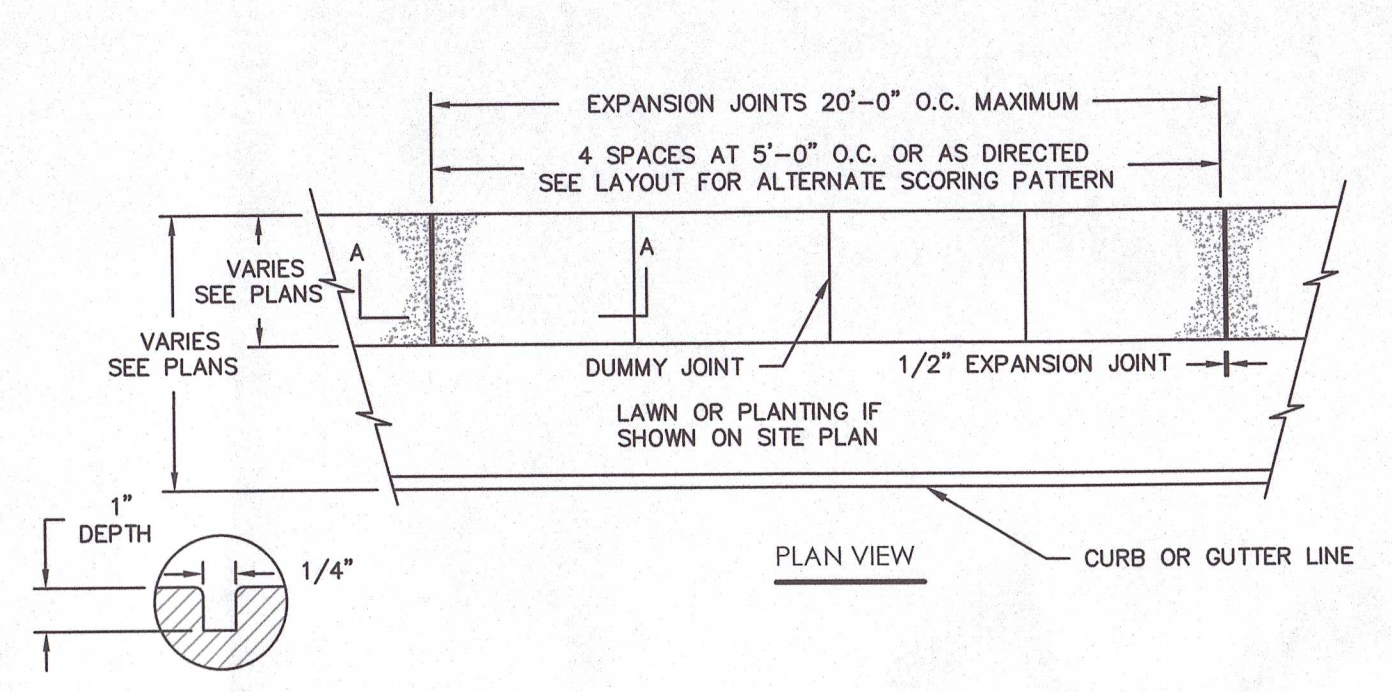
**TYPICAL METAL SIGN POST**  
N.T.S.

NOTES:  
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A-499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "30 LBS OR GREATER PER LINEAR FOOT.  
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.  
3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.  
4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

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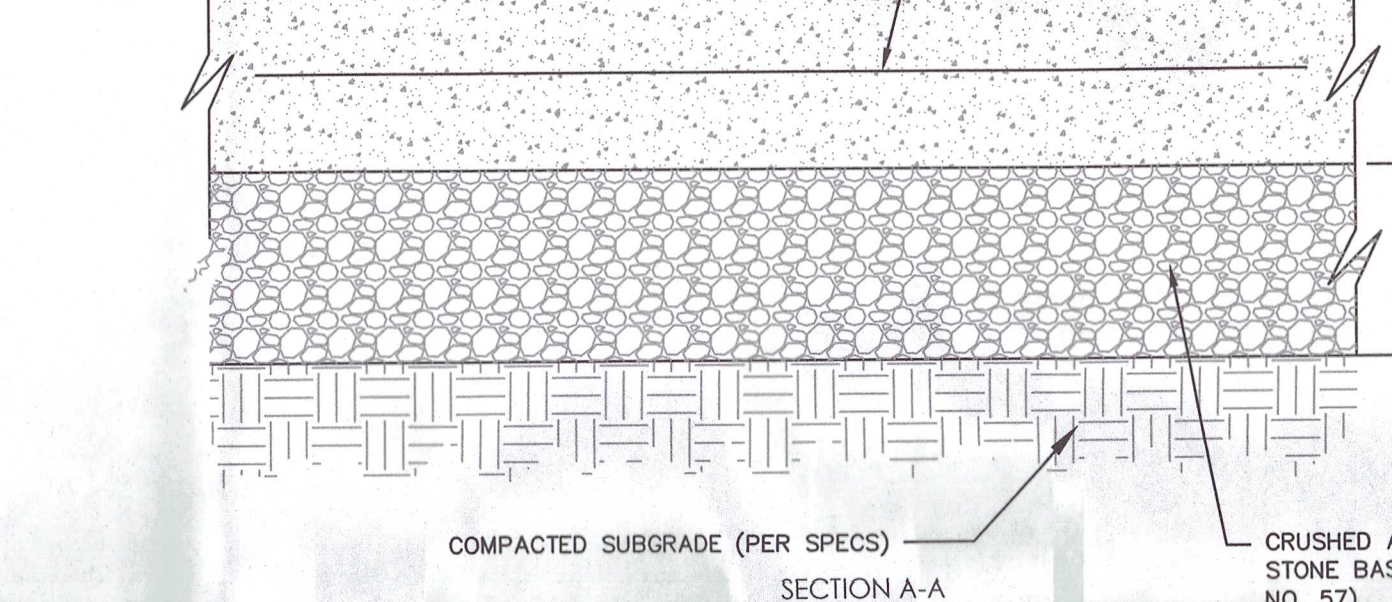
NOTES:  
1. 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5'-0" INTERVALS.  
2. CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT  
3. SIDEWALK TO BE BROOM FINISHED  
4. COLOR TO BE SELECTED BY OWNER

**6\"/>**



**WHEEL STOP DETAIL**  
N.T.S.

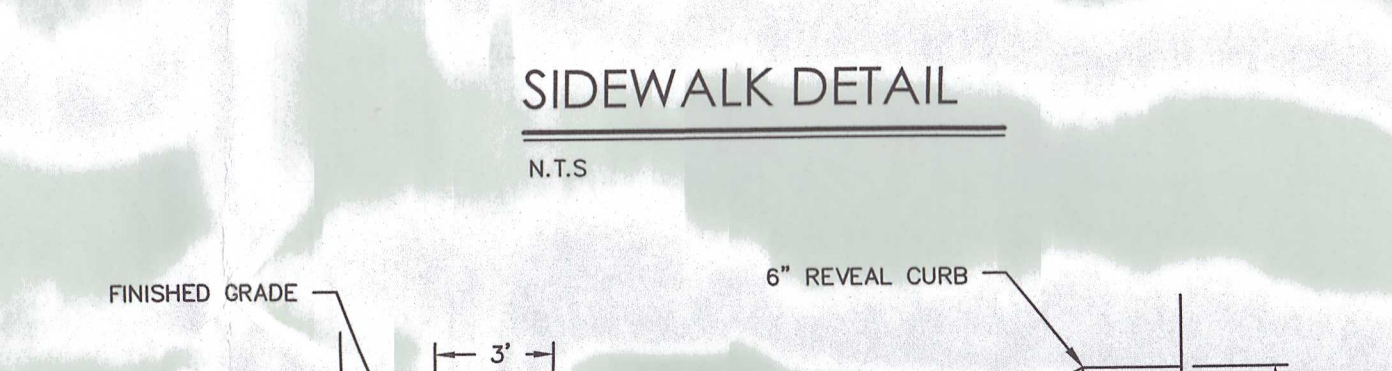
NOTES:  
SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR WHEEL STOP LOCATIONS. PAINT WHEEL STOPS OSHA YELLOW.



**PAINT STRIPING DETAIL**  
N.T.S.

NOTES:  
1. WHITE ARROWS TO BE CENTERED IN TRAVEL LANE

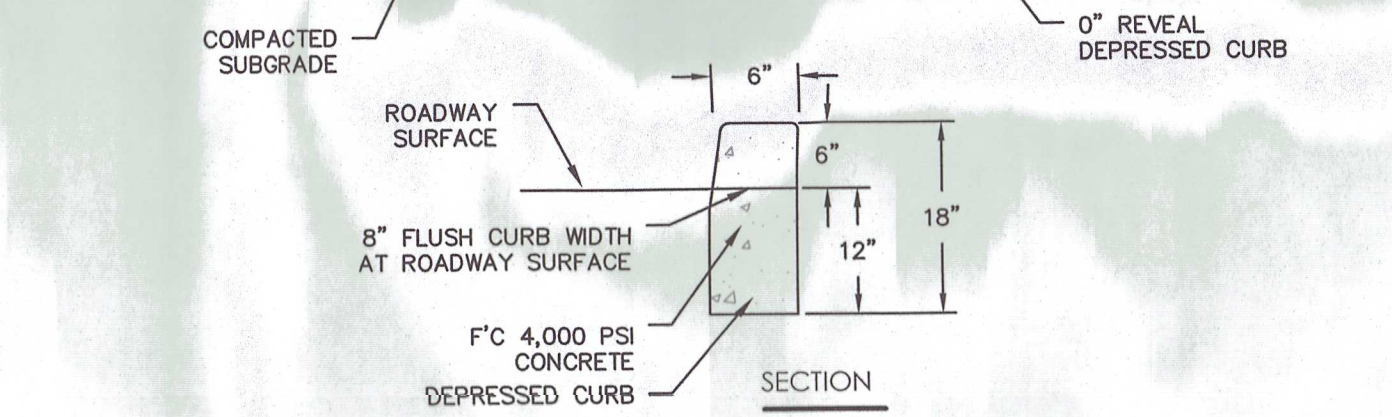
**PAINTED TRAFFIC ARROW DETAIL**  
N.T.S.



**STOP BAR DETAIL**  
N.T.S.

NOTES:  
1. 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5'-0" INTERVALS.  
2. CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT  
3. SIDEWALK TO BE BROOM FINISHED  
4. COLOR TO BE SELECTED BY OWNER

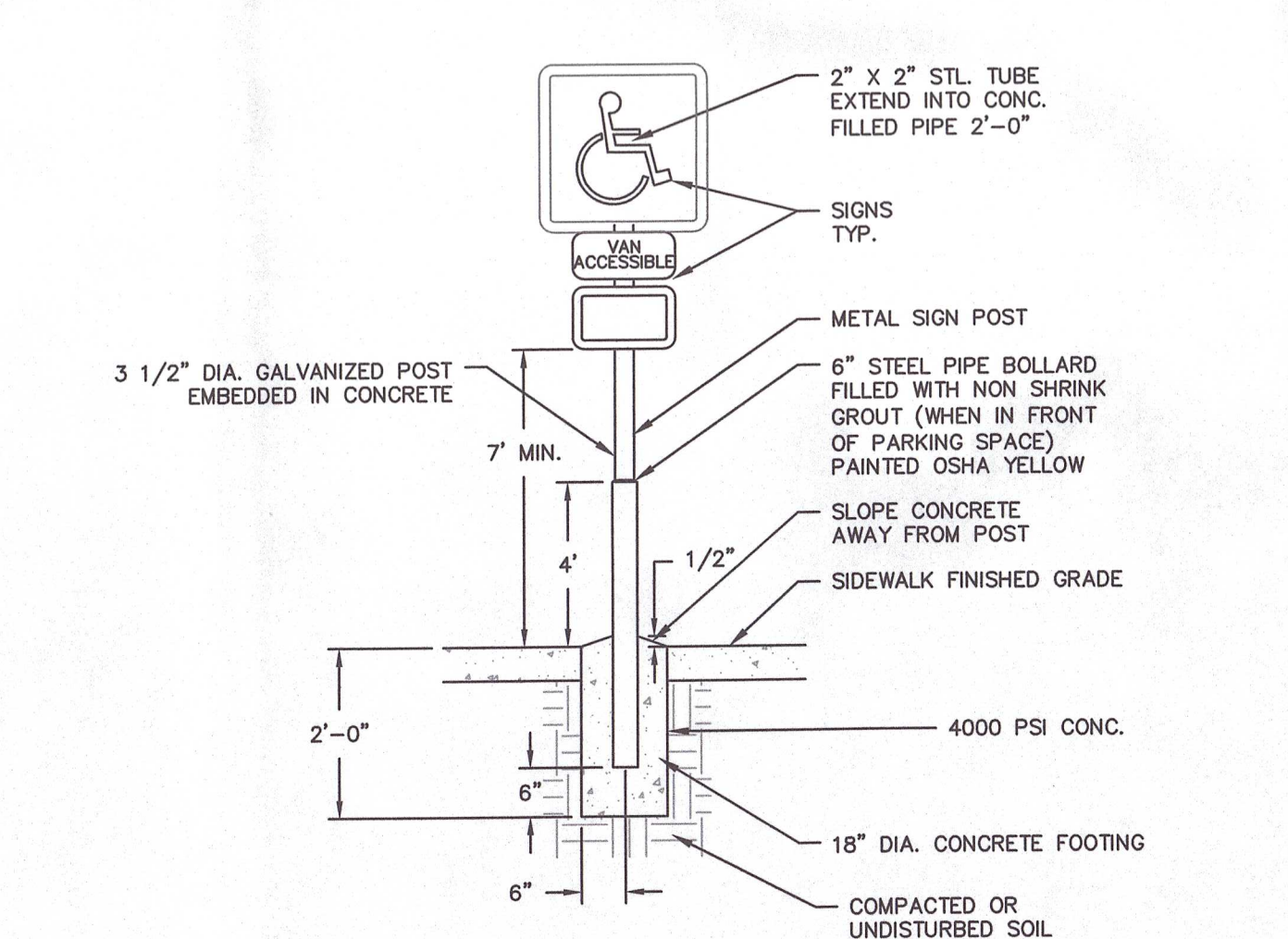
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**ADA ACCESSIBLE SYMBOL**  
N.T.S.

NOTES:  
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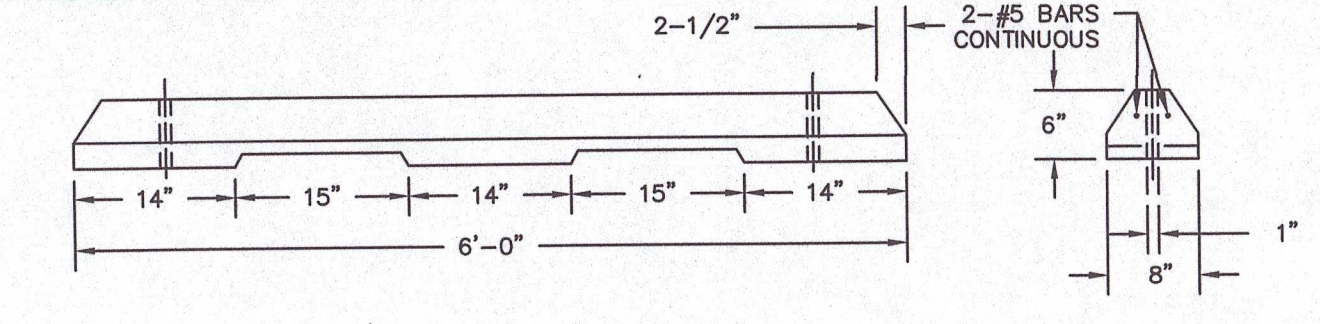
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**6\"/>**

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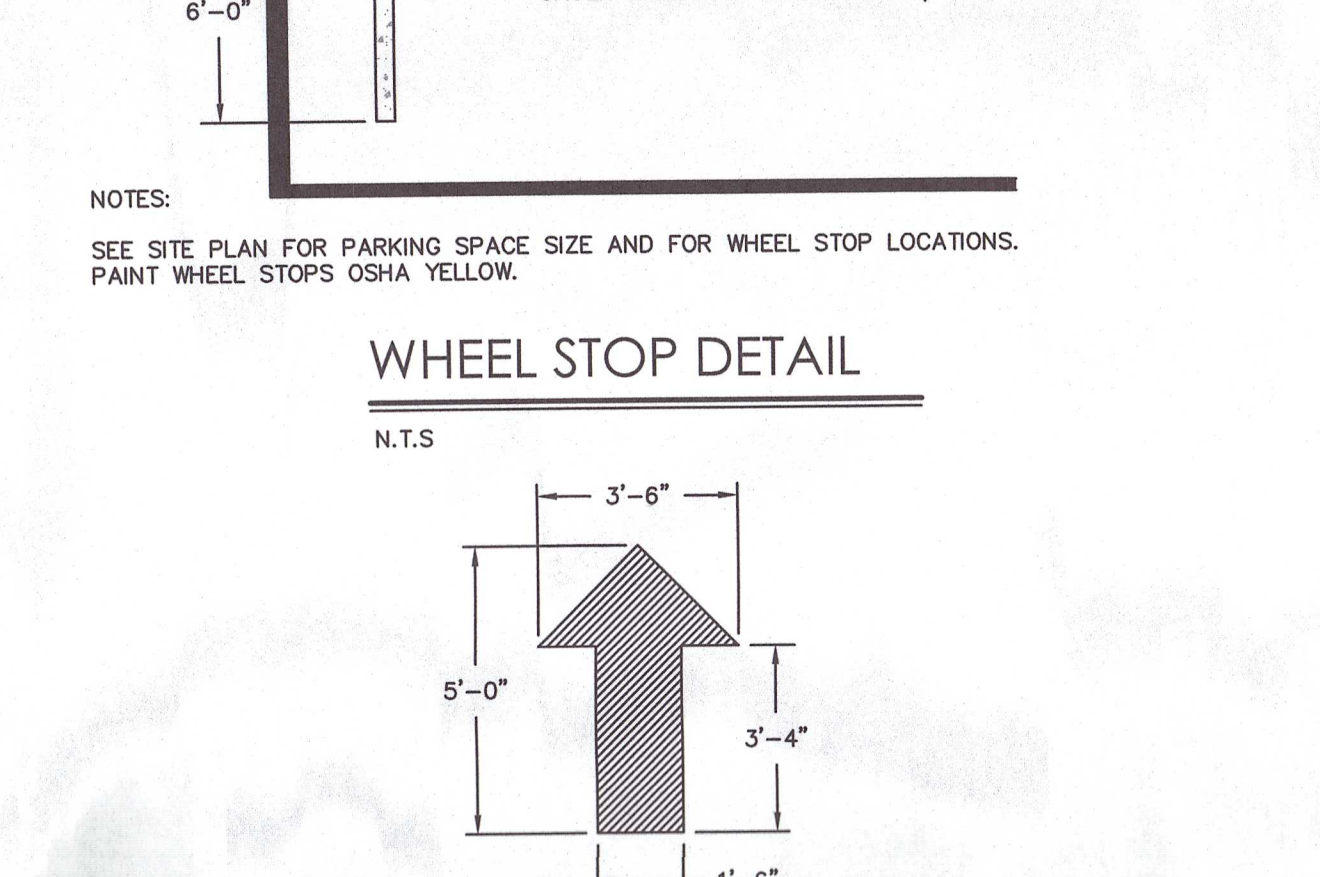
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**STANDARD DUTY BITUMINOUS PAVING DETAIL ON-SITE**  
N.T.S.

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

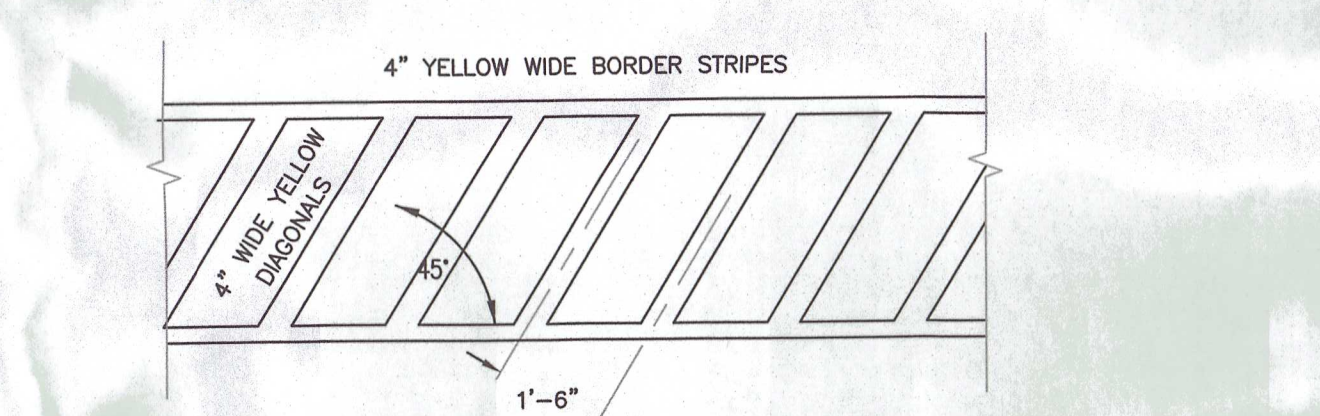
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**TYPICAL ADA ACCESIBLE PARKING SIGN**  
N.T.S.

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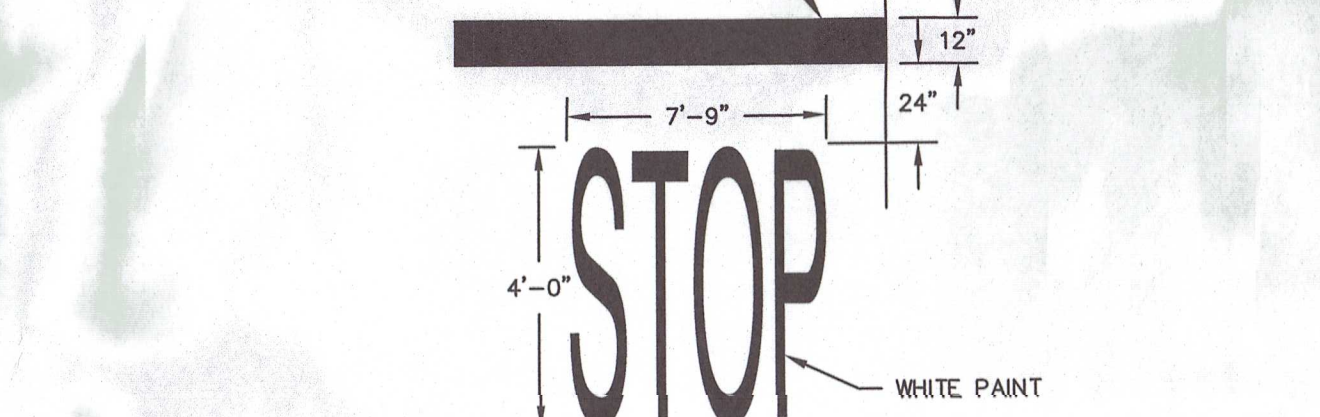
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**TYPE 1 ADA COMPLIANT CURB RAMP**  
N.T.S.

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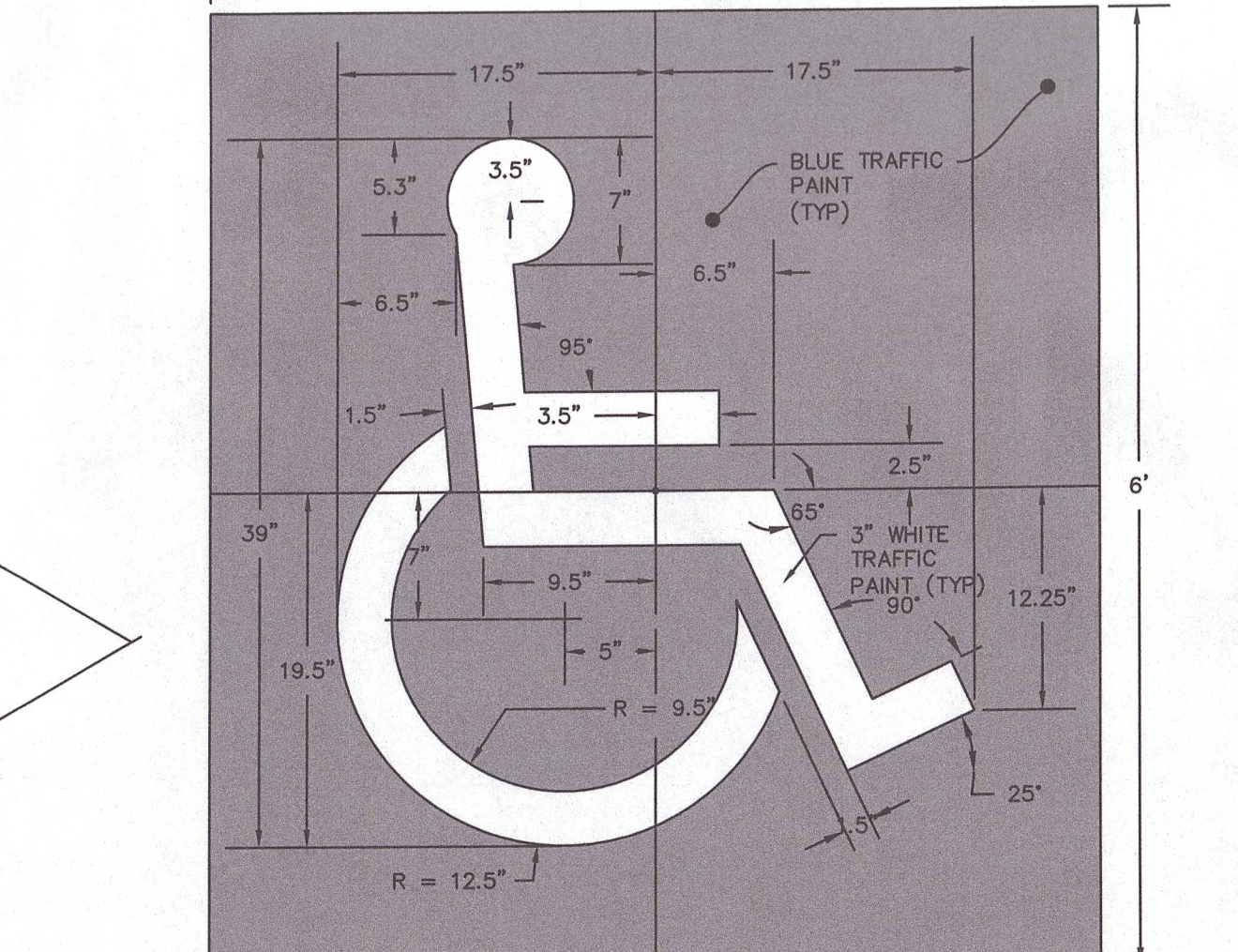
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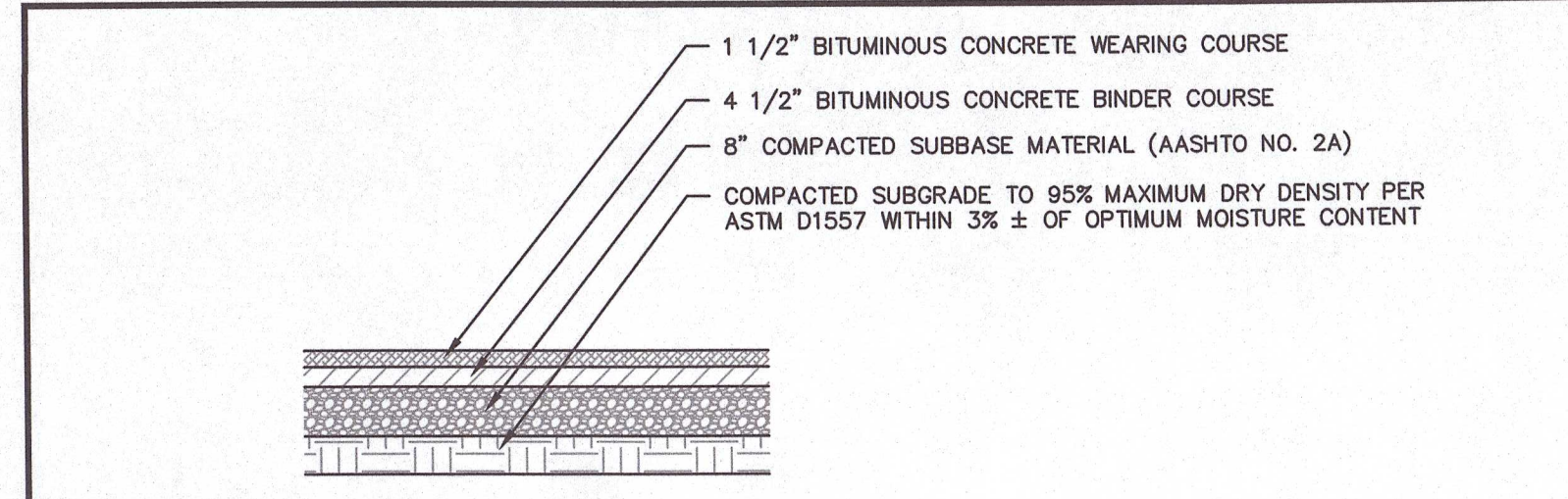
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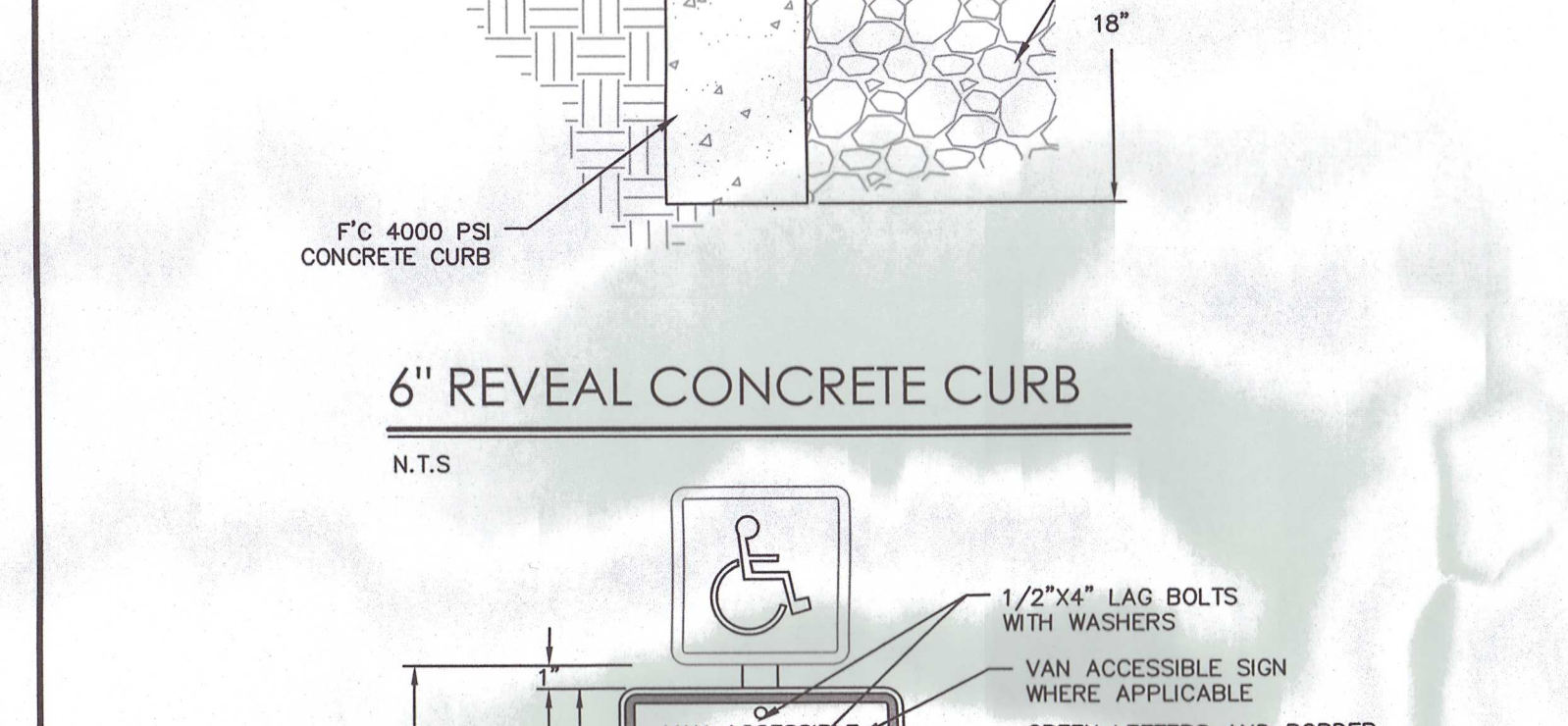
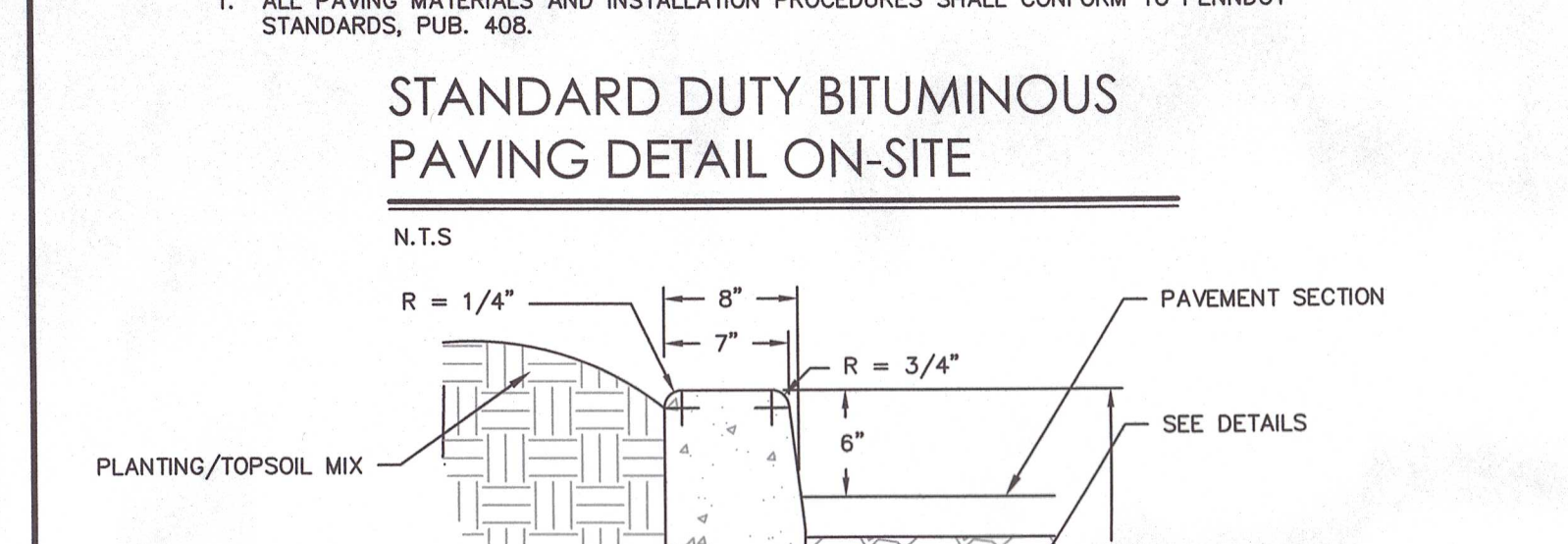
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**6\"/>**



**CEMENT CONCRETE PAVEMENT SECTION**  
N.T.S.



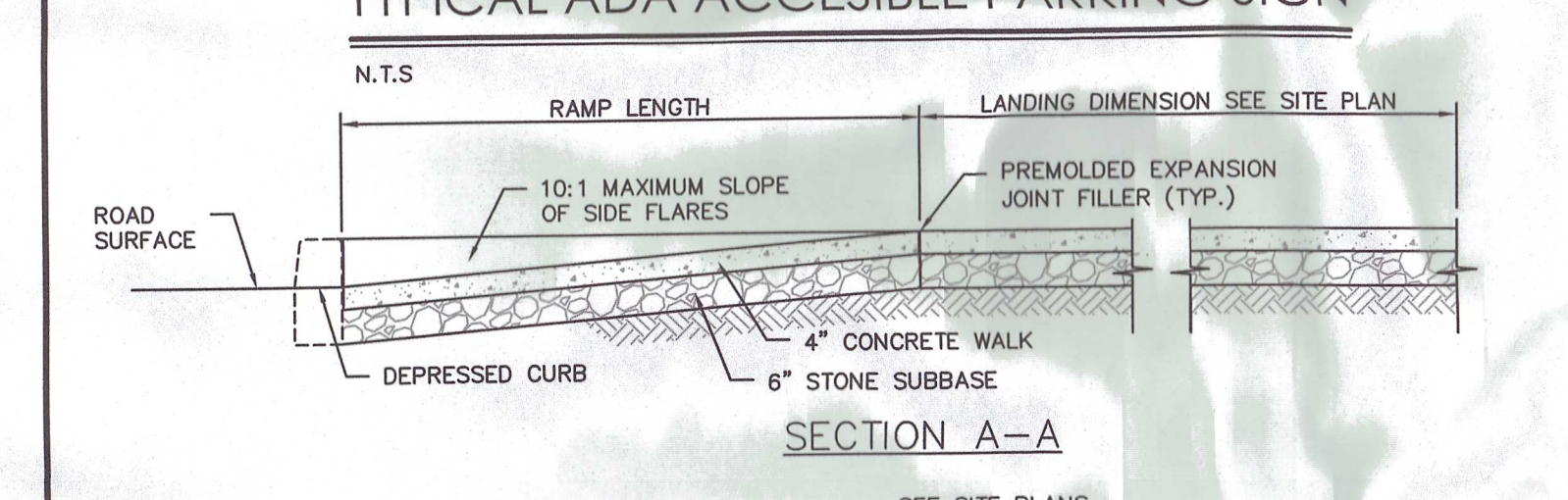
**PARKING STALL DETAIL**  
N.T.S.

NOTES:  
1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.  
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

**6\"/>**

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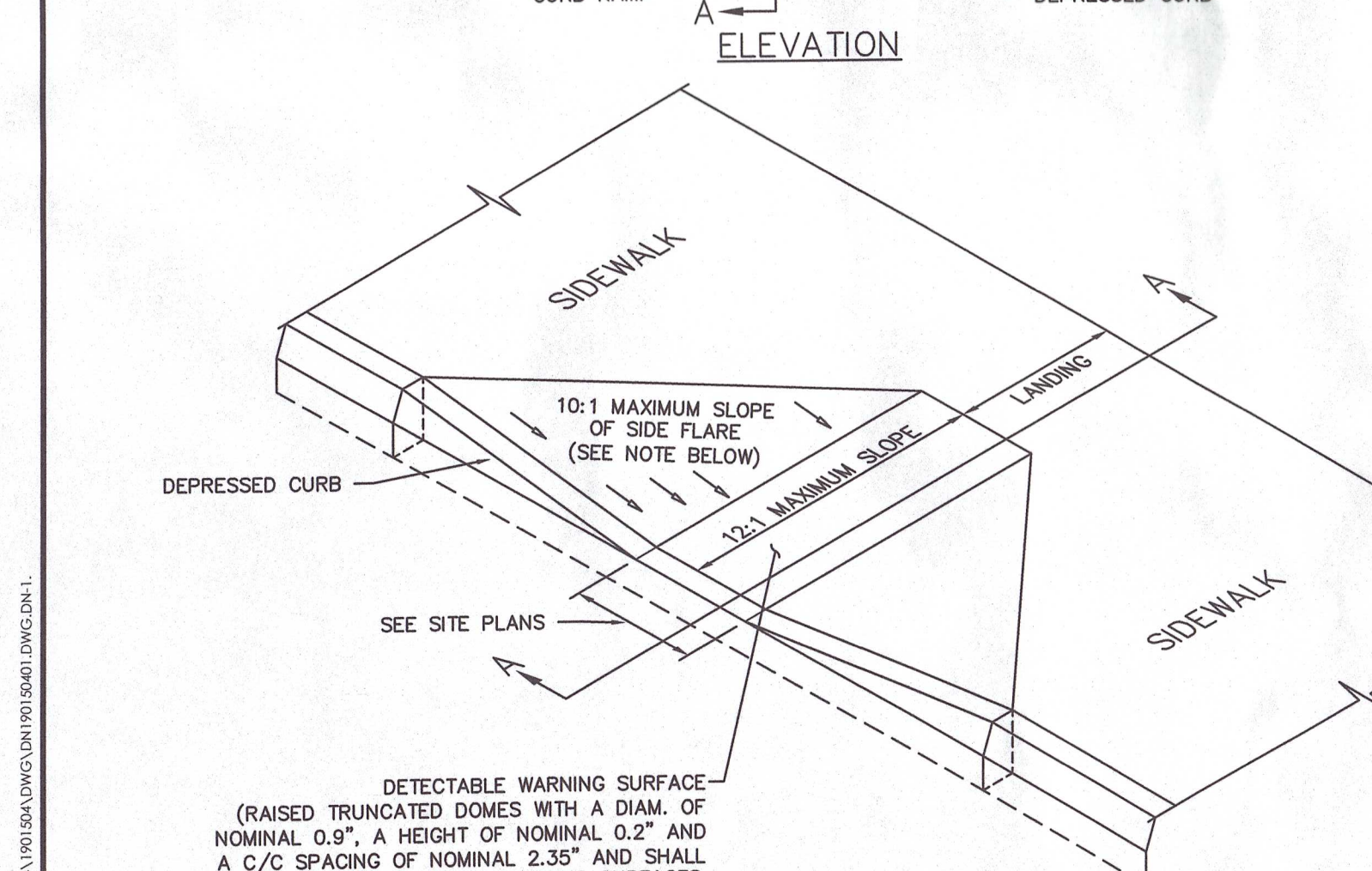
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**ADA ACCESSIBLE SYMBOL**  
N.T.S.

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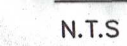
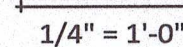
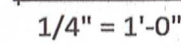
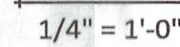
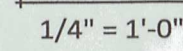


**6\"/>**

NOTES:  
1. 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5'-0" INTERVALS.  
2. CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT  
3. SIDEWALK TO BE BROOM FINISHED  
4. COLOR TO BE SELECTED BY OWNER

**6\"/>**




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



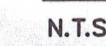


N.T.S



- DRAWINGS PRIOR TO CONSTRUCTION.

N.T.S

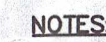


EAST JORDAN  
N WORKS, INC.  
P.O. BOX 439  
JORDAN, MI. 49727  
1-800-874-4100  
AX 231-536-4458

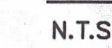
NOTES:

1. SADDLE REQUIRED FOR MAINS LESS THAN 4".

N.T.S



- N.T.S.



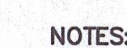
**EAST JORDAN -  
IRON WORKS, INC.**  
P.O. BOX 439  
EAST JORDAN, MI. 49727  
1-800-874-4100  
FAX 231-536-4458

PRECAST CONCRETE 2000 GALLON GREASE INTERCEPTOR  
SCALE: NO SCALE

SCALE: NO SCALE

- NOTE:**

- N.T.S

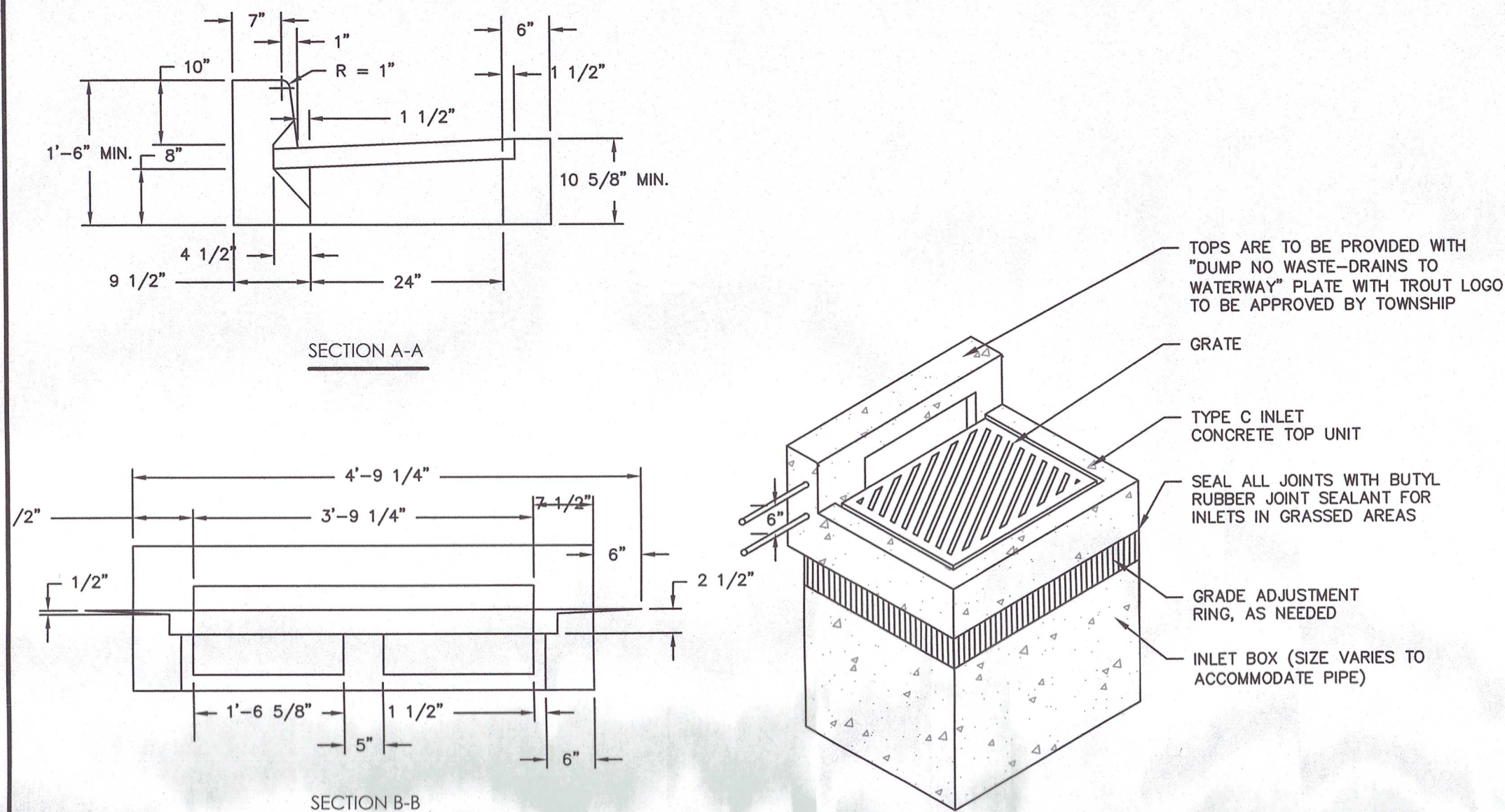


- N.T.S



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

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



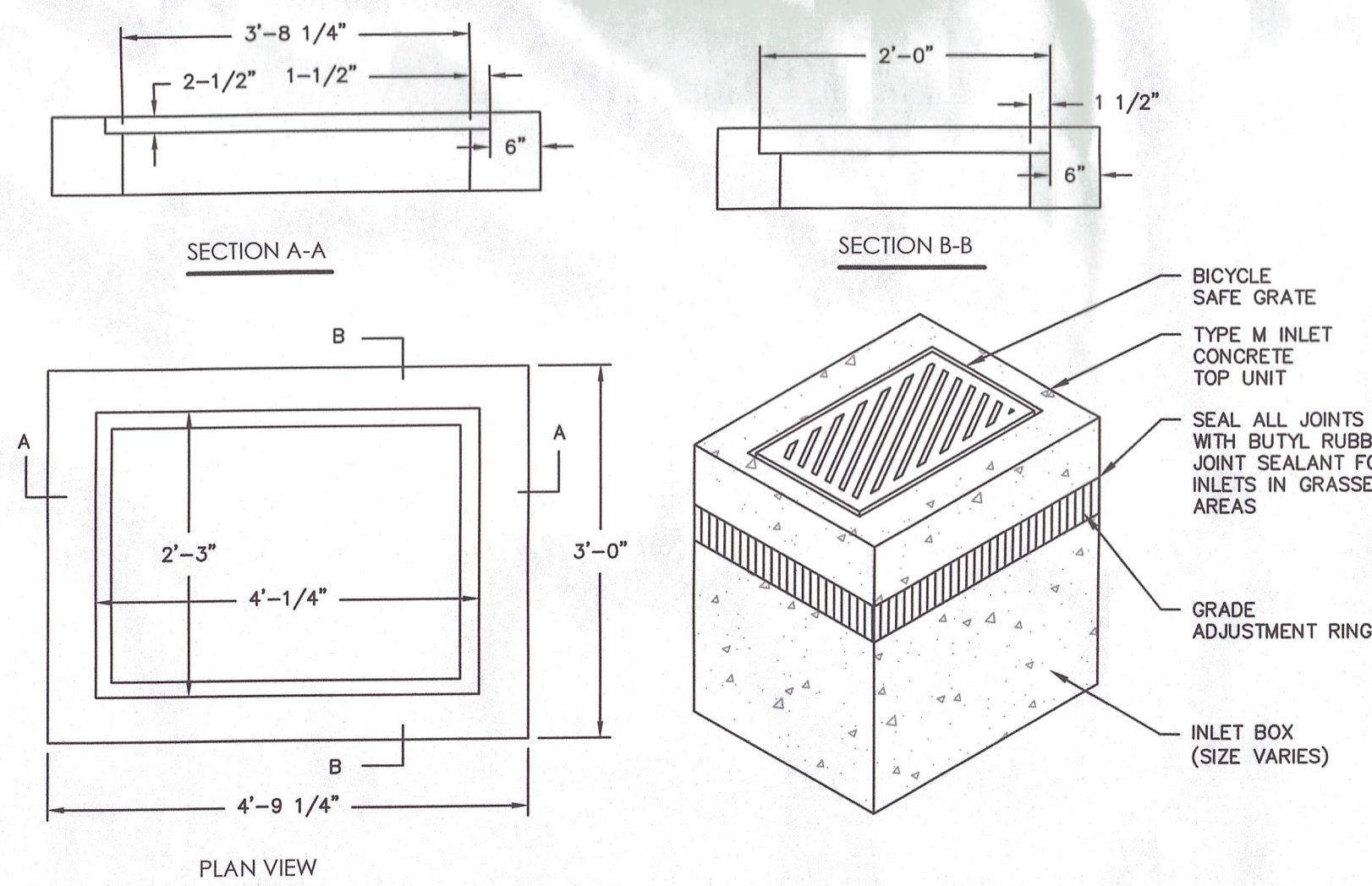
- NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
  2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
  3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY..

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

TYPE "C" INLET

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N.T.S

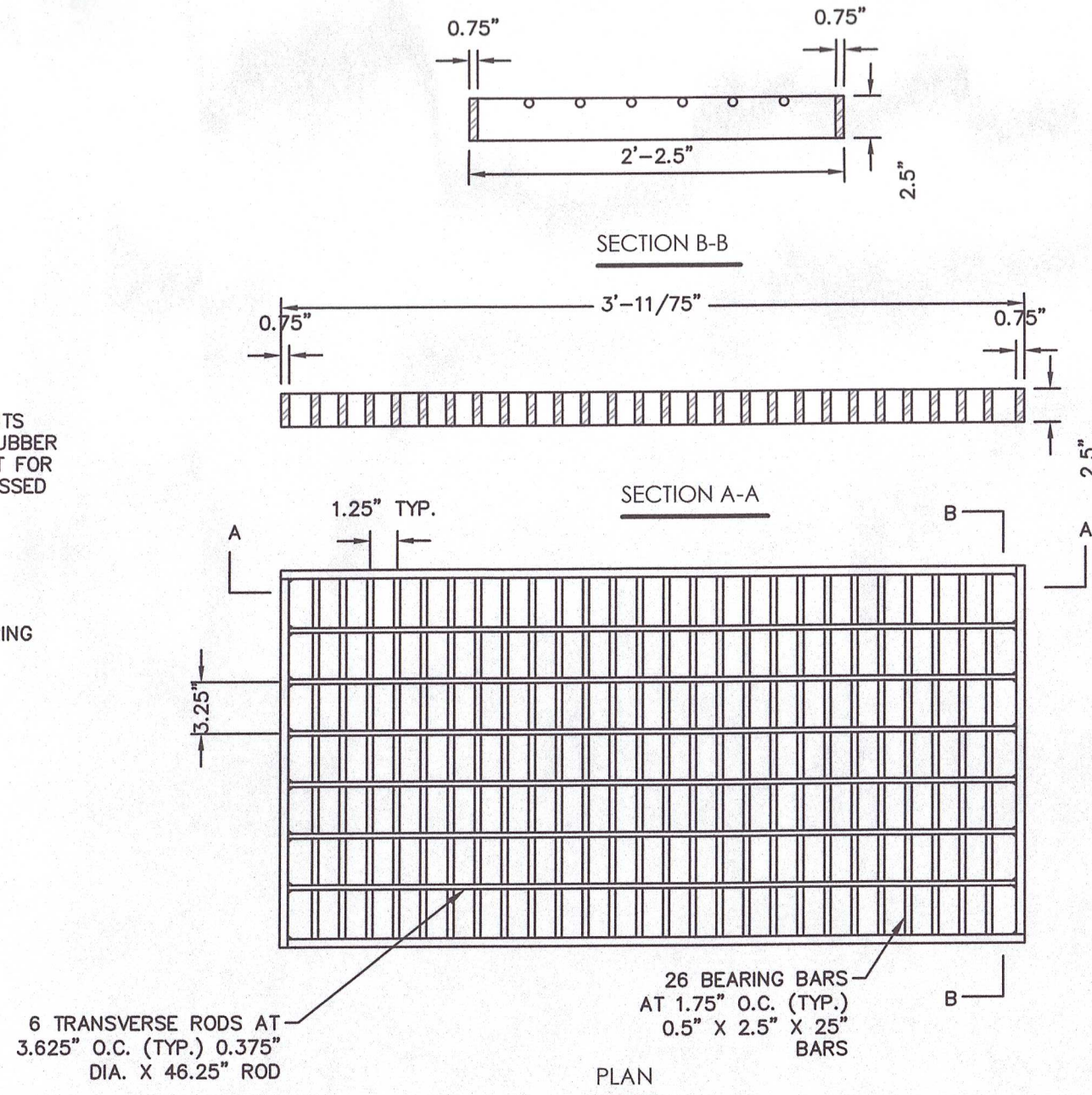


- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
  2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
  3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY.

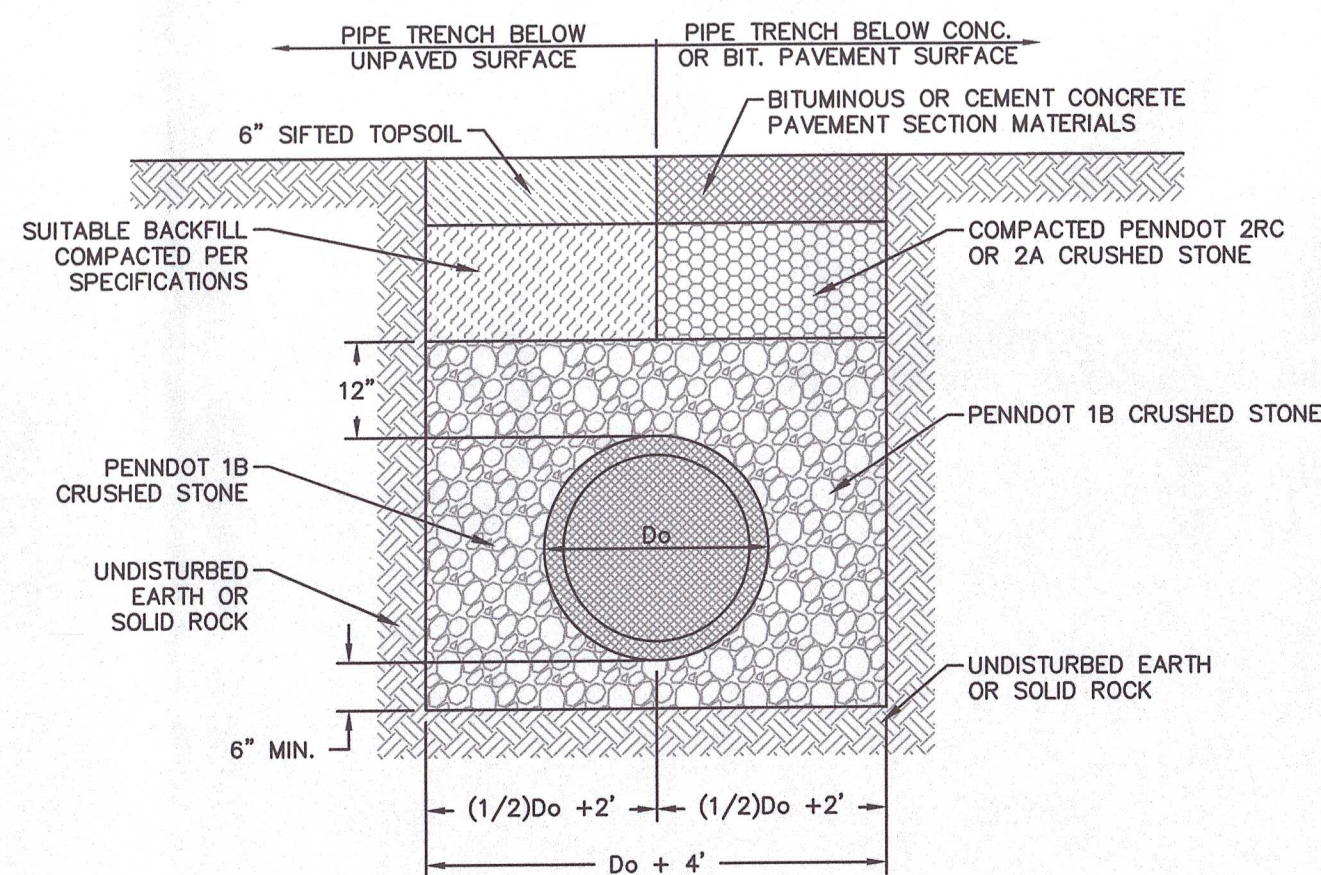
TYPE "M" INLET

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N.T.S



STRUCTURAL STEEL BICYCLE SAFE GRATE



STORM PIPE TRENCH SECTION



	04/06/2020	REVISD PER TOWNSHIP & COUNTY COMMENTS
1	04/07/2020	REVISED PER TOWNSHIP COMMENTS
2	05/07/2020	REVISED PER CLIENT REQUEST
3	07/27/2020	
4	08/18/2021	UPDATED UNIT NUMBER AND AREA

igned  
wn  
ewed  
e  
ect No.  
File:  
190150401

A.J.J.D.  
C.J.S.  
A.J.B.  
1" = 20'  
1901504  
02/18/2020

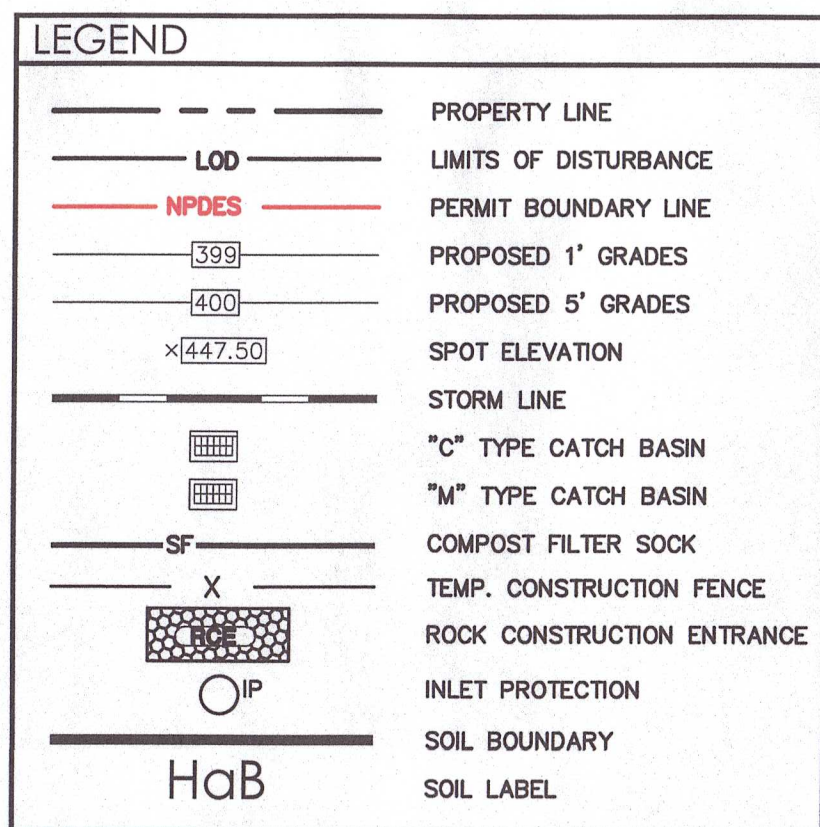
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OSION &  
DIMINATION  
CONTROL PLAN

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ht No.

EC-1  
o.15 of 17



LIMITATIONS:  
 1- CUTBANKS CAVE  
 2- CORROSION OF UNCOATED STEEL & CONCRETE  
 3- HYDRIC / HYDRIC INCLUSIONS  
 4- LOW STRENGTH, LANDSLIDE PRONE  
 5- SLOW PERCOLATION  
 6- PIPING  
 7- POOR SOURCE OF TOPSOIL  
 8- MODERATE POTENTIAL FOR FROST ACTION  
 9- LOW SHRINKSWELL  
 10- POTENTIAL SINKHOLE  
 11- WETNESS

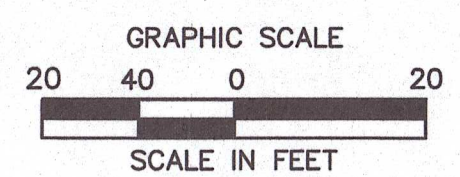
- RESOLUTION:
- 1- EXCAVATIONS WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES.
  - 2- NO STEEL IS EXPECTED TO BE IN DIRECT CONTACT WITH SOILS.
  - 3- NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA.
  - 4- A MAXIMUM OF 3:1 SLOPES ARE PROPOSED.
  - 5- A FIELD INVESTIGATION OF PERCOLATION RATES AT THE INFILTRATION AREAS WAS PERFORMED TO VERIFY THE SOILS PERCOLATION CAPACITY.
  - 6- WATERTIGHT PIPE, ANTISEEP COLLARS, CLAY CORES THROUGH BASIN BERMS, AND CONCRETE ENDWALLS WILL BE USED TO MINIMIZE THE DANGER OF PIPING.
  - 7- EXISTING TOPSOIL HAS BEEN PROVEN TO BE SUITABLE WILL BE REUSED ON THE SITE.
  - 8- PAVEMENT SUBBASE WILL BE PROVIDED TO MINIMIZE FROST EFFECTS.
  - 9- STONE BASE WILL BE PROVIDED TO PREVENT SHRINK-SWELL FROM EFFECTING PAVEMENT.
  - 10- IN THE UNLIKELY EVENT OF SINKHOLE DISCOVERY; REPAIR SINKHOLE UNDER SUPERVISION AND DIRECTION OF A PA LICENSED GEOTECHNICAL ENGINEER.
  - 11- PROVIDE POSITIVE DRAINAGE ACROSS THE SITE.

1. CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION, AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS, AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION. COORDINATE TEST PIT LOCATIONS WITH OWNER AND UTILITY COMPANIES.
2. CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOPS PRIOR TO THE COMMENCEMENT OF WORK.

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

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

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



FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

8/19/2021, KFELTY, G:\JOBS19\14\1901504\DWG\EC190150401.DWG, EC-1.



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183380628

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## STANDARD E&S NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THESE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.

CUMBERLAND COUNTY CONSERVATION DISTRICT  
310 ALLEN ROAD, ROOM 301  
CARLSLE, PA 17013  
P: 717.240.7812
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ., 271, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- 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.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUIITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- EROSION MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. UNIMPROVED AREAS, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

## TEMPORARY SEEDING FOR SOIL STABILIZATION

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

## SEED MIXTURES

CONFORMING TO THE PENNSYLVANIA SEED ACT OF 1965 (ACT NO. 187) AND AMENDMENTS, AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE, BUREAU OF PLANT INDUSTRY. HAVE THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE, BUREAU OF PLANT INDUSTRY, CONDUCT PURITY AND GERMINATION ANALYSIS, FOLLOWING THE CURRENT RULES FOR TESTING SEEDS, OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS.

USE KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWINGS FESCUE, HARD FESCUE, AND BIRDFOOT TREFOIL SEED.

USE SEED, PRETESTED BY THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE, IN 10-POUND (NET) WATERPROOF CONTAINERS, WITH A TAG ATTACHED TO EACH BAG.

USE A PREMIXED SEED WITH AN INSPECTION TAG, STAMPED, DATED, AND SIGNED BY THE DEPARTMENT OF AGRICULTURE INSPECTOR SEWN OR TAPED TO THE OUTSIDE OF EACH BAG. DO NOT USE SEED FROM CONTAINERS THAT ARE NOT SEALED OR THAT HAVE BEEN STORED WITH HERBICIDES.

DO NOT USE SEED, UNLESS IT HAS BEEN INSPECTED AND SAMPLED, AS SPECIFIED, OR SAMPLED BY INDIVIDUAL SPECIES AND LOT NUMBER, AND MIXED, ON THE PROJECT, UNDER DEPARTMENT SUPERVISION. DO NOT USE SEED WHICH HAS A TEST DATE OLDER THAN NINE MONTHS.

PERMANENT SEED MIXTURES:

## SOD COMPOSITION

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

## LANDSCAPE RESTORATION (MEADOW SEED MIX)

Low-Growing Wildflower & Grass Mix (ERNMX-156) *	
Seeding Rate	20-40 lb per acre
Mix Type	Uplands & Meadows
Species List	63.5% Festuca ovina, Variety Not Stated (Sheep Fescue, Variety Not Stated)
	17.0% Lolium multiflorum (L. perenne var. italicum) (Annual Ryegrass)
	8.0% Linum perenne ssp. lewisii (Perennial Blue Flax)
	2.0% Chrysanthemum leucanthemum (Oxeye Daisy)
	2.0% Coreopsis lanceolata (Lanceleaf Coreopsis)
	2.0% Rudbeckia hirta, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
	1.0% Chamaecrista fasciculata (Cassia f.), PA Ecotype (Partridge Pea, PA Ecotype)
	1.0% Chrysanthemum maximum (Shasta Daisy)
	1.0% Papaver rhoeas, Shirley Mix (Corn Poppy/Shirley Mix)
	0.7% Asclepias tuberosa (Butterfly Milkweed)
	0.5% Achillea millefolium (Common Yarrow)
	0.5% Monarda punctata, Coastal Plain SC Ecotype (Spotted Beebalm, Coastal Plain SC Ecotype)
	0.4% Aster oblongifolius (Symphyotrichum oblongifolium), PA Ecotype (Aromatic Aster, PA Ecotype)
	Rudbeckia fulgida var. fulgida,
	0.2% Northern VA Ecotype (Orange Coneflower, Northern VA Ecotype)
	0.1% Eupatorium coelestinum (Conoclinium c.), VA Ecotype (Mistflower, VA Ecotype)
	0.1% Penstemon hirsutus (Hairy Beardtongue)

\*OR APPROVED EQUAL.

ERNMX-126 AND ERNMX-156 ARE PROVIDED BY:

ERNST SEEDS  
8884 MERCER PIKE, MEADVILLE, PA 16335  
800-873-3321  
HTTPS://WWW.ERNSTSEED.COM/

## SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND A REPRESENTATIVE OF THE CUMBERLAND COUNTY CONSERVATION DISTRICT (CCCD) TO AN ON-SITE PRE-CONSTRUCTION MEETING.

CONTACT THE CCCD A MINIMUM OF THREE (3) DAYS PRIOR TO EARTH MOVING ACTIVITIES.

AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTHMOVING ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CONSTRUCTION SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE THE NEXT STAGE IS STARTED.

ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT FACILITY, OVER UNDISTURBED VEGETATED AREAS.

CONTRACTOR SHALL FIELD MARK ALL WATER OF THE COMMONWEALTH, INCLUDING STREAM BUFFERS, WETLAND BOUNDARIES, SPRING SEEPS, AND FLOODWAYS PRIOR TO EARTH DISTURBANCE.

CONTRACTOR SHALL FIELD MARK THE LIMIT OF DISTURBANCE WITH TEMPORARY CONSTRUCTION FENCE OR OTHER MEASURES APPROVED BY CCCD AND THE ENGINEER PRIOR TO EARTH DISTURBANCE.

ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE CHAPTER 260, §§260.1 ET. SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

INSPECT THE SITE AND REPAIR ALL EXISTING SINKHOLES DISCOVERED (COORDINATE WITH GEOTECHNICAL ENGINEER). RUNOFF SHOULD NOT BE PERMITTED TO DIRECTLY ENTER ANY SINKHOLE DURING CONSTRUCTION. BERMS AND/OR SWALES SHALL BE CONSTRUCTED AND MAINTAINED AROUND ALL SINKHOLES TO PREVENT SURFACE WATER FROM ENTERING AND/OR ACCUMULATION AROUND ANY SINKHOLE UNTIL IT HAS BEEN STABILIZED AND THE OVERLYING CONSTRUCTION IS COMPLETE.

FOR CRITICAL STAGE ITEMS, NOTIFY OWNER/LICENSED PROFESSIONAL PRIOR TO IMPLEMENTATION OF STEP IN ACCORDANCE WITH PADEP REGULATIONS. UNDERLINED ITEMS INDICATE CRITICAL STAGES OF PCSM CONSTRUCTION.

- INSTALL AND MAINTAIN THE ROCK CONSTRUCTION ENTRANCE. INSTALL TEMPORARY COMPOST FILTER SOCKS AND INLET PROTECTION (ON EXISTING INLETS) WHERE INDICATED ON THE PLAN. ALL VEHICLES ENTERING THE SITE SHALL DO SO VIA THE CONSTRUCTION ENTRANCE. TRACKING OF MUD ONTO PUBLIC ROADS IS NOT ALLOWABLE.
- TOPSOIL MATERIAL STOCKPILE AREAS SHOULD BE DECOMPACTED AFTER REMOVAL OF THE SOIL.

## MAINTENANCE PROGRAM

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

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED ONCE EVERY SEVEN DAYS AND AFTER EACH RUNOFF EVENT. A WRITTEN REPORT MUST ALSO BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
- ALL TEMPORARY SEDIMENT CONTROLS SHALL BE CLEANED AND REMOVED AT THE END OF CONSTRUCTION FOLLOWING STABILIZATION OF UPLAND AREAS. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- PERIMETER BMPs WILL BE INSPECTED FOR DEPTH OF SEDIMENT, DAMAGE, ETC., TO ENSURE THE MEASURE IS IN PROPER WORKING ORDER, AND THAT ANY POSTS/WOOD STAKES ARE SECURELY IN THE GROUND.
- TEMPORARY AND PERMANENT SEEDING, AND OTHER STABILIZATION MEASURES, WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE STORMWATER.
- ANY MUD TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AFTER EVERY WORKDAY.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO THE CONSERVATION DISTRICT, COMPLETE WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, RE-GRADING, AND RE-STABILIZATION SHALL BE PERFORMED IMMEDIATELY.
- ANY DEBRIS ACCUMULATED AT SILT BARRIERS WILL BE REMOVED AND PROPERLY DISPOSED IN A RESPONSIBLE MANNER. BARRIERS SHALL BE CHECKED AND REALIGNED OR RESET AS REQUIRED. ANY DEBRIS OR SOLID WASTE MATERIAL ACCUMULATED FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED LANDFILL. CONSTRUCTION WASTE SHALL NOT BE BURIED ON THE SUBJECT SITE.
- VEGETATIVE STABILIZATION WILL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING WILL BE PROMPTLY RESEEDED. AREAS THAT SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEDED, AND RE-MULCHED AS SOON AS POSSIBLE.
- MISCELLANEOUS ADJUSTMENTS AND CORRECTIONS SHALL BE MADE TO ANY EROSION CONTROL STRUCTURE AS DEEMED NECESSARY BY THE ENGINEER, MUNICIPAL OFFICIAL, OR COUNTY REPRESENTATIVE IN ORDER TO CORRECT UNFORESEEN PROBLEMS CAUSED BY STORMS PRIOR TO STABILIZATION.
- COMPOST FILTER SOCKS: SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH HALF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
- ROCK CONSTRUCTION ENTRANCE WITH WASH RACK: ROCK CONSTRUCTION ENTRANCES SHOULD BE MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK WHEN NECESSARY AT THE END OF EACH WORKDAY. A STOCKPILE OF ROCK MATERIAL SHOULD BE MAINTAINED ON SITE FOR THIS PURPOSE.
- INLET PROTECTION: BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED SUPPLY SHALL BE INITIALLY ORDERED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
- CONCRETE WASHOUT FACILITY: ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BMPs TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES, AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
- A COPY OF THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN(S) WILL BE AVAILABLE ON THE SITE AT ALL TIMES.
- WHEN ANY EROSION CONTROL MEASURES ARE INSTALLED, THE MAINTENANCE AND INSPECTION PROCEDURES ABOVE SHALL BEGIN. THE CONTRACTOR SHOULD BE AWARE THAT THE INSPECTION FORMS BECOME AN INTEGRAL PART OF THE ESPC PLAN AND SHALL BE MADE READILY AVAILABLE TO THE GOVERNMENT INSPECTION OFFICIALS. THE PROJECT OWNER'S ENGINEER, AND THE PROJECT OWNER FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE.
- TYPICAL CONSTRUCTION WASTES ARE ANTICIPATED I.E. CONCRETE, ASPHALT, REBAR, LUMBER, BUILDING MATERIALS, ETC. THE CONTRACTOR SHALL DISPOSE OF WASTE MATERIALS OBTAINED FROM DEMOLITION ACTIVITIES IN A LEGAL MANNER, AND SHALL RECYCLE AS MUCH OF THE WASTE MATERIAL AS POSSIBLE, IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT SPECIFICATIONS. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET. SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

## UTILITY TRENCH WORK NOTES

- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
- CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
- HYDRAULICALLY APPLIED EROSION CONTROL BLANKET
  - FOR SLOPES UP TO 3H:1V THE BONDED FIBER MATRIX (BFM) SHOULD BE APPLIED AT A RATE OF 3,000 LB/ACRE. STEEPER SLOPES MAY NEED AS MUCH AS 4,000 LB/ACRE.
  - A BFM SHOULD ONLY BE USED WHEN NO RAIN IS FORECAST FOR AT LEAST 48 HOURS FOLLOWING THE APPLICATION.
  - BFM SHOULD NOT BE APPLIED BETWEEN SEPTEMBER 30 AND APRIL 1.
  - IN ALL USES, MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.

- DEMOLISH ONSITE STRUCTURES AND CLEAR AREAS AS INDICATED ON THE DEMOLITION PLAN.
- STRIP TOPSOIL WITHIN THE AREA OF PROPOSED IMPROVEMENTS AND STOCKPILE AT THE TEMPORARY AREAS PROVIDED. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, AND SITE SLOPES MUST ALSO BE 2:1 OR FLATTER. SEED WITH A TEMPORARY COVER, AND MULCH. SURROUND WITH FILTER SOCKS. BEGIN FILLING AREAS AS NEEDED TO ACHIEVE GRADINGS AS SHOWN ON THE PLAN.
- EXCAVATE, FILL AND ROUGH GRADE THE SITE TO THE PROPOSED ELEVATIONS AS SHOWN ON THE GRADING/UTILITIES PLAN.
- INSTALL THE PROPOSED SANITARY SEWER AND WATER LINE AS SHOWN ON THE PLAN. TRENCHES MUST BE BACKFILLED AT THE COMPLETION OF EACH DAY.
- CONSTRUCT DRIVEWAYS, SIDEWALK AND UTILITY SERVICE CONNECTIONS.
- INSTALL STORM SEWER LINES, PIPES, AND MANHOLES BEGINNING AT THE DOWNSTREAM CONNECTIONS AND WORKING UPSTREAM. TRENCHES MUST BE BACKFILLED AT THE COMPLETION OF EACH DAY. ALL STORM SEWER CONSTRUCTION INCLUDES TRENCHING, BACKFILLING, APPLYING FINAL STABILIZATION, AND PIPE OUTLET PROTECTION. INSTALL INLET PROTECTION.
- PAVE ROADWAYS WITH PERMANENT ASPHALT BASE COURSE AS SOON AS PRACTICAL TO PREVENT EROSION. PAVE ROADWAYS WITH PERMANENT ASPHALT WEARING COURSE AND/OR CONCRETE.
- FINISH GRADING. PLACE REMAINING TOPSOIL, APPLY SOD AND LANDSCAPING.
- ONCE ALL AREAS ARE STABILIZED WITH VEGETATION OR PAVEMENT, FLUSH ALL ACCUMULATED SEDIMENT IN PIPES AND INLETS. CLEAN OUT SEDIMENT AND DEBRIS FROM STORMWATER COLLECTION AND CONVEYANCE SYSTEM.
- CONTACT CCCD FOR FINAL INSPECTION AND APPROVAL OF STABILIZATION. REMOVE ALL REMAINING SOIL EROSION AND SEDIMENT CONTROL MEASURES (SILT SOCK, INLET PROTECTION, ETC.), ONLY AFTER SITE IS COMPLETELY STABILIZED (APPROVAL OF THE CUMBERLAND COUNTY CONSERVATION DISTRICT). IMMEDIATELY SEED AND STABILIZE ANY AREAS DISTURBED DURING REMOVED OF BMPs.

- STABILIZATION – CURRENT REGULATIONS STATE:
- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.
  - EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED.
  - FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:
    - A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.
    - AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.



