



ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20212852443, SUBMITTED ON 10/12/2021.

UTILITIES:	COMPANY:	ENTERPRISE PRODUCTS
ADDRESS:	ADDRESS:	9420 WEST SAM HOUSTON PARKWAY
CONTACT:	CONTACT:	NORTH 3RD FL ECALL DEPT, OFFICE
EMAIL:	EMAIL:	NUMBER 3.313
		HOUSTON, TX 77064
	COMPANY:	MIKE MC LAUGHLIN
	ADDRESS:	mmclaughlin@eprod.com
	CONTACT:	
	ADDRESS:	PPL ELECTRIC UTILITIES CORPORATION
	ADDRESS:	434 SUSQUEHANNA TRL
	CONTACT:	NORTHUMBERLAND, PA. 17857
	EMAIL:	DOUGLAS HAUPT
	ADDRESS:	dihaupt@pplweb.com
	CONTACT:	
	ADDRESS:	COMCAST
	ADDRESS:	4601 SMITH STREET
	CONTACT:	HARRISBURG, PA. 17109
	EMAIL:	DOUGLAS HAUPT
	ADDRESS:	4601 SMITH STREET
	CONTACT:	HARRISBURG, PA. 17109
	EMAIL:	DOUGLAS HAUPT
	ADDRESS:	UGI UTIL LANCASTER
	CONTACT:	1391 AIP DRIVE
	ADDRESS:	MIDDLETOWN, PA. 17057
	EMAIL:	STEPHEN BATEMAN
	ADDRESS:	sbateman@ugi.com
	COMPANY:	VERIZON PENNSYLVANIA LLC
	ADDRESS:	1026 HAY ST
	CONTACT:	PITTSBURGH, PA. 15221
	EMAIL:	DEBORAH BARUM
	ADDRESS:	deborah.d.della@verizon.com
	COMPANY:	BUCKEYE PARTNERS
	ADDRESS:	FIVE TEK PARK
	CONTACT:	9999 HAMILTON BLVD
	EMAIL:	BRENSVILLE, PA. 18031
	ADDRESS:	DAVE JONES
	CONTACT:	DAJONES@BUCKEYE.COM
	COMPANY:	LOWER ALLEN TOWNSHIP AUTHORITY
	ADDRESS:	120 LIMEKILN RD
	CONTACT:	NEW CUMBERLAND, PA. 17070
	EMAIL:	BRIAN KAUFFMAN
	ADDRESS:	BKAUFFMAN@LATWP.ORG
	COMPANY:	LOWER ALLEN TOWNSHIP
	ADDRESS:	2233 GETTYSBURG RD
	CONTACT:	CAMP HILL, PA. 17011-7302
	EMAIL:	BRADLEY MCCULLOUGH
	ADDRESS:	BMCULLOUGH@LATWP.ORG
	COMPANY:	CENTURY LINK
	ADDRESS:	1025 ELDORADO BLVD
	CONTACT:	BROOMFIELD, CO. 80021
	EMAIL:	CENTURY LINK OPERATOR PERSONNEL
	ADDRESS:	RELOCATIONS@LUMEN.COM



NO.	REVISION	DESCRIPTION	DATE	BY
1		ISSUED FOR PERMITS	10/12/2021	JD
2		REVISED PER TOWNSHIP AND COUNTY COMMENTS	12/14/2021	JD
3		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
4		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
5		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
6		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
7		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
8		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
9		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
10		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
11		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
12		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
13		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD
14		REVISED PER TOWNSHIP AND COUNTY COMMENTS	1/10/2022	JD

SHEET INDEX

#	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS AND SENSITIVE RESOURCES PLAN
03	DEMOLITION PLAN
04	SUBDIVISION PLAN
05	SITE PLAN
06	GRADING & STORMWATER MANAGEMENT PLAN
07	UTILITY PLAN
08	EASEMENT PLAN
09	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	PROFILES
12	DETAILS
13	DETAILS
14	DETAILS

PLAN DATE

ISSUE DATE: OCTOBER 18, 2021
REVISED DATE: DECEMBER 14, 2021
JANUARY 20, 2022
MAY 04, 2022
JUNE 8, 2022 (ISSUED FOR RECORDING)

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

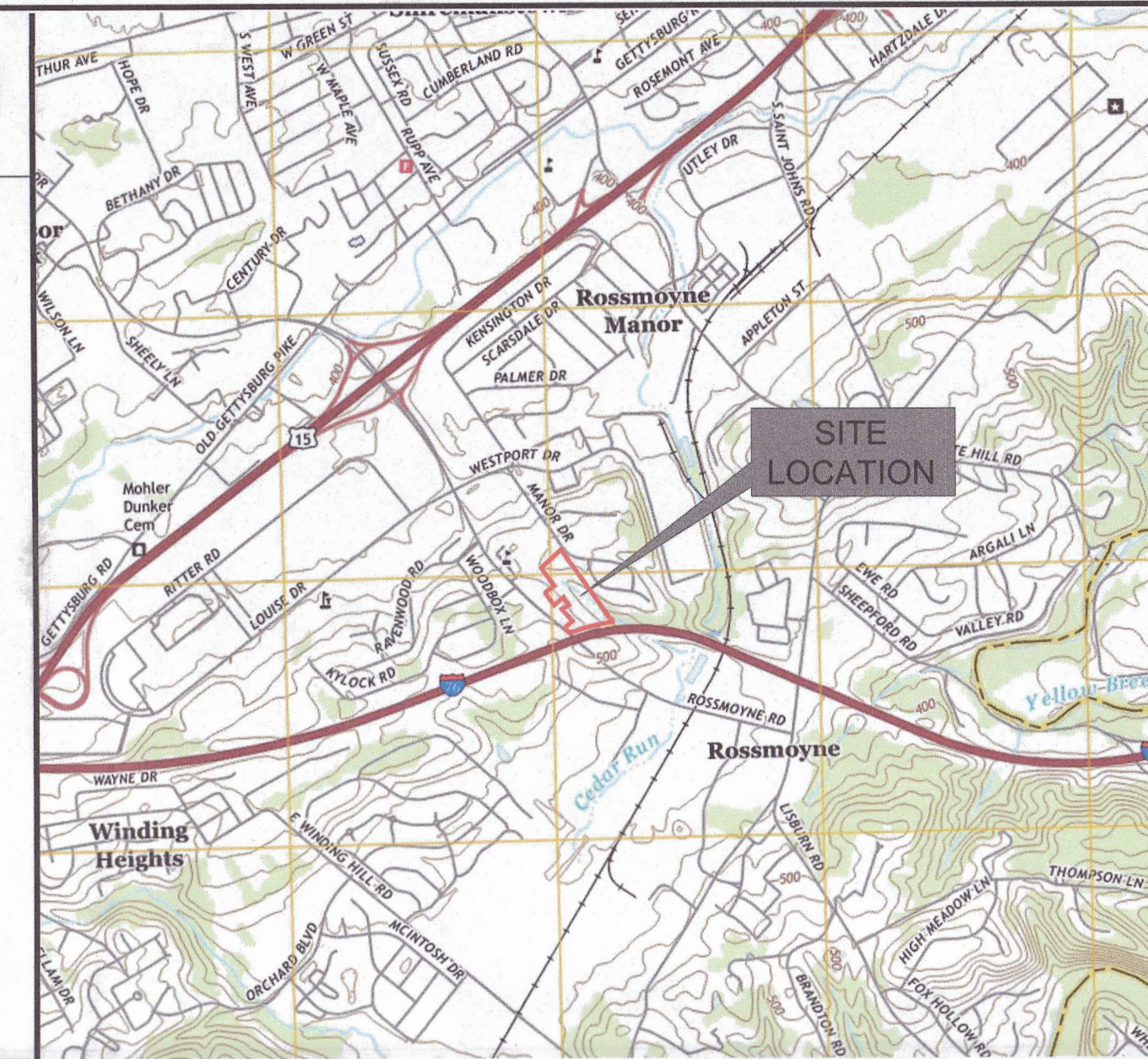
LARK MEADOWS SUBDIVISION

AT

1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA



PLAN PREPARERS

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

CONTACT: JUSTIN KUHN, P.E.
TELEPHONE: 717-386-1382
EMAIL ADDRESS: Justin@integrateddp.com



EQUITABLE OWNER AND DEVELOPER

ESCAMBIA PROPERTIES, LLC
18 SAGE CREST CIRCLE
ENOLA, PA. 17025

CONTACT: SCOTT BOONE
TELEPHONE: 717-471-6993
EMAIL ADDRESS: SEBOONE@MINDSPRING.COM

WAIVER REQUEST

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

WAIVER TYPE: \$192-30: SUBMISSION OF PRELIMINARY PLAN
TELEPHONE: \$192-37.(1)(5): ONLY 10% OF STREET LENGTH IN ANY SUBDIVISION
EMAIL ADDRESS: SHALL BE CUL-DE-SAC
\$192-63.C(1)(a): PROVIDE GRASS PLANTING STRIP BETWEEN THE PROPOSED CURBLINE AND SIDEWALK

APPROVAL DATE
JANUARY 24, 2022
JANUARY 24, 2022
JANUARY 24, 2022

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A SUBDIVISION AT 1229 ROSSMOYNE ROAD. THE PROJECT INCLUDES THE CONSTRUCTION OF 14 RESIDENTIAL LOTS (PROPOSED LOTS 1, 4-7 AND 9-17). LOT 8 WILL BE DEVOTED TO STORMWATER MANAGEMENT. EXISTING LOT 2 WILL BE CONVEYED TO EXISTING LOT 32 (NF ROBERT AND JILLIAN ORTH). THE RESIDENTIAL LOTS WILL INCLUDE UTILITIES AND STORMWATER MANAGEMENT FACILITIES.

LAND SURVEYOR'S CERTIFICATION

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

Eric D. Diffenbaugh, PLS
DATE: 6/8/2022



CIVIL ENGINEER'S CERTIFICATION

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

Justin Kuhn, P.E. No. 074912
DATE: 6/8/22



LOWER ALLEN TOWNSHIP ACT 167 STORMWATER DESIGN CERTIFICATION

DESIGN ENGINEER, ON THIS DATE 6/8/22
HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

JUSTIN KUHN, P.E. No. 074912

AREA AND BULK REGULATIONS

LOCATION: 1229 ROSSMOYNE ROAD, MECHANICSBURG, PA. 17055

ZONE: R-1 - SINGLE-FAMILY ESTABLISHED RESIDENTIAL DISTRICT

PERMITTED USE: \$220-11.A - SINGLE-FAMILY DETACHED DWELLINGS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MAXIMUM RESIDENTIAL DENSITY	\$220-13.A(1)	4 D.U. PER GROSS ACRE	1.59 D.U. PER GROSS ACRE
2	MINIMUM LOT AREA	\$220-13.A(2)	7,200 SF	11,190 SF (LOT 5)
3	MINIMUM LOT WIDTH	\$220-13.A(3)	50 FT AT R.O.W. LINE	58 FT AT R.O.W. LINE (LOT 10)
4	MINIMUM FRONT YARD	\$220-15.A(1)	30 FT	30 FT
5	MINIMUM SIDE YARD	\$220-15.A(2)	5 FT (ONE SIDE) 15 FT (TOTAL)	5 FT (ONE SIDE) 15 FT (TOTAL) (LOTS 5, 6, 15 & 16)
6	MINIMUM REAR YARD	\$220-15.A(3)	25 FT	26 FT (LOT 4)
7	MAXIMUM IMPERVIOUS COVERAGE	\$220-14	50%	36.89%
8	MAXIMUM BUILDING HEIGHT	\$220-12.A(1) & (2)	35 FT (PRINCIPAL) 25 FT (ACCESSORY)	35 FT OR LESS (PRINCIPAL) 25 FT OR LESS (ACCESSORY)
9	MINIMUM OFF-STREET PARKING	\$220-239.A	2 SPACES PER D.U.	2 SPACES PER D.U.

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH LOWER ALLEN TOWNSHIP STANDARDS AND SPECIFICATIONS. CUMBERLAND COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- 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.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA 811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- THE CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY REQUIRED GOVERNING AND REGULATORY AGENCIES.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM CUMBERLAND COUNTY AND LOWER ALLEN TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND LOWER ALLEN TOWNSHIP.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- 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.
- THE 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 PLANS.
- ALL STREETS ARE INTENDED FOR DEDICATION TO LOWER ALLEN TOWNSHIP.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE SHORT AND LONG TERM MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICE FACILITIES. LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING OF INDIVIDUAL LOTS INCLUDING STORMWATER CONVEYANCE FACILITIES.
- APPLICANT SHALL PAY FEE-IN-LIEU OF RECREATION LAND DEDICATION.
- NO WETLANDS ARE LOCATED ON SITE AS CONFIRMED BY VORTEX ENVIRONMENTAL, INC. ON 12/11/2021.

REFERENCED PLANS, AGREEMENTS AND EASEMENTS

- FINAL SUBDIVISION PLAN FOR RICHARD AND LINDA HAMMON, RECORDED IN PLAN BOOK 89 - PAGE 121.
- FINAL MINOR SUBDIVISION PLAN 2 FOR LANDS OF RICHARD AND LINDA HAMMON RECORDED AS INSTRUMENT # 202020931.
- STANDARD STORMWATER FACILITIES AND BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE AND MONITORING AGREEMENT FOR LOT 3 INSTRUMENT # 202020805.
- A JOINT USE ACCESS EASEMENT AGREEMENT FOR LOT 1 AND LOT 3 INSTRUMENT # 202020933.
- A DEED OF EASEMENT FOR UTILITIES INSTRUMENT # 202020932.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Cumberland

ON THIS THE 7th DAY OF June, 2022, BEFORE ME, Annette C. Myers, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Daniel E. McQuinn, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO PUBLIC USE.

Daniel E. McQuinn - MANAGER
Daniel E. McGuire

IN WITNESS WHEREOF, I HERETO

SET MY HAND AND OFFICIAL SEAL

Commonwealth of Pennsylvania - Notary Seal
ANNETTE C. MYERS - Notary Public
Cumberland County
My Commission Expires Mar 9, 2023
Commission Number 1231522

MY COMMISSION EXPIRES 3/9/23

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Cumberland

ON THIS THE 7th DAY OF June, 2022, BEFORE ME, Annette C. Myers, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Daniel E. McQuinn, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO PUBLIC USE.

Daniel E. McQuinn - MANAGER - ESCAMBIA PROPERTIES, LLC
Daniel E. McGuire

IN WITNESS WHEREOF, I HERETO

SET MY HAND AND OFFICIAL SEAL

Commonwealth of Pennsylvania - Notary Seal
ANNETTE C. MYERS - Notary Public
Cumberland County
My Commission Expires Mar 9, 2023
Commission Number 1231522

MY COMMISSION EXPIRES 3/9/23

BMP STORMWATER MANAGEMENT FACILITIES

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

Daniel E. McQuinn - MANAGER - ESCAMBIA PROPERTIES, LLC
Daniel E. McGuire

LANDOWNER

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

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

APPROVED THE 7th DAY OF January, 2022

CONDITIONS OF APPROVAL COMPLETED THIS 15th DAY OF June, 2022

PRESIDENT

VICE PRESIDENT

SECRETARY

LOWER ALLEN TOWNSHIP PLANNING COMMISSION

REVIEWED ON THIS 3rd DAY OF November, 2021

COMMISSION.

CHAIRMAN

SECRETARY

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED ON THIS 3rd DAY OF November, 2021

DEPARTMENT.

DIRECTOR OF PLANNING

RECORDER OF DEEDS

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE THIS 15th DAY OF June, 2022

INSTRUMENT # 202020931



430 NORTH FRONT STREET
WORMLEYSBURG, PA. 17043
717.773.6984
www.integrateddp.com

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

AT

LARK MEADOWS SUBDIVISION

1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY

PROFESSIONAL SEAL

DRAWN EML

REVIEWED ESS

SCALE AS NOTED

DATE 10/18/2021

PROJECT NO. 21-0157

CAD FILE: 01 - LD COVERSHEET

REVISIONS

NO. DATE DESCRIPTION

1. 12/14/2021 REVISED PER TOWNSHIP AND COUNTY COMMENTS

2. 1/10/2022 REVISED PER TOWNSHIP AND COUNTY COMMENTS

3. 06/08/2022 REVISED PER TOWNSHIP AND COUNTY COMMENTS

4. 06/08/2022 ISSUED FOR RECORDING

TITLE

COVER SHEET

SHEET NO.

01 of 14



PROFESSIONAL SEAL	
DRAWN	EM
REVIEWED	ES
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-015
CAD FILE:	
02 - EXISTING CONDITIONS	

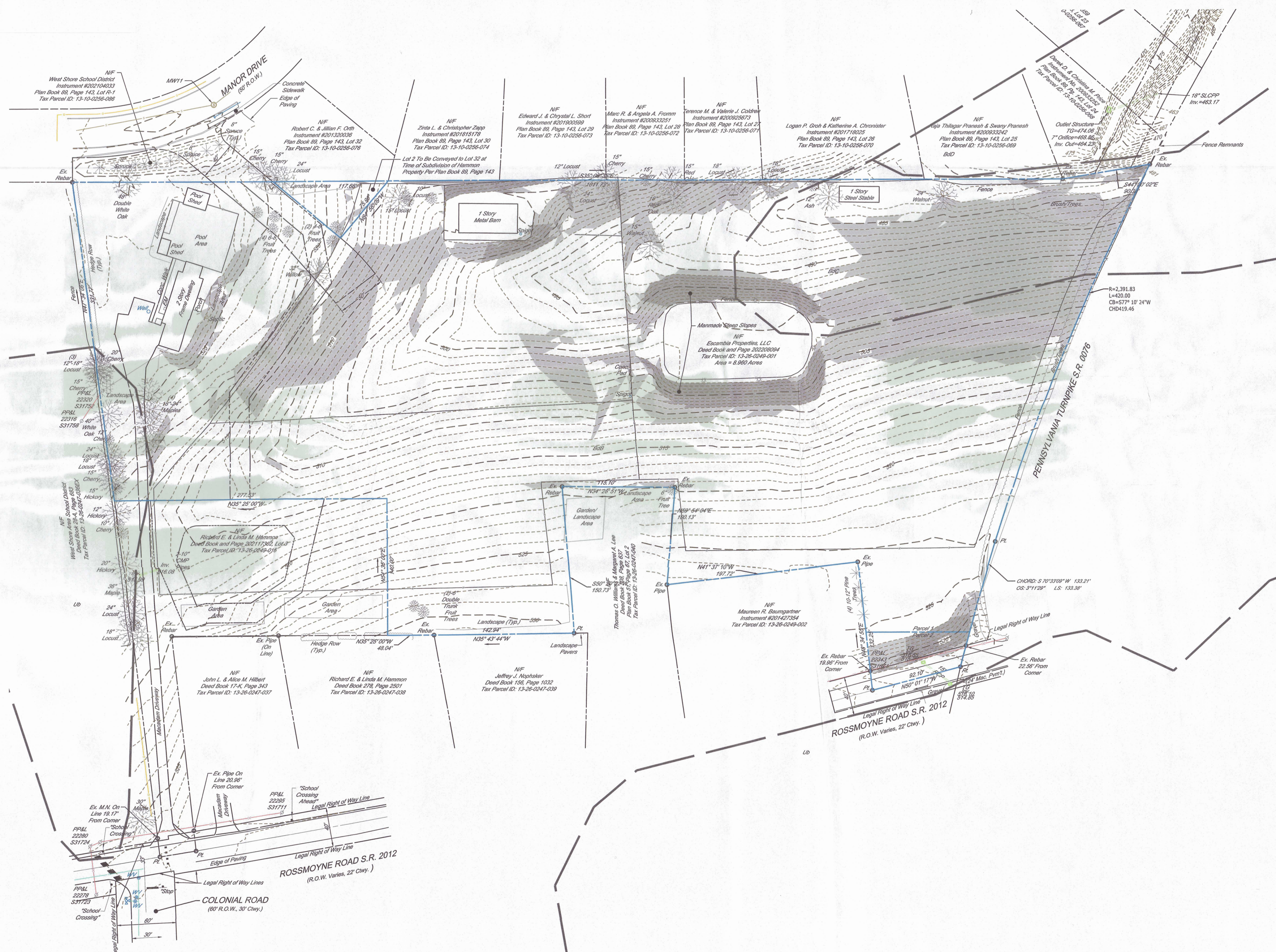
REVISIONS		DESCRIPTION
NO.	DATE	
1	12/12/2021	REVISED PER TOWNSHIP AND COUNTY COMMENTS
2	05/04/2022	REVISED PER TOWNSHIP COMMENTS
3	05/04/2022	REVISED PER TOWNSHIP AUTHORITY COMMENTS
4	06/09/2022	ISSUED FOR RECORDING

TITLE
**EXISTING
CONDITIONS
AND SENSITIVE
RESOURCES
PLAN**

SHEET NO.

02 of 14

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION



EXISTING CONDITIONS PLAN

- | | |
|--|------------------------------|
| | EXISTING PROPERTY LINE |
| | EXISTING TRACT LINE |
| | EXISTING CENTERLINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | EXISTING EASEMENT |
| | EXISTING PROPERTY CORNER |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT STANDARD |
| | EXISTING GAS LINE |
| | EXISTING WATER HYDRANT |
| | EXISTING WATERLINE |
| | EXISTING WATERTAP |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING SANITARY MANHOLE |
| | EXISTING INLET STRUCTURE |
| | EXISTING STORM PIPE |
| | EXISTING SIGN |
| | EXISTING EDGE OF MACADAM |
| | EXISTING STRIPING |
| | EXISTING EDGE OF CONCRETE |
| | EXISTING EDGE OF GUIDERAIL |
| | EXISTING FENCE |
| | EXISTING TREE LINE |
| | SOIL TYPE BOUNDARY LINE |

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY DIFFENBAUGH WADEL, INC. ON AUGUST 2, 2021 (VERTICAL TUMBLING NAVD 1983; HORIZONTAL DATUM NAD 1983). PROPERTY LINES SHOWN ARE CLOSE IN PROXIMITY. A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME.
2. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAPS #42041 C0279E, EFFECTIVE MARCH 16, 2009.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPTHS AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE PRESENT, BUT NOT SHOWN HEREON. THIS SURVEY IS FOR THE PURPOSE OF THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES. BECAUSE THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS, THEY SHOULD BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.

BdB *Bedington Shaly Silt Loam
3 TO 8 PERCENT SLOPES
(Non-Hydric)
HSG B*

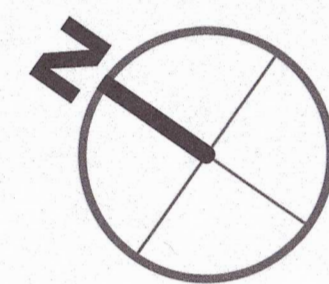
BdC *Bedington Shaly Silt Loam
8 TO 15 PERCENT SLOPES
(Non-Hydric)
HSG B*

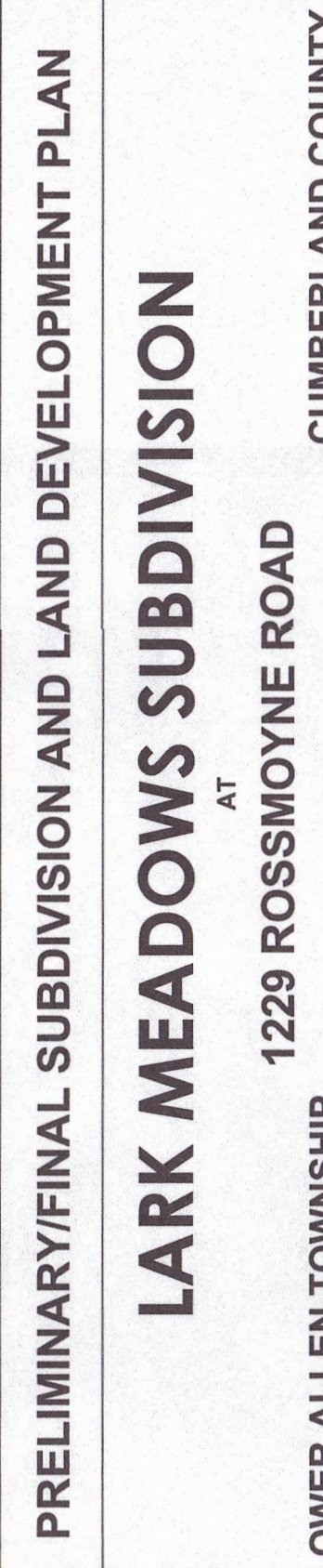
Ub *Urban Land and Udorthents
0 TO 8 PERCENT SLOPES
(Non-Hydric)
HSG D*

Oh *Hamburg Formation*

STEEP SLOPES 15-25%

STEEP SLOPES >25%





PROFESSIONAL SEAL	
DRAWN	
REVIEWED	
SCALE	AS NOTED
DATE	10/18/2011
PROJECT NO.	2101000000
CAD FILE: 03 - DEMOLITION PLAN	

TITLE
**DEMOLITION
PLAN**

03 of 14

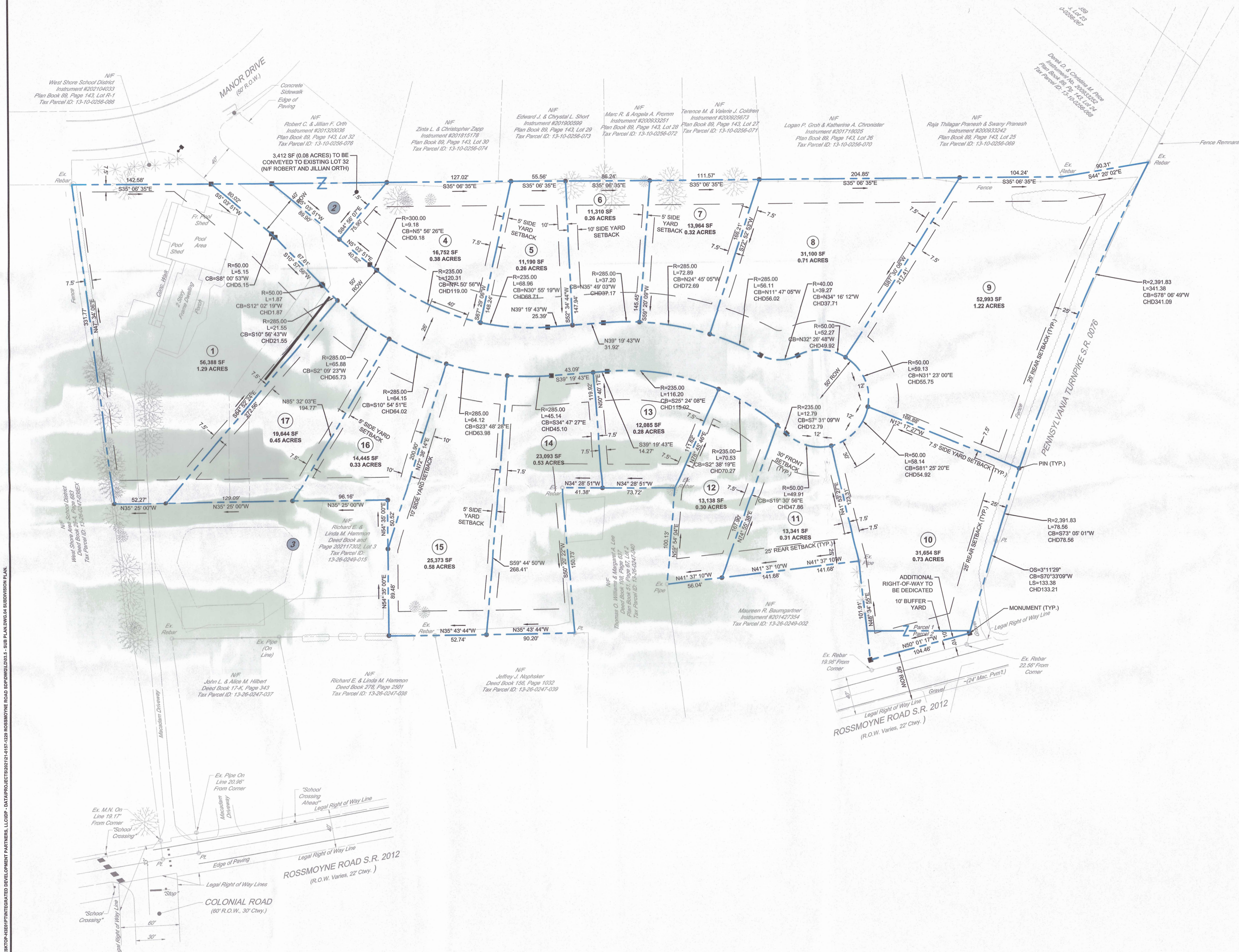
DEMOLITION PLAN

DEMOLITION PLAN NOTES

-






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FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

SUBDIVISION PLAN

-  PROPOSED PROPERTY LINE
 PROPOSED SETBACK LINE
 PROPOSED IRON PIN
 PROPERTY CORNER MARKER
 PROPOSED CONCRETE MONUMENT
 PROPERTY CORNER MARKER



PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION

AT
1229 ROSSMOYNE ROAD

PROFESSIONAL SEAL

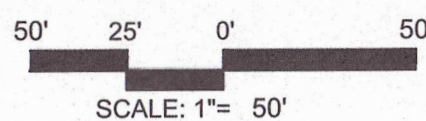
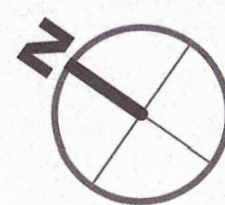
DRAWN	EML
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157
CAD FILE: 03.5 - SUB PLAN	

REVISIONS					
NO.	DATE	DESCRIPTION			
1	12/14/2021	REVISED PER TOWNSHIP AND COUNTY COMMENTS			
2	07/20/2022	REVISED PER TOWNSHIP COMMENTS			
3	05/04/2022	REVISED PER TOWNSHIP AUTHORITY COMMENTS			
4	08/09/2022	ISSUED FOR RECORDING	4		

TITLE
SUBDIVISION
PLAN

SHEET NO

04 of 14





30 NORTH FRONT STREET
ORMLEYSBURG | PA | 17043
717.773.6084
www.IntegratedDP.com

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION

CUMBERLAND COUNTY

LOWER ALLEN TOWNSHIP

PROFESSIONAL SEAL

DRAWN	EML
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157

CAD FILE:
04 - SITE PLAN

[illegible]

TITLE

SITE PLAN

SHEET NO.




05 of 14

LEGEND

SITE PLAN

	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED CENTERLINE
	PROPOSED CURB
	SITE SIGN
	PROPOSED IRON PIN
	PROPOSED CONCRETE MONUMENT
	PROPOSED STREETLIGHT

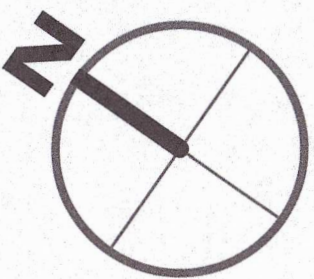
SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"		1
B	R2-1 30"x36"		1
C	R8-3 12"x12"		4

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CHIEF ENGINEER FOR REVIEW AND APPROVAL. PRIOR TO FABRICATION OR DELIVERY TO THE SITE, ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
5. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL PENNDOT STANDARDS AND REGULATIONS IN EFFECT AT THE TIME OF STREET DEDICATION.
6. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
7. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NPFA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NPFA 1 UNIFORM FIRE CODE.
8. MONUMENTS AND LOT PINS SHALL BE SET IN ACCORDANCE WITH THE TOWNSHIP SALDO SECTION 192-63.
9. ALL DRIVEWAY CURB CUTS SHALL BE PROVIDED AT TIME OF CONSTRUCTION.
10. CONSTRUCTION IS ANTICIPATED TO COMMENCE 3 MONTHS AFTER PLAN APPROVAL AND LAST FOR 6 MONTHS.
11. INSTALL CLUSTER MAILBOX PER USPS REQUIREMENTS AND SPECIFICATIONS.

CIRCULAR PORTION OF CUL-DE-SAC = 176 FT
MAX DRIVEWAY AT EDGE OF PAVEMENT = 25% (44 FT)
ACTUAL DRIVEWAY AT EDGE OF PAVEMENT = 20% (36 FT)





DRAWN	EM
REVIEWED	ES
SCALE	AS NOTED
DATE	10/18/2022
PROJECT NO.	21-015

CAD FILE:
05 - GRADING PLAN

REVISIONS			DESCRIPTION
NO.	DATE		
1	12/14/2021		REVISED PER TOWNSHIP AND COUNTY COMMENTS
2	07/20/2022		REVISED PER TOWNSHIP COMMENTS
3	05/04/2022		REVISED PER TOWNSHIP AUTHORITY COMMENTS
4	06/06/2022		ISSUED FOR RECORDING

TITLE
**GRADING &
STORMWATER
MANAGEMENT
PLAN**

SHEET NO.

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STEEP SLOPES 15-25%

STEEP SLOPES >25%

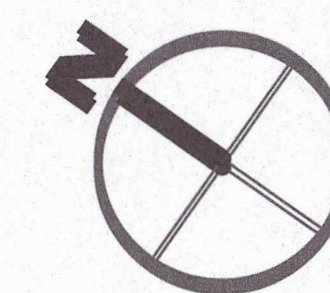
STEEP SLOPES IMPACT TABLE			
SLOPES	AREA	% IMPACTED	AREA IMPACTED
15-24.99%	82,033 SF	30%	24,600 SF

* NO IMPACTS TO NATURAL SLOPES OF 25% OR GREATER ARE PROPOSED

GRADING & DRAINAGE PLAN

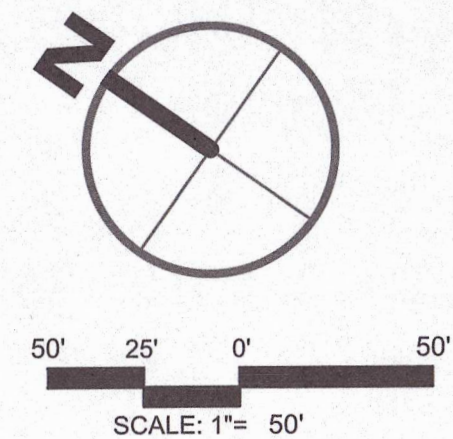
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION TOP OF CURB BOTTOM OF CURB
	PROPOSED SPOT ELEVATION HIGH POINT
	PROPOSED SLOPE ARROW
	PROPOSED STORM LINE
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED DIVERSION BERM

1. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
3. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL DRIVEWAYS, BUILDINGS, DRIVEWAYS, STRUCTURES AND/OR AREAS TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
4. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE UTILITY PROVIDER FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY FOR FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
7. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADDES USING A PIPE LASER OR OTHER ACCURATE METHOD.
8. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
9. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
10. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING ENGINEER, STRUCTURAL AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
11. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CORROSION ENGINEER APPROVED DESIGN. A MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
12. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
13. PIPING SHALL BE LAID FROM DOWNGRADE DIRECTION OF PIPE RUN IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
14. ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
15. INDIVIDUAL LOT GRADING PLANS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RESPECTIVE LOT.
16. LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
17. LOT OWNERS SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF SOIL EROSION CONTROL MEASURES. REFER TO THE EROSION AND SEDIMENTATION CONTROL PLAN FOR CONTROL MEASURES.
18. MAN-HOLE COVERS FOR STORM MANHOLES SHALL BE CAST WITH THE WORD "STORM" FOR IDENTIFICATION PURPOSES.
19. CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC STREET 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.



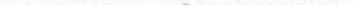
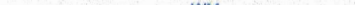




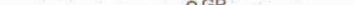





50' 25' 0'

SCALE: 1"= 50'



LEGEND

	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED SANITARY LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED CLEANOUT CHAMBER
	PROPOSED GRINDER PUMP
	PROPOSED LATERAL VALVE ASSEMBLY
	PROPOSED GAS LINE
	PROPOSED ELECTRIC, TELECOMMUNICATION & CABLE LINE
	PROPOSED STREETLIGHT

PAWC NOTES

INTEGRATED DEVELOPMENT PARTNERS	
430 NORTH FRONT STREET WORMLEYSBURG PA 17043 717.773.6884 www.IntegratedDP.com	
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	
LARK MEADOWS SUBDIVISION	
AT	
1229 ROSSMOYNE ROAD	
CUMBERLAND COUNTY	
LOWER ALLEN TOWNSHIP	
PROFESSIONAL SEAL	
DRAWN	EMIL
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157
CAD FILE: 06 - UTILITY PLAN	
REVISIONS	DESCRIPTION
NO.	DATE
1	12/14/2021 REVISED PER TOWNSHIP AND COUNTY COMMENTS
2	01/20/2022 REVISED PER TOWNSHIP COMMENTS
3	05/04/2022 REVISED PER TOWNSHIP AUTHORITY COMMENTS
4	06/09/2022 ISSUED FOR RECORDING
TITLE	
UTILITY PLAN	
SHEET NO.	
07 of 14	



**430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.6084
www.IntegratedDP.com**

DEPARTMENT OF THE ARMY, WASHINGTON, D. C. 20315

LARK MEADOWS SUBDIVISION

1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

PROFESSIONAL SEAL

DRAWN	EML
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157

CAD FILE:
06.5 - EASEMENT PLAN

[illegible]

TITLE
EASEMENT
PLAN

SHEET NO.

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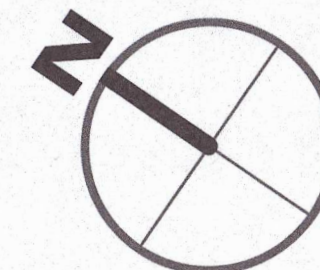
LEGEND

EASEMENT PLAN



EASEMENT NOTES

1. THE HOA IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES, AND STORMWATER AND SNOW EASEMENTS WITHIN LOT 8.
2. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE MAINTENANCE AND MOWING OF ALL OTHER EASEMENTS.
3. NOTHING IS TO BE PLACED, PLANTED OR SET WITHIN THE LIMITS OF THE EASEMENTS UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE PLAN.
4. THE TOWNSHIP OR AN AGENT OR CONTRACTOR OF THE TOWNSHIP IS AUTHORIZED TO ACCESS AND INSPECT THE STORMWATER FACILITIES AT ANY TIME.
5. THIS PLAN AUTHORIZES MAINTENANCE TO BE DONE BY TOWNSHIP OR AN AGENT OR CONTRACTOR OF THE TOWNSHIP AND THE LIENING OF THE COST OF THE WORK AGAINST THE PROPERTIES OF THE PRIVATE ENTITY RESPONSIBLE FOR THE MAINTENANCE.
6. NO MOWING, CLEARING, OR DISTURBANCE SHALL OCCUR WITHIN THE STEEP SLOPE CONSERVATION AREA AS SHOWN ON THE PLAN. THE EXISTING VEGETATION WITHIN THE STEEP SLOPE CONSERVATION AREA SHALL REMAIN IN ITS CURRENT CONDITION. THE HOA IS RESPONSIBLE FOR MAINTENANCE OF THE STEEP SLOPE CONSERVATION AREA.



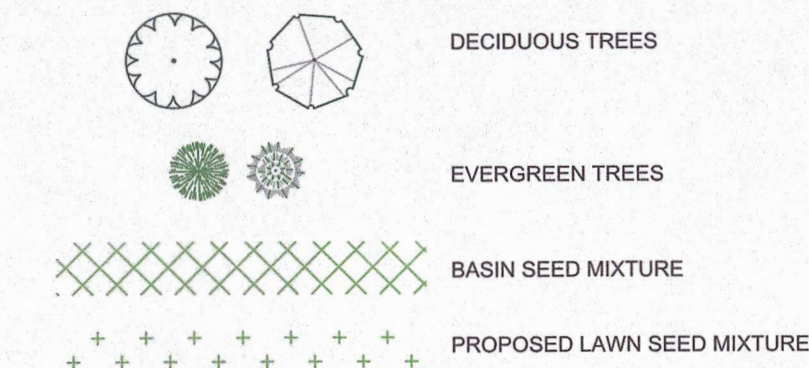
LANDSCAPE REQUIREMETNS

SECTION:	REQUIRED	PROPOSED	WAIVER
\$195-58.C(5)	STREET TREES	1 TREE PER 50 LF OF STREET ROW 1,484 FT / 50 = 30 STREET TREES	NO
\$195-58.D(1)	REAR YARD BUFFERS ALONG MAJOR STREETS	10 FT PLANTING STRIP ALONG THE BACK OF THE LOT - UTILIZE EXISTING VEGETATION	NO

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
CC	15	Carpinus caroliniana	American Hornbeam	2.5" cal	B/B	6' Br./Full heads
SR	15	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" cal	B/B	6' Br./Full heads
EVERGREEN TREES						
JV	9	Juniperus virginiana	Eastern Red Cedar	6-7'	B/B	Full, not collected
PS	8	Pinus strobus	Eastern White Pine	6-7'	B/B	Full to ground

LEGEND



PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION

AT
1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY

PROFESSIONAL SEAL

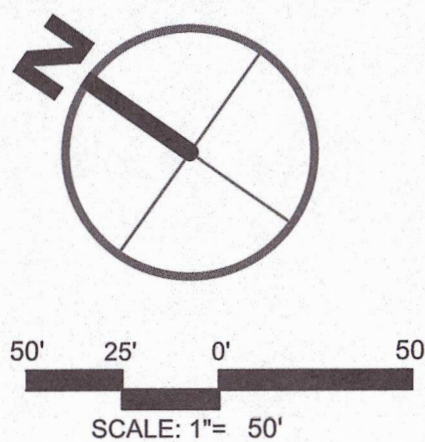
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DATE	10/18/2021
PROJECT NO.	21-0157
CAD FILE:	
07 - LANDSCAPE PLAN	

REVISIONS	NO.	DATE	DESCRIPTION
	1	12/14/2021	REVISED PER TOWNSHIP AND COUNTY COMMENTS
	2	01/20/2022	REVISED PER TOWNSHIP COMMENTS
	3	05/04/2022	REVISED PER TOWNSHIP AUTHORITY COMMENTS
	4	06/05/2022	ISSUED FOR RECORDING

TITLE
LANDSCAPE PLAN

SHEET NO.

09 of 14



FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/14/2021	REVISED PER TOWNSHIP AND COUNTY COMMENTS
2	01/20/2022	REVISED PER TOWNSHIP COMMENTS
3	05/04/2022	REVISED PER TOWNSHIP AUTHORITY COMMENTS
4	06/08/2022	ISSUED FOR RECORDING

SHEET NO

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 18 MONTHS 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 PLANTING. REPLACEMENTS SHALL BE MADE IF PLANTS DO NOT MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE, MAINTENANCE RESPONSIBILITIES INCLUDING CULтивATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANTS IN HEALTHY CONDITION. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL PLANTS AND TREES EXISTING PRIOR TO 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 FROM SEED OR TWIG OR CUTTING FROM A STOCK PLANT OF THE SAME SPECIES OR VARIETY 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 OUTCROPPINGS. 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" ANNUAL AND PERENNIAL PLANTS. MULCH SHALL BE COMPOSED OF 1/4" SHREDDED PINE BARK. MULCH SHALL BE SPREAD OVER GEOTEXTILE FABRIC CELLO TO MARAFI MODEL 140. LF. 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 REMOVED BY LANDSCAPE CONTRACTOR. STAKING INDICATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. 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 CONTRACTORS NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
8. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SAND, GRAVEL AND SLURRY SHALL NOT BE USED. PLANTING ISLANDS SHALL BE MULCHED 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 MATERIALS. PLANTING ISLANDS SHALL BE DETAIL AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS MULCHED AND CONTAIN PLANTING MIX AS SPECIFIED.
9. PLANTING SOIL MIXTURE:
2 PARTS PEAT MOSS
1 PARTS PERLITE
MYCORRHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUIV. 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

LAWN SEED 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 POLYMER 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

14. ALL SLOPES 3:1 OR GREATER RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
15. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". 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 TO 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.
16. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
17. ALL DISTURBED AREAS NOT OTHERWISE PROVIDED SHALL BE SEEDDED WITH THE LAWN SEEDING MIXTURE.

Retention Basin Wildlife Mix (ERNIX 127) (Seed Mix for Infiltration Basin and Rain Garden)	
Seeding Rate	20 lb per acre, or 1/2 lb per 1,000 sq ft
Mix Type	Stormwater Management
30.0%	Panicum clandestinum (Tiger) (Deontogone, Tigra)
20.0%	Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
20.0%	Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
11.0%	Carex lurida, PA Ecotype (Lurid Sedge, PA Ecotype)
3.0%	Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
3.0%	Carex lupulina, PA Ecotype (Trop Sedge, PA Ecotype)
3.0%	Juncus effusus (Soft Rush)
0.1%	Verberna hastata, PA Ecotype (Blue Vervain, PA Ecotype)
0.5%	Agrostis perennans, Albany Pine Bush-NY Ecotype (Autumn Bentgrass, Albany Pine Bush-NY Ecotype)
0.5%	Carex intrescens, PA Ecotype (Flat Sedge, PA Ecotype)
0.2%	Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
0.2%	Scirpus cyperinus, PA Ecotype (Woodrags, PA Ecotype)
0.1%	Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
0.1%	Aster prenanthoides, PA Ecotype (Creeping Aster, PA Ecotype)
0.1%	Aster puniceus, PA Ecotype (Purplestem Aster, PA Ecotype)
0.1%	Eupatorium perfoliatum, PA Ecotype (Joe Pye Weed, PA Ecotype)
0.1%	Eupatorium phillifolium, PA Ecotype (Bonsett, PA Ecotype)
0.1%	Helenium autumnale, PA Ecotype (Common Scabwort, PA Ecotype)
0.1%	Lobelia spicata, PA Ecotype (Great Blue Lobelia, PA Ecotype)
0.1%	Scirpus atrovirens, PA Ecotype (Green Bulrush, PA Ecotype)



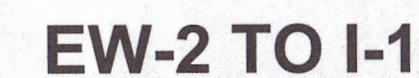
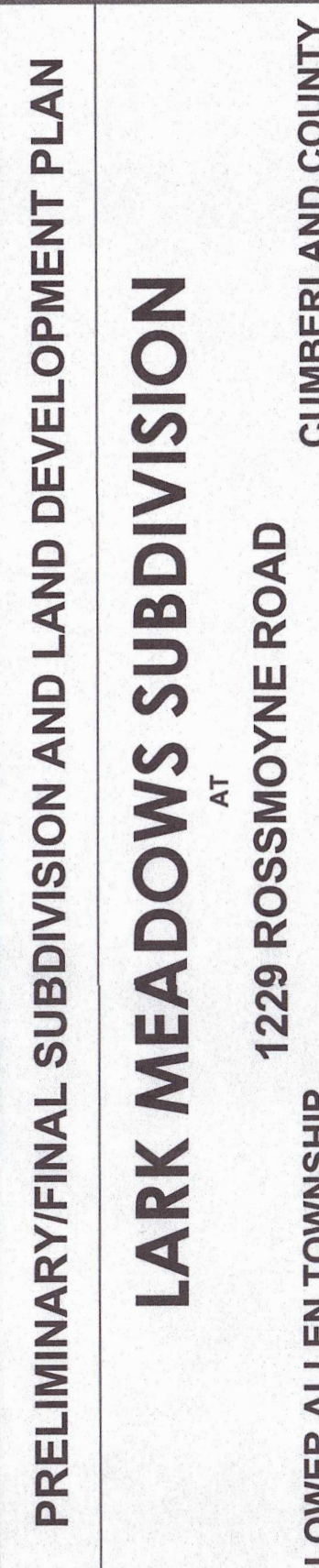
1. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.

N.T.S.



1. 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.

N.T.S

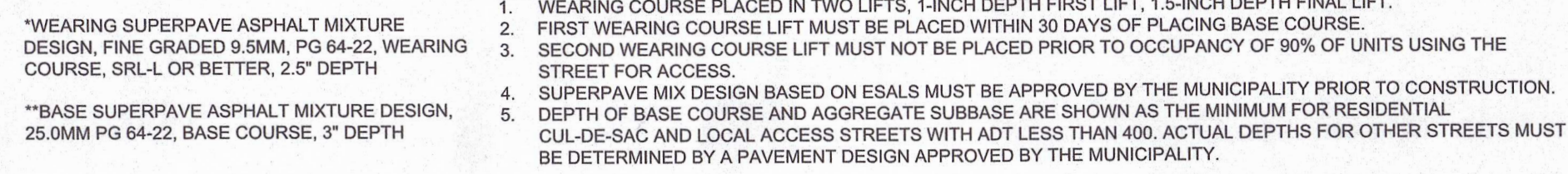
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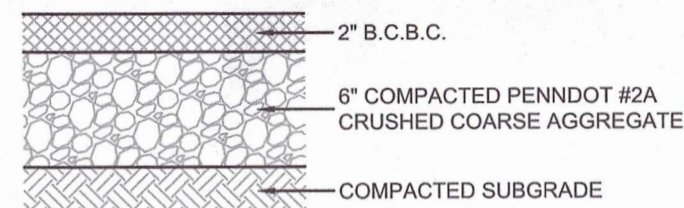
PROFILES

SHEET NO.

11 of 14

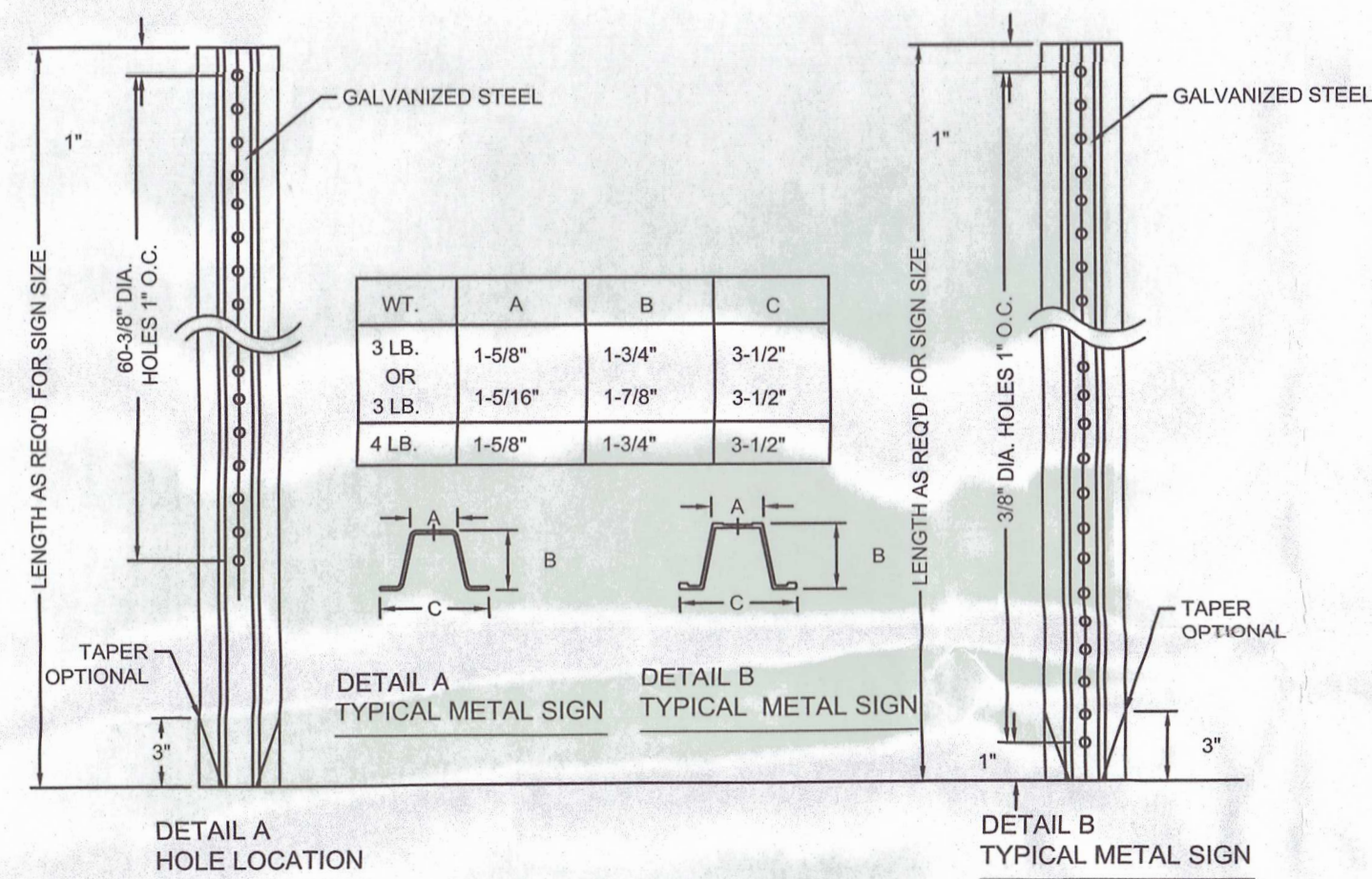


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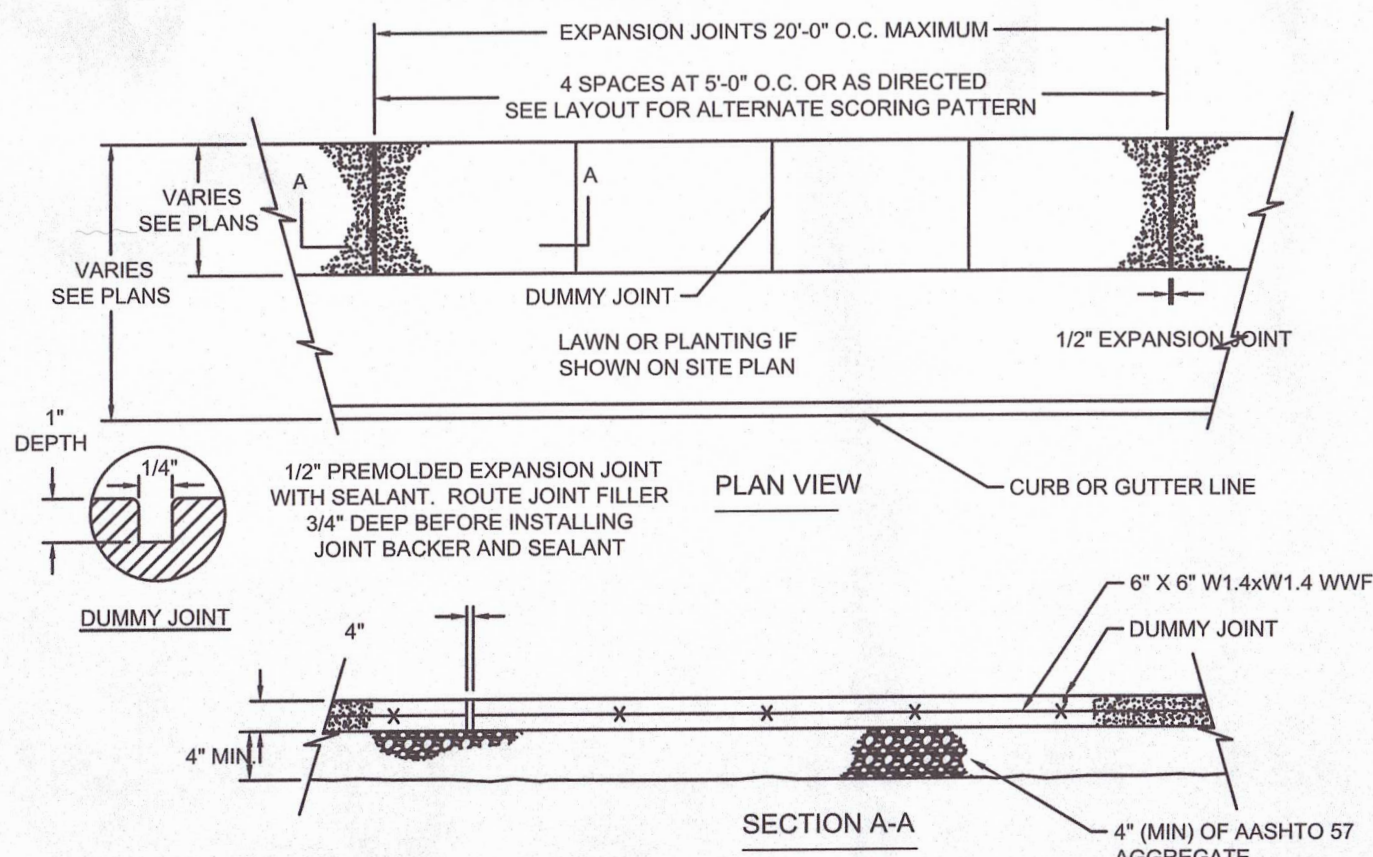
NOTE: ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT PUBLICATION 408 "SPECIFICATIONS", MOST RECENT AMENDMENT.

N.T.S



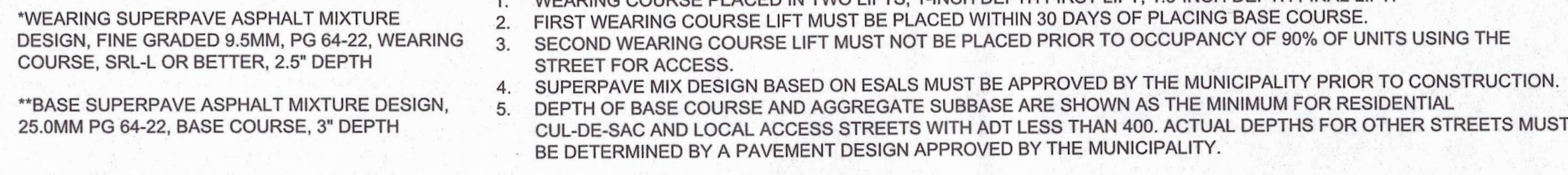
- NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A-176 CARBON STEEL. THE RAIL HAVING NOMINAL WEIGHT OF 30 LBS OR GREATER PER LINEAR FOOT.
 2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
 3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
 4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AISHTA 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. THE "BREAK AWAY" FEATURES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

N.T.S

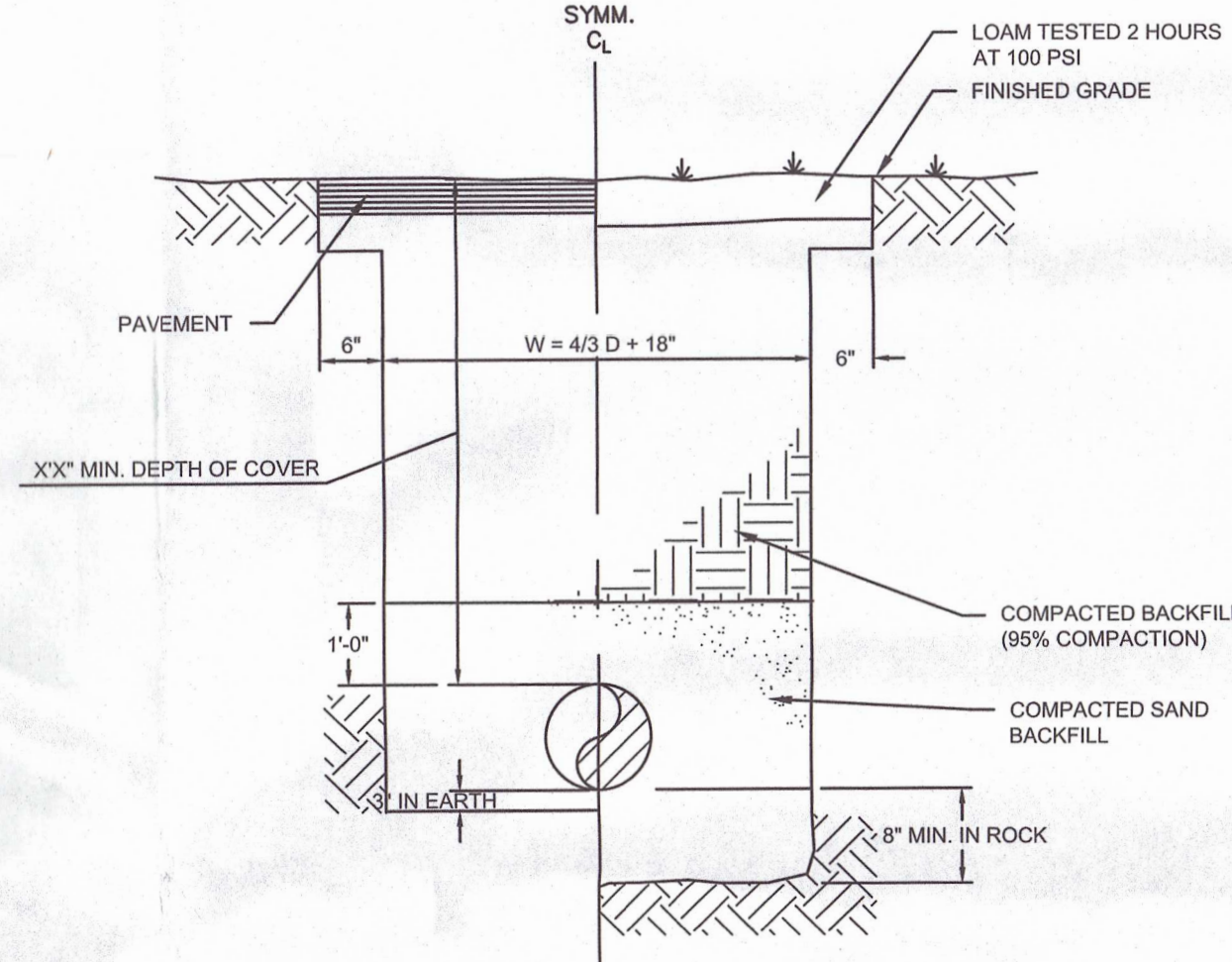


- NOTES:
1. 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5'-0" INTERVALS.
2. CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT
3. SIDEWALK TO BE BROOM FINISHED
4. COLOR TO BE SELECTED BY OWNER

N.T.S

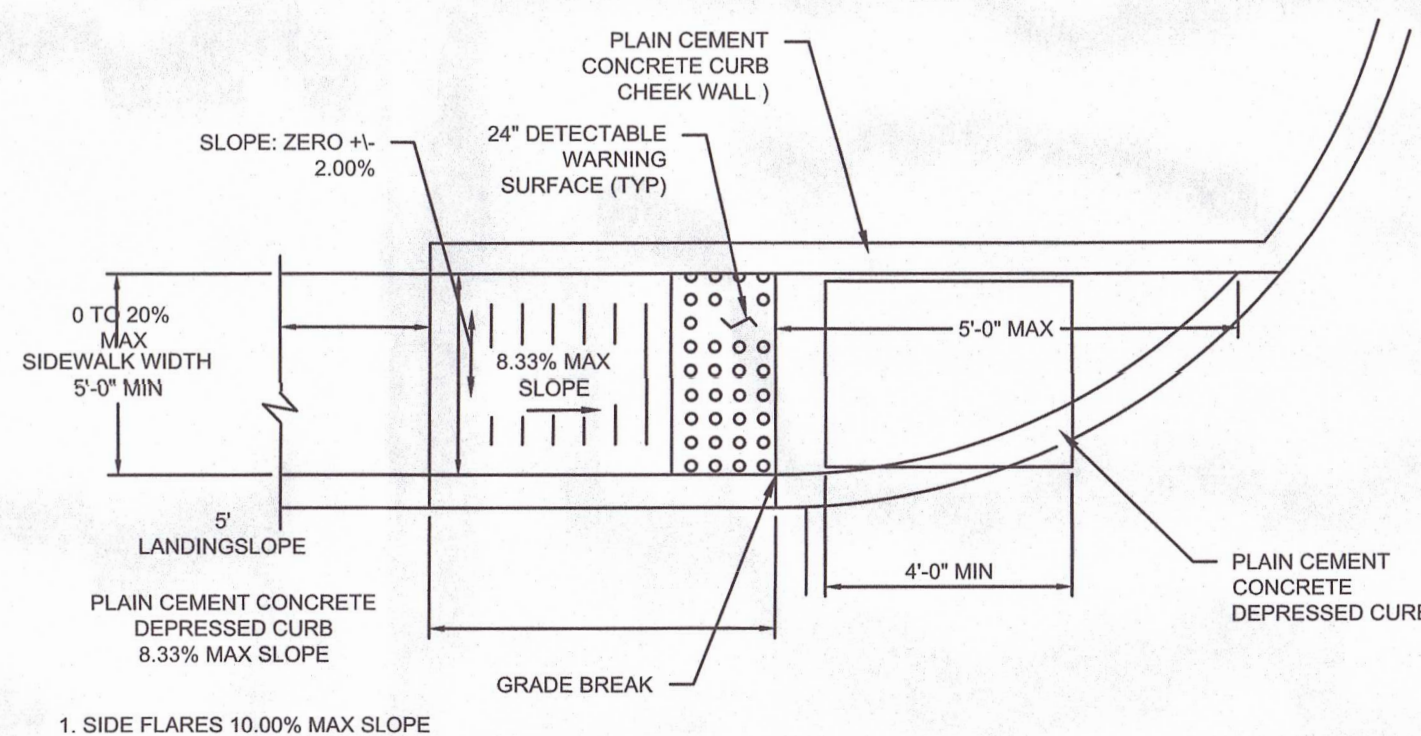


N.T.S

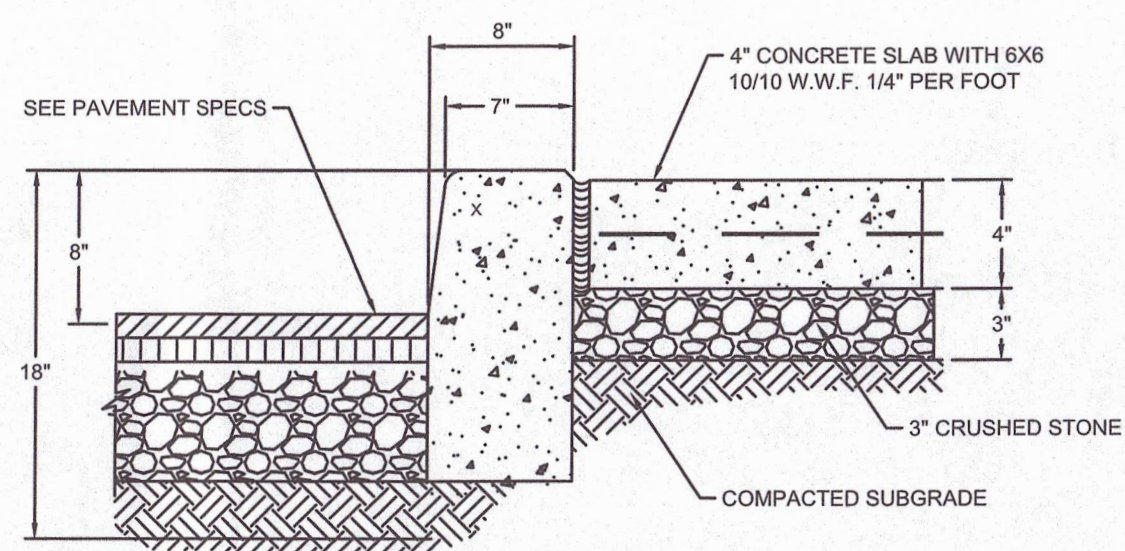


- NOTES:
1. FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS 53 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.
 2. PIPING TO BE HYDROSTATIC PRESSURE AFTER INSTALLATION.

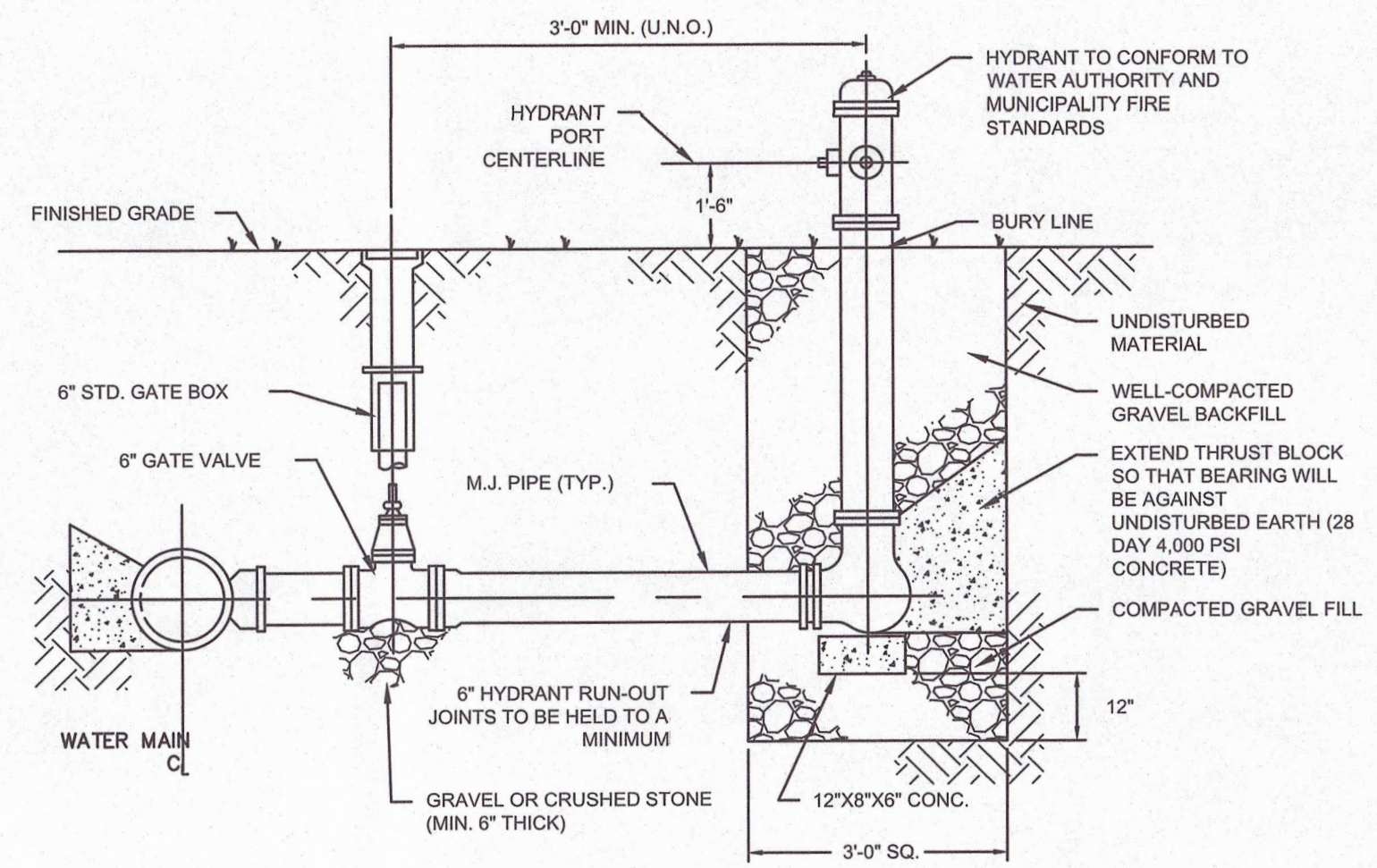
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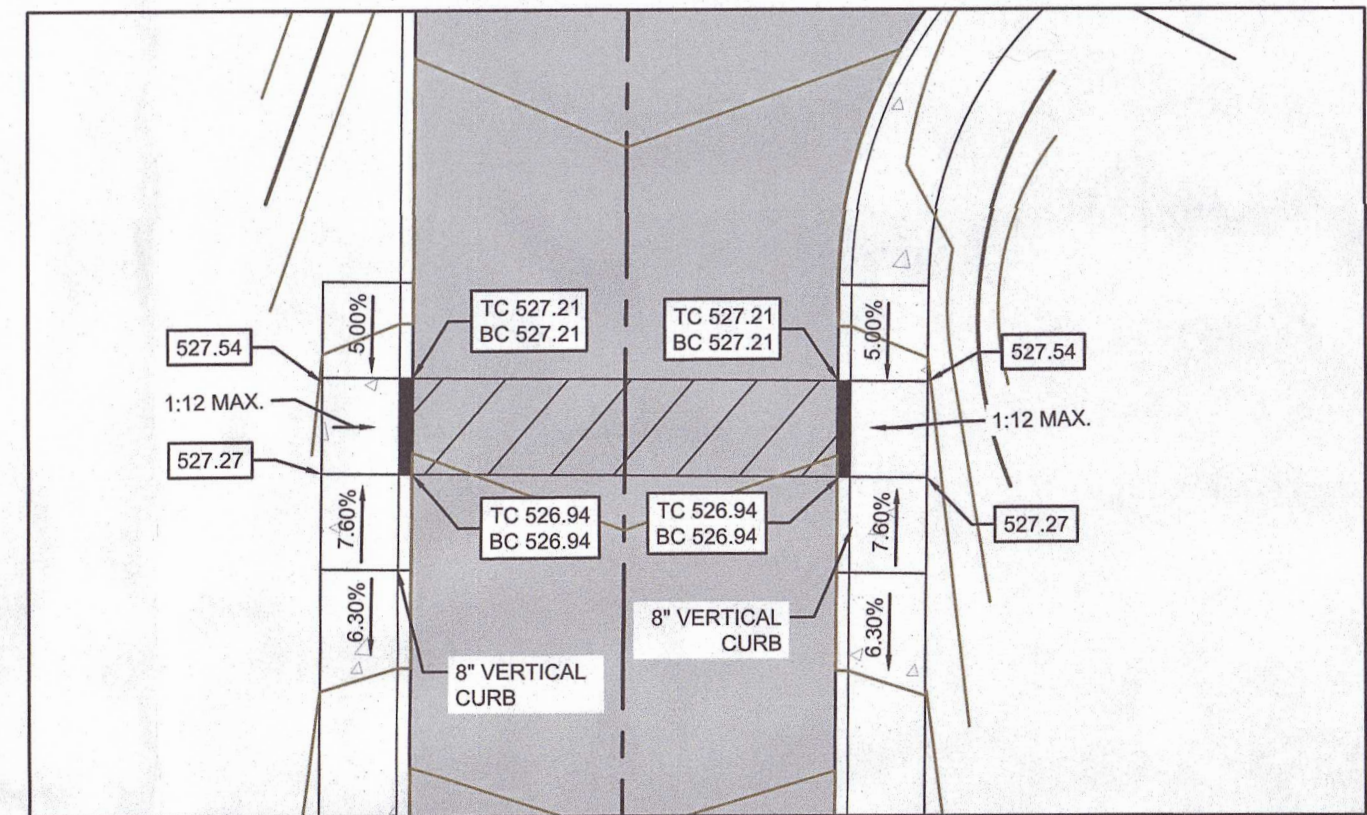
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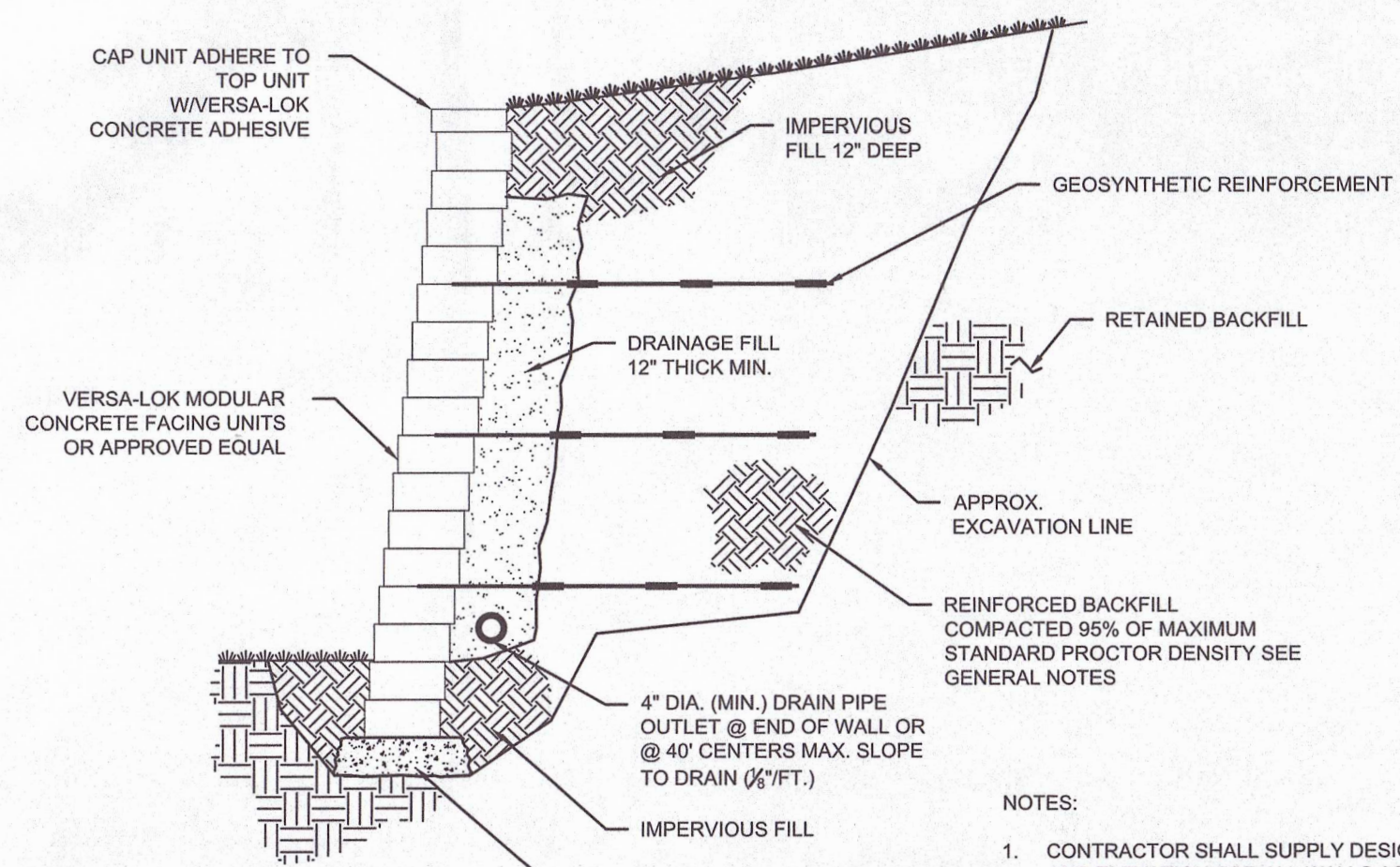


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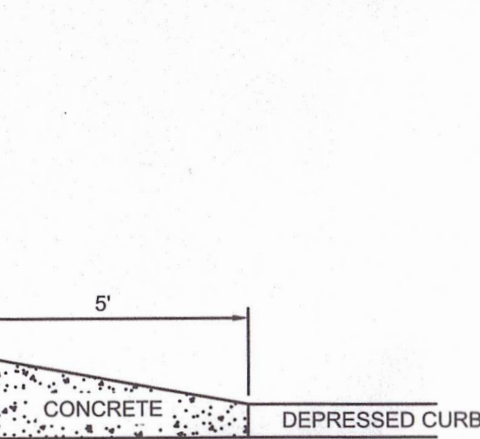
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CURB RAMP DETAIL

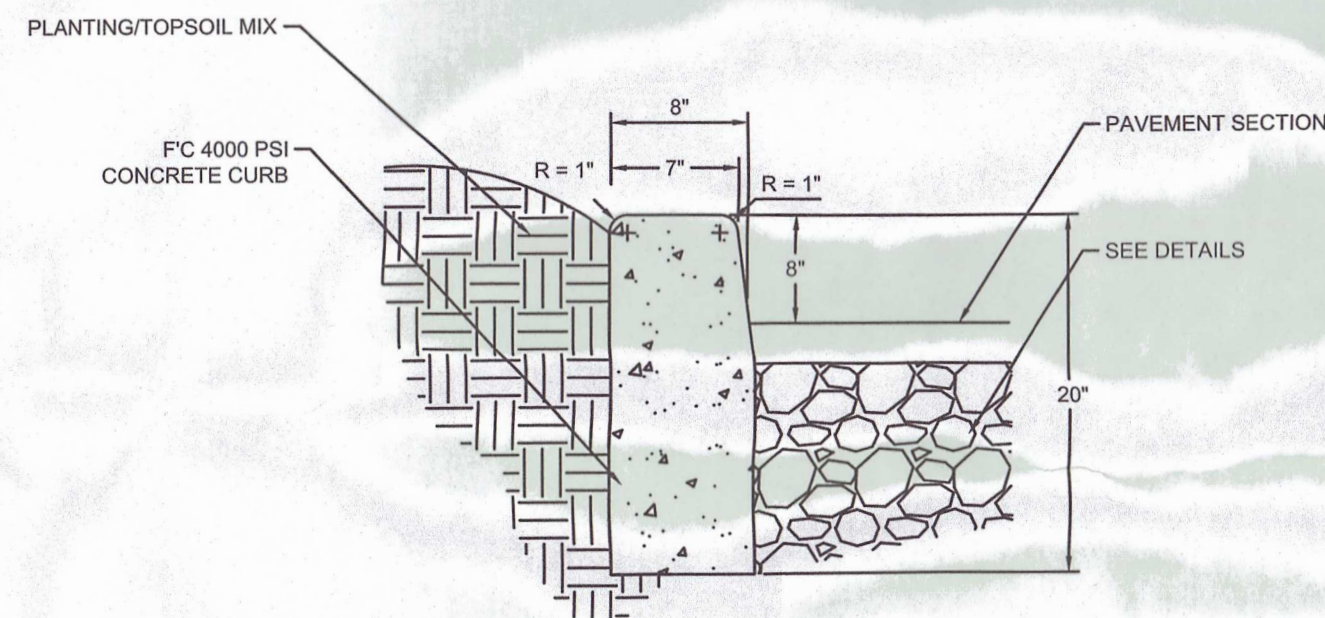


- NOTES:
1. CONTRACTOR SHALL SUPPLY DESIGN SHOP DRAWINGS AND ELEVATION FOR ALL WALLS AS SHOWN ON PLANS. SHOP DRAWINGS SHALL BE SIGNED BY A PENNSYLVANIA PROFESSIONAL ENGINEER.
 2. SOME WALL AREAS MAY REQUIRE DYNAMIC COMPACTION TO THE SUBGRADE PRIOR TO CONSTRUCTION. (COORDINATE W/GEOTECHNICAL ENGINEER FOR LOCATION AND SPECIFIC REQUIREMENTS)

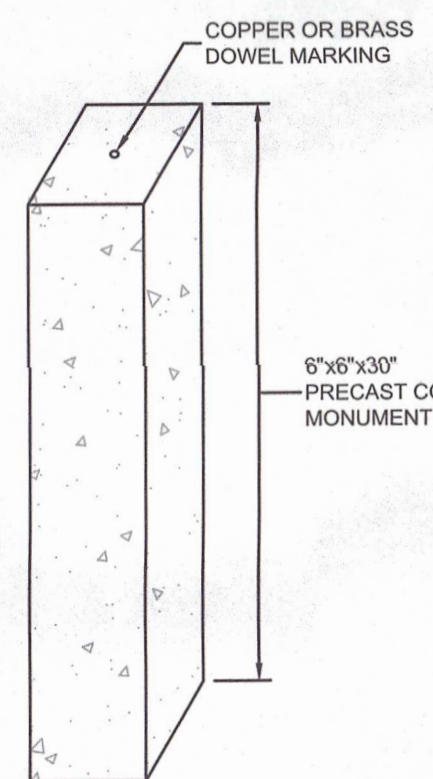
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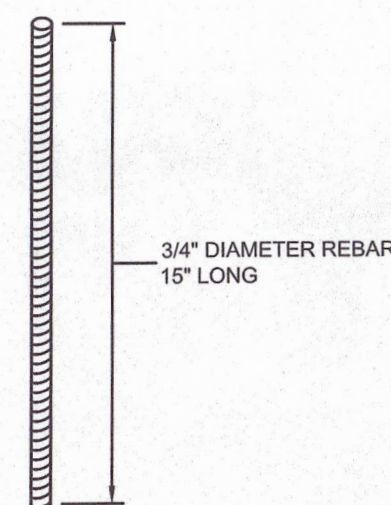


N.T.S



NOTE: INSTALL THE MO
VERTICALLY WITH ITS
WITH GROUND LEVEL.

N.T.S



NOTE: INSTALL THE MARKER VERTICALLY AND FLUSH WITH GROUND LEVEL.

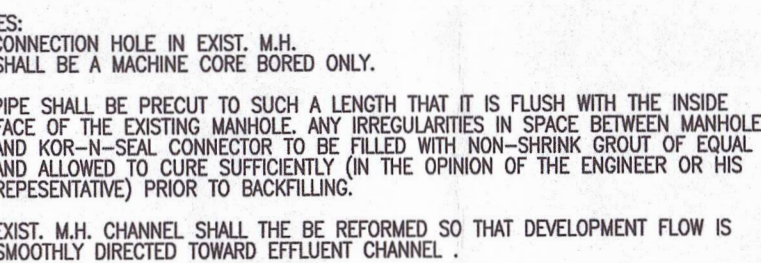
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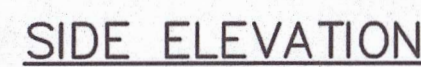
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REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157
CAD FILE: 09 - DETAILS	

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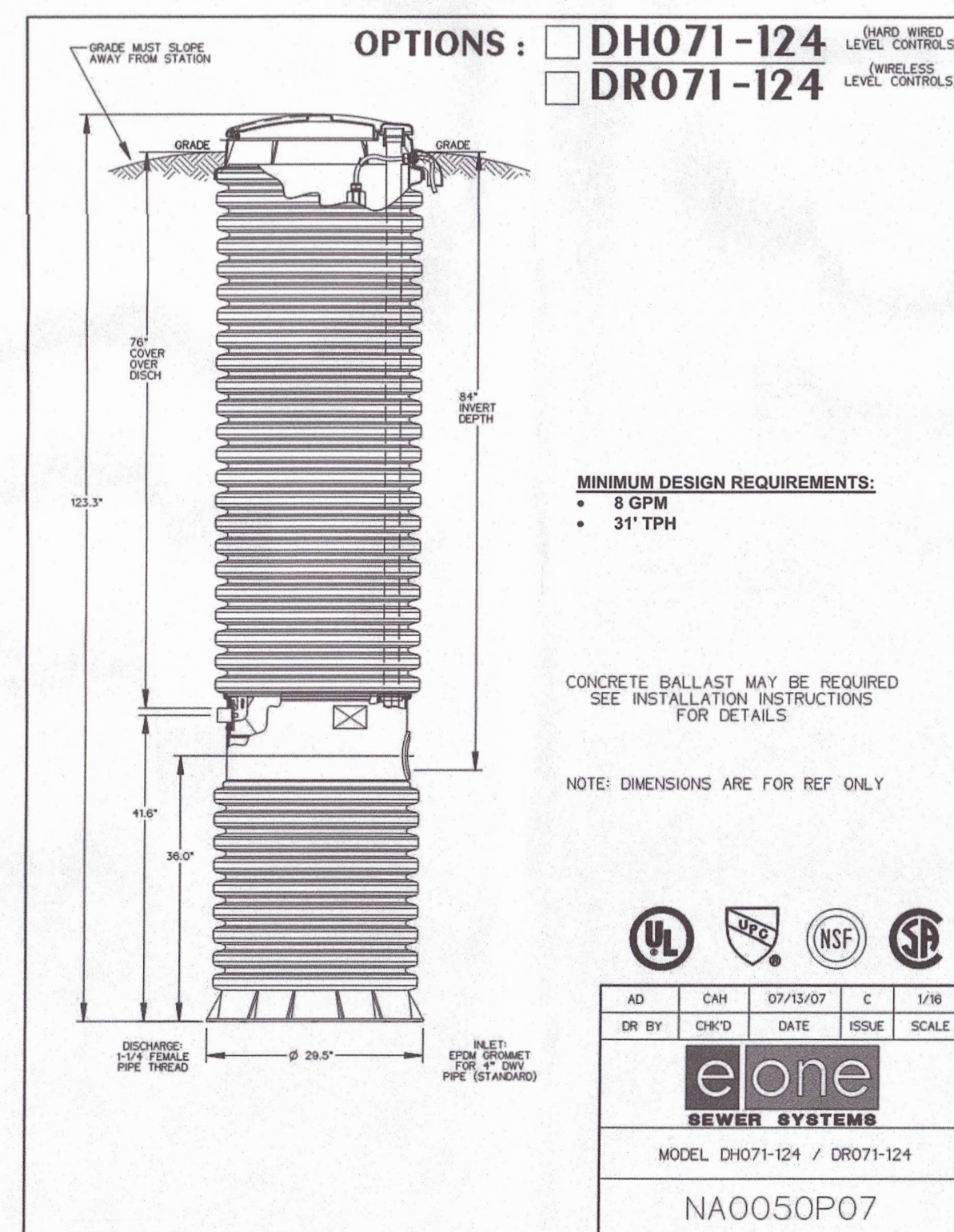
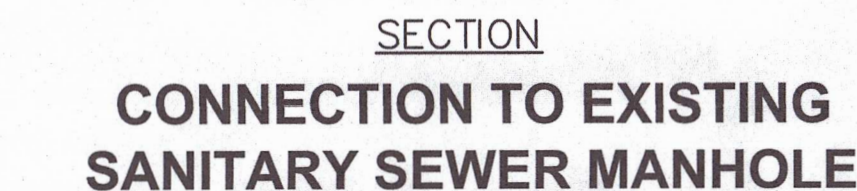
SHEET NO.



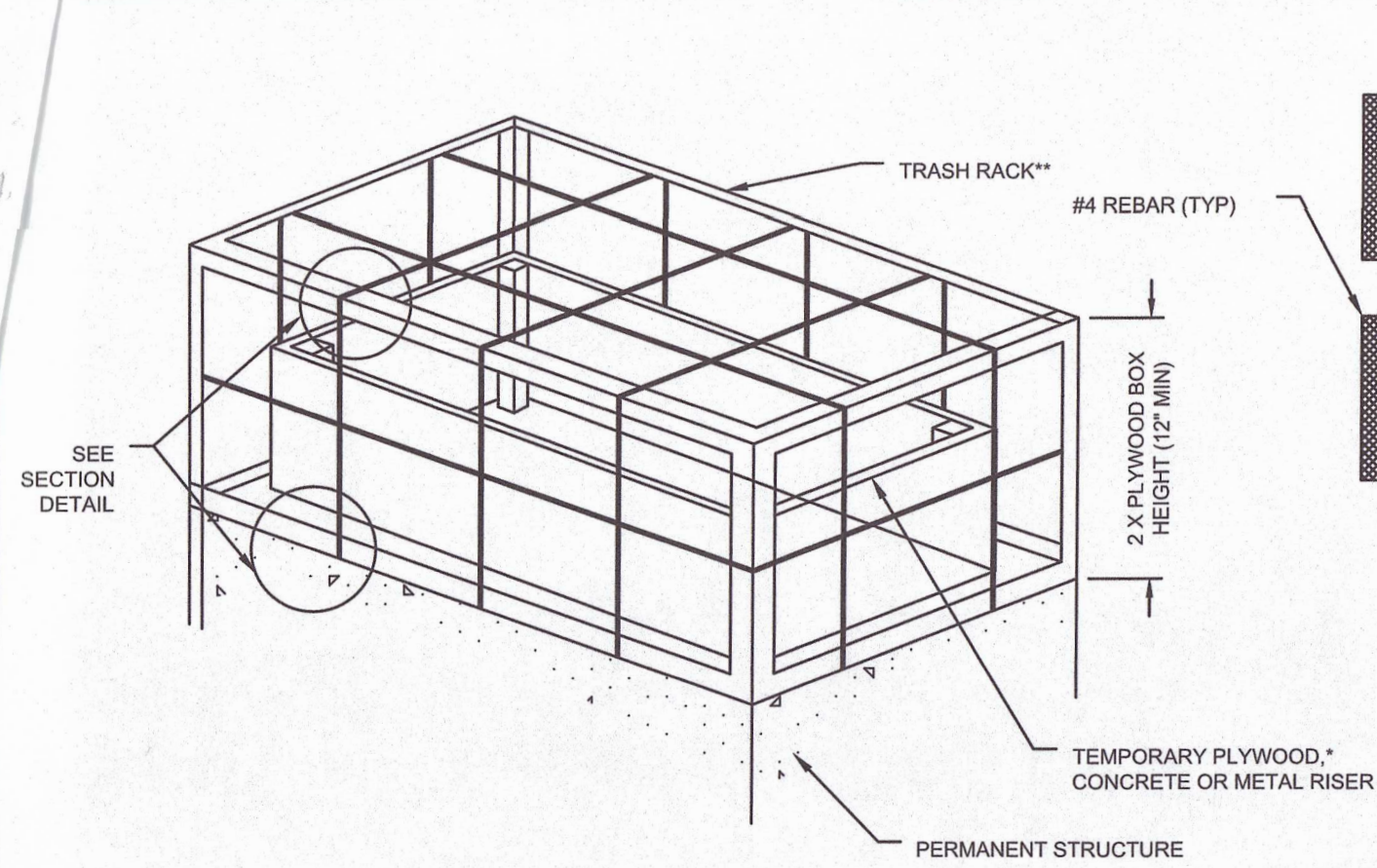
PROPOSED CONNECTION TO EXISTING MANHOLE



CLEANOUT CHAMBER



000002, DETAIL 7, CUMBERSDALE FALLS DEVELOPMENT PARTNERS, LLC - DATA PROJECT 20210101-0101-1229 ROSSMOYNE ROAD SPOWINGDON - DETAILS.DWG, 14 DETAILS.



* 3/4\"/>

** TRASH RACK COMPOSED OF 1\"/>

BOX SHALL BE BOLTED, STRAPPED, OR OTHERWISE SECURED TO THE PERMANENT RISER.

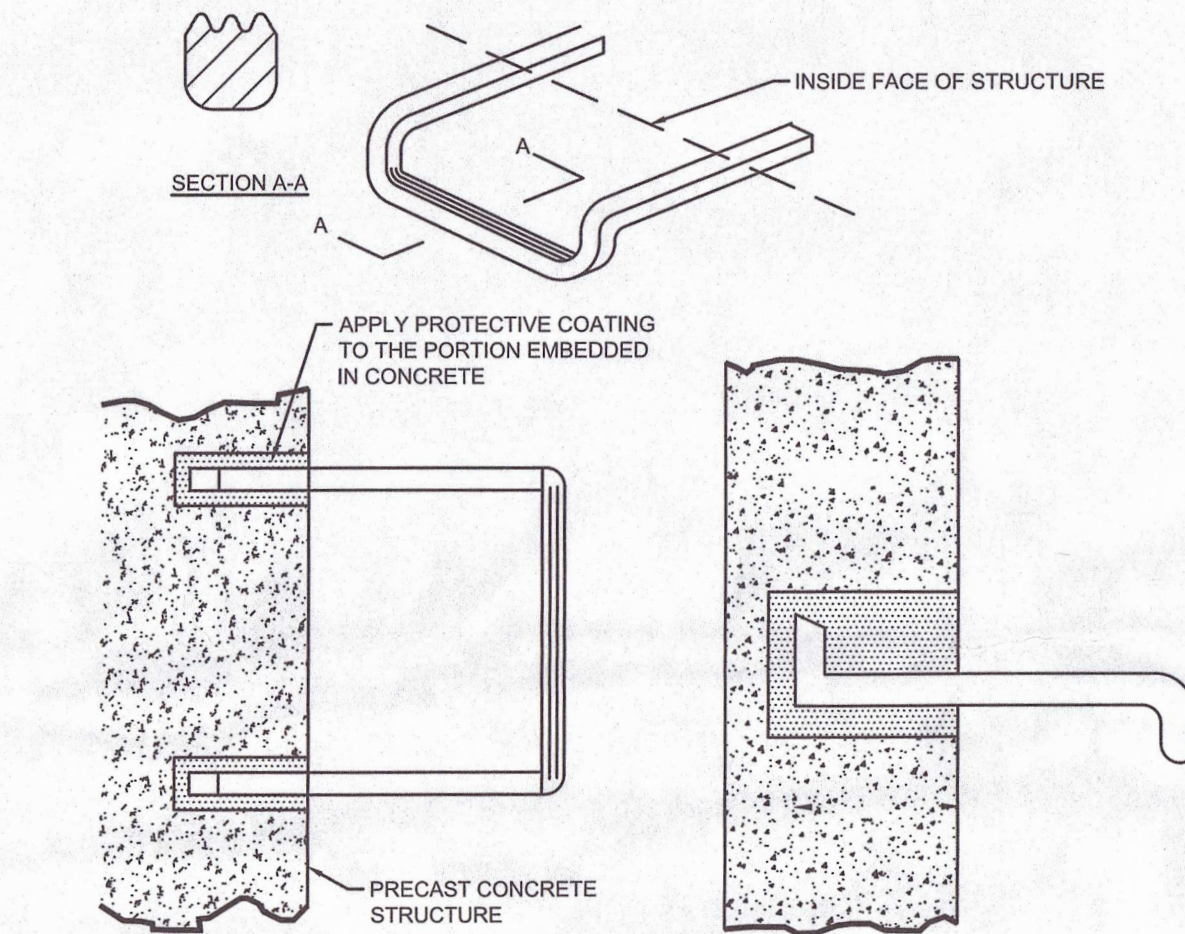
TOP OF TEMPORARY RISER EXTENSION SHALL BE AT LEAST AS HIGH AS SEDIMENT BASIN TEMPORARY RISER AND SHALL BE 6\"/>

ALL JOINTS SHALL BE WATER TIGHT.

CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

TEMPORARY RISER EXTENSION AND TRASH RACK FOR PERMANENT STRUCTURE

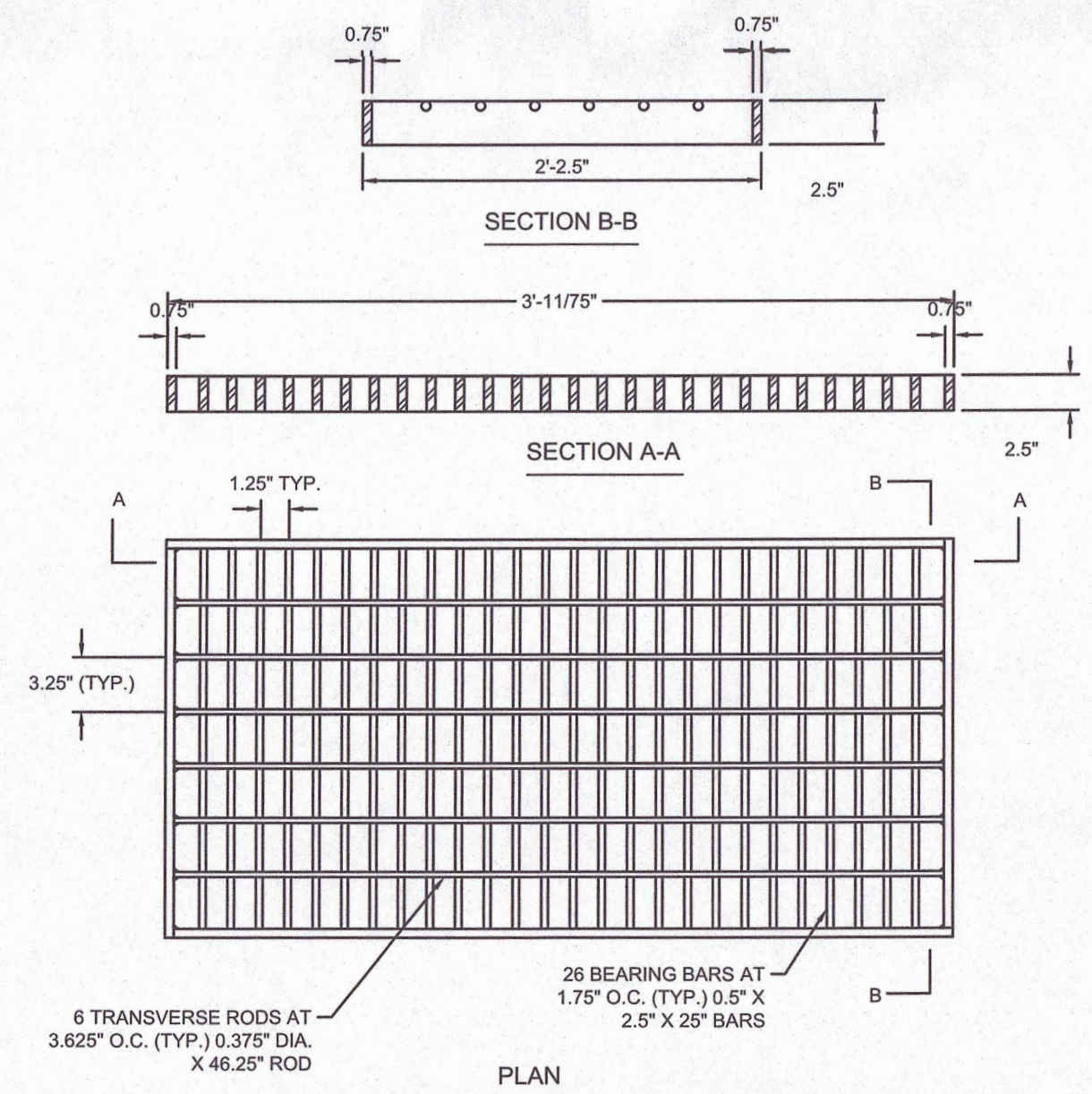
N.T.S. PAEP# 7-10



- NOTES:
1. PRECAST MANHOLE STEPS - ALUMINUM ALLOY IN ACCORDANCE WITH PENNDOT SECTION 605.2 (C).
 2. STEPS INSTALLED BY THE PRECAST MANHOLE MANUFACTURER MUST EQUAL #1 ABOVE

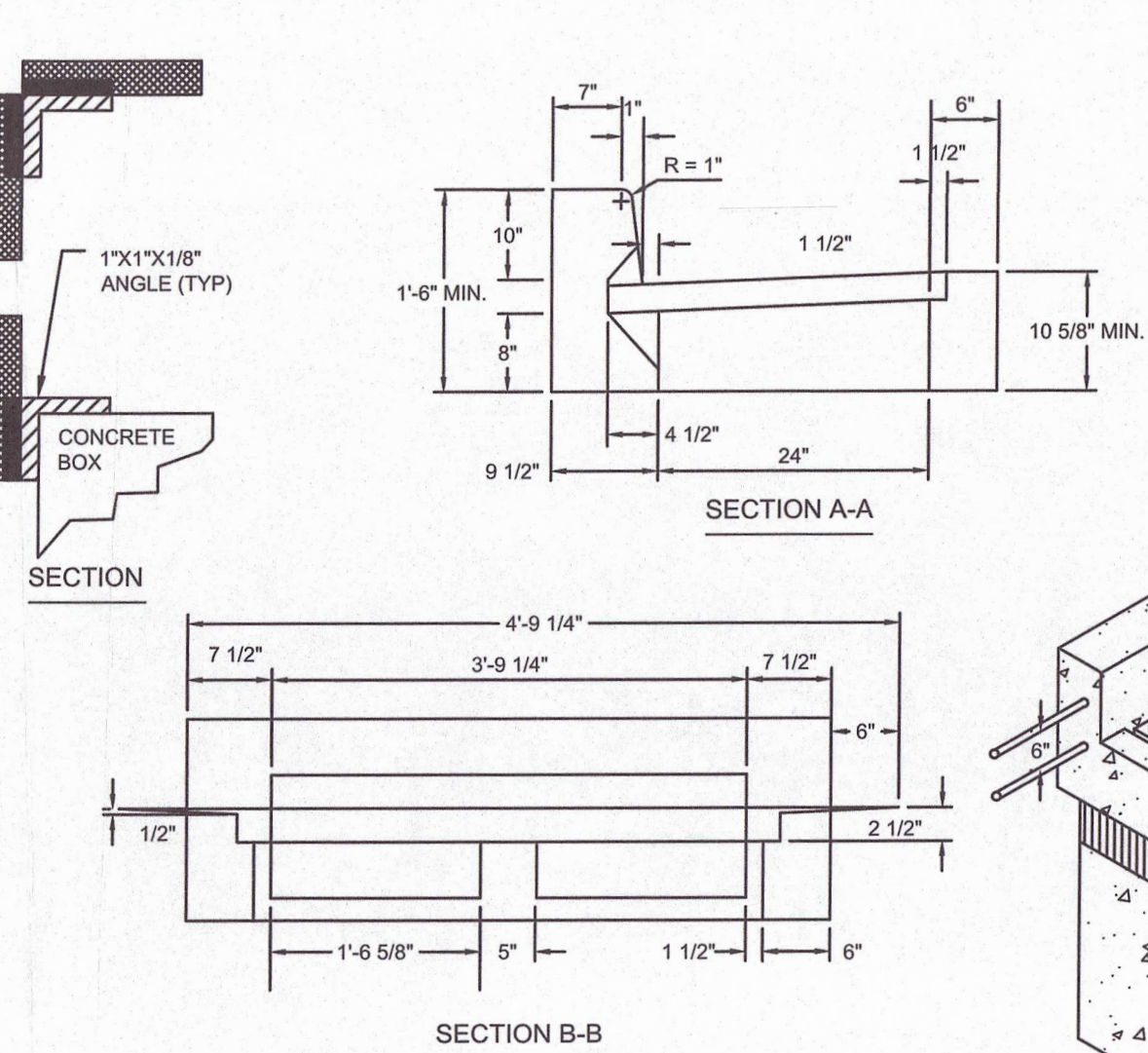
SWM STRUCTURE LADDER RUNG

N.T.S.



STRUCTURAL STEEL BICYCLE SAFE GRATE

N.T.S.



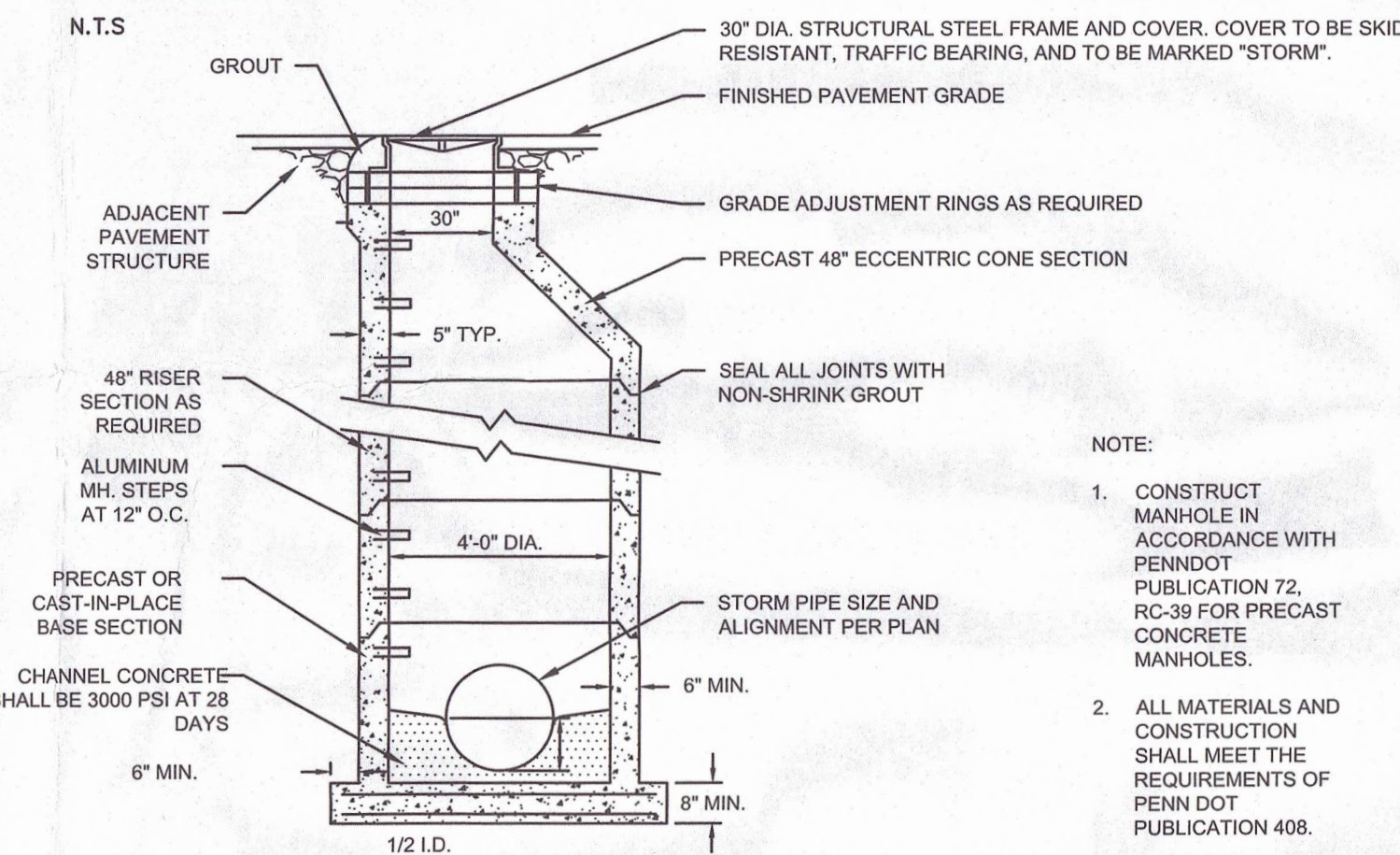
NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
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 LOWER ALLEN TOWNSHIP.

NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H20 LOADING.
2. PROVIDE BICYCLE SAFE GRATE.
3. TEN INCH (10\")/>

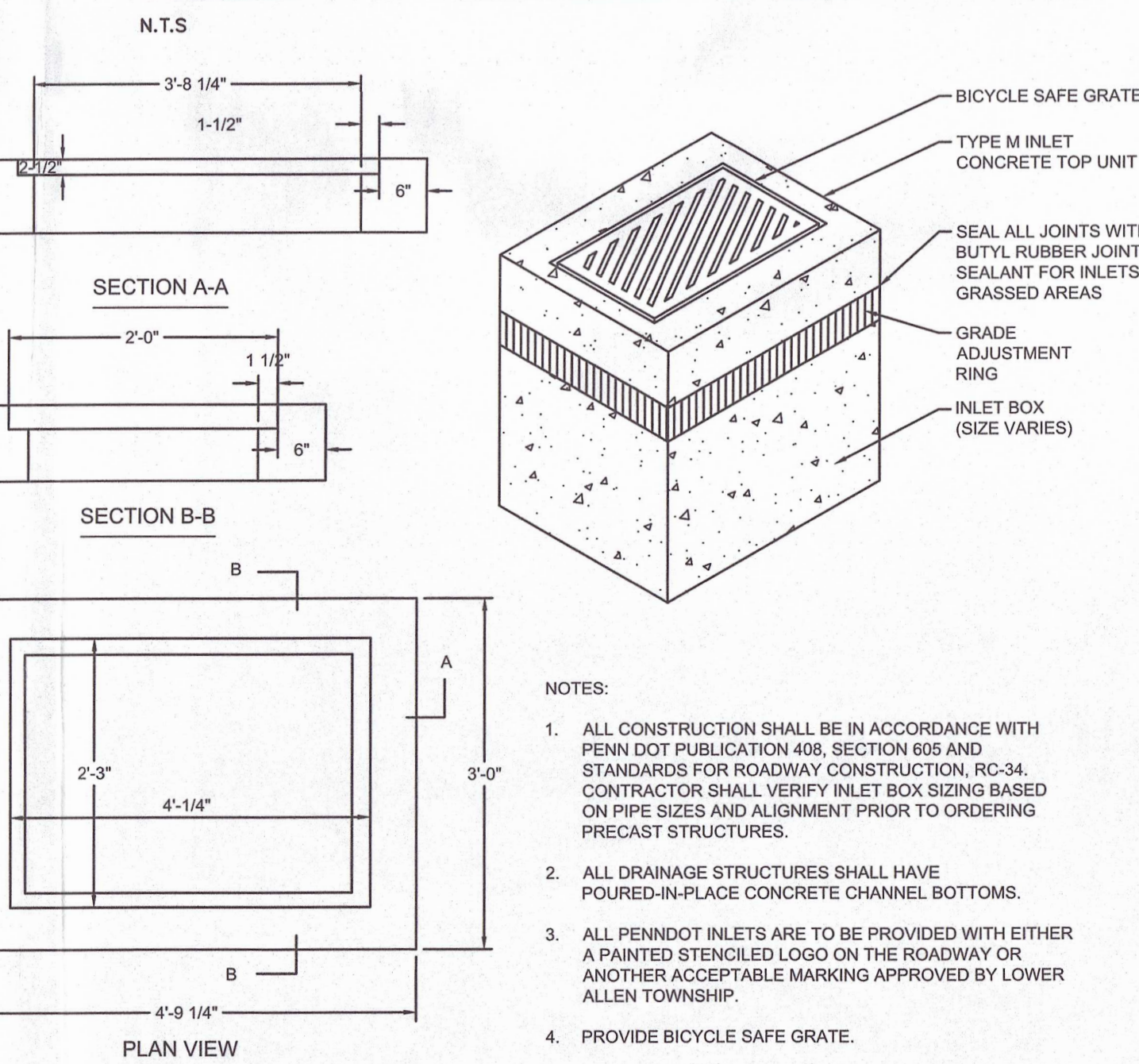
TYPE "C" SPECIAL INLET



NOTE:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-39 FOR PRECAST CONCRETE MANHOLES.
2. ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408.

STORM SEWER MANHOLE

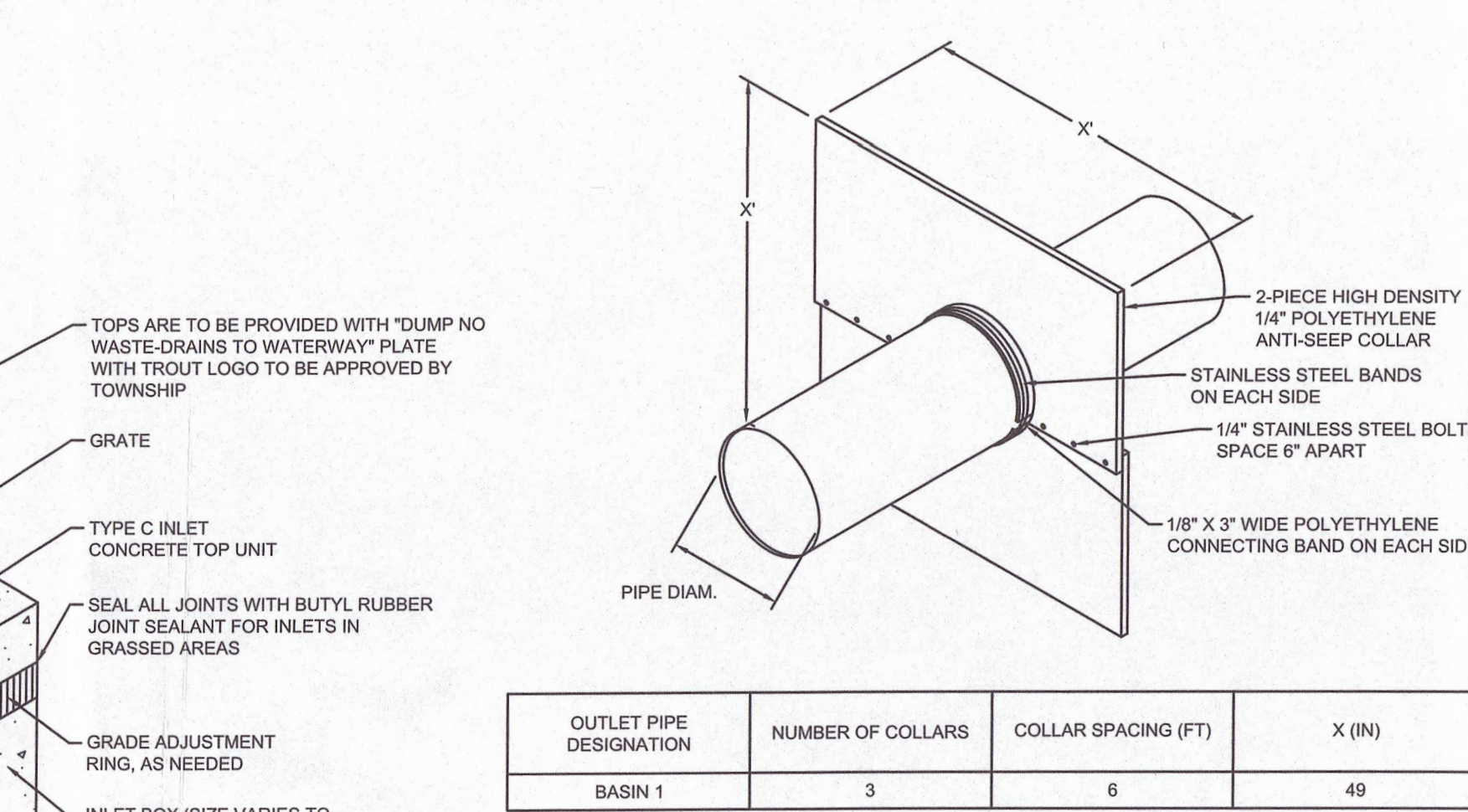


NOTES:

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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 LOWER ALLEN TOWNSHIP.
4. PROVIDE BICYCLE SAFE GRATE.

TYPE "M" INLET

N.T.S.



NOTES:

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

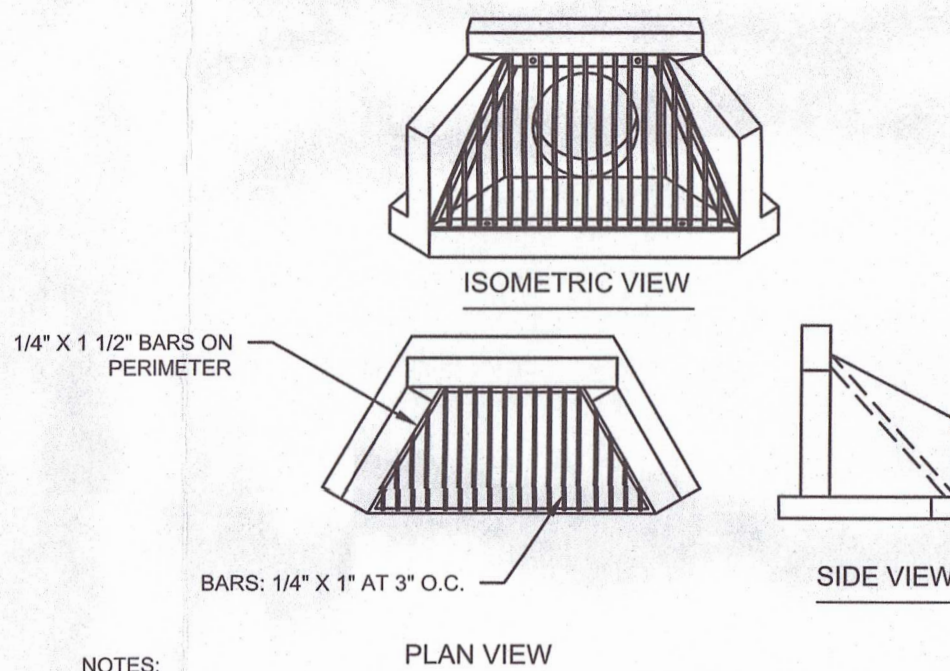
HDPE ANTI-SEEP COLLAR

N.T.S.

SPILLWAY DESIGNATION	CREST LENGTH (FT)	CREST ELEV. (FT)	TOP OF BERM ELEV. (FT)	Z	SPILLWAY SURFACE LINING
BASIN #1	75	487.20	488.70	3	NAG SC250 OR APPROVED EQUAL

GRASS-LINED SPILLWAY

N.T.S.

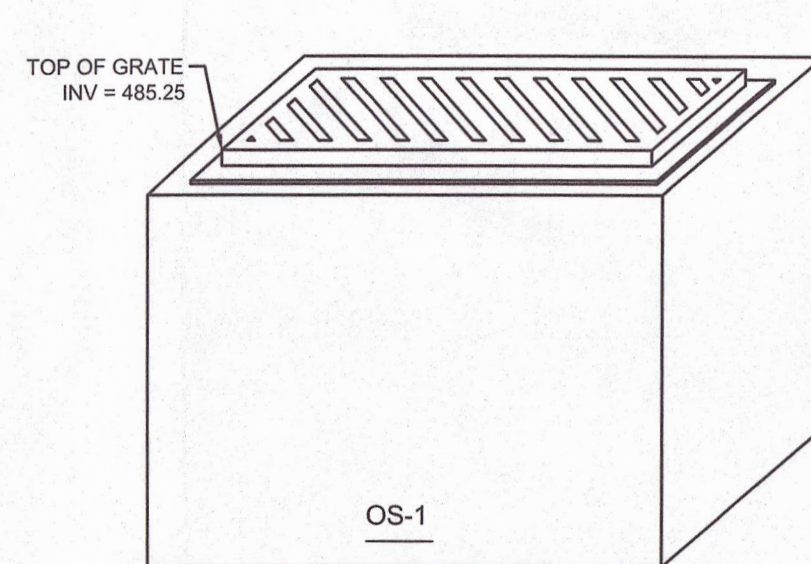


NOTES:

1. TRASH RACK MATERIAL TO BE HOT DIPPED GALVANIZED STEEL.
2. ATTACH TRASH RACK TO HEADWALL WITH 3/8\"/>
3. HINGED VERSION AVAILABLE.

TYPE DW ENDWALL TRASH RACK

N.T.S.

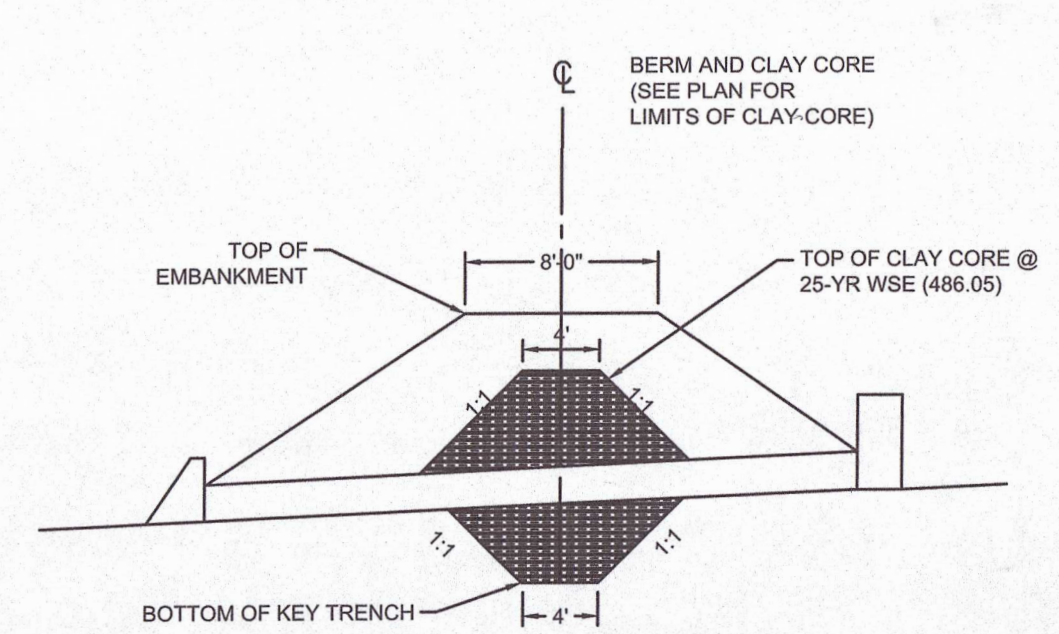


NOTES:

1. THE PROPOSED OUTLET STRUCTURE SHALL BE A 24\"/>

OUTLET STRUCTURE

N.T.S.

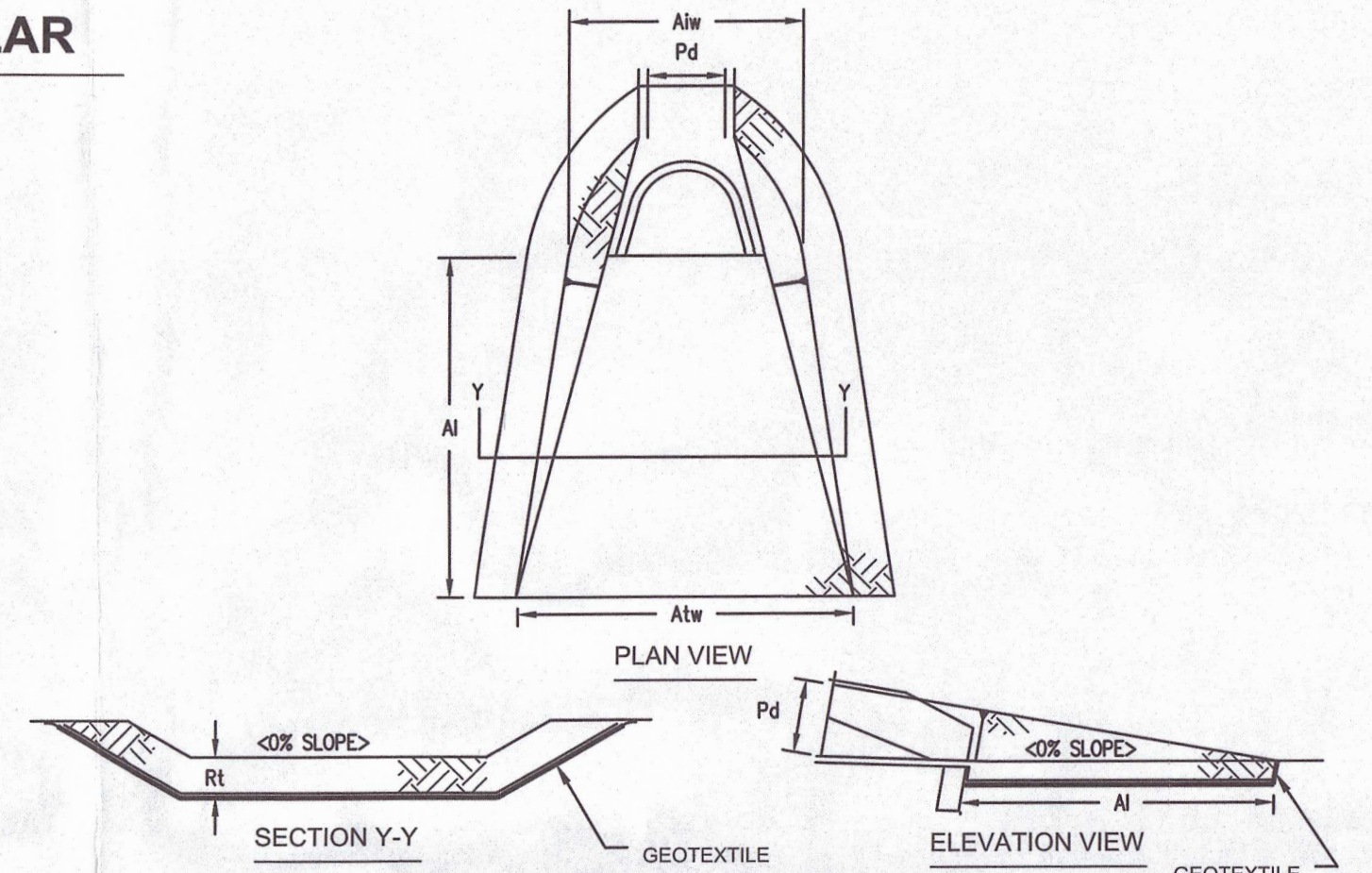


NOTES:

1. CLAY CORE SHALL BE COMPOSED OF IMPORTED CL, CH, MH OR CL-ML SOILS WITH A PERMEABILITY LESS THAN OR EQUAL TO 1.0x10⁻⁶ CM/S. MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM-D 1557; WITHIN ± 3% OPTIMUM MOISTURE CONTENT.

CLAY CORE

N.T.S.



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON	
		SIZE (R-J)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL L WIDTH Atw (FT)
EW-1	24	5	27	11	11	17
EW-2	18	5	27	13	13	4.5

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

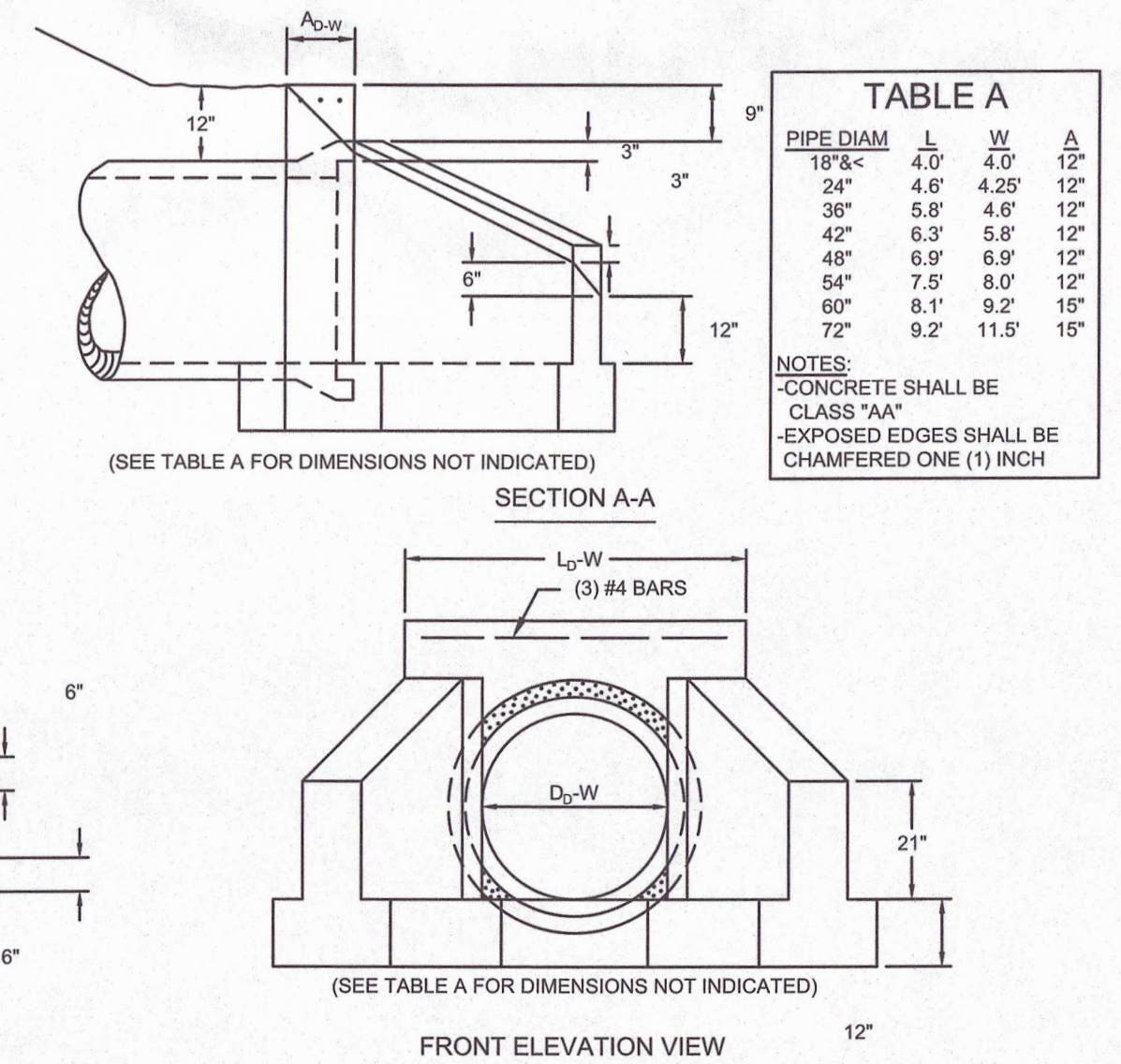
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

FLARED END SECTION SHALL BE CONSTRUCTED OF HDPE.

RIPRAP APRON AT PIPE OUTLET WITH ENDWALL DETAIL

N.T.S.

PAEP# 9-1



NOTES:

1. ALL ENDWALLS AND HEADWALLS SHALL HAVE A TRASH SCREEN (SEE DETAIL).

TYPE DW ENDWALL

N.T.S.

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/19/2021
PROJECT NO.	21-0157
CAD FILE:	09 - DETAILS

NO.	DATE	DESCRIPTION
1	12/14/2021	REVISED PER TOWNSHIP AND COUNTY COMMENTS
2	01/20/2022	REVISED PER TOWNSHIP COMMENTS
3	05/04/2022	REVISED PER TOWNSHIP AUTHORITY COMMENTS
4	06/08/2022	ISSUED FOR RECORDING

TITLE

DETAILS

SHEET NO.