

LOCATION MAP
SCALE: 1"=400' GRAPHIC SCALE
400 200 0 400
SCALE IN FEET

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 50 OF 2017 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1778. DESIGN SERIAL NUMBER IS 20183380628, SUBMITTED ON 12/04/2018.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

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

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

(CTI) FRONTIER COMMUNICATIONS OF PA INC.
67 SOUTH MAIN STREET
SHICKSHINNY, PA 18655
CONTACT: JOHN BUGDONOVITCH
EMAIL: john.bugdonovitch@trc.com

(HC) VERIZON PENNSYLVANIA LLC
1022 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.dell@verizon.com

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

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

(P3D) PPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET ST
WILKES BARRE, PA 18702
CONTACT: MARK SANTAYANA
EMAIL: msantayana@pplewc.org

(SB) COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: mike.sweigard@cable.comcast.com

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

(U) UGI UTILITIES INC
1301 AIP DRIVE
MIDDLETON, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM

Pennsylvania One Call System Response List

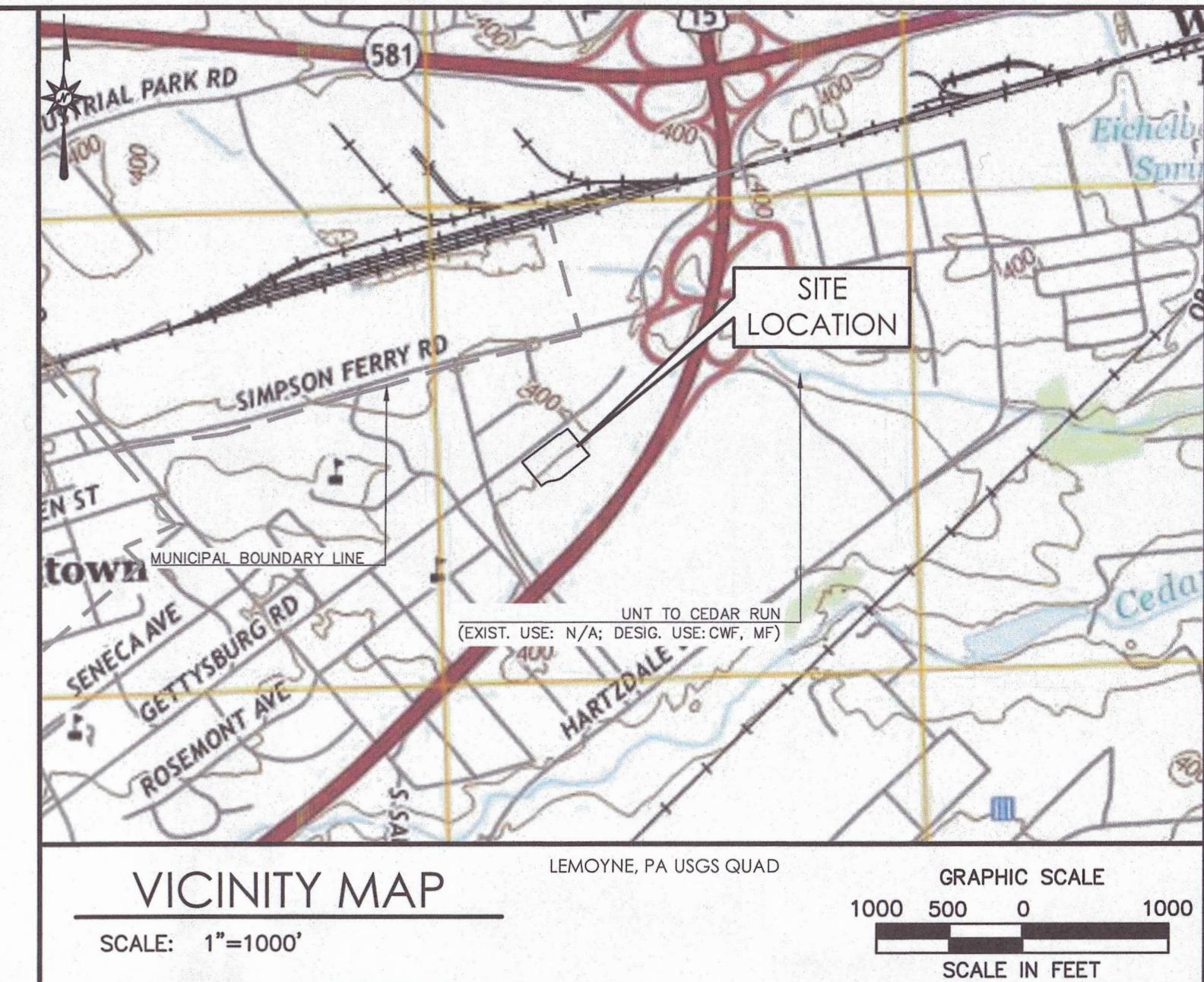
Responses for Serial Number: 20183380628 as of 2/10/2020 11:46 AM	
AM WINDSTREAM	CLEAR - NO FACILITIES • 12/04/2018 21:57:35
AX PENNSYLVANIA AMERICAN WATER	DESIGN CONFLICT - PLEASE SEND PLANS TO: JEFF HORTON PENNSYLVANIA AMERICAN WATER 852 WESLEY DR MECHANICSBURG, PA 17055 • 12/04/2018 09:18:19
CTI FRONTIER COMMUNICATIONS CTI LLC	CONFLICT - LINES NEARBY. DIRECT CONTACT TO FOLLOW UP FACILITY OWNER • 12/04/2018 15:41:17
HC VERIZON PENNSYLVANIA LLC	CHANGES COMPLETED - A FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR • 12/04/2018 11:24:00
LA1 LOWER ALLEN TOWNSHIP AUTHORITY	ENGINEERING COMPLETED - A FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR • 12/04/2018 13:52:18
P3D PPL ELECTRIC UTILITIES CORPORATION	ENGINEERING COMPLETED - A FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR • 12/04/2018 12:57:55
SB COMCAST	FIELD MARKED • 12/04/2018 15:42:25
TW CENTURYLINK FONTELIX EMBARGO	CONFLICT - LINES NEARBY. DIRECT CONTACT TO FOLLOW UP FACILITY OWNER • 12/04/2018 15:42:18
U UGI UTILITIES INC-HARRISBURG	ENGINEERING COMPLETED - A FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR • 02/07/2019 11:55:28

Sheet List Table

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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
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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:

BL Companies
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 (JC)*

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 9th DAY OF September 2021

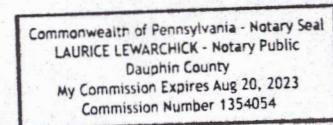
Instrument # *202132421*

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *York* SS

ON THIS, THE 27th DAY OF *August* 2021, BEFORE ME, *Central PA Equities 31 LLC* THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED *Justin Shetler*, 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 Shetler* EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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



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

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

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

APPROVED THE *27th* DAY OF *August* 2021

CONDITIONS OF APPROVAL COMPLETED THIS *3rd* DAY OF *September* 2021

Dean M. *Heleen Giedan*

WAIVERS REQUESTED

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

- §192-30 PRELIMINARY PLAN SUBMISSION 4/27/2020
- §192-57.C(9) SIDEWALKS SHALL BE REQUIRED ALONG ALL STREET FRONTAGES (MODIFICATION) 4/27/2020
- §192-58.E(10) PARKING LOT PLANTING ISLANDS DESIGNED TO COLLECT STORMWATER 4/27/2020
- §192-59.C(2) PARKING SPACES ADJACENT TO END ISLANDS SHALL BE AN ADDITIONAL 2' WIDE 4/27/2020
- §192-39.F REVIEW BY PLANNING COMMISSION 8/23/2021

CERTIFICATION OF ACCURACY

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

John K. Murphy, P.L.S.
JOHN K. MURPHY, P.L.S.
REG. NO. SU-049365-E

8/23/21
DATE



VARIANCES GRANTED

THE APPLICANT HAS REQUESTED THE FOLLOWING VARIANCES OF THE TOWNSHIP OF LOWER
ALLEN CHAPTER 220 ZONING ORDINANCE:

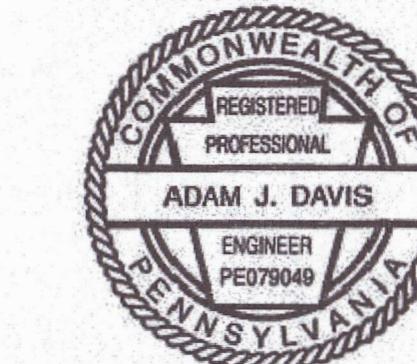
- §220-201(B)(1)(B) RESTRICTS THE HEIGHT OF SOLID SCREENING IN A REAR YARD OR SIDE
YARD TO EIGHT FEET. 10/07/2019

ENGINEER'S CERTIFICATION

I, ADAM J. DAVIS, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE
COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY
KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

Adam J. Davis
ADAM J. DAVIS
ENGINEER
PE079048

August 23, 2021
DATE



FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

SITE PLAN NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH LOWER ALLEN TOWNSHIP, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWNSHIP CONSTRUCTION PERMITS, INCLUDING PENNDOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION & SEDIMENTATION CONTROL PLAN NOTES/DETAILS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- THE WORD "MEET" ON THIS PLAN MEANS CONTRACTOR TO MATCH AND TIE TO EXISTING SURFACE ELEVATION. THE WORD "PROVIDE" ON THE PLAN SET MEANS CONTRACTOR TO PROVIDE, FURNISH, AND INSTALL.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE OWNER AND ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO PENNDOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE LIMIT OF DISTURBANCE LINE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL ABBIDE BY ALL OSHA, FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPPING. ALL PAINT STRIPPING SHALL HAVE A MINIMUM OF 2 COATS OF PAINT.
- PAVEMENT MARKING KEY:

4" SYDL	4" SOLID YELLOW DOUBLE LINE	4" SRL	4" SOLID RED LINE
4" SYL	4" SOLID YELLOW LINE	12" SWB	12" SOLID WHITE STOP BAR
24" SYL	24" SOLID YELLOW LINE	24" SWB	24" SOLID WHITE STOP BAR
4" SWL	4" SOLID WHITE LINE	6" BWL	6" BROKEN WHITE LINE
24" SWL	24" SOLID WHITE LINE	6" AWL	6" AUXILIARY WHITE LINE
6" SWL	6" SOLID WHITE LINE		

- PARKING SPACES SHALL BE STRIPED WITH 4" SYL; HATCHED AREA SHALL BE STRIPED WITH 4" SYL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- STOP BAR AND STOP LEGEND MARKINGS SHALL BE HOT THERMOPLASTIC TYPE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THE CONTRACTOR SHALL REMOVE CONFUCING PAVEMENT MARKINGS BY METHOD APPROVED BY PENNDOT.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE A TOPOGRAPHIC SIGNED AND SEALED AS-BUILT SURVEY BY A STATE LICENSED LAND SURVEYOR AND RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER MANAGEMENT FACILITIES) TO THE OWNER AND THE TOWNSHIP AT THE END OF CONSTRUCTION AND IN CONFORMANCE WITH THE SPECIFICATIONS.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED FOR THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1, UNIFORMED FIRE CODE.
- NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE NFPA CODE.
- ANY COMPONENTS TO REMAIN OR BE PROTECTED THAT ARE DAMAGED DURING DEMOLITION AND/OR SALVAGE OPERATIONS SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
- ALL EXISTING AND PROPOSED EASEMENTS ON OR AFFECTING THE SITE ARE SHOWN ON THE PLANS.
- A COPY OF THE APPROVAL FROM THE PA DEPARTMENT OF LABOR AND INDUSTRY, WHERE APPLICABLE, SHALL BE PROVIDED BEFORE A BUILDING PERMIT IS ISSUED.
- NEITHER THE DEPARTMENT NOR ANY MUNICIPALITY TO WHICH PERMIT-ISSUING AUTHORITY HAS BEEN DELEGATED UNDER THE "STATE HIGHWAY LAW" SHALL BE LIABLE IN DAMAGES FOR ANY INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT, OR FOR FAILURE TO REGULATE ANY DRIVEWAY. FURTHERMORE, THE TOWNSHIP SHALL NOT BE HELD LIABLE FOR DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY THE DEPARTMENT.
- CONTRACTOR TO ERECT AND INSTALL "BL COMPANIES" SIGN PRIOR TO CONSTRUCTION. COORDINATE LOCATION WITH TOWNSHIP AND ENGINEER. CONTRACTOR TO MAINTAIN SIGN DURING CONSTRUCTION AND RETURN SIGN TO ENGINEER AFTER COMPLETION OF SITE CONSTRUCTION.
- NO PARKING FIRE ZONES, FIRE LANES AND/OR SIGNAGE SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL AND SHALL BE PROVIDED TO THE SATISFACTION TO THE TOWNSHIP/FIRE MARSHAL.
- A FIRE DEPARTMENT ACCESS BOX (KNOX BOX) SHALL BE INSTALLED. THIS BOX WILL BE REQUIRED TO CONTAIN KEYS TO THE BUILDING, GATES, FIRE PROTECTION SYSTEM AND OTHER AREAS REQUESTED BY THE FIRE DEPARTMENT.
- PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, No. 428), AS AMENDED, A HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY [RIGHT-OF-WAY].

GRADING AND DRAINAGE GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
- WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
- A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- 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.
- ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
- LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
- MANHOLE COVERS FOR STORM MANHOLES SHALL BE CAST WITH THE WORD "STORM" FOR IDENTIFICATION PURPOSE.
- CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE FACILITY REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- 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.
- SANITARY SEWER SERVICE IS DEPENDENT ON THE LOWER ALLEN TOWNSHIP DEVELOPMENT AUTHORITY COMPLETING THE SEWER EXTENSION TO THE PROPOSED DEVELOPMENT.
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24" SWL	24" SOLID WHITE LINE	6" AWL	6" AUXILIARY WHITE LINE
6" SWL	6" SOLID WHITE LINE		

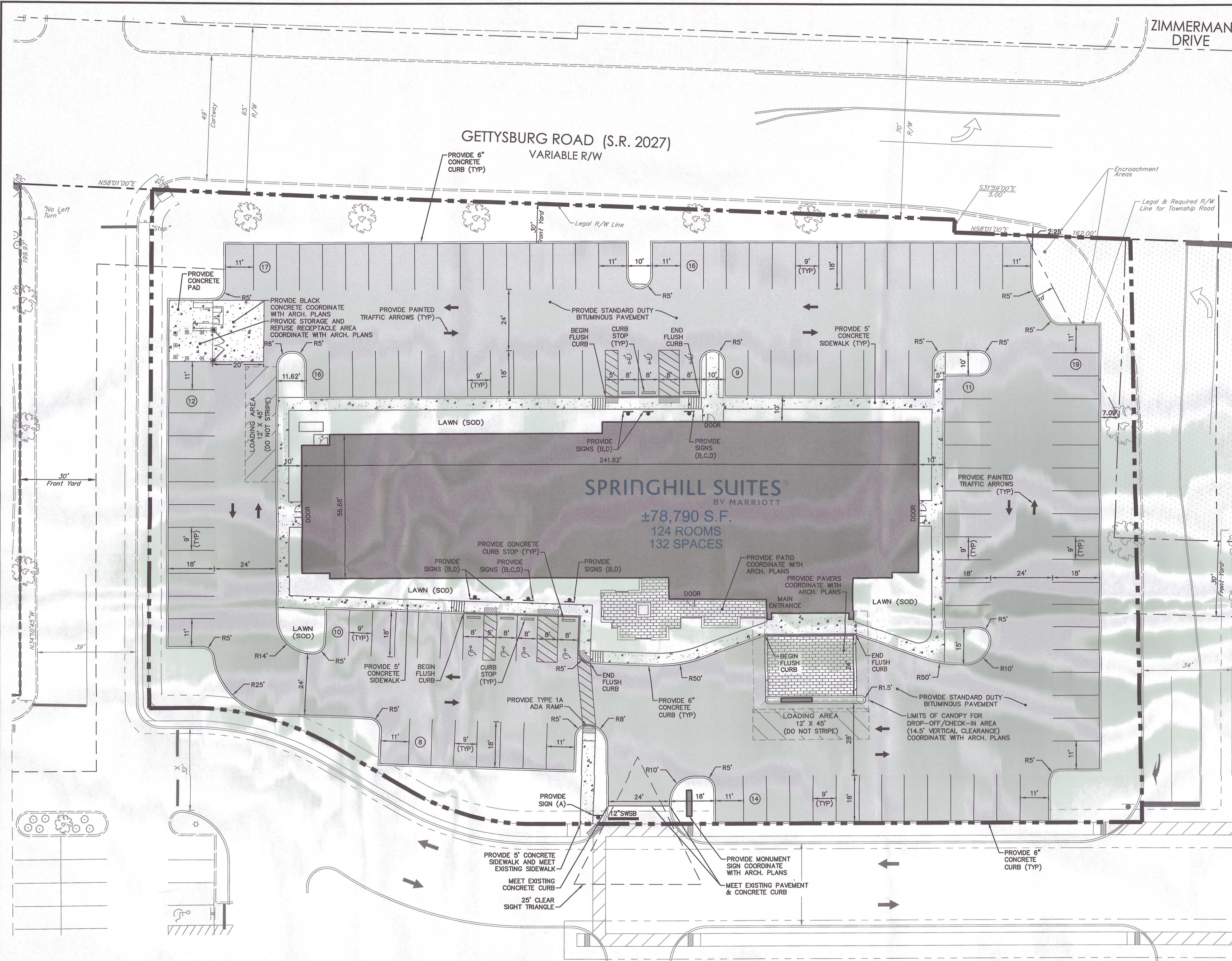
- PARKING SPACES SHALL BE STRIPED WITH 4" SYL; HATCHED AREA SHALL BE STRIPED WITH 4" SYL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- STOP BAR AND STOP LEGEND MARKINGS SHALL BE HOT THERMOPLASTIC TYPE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THE CONTRACTOR SHALL REMOVE CONFUCING PAVEMENT MARKINGS BY METHOD APPROVED BY PENNDOT.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE A TOPOGRAPHIC SIGNED AND SEALED AS-BUILT SURVEY BY A STATE LICENSED LAND SURVEYOR AND RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER MANAGEMENT FACILITIES) TO THE OWNER AND THE TOWNSHIP AT THE END OF CONSTRUCTION AND IN CONFORMANCE WITH THE SPECIFICATIONS.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED FOR THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1, UNIFORMED FIRE CODE.
- NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE NFPA CODE.
- ANY COMPONENTS TO REMAIN OR BE PROTECTED THAT ARE DAMAGED DURING DEMOLITION AND/OR SALVAGE OPERATIONS SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
- ALL EXISTING AND PROPOSED EASEMENTS ON OR AFFECTING THE SITE ARE SHOWN ON THE PLANS.
- A COPY OF THE APPROVAL FROM THE PA DEPARTMENT OF LABOR AND INDUSTRY, WHERE APPLICABLE, SHALL BE PROVIDED BEFORE A BUILDING PERMIT IS ISSUED.
- NEITHER THE DEPARTMENT NOR ANY MUNICIPALITY TO WHICH PERMIT-ISSUING AUTHORITY HAS BEEN DELEGATED UNDER THE "STATE HIGHWAY LAW" SHALL BE LIABLE IN DAMAGES FOR ANY INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT, OR FOR FAILURE TO REGULATE ANY DRIVEWAY. FURTHERMORE, THE TOWNSHIP SHALL NOT BE HELD LIABLE FOR DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY THE DEPARTMENT.
- CONTRACTOR TO ERECT AND INSTALL "BL COMPANIES" SIGN PRIOR TO CONSTRUCTION. COORDINATE LOCATION WITH TOWNSHIP AND ENGINEER. CONTRACTOR TO MAINTAIN SIGN DURING CONSTRUCTION AND RETURN SIGN TO ENGINEER AFTER COMPLETION OF SITE CONSTRUCTION.
- NO PARKING FIRE ZONES, FIRE LANES AND/OR SIGNAGE SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL AND SHALL BE PROVIDED TO THE SATISFACTION TO THE TOWNSHIP/FIRE MARSHAL.
- A FIRE DEPARTMENT ACCESS BOX (KNOX BOX) SHALL BE INSTALLED. THIS BOX WILL BE REQUIRED TO CONTAIN KEYS TO THE BUILDING, GATES, FIRE PROTECTION SYSTEM AND OTHER AREAS REQUESTED BY THE FIRE DEPARTMENT.
- PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, No. 428), AS AMENDED, A HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY [RIGHT-OF-WAY].

UTILITY CONSTRUCTION NOTES

- CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS 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 REMOVE 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 SIGHT, CROZING, EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- 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 PAVING 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 STABILE 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 GUARDED. THE CONTRACTOR SHALL NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO DEMOLITION OR CONSTRUCTION OF THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- ROOF DRAINAGE SHALL BE DIRECTED AND CONNECTED AS SHOWN IN THE CIVIL ENGINEERING GRADING AND DRAINAGE PLANS, SHOWN ON PLUMBING PLANS BY THE ARCHITECT.
- TRENCH EXCAVATIONS SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC., TO PREVENT THE ENTRY OF SURFACE WATER.

PRODUCT NOTES

- GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
- POLY VINYL CHLORIDE PIPE (PVC) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS: ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
- ALL RCP SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
- MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCO INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR. SHALL MEET THE REQUIREMENTS OF ASTM D294. THE PIPE SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-Q PIPE AS MANUFACTURED BY HANCO INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF ASTM D292. TYPE S PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SILT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1050, GRADE 2A2. 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.
- 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 MEGALUDI RETAINER GLANDS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS. FOR 12" AND LARGER, USE MEGALUDI RETAINER GLANDS. FOR 6" AND SMALLER, USE A MAXIMUM OF 2 PIPE



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20183380828

LEGEND	
PROPERTY LINE	Building Setback Line
CONCRETE CURB	Standard Duty Bituminous Pavement
CONCRETE	Concrete
X	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 82.8%	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

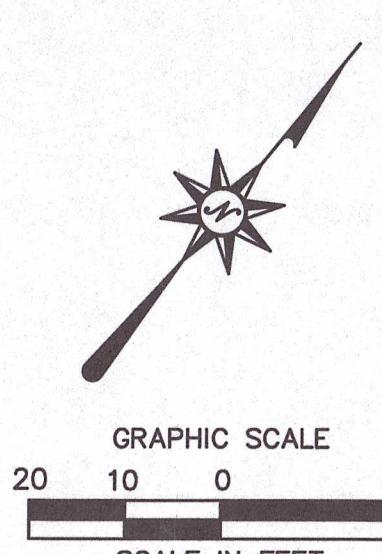
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED BY TOWNSHIP	1 SPACE PER SLEEPING ROOM; PLUS 1 SPACE PER 2 EMPLOYEES ON THE LARGEST WORK SHIFT; PLUS 1 SPACE PER 200 SF OF PUBLIC MEETING AREA 124 (ROOMS)/2 = 131 TOTAL SPACES REQUIRED	132 SPACES	NO
2	MINIMUM PARKING SETBACK FROM LOT LINE	5 FEET FROM ANY LOT LINE OR PUBLIC RIGHT-OF-WAY	> 5 FEET	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 30x30"	STOP	1
B	R7-8 12x18"	RESERVED PARKING	7
C	R7-8A 6x12"	VAN ACCESSIBLE	2
D	R7-8F 12x18"	DISABILITY ACCESSIBLE DO NOT PARK IN THIS SPOT	7



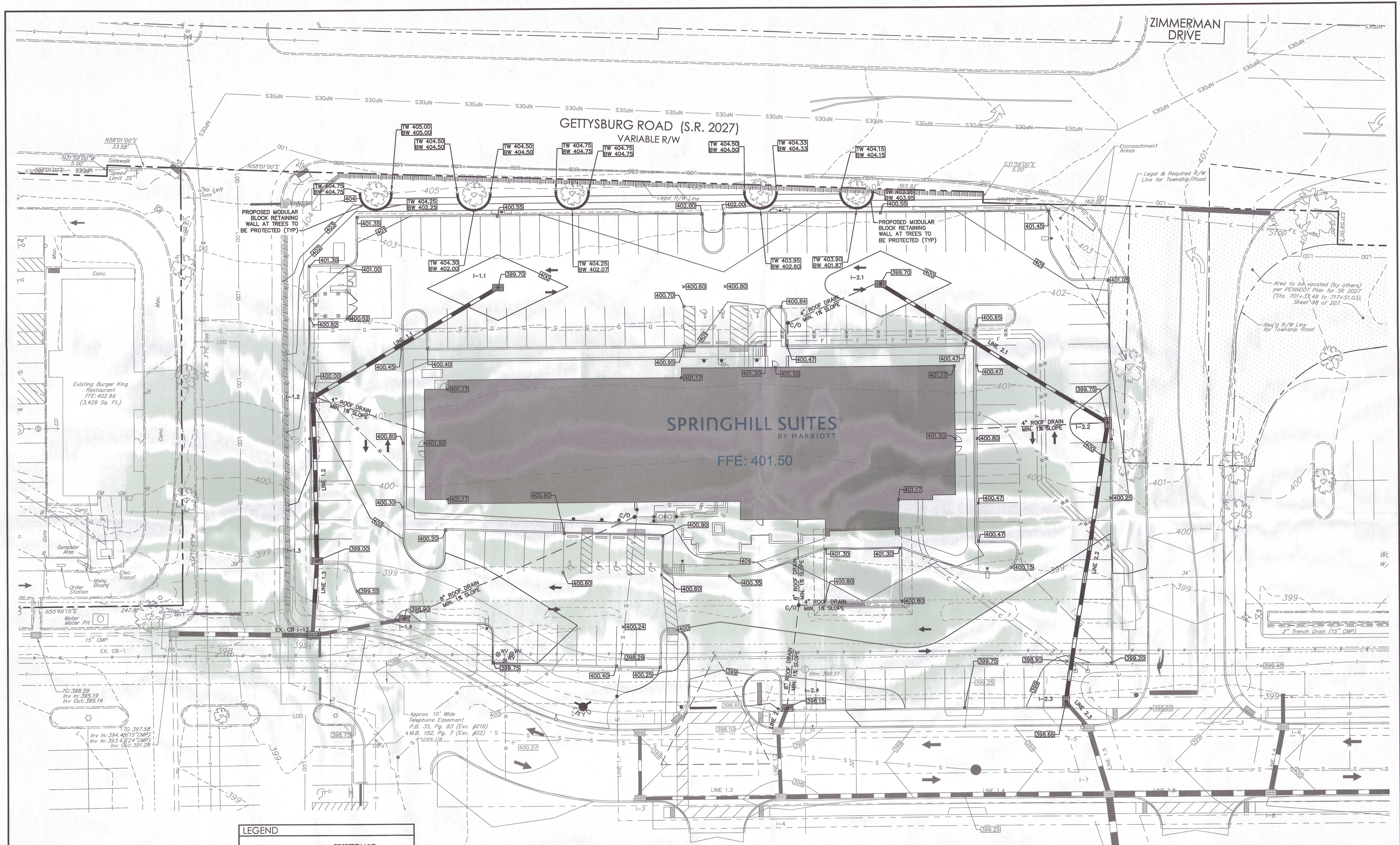
REVISIONS
No. Date Description
1 08/05/2020 REVISED PER TOWNSHIP COMMENTS
2 08/07/2020 REVISED PER CLIENT REQUEST
3 08/07/2020 UPDATED UNIT NUMBER AND AREA
4 08/18/2020

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. 20183380628

GRADING & DRAINAGE NOTE

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.

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

**FINAL LAND DEVELOPMENT PLAN
SPRINGHILL SUITES - LOWER ALLEN COMMONS
3535 GETTYSBURG ROAD**

ER TOWNSHIP & COUNTY COMMENTS
ER TOWNSHIP COMMENTS
ER CLIENT REQUEST
UNIT NUMBER AND AREA

designed	A.J.
drawn	C.J.
reviewed	A.J.
scale	1" =
object No.	19015
date	02/18/20

GRADING & DRAINAGE PLAT

sheet No. _____

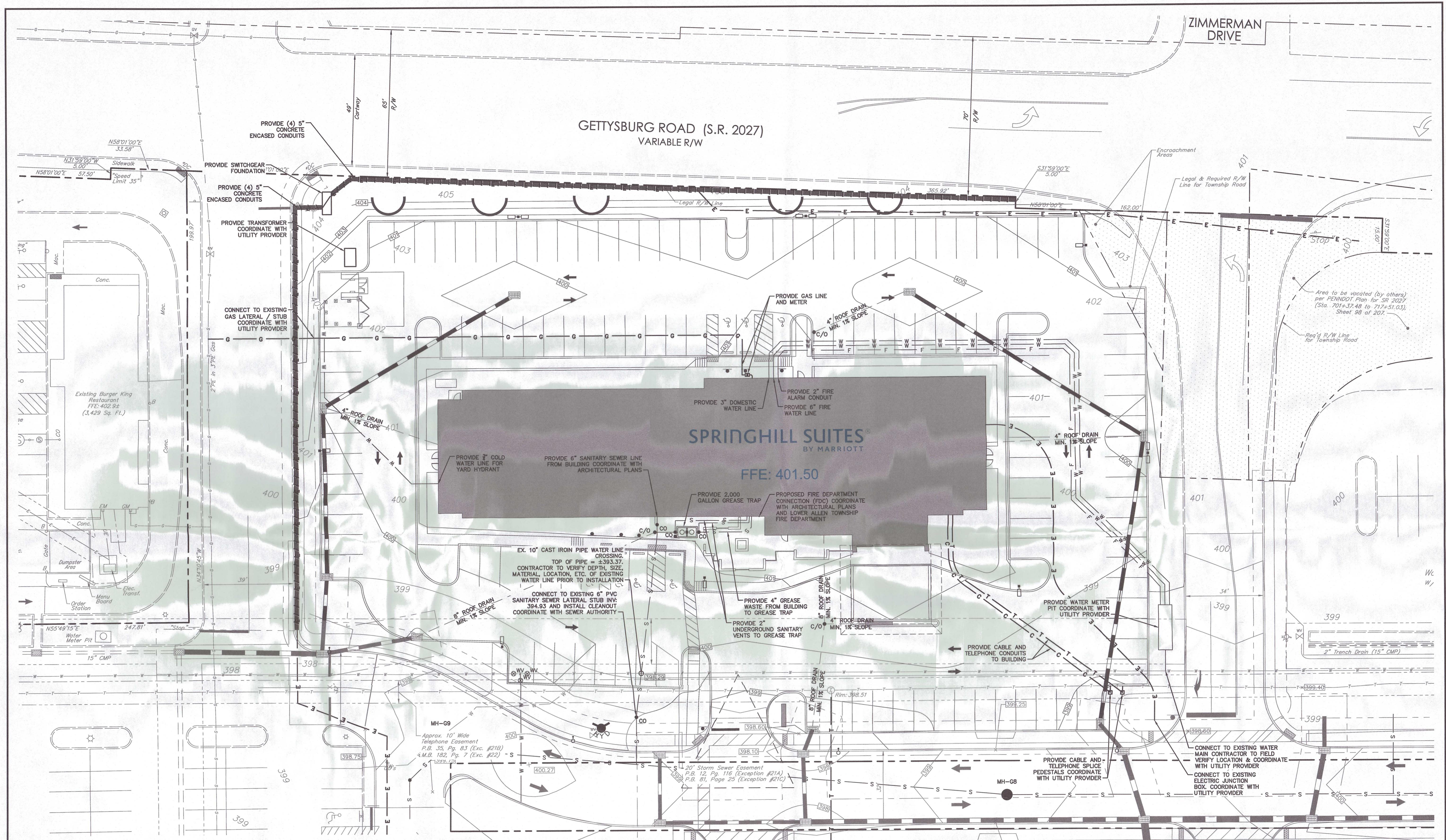
GD-1

No. 6 of 1

1000

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

Architecture
Engineering
Environmental
Sciences



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

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8/19/2019

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

REVISIONS
Date
04/06/2020
05/07/2020
07/27/2020
08/18/2021

Designed
Drawn
Reviewed
Scale 1'
Project No. 190
Date 02/18
C&D File

Title

Sheet No.

SU-1

38-1

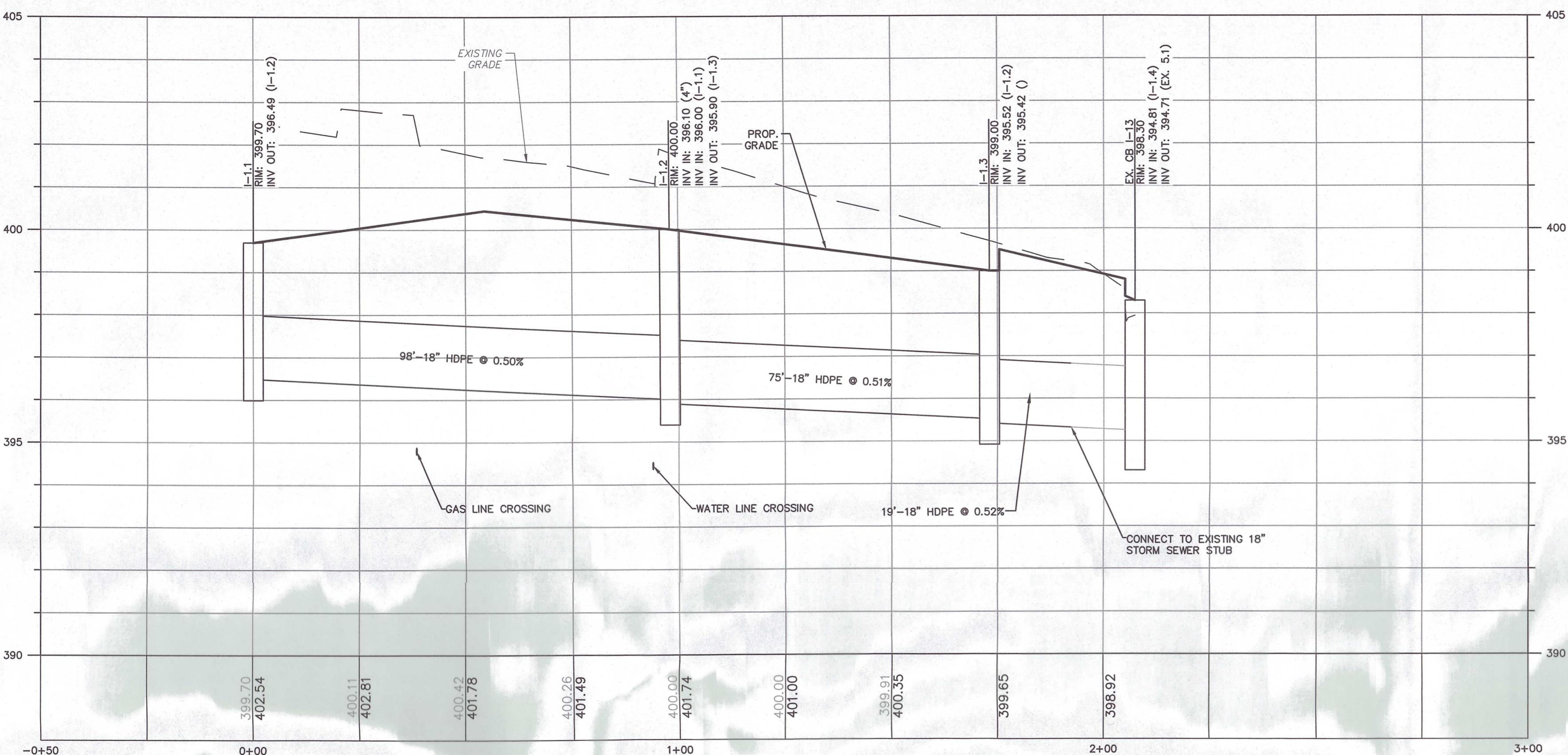
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Architecture
Engineering
[redacted]

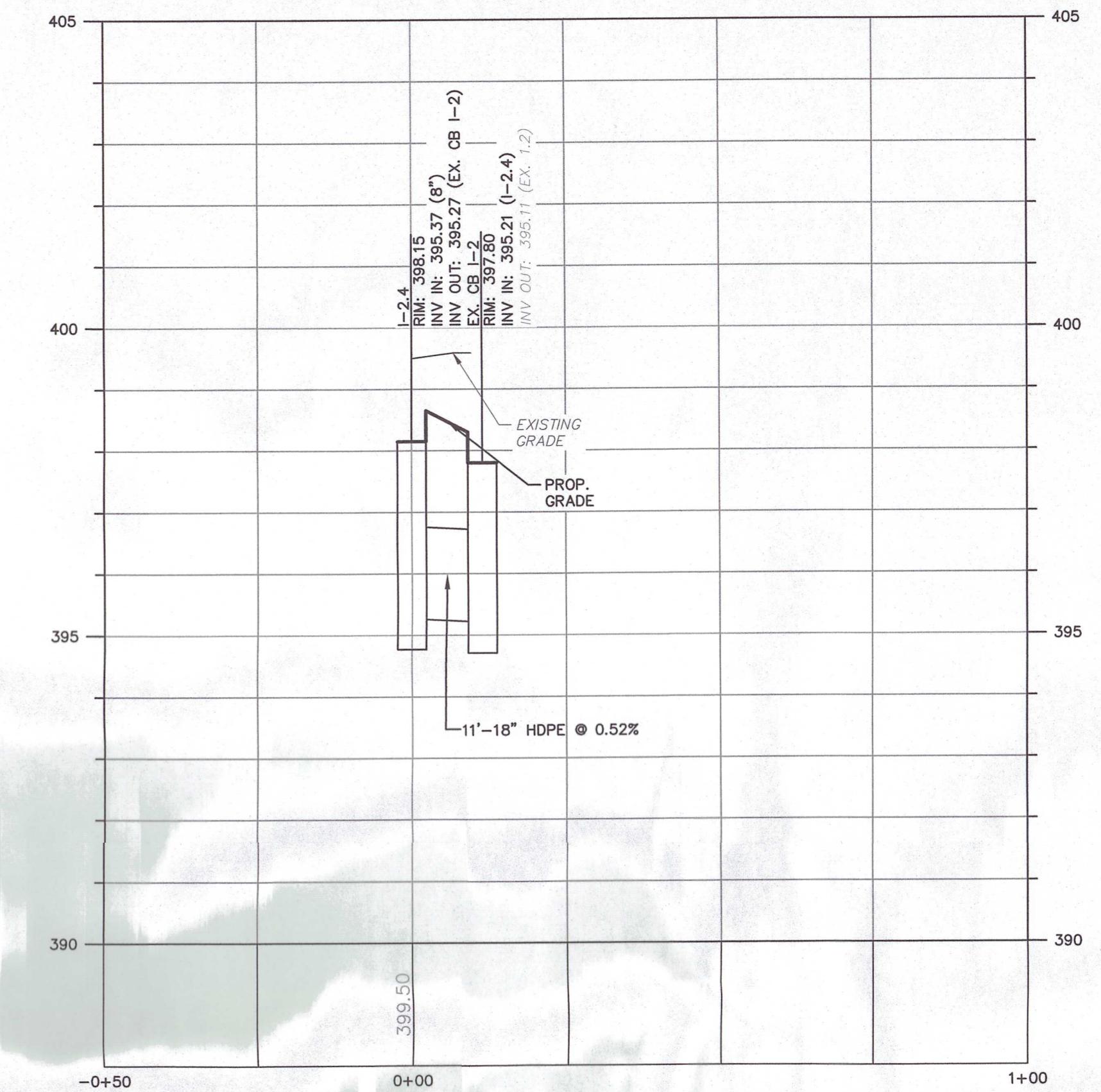
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Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax

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

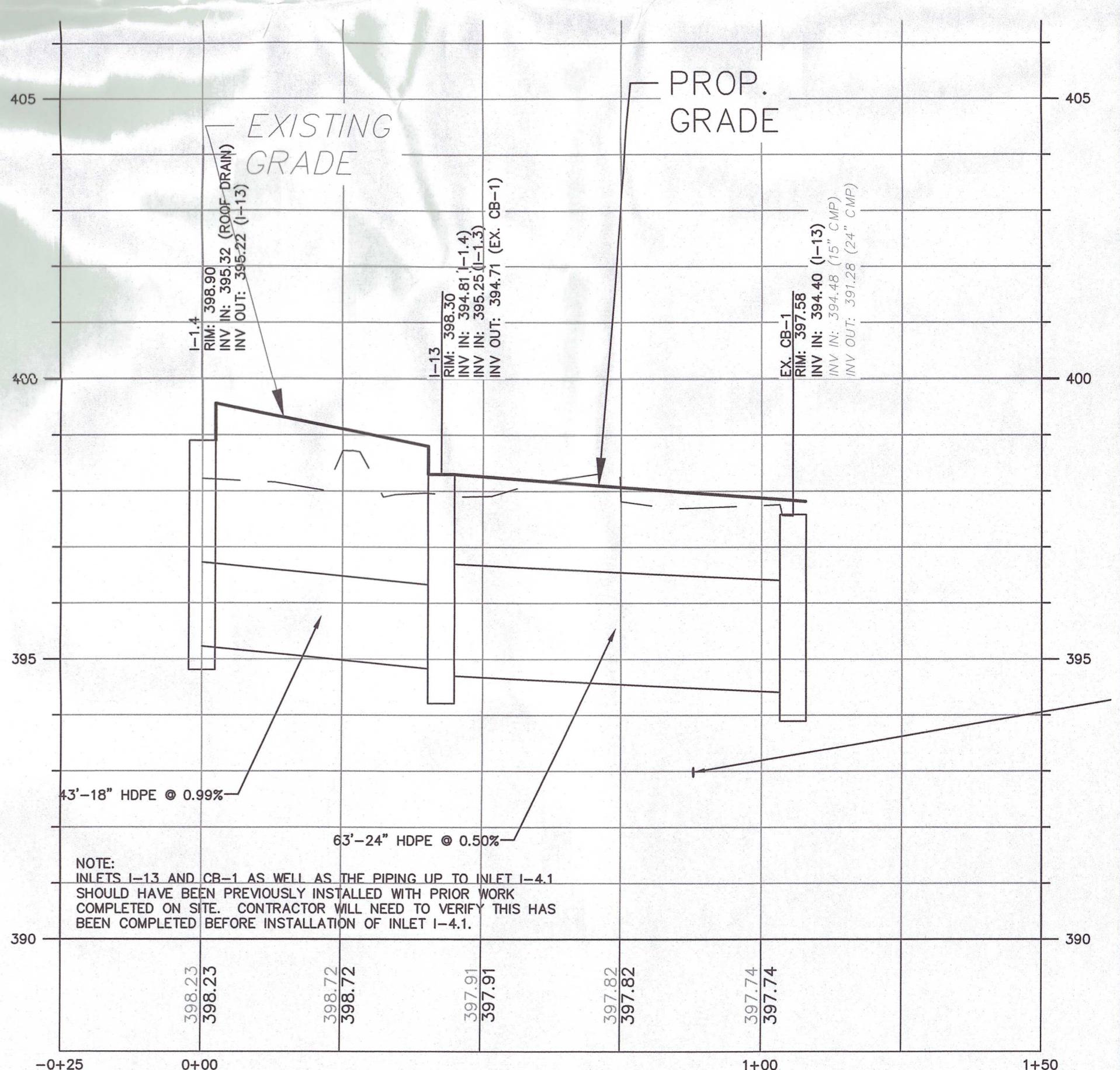
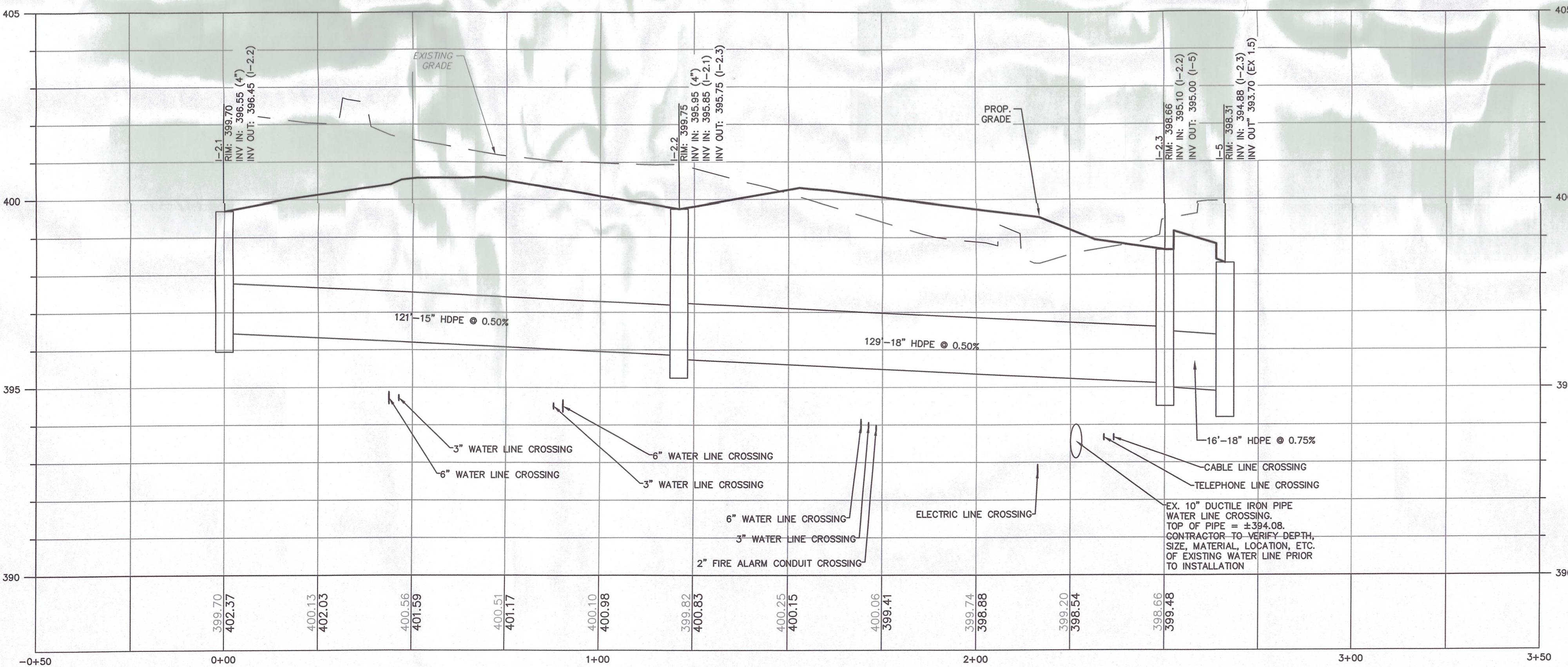
STORM - I-1.1 TO EX. CB I-13



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



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



FINAL LAND DEVELOPMENT PLAN SPRINGHILL SUITES - LOWER ALLEN COMMONS

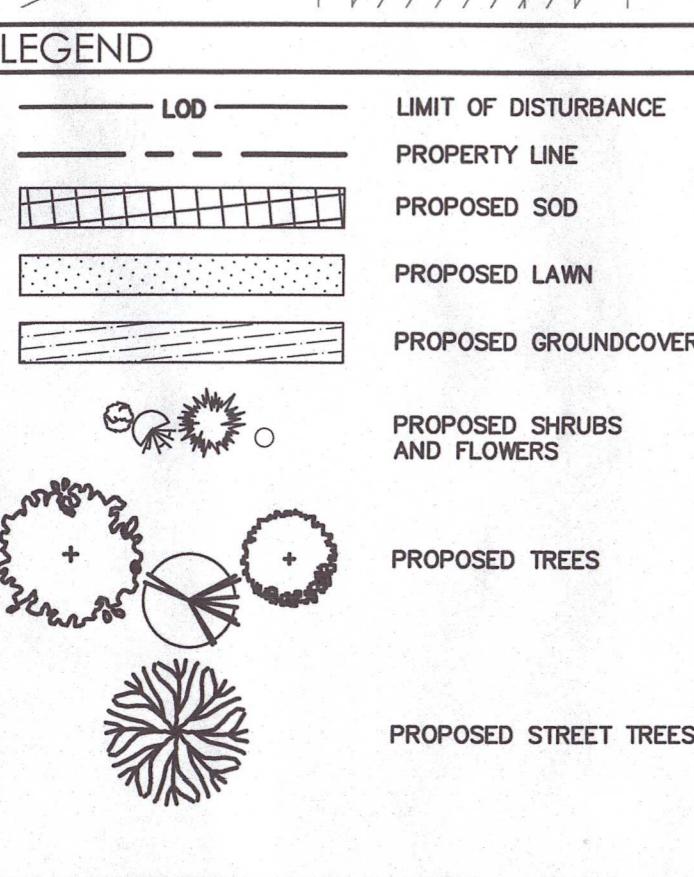
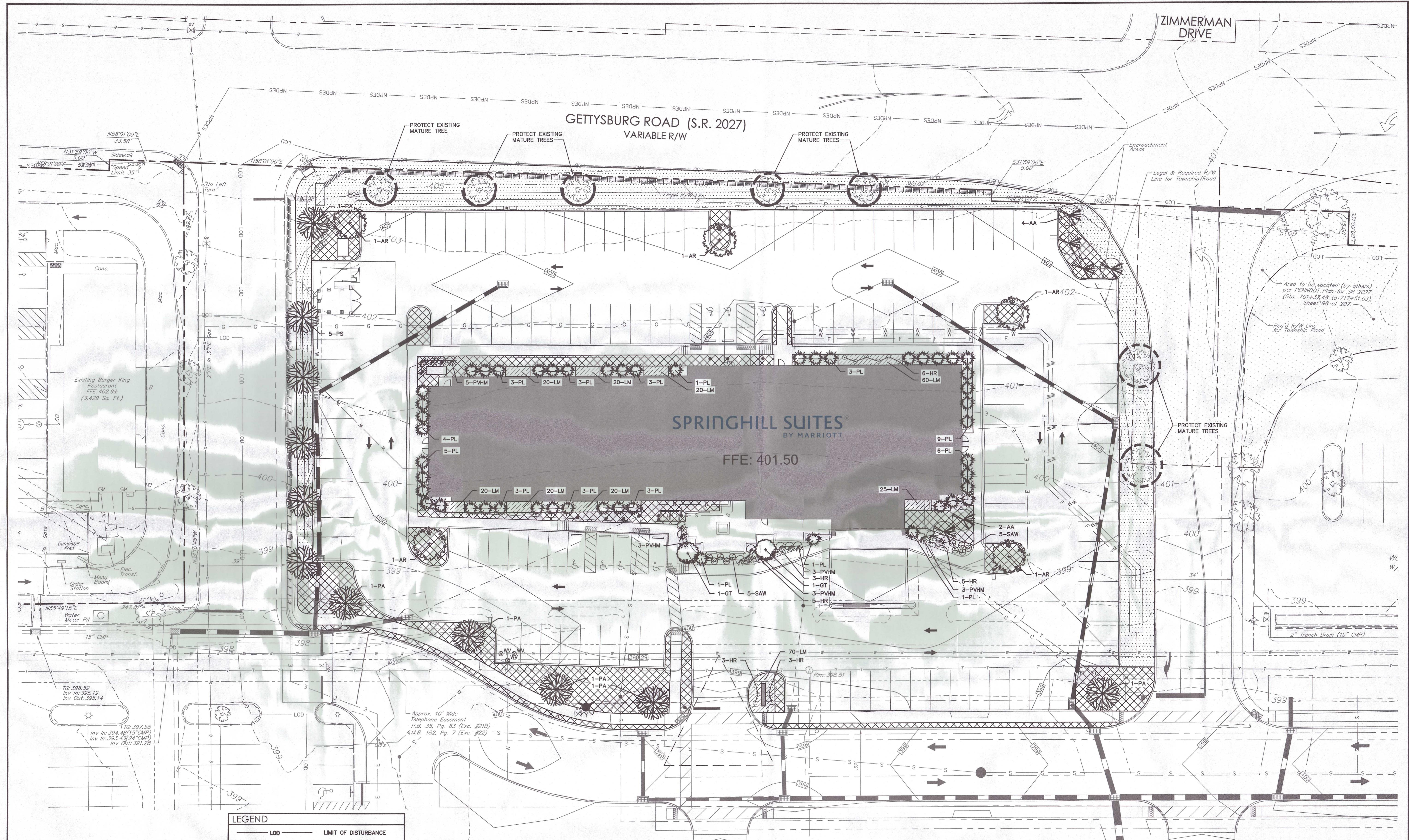
3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
1 04/06/2020 DESC. REVISED PER TOWNSHIP & COUNTY COMMENTS
2 05/07/2020 REVISED PER TOWNSHIP REQUEST
3 05/27/2020 REVISED BY PERMIT ISSUER AND OWNER/C24
4 05/28/2020

Designed
A.J.D.
Drawn
C.J.S.
Reviewed
A.J.B.
Scal
AS NOTED
Project No.
1901504
Date
02/18/2020
CAD File:
PR190150401
Title
PROFILES

Sheet No.

PR-1
No. 8 of 17

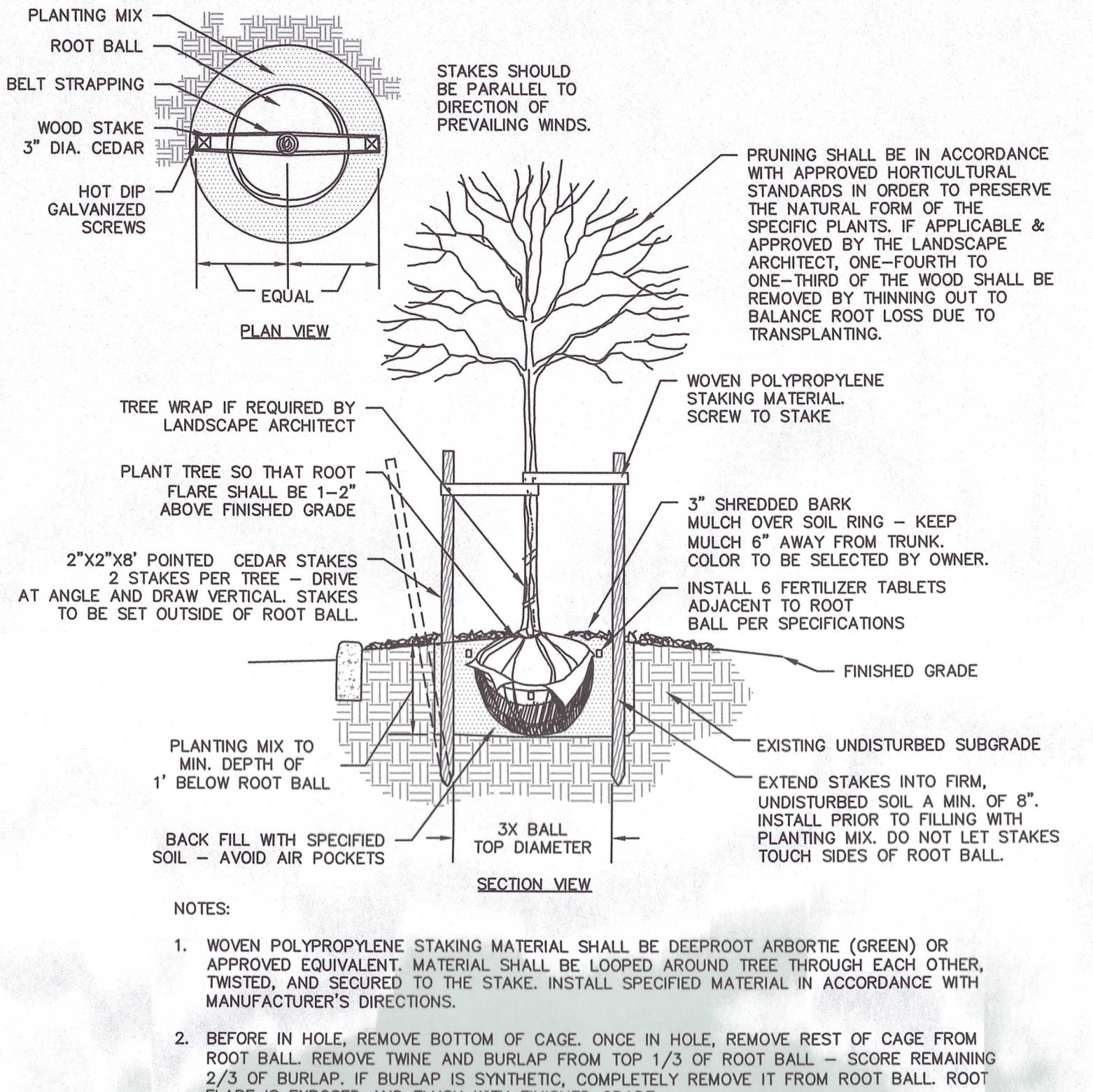


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FINAL LAND DEVELOPMENT PLAN SPRINGHILL SUITES - LOWER ALLEN COMMONS

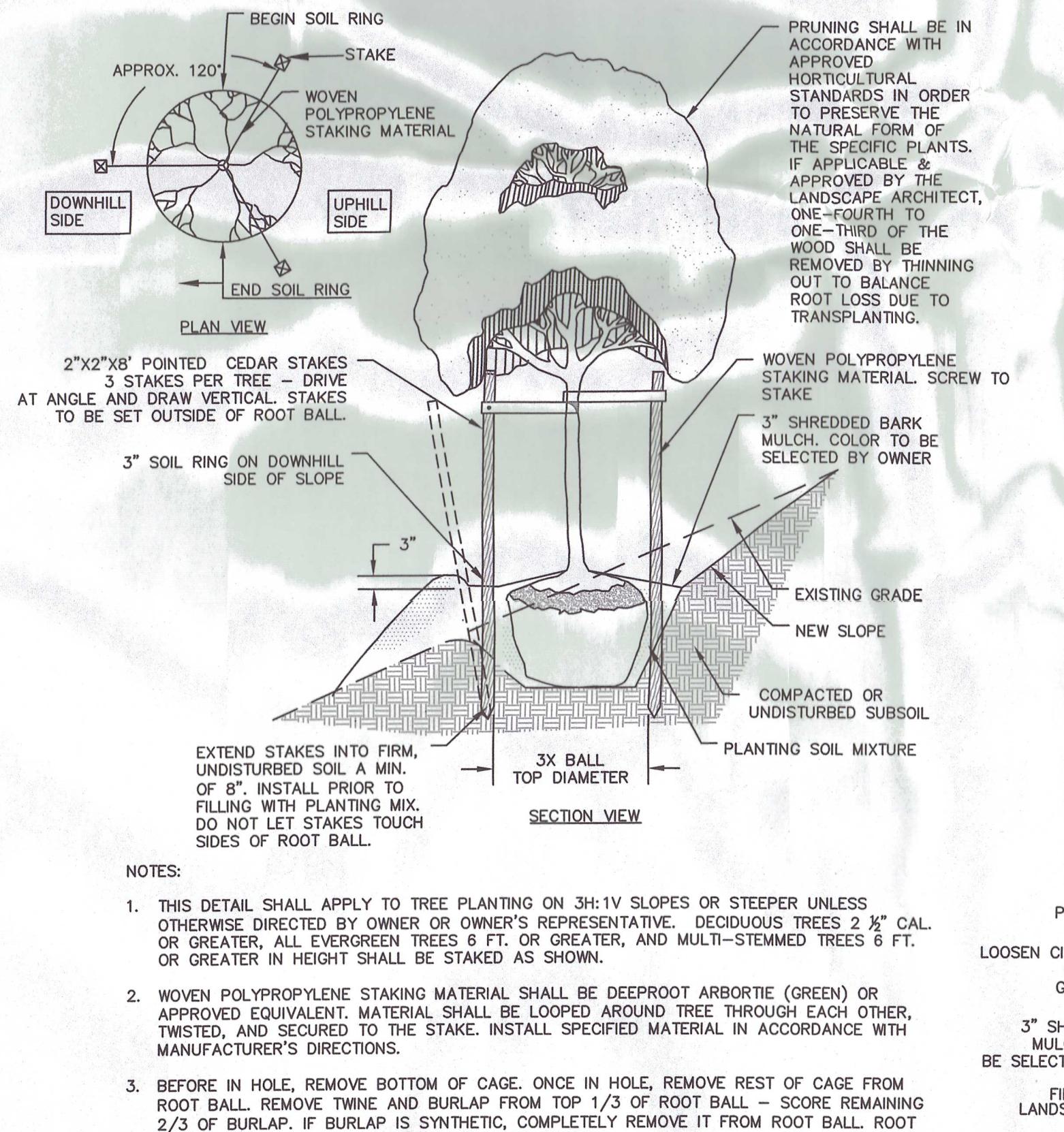
3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Desc. REV'D PER TOWNSHIP & COUNTY COMMENTS
1 04/06/2020 2 04/07/2020
3 04/07/2020
4 04/08/2020
5 04/08/2020
6 04/08/2020
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DECIDUOUS TREE PLANTING

N.T.S.

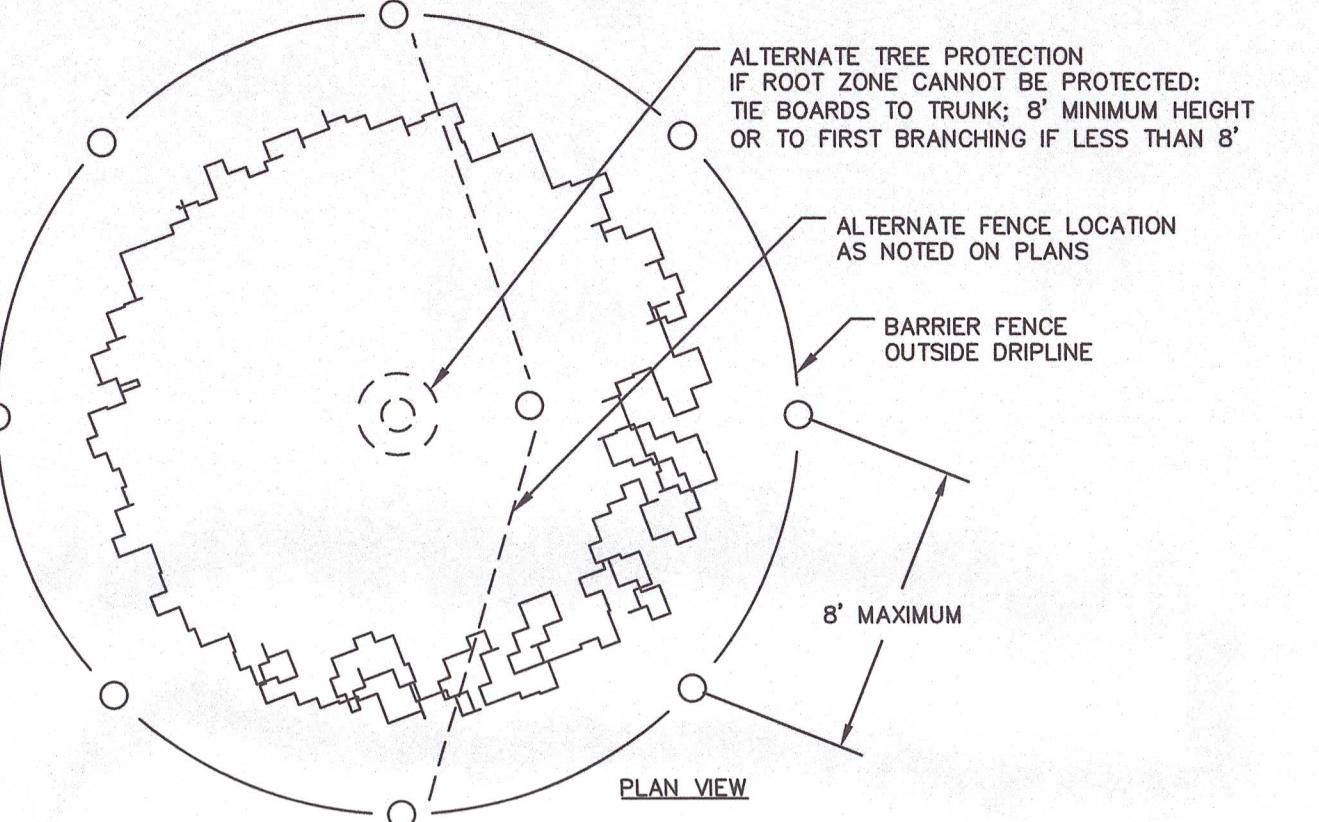


TREE SLOPE PLANTING

N.T.S.



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



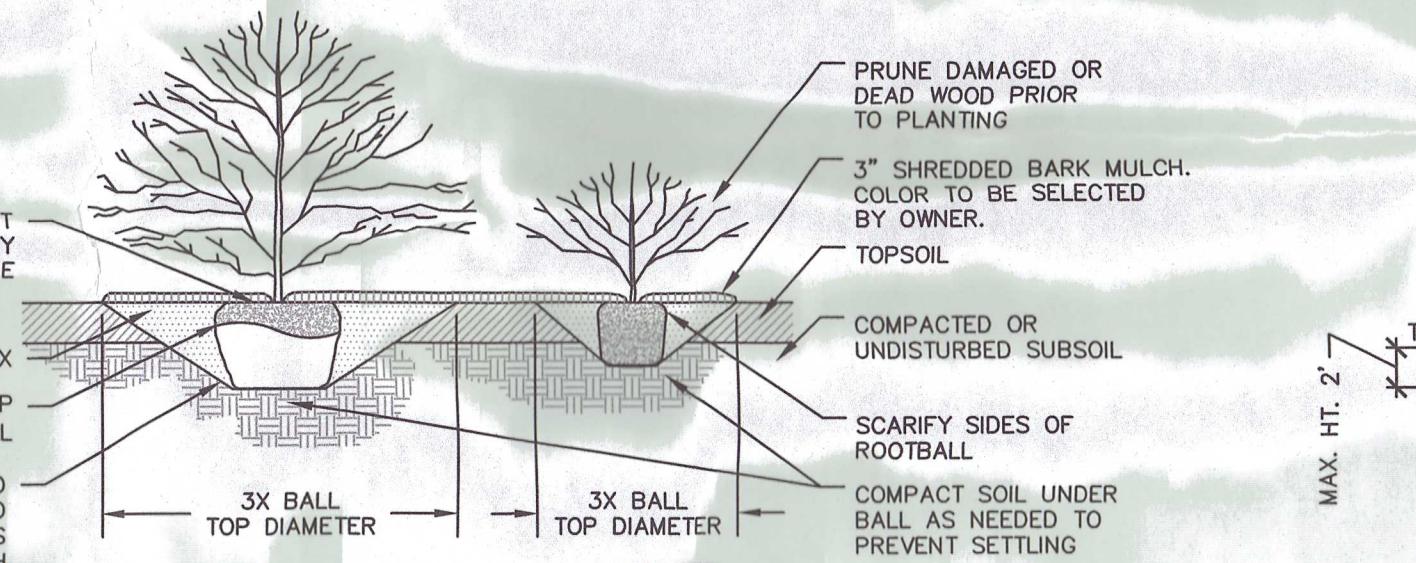
ANNUAL/PERENNIAL AND GROUNDCOVER BEDS

N.T.S.

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL 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, PRUNING, Fertilizing, Mulching, and Any Other Operations NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. 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.
4. 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.
5. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". PERENNIAL BEDS SHALL BE SPREAD OVER GEOTEXTILE FABRIC EQUAL TO MARAFI MODEL 144 NL FOR SHRUB MASSING AREAS, ANNUAL AND PERENNIAL FLOWER BEDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. GROUND COVER AREAS SHALL NOT HAVE FABRIC.
6. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR 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 GUEDER DETAIL. SEE LANDSCAPE DETAIL SHEET FOR PLANTING DETAILS.
7. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
8. 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.
9. PLANTING SOIL MIXTURE:
2 PARTS PEAT MOSS
5 PARTS SOIL
MYCORRHIZA 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
10. 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 A STRAIGHT TRUNK WITH THE MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER OR LANDSCAPE ARCHITECT SHALL ON PLANT SCHEDULES, BASED UPON WRITING APPROVED, 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.



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

SHRUB PLANTING

N.T.S.

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

11. PERENNIALS AND GROUND COVERS:
ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF PURCHASE. 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.
12. 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 REDIFERENS)

10% PINE MULCH (PINUS PERENNIFERA)

10% ANNUAL RYEGRASS (LOLUM 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: 3/4" COARSE FIBERS

MULCH RATE: 1200 LBS/ACRE

ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER

ANCHORING METHOD: SLURRY, MIX AND SPRAY

ANCHORING RATE: APPLICATION: 3 LBS/ACRE

SEEDING DATES: MARCH 15-30 AND AUGUST 15-OCTOBER 15

13. ALL SLOPES 3:1 OR GREATER RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

14. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND OTHER ANALYTICAL TESTS AS REQUIRED. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM THE 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.

15. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

16. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

17. 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.

18. 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/260, 1-1973, AS AMENDED.

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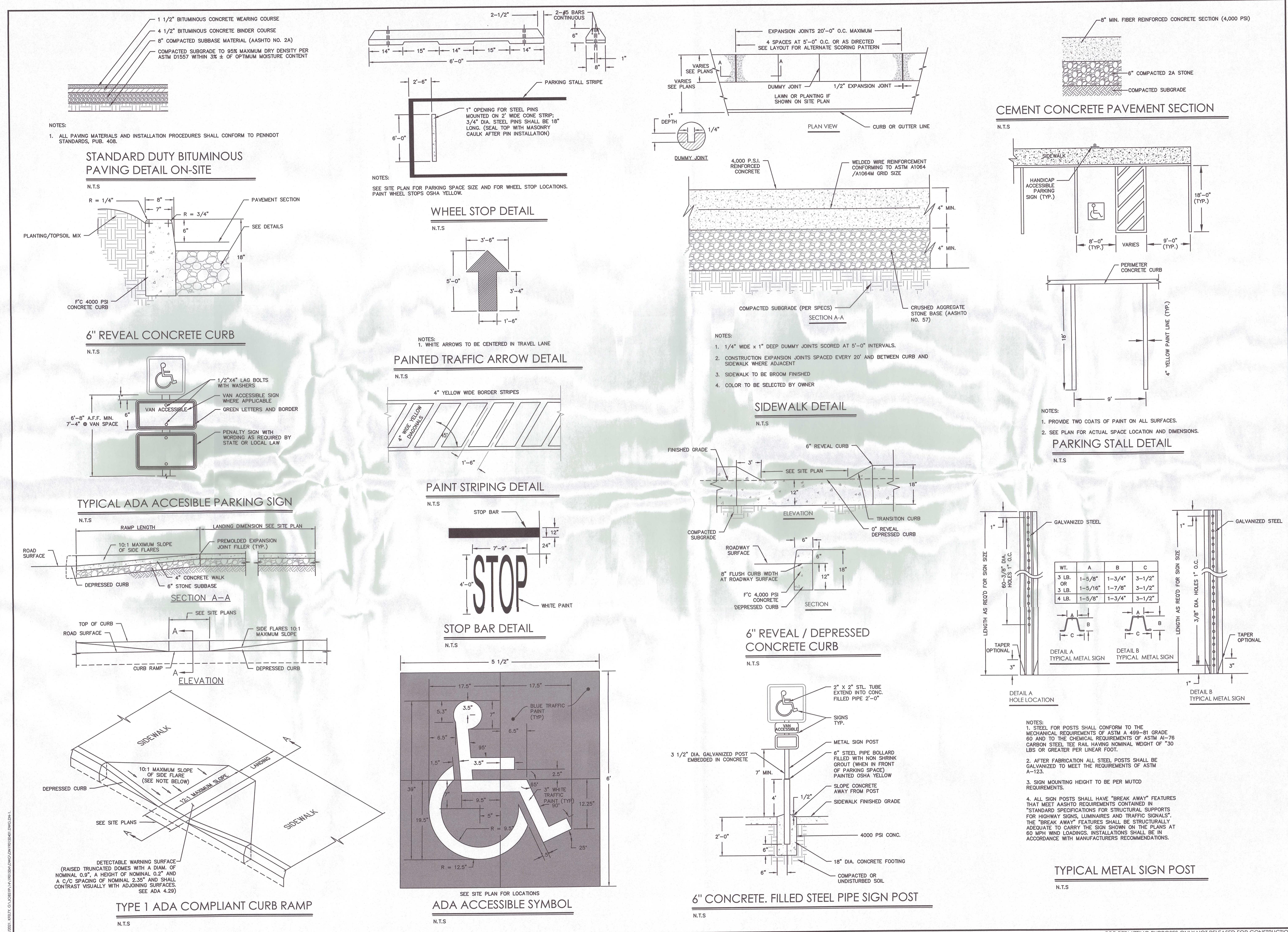
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42. REQUIREMENTS FOR THE MEASUREMENT, BRANCHING, GRADING, QUALITY, AND BURLAPPING OF ALL SHRUBBERY SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD NURSERY STOCK, ANSI/260, 1-1973, AS AMENDED.

43. 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/260, 1-1973, AS AMENDED.

44. 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/260, 1-1973, AS AMENDED.

45. 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/260, 1-1973, AS AMENDED.



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

3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

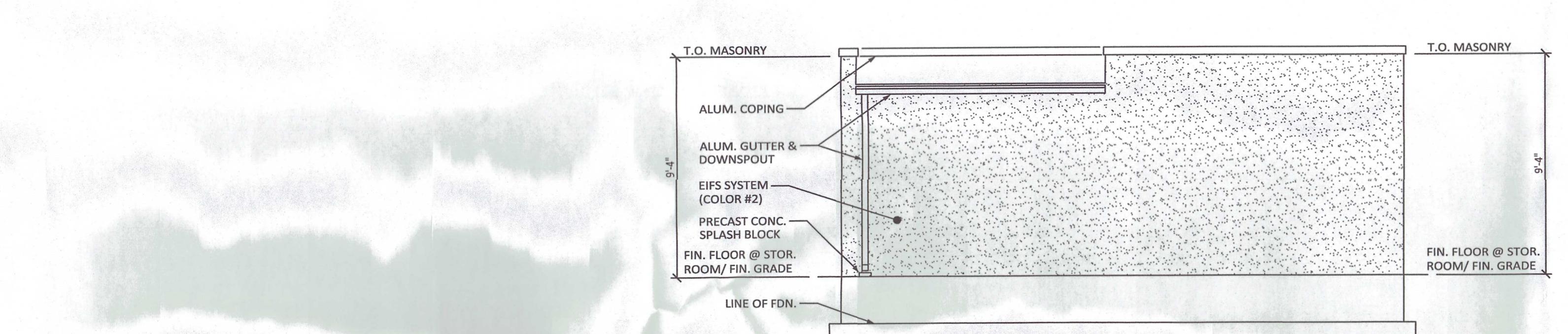
REVISIONS
No. 1 04/06/2020 REvised per TOWNSHIP & COUNTY COMMENTS
2 05/07/2020 REVISED FOR TOWNSHIP COMMENTS
3 07/27/2020 REVISED FOR CLIENT REQUEST
4 08/18/2021 UPDATED UNIT NUMBER AND AREA

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

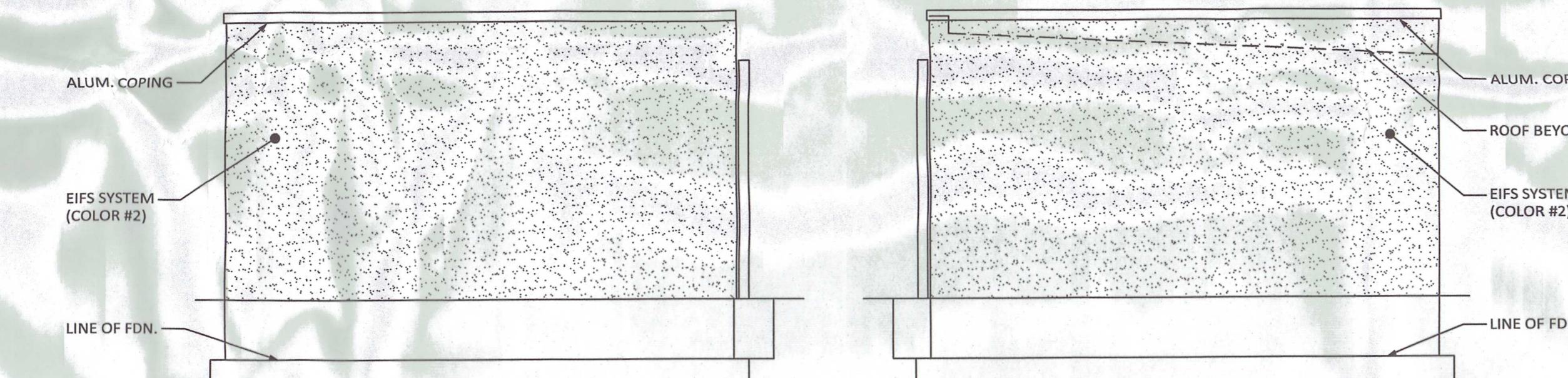
Sheet No.

**DN-2
No. 12 of 17**



REAR ELEVATION

1/4" = 1'-0"

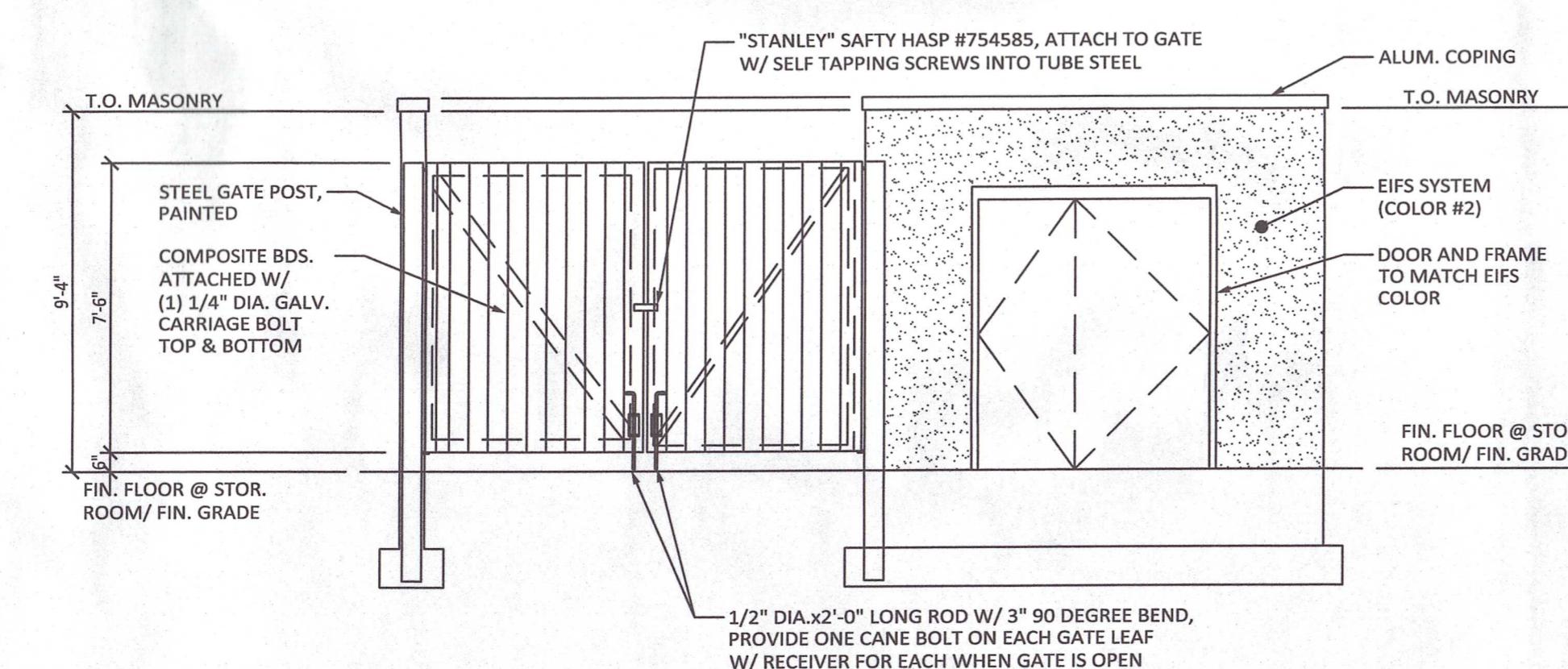


LEFT SIDE ELEVATION

1/4" = 1'-0"

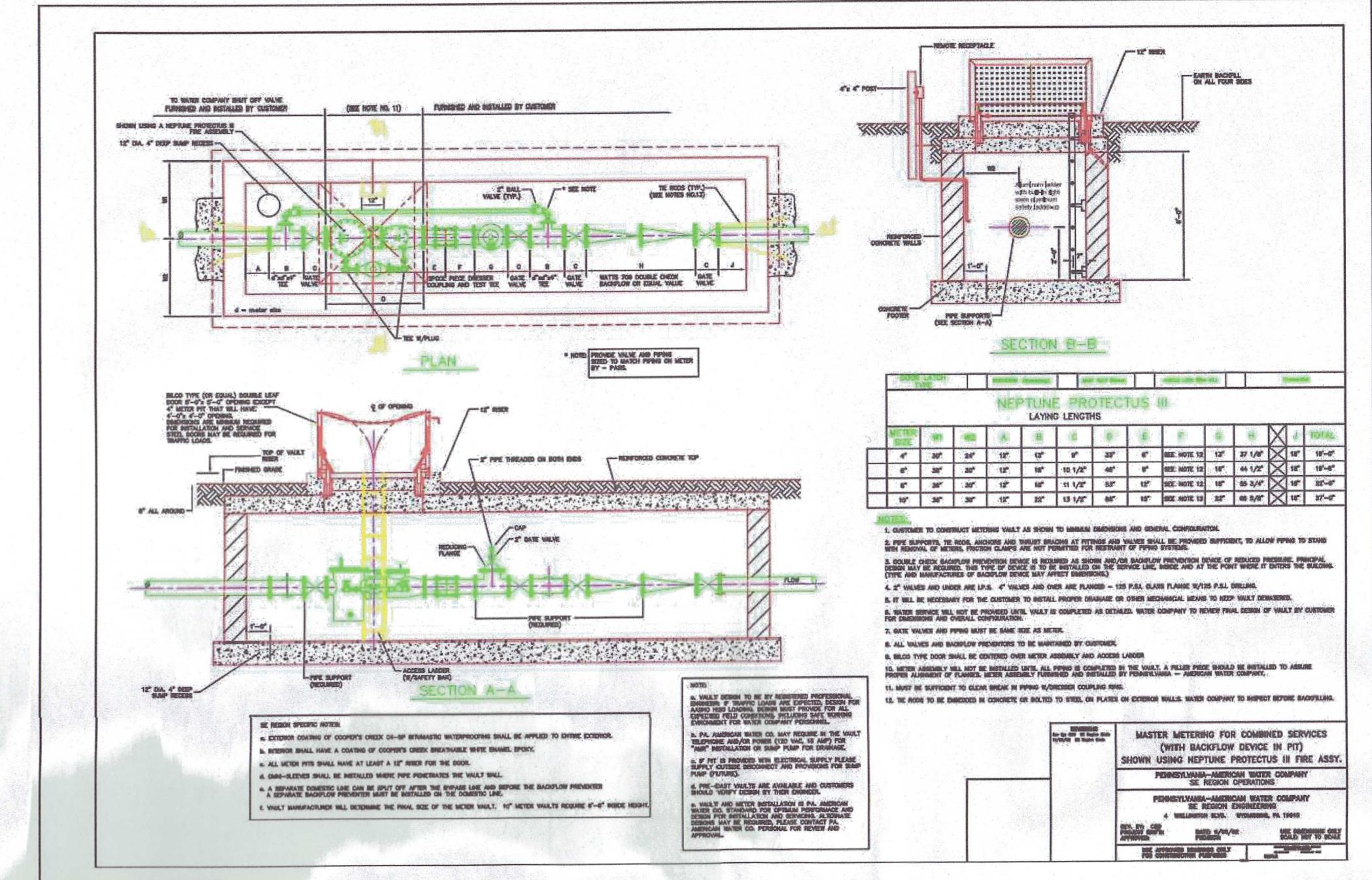
RIGHT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

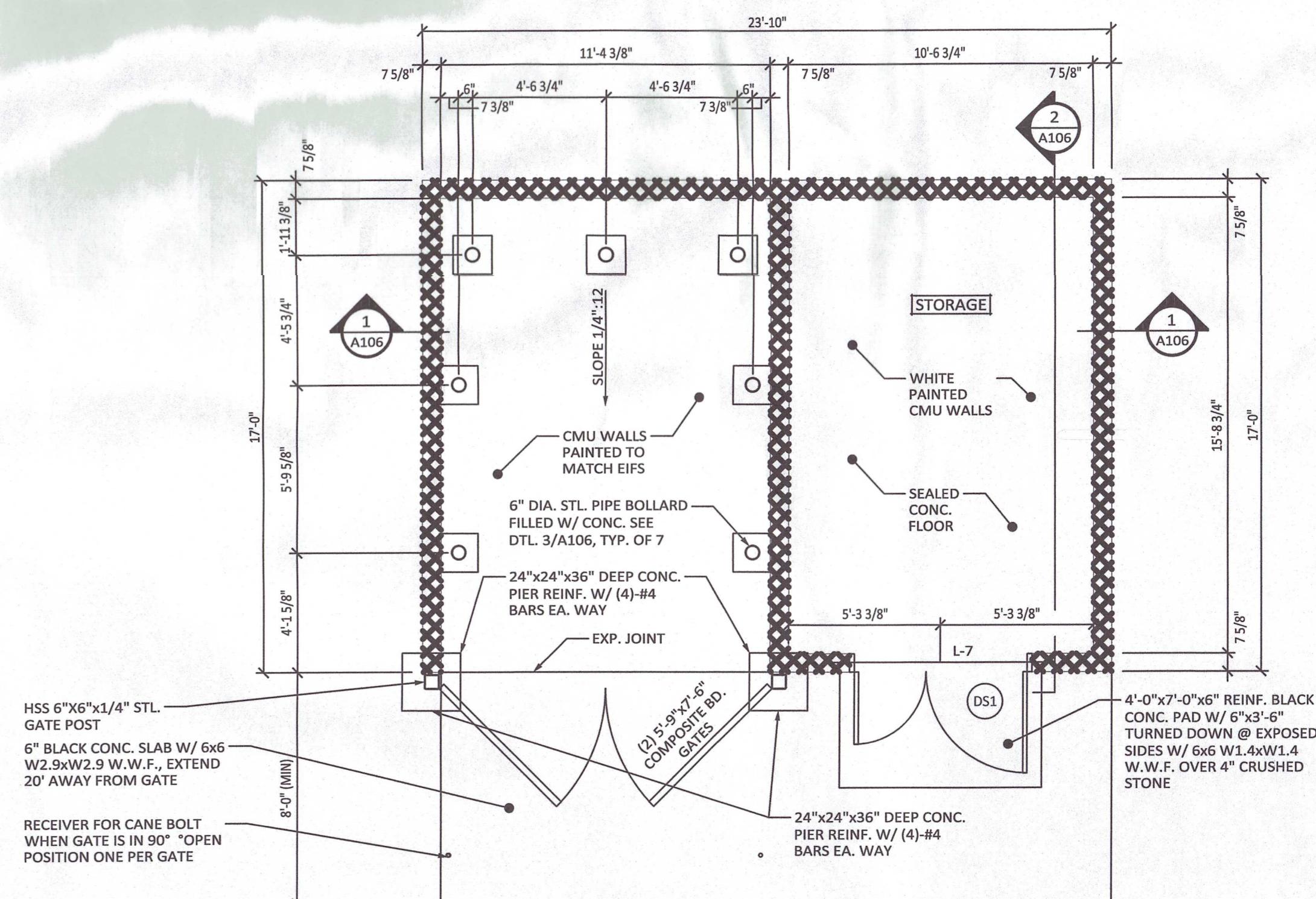
1/4" = 1'-0"



PAWC WATER METER PIT DETAIL

N.T.S.

NOTE: COORDINATE WITH ARCHITECTURAL DRAWINGS FOR FULL STORAGE & REFUSE RECEPTACLE SPECIFICATIONS



STORAGE & REFUSE RECEPTACLE SCREEN PLAN

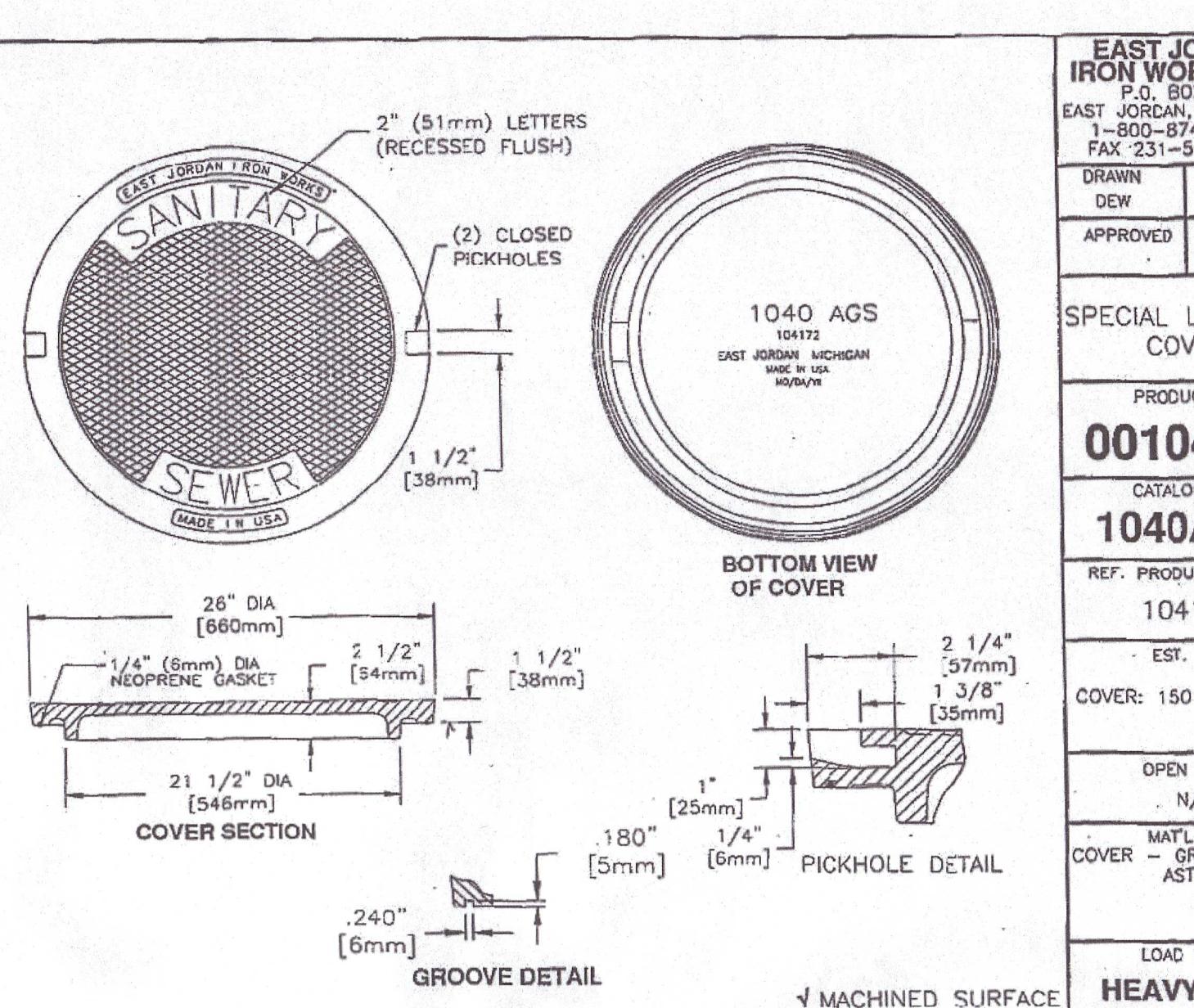
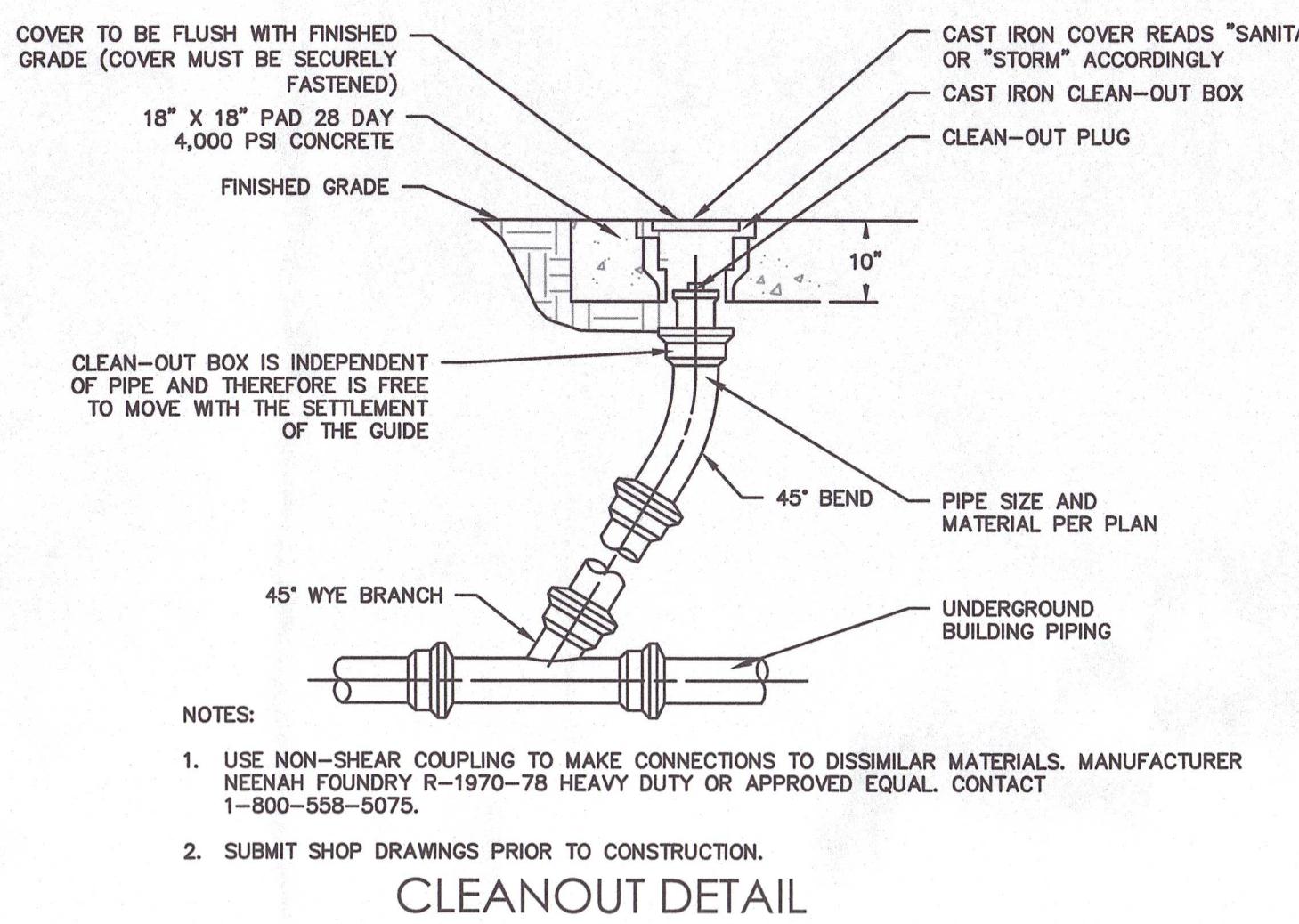
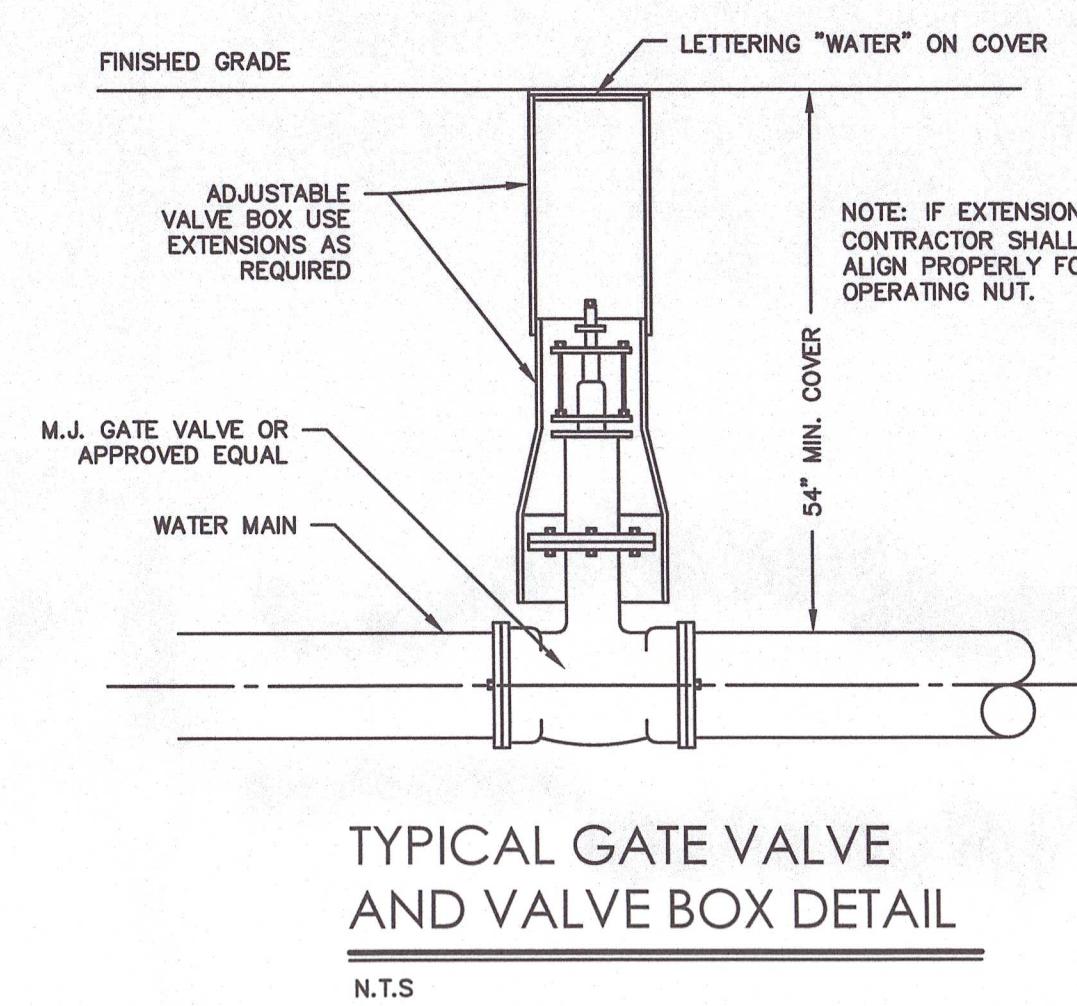
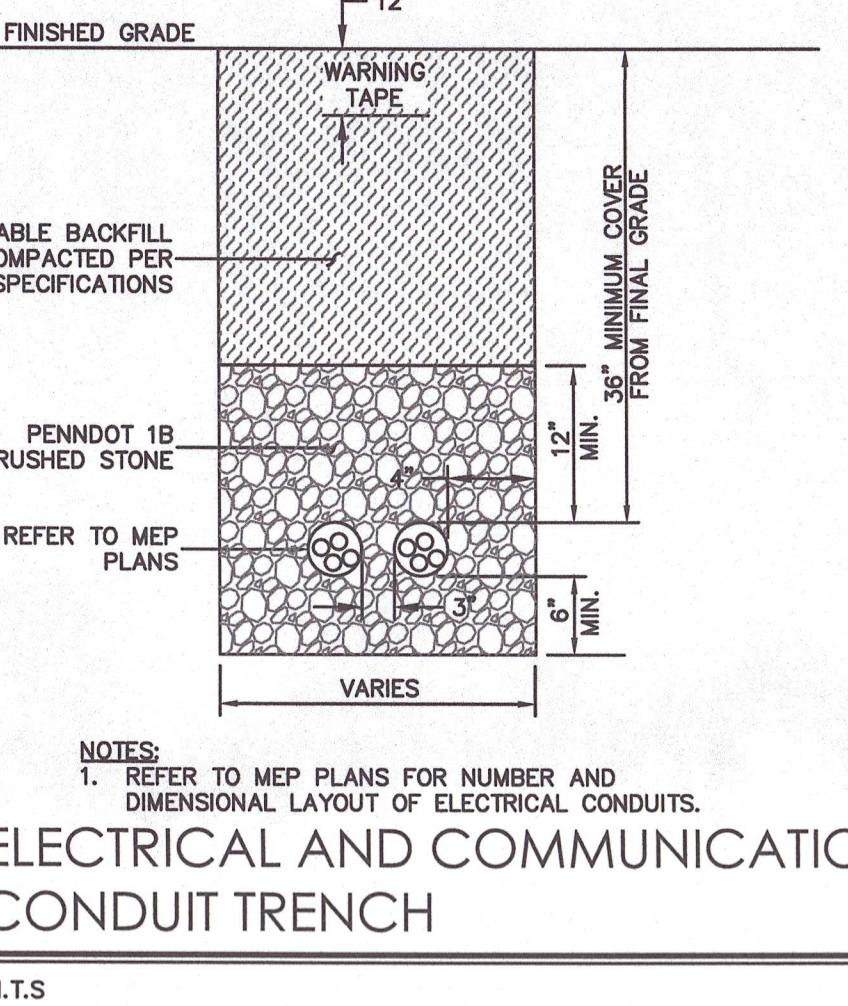
1/4" = 1'-0"

FINAL LAND DEVELOPMENT PLAN SPRINGHILL SUITES - LOWER ALLEN COMMONS

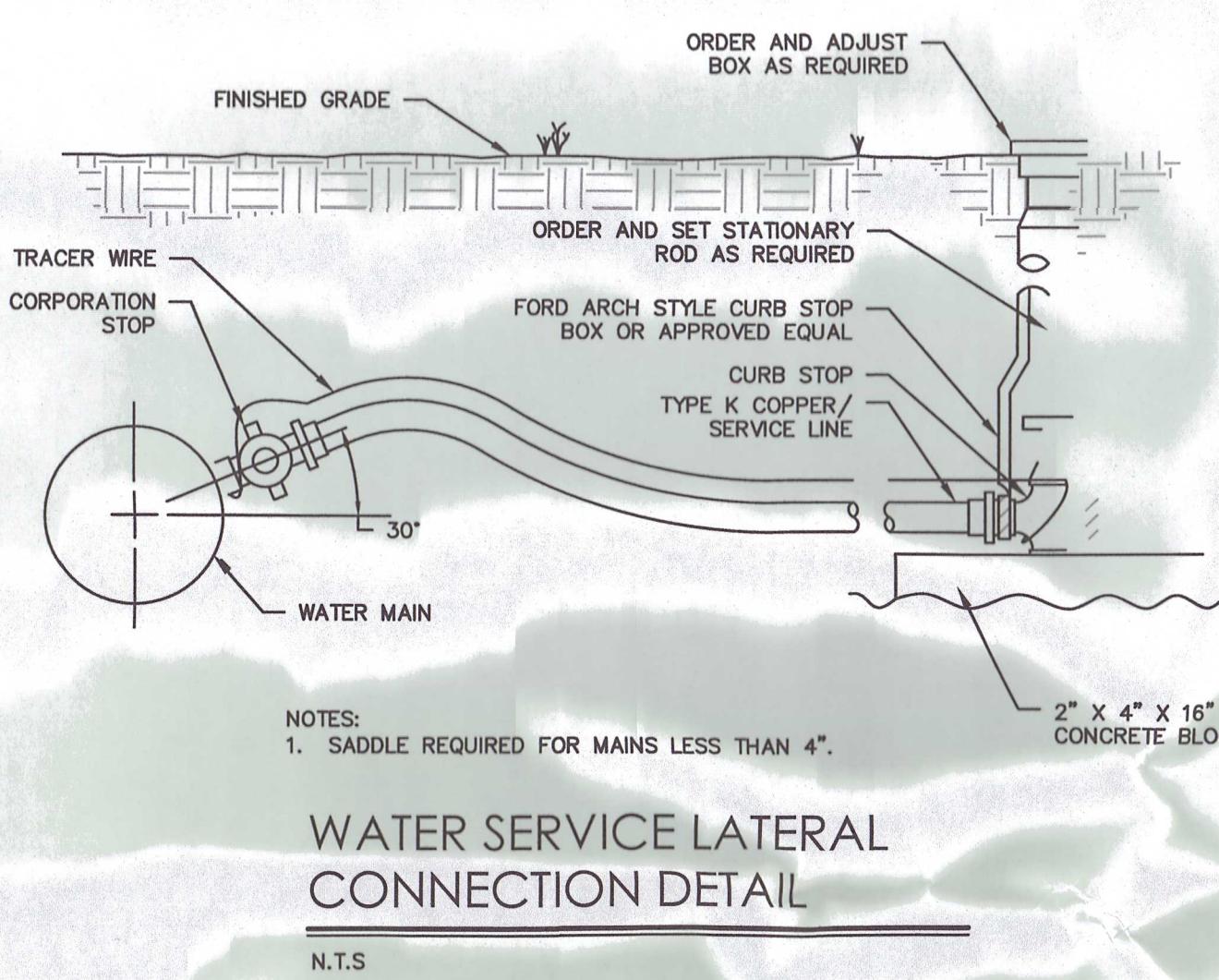
3535 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. 1 04/06/2020
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 AS NOTED
Project No. 1901504
Date 02/18/2020
CAD File: DN190150401
Title
Detail Sheet

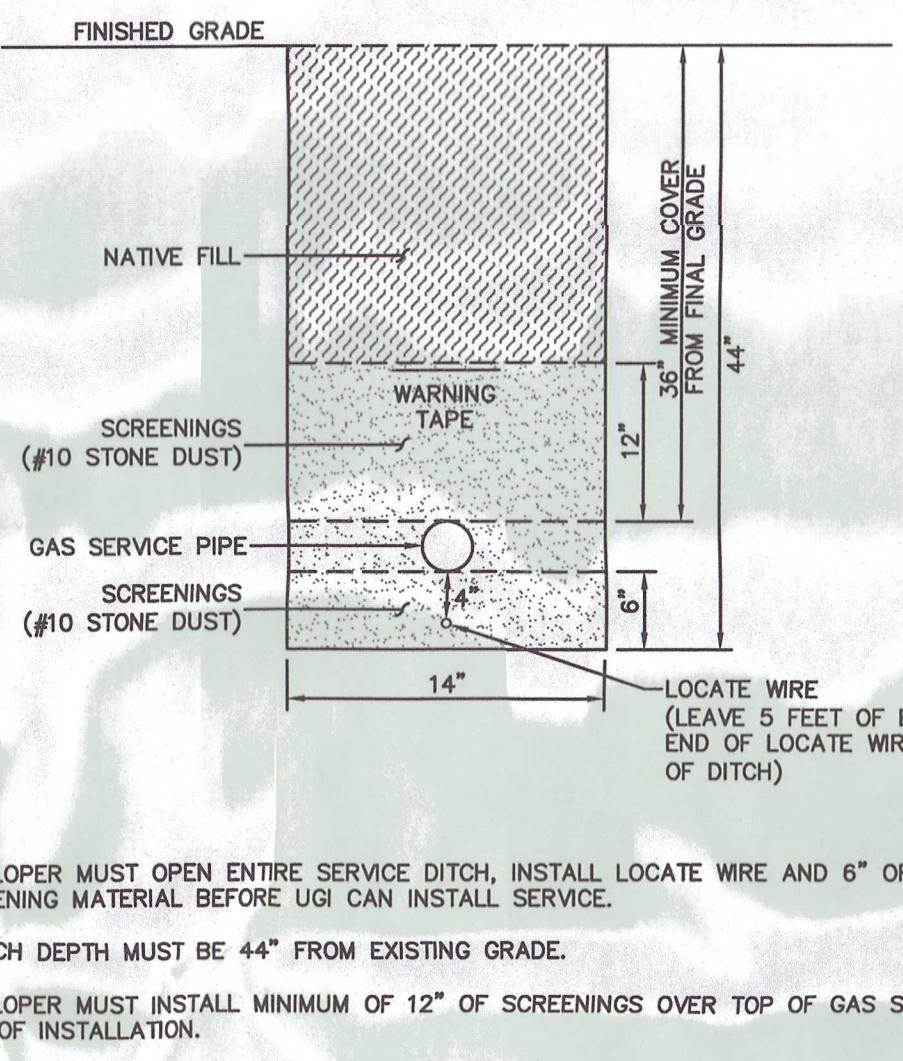
Sheet No. DN-3
No. 13 of 17
FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION



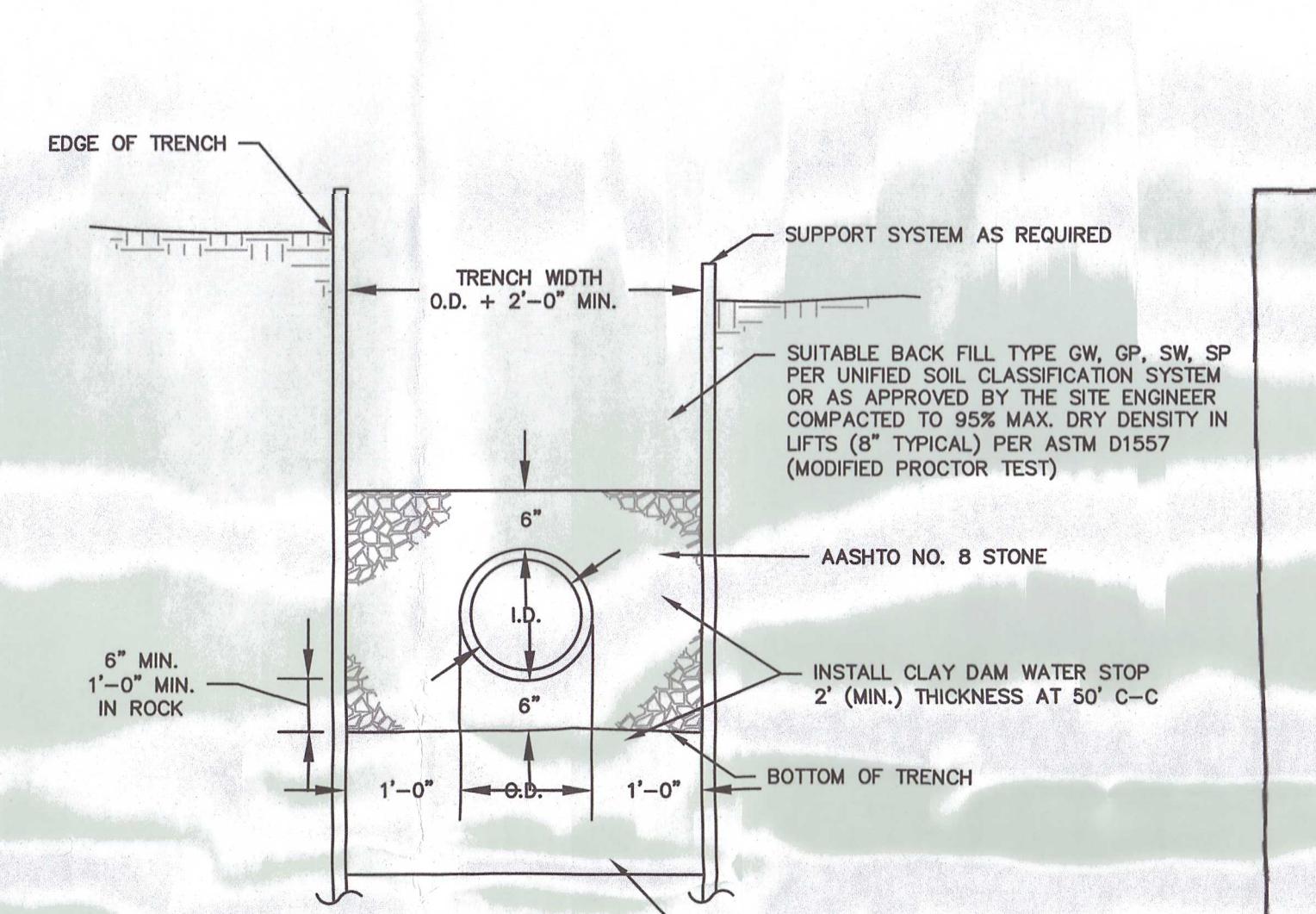
EAST JORDAN IRON WORKS, INC.
P.O. BOX 432
EAST JORDAN, MI 49727
1-800-874-4100
FAX 231-536-4458
DRAWN DATE 11/14/00
APPROVED DATE
SPECIAL LETTERED COVER
PRODUCT NO. 00104172
CATALOG NO. 1040AGS
REF. PRODUCT DRAWING 104172
EST. WT. COVER: 150 LBS 68kg
OPEN AREA N/A
MATL. SPEC. COVER - GRAY IRON ASTM A48 CL35
LOAD RATING HEAVY DUTY



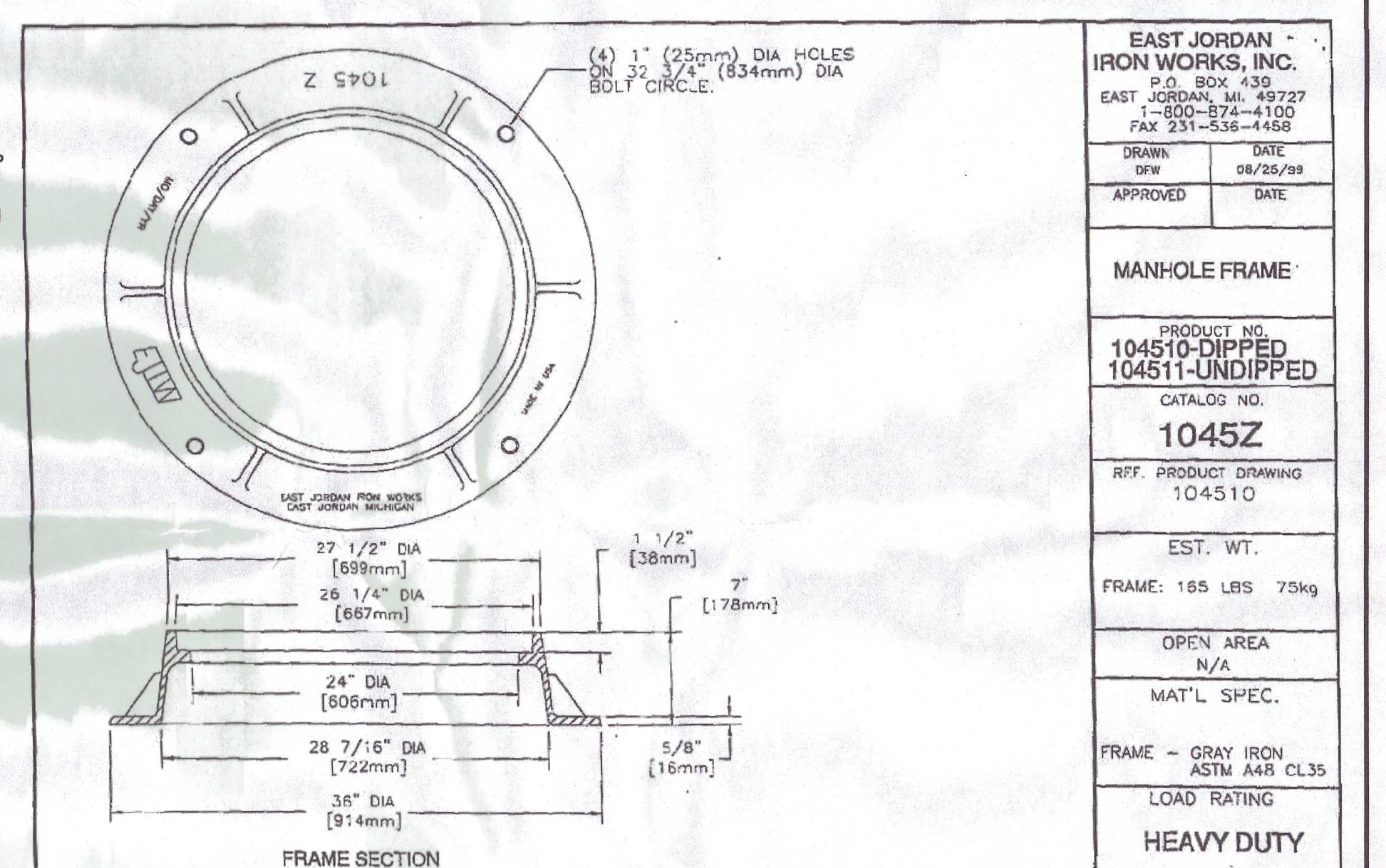
WATER SERVICE LATERAL CONNECTION DETAIL



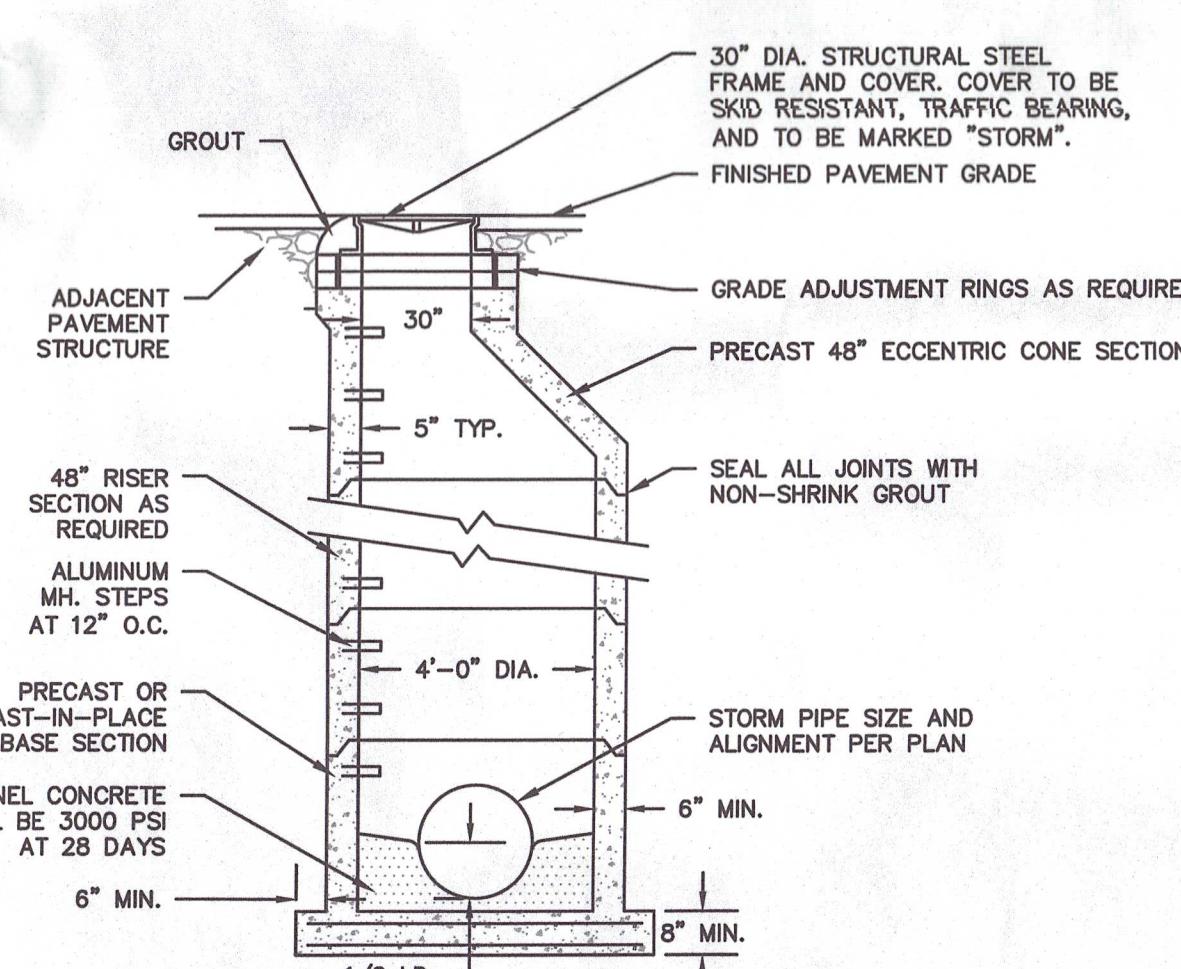
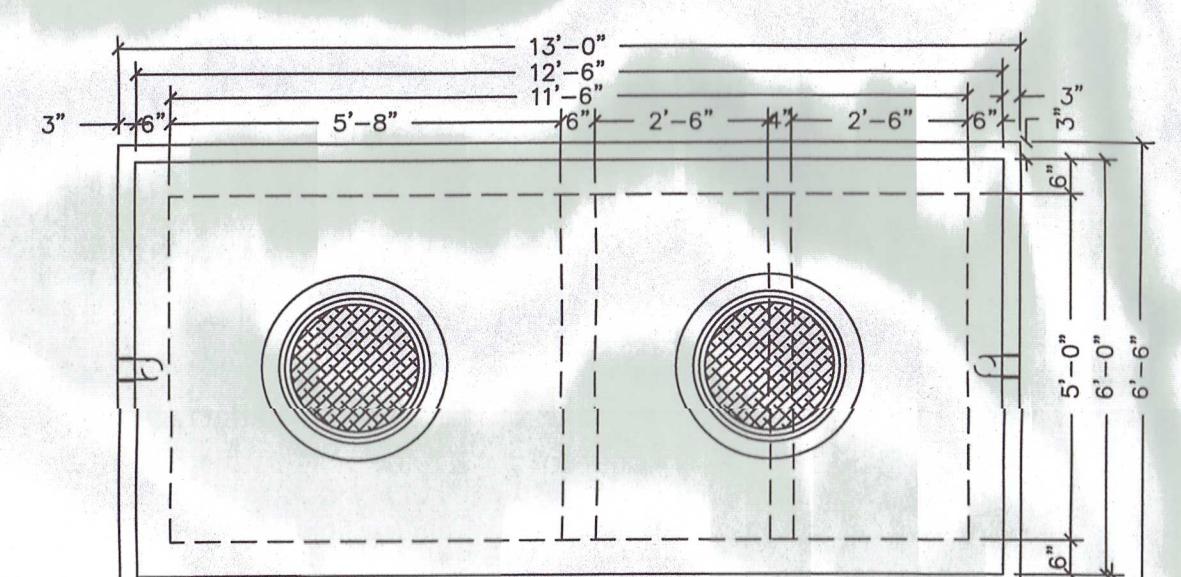
TYPICAL GAS TRENCH SECTION



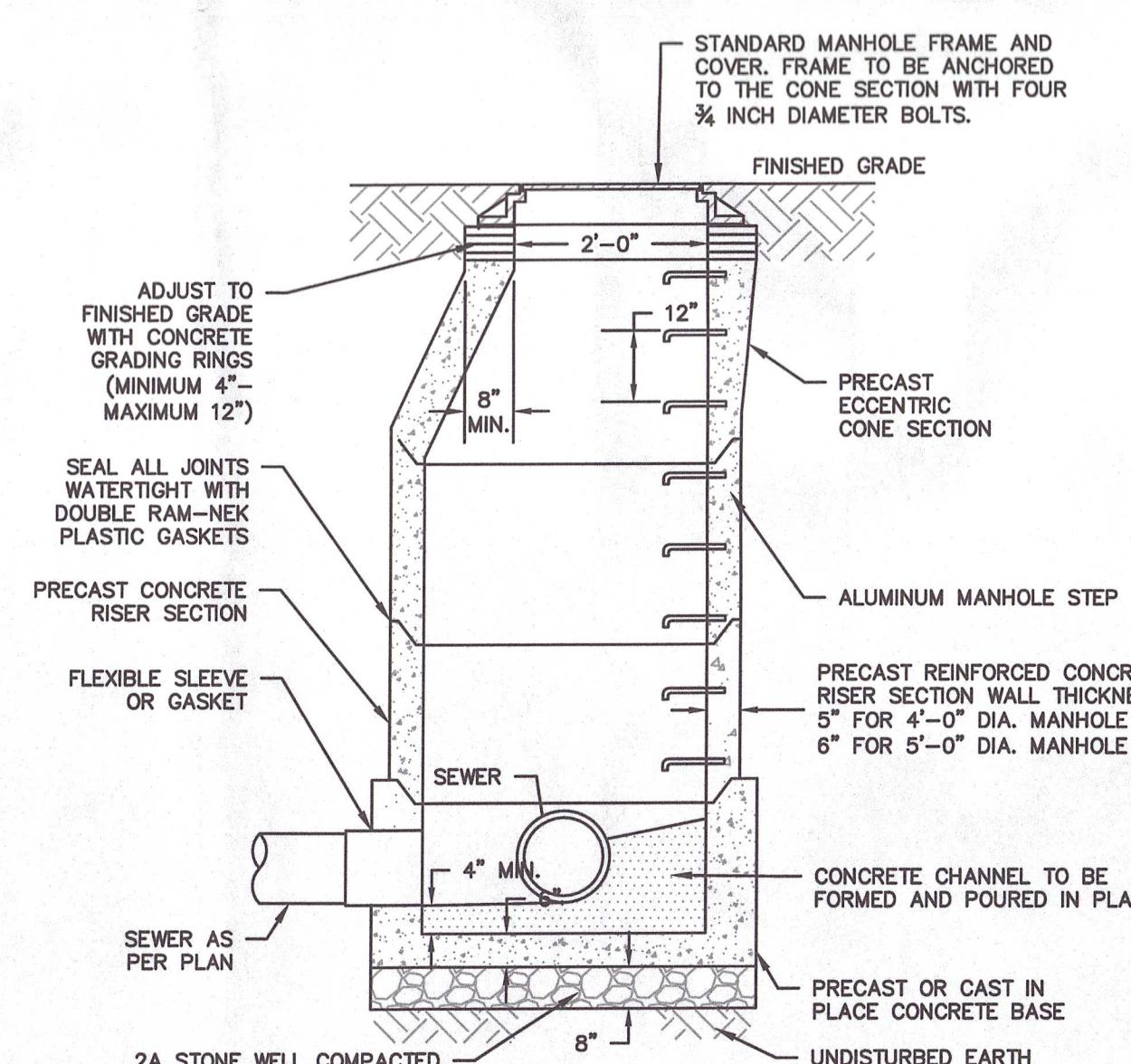
TYPICAL SANITARY SEWER TRENCH SECTION



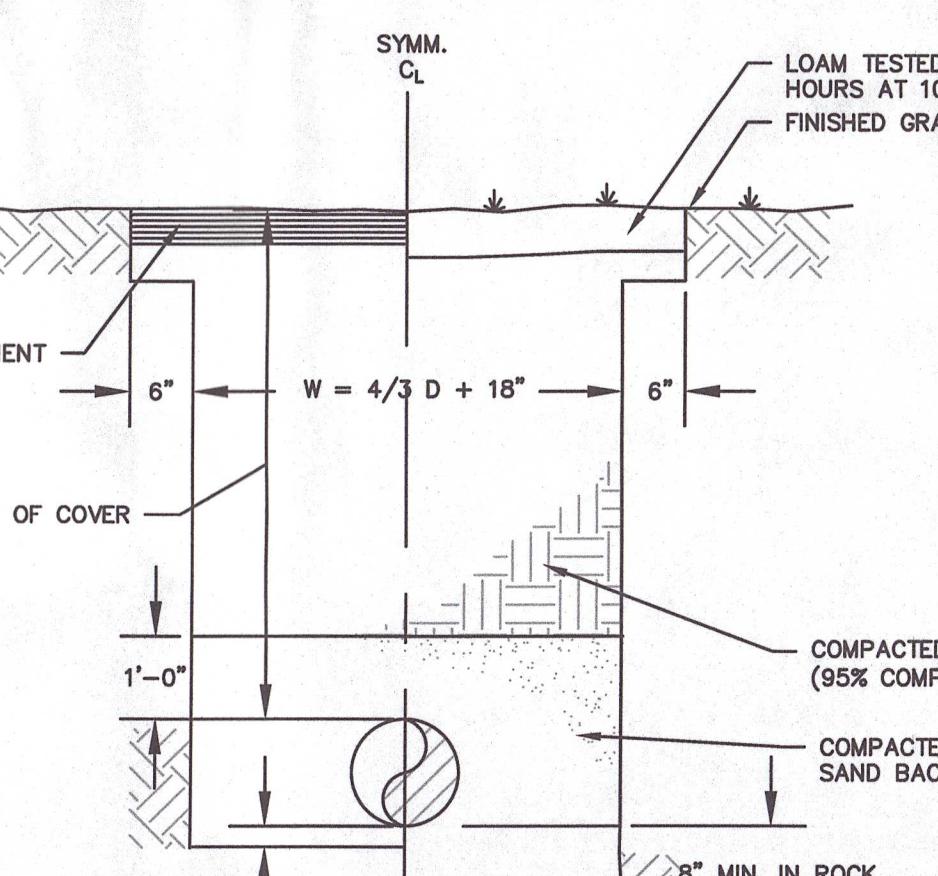
STANDARD MANHOLE FRAME



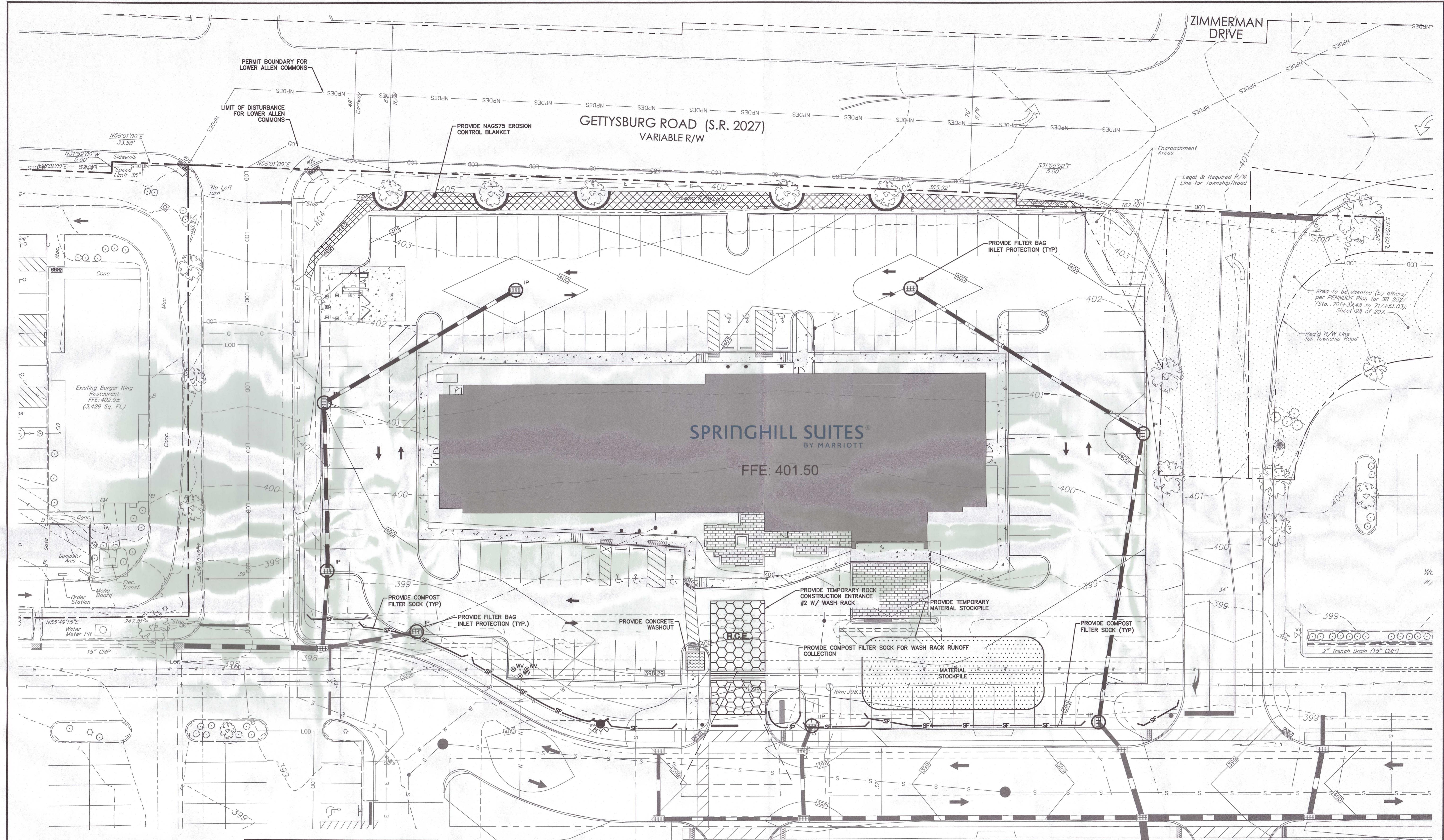
TYPICAL STORM SEWER MANHOLE



SANITARY SEWER MANHOLE



TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL



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

SOIL LIMITATIONS AND RESOLUTIONS

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 SHEET 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, WHICH HAS PROVEN TO BE SUITABLE, WILL BE REUSED ON THE SITE.
- 8- PAVEMENT SUBBASE WILL BE PROVIDED TO MINIMIZE FROST AFFECTS.
- 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 PROFESSIONALLY LICENSED GEOTECHNICAL ENGINEER.
- 11- PROVIDE POSITIVE DRAINAGE ACROSS THE SITE.

NOTES

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 USE PERMITS FROM THE COMMUNICATING OFFICE.

SOILS.

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

GEOLOGY:

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

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

Title

EROSION & SEDIMENTATION CONTROL PLAN

Sheet No.

EC-1
No. 15 of 17

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 IS AMENDED, 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 SUBMITAL 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 PREPARED, THE PCSM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

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310 ALLEN ROAD, ROOM 301
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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(S). 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 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.
- 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, REGRADING, RESEEDING, REMULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATES 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, SHOVED, OR SWEEP 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 TOPSOLED 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 EXCLUSIVELY FROZEN, OR IN A CONDITION THAT MAY OTHERWISE BE DETERIMENTAL TO PROPER DRRAINAGE AND SEEDING 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, SUBLIMATION, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, 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.
- FROZEN 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. SEDED 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. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- 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 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 CRIMINAL PENALTIES. 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.

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- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTION LINING. IMMEDIATE BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/BASIN OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS.

MULCHING

MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN TABLE 11.6

STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WILLOWED. ATRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL – ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND SEVEN DAYS AT A TEMPERATURE HIGHER THAN 45° ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.

SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING, LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5% WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.

TABLE 11.6

MULCH APPLICATION RATES

MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4-6 TONS	185-275 LB.	1,650-2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 LB.	415 LB.	SEE LIMITATIONS ABOVE

SOILS

URBAN LAND AND UDORTHENTS, 0 TO 8 PERCENT SLOPES

SOIL LIMITATIONS AND RESOLUTIONS

LIMITATIONS:

- CUTBANKS, CAVE
- CORROSION OF UNCOATED STEEL AND CONCRETE
- DROUGHT, ERODIBLE
- EARLY ERODIBLE
- SEASONAL HIGH WATER TABLE
- HYDRIC/HYDRO INCLUSIONS
- LOW STRENGTH OR LANDSLIDE PRONE
- SLOW PERCOLATION
- PIPEING
- POOR SOURCE OF TOPSOIL
- MODERATE POTENTIAL FOR FROST ACTION
- LOW SHRINK-SWELL
- POTENTIAL SINKHOLES

RESOLUTIONS:

- EXCAVATION WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES.
- NO UNPROTECTED STEEL IS EXPECTED TO BE IN DIRECT CONTACT WITH SOILS.
- NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA. DELINEATED WETLANDS ADJACENT TO LOD WILL BE PROTECTED BY BMPs DURING CONSTRUCTION.
- PROVIDE PROPER DRAINSAGE ON THE SITE.
- STONE GEOTUBE WILL BE PROVIDED TO PREVENT SHRINK-SWELL FROM EFFECTING FINISHED SURFACES.
- EROSION CONTROL MATTING AND IMMEDIATE STABILIZATION WILL BE USED ON ALL STEEP SLOPES TO LIMIT EROSION.
- SINKHOLES WILL BE STABILIZED AS INDICATED ON THE PLAN.
- SATISFACTORY SOIL AND FILL COMPACTION SPECIFICATIONS ARE INCLUDED ON THE PLAN TO ADDRESS THE CLAYEY SUBSOIL, SHRINK-SWELL POTENTIAL, AND COMPACTION LIMITATIONS.

LIME AND FERTILIZER APPLICATION RATES

TABLE 11.2

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST, MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 LB.	25 LB.	210 LB.	OR AS PER SOIL TEST, MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS

TEMPORARY SEEDING APPLICATION RATE				
AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 LB.	12.5 LB.	100. LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

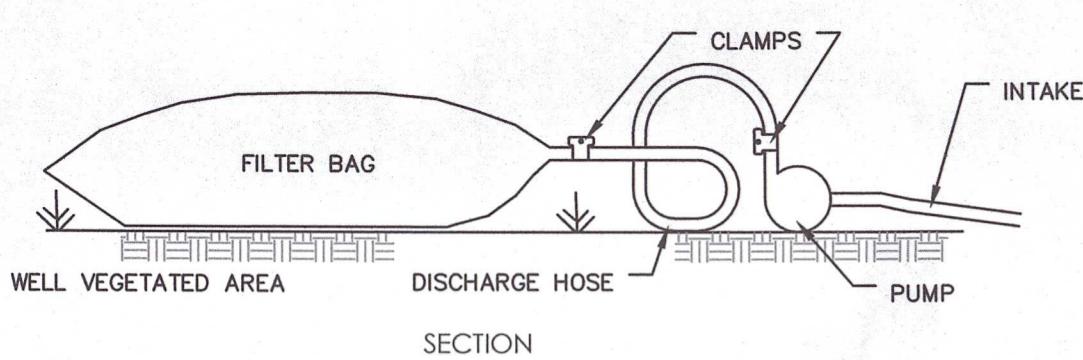
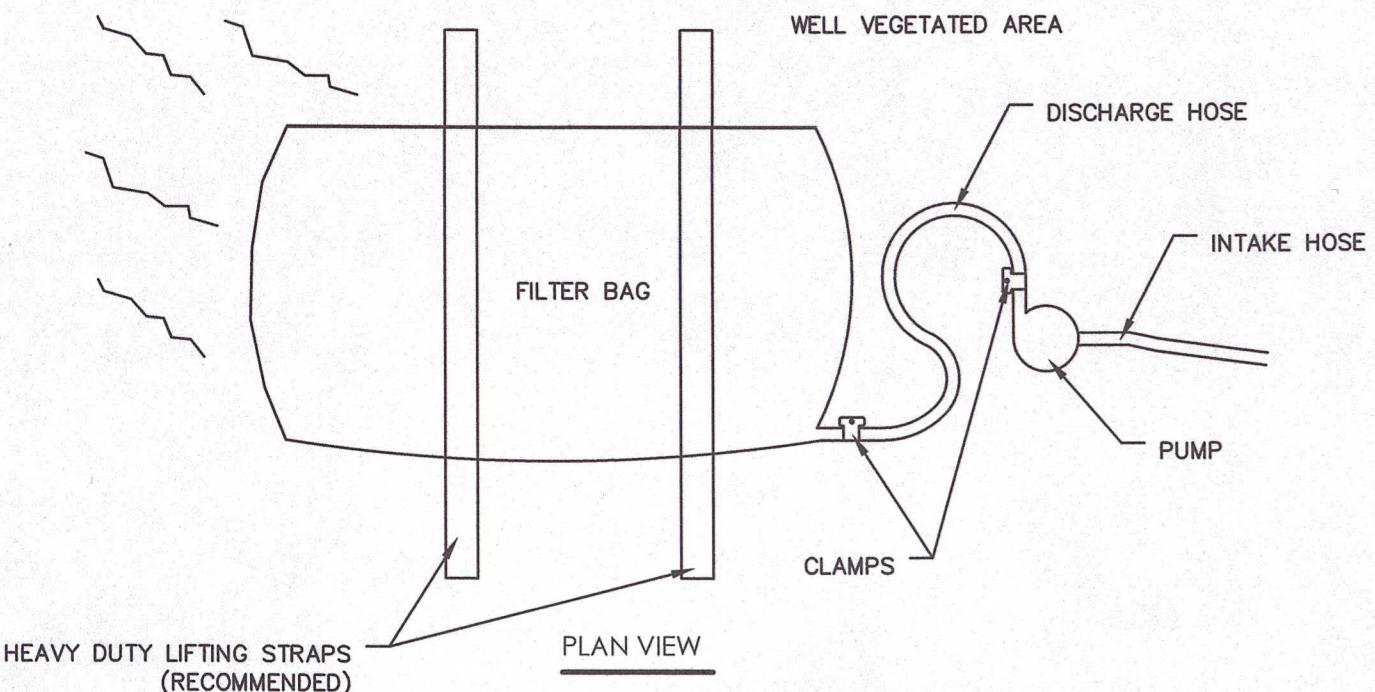
ADAPTED FROM PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND".
NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENT SHOWN IN TABLE 11.2

TEMPORARY SEEDING FOR SOIL STABILIZATION

1. SEEDING MIXTURE TYPE I (TOPSOIL STOCKPILES) SPECIES:	ANNUAL RYEGRASS (70%) PERENNIAL RYEGRASS (30%)
% PURE LIVE SEED:	95%
APPLICATION RATE:	4LBS./MSF
FERT. APPLICATION RATE:	10-10-10
LIMING RATE:	12.5 LBS./1,000 SF
MULCH TYPE:	40 LBS./1,000 SF
ANCHOR MATERIAL:	140 LBS./1,000 SF
ANCHORING METHOD:	EC3000 COPOLYMER TACKIFIER SLURRY, MIX & SPRAY
ANCHORING RATE OF APPLICATION:	3 LBS./ACRE
SEEDING DATE:	AS REQUIRED

MAINTENANCE PROGRAM

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



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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4984	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

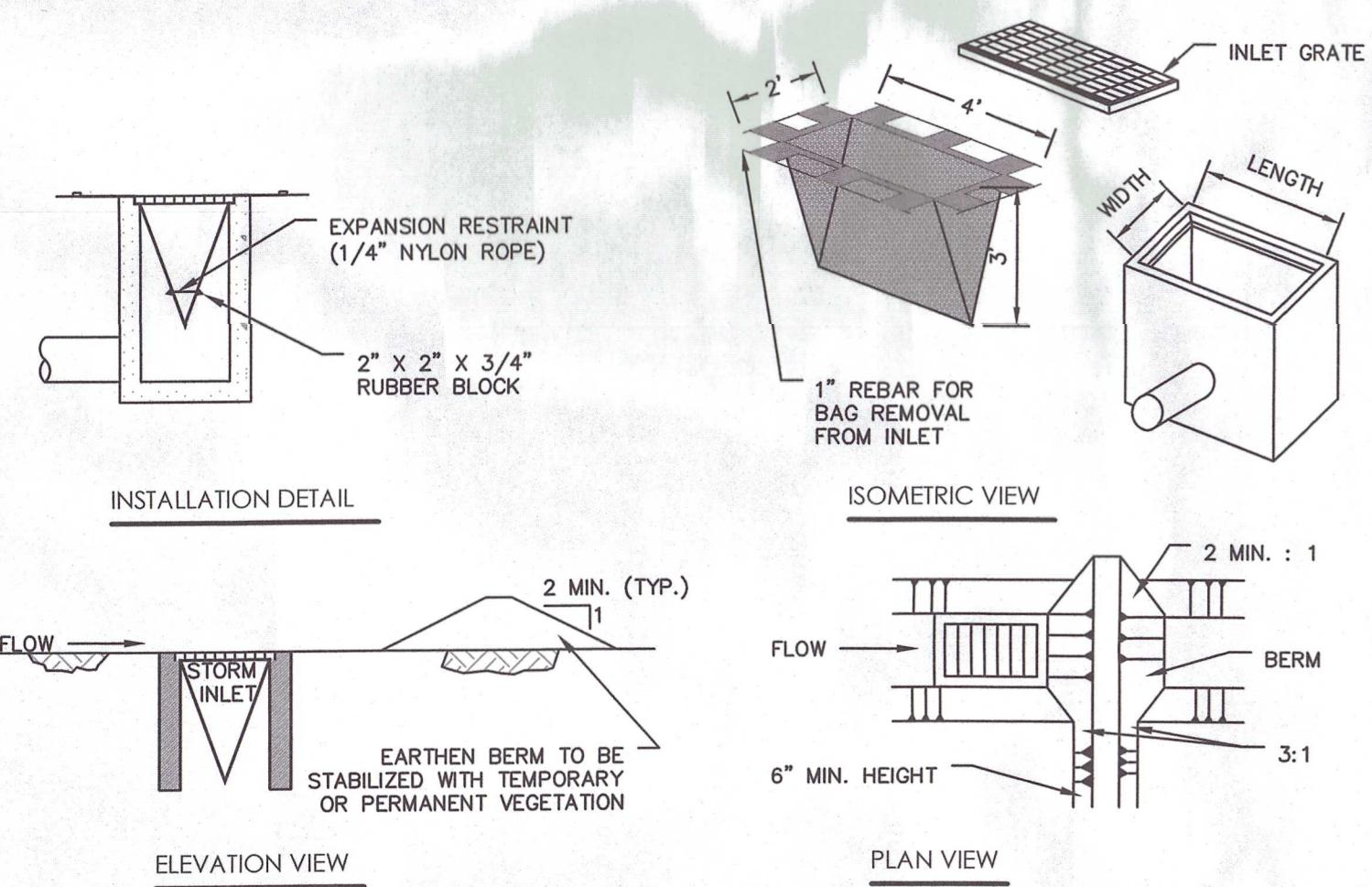
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED IN SBASINS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING SBASINS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYER AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

PUMPED WATER FILTER BAG DETAIL

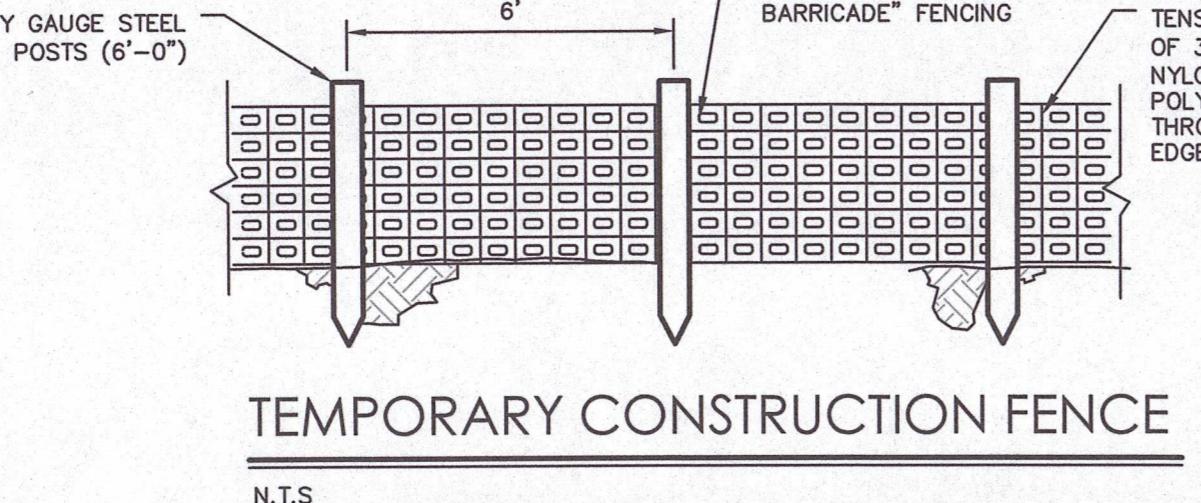
N.T.S. PADEP-3-16



MAXIMUM DRAINAGE AREA = 1/2 ACRE.
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR BASIN. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM BASINZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF BASINING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. 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 REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

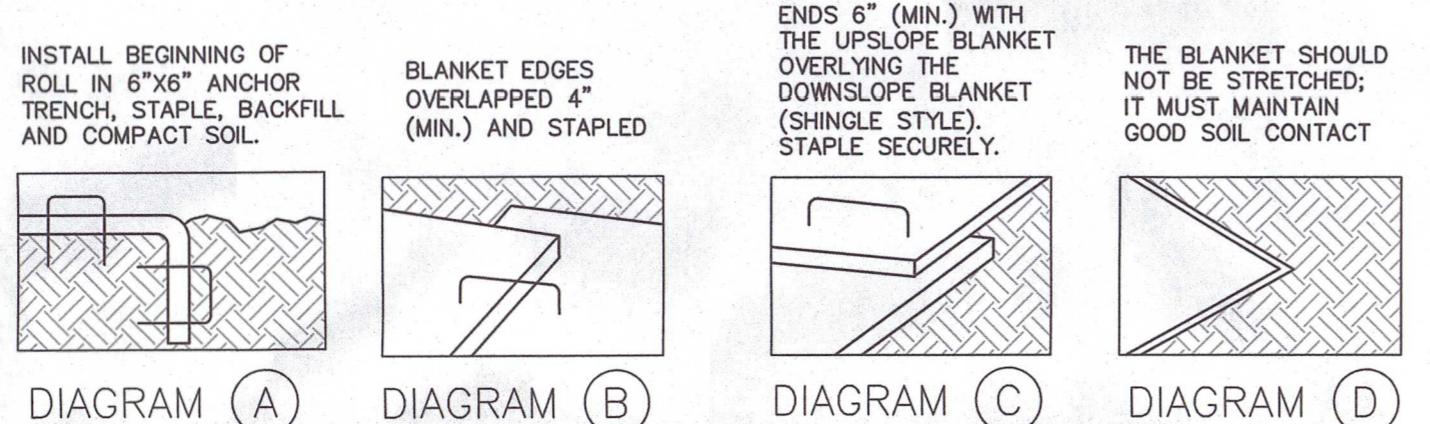
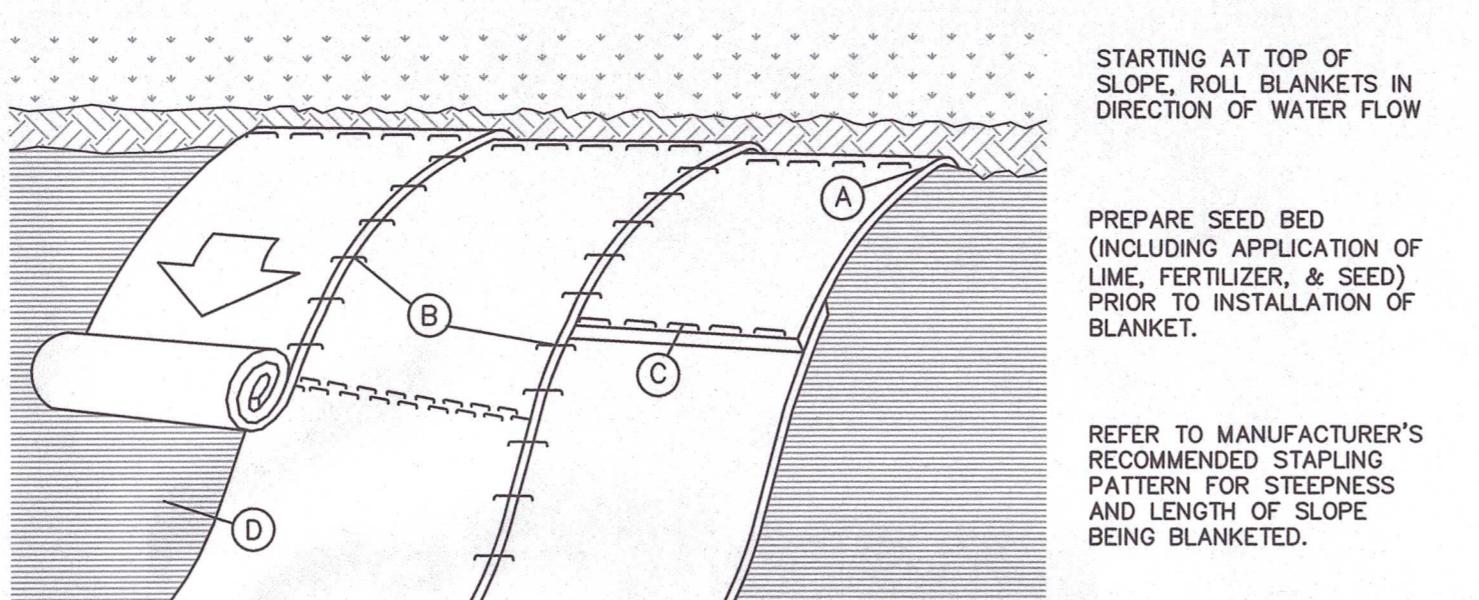
FILTER BAG INLET PROTECTION - TYPE M INLET DETAIL

N.T.S. PADEP-4-16



TEMPORARY CONSTRUCTION FENCE

N.T.S.



SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

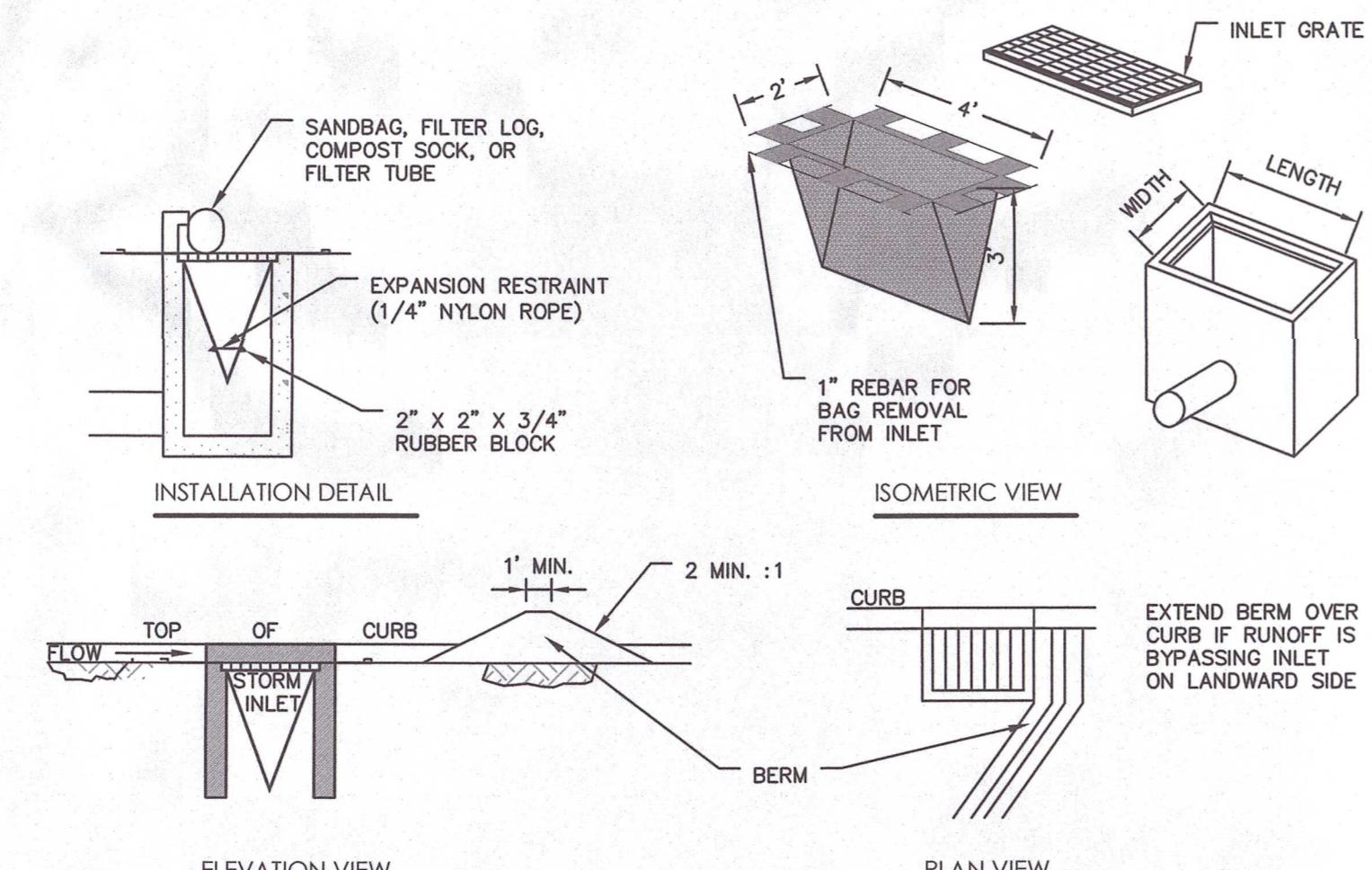
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DON NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S. PAEC-11-1



MAXIMUM DRAINAGE AREA = 1/2 ACRE.
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR BASIN. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM BASINZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF BASINING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. 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 REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION - TYPE C INLET DETAIL

N.T.S. PADEP-4-15

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12"	12"	12"	18"	18"
	18"	18"	18"	24"	24"
	24"	24"	24"	32"	32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

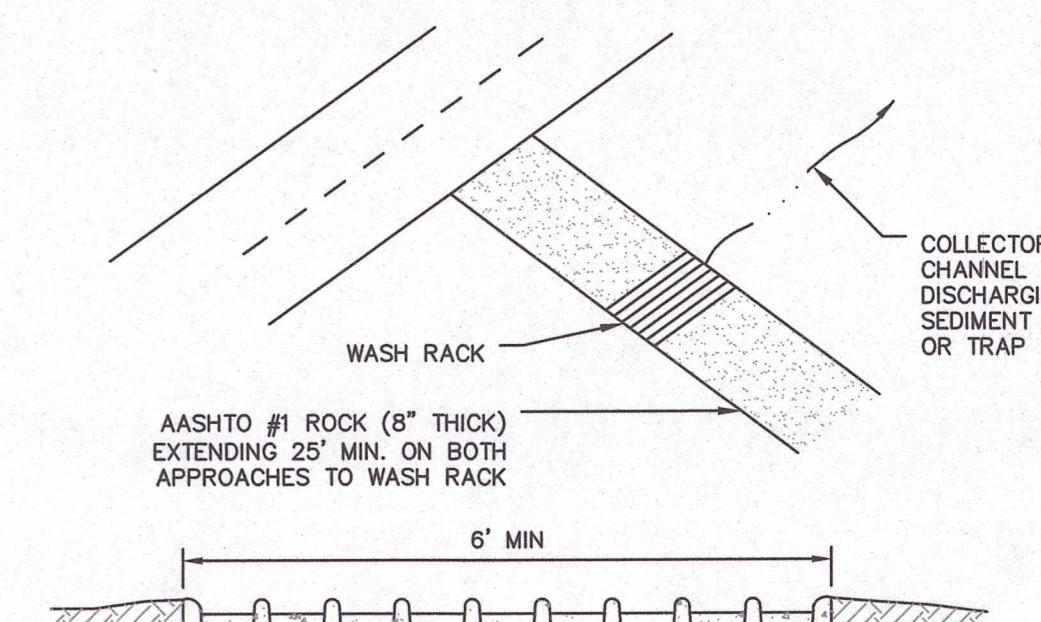
Two-ply systems

HDPE biaxial net
Continuously wound
Fusion-welded junctures
3/4" X 3/4" Max. aperture size
Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)
3/16" Max. aperture size

Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

TABLE 4.2
COMPOST STANDARDS

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

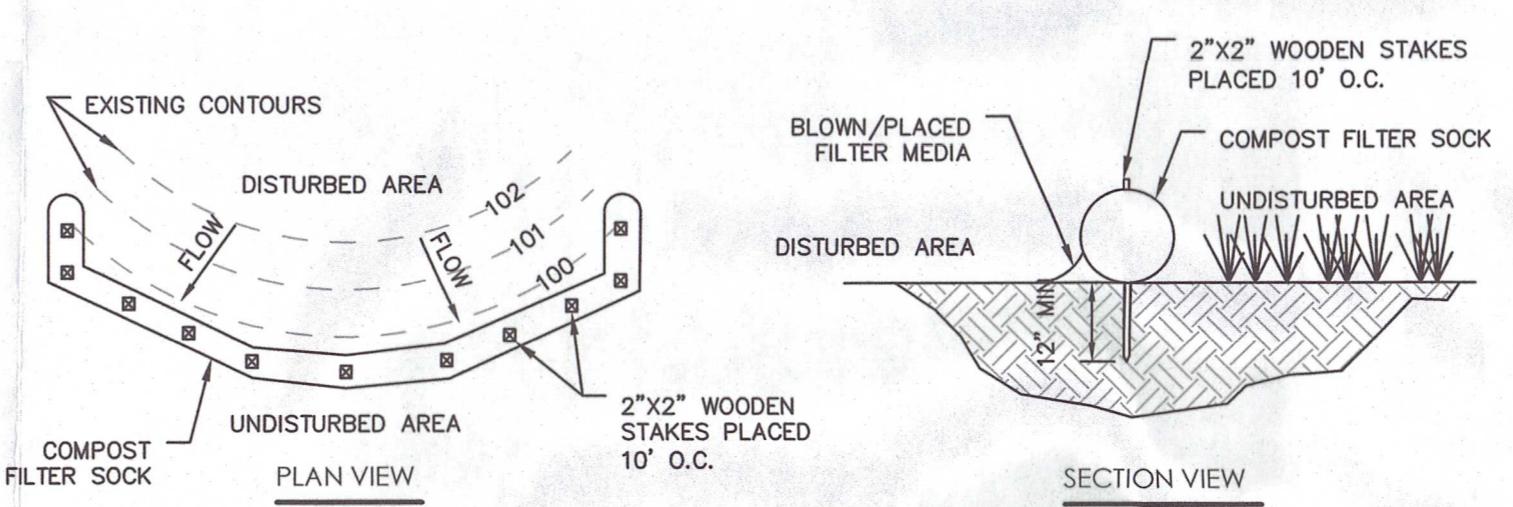


WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.
MAINTENANCE- ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE WITH WASH RACK DETAIL

N.T.S. PADEP-3-2



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 FOUND IN PENNSYLVANIA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1 FOUND IN PENNSYLVANIA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

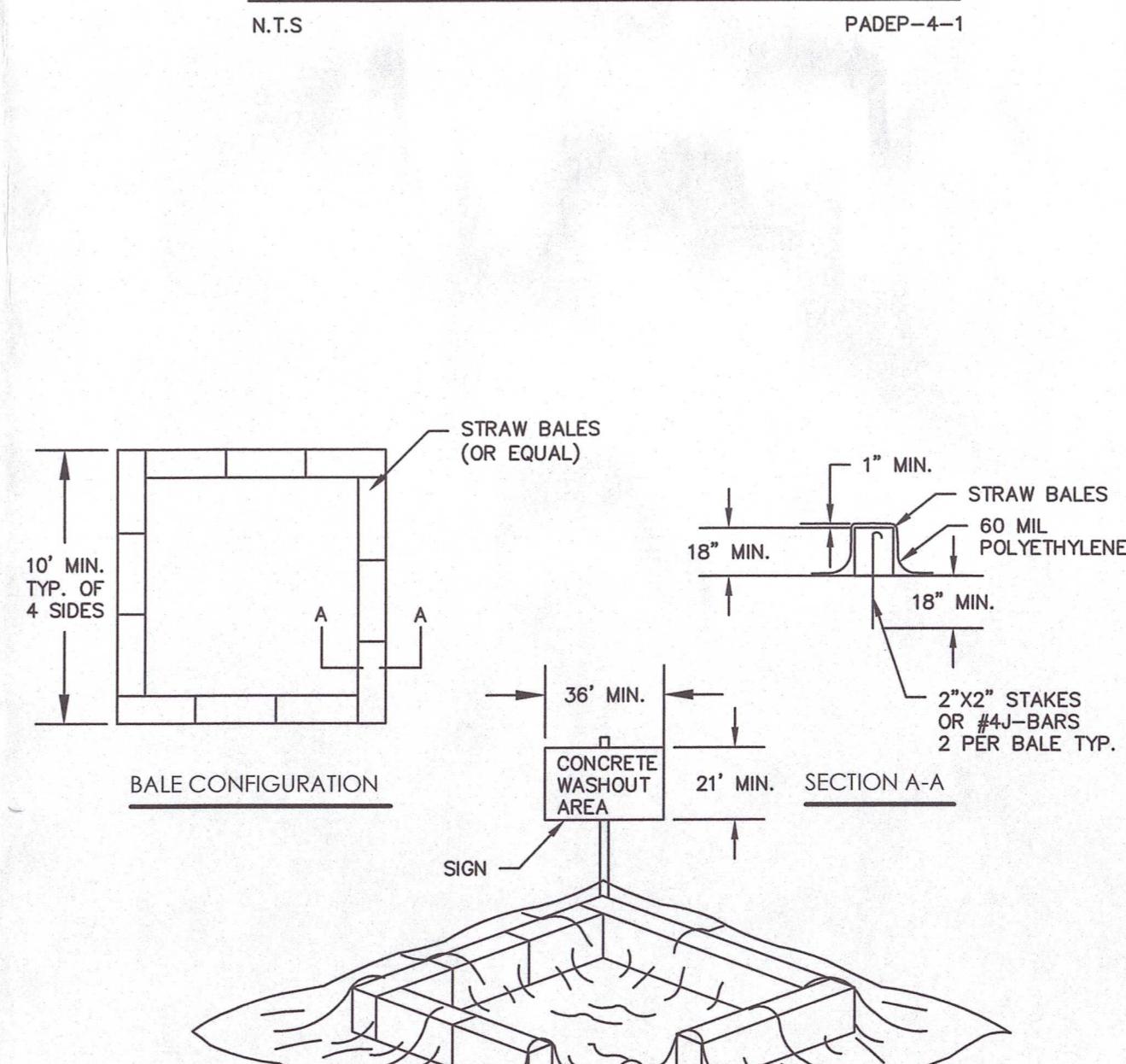
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHOULD BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP HOLD THE SOCK IN PLACE.

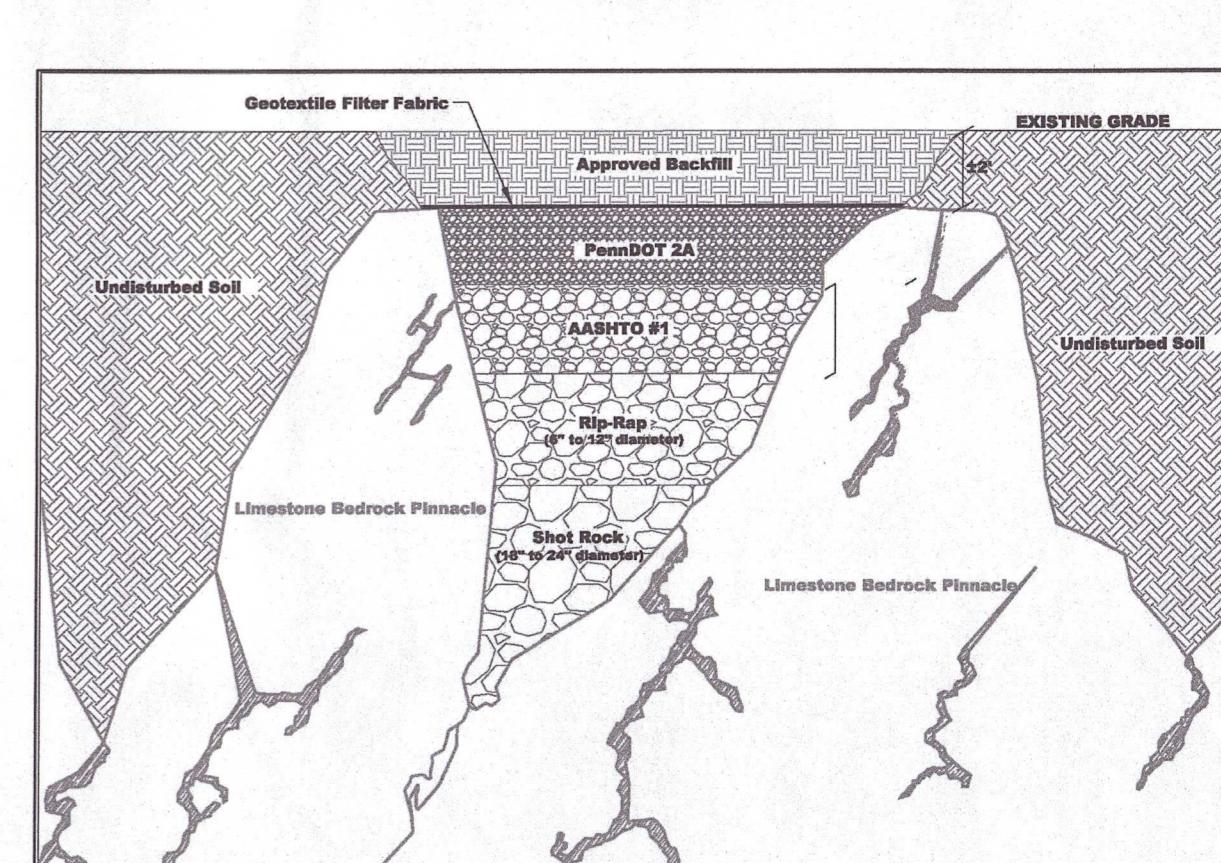
COMPOST FILTER SOCK DETAIL

N.T.S. PADEP-4-1



CONCRETE WASHOUT DETAIL

N.T.S.



NOTE:
1. SINKHOLE REMEDIATION METHODS USING DURING CONSTRUCTION SHALL BE RECOMMENDED BY OR OVERSEEN BY A PROFESSIONAL GEOLISTOR OR GEOTECHNICAL ENGINEER.

SINKHOLE REPAIR DETAIL.

N.T.S.

REVISIONS	DESC.	NO.	DATE	REVIEWED PER TOWNSHIP & COUNTY COMMENTS

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