

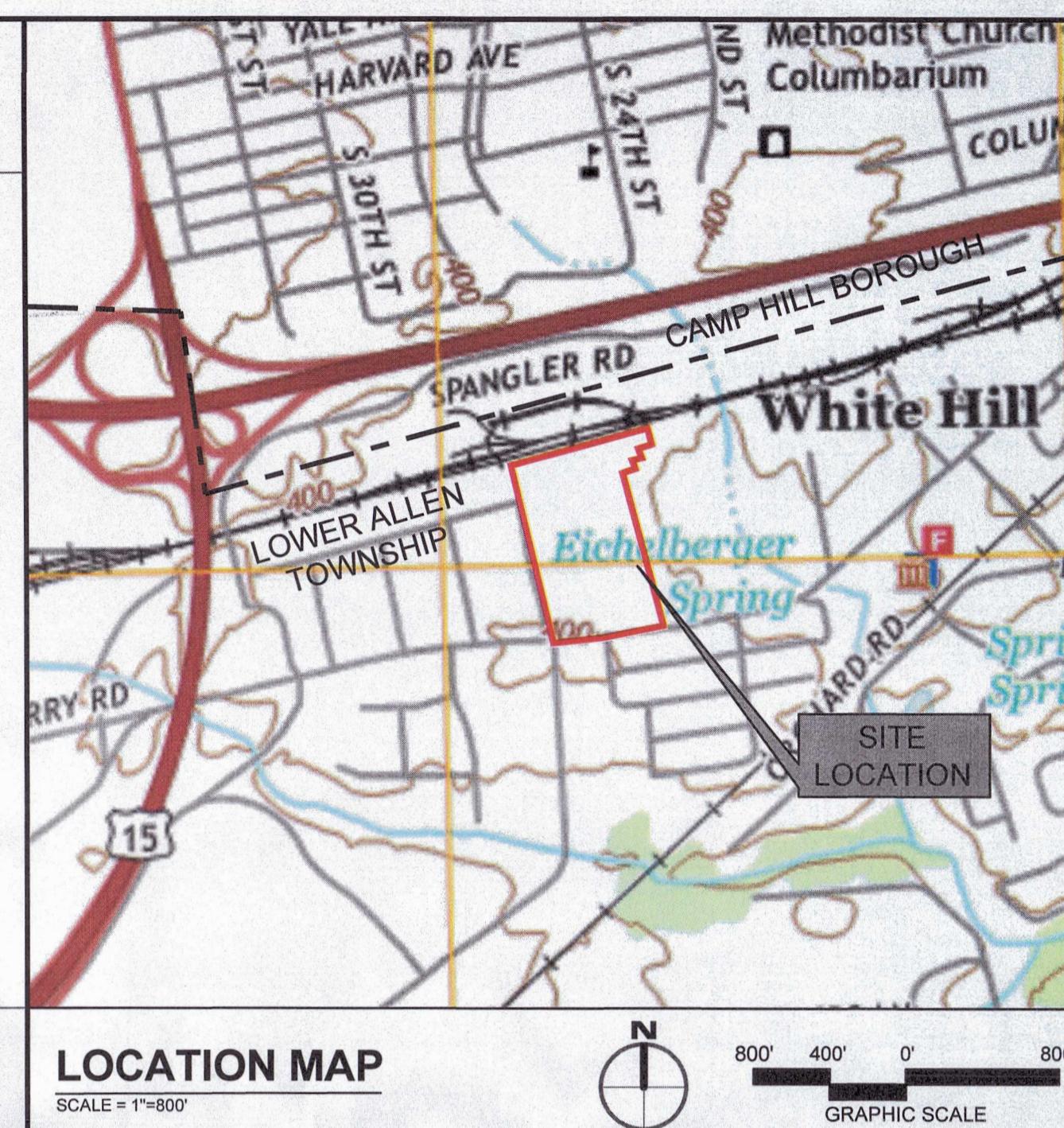


MINOR REVISIONS TO LAND DEVELOPMENT PLAN

PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD

FOR 2500 GETTYSBURG ASSOCIATES, LLC

LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

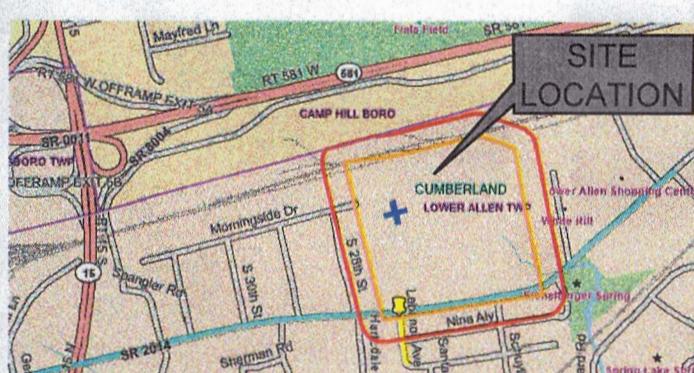


ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 2022622093-000, SUBMITTED ON 09/19/2022.

UTILITIES:

COMPANY: PENNSYLVANIA AMERICAN WATER	ADDRESS: 852 WESLEY DR
MECHANICSBURG, PA 17055	CONTACT: JEFF HORTON
EMAIL: JEFF.HORTON@AMWATER.COM	COMPANY: FRONTIER COMMUNICATIONS OF PA INC
ADDRESS: 3001 LAIRD ST	ADDRESS: 434 SUSQUEHANNA TRAIL
WILKES BARRE, PA 18702	NORTHERNBERG, PA 17857
CONTACT: MICHAEL NAVICH	CONTACT: DOUG HAUPUT
EMAIL: MICHAEL.NAVICH@FTR.COM	ADDRESS: 1503 LETCHWORTH ROAD
COMPANY: VERIZON PENNSYLVANIA LLC	CAMP HILL, PA 17011
ADDRESS: 1028 HAY ST	CONTACT: BRENT BAUMAN
PITTSBURGH, PA 15221	TELEPHONE: 717-512-1106
CONTACT: DEBORAH BARUM	COMPANY: COMCAST
EMAIL: DEBORAH.D.DELIA@VERIZON.COM	ADDRESS: 4801 SMITH STREET
COMPANY: LOWER ALLEN TOWNSHIP AUTHORITY	HARRISBURG, PA 17109
ADDRESS: 120 LIMELINK RD	CONTACT: MICHAEL SWIEGARD
NEW CUMBERLAND, PA 17070	EMAIL: MIKE_SWIEGARD@CABLE.COMCAST.COM
CONTACT: BRIAN KAUFMAN	COMPANY: PPL ELECTRIC UTILITIES CORPORATION
EMAIL: BKAUFMAN@LATWP.ORG	ADDRESS: 434 SUSQUEHANNA TRAIL
COMPANY: LOWER ALLEN TOWNSHIP	NORTHERNBERG, PA 17857
ADDRESS: 2233 GETTYSBURG RD	CONTACT: RORY CHAPMAN
CAMP HILL, PA 17011	ADDRESS: 440 CENTERPOINT RD.
CONTACT: BRYCE THOMPSON	HARRISBURG, PA 52233
EMAIL: BTHOMPSON@LATWP.ORG	CONTACT: LOCATE DESK PERSONNEL
COMPANY: WINDSTREAM	EMAIL: LOCATE.DESK@WINDSTREAM.COM
ADDRESS: 440 CENTERPOINT RD.	
CUMBERLAND, PA 17011	
CONTACT: LOCATE DESK PERSONNEL	
EMAIL: LOCATE.DESK@WINDSTREAM.COM	



CD MEMBER NAME	RESPONSE	RESPONSE DATE	INITIALS
AH WINDSTREAM	DID NOT RESPOND THROUGH PA ONE CALL		
ET FRONTIER COMMUNICATIONS OF PA INC	DID NOT RESPOND THROUGH PA ONE CALL		
ME METROPOLITAN EDISON CO/FIRSTENERGY	DID NOT RESPOND THROUGH PA ONE CALL		
UI UGI UTIL HARRISBURG	DESIGN CONFLICT. PLEASE EMAIL OR SEND PHOTOCOPY OF PLANS.	09/19/2022 12:42:29	ATIS-WEBSVC
	STEPHEN BATEMAN UGI UTILITIES INC 1301 AIP DR MIDDLETON PA 17057 888ATMAN@UGICOM		
HC VERIZON PENNSYLVANIA LLC	DID NOT RESPOND THROUGH PA ONE CALL		
LAL LOWER ALLEN TOWNSHIP AUTHORITY	DESIGN CONFLICT. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR	09/19/2022 12:30:11	KF-WEB
AX PENNSYLVANIA AMERICAN WATER	DID NOT RESPOND THROUGH PA ONE CALL		
PRD PPL ELECTRIC UTILITIES CORPORATION	DID NOT RESPOND THROUGH PA ONE CALL		
SB COMCAST/CABLE COMMUNICATIONS INC	DID NOT RESPOND THROUGH PA ONE CALL		
LAL LOWER ALLEN TOWNSHIP	GLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	09/19/2022 13:30:21	BT-OTM
LKG CENTURYLINK FORMERLY LEVEL 3	DID NOT RESPOND THROUGH PA ONE CALL		

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	MINOR REVISIONS TO SITE PLAN
03	GRADING & DRAINAGE PLAN
04	EASEMENT PLAN
05	PROFILES
06	DETAILS

PLAN PREPARERS

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG, PA | 17043



LANDOWNER AND DEVELOPER

2500 GETTYSBURG ASSOCIATES, LLC
1503 LETCHWORTH ROAD
CAMP HILL, PA 17011

WAIVER REQUEST

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

WAIVER TYPE: SECTION 192-25.D - ACTION BY THE PLANNING COMMISSION

APPROVAL DATE

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE MINOR REVISIONS TO THE PREVIOUSLY APPROVED PLANS TO CONSTRUCT A 45,000 SF WAREHOUSE AND ASSOCIATED IMPROVEMENTS. MINOR REVISIONS INCLUDE CHANGES TO THE PARKING LAYOUT AND STORMWATER DESIGN. THIS PLAN SUPERSEDES PLAN SHEETS 05 AND 06, AND SELECT DETAILS ON SHEETS 11 THROUGH 13 OF INSTRUMENT NUMBER 202216763 RECORDED ON JUNE 15, 2022.

PLAN DATES

ISSUE DATE: SEPTEMBER 29, 2022

LAND SURVEYOR'S CERTIFICATION

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

RORY CHAPMAN

DATE

CIVIL ENGINEER'S CERTIFICATION

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

JUSTIN KUHN, P.E. No. 074912

DATE



AREA AND BULK REGULATIONS

LOCATION: 2450 GETTYSBURG ROAD, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA
ZONE: I-3 INDUSTRIAL/COMMERCIAL (GROUNDWATER NON-USE OVERLAY DISTRICT)

USE: WAREHOUSE

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	\$220-101	NONE	8.39 ACRES
2	MINIMUM FRONT YARD	\$220-102	30 FT	773 FT
3	MINIMUM SIDE YARD	\$220-102	10 FT	83 FT
4	MINIMUM REAR YARD	\$220-102	35 FT 15 FT ADJACENT TO RAILROAD TRACKS	15 FT
6	MINIMUM LOT WIDTH	\$220-101	50 FT	600 FT
7	MAXIMUM IMPERVIOUS COVERAGE	\$220-100	70%	61.5% (ENTIRE SITE)
8	MAXIMUM BUILDING HEIGHT	\$220-99	50 FT	< 50 FT
9	PARKING REQUIREMENTS	\$220-239.A	WAREHOUSE UNDER 60,000 GFA: 1 PER 5,000 SF GFA - 45,000/5,000 = 9 OFFICE 50,000 SF GFA OR LESS: 1 PER 200 SF GFA - 4,000/200 = 20 (TOTAL = 29 SPACES)	36 TOTAL SPACES

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.
- THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- 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 1928 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 RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SEWER, PAVEMENT, DRAINAGE, AND UTILITY LINES. THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA 1172 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY 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.
- 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 ALL 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 PERMIT, 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. CONNECTIONS TO PUBLIC WATER AND SANITARY SEWER ARE PROPOSED.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS - PER MAP NUMBER 42041C0281E.
- THE APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN PROPOSED SITE IMPROVEMENTS DEPICTED ON HIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING, AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
- THE APPLICANT HAS REQUESTED THAT AN EXEMPTION OF SEWAGE PLANNING UNDER ACT 537 BE APPROVED FOR THE PROJECT BY PADEP.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THE 2nd DAY OF February 2022 BEFORE ME, Staci Lynne Morgan THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Brent Bauman, KNOWN TO ME (OR) SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT He EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

Brent Bauman
OWNER

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

Staci Lynne Morgan
NOTARY

MY COMMISSION EXPIRES October 20, 2024

Commonwealth of Pennsylvania - Notary Seal
Staci Lynne Morgan, Notary Public
Cumberland County
My commission expires October 24, 2024
Commission number 1243471
Member, Pennsylvania Association of Notaries

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.

Brent Bauman
LANDOWNER

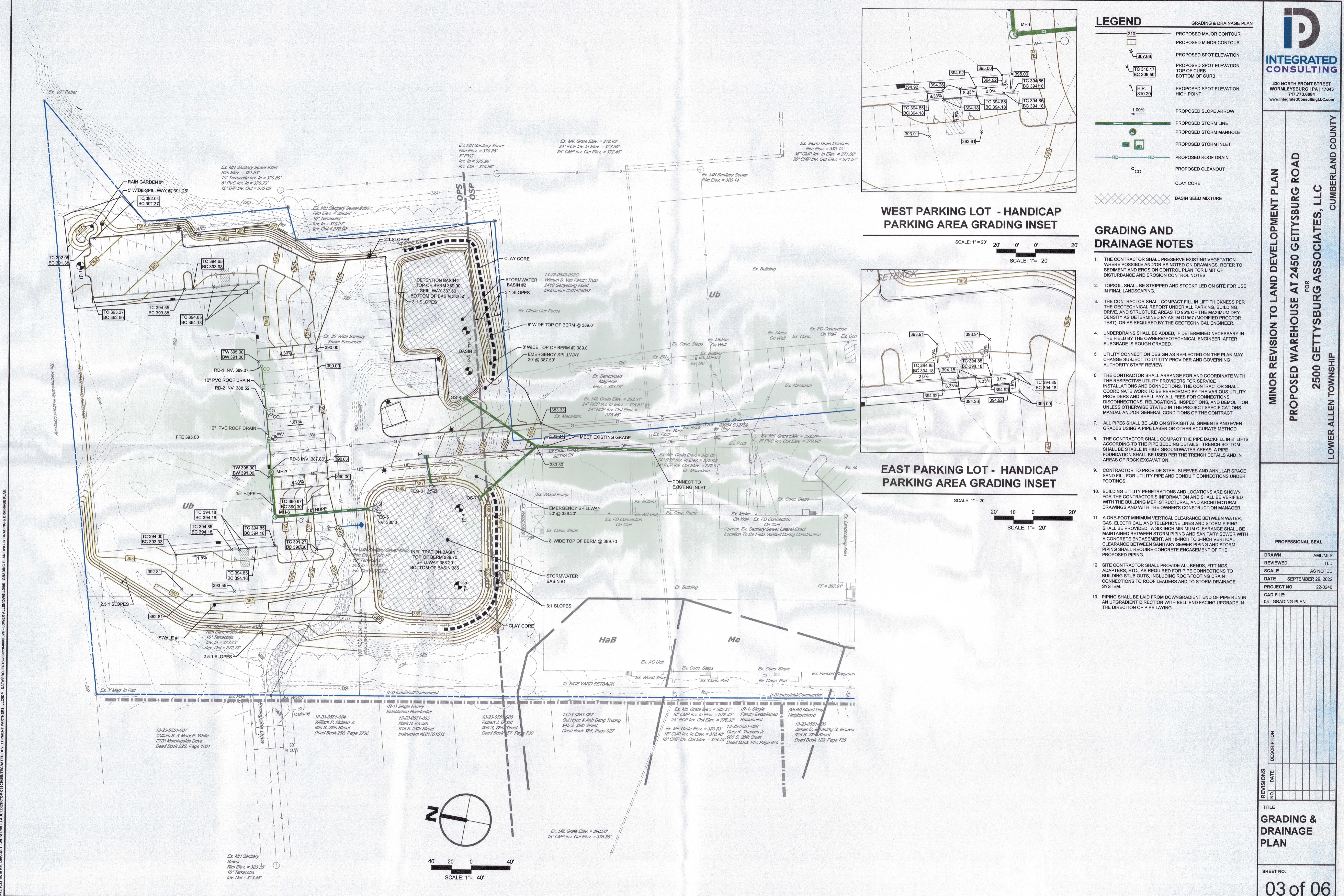
Brent Bauman, 2450 Gettysburg Road
Associates, LLC

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

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

APPROVED THIS 16th DAY OF October 2022

CONDITIONS OF APPROVAL COMPLETED THIS 16th DAY OF February 2022





**INTEGRATED
CONSULTING**
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.0084
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LEGEND

PROPOSED EASEMENT

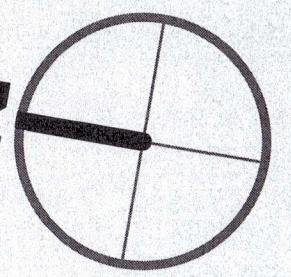
Curve Table			
Curve #	Length	Radius	Delta
C7	25.048	36.000	39.8655
C8	7.165	29.298	14.0128
C9	13.889	10.000	79.5786
C10	10.791	46.000	13.4406
C11	26.950	19.000	81.2695
C12	25.885	116.000	12.7852
C13	14.616	65.500	12.7852
C14	32.201	20.500	90.0000
C15	3.927	2.500	90.0000
C16	8.328	17.500	27.2673
C17	25.133	16.000	90.0000
C18	21.625	40.994	30.2244
C19	10.964	34.994	17.9510
C20	43.060	35.994	68.5421
C21	20.468	40.000	29.3178
C22	30.701	60.000	29.3178
C23	12.731	20.994	34.7447
C24	4.361	94.000	2.6580
C25	28.892	105.994	15.6175
C26	18.783	40.994	26.2526
C27	46.841	40.994	65.4674
C28	12.866	40.994	17.9821

Line Table		
Line #	Length	Direction
L101	117.642	S82° 24' 20.49°W
L102	21.536	N7° 35' 39.51°W
L103	40.880	N74° 08' 20.49°E
L104	425.974	N15° 51' 39.51°W
L105	25.714	N77° 30' 06.56°E
L106	29.416	S15° 51' 39.51°W
L107	25.670	N74° 26' 54.82°E
L108	467.732	S15° 51' 39.51°E
L109	21.104	N74° 08' 20.49°E
L110	24.237	S15° 51' 39.51°E
L1	14.160	N77° 30' 06.19°E
L2	2.161	N77° 30' 05.88°E
L3	73.517	N23° 36' 05.07°E
L5	17.457	N85° 08' 44.92°E
L7	107.908	N68° 40' 07.35°E
L9	14.638	N10° 54' 03.18°W
L11	38.528	N24° 20' 29.40°W
L13	32.174	S74° 23' 20.49°W
L111	1.627	S74° 23' 20.49°W
L18	19.000	S15° 36' 39.51°E
L20	37.188	S74° 23' 20.49°W
L22	1.066	S47° 07' 18.19°W
L24	3.349	S43° 00' 08.88°E
L25	68.750	S23° 36' 05.07°W
L26	51.580	N52° 48' 52.95°W
L28	8.108	N2° 05' 23.93°E
L30	8.365	N15° 51' 39.51°W
L31	20.341	N70° 29' 48.92°E
L32	20.000	N19° 30' 11.08°W
L33	19.068	S70° 29' 48.92°W
L34	29.915	N15° 51' 39.51°W
L36	70.443	N15° 36' 39.51°W
L37	149.979	N74° 23' 20.49°E
L38	20.000	N15° 36' 39.51°W
L39	169.979	S74° 23' 20.49°W
L40	88.006	S15° 36' 39.51°E
L41	78.991	S74° 23' 20.49°W
L42	162.300	N11° 01' 53.43°W
L44	45.373	N18° 17' 10.55°E
L45	20.000	N71° 42' 49.45°W
L46	45.373	S18° 17' 10.55°W
L48	167.932	S11° 01' 53.43°E
L51	1.133	S6° 16' 05.68°W
L53	31.946	S9° 20' 57.43°E
L55	11.599	S35° 36' 06.84°E
L57	74.862	N78° 55' 50.49°E
L59	66.748	S52° 48' 52.95°E

**MINOR REVISION TO LAND DEVELOPMENT PLAN
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FOR
2500 GETTYSBURG ASSOCIATES, LLC
CUMBERLAND COUNTY
LOWER ALLEN TOWNSHIP**

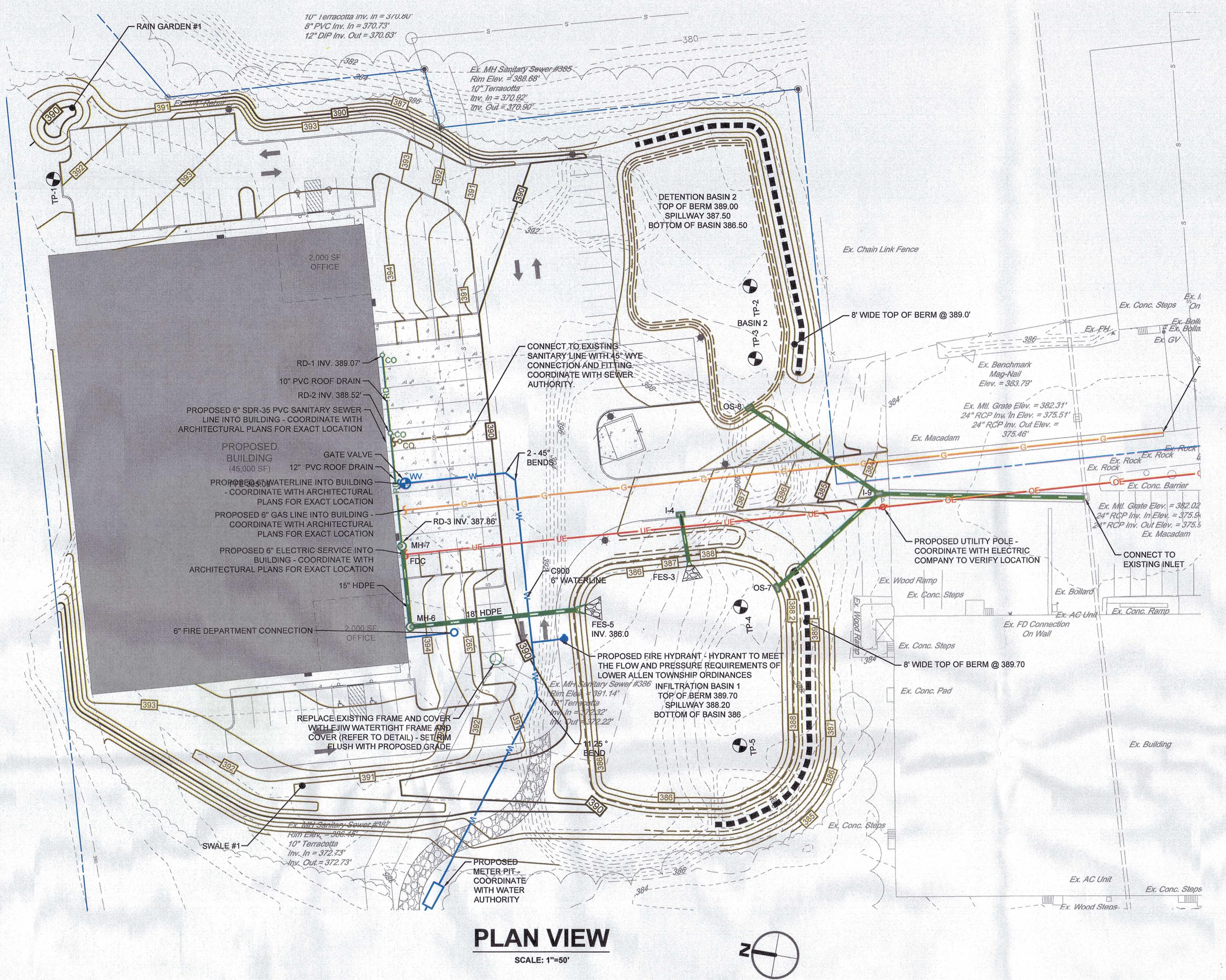
PROFESSIONAL SEAL
DRAWN AML/MLS
REVIEWED TLD
SCALE AS NOTED
DATE SEPTEMBER 29, 2022
PROJECT NO. 22-0240
CAD FILE: 06.5 - EASEMENT PLAN

REVISIONS NO.	DATE	DESCRIPTION
TITLE		
		EASEMENT PLAN
SHEET NO.		
04 of 06		



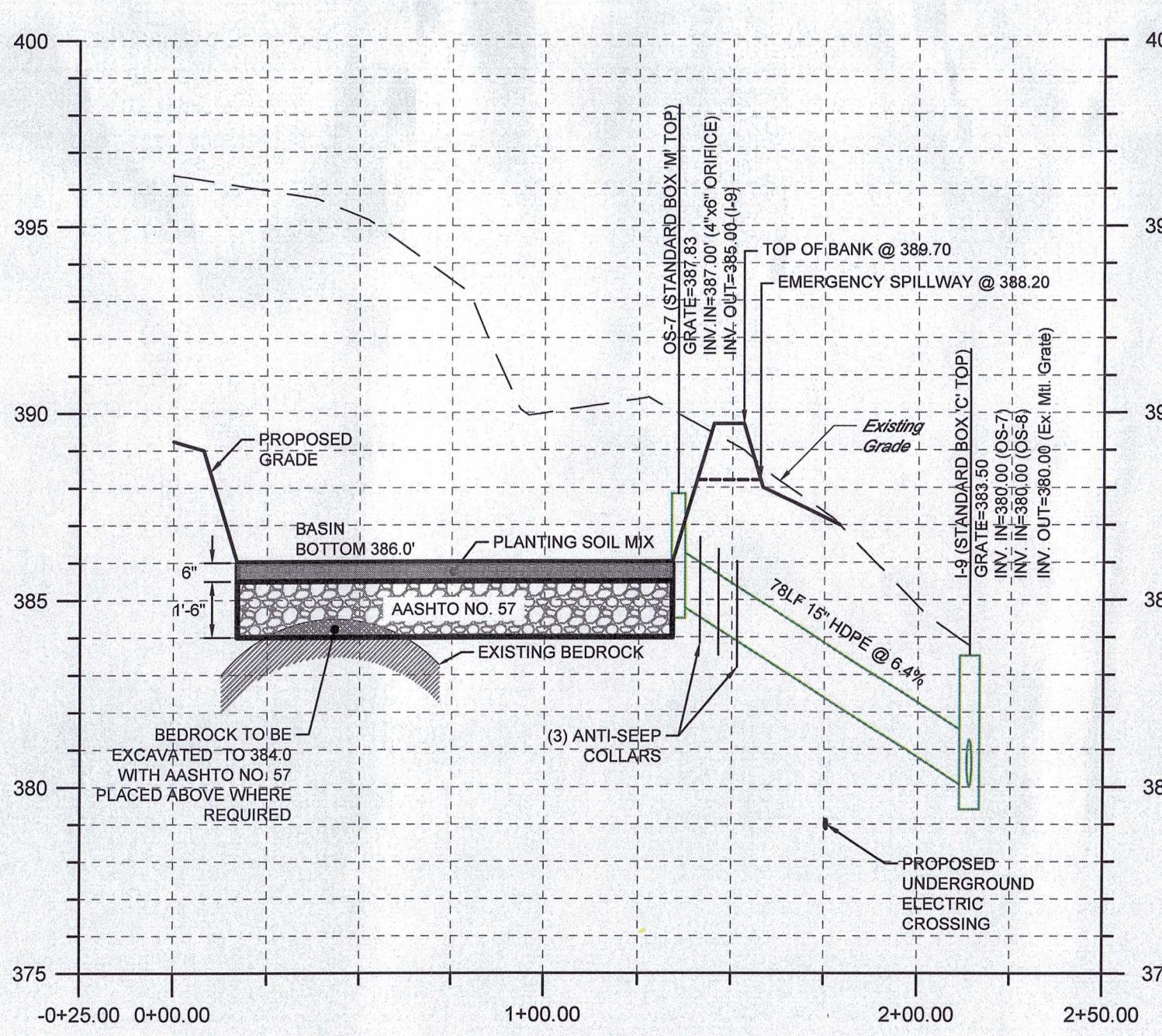
40° 20° 0° 40°
20° 0° 40°
SCALE: 1" = 40'

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



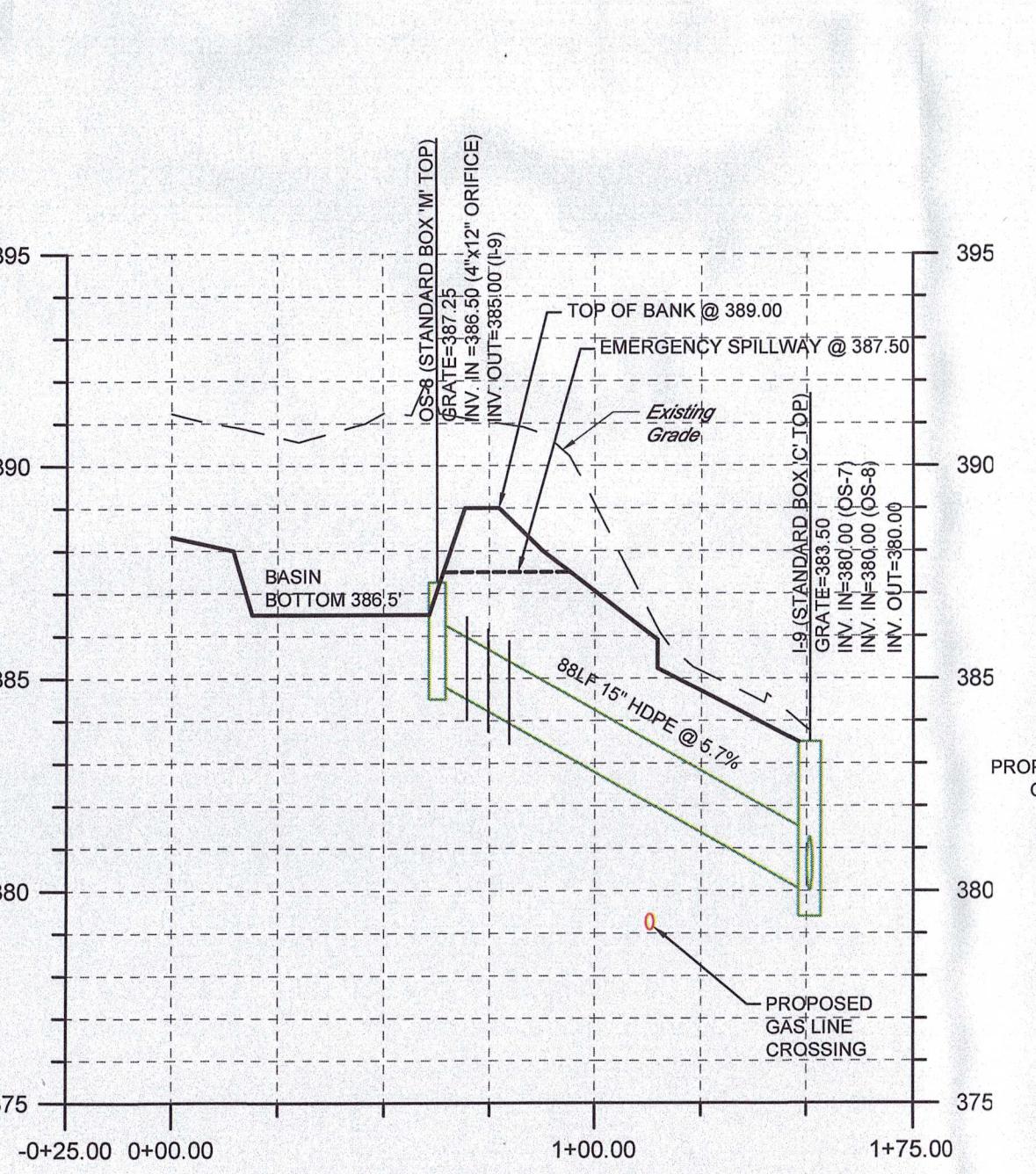
PLAN VIEW

SCALE: 1"=50'



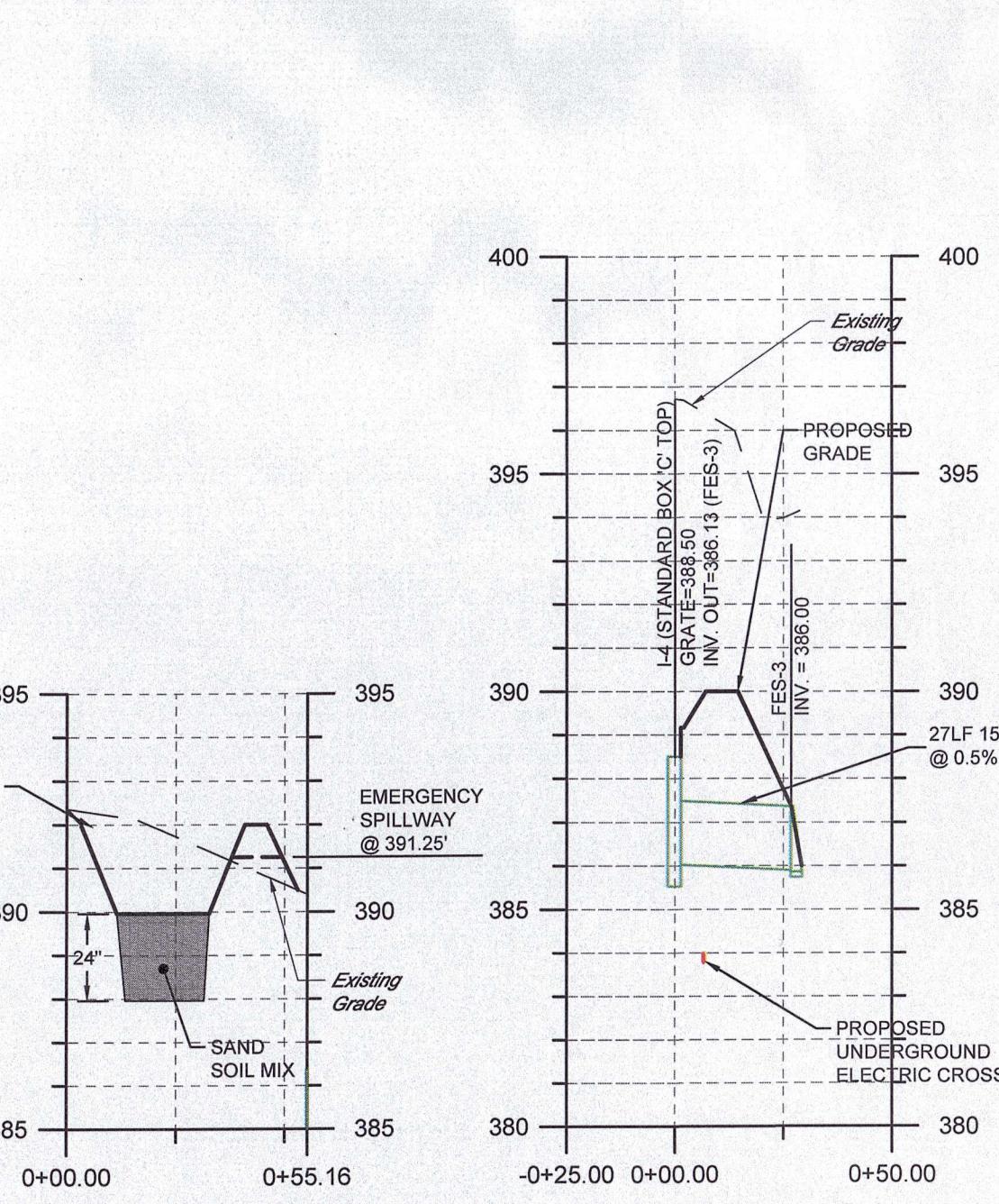
INFILTRATION BASIN #

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



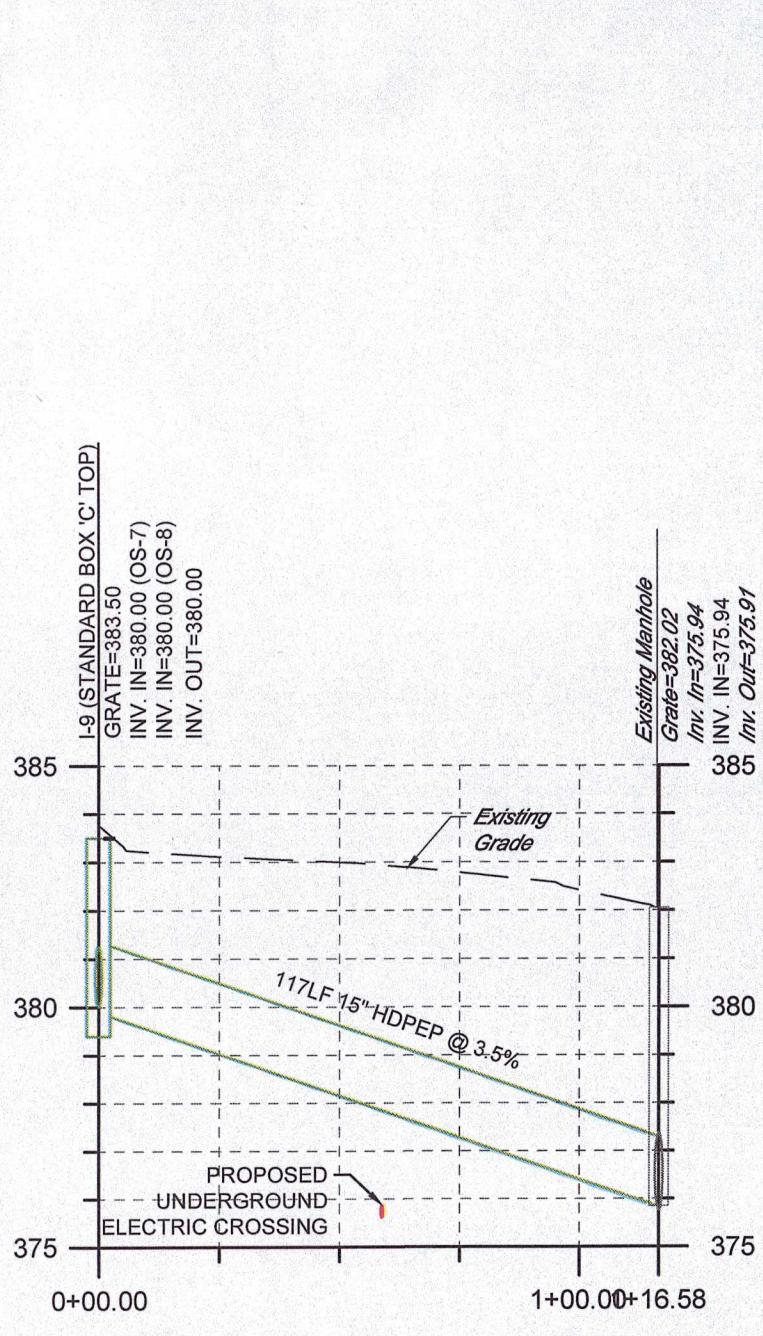
DETENTION BASIN #2

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VERT. SCALE: 1"= 4'



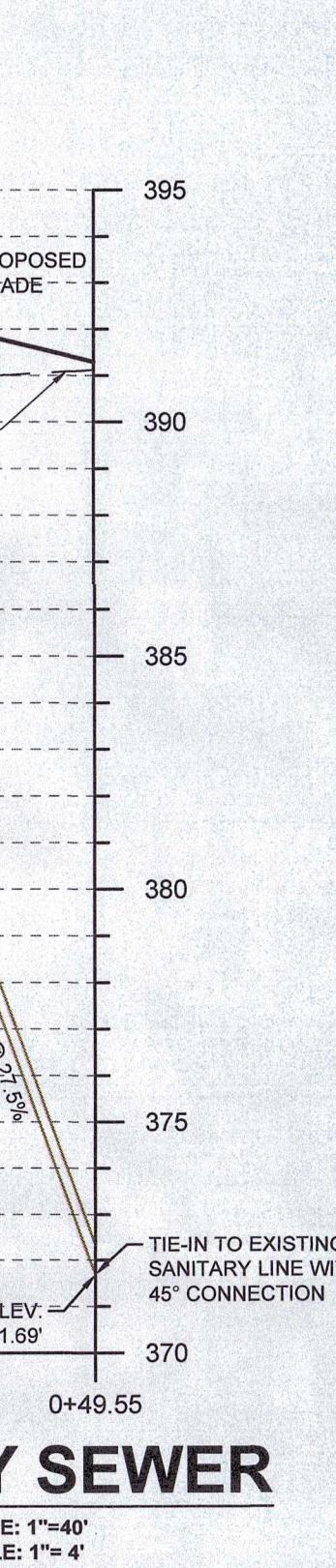
RAIN GARDEN

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



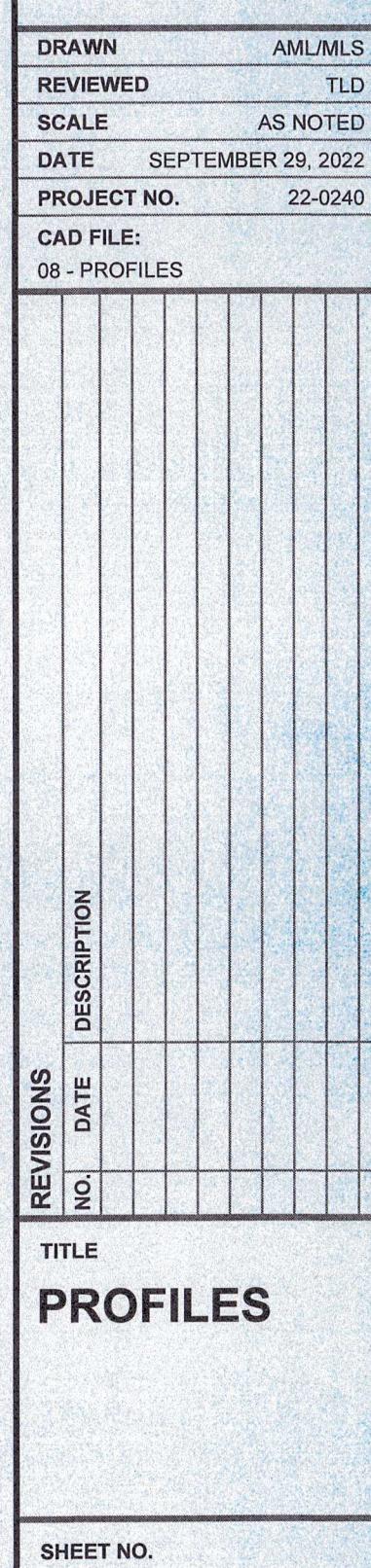
EXISTING INLET TO I-9

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



SANITARY SEWER

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



PROFILES

SHEET NO. 05 of 06

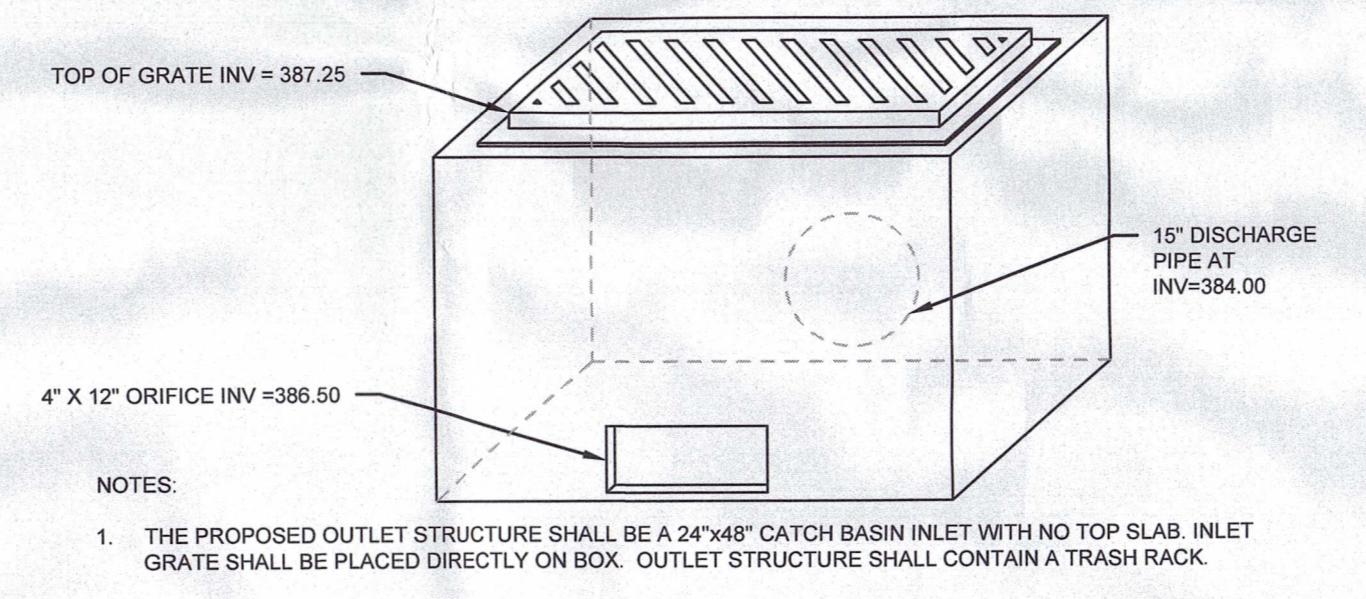
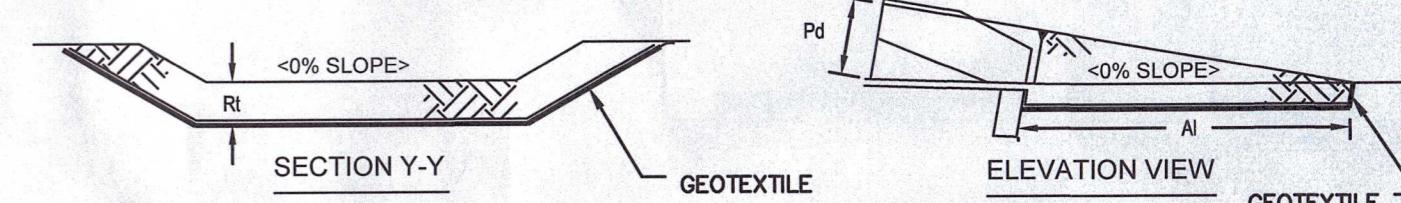
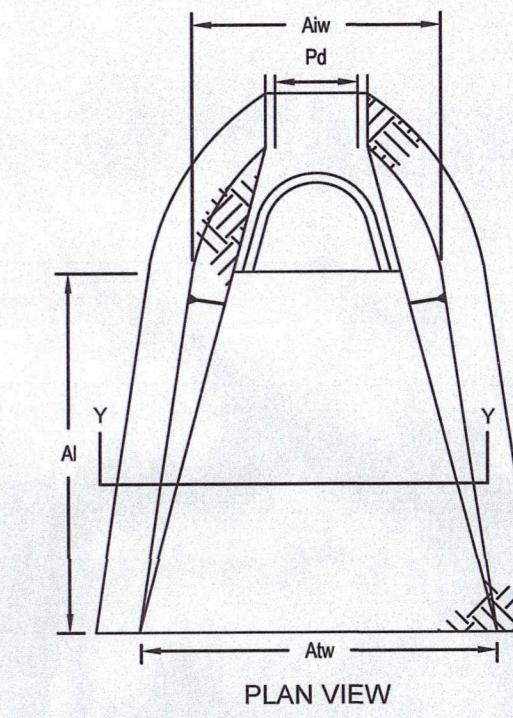
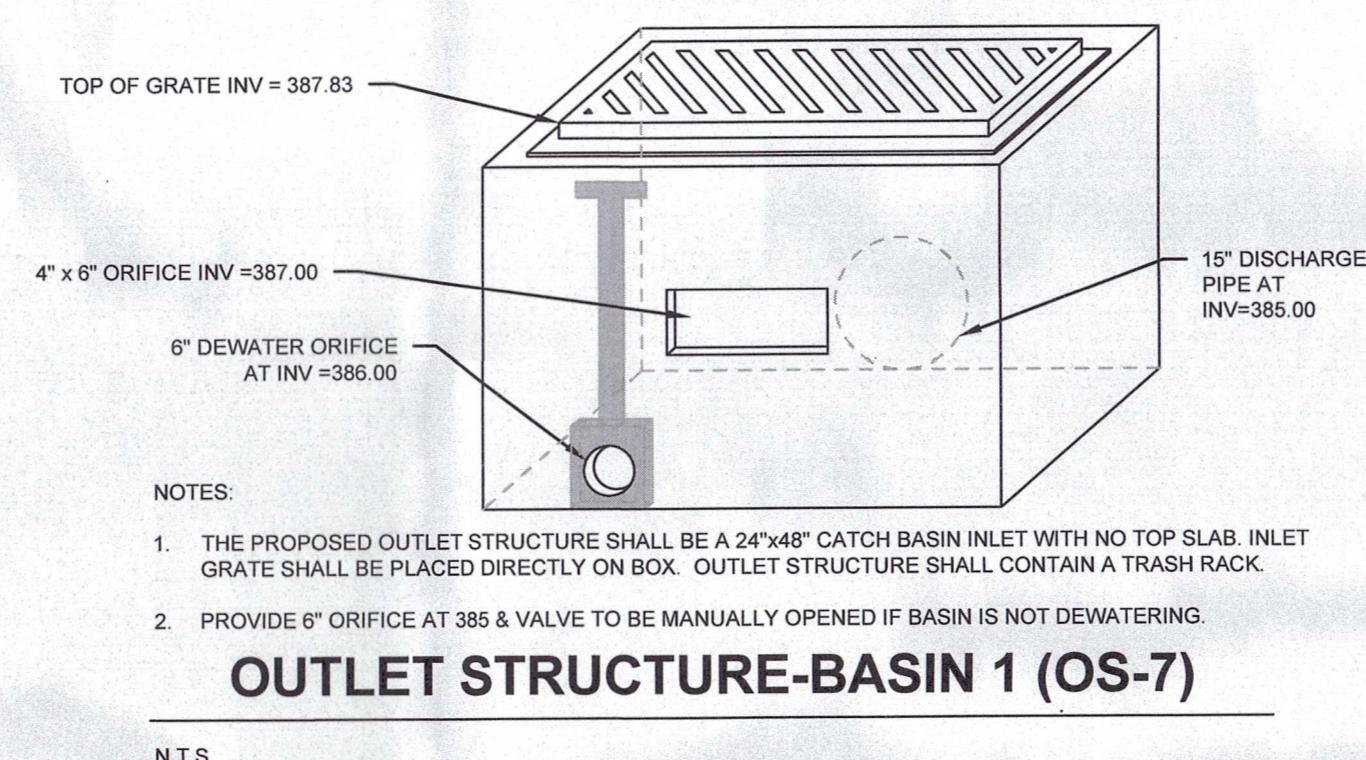


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ADDITIONAL O&M PROGRAM FOR BMPs

- THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED RANGARDEN. THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMIT APPLICANT (PERMITTEE).
- ALL PCSM BMPS WILL BE INSPECTED ACCORDING TO THE SCHEDULES LISTED BELOW. A WRITTEN REPORT MUST BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
- SOIL, TRASH, DEBRIS OR OTHER MATERIALS REMOVED FROM PCSM BMPs SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271, AND 287.1 ET SEQ. NO WASTES, UNUSED BUILDING MATERIALS OR OTHER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL DAMAGED OR NON-FUNCTIONAL BMPs SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPs THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.
- THE PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT STORMWATER FACILITIES LOCATED ON THE SUBJECT PROPERTIES. PERMANENT MAINTENANCE OF THE STORM SYSTEM AFTER ACCEPTANCE WILL PRIMARILY CONSIST OF ROUTINE CLEANING OF ACCUMULATED SEDIMENT AND DEBRIS BY FACILITY STAFF OR PRIVATE CONTRACTORS. THE SPECIFIC MAINTENANCE STEPS AND SCHEDULE ARE LISTED BELOW.
- AT A MINIMUM, ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSPECTED BY THE LAND OWNER/DEVELOPER OR RESPONSIBLE ENTITY ANNUALLY FOR THE FIRST 5 YEARS, ONCE EVERY 3 YEARS THEREAFTER, AND DURING OR IMMEDIATELY AFTER THE CESSION OF A 100-YEAR OR GREATER STORM EVENT.

DRY EXTENDED DETENTION BASIN	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
REPAIR UNDERCUT OR ERODED AREAS, MOW SIDE SLOPES, SEED OR SOD TO REPAIR DEAD OR DAMAGED GROUND COVER.	AS NEEDED
ALL BASIN STRUCTURES EXPECTED TO RECEIVE & OR TRAP DEBRIS & SEDIMENT SHOULD BE INSPECTED FOR CLOGGING & EXCESSIVE DEBRIS & SEDIMENT ACCUMULATION AS WELL AS AFTER EVERY STORM GREATER THAN 1 INCH.	FOUR TIMES PER YEAR
NOTE EROSION OF POND BANKS OR BOTTOM.	SEMI-ANNUAL
INSPECT FOR DAMAGE TO THE EMBANKMENT. MONITOR FOR SEDIMENT ACCUMULATION IN THE FACILITY & FOREBAY. EXAMINE TO ENSURE THAT INLET & OUTLET DEVICES ARE FREE OF DEBRIS & OPERATIONAL. INSPECT VEGETATED AREAS FOR EROSION & INVASIVE SPECIES.	ANNUAL
REMOVE SEDIMENT FROM THE FOREBAY (IF APPLICABLE).	5-7 YEAR MAINTENANCE
MONITOR SEDIMENT ACCUMULATIONS, & REMOVE SEDIMENT WHEN THE POND VOLUME HAS BEEN REDUCED BY 25%.	25-50 YEAR MAINTENANCE
GENERAL MAINTENANCE NOTES:	
1. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASIN IS COMPLETELY DRY.	
2. VEGETATIVE COVER SHOULD BE MAINTAINED AT A MINIMUM OF 95%.	
3. IF VEGETATIVE COVER HAS BEEN REDUCED BY 10%, VEGETATION SHOULD BE REESTABLISHED.	



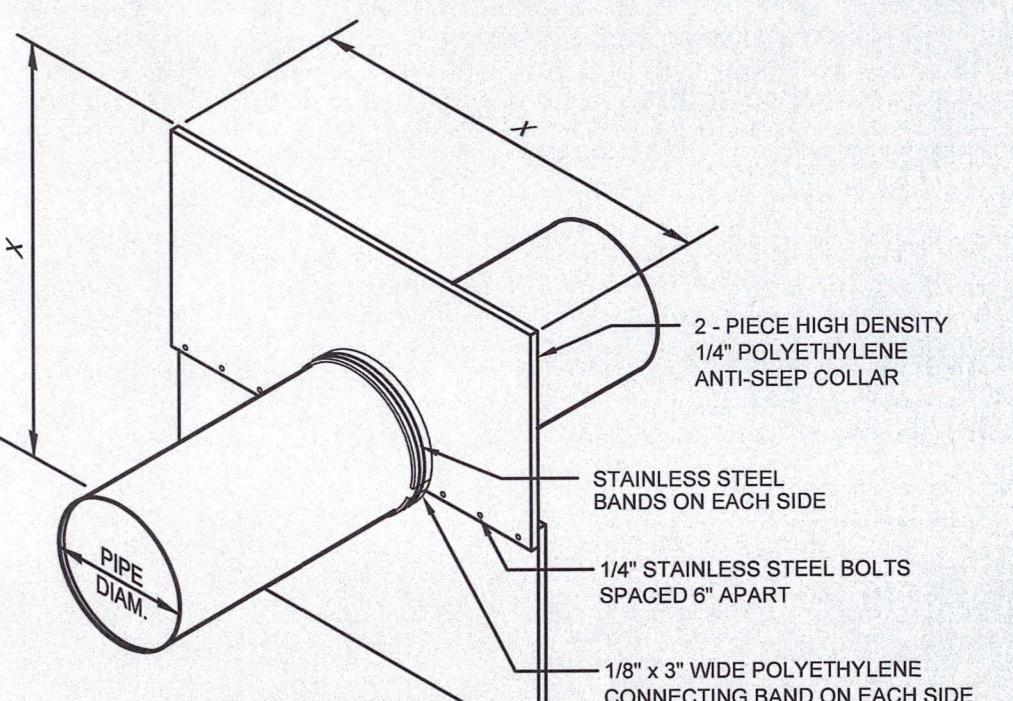
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE (R-)	THICK. RT (IN)	LENGTH A1 (FT)	INITIAL WIDTH A1w (FT)
FES-3	15	4	18	9	3.75
FES-5	18	4	18	9	4.50

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIPRAP APRON AT PIPE OUTLET WITH FLARED ENWALL

N.T.S.

PAGE #9-1



OUTLET PIPE DESIGNATION	NUMBER OF COLLARS	COLLAR SPACING (FT)	X (INCHES)	DISTANCE FROM OUTLET STRUCTURE (FT)
BASIN 1	3	5	34	5
BASIN 2	3	4	29	5

NOTES:

- SEE BASIN EMBANKMENT DETAIL FOR LOCATION WITHIN BERM.
- 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.
- DO NOT LOCATE AN ANTI-SEEP COLLAR CLOSER THAN 2 FEET TO A PIPE JOINT.

SPILLWAY DESIGNATION	CREST LENGTH (FT)	CREST ELEV. (FT)	TOP OF BERM ELEV. (FT)	Z	SPILLWAY SURFACE LINING
BASIN 1	30	388.20	389.70	3	NAG C350 OR APPROVED EQUAL
BASIN 2	20	387.50	389.00	3	NAG C350 OR APPROVED EQUAL

GRASS-LINED SPILLWAY

N.T.S.

HDPE ANTI-SEEP COLLAR DETAIL

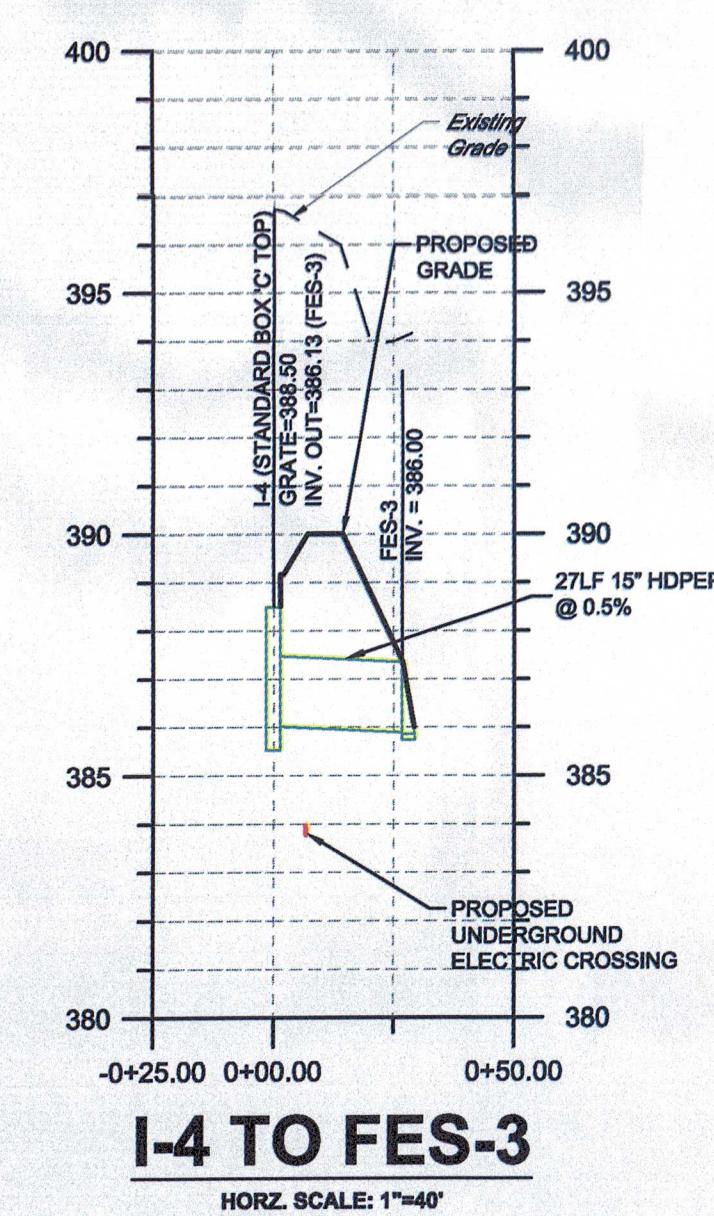
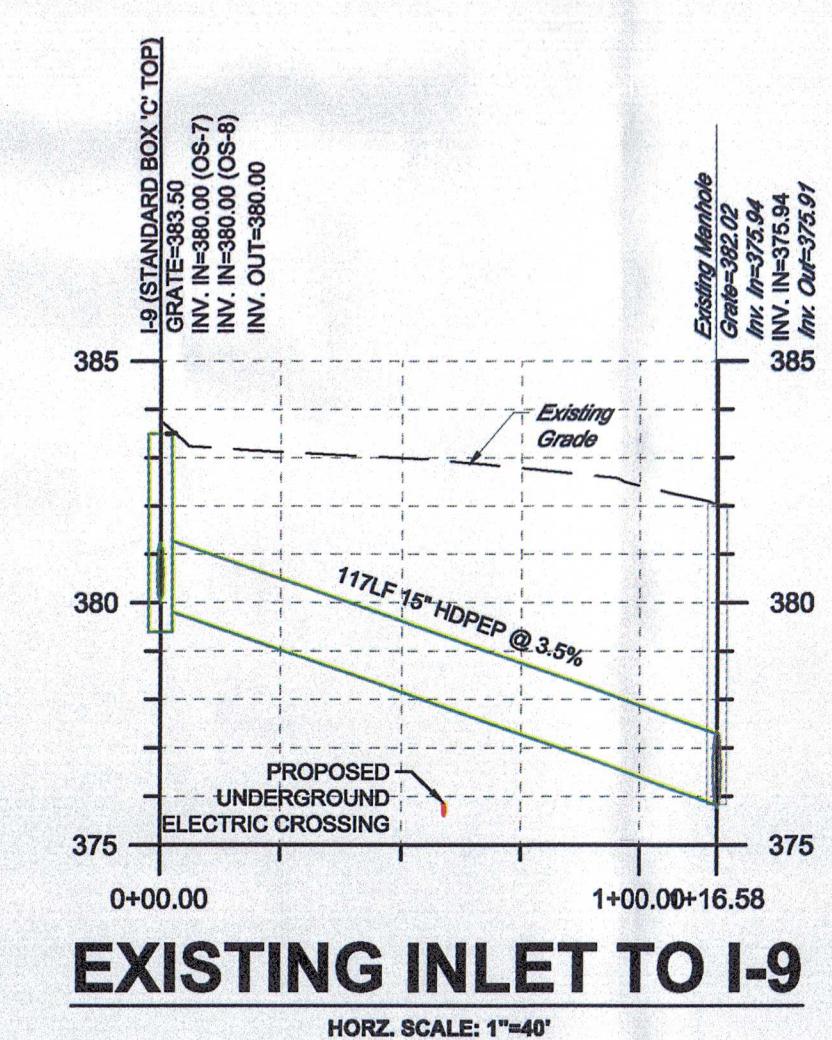
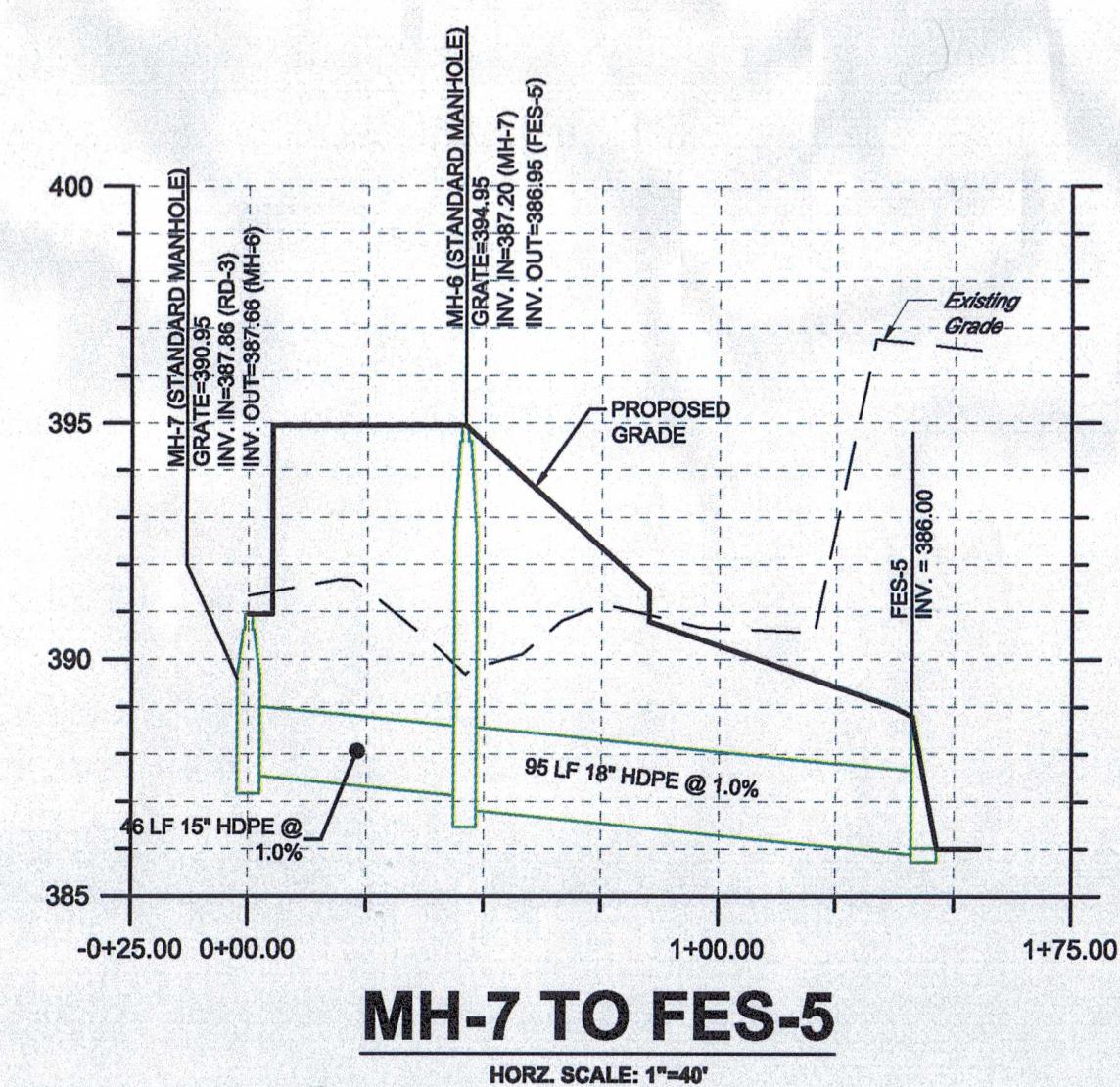
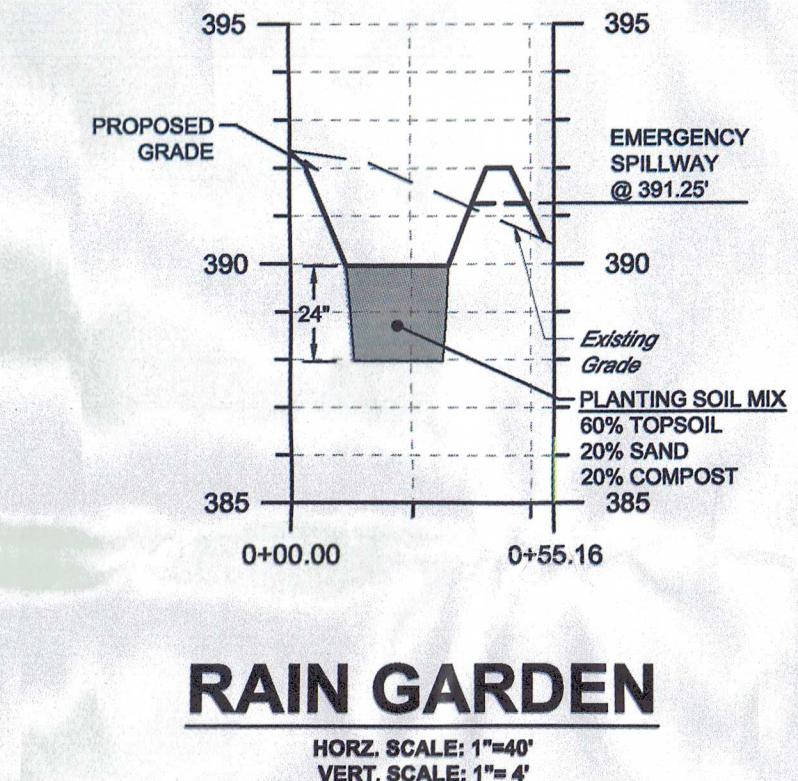
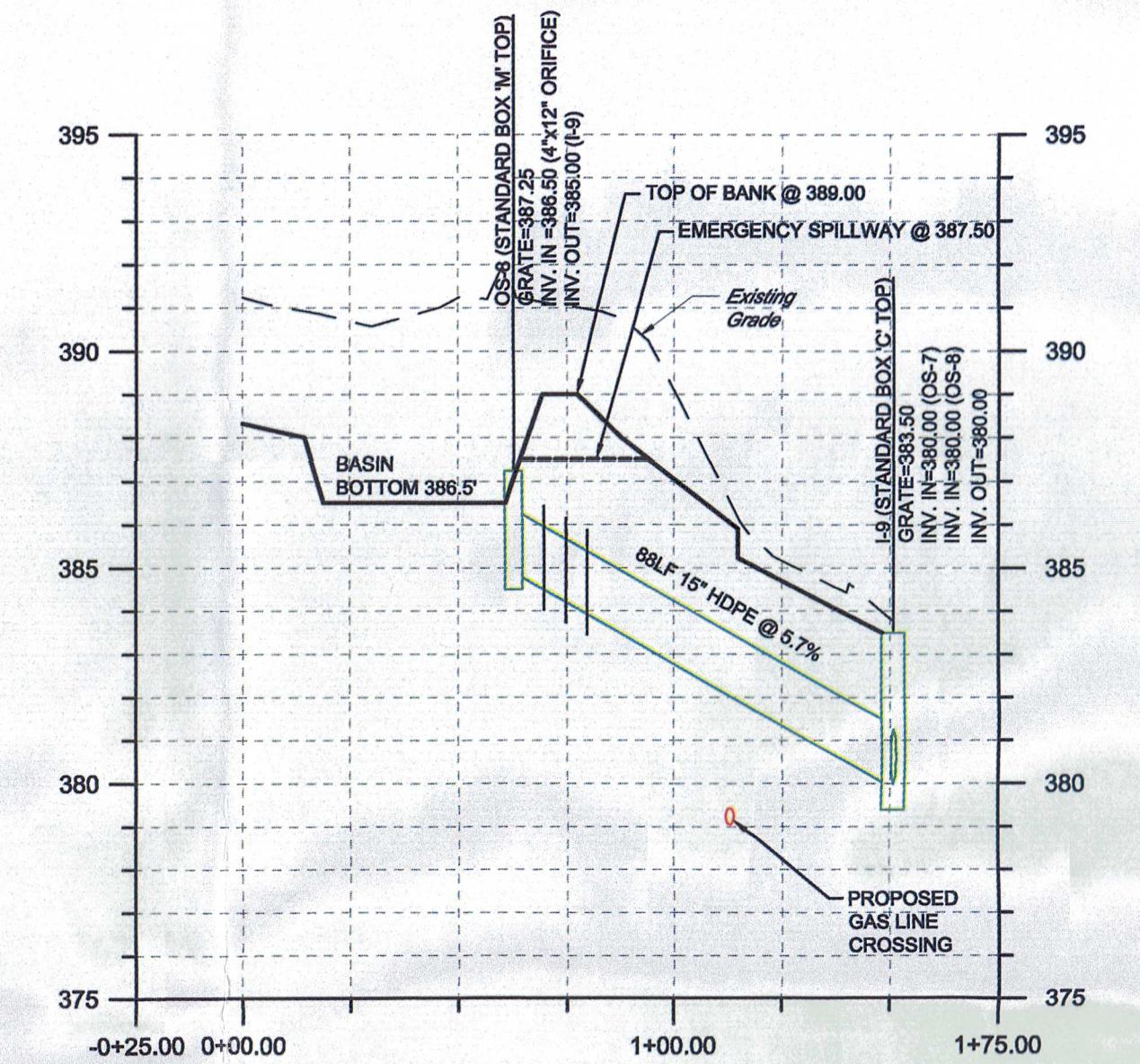
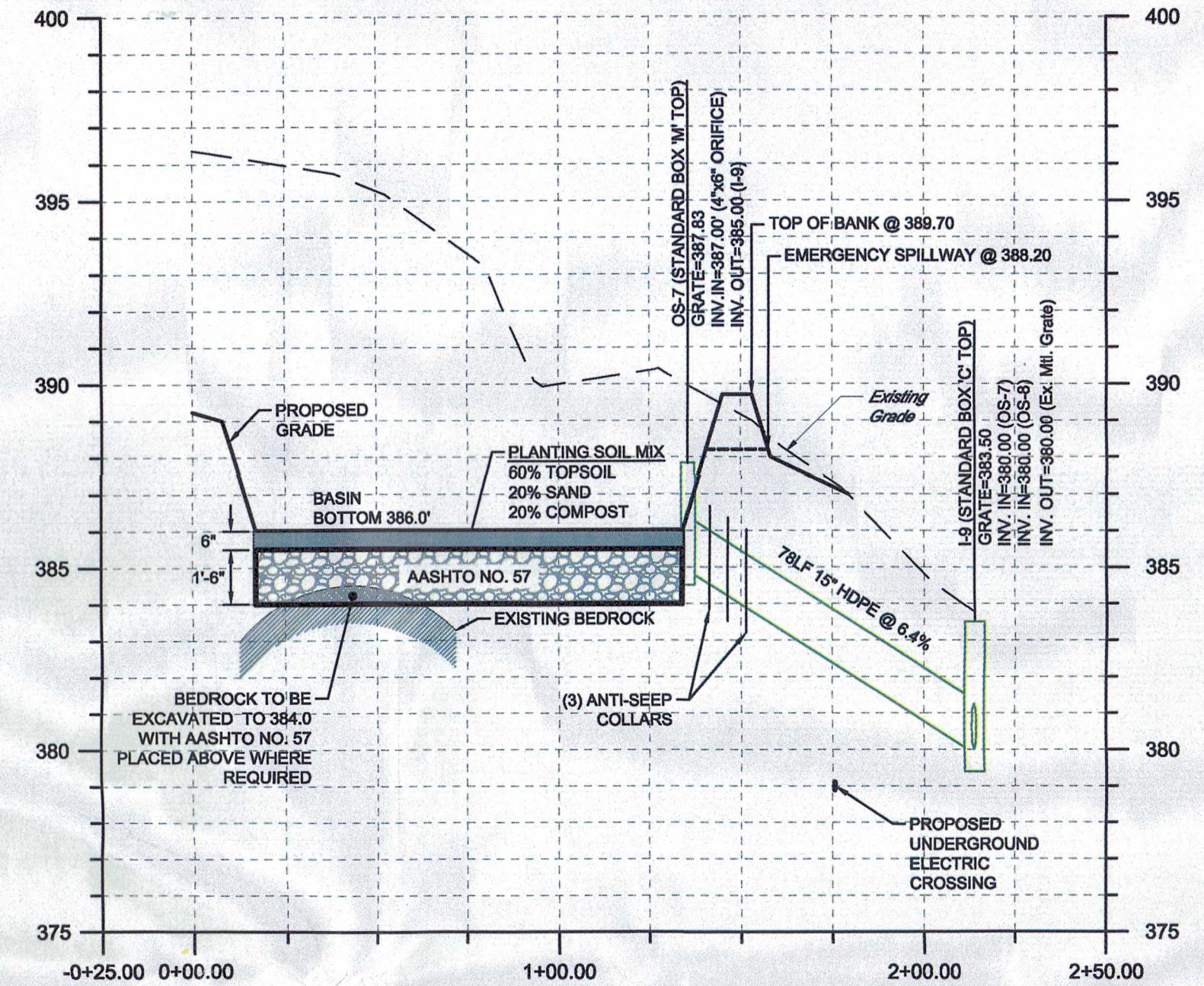
N.T.S.

REVISIONS	DATE	DESCRIPTION
NO.		
TITLE		
DETAILS		
SHEET NO.		

06 of 06

BASIN & RAIN GARDEN SEED MIXTURE

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



MAJOR AMENDMENT TO
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR
PROPOSED WAREHOUSE AT 2450 GETTYSBURG ROAD

2500 GETTYSBURG ASSOCIATES, LLC
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY

PROFESSIONAL SEAL

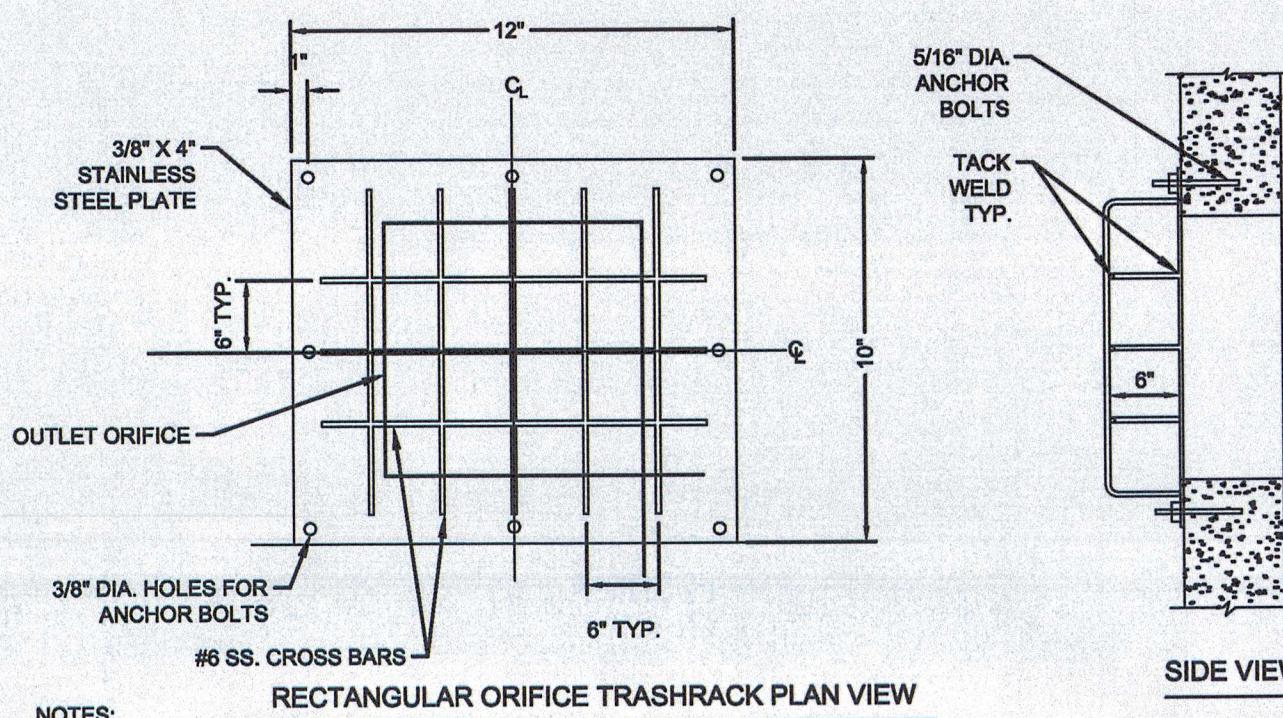
DRAWN TLD
REVIEWED JLK
SCALE AS NOTED
DATE 10/11/2022
PROJECT NO. 22-0240
CAD FILE: 05 - PROFILES

REVISIONS
NO. DATE DESCRIPTION
1 11/26/2022 REVISED PER COCO REVIEW COMMENTS
2 12/27/2022 REVISED PER COCO TECHNICAL REVIEW COMMENTS

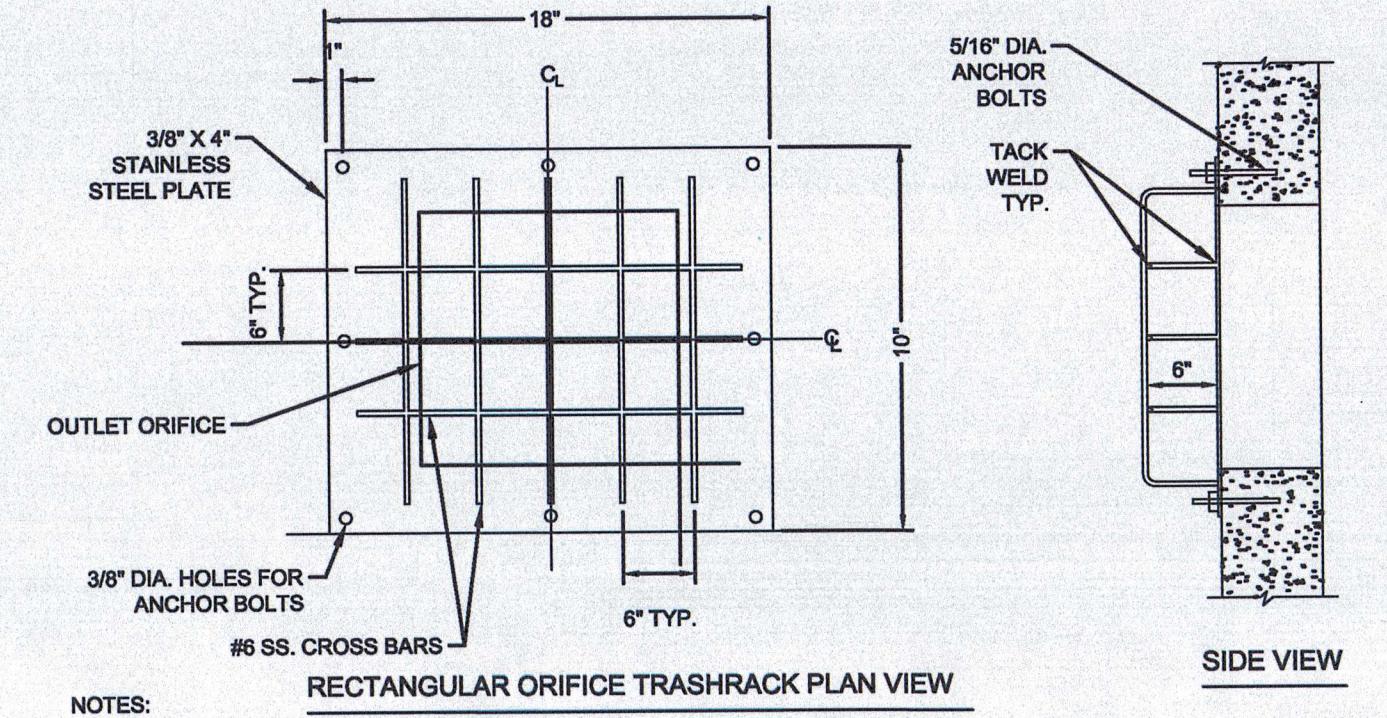
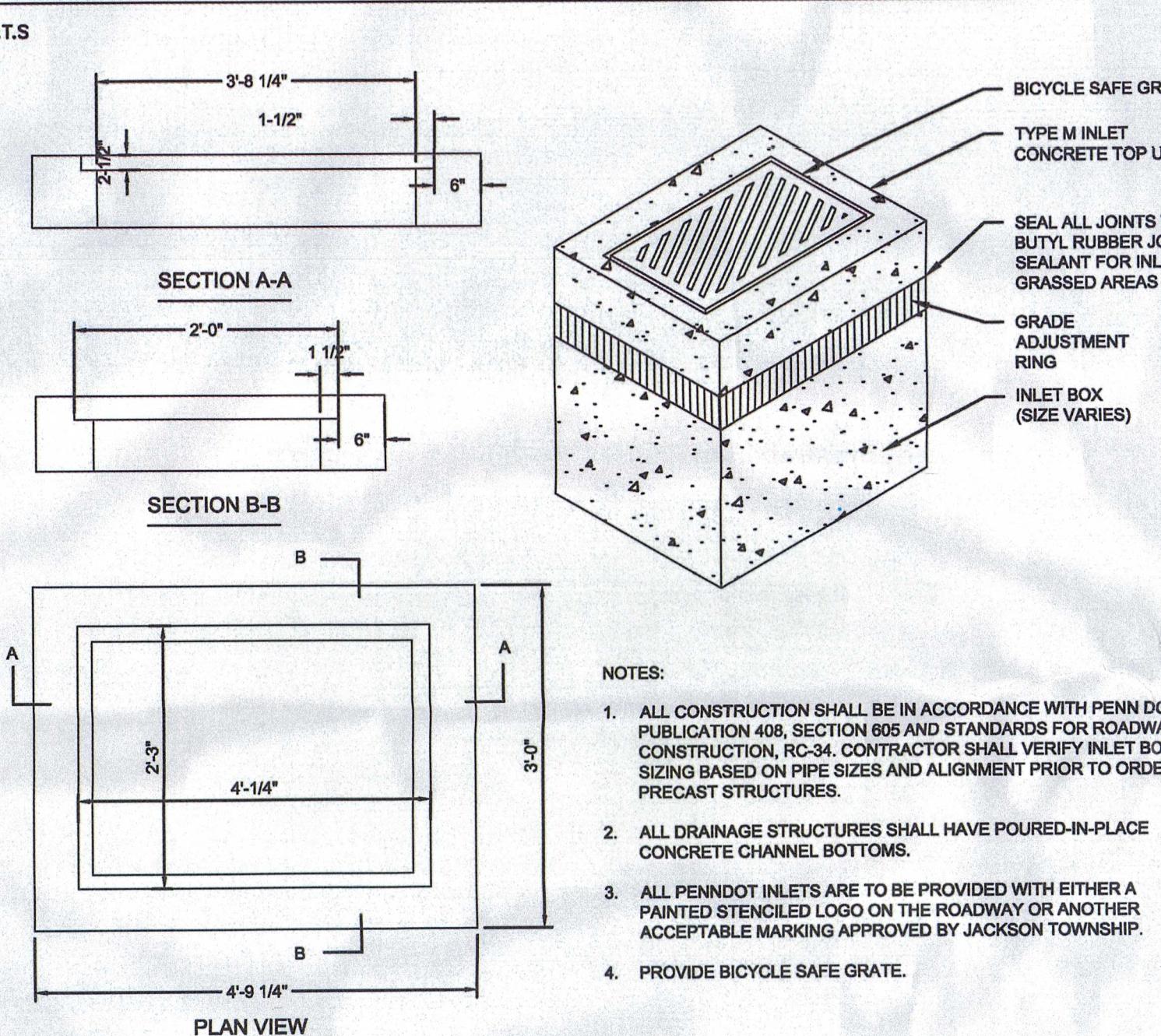
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PROFILES

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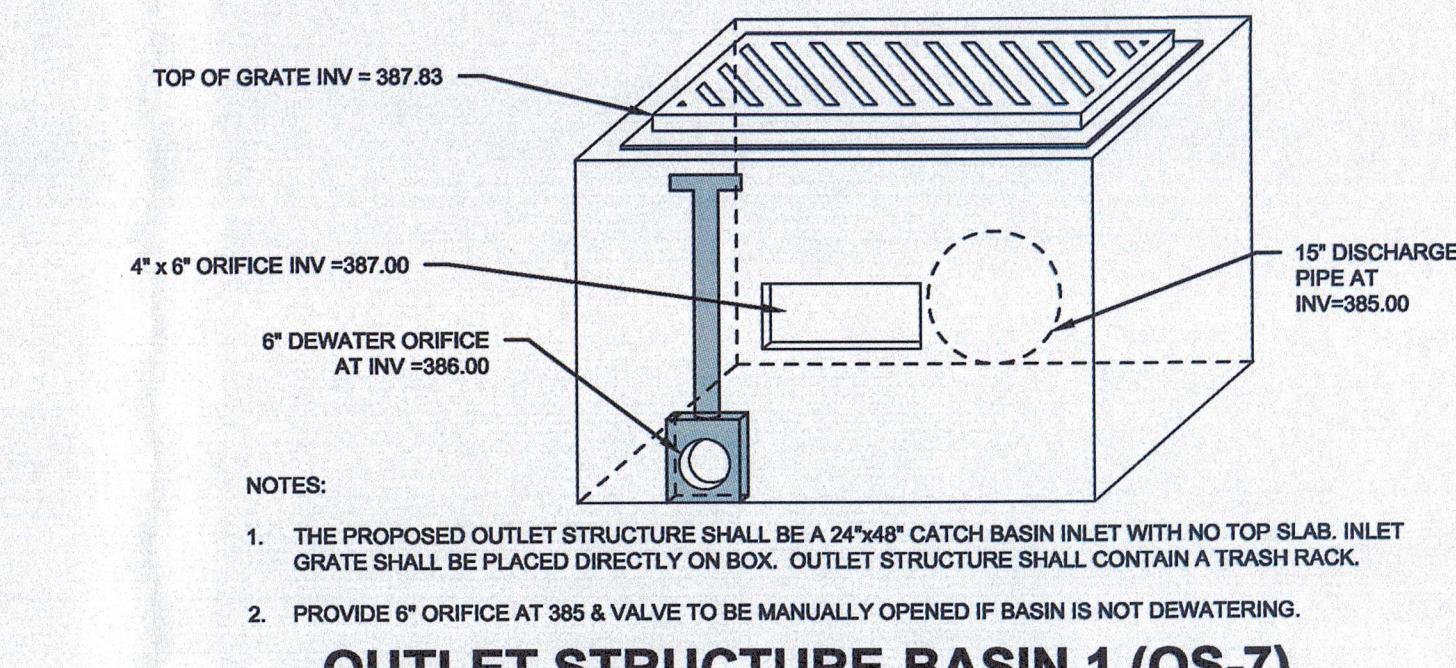
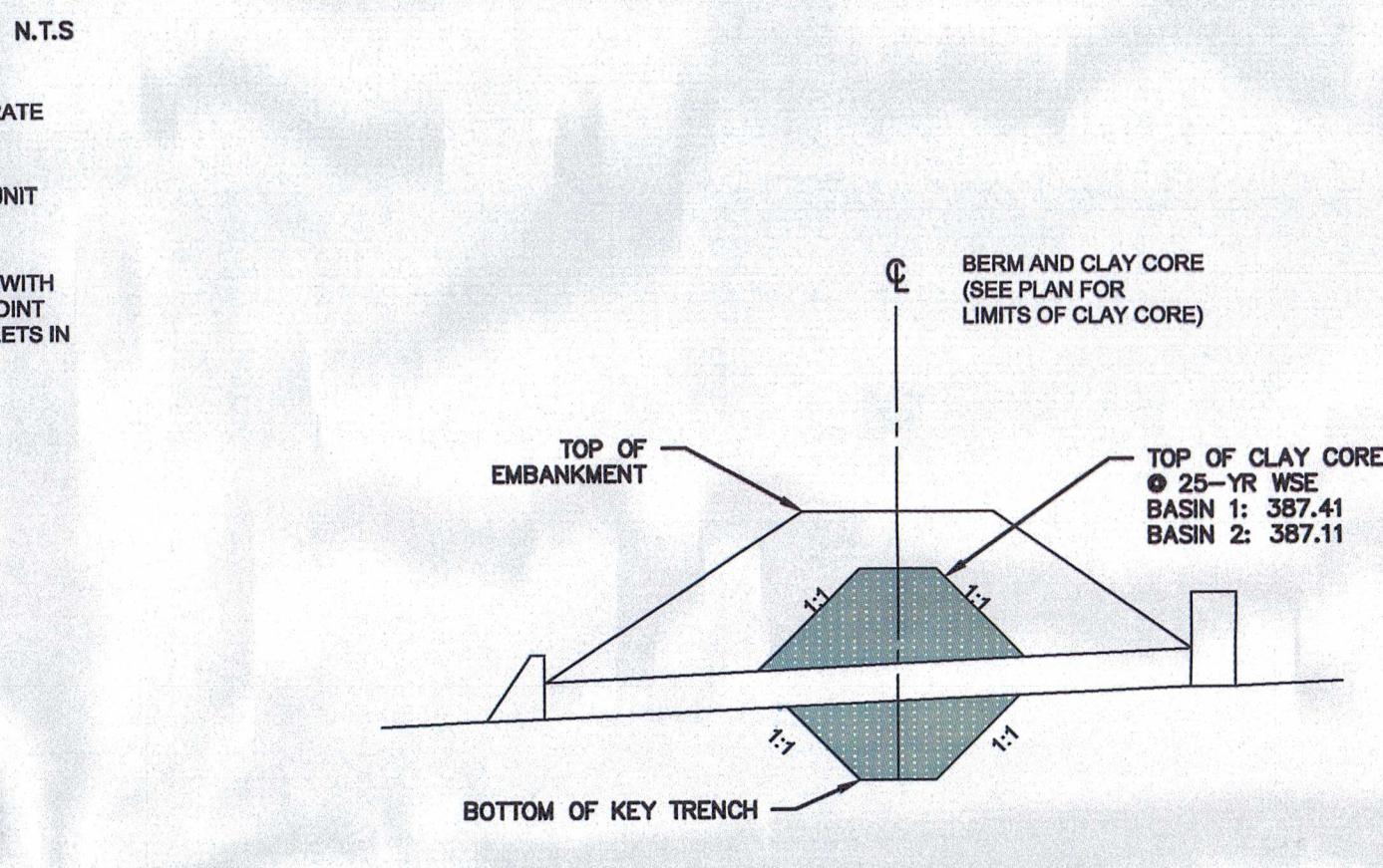
05 of 07



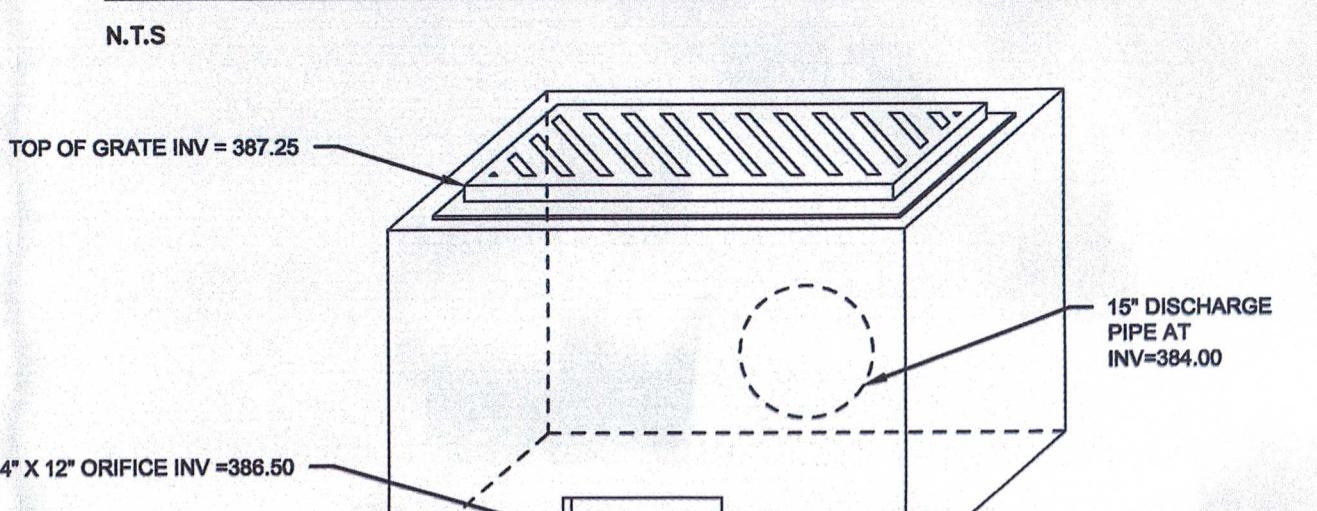
BASIN #1 TRASH RACK FOR RECTANGULAR OUTLET STRUCTURE OS-7



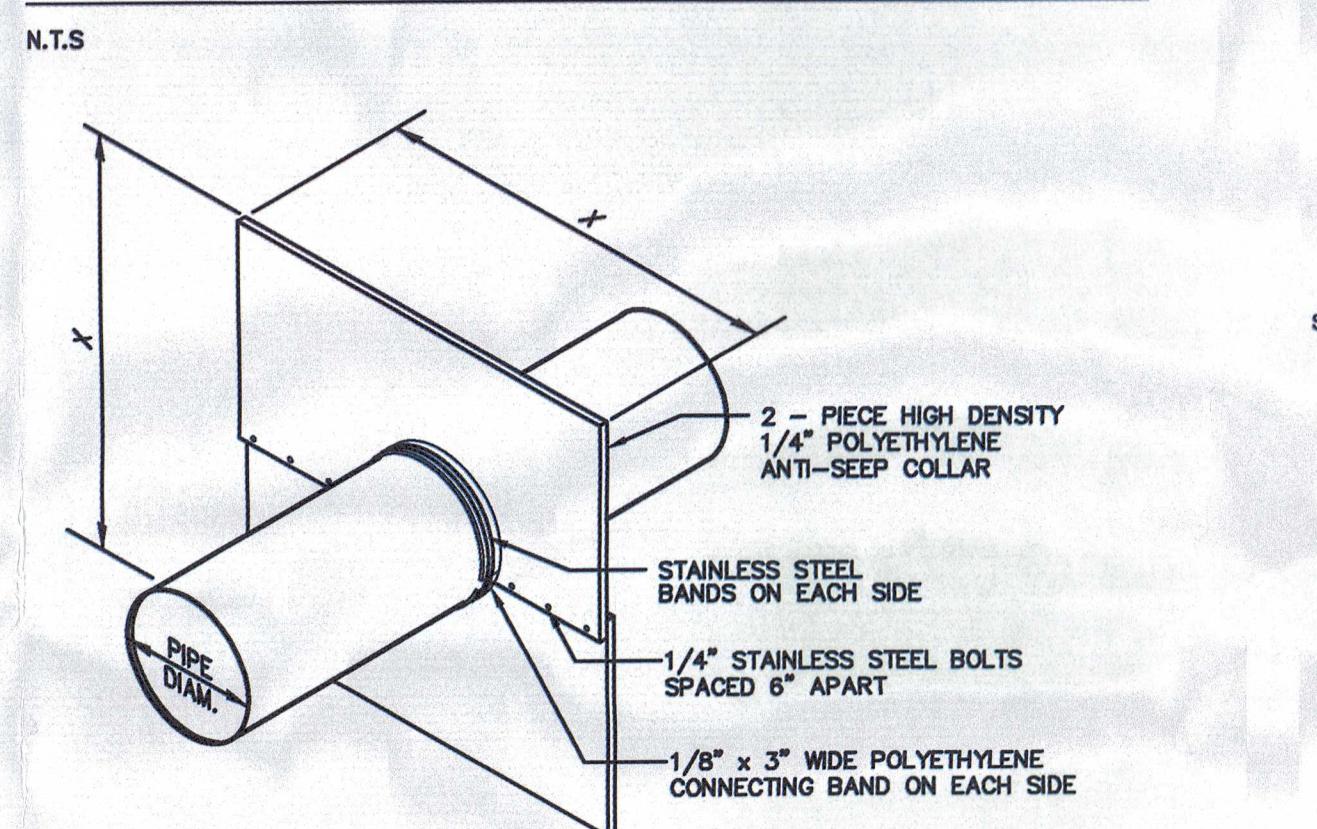
BASIN #2 TRASH RACK FOR RECTANGULAR OUTLET STRUCTURE OS-8



OUTLET STRUCTURE-BASIN 1 (OS-7)



OUTLET STRUCTURE-BASIN 2 (OS-8)



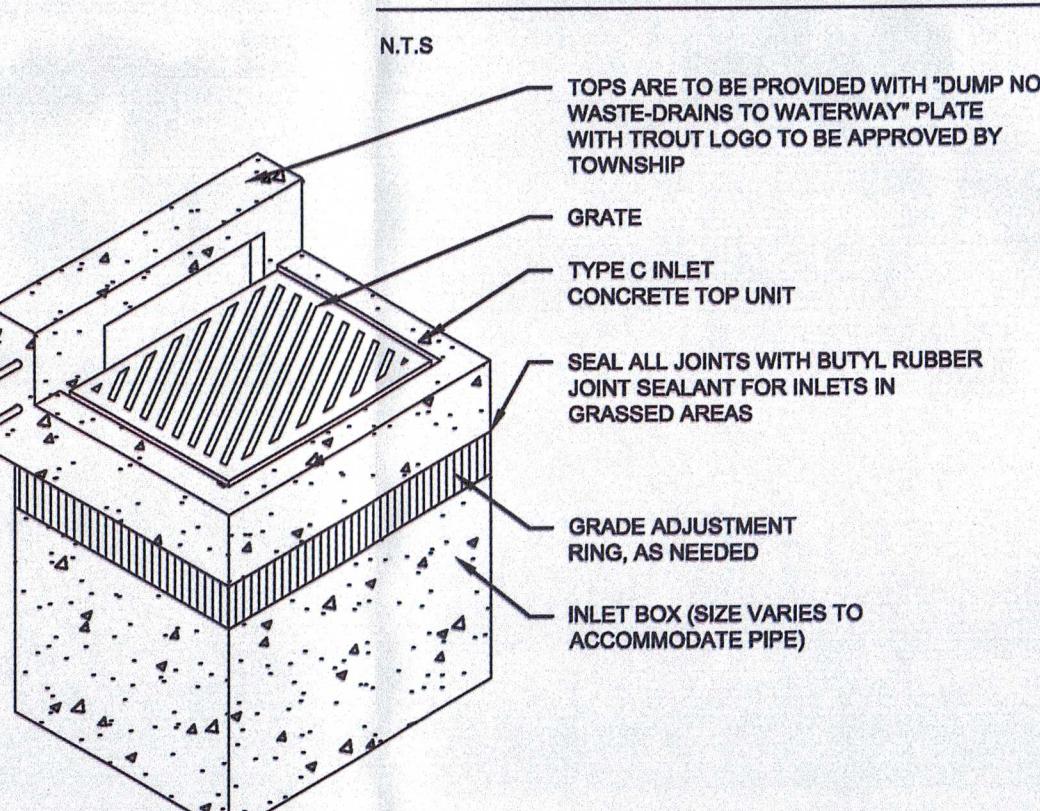
CLAY CORE

OUTLET PIPE DESIGNATION	NUMBER OF COLLARS	COLLAR SPACING (FT)	X (INCHES)	DISTANCE FROM OUTLET STRUCTURE (FT)
BASIN 1	3	5	34	5
BASIN 2	3	4	29	5

NOTES:

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

HDPE ANTI-SEEP COLLAR DETAIL



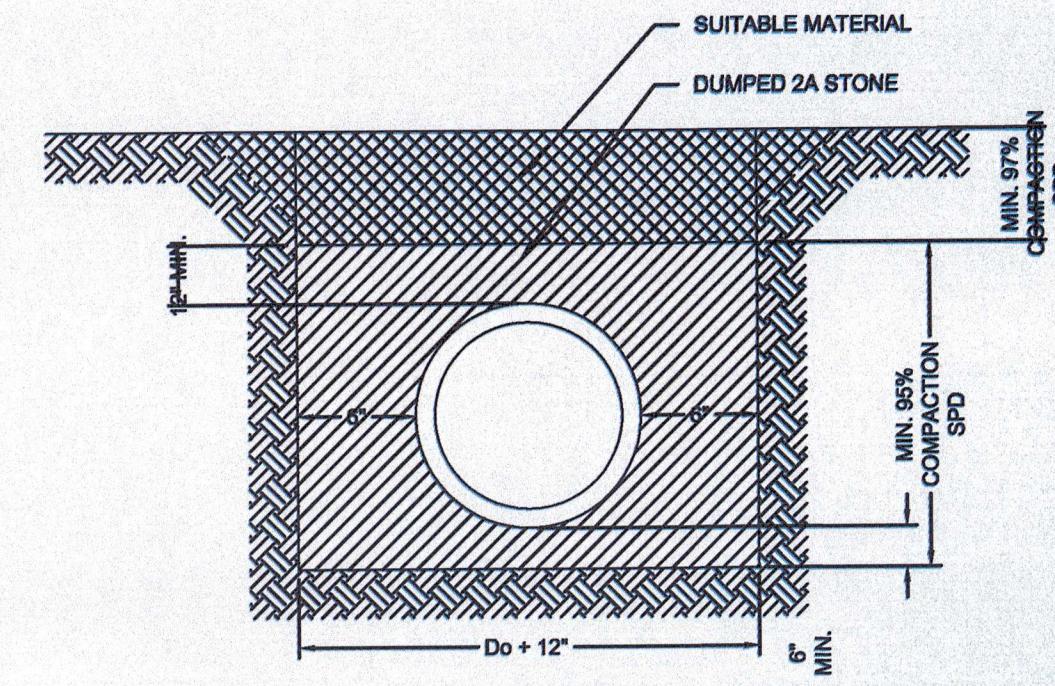
NOTES:

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 THE GOVERNING AGENCY..

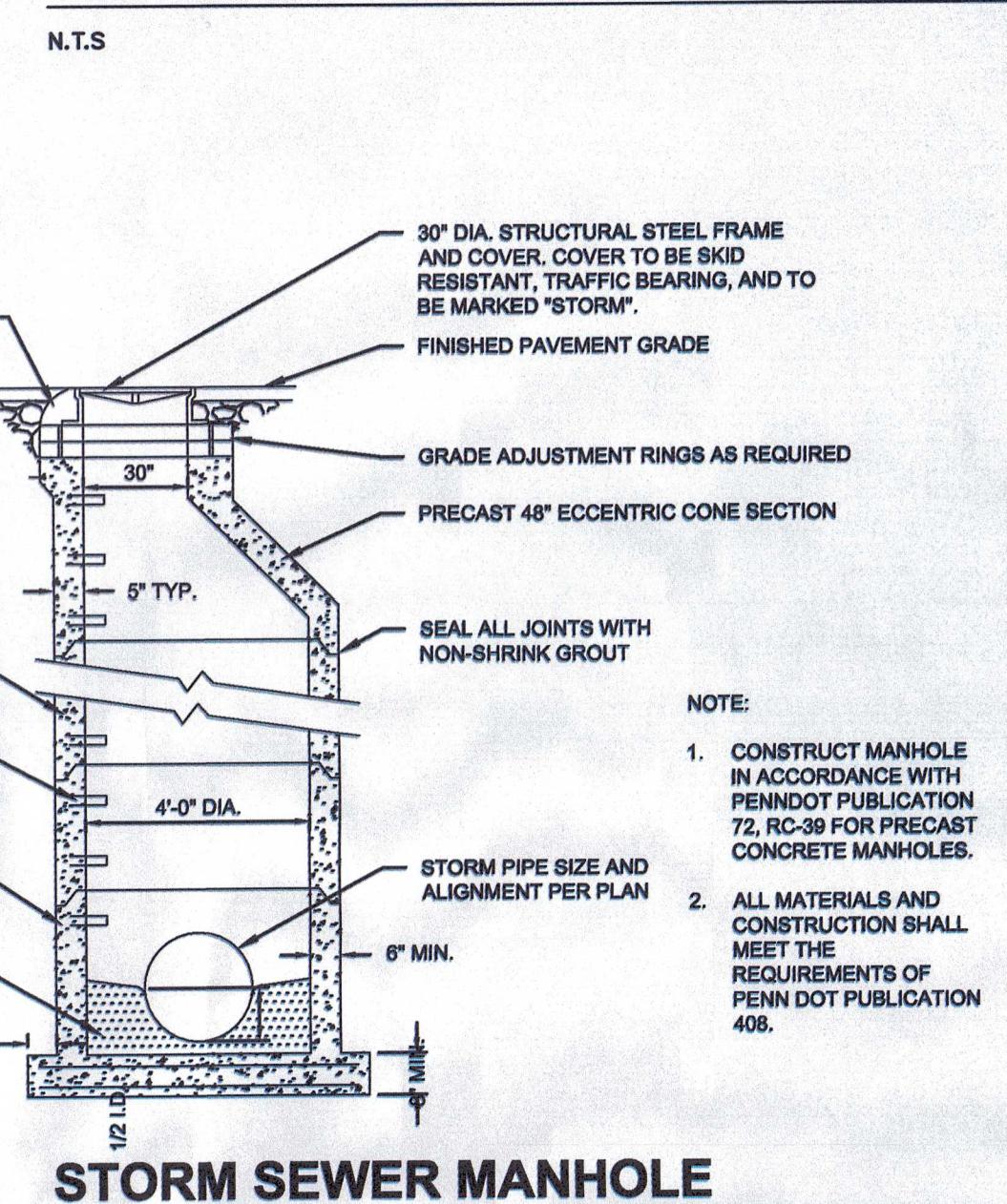
NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H20 LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

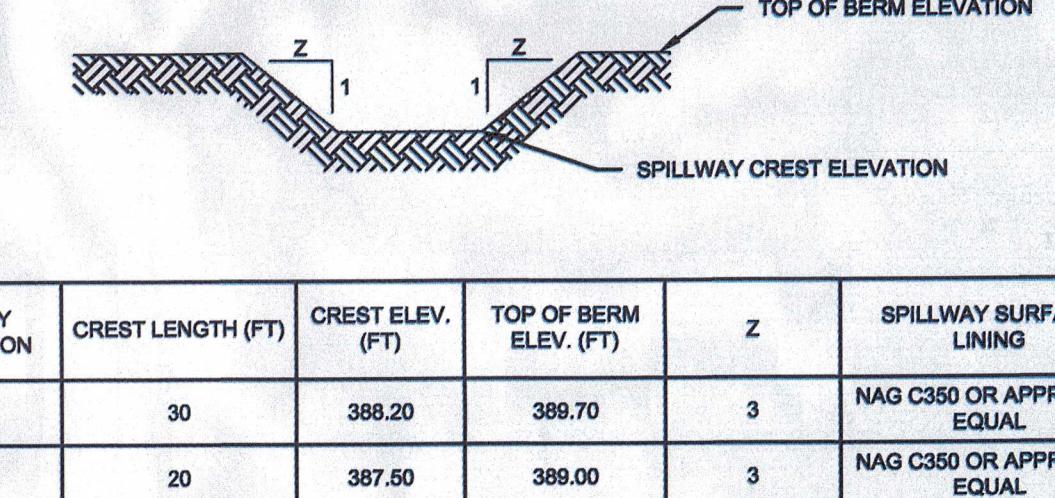
TYPE "C" INLET



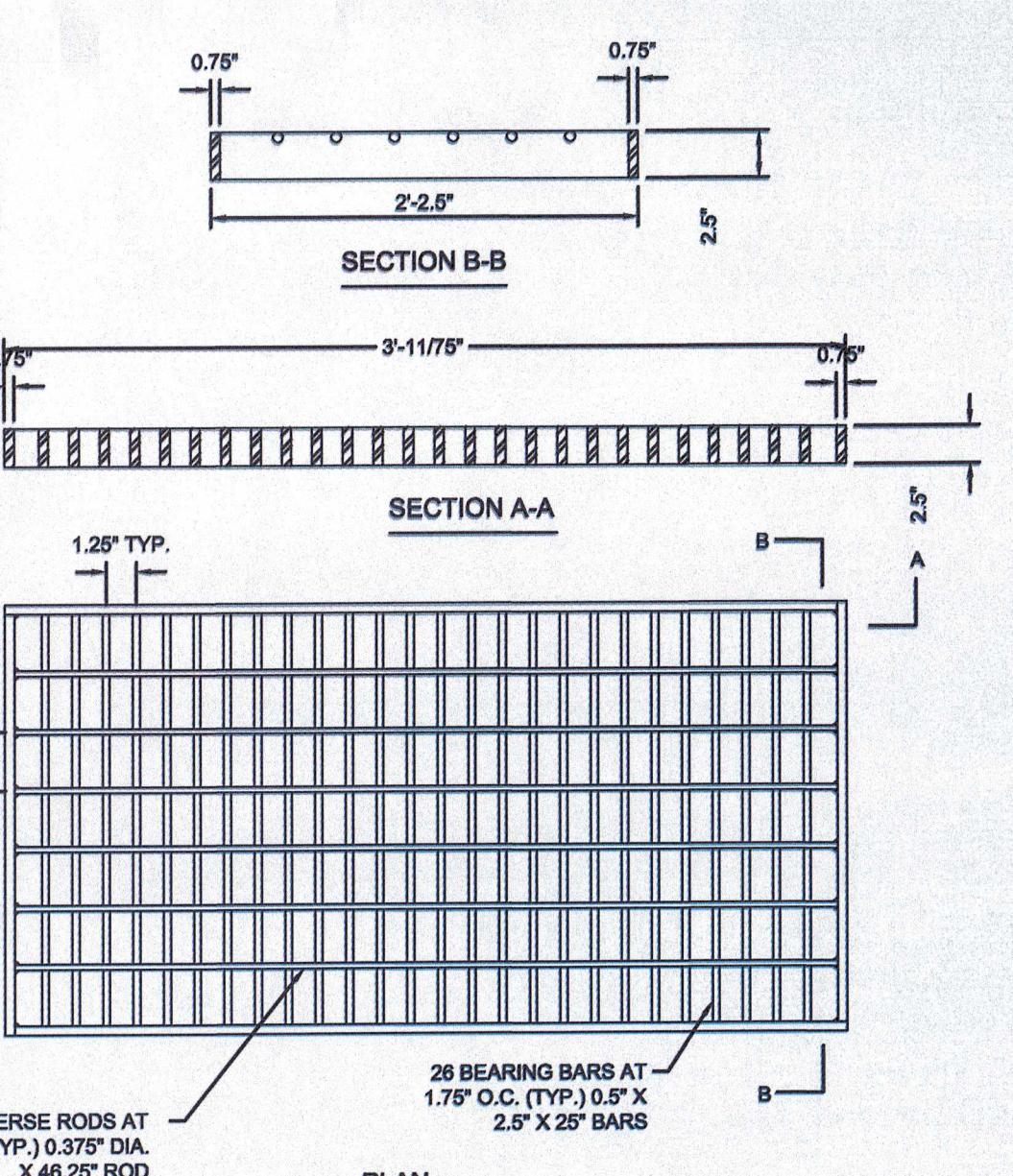
STORM PIPE TRENCH SECTION



STORM SEWER MANHOLE



GRASS-LINED SPILLWAY



STRUCTURAL STEEL BICYCLE SAFE GRATE

