

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN CEDAR RUN BUSINESS CENTER LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA JANUARY 23, 2023

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

(LANDOWNER IS A CORPORATION)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE 9th DAY OF October, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Joseph Braun BEING CFO OF Select Capital Commercial Properties, Inc. Property Manager of Gettysburg Road Investors, LLC WHO IS BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

Joseph Braun
INDIVIDUAL SIGNATURE

Dana Y. Thompson
NOTARY SIGNATURE

MY COMMISSION EXPIRES Oct 10, 2027

Commonwealth of Pennsylvania - Notary Seal
Dana Y. Thompson, Notary Public
Cumberland County
My commission expires October 10, 2027
Commission number 1193800
Member, Pennsylvania Association of Notaries

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 14th DAY OF March, 2023
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Mark Stroz
DIRECTOR OF PLANNING (SMG)

BOARD OF COMMISSIONERS

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

APPROVED THIS 14th DAY OF April, 2023.

CONDITIONS OF APPROVAL COMPLETED THIS 23rd DAY OF October, 2025.

Quinn Carr PRESIDENT
Shawna H. Caron
R. P. Davis SECRETARY
Rebecca L. Davis

PLANNING COMMISSION

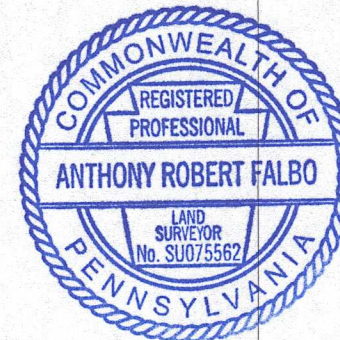
THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION THIS DAY OF , 20 .

CHAIRMAN SECRETARY

CERTIFICATE OF SURVEY ACCURACY

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

10/13/25
DATE
Anthony R. Falbo
ANTHONY R. FALBO, P.L.S. #SU075562



RECORD INFORMATION

RECORD IN THE CUMBERLAND COUNTY COURTHOUSE

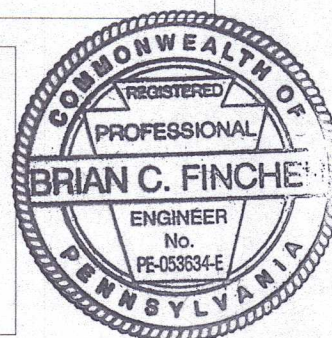
RECORDED THIS 27th DAY OF October, 2025.

INSTRUMENT NO. 202502558

*CERTIFICATE OF PLAN ACCURACY

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

10/9/25
DATE
Brian C. Fincher
BRIAN C. FINCHER, P.E.



UTILITY LISTING FOR LOWER ALLEN TOWNSHIP:

CABLE: COMCAST
CONTACT: MICHAEL SWEIGARD
EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM

ELECTRIC: PPL ELECTRIC UTILITIES CORPORATION
CONTACT: DOUG HAUP
EMAIL: DLHAUP@PPLWEB.COM

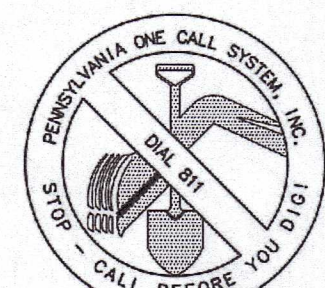
GAS: UGI UTILITIES INC
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM

MUNICIPAL: LOWER ALLEN TOWNSHIP
CONTACT: BRYCE THOMPSON
EMAIL: BTHOMPSON@LATWP.ORG

SANITARY SEWER: LOWER ALLEN TOWNSHIP AUTHORITY
CONTACT: BRIAN KAUFFMAN
EMAIL: BKAUFFMAN@LATWP.ORG

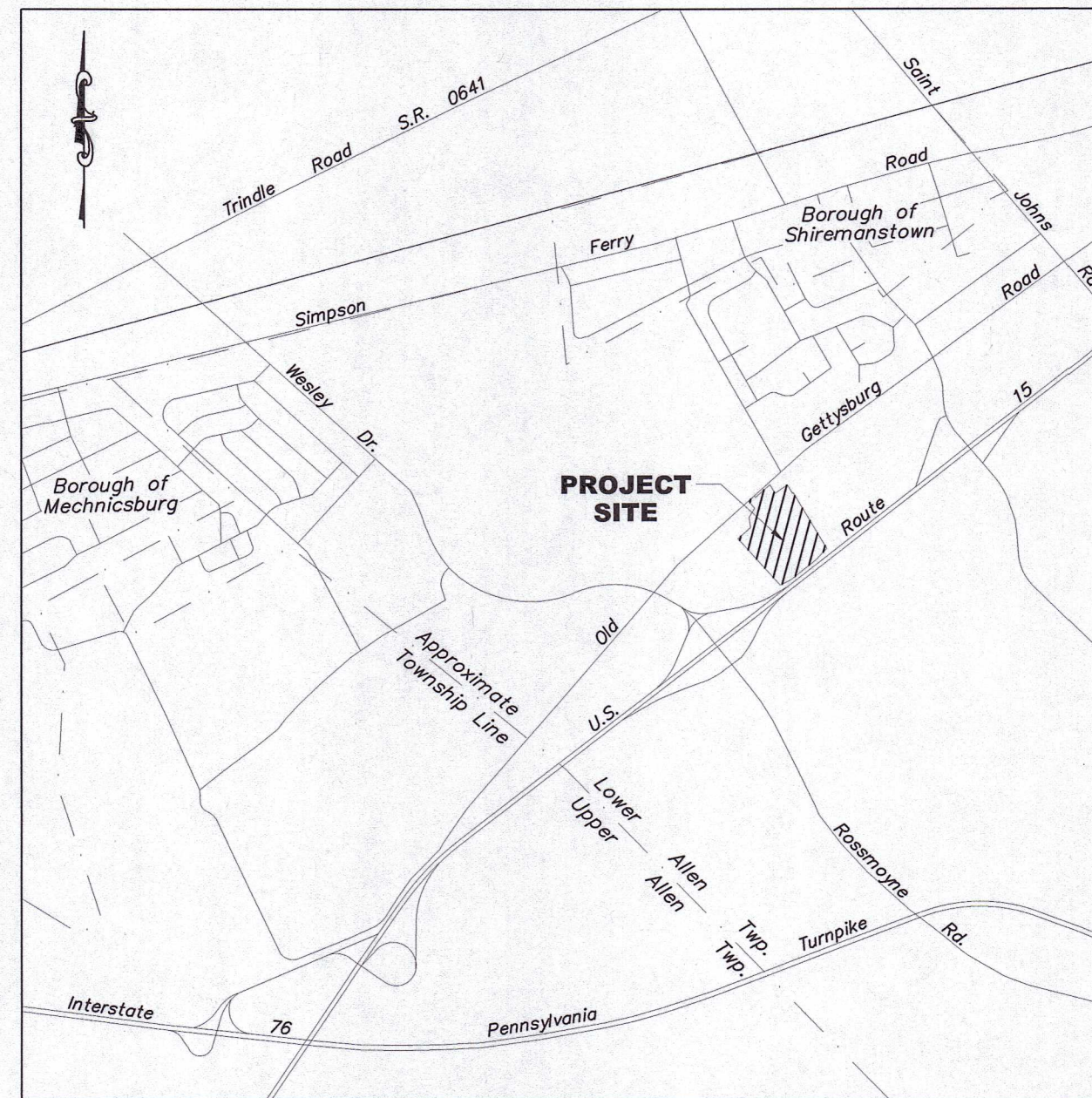
TELEPHONE: VERIZON PENNSYLVANIA LLC
CONTACT: DEBORAH BARUM
EMAIL: DEBORAH.D.DELIA@VERIZON.COM

WATER SERVICE: PENNSYLVANIA AMERICAN WATER
CONTACT: JEFF HORTON
EMAIL: JEFF.HORTON@AMWATER.COM



PENNSYLVANIA ONE CALL SYSTEM, INC.

PA ONE-CALL FOR THIS PROJECT:
SERIAL NUMBER: 20222411461



LOCATION MAP
Scale: 1"=2000'

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C-1	TITLE SHEET
C-2	PLAN NOTES AND LEGENDS
C-3	EXISTING CONDITIONS PLAN
C-4	LOT CONSOLIDATION PLAN
C-5	SITE PLAN
C-6	EASEMENT PLAN
C-7	GRADING PLAN
C-8	UTILITY PLAN
C-9	PHASING PLAN
C-10	LIGHTING PLAN
C-11	LANDSCAPE PLAN
C-12.0 TO C-12.3	EROSION AND SEDIMENT PLANS
C-13.0 TO C-13.2	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-14.0 TO C-14.1	SEWER AND ACCESS PROFILES
C-15.0 TO C-15.3	DETAILS
C-16	TRUCK ROUTE
C-17	FIRE TRUCK ROUTE

SUBDIVISION AND LAND DEVELOPMENT WAIVERS

SALDO SECTION	DESCRIPTION	APPROVAL
SECTION 192-30	PRELIMINARY PLAN SUBMISSION	4/10/2025
SECTION 192-57.B.2.H2	TO PROVIDE ADDITIONAL PAVEMENT WIDTH AND CURB CONSTRUCTION	4/10/2025
SECTION 192-57.C.9	TO PROVIDE SIDEWALKS ALONG ALL STREET FRONTAGES	4/10/2025 *
SECTION 192-58.C	TO INSTALL STREET TREES ALONG THE FRONTAGE OF GETTYSBURG ROAD	4/10/2025

* AS A CONDITION OF THE APPROVAL, THE DEVELOPER HAS AGREED TO INFILL THE SIDEWALK ON THE NORTH SIDE OF GETTYSBURG ROAD ON PARCELS 13-24-0795-137 AND 13-24-0797-233, THEREBY CONNECTING TO THE EXISTING SIDEWALK.

GENERAL NOTES:

- PROPERTY OWNER/DEVELOPER: GETTYSBURG ROAD INVESTORS, LLC
4732 GETTYSBURG ROAD, SUITE 302
MECHANICSBURG, PA 17055
JOHN M. ORTENZIO, MANAGER
717-972-1309
JORTENZIO@SELECTCCP.COM

SITE ADDRESS: 4517 GETTYSBURG RD, MECHANICSBURG, 17055

TAX PARCELS: 13-09-0545-010
13-09-0545-010A
13-24-0797-196
13-24-0797-223

INSTR. NO.: 201722479
201826593
201722480 - TRACT 1
201722480 - TRACT 2
- ZONING: C-2 GENERAL COMMERCIAL DISTRICT
- LAND USE:
EXISTING: IDLE COMMERCIAL LAND.
PROPOSED: FLEX COMMERCIAL SPACE CONSISTING OF: NAICS NO. 23 CONSTRUCTION, NAICS NO. 492 COURIERS AND MESSENGERS, NAICS NO. 72 ACCOMMODATION AND FOOD SERVICES.
- LOT REQUIREMENTS
MAX. IMPERVIOUS COVERAGE 70% REQUIRED
MIN. LOT AREA N/A PROVIDED
MIN. LOT WIDTH 50 FT. 325,430 S.F. OR 44.7%
91.28 FT.
- YARD REQUIREMENTS (SETBACKS)
FRONT YARD 30 FT. 30 FT.
SIDE YARD 10 FT. 10 FT.
REAR YARD 35 FT. 35 FT.
- BUILDING REQUIREMENTS
MAX. BUILDING HEIGHT 75 FT. 33 FT.
BUILDING COVERAGE N/A 110,000 S.F. OR 15.1 %
- BUFFER REQUIREMENTS
PARKING ADJ. TO RESIDENTIAL 5 FT. 5 FT.
WETLAND BUFFER 35 FT. 35 FT.
ADJ. TO RESIDENTIAL USE IN SAME DISTRICT 25FT. 25FT.
- PARKING REQUIREMENTS
REQUIRED: PER THE PARKING STUDY NARRATIVE DATED MARCH 10, 2023
167 SPACES ARE REQUIRED.

PROVIDED: 196 TOTAL SPACES (188 STANDARD SPACES + 8 ADA SPACES)
- LOADING SPACE REQUIREMENTS:
REQUIRED SIZE: 12'W X 45'L X 14.5'
REQUIRED SPACES: 2, PLUS 1 FOR EACH ADDITIONAL 50,000 SF GFA OVER 20,000
REQUIRED SPACES: 2 + 1 x ((110,000-20,000) / 50,000) = 4 SPACES
PROVIDED SPACES: 32 FULL LENGTH DOCKS PROVIDED
- WATER SERVICE IS PUBLIC
- SEWER SERVICE IS PUBLIC.
- NO PORTION OF THE PROJECT AREA IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED ON THE FEMA MAPPING PANEL NUMBER 42041C0279E, EFFECTIVE MARCH 16, 2009.
- WETLANDS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH A WETLAND DELINEATION PREPARED BY KCI TECHNOLOGIES, DATED NOVEMBER 8, 2022.

PHASING SCHEDULE:

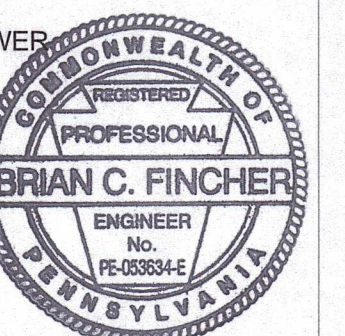
PHASE I INITIATION: FALL 2025

PHASE II INITIATION: SPRING 2026

STORMWATER MANAGEMENT PLAN CERTIFICATION

I BRIAN C. FINCHER, P.E. ON THIS DATE 10/9/25, 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.

10/9/25
DATE
Brian C. Fincher
BRIAN C. FINCHER, P.E.



THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

DRAWING NO.

C-1

SHEET 1 OF 25
KCI JOB NUMBER
272106249.01

COVER SHEET
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA



5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF
2	2/23/24	PER CCOD COMMENTS DATED 12/5/23	MH
3	3/22/24	PER CCOD COMMENTS DATED 3/21/24	MH
4	4/10/24	PER CCOD COMMENTS DATED 4/10/24	BF
5	8/21/24	PER DEP NPDES COMMENTS DATED 8/1/24	BF
6	1/28/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF
7	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF
8	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF
9	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

DATE
01/23/2023
SCALE
AS SHOWN
DESIGNED BY
BF
DRAWN BY
CC

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICE WITHOUT WRITTEN PERMISSION FROM THE OWNER OF THE UTILITY. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGE OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL UTILITY LINES AND OTHER UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON LOCATIONS OF EXISTING SURFACE APPURTENANCES AND PA ONE CALL MARKINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LOCATIONS AND DEPTHS OF THESE FACILITIES PRIOR TO CONSTRUCTION AND EXCAVATION.
4. ALL PROPOSED AND EXISTING UTILITIES THAT REMAIN IN PLACE SHALL BE MADE ACCESSIBLE TO THE RESPECTIVE UTILITY PROVIDERS FOR THE PURPOSES OF INSPECTION, UPGRADE AND REPAIR. ACCESSIBILITY SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S INSPECTION.
5. ALL UTILITIES SHALL HAVE A MINIMUM OF ONE (1) FOOT HORIZONTAL AND VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.
6. ALL UNDERGROUND ELECTRIC CONDUITS AND LINES WILL BE INSTALLED A MINIMUM OF 3-FEET BELOW BOTTOM OF THE PROPOSED ASPHALT.
7. THE UNDERGROUND UTILITIES SHALL BE INSTALLED BEFORE PAVING ACCESS DRIVES, PARKING LOTS AND CONSTRUCTION SIDEWALKS.

ON-SITE MATERIAL USE:

1. ALL NON-ORGANIC, NON-CARBONACEOUS SOILS EXCAVATED DURING SITE EXCAVATION/GRADING CAN BE USED FOR STRUCTURAL BACKFILL AND ROADWAYS. HOWEVER, SOME OF THE SITE SOILS COULD BE MOISTURE-SENSITIVE AND WILL PROBABLY BE AFFECTED BY PRECIPITATION. WHEN THESE CONDITIONS EXIST, SOILS WILL REQUIRE AIR-DRYING PRIOR TO CONSOLIDATION. SHRINK-SWELL POTENTIAL IS NOT A CONCERN WITH THIS SOIL TYPE.
2. DURING EXCAVATION AND GRADING, PROPOSED BACKFILL MATERIAL NOT IMMEDIATELY PLACED AND COMPACTED, SHOULD BE STOCKPILED AND PROTECTED FROM MOISTURE BY SEALING THE SURFACE WITH LIGHT COMPACTION. SAMPLES OF THE FILL MATERIAL SHOULD BE OBTAINED DURING EXCAVATION BY AN EXPERIENCED GEOTECHNICAL ENGINEER (OR HIS REPRESENTATIVE) TO DETERMINE MOISTURE DENSITY RELATIONSHIPS AS PER ASTM D1557 MODIFIED PROCTOR. ALL TESTING SHOULD BE COMPLETED BY AN APPROVED, INDEPENDENT TESTING AGENCY.
3. UPON COMPLETION OF THE CONSTRUCTION OF THE FOUNDATION SYSTEM, THE EXCAVATION SHOULD BE BACKFILLED. BACKFILL COMPACTION SHOULD BE WITH A SMOOTH-WHEEL VIBRATORY ROLLER WITH A MINIMUM STATIC WEIGHT OF TEN (10) TONS. FILL PLACEMENT AT THE SITE SHOULD INCLUDE IN-SITU DENSITY TESTING TO DOCUMENT THAT PLACEMENT OF THE FILL MATERIAL MEETS OR EXCEEDS PROJECT SPECIFICATIONS. EACH LIFT OF THE CONTROLLED COMPACTED FILL SHOULD BE CLOSELY OBSERVED AND TESTED BY AN APPROVED, INDEPENDENT TESTING AGENCY.
4. FILL PLACEMENT SHOULD BE COMPLETED IN MAXIMUM EIGHT (8) INCH LOOSE LIFT LAYERS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY (2%₄) AS DETERMINED BY ASTM D1557 OR TO AN VISUAL NON-MOEMENT FOR MATERIALS CONSISTING OF ROCK WITH GREATER THAN 30 PERCENT PLUS ¾ INCH MATERIAL, UNLESS OTHERWISE AUTHORIZED BY THE PROJECT GEOTECHNICAL ENGINEER.
5. WITH THE EXCEPTION OF THE TOPSOIL, ORGANICS AND SHALE ENCOUNTERED, THE UNDERLYING SOIL/WEATHERED ROCKS ARE SUITABLE FOR USE AS AN ENGINEERED BACKFILL MATERIAL.

GENERAL CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED EXISTING LANDSCAPE AND/OR SITE FEATURES WHICH ARE TO REMAIN.
2. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. PRIOR TO BUILDING STAKEOUT, CONTRACTOR SHALL VERIFY DIMENSIONS SET FORTH ON LATEST ARCHITECTURAL PLANS.
4. ALL CONSTRUCTION TO CONFORM TO THE LOWER ALLEN TOWNSHIP ORDINANCES AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
6. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES AND DIMENSIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHT-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
8. DIMENSIONS AND GEOMETRY SHOWN ON THIS PLAN SHALL BE VERIFIED DURING STAKE-OUT CALCULATIONS AND FIELD STAKE-OUT.
9. THE BOUNDARY OF THE LIMIT OF EARTH DISTURBANCE AND STORMWATER INFILTRATION AREA MUST BE FIELD STAKED PRIOR TO ANY ON-SITE CONSTRUCTION.
10. THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES. THE TOWNSHIP SHALL HAVE JURISDICTION OVER ANY MODIFICATION TO THE RECORDED PLANS.
11. THE ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR IN THE CASE OF ANY DISCREPANCY BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS AND OR DISCREPANCY BETWEEN THESE PLANS, THE SOIL EROSION AND SEDIMENTATION CONTROL PLANS AND THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS, PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. IN THE CASE OF ANY DISCREPANCY BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL BE UTILIZED.
13. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
14. THE ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR WHEN THE CRITICAL STAGES OF STORMWATER MANAGEMENT INSTALLATION AS OUTLINED ON THE SOIL EROSION AND SEDIMENTATION CONTROL PLANS AND POST CONSTRUCTION STORMWATER MANAGEMENT PLANS.
15. THE ILLUMINATION FROM ANY PROPOSED EXTERIOR LIGHTS SHALL BE DIRECTED DOWNWARDS AND THE LIGHTS SHALL BE INSTALLED SO THAT NO GLARE IS ON ADJOINING PROPERTIES OR ROADWAYS.

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE PLANTINGS SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL AREA NOT COVERED BY IMPERVIOUS SURFACES SHALL BE COVERED BY VEGETATION AND/OR PERVIOUS LANDSCAPE COVERING (I.E. MULCH, LANDSCAPE STONES, ETC.).
3. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, BUT NOT NECESSARILY LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, PRUNING, MULCHING, WEEDING AND WATERING.

SITE CLEARING:

1. PRIOR TO EXCAVATION FOR CONSTRUCTION, AND BEFORE FILL PLACEMENT, AREAS RECEIVING FILL SHOULD BE CLEARED OF ALL VEGETATION AND UNSUITABLE MATERIAL (TOPSOIL, ORGANIC MATERIAL, SOFT OR LOOSE SOILS, EXISTING CONCRETE STRUCTURES, ETC.)

GENERAL SANITARY SEWER NOTES:

1. A MINIMUM OF 3' OF COVER IS REQUIRED OVER ALL SEWER LINES. THE SEWER SERVICE LINE SHOULD BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND "RECORD DRAWINGS".
3. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL STORM AND SEWER CROSSINGS, IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.
4. ALL SANITARY SEWER MATERIALS AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE LOWER ALLEN TOWNSHIP AUTHORITY CONSTRUCTION SPECIFICATIONS.
5. ALL SANITARY SEWER CONSTRUCTION WILL BE PREFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE MUNICIPALITY AND MUNICIPALITY SEWER AUTHORITY RULES AND REGULATIONS.

GENERAL STORMWATER FACILITIES AND STORM SEWER NOTES:

1. MANHOLES, INLETS, INLET GRATES (BICYCLE SAFE), STORM SEWER PIPES AND ENDWALLS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) PUBLICATION 408 LATEST VERSION FOR ROADWAY CONSTRUCTION AND MUNICIPALITY ORDINANCES AND MATERIAL SPECIFICATIONS AND AS SHOWN ON THESE PLANS.
2. ALL STORM SEWER PIPES SHALL BE SMOOTH LINE CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED.
3. CONSTRUCTION OF STORMWATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MUNICIPALITY STORMWATER MANAGEMENT ORDINANCE AND COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
4. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY.
5. THE MUNICIPALITY SHALL HAVE THE RIGHT TO ACCESS THE SITE TO INSPECT STORMWATER FACILITIES AT ANY REASONABLE TIME.
6. MUNICIPALITY SHALL BE NOTIFIED IN THE EVENT SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION OR DEVELOP OVER THE LIFE OF THE FACILITY. THE SERVICES OF A REGISTERED GEOLOGICAL SHALL BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION AND WITH REGARD TO THE REPAIR OF ANY EXISTING SINKHOLES.
7. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED BASED UPON THE IMPERIOUS COVERAGE SET FORTH ON THESE PLANS. INSTALLATION OF IMPERVIOUS AREA BEYOND THE AMOUNTS SPECIFIED ON THE PLAN WILL REQUIRE APPROVAL FROM THE MUNICIPALITY AND FROM THE COUNTY CONSERVATION DISTRICT WHEN ASSOCIATED WITH AN APPROVED NPDES PERMIT.
8. A REVISION WHICH INVOLVES A CHANGE IN STORMWATER MANAGEMENT CONTROL METHODS OR TECHNIQUES, OR WHICH INVOLVES THE RELOCATION OR REDESIGN OF CONTROL MEASURES, OR WHICH IS NECESSARY BECAUSE SOIL OR OTHER CONDITIONS ARE NOT AS STATED ON THE APPROVED PLAN, SHALL REQUIRE A RESUBMISSION BY THE APPLICANT IN ACCORDANCE WITH THE PLAN REQUIREMENTS AS SET FORTH IN ARTICLE III OF THE STORMWATER MANAGEMENT ORDINANCE.
9. A COPY OF THE STORMWATER MANAGEMENT PLANS APPROVED BY LOWER ALLEN TOWNSHIP SHALL BE ONSITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.

LEGEND

	PROPERTY LINE
	EX. INDEX CONTOUR
	EX. INTERMEDIATE CONTOUR
	EX. EASEMENT LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. WATER
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. OVERHEAD TELEPHONE
	EX. WETLAND BOUNDARY
	EX. WOODS, BUSHES & SHRUB LINE
	EX. CURB
	EX. CHAINLINK FENCE
	EX. WOOD FENCE
	ZONING BOUNDARY LINE

	EXISTING EASEMENT
	ROCK OUTCROP
	WETLANDS
	EX. BUILDING
	EX. CONCRETE
	EX. LIGHT
	EX. POWER POLE
	EX. SANITARY MANHOLE
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. GAS VALVE
	EX. WATER METER
	EX. WATER VALVE
	EX. WELL
	EX. FIRE HYDRANT
	EX. BENCHMARK
	EX. BUSH
	EX. TREE

GENERAL PLAN NOTES:

1. THE PURPOSE OF THE PLAN IS TO SHOW THE CONSOLIDATION OF 4 LOTS INTO ONE LOT AND DETAIL CONSTRUCTION OF TWO (2) FLEX SPACE COMMERCIAL BUILDINGS TOTALING 110,000 SQ.FT. AND ASSOCIATED PARKING AND STORMWATER FACILITIES.
2. PERMANENT REFERENCE MONUMENT OF PRECAST CONCRETE OR DURABLE STONE, AT LEAST FIVE (5) INCHES WIDE AT TOP AND SEVEN (7) INCHES WIDE AT BOTTOM, AND AT LEAST THIRTY-SIX (36) INCHES IN DEPTH, SHALL BE SET FLUSH WITH THE FINISHED GRADE WHERE INDICATED ON PLAN.
3. THE ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR IN THE CASE OF ANY DISCREPANCY BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS, PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL FILL MUST BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 OR SUCCEEDING STANDARD, EXCEPT AS NOTED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP CONSTRUCTION EQUIPMENT FREE OF MUD PRIOR TO LEAVING THE SITE. ANY MUD TRACKED ON TO THE ADJACENT STREETS SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
6. BY SUBMISSION OF THIS PLAN, THE OWNER AUTHORIZES THE TOWNSHIP AND/OR ITS REPRESENTATIVES TO ENTER THE SITE FOR PURPOSE OF SITE VISUALIZATION.
7. ALL PARKING SPACES SHALL BE LINE STRIPED PER TOWNSHIP REGULATIONS.
8. ALL PROPOSED SITE IMPROVEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER.
9. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
10. THE ILLUMINATION FROM ANY PROPOSED EXTERIOR LIGHTS SHALL BE DIRECTED DOWNWARDS AND THE LIGHTS SHALL BE INSTALLED SO THAT NO GLARE IS CAST ON ADJOINERS PROPERTIES OR ROADWAYS.
11. ANY PORTION OF THE SITE, NOT USED FOR BUILDING STRUCTURES, PARKING OR OTHERWISE IMPERVIOUS SURFACE SHALL BE PLANTED IN AN ALL SEASON GROUND COVER.
12. ALL PROPOSED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE TOWNSHIP STANDARDS.
13. ALL SIGNS ERRECTED AS A PART OF THIS PROJECT WILL BE IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE. THE EXACT DIMENSIONS OF THE PROPOSED SIGNAGE WILL BE SUBMITTED TO THE TOWNSHIP AS A PART OF THE REQUIRED SIGN PERMIT.
14. ALL DISTURBED AREAS THAT WILL BE PERMANENTLY VEGETATED SHALL BE SURFACED WITH A MINIMUM OF 6-INCHES OF TOPSOIL, UNLESS DESIGN REQUIREMENT SPECIFY ADDITIONAL TOPSOIL, OR OTHER SURFACE MATERIAL THAT WILL SUSTAIN VEGETATION AND SOIL PERMEABILITY.
15. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND VERIFIED IN ADVANCE OF ANY CONSTRUCTION OPERATIONS IN THE VICINITY OF SAID UTILITIES.
16. TO THE BEST OF OUR KNOWLEDGE, NO KNOWN OR SUSPECTED HAZARDOUS MATERIALS OR CONTAMINATED SOILS ARE PRESENT ON THIS SITE.
17. THE LANDOWNER GRANTS THE MUNICIPALITY AND THE MUNICIPAL'S APPOINTED DESIGNEE(S) A BLANKET ACCESS EASEMENT FOR THE PURPOSES OF MUNICIPAL ACCESS TO INSPECT THE STORMWATER MANAGEMENT FACILITIES.
18. A PRECONSTRUCTION CONFERENCE SHALL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO GROUNDBREAKING. SAID CONFERENCE SHALL INCLUDE THE DEVELOPER, HIS CONTRACTOR, THE MUNICIPALITY AND THE MUNICIPAL'S APPOINTED DESIGNEE(S). NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH CONFERENCE.
19. SLANT TEXT INDICATES EXITING INFORMATION AND FEATURES. UPRIGHT/BLOCK TEXT INDICATES PROPOSED INFORMATION AND FEATURES.
20. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. (P.L. 1242, NO. 428). KNOWN AS THE STATE HIGHWAY LAW. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT, AND THE BOARD OF COMMISSIONERS' APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED. THE TOWNSHIP UPON APPROVING A BUILDING PERMIT REQUEST 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 [SECTION 602.2.Y.(9)].
21. ALL PROPOSED SIGNAGE SHALL COMPLY WITH ARTICLE XXV OF THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE.
22. THE LANDOWNER SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL EASEMENTS ON THE PROPERTY.
23. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
24. AT THE TIME OF RECORDING RECORD PLAN IN ACCORDANCE WITH ORDINANCE SECTION 192-52 SHALL BE PROVIDED TO THE TOWNSHIP.
25. THE DEVELOPER INTENDS TO BEGIN CONSTRUCTION IN THE FALL OF 2023 AND HOPES TO COMPLETE CONSTRUCTION IN THE FALL OF 2024.

SURVEYOR GENERAL NOTES:

1. NORTH ARROW AND PROPERTY LINES ON THIS PLAN, ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD '83, GEOID 12B).
2. CONTOURS AND ELEVATIONS, AS SHOWN, ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88, GEOID 12B).
3. BENCHMARK IS AN X-CUT ON FLANGE BOLT ON A FIRE HYDRANT SITUATED ON THE NORTH SIDE GETTYSBURG ROAD, 116' FEET WEST OF THE INTERSECTION OF GETTYSBURG ROAD AND WINDSOR PLACE, ELEVATION 399.26.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

- A. HARRISBURG MANOR
REDRAWN FROM ORIGINAL RECORDED PLAN
LOWER ALLEN TOWNSHIP, CUMBERLAND CO., PA
DATED FEBRUARY 9, 1977
PLAN BOOK 2 PAGE 50
- B. FINAL SUBDIVISION
PLAN OF PROPERTY, KEYSTONE OIL PRODUCERS CORP.
LOWER ALLEN TOWNSHIP, CUMBERLAND CO., PA
DATED AUGUST 17, 1972
PLAN BOOK 23 PAGE 94
- C. PRELIMINARY/FINAL SUBDIVISION PLAN
WINDSOR PLACE PARKING LOT
4600 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND CO., PA
DATED MAY 23, 2013
INSTR. NO. 201329060
- D. FINAL SUBDIVISION PLAN FOR
TATIANA'S RESTAURANT, LLC & GETTYSBURG ROAD INVESTORS, LLC
LOWER ALLEN TOWNSHIP, CUMBERLAND CO., PA
DATED JUNE 6, 2018
INSTR. NO. 2013817151
- E. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS
DRAWINGS RE-ESTABLISHING LIMITED ACCESS HIGHWAY AND
AUTHORIZING CONDEMNATION OF RIGHT OF WAY
LEG. ROUTE 21069 SECTION 4
IN CUMBERLAND COUNTY, FROM STA. 10+50 TO STA. 21+50
DATED MARCH 16, 1941

* ACT OF JANUARY 1852, STATE LAW LIBRARY PAMPHLET LAW PAGE 18
DATED 1/29/1852.

5. REFERENCE IS MADE TO THE FOLLOWING DEEDS:

- A. INSTR. NO. 201722479
- B. INSTR. NO. 201722480
- C. INSTR. NO. 201826593

6. SURVEYOR MAKES NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS ON THE PROJECT SITE (I.E. THE EXISTENCE OR LOCATION OF ROCK, WATER TABLE, ETC.).

THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

PLAN NOTES AND LEGEND
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.

C-2

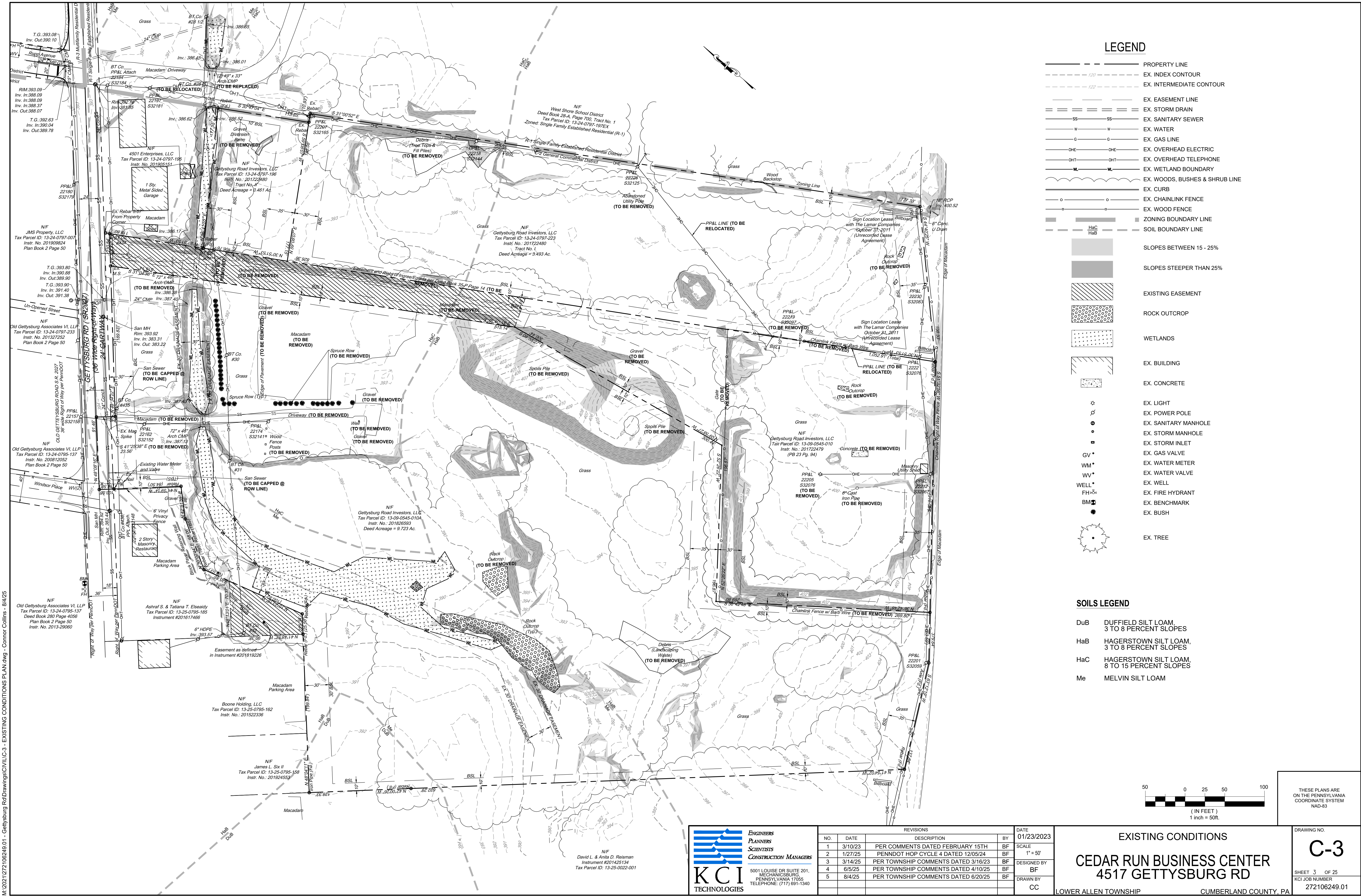
SHEET 2 OF 25
KCI JOB NUMBER
272106249.01



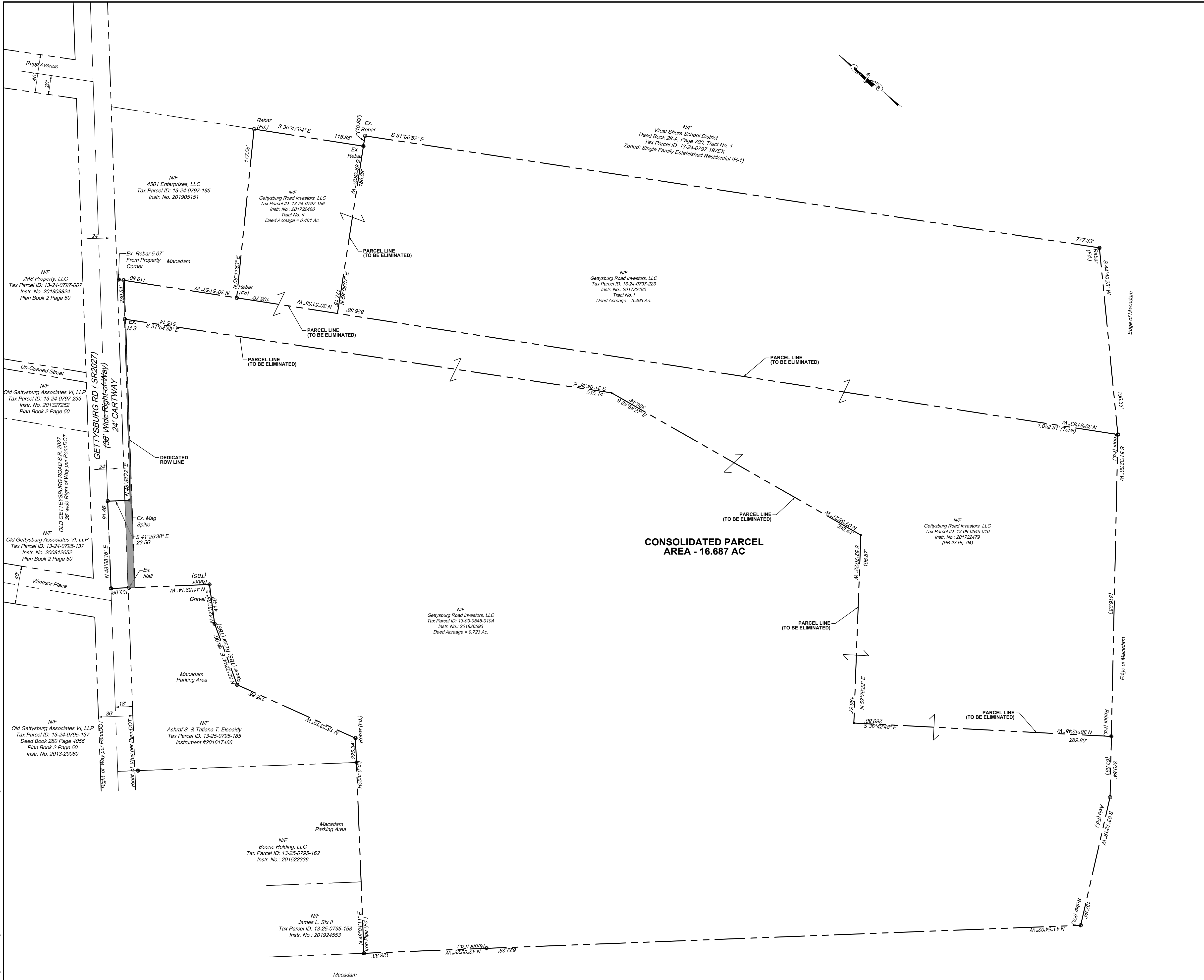
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS				DATE	
NO.	DATE	DESCRIPTION	BY	01/23/2023	
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF	SCALE AS SHOWN	
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF	DESIGNED BY	
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF	BF	
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	DRAWN BY	
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	CC	



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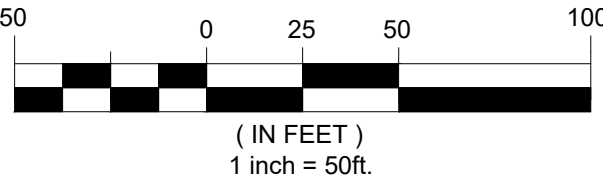
CONSOLIDATED PARCEL
AREA - 16.687 AC

LEGEND

DEDICATED RIGHT-OF-WAY

AREA TABULATION

TAX PARCEL: 13-09-0545-010 (GROSS AREA)	132,820 SQ.FT. OR 3.049 AC
TAX PARCEL: 13-09-0545-010A (GROSS AREA)	423,535 SQ.FT. OR 9.723 AC
TAX PARCEL: 13-24-0797-196 (GROSS AREA)	19,726 SQ.FT. OR 0.453 AC
TAX PARCEL: 13-24-0797-223 (GROSS AREA)	151,650 SQ.FT. OR 3.481 AC
<hr/>	
TOTAL GROSS AREA	727,731 SQ.FT. OR 16.706 AC
<hr/>	
LESS DEDICATED RIGHT- OF-WAY	848 SQ.FT. OR 0.019 AC
<hr/>	
CONSOLIDATED NET AREA	726,883 SQ.FT. OR 16.687 AC



THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

N/F
David L. & Anita D. Reisman
Instrument #201425134
Tax Parcel ID: 13-25-0022-001



ENGINEERS
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4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	DRAWN BY CC
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	

LOT CONSOLIDATION PLAN

CEDAR RUN BUSINESS CENTER

4517 GETTYSBURG RD

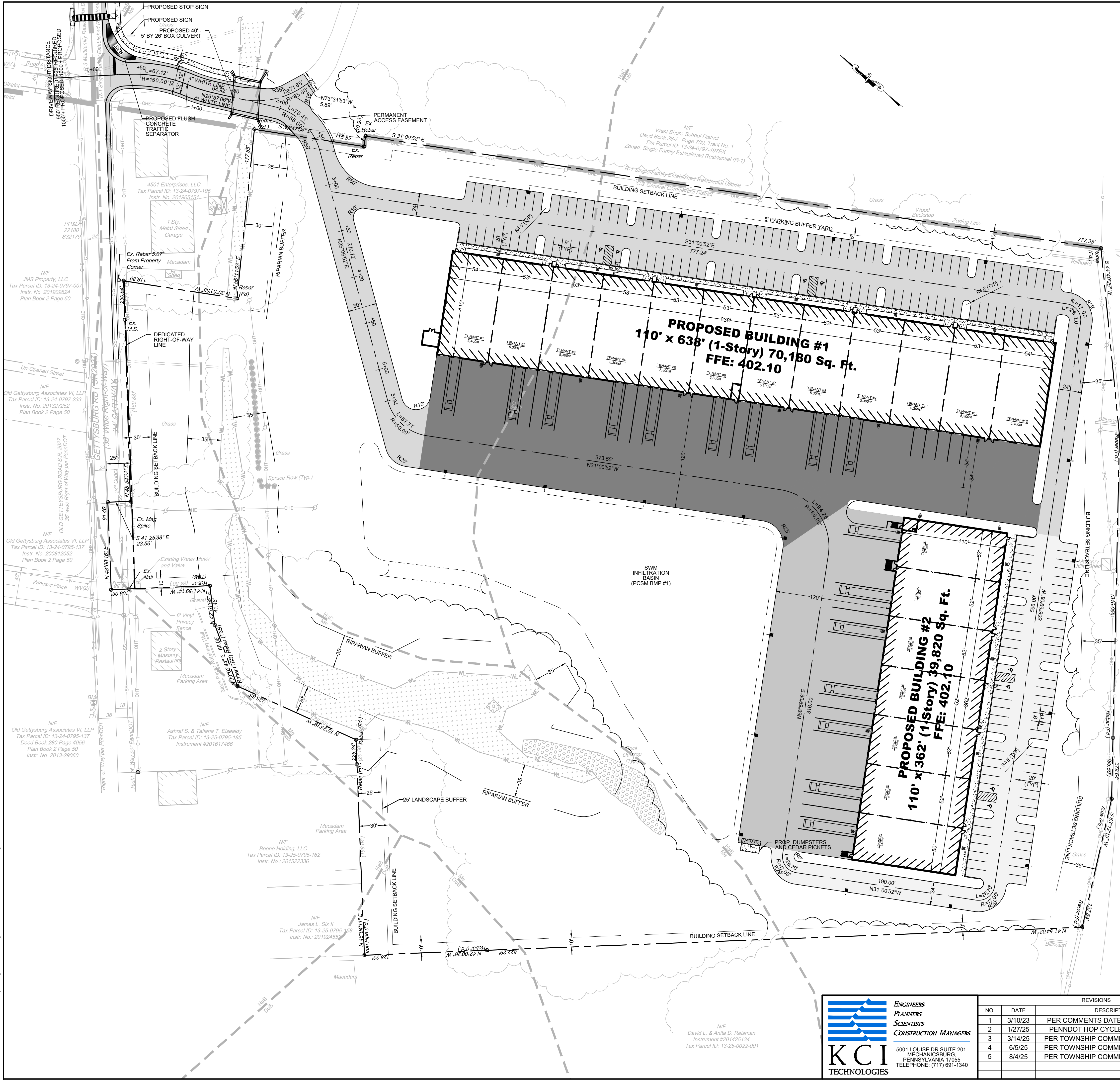
LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.

C-4

SHEET 4 OF 25
KCI JOB NUMBER
272106249.01

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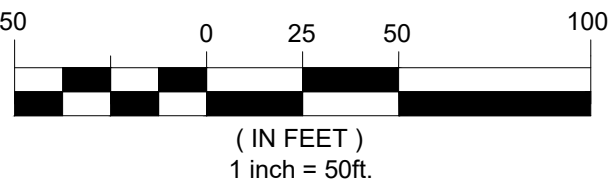


SITE NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS THAT ARE TO REMAIN.
- CONTRACTOR SHALL MATCH PROPOSED PAVEMENT TO EXISTING GRADE AND ALIGNMENT WHERE PROPOSED CONSTRUCTION MEETS EXISTING CONSTRUCTION.
- CONTRACTOR SHALL INSTALL PAVEMENT AND CONCRETE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS PUBLICATION 408, LATEST EDITION. ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, CONNECTION OR RELOCATION OF EXISTING UTILITIES DESIGNATED ON PLANS.
- DIMENSIONS ARE TO FACE OF BUILDING AND EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- EXISTING SIGNS, IF CALLED OUT TO BE REMOVED OR RELOCATED, ARE TO BE REUSED WHEN POSSIBLE.
- CONTRACTOR SHALL DOCUMENT ALL DAMAGED ITEMS AND NOTIFY OWNER AND REPRESENTATIVE OF ALL ITEMS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGED ITEMS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY AND ALL ITEMS DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THE EXISTING CONDITION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING LOCATION(S), DIMENSIONS, AND RELATION TO EXISTING BUILDING(S).

LEGEND

- | | | | |
|-----|--------------------------------|-----|-----------------------|
| --- | PROPERTY LINE | --- | PROP. SETBACK |
| --- | EX. EASEMENT LINE | --- | PROP. CURB |
| --- | EX. STORM DRAIN | --- | PROP. ROAD CENTERLINE |
| --- | EX. SANITARY SEWER | --- | PROP. TREELINE |
| --- | EX. WATER | | |
| --- | EX. GAS LINE | | |
| --- | EX. OVERHEAD ELECTRIC | | |
| --- | EX. OVERHEAD TELEPHONE | | |
| --- | EX. WETLAND BOUNDARY | | |
| --- | EX. WOODS, BUSHES & SHRUB LINE | | |
| --- | EX. CURB | | |
| --- | EX. CHAINLINK FENCE | | |
| --- | EX. WOOD FENCE | | |
| --- | ZONING BOUNDARY LINE | | |
| | ROCK OUTCROP | | |
| | WETLANDS | | |
| | EX. BUILDING | | |
| | EX. LIGHT | | |
| | EX. POWER POLE | | |
| | EX. SANITARY MANHOLE | | |
| | EX. STORM MANHOLE | | |
| | EX. STORM INLET | | |
| | EX. GAS VALVE | | |
| | EX. WATER METER | | |
| | EX. WATER VALVE | | |
| | EX. WELL | | |
| | EX. FIRE HYDRANT | | |
| | EX. BENCHMARK | | |
| | EX. BUSH | | |
| | EX. TREE | | |
- | | |
|--|---------------------------------------|
| | PHASE I PROPOSED LIGHT DUTY PAVEMENT |
| | PHASE I PROPOSED HEAVY DUTY PAVEMENT |
| | PHASE II PROPOSED LIGHT DUTY PAVEMENT |
| | PHASE II PROPOSED HEAVY DUTY PAVEMENT |
| | PROP. CONCRETE |
| | PROP. BUILDING |
| | PROP. ADA PARKING STALL |
| | PROP. LIGHT |



THESE PLANS ARE ON THE PENNSYLVANIA COORDINATE SYSTEM NAD-83

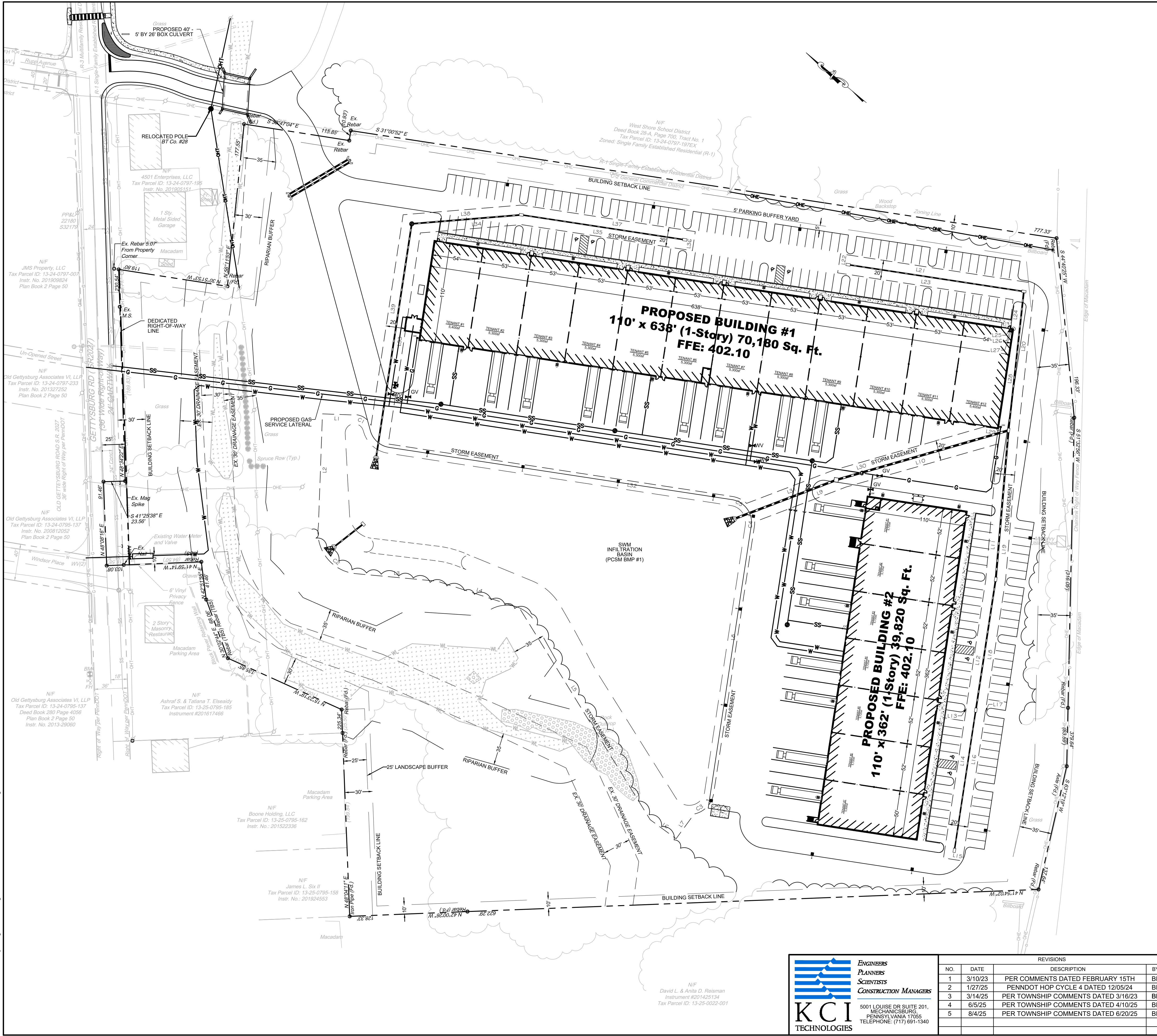
KCI TECHNOLOGIES
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CONSTRUCTION MANAGERS
5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	01/23/2023
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF	SCALE
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF	1"=50'
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF	DESIGNED BY
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	BF
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	DRAWN BY
			CC	

SITE PLAN
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD
LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.
C-5
SHEET 5 OF 25
KCI JOB NUMBER
272106249.01

M:\2021\27106249.01 - Gettysburg Rd Drawings\CIVIL\6 - EASEMENT PLAN.dwg - Connor Collins - 8/4/25



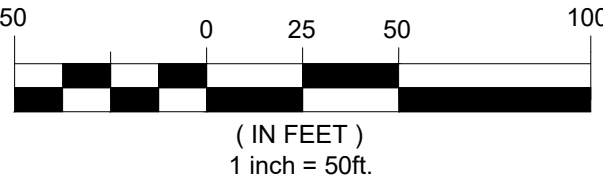
LINE DATA		
NO.	BEARING	DISTANCE
L1	N37°37'13\"W	31.27'
L2	S52°22'47\"W	121.83'
L3	S34°24'32\"E	89.18'
L4	S21°40'49\"E	93.96'
L5	S18°37'05\"W	271.13'
L6	S03°29'59\"E	35.03'
L7	N86°30'01\"E	33.28'
L8	N58°59'08\"E	294.29'
L9	S60°34'34\"E	106.47'
L10	S55°31'31\"E	171.39'
L11	S55°13'48\"W	148.50'
L12	S58°59'08\"W	141.74'
L13	S31°00'52\"E	0.13'
L14	S58°59'08\"W	164.50'
L15	S31°00'52\"E	21.00'
L16	N58°59'08\"E	164.50'
L17	S31°00'52\"E	0.13'
L18	N58°59'08\"E	146.26'
L19	N55°13'48\"E	161.17'
L20	N56°35'59\"E	162.06'

LINE DATA		
NO.	BEARING	DISTANCE
L21	N31°00'52\"W	213.82'
L22	S58°59'08\"W	21.00'
L23	S31°00'52\"E	193.18'
L24	S56°35'59\"W	31.92'
L25	S31°00'52\"E	0.99'
L26	N58°59'08\"E	0.40'
L27	S31°00'52\"E	3.00'
L28	S58°59'08\"W	110.00'
L29	N31°00'52\"W	14.96'
L30	N55°44'30\"W	171.81'
L31	N60°34'34\"W	100.82'
L32	N31°00'52\"W	379.25'
L33	N58°59'08\"E	232.47'
L34	S44°22'10\"E	110.51'
L35	S31°00'52\"E	188.23'
L36	N58°59'08\"E	21.00'
L37	N31°00'52\"W	191.77'
L38	N44°22'10\"W	128.97'
L39	S58°59'08\"W	231.89'

CURVE DATA					
NO.	Δ	RADIUS	TANGENT	LENGTH	CHORD BEARING & LENGTH
C1	75°19'22\"	20.00'	15.41'	26.26'	N12°04'42\"W 24.41'
C2	93°44'43\"	45.33'	48.39'	74.16'	S12°27'49\"W 66.16'
C3	69°36'56\"	27.00'	18.77'	32.81'	S86°12'24\"E 30.82'
C4	9°41'23\"	28.50'	2.42'	4.82'	N54°08'27\"E 4.81'
C5	34°50'35\"	28.50'	8.94'	17.33'	N13°35'34\"W 17.07'

LEGEND

- PROPERTY LINE
- PR. STORM EASEMENT
- PR. STORM DRAIN
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD TELEPHONE
- EX. PAVEMENT
- PR. PAVEMENT



THESE PLANS ARE ON THE PENNSYLVANIA COORDINATE SYSTEM NAD-83



KCI
TECHNOLOGIES

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REVISIONS			DATE
NO.	DATE	DESCRIPTION	BY
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4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/23	BF
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF
DESIGNED BY			BF
DRAWN BY			CC

EASEMENT PLAN

CEDAR RUN BUSINESS CENTER

4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PA

DRAWING NO.

C-6

SHEET 6 OF 25

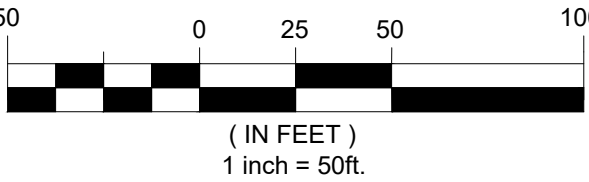
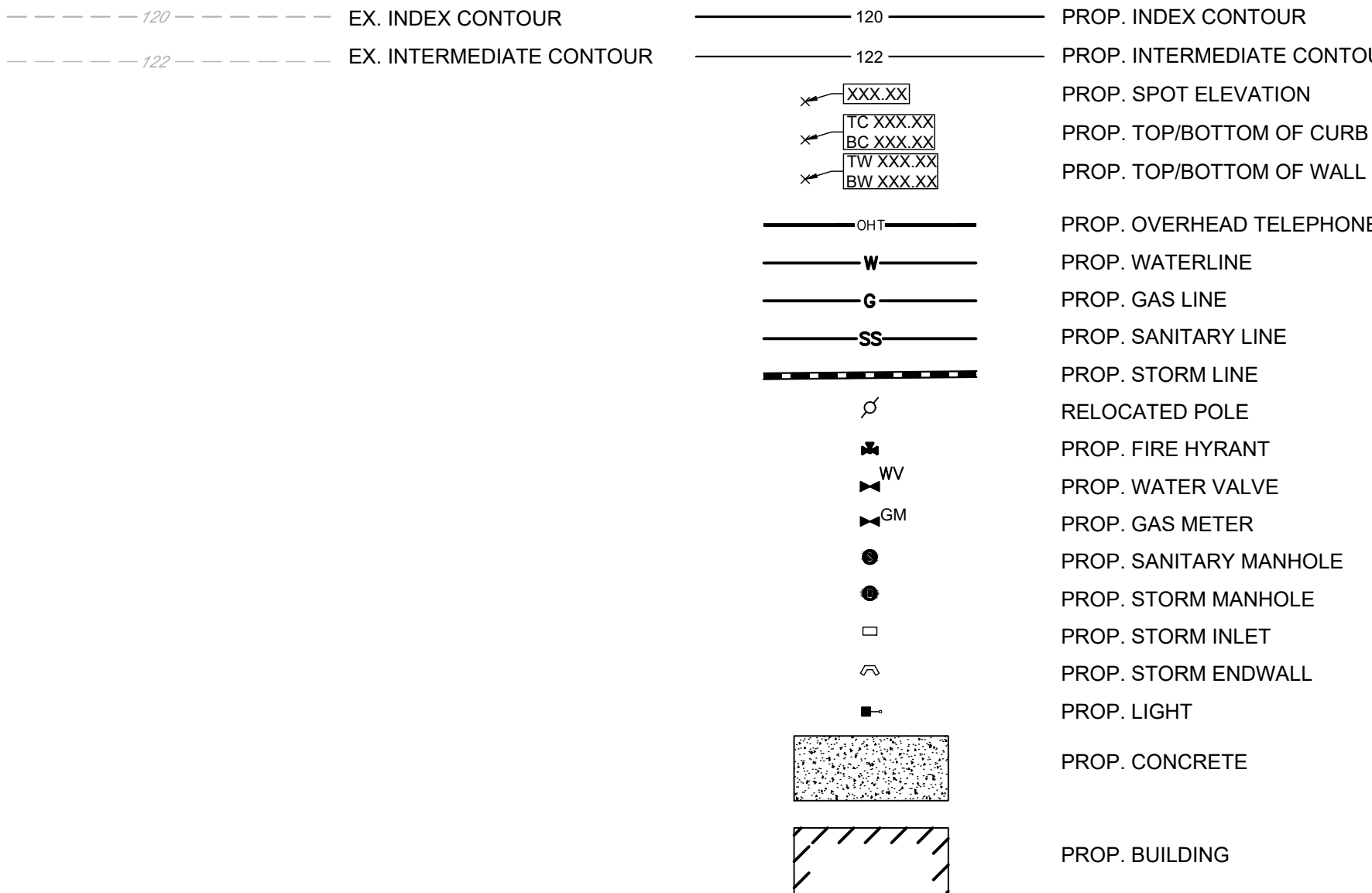
KCI JOB NUMBER

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- THE CONTRACTOR SHALL VERIFY THE INFORMATION AND TAKE ALL PRECAUTIONS TO FULLY PROTECT THE UTILITY AND SERVICE.
- PRIOR TO ANY POST DRIVING, EXCAVATION OR DEMOLITION WORK IN THE VICINITY OF THE UNDERGROUND UTILITIES, THE CONTRACTOR MUST CONTACT THE PA "ONE CALL SYSTEM" AND COMPLY WITH PROVISIONS OF ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, (ONE CALL NUMBER 1-800-242-1776).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL OVERHEAD LINES, NOTIFY AND COMPLY WITH THE APPLICABLE FACILITY OWNER'S CLEARANCE REQUIREMENTS WHEN WORKING IN THE AREA OF THEIR FACILITIES/UTILITIES.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL OF THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, PERMITS AND APPLICABLE DOCUMENTS PRIOR TO THE START OF CONSTRUCTION.
- THIS PLAN IS FOR SITE WORK ONLY AND IS NOT BE USED FOR BUILDING STAKEOUT.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS. ALL PINS, MONUMENTS OR PROPERTY CORNERS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT PUBLICATION FORM 408, LATEST EDITION, THE COUNTY CONSERVATION DISTRICT AND THE MUNICIPALITY WHERE APPLICABLE.
- CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES EXISTING PRIOR TO THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL NOTIFY REPRESENTATIVE PRIOR TO RELOCATION OF CONFLICTING UTILITY LINES AND IS NOT TO PROCEED WITH RELOCATION UNLESS GIVEN WRITTEN PERMISSION TO DO SO.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION BASED ON ACTUAL FIELD SURVEY. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6-INCHES OF TOPSOIL UNLESS OTHERWISE NOTED. CONTRACTOR SHALL STABILIZE AND SEED DISTURBED AREAS AS NOTED ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH EROSION AND SEDIMENTATION CONTROL PLANS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES. GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILLING OF UTILITY LINES.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA OF OSHA.
- ANY GRASS AREA DISTURBED BY CONTRACTOR, OUTSIDE OF PROJECT LIMITS OF DISTURBANCE, MUST BE RESTORED AT CONTRACTOR'S EXPENSE WITH PERMANENT SEEDING PER EROSION AND SEDIMENT CONTROL PLAN.

LEGEND



THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

 ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS	REVISIONS				DATE 01/23/2023
	NO.	DATE	DESCRIPTION	BY	SCALE 1"=50'
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	2	1/27/23	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF	
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	4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	
	5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	

GRADING PLAN
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PA

DRAWING NO

C-7

SHEET 7 OF 25
KCI JOB NUMBER
272106249.0

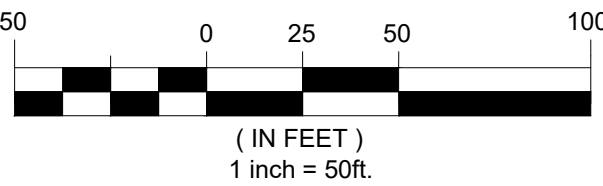


UTILITY NOTES:

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY KCI TECHNOLOGIES IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY KCI TECHNOLOGIES.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY KCI TECHNOLOGIES.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY KCI TECHNOLOGIES IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
11. ALL SEWER LATERAL WORK IS TO BE COMPLETED PER THE SPECIFICATIONS OF LOWER ALLEN TOWNSHIP AUTHORITY.

LEGEND

- OHT— PROP. OVERHEAD TELEPHONE LINE
- W— PROP. WATERLINE
- G— PROP. GAS LINE
- SS— PROP. SANITARY LINE
- S— PROP. STORM LINE
- RELOCATED POLE
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. GAS METER
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. STORM INLET
- PROP. STORM ENDWALL
- PROP. LIGHT
- PROP. CONCRETE
- PROP. BUILDING



THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

DRAWING NO.

C-8

SHEET 8 OF 25
KCI JOB NUMBER
272106249.01



KCI
TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	01/23/2023
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF	SCALE
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF	1"=50'
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF	DESIGNED BY
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	BF
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	DRAWN BY
			CC	

UTILITY PLAN

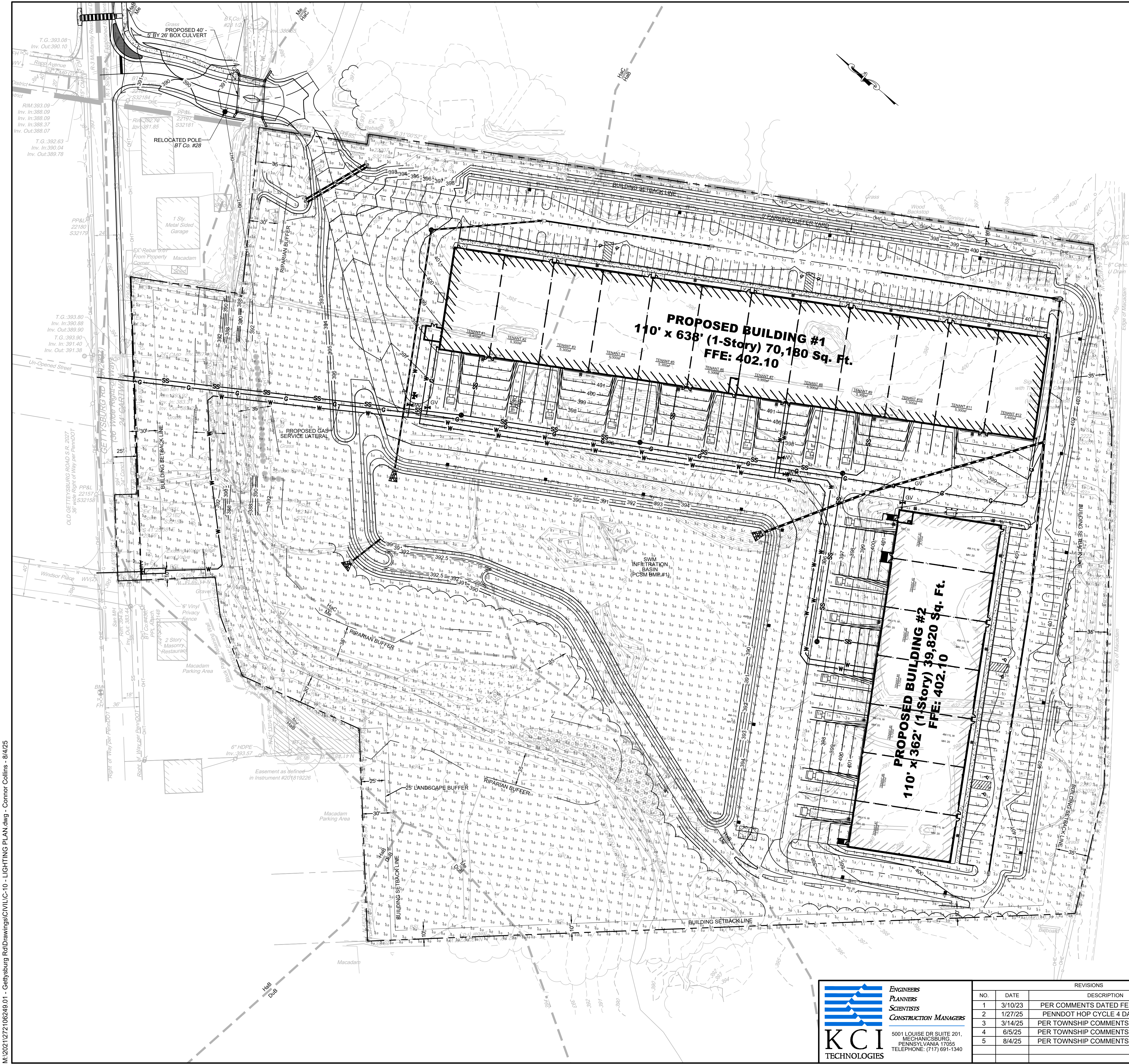
CEDAR RUN BUSINESS CENTER

4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA



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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	8	4M-11L	SINGLE	1.000	11175	72	OSQM-B-11L-40K7-4M-UL-NM-___w/OSQ-ML-B-DA-___
	11	3M-11L	SINGLE	1.000	11175	72	OSQM-B-11L-40K7-3M-UL-NM-___w/OSQ-ML-B-DA-___
	22	4M-11L W	SINGLE	1.000	11175	72	OSQM-B-11L-40K7-4M-UL-NM-___w/OSQ-ML-B-DA-___WM-DM

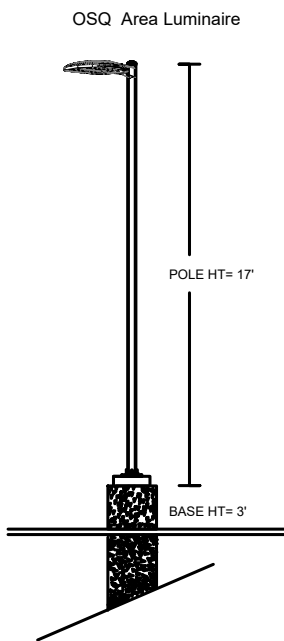
Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED CALCS	Fc	0.15	5.2	0.0	N.A.	N.A.
PAVED PARKING DOCK	Fc	1.65	6.0	0.3	5.50	20.00
PROPERTY LINE	Fc	0.05	0.5	0.0	N.A.	N.A.

Pole Schedule
(19) SSS-4-11-17-CW-BS-1D-C-BZ (17' X 4" X 11ga STEEL SQUARE POLE)

Proposed poles meet 140 MPH sustained winds.

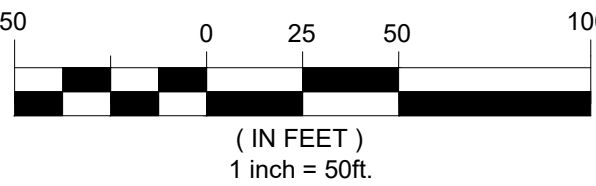
Additional Equipment:
(41) OSQ-ML-B-DA-___ (DIRECT ARM MOUNT)
(22) WM-DM (WALL MOUNT BRACKET)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



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- PROP. STORM ENDWALL
- PROP. LIGHT
- PROP. CONCRETE
- PROP. BUILDING



THESE PLANS ARE ON THE PENNSYLVANIA COORDINATE SYSTEM NAD-83

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5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	
DESIGNED BY			BF	
DRAWN BY			CC	

LIGHTING PLAN

CEDAR RUN BUSINESS CENTER

4517 GETTYSBURG RD

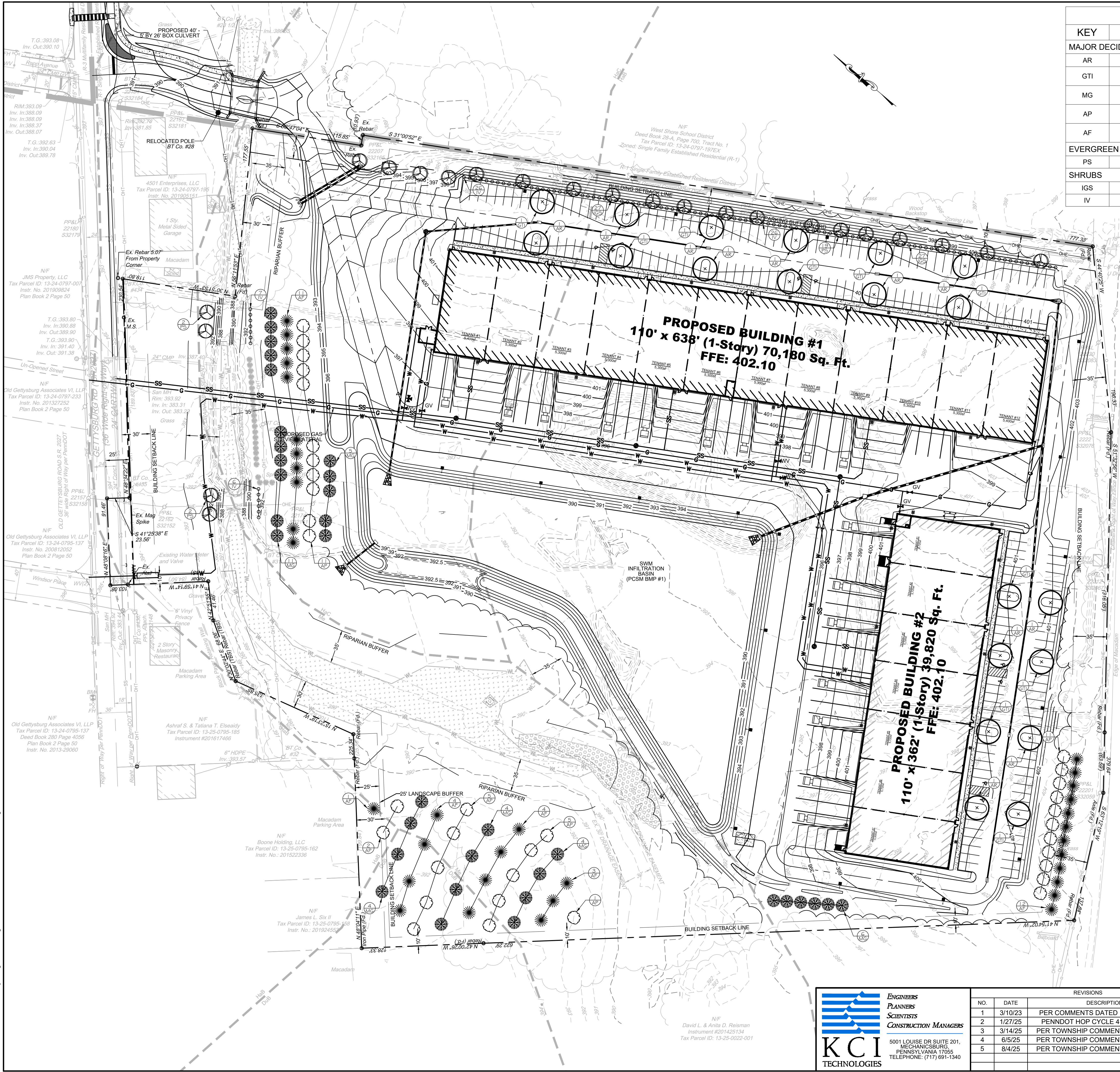
LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.

C-10

SHEET 10 OF 25
KCI JOB NUMBER
272106249.01

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PLANT SCHEDULE					
KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	SPACING
MAJOR DECIDUOUS TREES					
AR	10	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
GTI	10	GLEDITSIA TRIACANTHOS VAR. INERMIS / THORNLESS HONEY LOCUST	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
MG	34	MAGNOLIA GRANDIFLORA / LITTLE GEM MAGNOLIA	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
AP	35	ACER PLATANOIDES / CRIMSON SENTRY NORWAY MAPLE	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
AF	35	ACER FREEMANII / ARMSTRONG MAPLE	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
EVERGREEN TREES					
PS	23	PINUS STROBUS / EASTERN WHITE PINE	6' HT.	B&B	FULL, HEAVY
SHRUBS					
IGS	54	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	30"	CONT.	MATCHED
IV	63	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY SWEETSPIRE	30"	CONT.	MATCHED

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- — — — — PROP. STORM LINE
- ⊗ RELOCATED POLE
- ⚡ PROP. FIRE HYDRANT
- ⚙ PROP. WATER VALVE
- ⚙ PROP. GAS METER
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. STORM INLET
- ▬ PROP. STORM ENDWALL
- PROP. LIGHT
- ▨ PROP. CONCRETE
- ▨ PROP. BUILDING
- ⊗ PROP. DECIDUOUS TREE (SEE PLANT SCHEDULE)
- ⊙ PROP. EVERGREEN TREE (SEE PLANT SCHEDULE)
- PROP. SHRUB (SEE PLANT SCHEDULE)

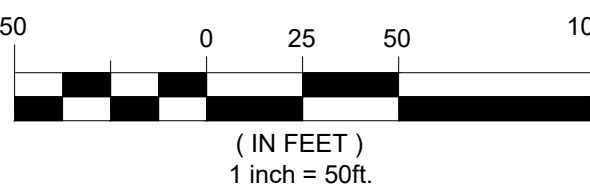
INTERNAL PARKING LOT LANDSCAPE CALCULATION
PER ZONING SECTION 220-200.B.1

BUILDING #1 PARKING LOT AREA = 40,320 SF
REQUIRED LANDSCAPING IS 5% X 40,320 = 2,016 SF
PROVIDED LANDSCAPING = 2,055 SF

BUILDING #2 PARKING LOT AREA = 23,040 SF
REQUIRED LANDSCAPING IS 5% X 23,040 SF = 1,152 SF
PROVIDED LANDSCAPING = 1,370 SF

INTERNAL PARKING LOT TREE CALCULATIONS
PER ZONING SECTION 220-200.B.1

REQUIREMENT: 1 TREE FOR EVERY 10 SPACES
PARKING SPACES PROVIDED = 198 SPACES
REQUIRED TREES = 20
PROVIDED TREES = 20



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NAD-83

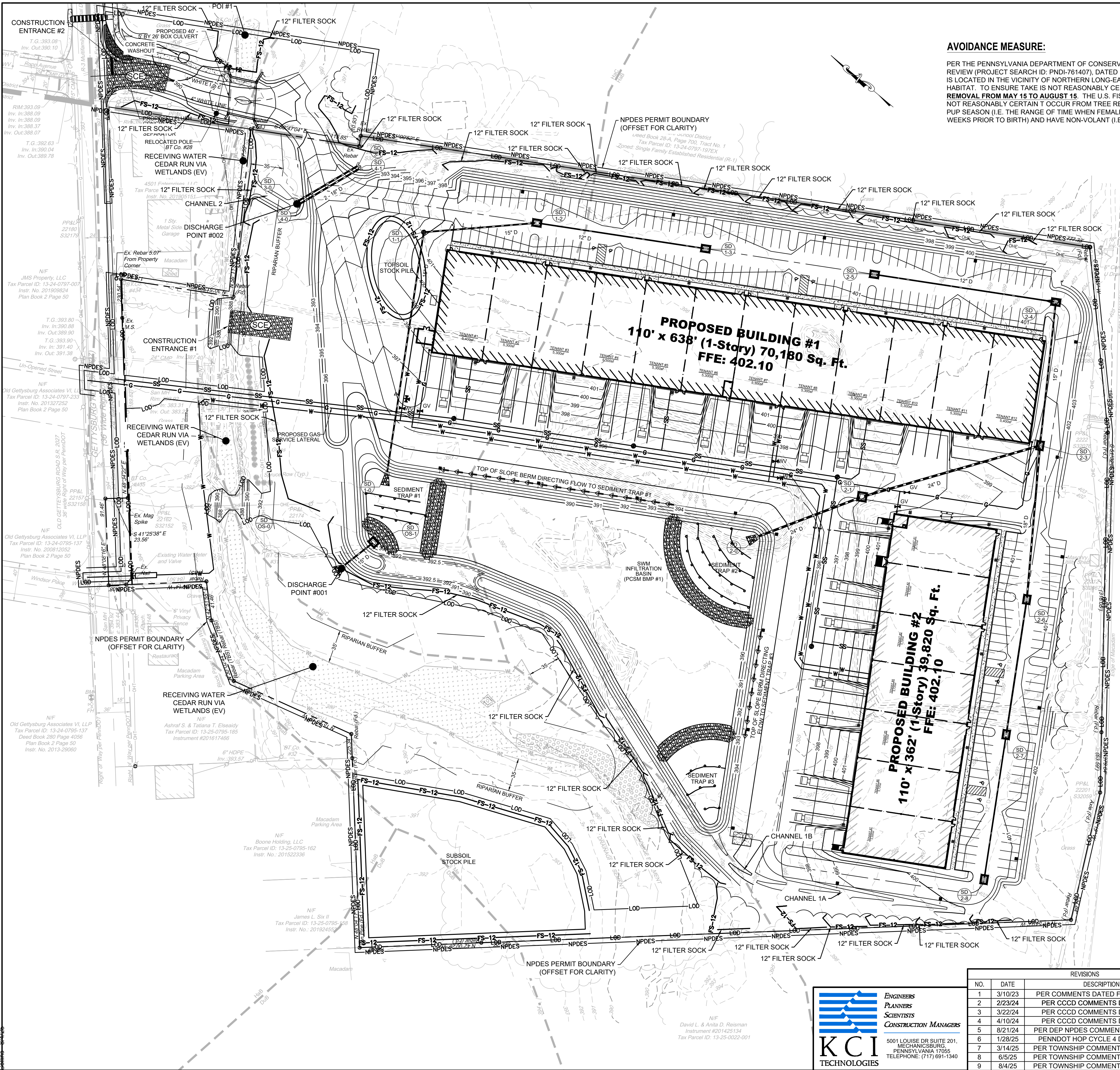
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5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	
DESIGNED BY				BF
DRAWN BY				CC

LANDSCAPE PLAN
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD
LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

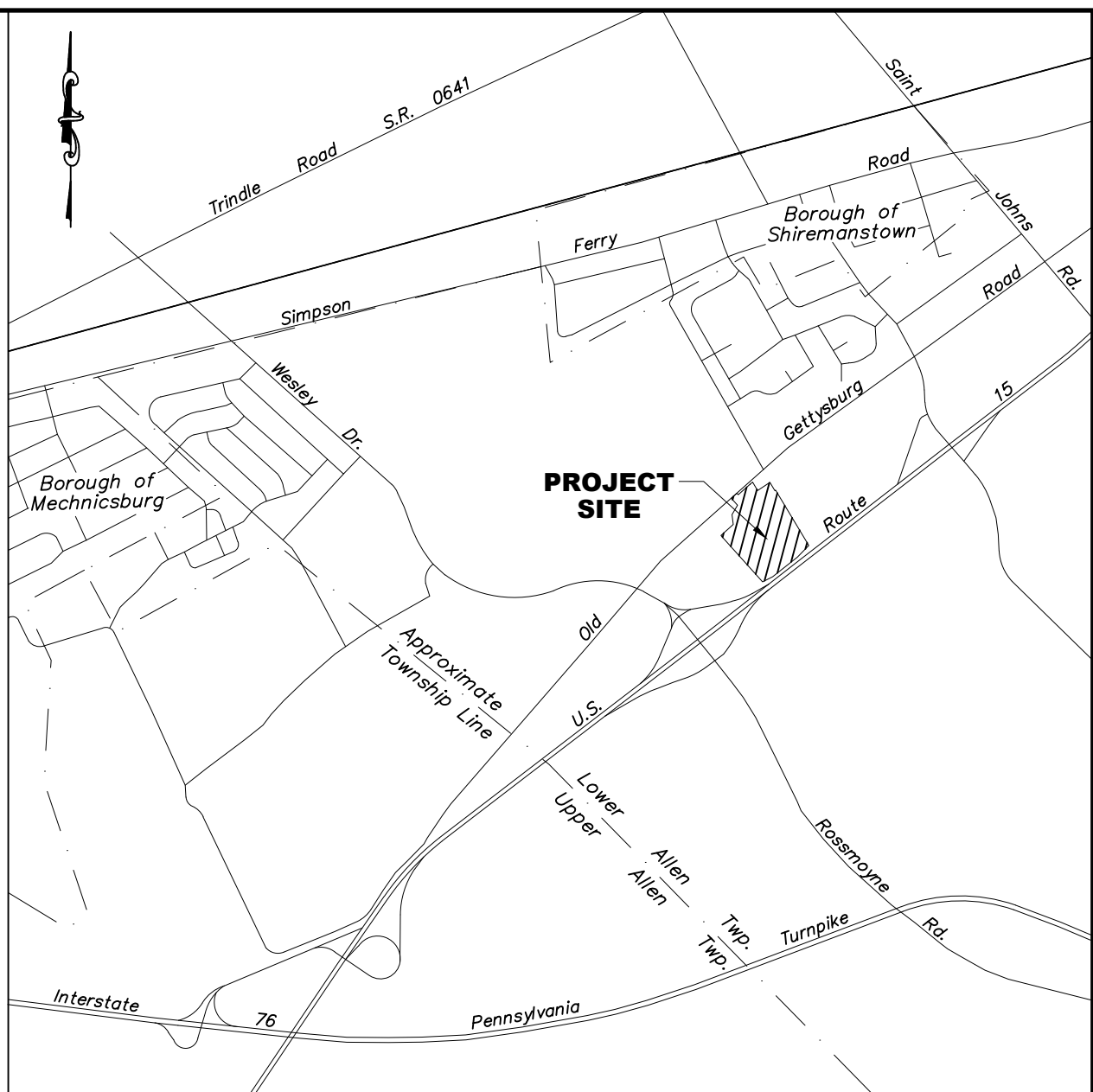
C-11
SHEET 11 OF 25
KCI JOB NUMBER
272106249.01

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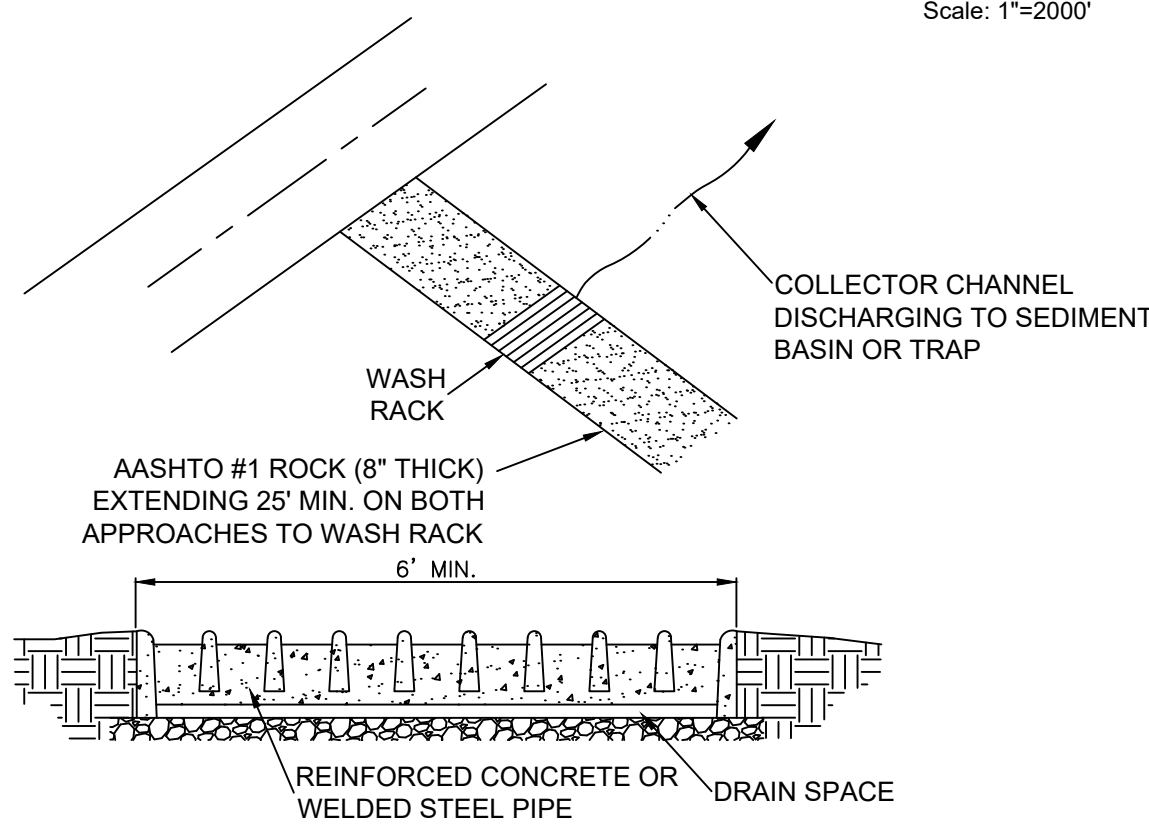


AVOIDANCE MEASURE:

PER THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES PNDR REVIEW (PROJECT SEARCH ID: PNDR-761407), DATED FEBRUARY 16, 2024, THE PROPOSED PROJECT IS LOCATED IN THE VICINITY OF NORTHERN LONG-EARED BAT SPRING STAGING/FALL SWARMING HABITAT. TO ENSURE TAKE IS NOT REASONABLY CERTAIN TO OCCUR, **DO NOT CONDUCT TREE REMOVAL FROM MAY 15 TO AUGUST 15**. THE U.S. FISH AND WILDLIFE SERVICE DETERMINED TAKE IS NOT REASONABLY CERTAIN TO OCCUR FROM TREE REMOVAL IF ACTIVITIES ARE AVOIDED DURING PUP SEASON (I.E. THE RANGE OF TIME WHEN FEMALES ARE CLOSE TO GIVING BIRTH (I.E. TWO WEEKS PRIOR TO BIRTH) AND HAVE NON-VOLANT (I.E. UNABLE TO FLY) YOUNG)



LOCATION MAP
Scale: 1"=2000'



NOTES:

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.

STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
NOT TO SCALE

NOTES:

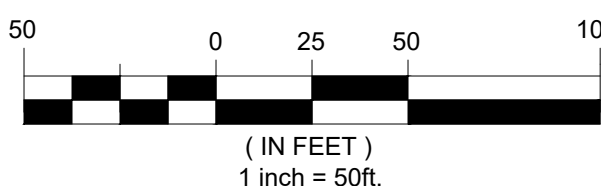
- PER THE GEOTECHNICAL REPORT THE SITE IS SITUATED WITHIN THE ROCKDALE RUN FORMATION, WHICH IS DESCRIBED AS LIMESTONE A WITH DOLOMITE INTERBEDS. THE FORMATION IS COMPRISED OF CARBONATE ROCK AND IS SUSCEPTIBLE TO DEVELOPMENT OF KARST ACTIVITY, WHICH MAY INCLUDE SINKHOLES, CAVERNS, BEDROCK PINNACLES, AND FLOATING BOULDERS. IF VOIDS ARE ENCOUNTERED DURING EARTHWORK OPERATIONS OR A SINKHOLE FORMS DURING OR AFTER CONSTRUCTION, THE OWNER SHALL NOTIFY THE TOWNSHIP AND/OR PADEP IMMEDIATELY AND THE OWNER SHALL TAKE PROTECTIVE MEASURES TO PREVENT PEDESTRIAN AND/OR VEHICULAR TRAFFIC WITHIN THE VICINITY OF THE SINKHOLE. A REPAIR PLAN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL AND EXECUTED BY THE OWNER.
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

LEGEND

- 400 PROPOSED MAJOR CONTOUR
- 402 PROPOSED MINOR CONTOUR
- LOO PROPOSED LIMIT OF DISTURBANCE
- FS-12 12" FILTER SOCK
- NPDES NPDES PERMIT BOUNDARY
- SOIL BOUNDARY
- CONCRETE WASHOUT
- ROCK CONSTRUCTION ENTRANCE
- INLET FILTER BAG
- BAFFLE BOARDS

SOILS LEGEND

- DuB DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
- HaB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
- HaC HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES
- Me MELVIN SILT LOAM



THESE PLANS ARE ON THE PENNSYLVANIA COORDINATE SYSTEM NAD-83



REVISIONS			
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3	3/22/24	PER CCCD COMMENTS DATED 3/21/24	MH
4	4/10/24	PER CCCD COMMENTS DATED 4/10/24	BF
5	8/21/24	PER DEP NPDES COMMENTS DATED 8/1/24	BF
6	1/28/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF
7	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF
8	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF
9	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

DATE	01/23/2023
SCALE	1"=50'
DESIGNED BY	BF
DRAWN BY	CC

EROSION AND SEDIMENT CONTROL PLAN
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD
LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.
C-12.0
SHEET 12 OF 25
KCI JOB NUMBER
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EROSION CONTROL NOTES:

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE ENGINEER
- 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.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE ENGINEER AND 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 OF ENVIRONMENTAL PROTECTION FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN.
- UNTIL THE SITE REACHES 70% COVERAGE AND IS CONSIDERED STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. ALL 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 REPAIR, REPLACEMENT, REGRAIDING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH DEPARTMENT LAWS, REGULATIONS AND REQUIREMENTS.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE 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 8 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.
- EROSION CONTROL BLANKETS SHOULD BE USED ON ALL SLOPES THAT ARE 3H:1V OR STEEPER AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING WATERS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE CONTRACTOR 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 ANOTHER BMP APPROVED BY THE ENGINEER, 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 CONTRACTOR 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 CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A FINAL INSPECTION.
- 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.
- 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 PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
- THE RECEIVING WATER/WATERSHED IS CEDAR RUN. THE CHAPTER 93 RECEIVING WATER CLASSIFICATION IS (CWF,MF) COLD WATER FISHES AND MIGRATORY FISHES AND THE PENNSYLVANIA FISH AND BOAT COMMISSION HAS CLASSIFIED CEDAR RUN AS A NATURAL REPRODUCTION TROUT STREAM.
- THE E&S PLAN MINIMIZES THE EXTENT AND DURATION OF EARTH DISTURBANCE THROUGH THE SEQUENCE OF CONSTRUCTION.
- THE E&S PLAN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION BY PROTECTING THE EXISTING TREES TO THE GRATEST EXTENT POSSIBLE ALONG THE SOUTHERN PROPERTY LINE.
- THE E&S PLAN MINIMIZES SOIL COMPACTION BY LIMITING THE LIMIT OF DISTURBANCE.
- THE E&S PLAN UTILIZES MEASURES OF CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF INCLUDING COMPOST FILTER SOCK WHICH SLOWS DOWN STORMWATER RUNOFF.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE BILLBOARDS DURING CONSTRUCTION.

UTILITY LINE TRENCH EXCAVATION NOTES:

- LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/ OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

MAINTENANCE DURING CONSTRUCTION

- MAINTAIN ALL EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES REQUIRED TO PROTECT AREAS DURING CONSTRUCTION UNTIL STABILIZATION IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERIODICALLY CLEAN THESE FACILITIES AS NECESSARY. INSPECT COMPOST FILTER SOCK WEEKLY AND MAKE ALL REQUIRED REPAIRS OR REPLACEMENTS IMMEDIATELY. SCHEDULE CLEANING OF STRUCTURES IN ACCORDANCE WITH PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL LATEST EDITION.
- EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE ENGINEER AND/OR CONSERVATION DISTRICT UPON REQUEST.
- ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRAIDING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
- WHERE BMPS ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION:
 - THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
 - ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE POLLUTION EVENT.
 - THE TIME FRAME TO CORRECT THE POLLUTION EVENT, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL BE CORRECTED

SOILS LIMITATIONS AND RECOMMENDATIONS

- WHENEVER AND WHEREVER SOILS LIMITATIONS ARE ENCOUNTERED, IT IS THE CONTRACTORS' RESPONSIBILITY TO ACCOMMODATE THE LIMITATION(S) BY APPROPRIATE AND ACCEPTABLE METHODS TO PROVIDE THE REQUIRED TEMPORARY AND/OR PERMANENT GRADING AND IMPROVEMENTS AS PROPOSED WITH THIS PLAN. SOIL LIMITATIONS SHALL NEVER ELIMINATE NOR ALTER THE REQUIREMENT TO PROVIDE EROSION AND SEDIMENTATION CONTROLS PRIOR TO EARTH MOVING ACTIVITIES. IN EVERY CASE, THE PRESENCE OF SOIL LIMITATIONS AND RELATED APPROPRIATENESS OF PROPOSED REMEDIES SHALL BE ADDRESSED, MONITORED AND APPROVED BY A PROFESSIONAL ENGINEER. SOME OF THE CONSTRUCTION TECHNIQUES OR SPECIAL CONSIDERATIONS TO ADDRESS SOIL(S) LIMITATIONS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

HARD TO PACK: WHENEVER SOILS SUSCEPTIBLE TO BEING HARD TO PACK ARE ENCOUNTERED, COMPACTION TO 95% OF MAXIMUM DENSITY BASED ON A MODIFIED PROCTOR TEST SHOULD BE ACHIEVED.

DEPTH TO BEDROCK: WHENEVER BEDROCK IS ENCOUNTERED IT SHALL BE REMOVED BY AND APPROPRIATE. STANDARD MEANS TO ACCOMMODATE GRADING AND IMPROVEMENTS.

UNSTABLE SOILS: WHEREVER UNSTABLE SOILS ARE PROPOSED TO BE USED TO CONSTRUCT EMBANKMENTS, THE EMBANKMENT BERM SHALL BE COMPACTED IN 8" LAYERS TO 95% DENSITY. THE BERM MATERIAL AND COMPACTION SHALL ALSO BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 206 - EMBANKMENTS.

HIGH WATER TABLE: WHEREVER SOILS SUSCEPTIBLE TO HIGH WATER TABLE ARE ENCOUNTERED, EXCESS WATER SHALL BE REMOVED, ACCOMMODATED, PUMPED OR PIPED AWAY BY AN APPROPRIATE/STANDARD MEANS TO ACCOMMODATE PROPOSED CONSTRUCTION. THE CONTRACTORS' OPTIONS INCLUDE BUT ARE NOT LIMITED TO: DEWATERING FACILITY UTILIZING A PUMP, WATERPROOFING, PIPING, AND CONTACTING A PROFESSIONAL ENGINEER FOR COMPLETE DESIGN. CONTRACTOR IS DIRECTED TO PUMP WATER FOR TRENCHES OR OTHER EXCAVATIONS INTO A PUMPED WATER FILTER BAG (SEE DETAIL).

POOR TOPSOIL: WHENEVER SOIL SUSCEPTIBLE TO HAVING POOR TOPSOIL IS ENCOUNTERED IT SHALL NOT BE USED AS TOPSOIL UNLESS SOIL TESTING IS PERFORMED AND AMENDMENTS ARE ADDED AS NECESSARY. APPROPRIATENESS OF USE OF THE SOIL IN OTHER APPLICATIONS SHALL BE DETERMINED BY A PROFESSIONAL ENGINEER.

PERMEABILITY: WHENEVER SOILS SUSCEPTIBLE TO HAVING PERMEABILITY LIMITATIONS ARE ENCOUNTERED, THE SOIL SHALL BE ANALYZED BY A PROFESSIONAL ENGINEER TO DETERMINE THE REMEDIES MOST APPROPRIATE TO BE PROVIDED.

MODERATELY RAPID PERMEABILITY= 6.0 TO 20.0 INCHES PER HOUR

MODERATE PERMEABILITY = 0.6 TO 2.0 INCHES PER HOUR

SLOW PERMEABILITY = 0.06 - 0.2 INCHES PER HOUR

TEMPORARY SEEDING AND MULCHING

- SOIL SUPPLEMENTS: PULVERIZED AGRICULTURAL LIMESTONE CONFORMING TO THE REQUIREMENTS OF THE AGRICULTURAL LIMING MATERIALS ACT OF 1978, P.L. 15, NO. 9, AS AMENDED; PULVERIZED LIMESTONE WITH NO LESS THAN 85% OF CALCIUM CARBONATE OR CALCIUM CARBONATE EQUIVALENT; 98% TO PASS THROUGH A 20 MESH SIEVE, 55% TO PASS THROUGH A 60 MESH SIEVE, AND 40% TO PASS THROUGH A 100 MESH SIEVE; 50% TOTAL OXIDES (TOTAL CALCIUM OXIDE AND MAGNESIUM OXIDE EQUIVALENT). COMMERCIAL FERTILIZER SHALL BE 50-50-50, OR AS SPECIFIED AS THE RESULT OF A SOIL TEST ANALYSIS.
- TEMPORARY GRASS SEED: ALL SEEDS CONFORM TO THE PENNSYLVANIA SEED ACT OF 1965, AS AMENDED, AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE, BUREAU OF PLANT INDUSTRY.
- ALL SEEDS ARE SUBJECT TO ANALYSIS BY TEST BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF AGRICULTURE, BUREAU OF PLANT INDUSTRY. NO SEEDS ARE TO BE ACCEPTED WITH A DATE OF TEST OF MORE THAN SIX (6) MONTHS PRIOR TO THE DATE OF SOWING AND SHALL BE OF THE MOST RECENT CROP.
- SEED MIXTURE TO BE AS FOLLOWS:

SPECIES	%MIX	%PURITY	%GERMINATION	RATE OF APPLICATION
ANNUAL RYE GRASS (LOLIUM SPECIES)	100	98	90	40LBS/ACRE

- ALL SOIL AREAS WHICH ARE NOT AT FINISHED GRADE AND ARE TO REMAIN EXPOSED FOR MORE THAN 4 DAYS, ARE TO BE STABILIZED BY TEMPORARY SEED AND MULCHING IMMEDIATELY.
- LIME APPLICATION FOR TEMPORARY COVER: SPREAD AND WORK INTO A FOUR TO SIX INCH (4"-6") DEPTH ENOUGH GROUND LIMESTONE TO MEET THE REQUIREMENTS SHOWN BY A LIMESTONE REQUIREMENT TEST. WHERE A LIME REQUIREMENT TEST IS NOT AVAILABLE, BROADCAST AND WORK INTO A FOUR TO SIX INCH (4"-6") DEPTH ONE (1) TON OF GROUND LIMESTONE PER ACRE.
- LIME APPLICATION SHALL TAKE PLACE AFTER ROUGH GRADING IS COMPLETED. CONTRACTOR SHALL WAIT AT LEAST ONE (1) FULL WEEK AFTER LIME HAS BEEN SPREAD BEFORE APPLYING FERTILIZER.
- BASIC FERTILIZER: WHERE A COMPLETE SOIL TEST HAS BEEN MADE, BROADCAST THE REQUIRED AMOUNT OF RECOMMENDED FERTILIZER AND WORK INTO THE SOIL TO A FOUR TO SIX INCH (4"-6") DEPTH; OR WHERE A COMPLETE SOIL TEST HAS NOT BEEN MADE, BROADCAST AND WORK IN DEEPLY (4"-6") A 5-5-5 FERTILIZER AT A RATE OF 150LBS PER ACRE.
- TILLAGE: THOROUGHLY LOOSEN SOIL REQUIRED TO BE SEEDDED BY AN APPROVED METHOD UNTIL THE TILLAGE IS ACCEPTABLE. TILLAGE WILL NOT BE REQUIRED ON AREAS WHICH HAVE BEEN LEFT IN THE SATISFACTORY STATE OF TILLAGE. ANY IRRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE OR FROM OTHER OPERATIONS BY THE CONTRACTOR SHALL BE SMOOTHED OUT BEFORE SEEDING OPERATIONS ARE BEGUN TO PREVENT THE FORMATION OF WATER-COLLECTING POCKETS. REMOVE ALL STONES OR DEBRIS GREATER THAN ONE INCH (1") DIAMETER.
- SEEDING: BEFORE ANY SEED IS SOWN, RAKE AND DRESS THE SURFACE OF THE SOIL IF NECESSARY TO FORM THE PROPER SEEDBED. SEEDING THIS MIXTURE AT A RATE OF 40 LBS PER ACRE. EMPLOY A SATISFACTORY METHOD OF SOWING, MAKING USE OF APPROVED MECHANICAL HAND SEEDERS. BROADCASTING OF THE SEED, EITHER BY HAND OR BY APPROVED SOWING EQUIPMENT, MAY ALSO BE USED TO UNIFORMLY DISTRIBUTE SEED ON THE DESIGNATED AREAS, WHEN USING MECHANICAL SOWING EQUIPMENT ONE-HALF (½) OF THE SEED SHALL BE SOWN WHEN THE SOWER IS MOVING IN ONE DIRECTION AND THE REMAINDER SHALL BE SOWN MOVING AT RIGHT ANGLES TO THE FIRST SOWING. AFTER THE SEED HAS BEEN SOWN, COVER TO AN AVERAGE DEPTH OF ONE-FOURTH INCH (¼") BY MEANS OF A RAKE OR OTHER SIMILAR DEVICE.
- MULCHING: PLACE HAY OR STRAW AT A RATE OF THREE (3) TONS PER ACRE, MULCH CONSISTING OF NATIVE OR AGRICULTURAL GRASSES, OATS, STRAW OR LEGUMES OVER ALL LAWN AREAS WITHIN FORTY-EIGHT (48) HOURS AFTER RAKING AND SEEDING OR PLANTING HAS BEEN PERFORMED. SALT HAY OR OTHER SALINE MARSH GRASSES ARE NOT ACCEPTABLE.

PERMANENT SEEDING (APRIL 1 - OCTOBER 15)

- SEED MIXTURE AS FOLLOWS:

SPECIES	% MIX	% PURITY	% GERMINATION	APPLICATION
KENTUCKY 31 TALL FESCUE	50	95	80	8 LBS/1000 SF
RUGBY CREEPING RED FESCUE	20	95	80	8 LBS/1000 SF
SCALDIS HARD FESCUE	10	95	80	8 LBS/1000 SF
PENNFINE PERENNIAL RYE	10	95	85	8 LBS/1000 SF
ANNUAL RYEGRASS	10	95	85	8 LBS/1000 SF
- SOIL SUPPLEMENTS: AGRICULTURAL LIMESTONE WITH NO LESS THEN EIGHTY-FIVE (85) PERCENT OF CALCIUM CARBONARTE OR CALCIUM CARBONATE EQUIVALENT; NINETY-EIGHT (98) PERCENT TO PASS THROUGH A 20 MESH SIEVE, FIFTY-FIVE (55) PERCENT TO PASS THROUGH 60 MESH SIEVE AND FORTY (40) PERCENT TO PASS THROUGH A 100 MESH SIEVE. APPLY AT A RATE OF 200 POUNDS PER 1000 SF OR AT A RATE RECOMMENDED BY THE RESULTS OBTAINED FROM A COMPLETE SOIL TEST.
STARTER FERTILIZER: 16-8-8 FERTILIZER WITH A MINIMUM THIRTY-FIVE (35) PERCENT OF THE TOTAL NITROGEN FROM NATURAL ORGANIC SOURCES SUCH AS UREAFORM. APPLY AT A RATE OF 25 POUNDS PER 1,000 SF OR AT A RATE RECOMMENDED BY THE RESULTS OBTAINED FROM A COMPLETE SOIL TEST.
COMMERCIAL FERTILIZER: 5-10-5 FERTILIZER IN PELLET OR GRANULAR FORM, HIGHLY INSOLUBLE IN WATER AND CONTAINING A MINIMUM OF ONE (1) PERCENT MAGNESIUM OXIDE AND FIVE (5) POUNDS OF BORATE PER TON. DERIVATION OF ELEMENTS TO BE AS FOLLOWS:

NITROGEN - AMMONIUM SULFATE, AMMONIUM NITRATE OR AMMONIUM PHOSPHATE.
PHOSPHORUS - PHOSPHORIC ACID, CALCIUM PHOSPHATE OR AMMONIUM PHOSPHATE
POTASSIUM - MURIATE OF POTASH APPLY AT A RATE OF 30 POUNDS PER 1000 SF OR AT A RATE RECOMMENDED BY THE RESULTS OBTAINED FROM A COMPLETE SOIL TEST.

- MULCHING: USE MULCH CONSISTING OF HAY, OAT OR WHEAT STRAW, MUSHROOM MANURE FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, SALT HAY OR CHOPPED CORN STALKS ARE NOT ACCEPTABLE. APPLY MULCH TO A THICKNESS OF 2 INCHES. MAINTAIN CLEAR OF SHRUBS AND TREES.

SEQUENCE OF CONSTRUCTION: SITE WORK

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- 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 811 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- BEFORE IMPLEMENTING ANY REVISIONS TO THE EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE ENGINEER.
- INSTALL COMPOST FILTER SOCKS AS SHOWN ON THE PLAN IMMEDIATELY BEFORE INITIAL DISTURBANCES. THE METHOD OF INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH PADEP REQUIREMENTS AND AS INDICATED ON THE PLANS.
- MAINTAIN COMPOST FILTER SOCKS DURING CONSTRUCTION.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE #1 AS SHOWN ON THE PLAN.
- BEGIN CLEARING AND GRUBBING THE SITE IN PREPARATION OF BULK EARTHMOVING OPERATIONS.
- BEGIN BULK EARTHMOVING OPERATIONS. STRIPPING THE TOPSOIL AND PLACING ON THE STOCKPILE AND UNUSABLE SUBSOIL ON THE SUBSOIL STORAGE PILE.
- PROVIDE A TEMPORARY STONE SUBBASE ROADWAY TO CONNECT THE CONSTRUCTION ENTRANCE TO LITTLE LEAGUE DRIVE TO ALLOW ACCESS TO THE BALL FIELDS DURING THE 1-2 WEEKS THE BOX CULVERT IS BEING INSTALLED.
- INSTALL THE BOX CULVERT UNDER LITTLE LEAGUE DRIVE USING A HALF-WIDTH CONSTRUCTION AND MAINTAINING ACCESS TO THE BALL FIELDS.
- CONSTRUCT THE STORMWATER MANAGEMENT INFILTRATION BASIN (BMP #1) AND SEED AND MULCH IMMEDIATELY. AVOID RUNNING HEAVY EQUIPMENT OVER BOTTOM ELEVATION IN REPETITIOUS PATTERNS; COMPLETE EXCAVATION FROM SIDES OR CONSTRUCT EQUIPMENT ACCESS LANES UPON MINIMUM 36" DEEP EARTH CUSHIONS TO CONFINE EQUIPMENT TO SINGULAR PATHS IN AND OUT OF THE BASIN BOTTOM AREA. THIS IS A CRITICAL STAGE AND REQUIRES THE DESIGN PROFESSIONAL BE ONSITE TO OBSERVE THE INSTALLATION.
- CONSTRUCT THE SEDIMENT TRAPS WITHIN THE BASIN FOOTPRINT. THIS IS A CRITICAL STAGE AND REQUIRES THE DESIGN PROFESSIONAL BE ONSITE TO OBSERVE THE INSTALLATION.
- CONTINUE WITH BULK EARTHMOVING OPERATIONS BRINING THE BUILDING PAD TO GRADE.
- CONSTRUCT BOTH OF THE TOP OF SLOPE BERMS TO DIRECT SURFACE RUNOFF TO THE APPROPRIATE SEDIMENT TRAP.
- BEGIN BUILDING CONSTRUCTION.
- BEGIN TRENCHING TO INSTALL THE STORM SEWER AND OTHER UTILITIES.
- INSTALL EROSION CONTROL BLANKET ON ANY NEWLY GRADED AND EXPOSED SLOPES THAT ARE 3:1 OR GREATER.
- PROVIDE STONE SUBBASE AS SOON AS REACHING SUBGRADE.
- PROVIDE CONCRETE AND MEDIUM AND HEAVY DUTY PAVING.
- ONCE THE SITE REACHES 70% COVERAGE AND BEFORE E&S CONTROL MEASURES ARE REMOVED, REMOVE THE CULVERTS AT THE TWO ONSITE WETLAND CROSSINGS AND SEED IMMEDIATELY WITH ERNST MIX 120 OBL-FACV PERENNIAL FOOD COVER WETLAND MIX AT A RATE OF 8 LBS PER 1000 SF AND MULCH.
- UPON REACHING 70% UNIFORM VEGETATIVE COVERAGE AND PLACEMENT OF STONE SUBBASE AND/OR ASPHALT PAVEMENT ON THE PARKING LOT, CONVERT THE SEDIMENT TRAP TO INFILTRATION BASIN BMP #1, PER THE SEQUENCE OF CONSTRUCTION ON THE PCSM PLANS.

SEQUENCE OF CONSTRUCTION: BOX CULVERT INSTALLATION

- INSTALLATION OF THE BOX CULVERT SHALL BE DURING A PERIOD OF LITTLE OF NO RAINFALL.
- LITTLE LEAGUE DRIVE SHALL BE CLOSED DURING THE INSTALLATION AND THE TEMPORARY ACCESS TO THE BALL FIELDS SHALL BE PROVIDED VIA THE CEDAR RUN BUSINESS PARK CONSTRUCTION ENTRANCE.
- INSTALL COMPOST FILTER SOCK ON THE DOWNSTREAM SIDE OF THE EXISTING CULVERTS AS SHOWN ON THE PLAN SHEET AND MAINTAIN DURING THE INSTALLATION OF THE BOX CULVERT.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE #2 AS SHOWN ON THE PLAN.
- INSTALL A TEMPORARY EARTHERN BERM AT THE ENTRANCE TO THE TWIN CULVERTS AND PUMP ANY WATER TO THE DOWNSTREAM END OF THE EXISTING CULVERT. MAINTAIN THE BERM AND PUMP BYPASS DURING THE INSTALLATION OF THE BOX CULVERT.
- REMOVE THE EXISTING TWIN CULVERTS AND DISPOSE OF APPROPRIATELY.
- TEMPORARILY STOCKPILE THE STREAM BED MATERIAL EXCAVATED DURING THE REMOVAL OF THE EXISTING CULVERTS TO BE USED TO INFILL THE INVERT OF THE CONCRETE BOX CULVERT.
- INSTALL THE BOX CULVERT AND BACKFILL IMMEDIATELY.
- REMOVE THE EARTHEN BERM, PUMP BYPASS AND DOWNSTREAM SILT SOCK AND STABILIZE IMMEDIATELY
- CONSTRUCT THE SUBBASE AND PROVIDE THE BINDER COURSE.
- OPEN LITTLE LEAGUE DRIVE TO VEHICLE ACCESS.
- CONSTRUCT THE WING WALLS AND PROVIDE INLET AND OUTLET PROTECTION.
- PROVIDE WEARING COURSE AND LINE PAINTING ONCE TWIN CROSS PIPES ARE INSTALLED.
- SEED AND MULCH ANY AREAS STILL NOT STABILIZED AS A RESULT OF THE BOX CULVERT INSTALLATION.

SEQUENCE OF CONSTRUCTION -INFILTRATION BMP #1

WHEN ALL SURFACES TRIBUTARY TO THE PCSM BMP'S, INFILTRATION BASIN (BMP #1), HAVE ACHIEVED PERMANENT VEGETATION, DEFINED AS THE ESTABLISHMENT OF A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES OR COVERED WITH AN ACCEPTABLE PERMANENT BMP; SUCH AS, PAVEMENT FOR STREETS AND SIDEWALKS, THE INFILTRATION BASIN CAN BE CONVERTED AS FOLLOWS:

CONVERSION OF E&SC BMP, SEDIMENT TRAPS 1, 2, & 3, TO PCSM BMP #1 - INFILTRATION BASIN.

- FLUSH ACCUMULATED SEDIMENT FROM THE CONTRIBUTING STORM SEWER SYSTEM
- DEWATER ACCUMULATED WATER BY PUMPING TO PUMPED WATER FILTER BAG INSTALLED AND MAINTAINED ACCORDING TO THE CONSTRUCTION DETAIL FOR THIS BMP. IF SUITABLE, REMOVED SEDIMENT WILL BE PLACED ON AREAS TO BE VEGETATIVELY STABILIZED OR REMOVED FOR THE WORK AREA TO AN OFF-SITE DISPOSAL AREA IN ACCORDANCE WITH AN APPROVED E&SC PLAN. CRITICAL STAGES REQUIRING OBSERVATION BY LICENSED PROFESSIONAL:
- REMOVE SEDIMENT TRAPS AND TEMPORARY TOP OF SLOPE BERMS. REMOVE ANY ACCUMULATED SEDIMENT AND REPAIR ANY EROSION WITH THE INFILTRATION BASIN BOTTOM AND SIDES.
- IF COMPACTION OF THE INFILTRATION BASIN BOTTOM HAS OCCURRED, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, SCARIFY THE SOIL TO A MIN. DEPTH OF 8".
- PLACE TOPSOIL AND FINE GRADE BASIN BOTTOM, SEED WITH ERNST SEED MIX ITEM NUMBER ERNMX-126 AND MULCH IMMEDIATELY. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR. DO NOT COMPACT INFILTRATION BASIN BOTTOM. AVOID RUNNING HEAVY EQUIPMENT OVER BOTTOM ELEVATION IN REPETITIOUS PATTERNS; PLACE TOP SOIL FROM SIDES OR CONSTRUCT EQUIPMENT ACCESS LANES UPON MINIMUM 36" DEEP EARTH CUSHIONS TO CONFINE EQUIPMENT TO SINGULAR PATHS IN AND OUT OF THE BASIN BOTTOM AREA.
- STABILIZE ALL SURROUNDING DISTURBED SOIL SURFACES BY SEEDING AND MULCHING



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF
2	2/23/24	PER CCCD COMMENTS DATED 12/5/23	MH
3	4/10/24	PER CCCD COMMENTS DATED 4/10/24	BF
4	8/21/24	PER DEP NPDES COMMENTS DATED 8/1/24	BF
5	1/28/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF
6	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF
7	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF
8	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

DATE 01/23/2023
SCALE NA
DESIGNED BY BF
DRAWN BY CC

THESE PLANS ARE ON THE PENNSYLVANIA COORDINATE SYSTEM NAD-83

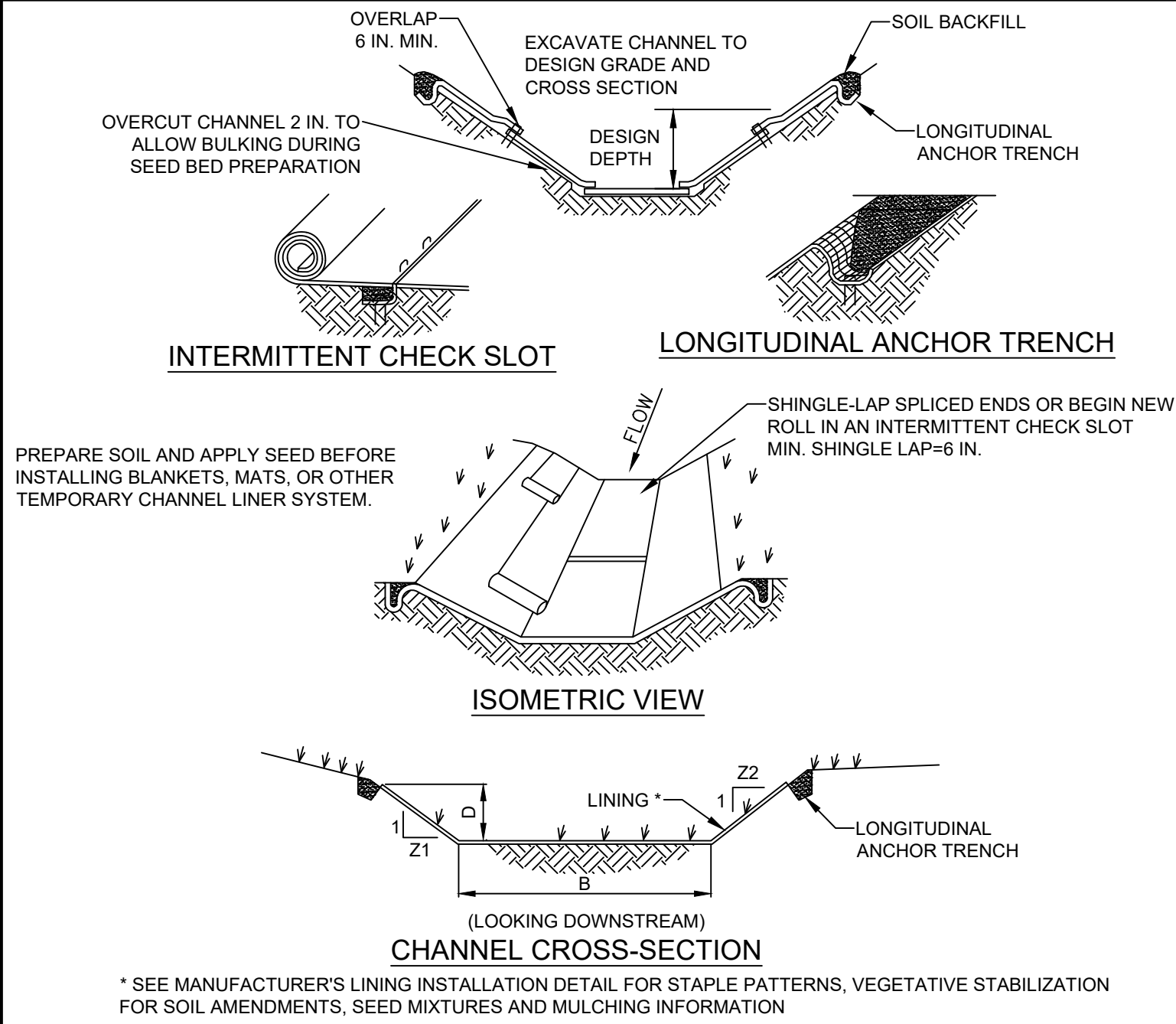
EROSION AND SEDIMENT CONTROL NOTES

CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.
C-12.1

SHEET 13 OF 25
KCI JOB NUMBER
272106249.01



* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1A	0+00 - 1+90	2	0.75 MIN.	6.5	3	3	NAG S150
1B	1+90 - BASIN	2	0.75 MIN.	6.5	3	3	NAG S150
2	ENTIRE LEGTH	6	1.25	13.5	3	3	NAG S150

NOTES:

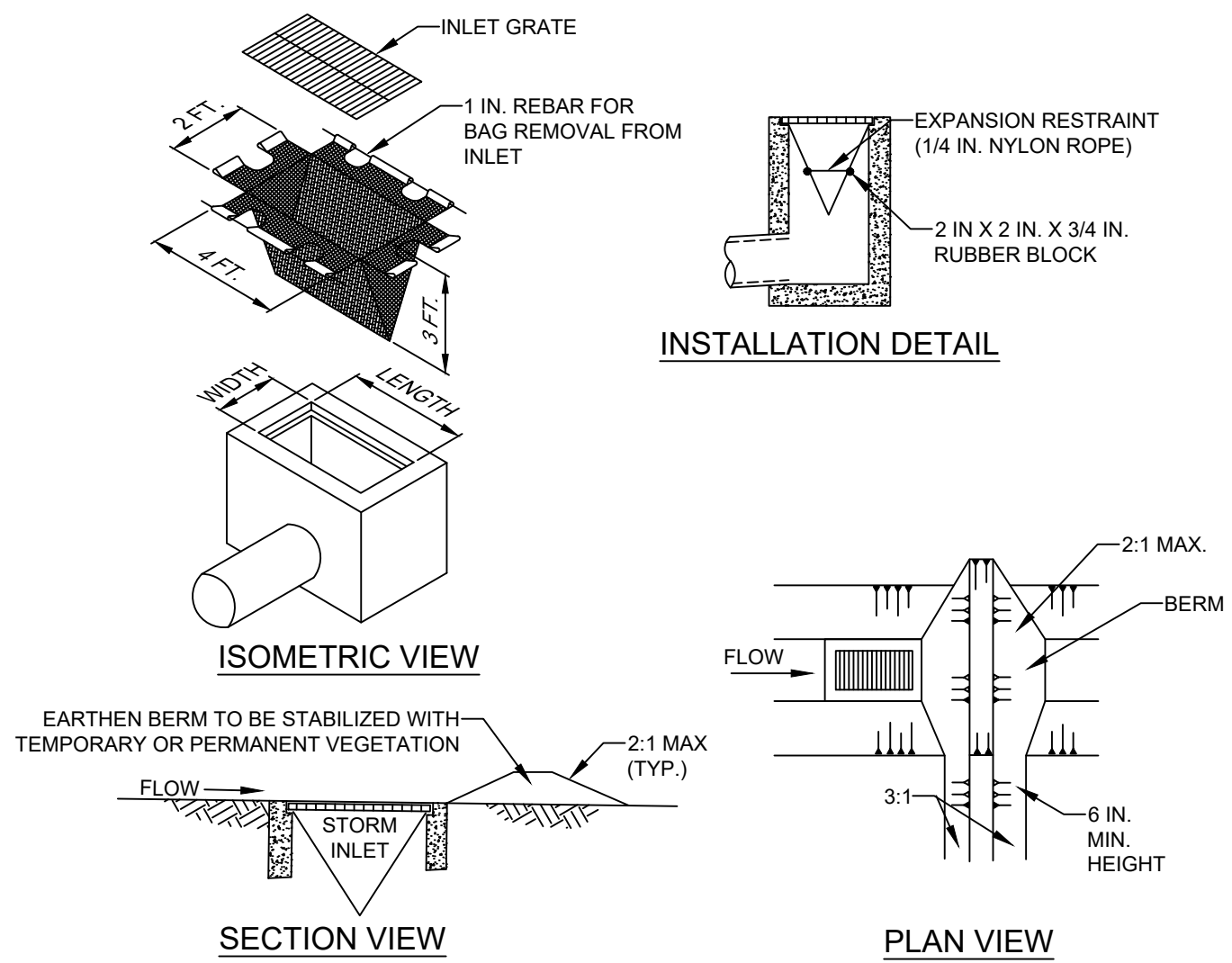
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

**STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL**

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. 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.

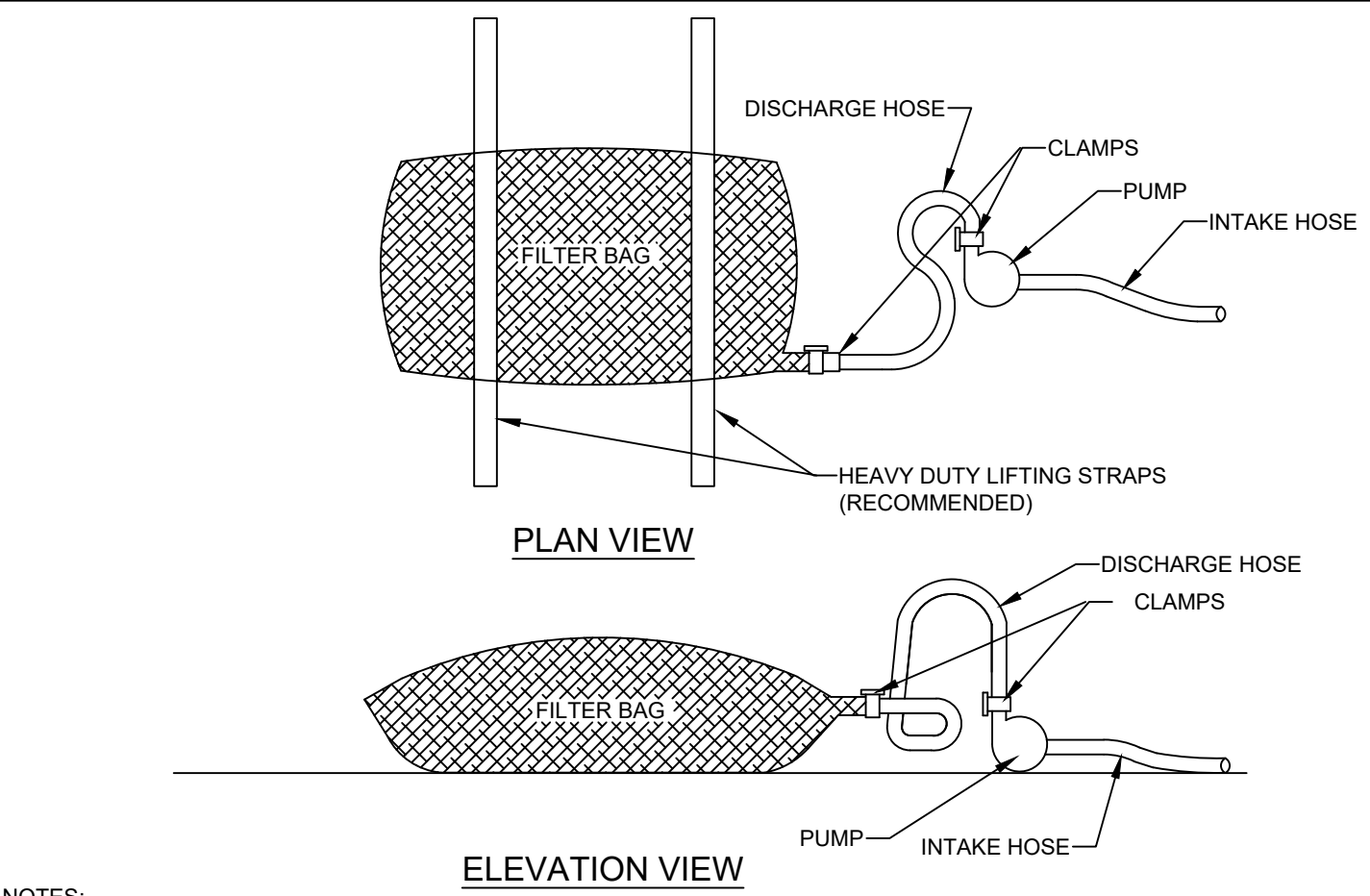
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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 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.

**STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET**

NOT TO SCALE



NOTES:

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	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 ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

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

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

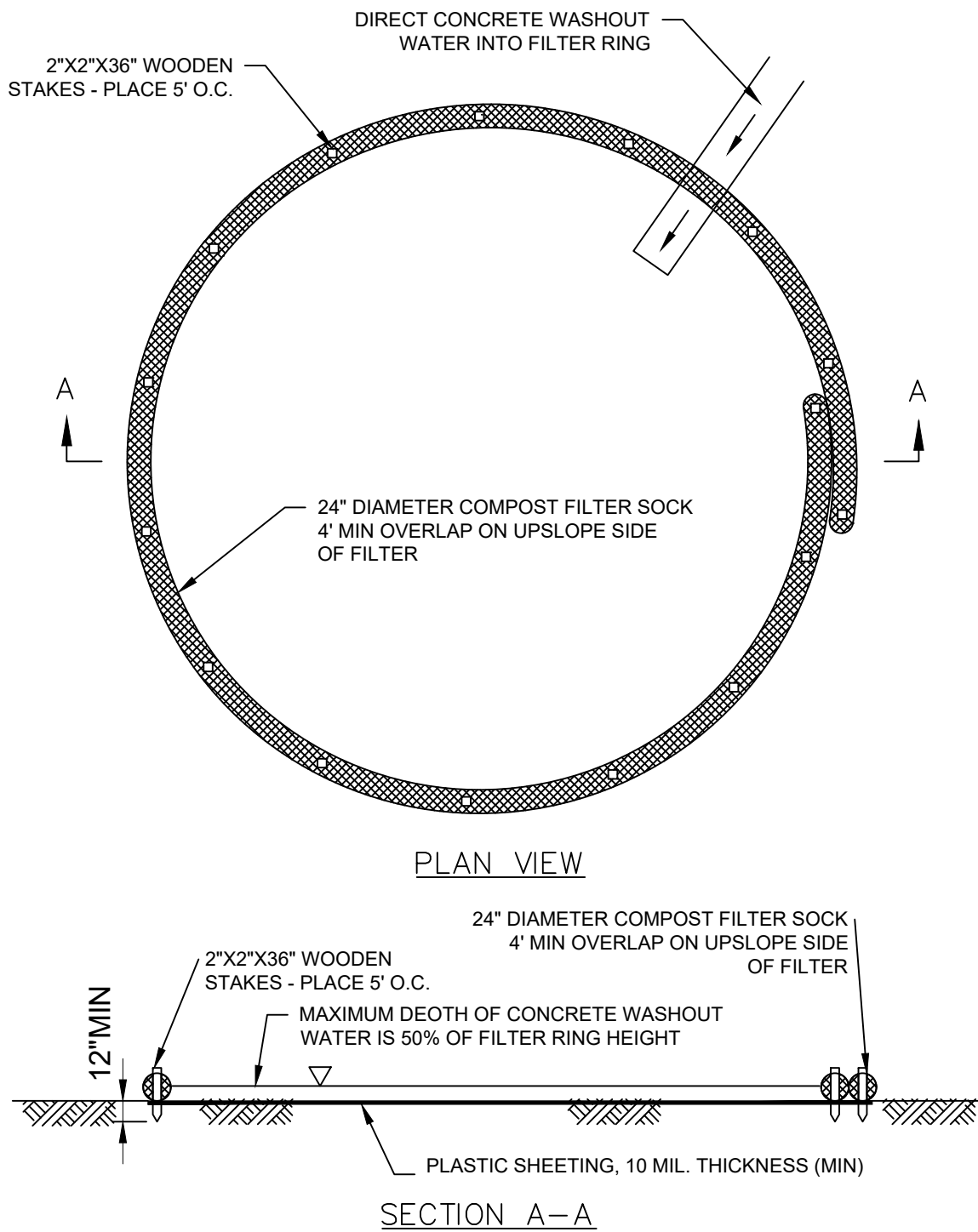
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**

NOT TO SCALE

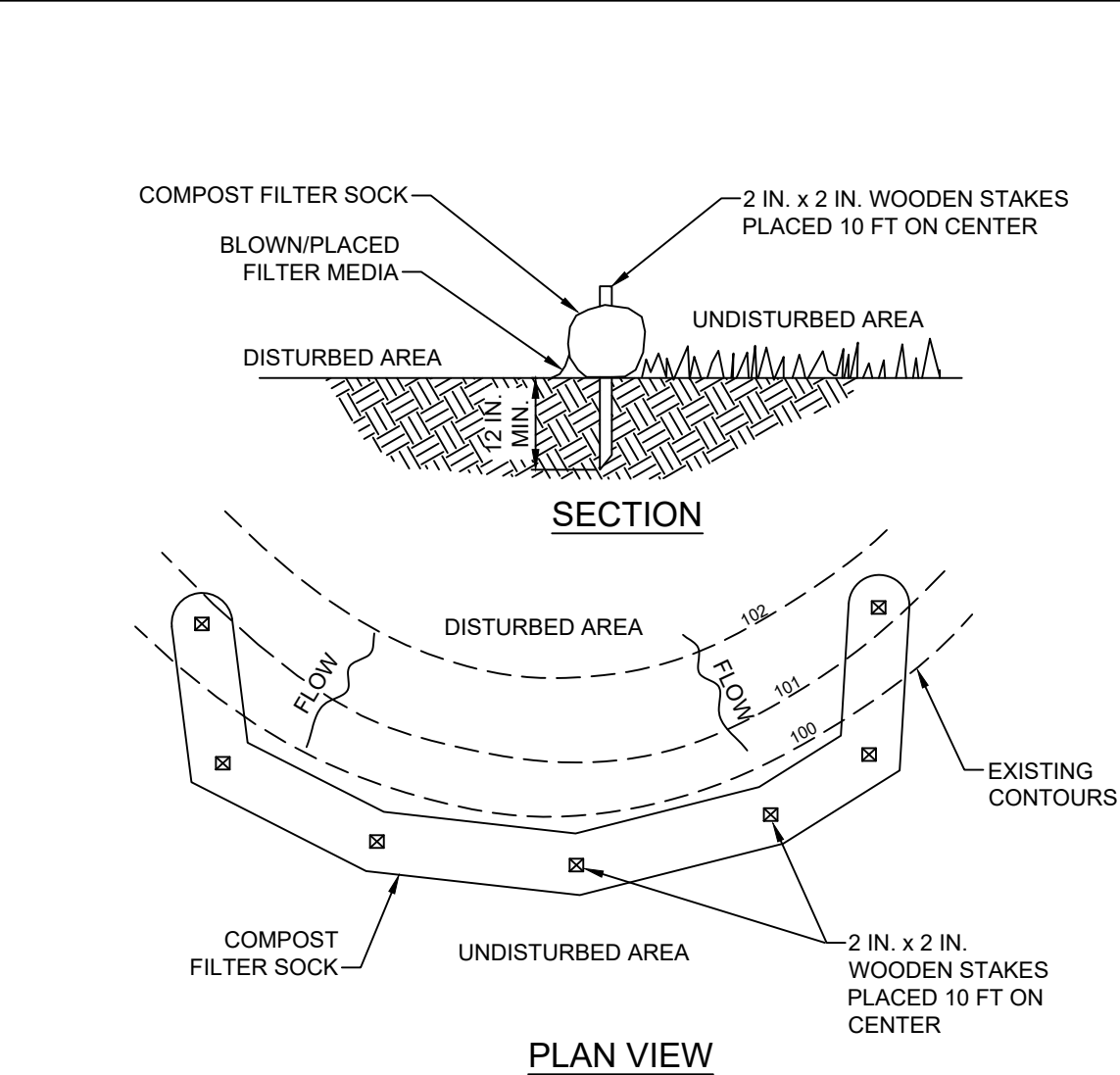


NOTES:

- 1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
- 2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE
- 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR
- ADDED HEIGHT.
- IMPERVIOUS PLASTIC SHEETING SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT.
- STAKE COMPOST SOCKS AS RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE PLASTIC SHEETING SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER.
- ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE PLASTIC SHEETING AT ALL LOCATIONS.
- WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION
- PLACE AT A CONVENIENT LOCATION FOR ACCESS BY THE CONCRETE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
- THE WASHOUT MUST CLEANED OF ACCUMULATED MATERIAL WHEN FACILITY IS 75% FULL.
- MATERIAL CLEANED OUT OF DEVICE MUST BE PROPERLY DISPOSED. MATERIAL SUITABLE TO MIX WITH TOPSOIL CAN BE DEPOSITED IN/ON THE SITE'S TOPSOIL STOCKPILES WHICH ARE PROTECTED WITH DOWNSLOPE PERIMETER SEDIMENT BARRIERS. WHEN WASHOUT IS NO LONGER NEEDED THE PLASTIC SHEETING AND USED FILTER SOCK MUST BE TAKEN TO A LANDFILL FOR PROPER DISPOSAL.

CONCRETE WASHOUT

NOT TO SCALE



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

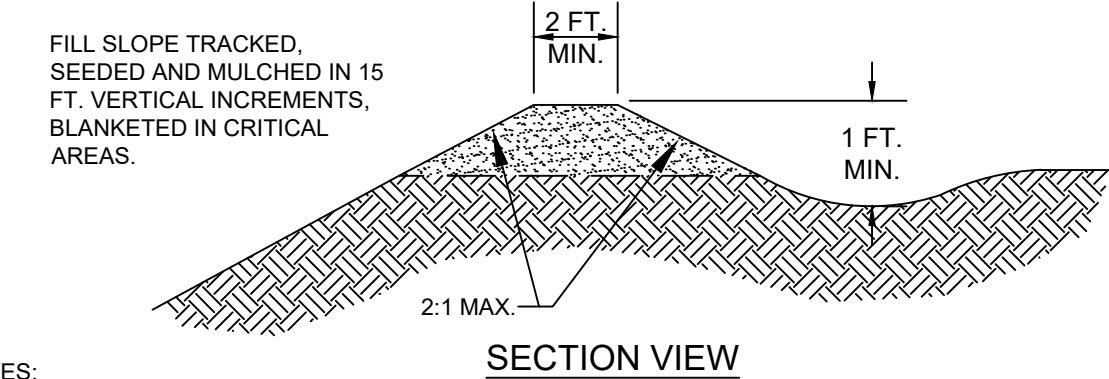
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST 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.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**

NOT TO SCALE



NOTES:

TEMPORARY BERMS SHALL BE PLACED, MAINTAINED, AND ADJUSTED CONTINUOUSLY UNTIL 90% VEGETATIVE GROWTH IS ESTABLISHED ON THE EXTERIOR SLOPES WITH PERMANENT STORM DRAINAGE FACILITIES FUNCTIONING.

BERMS SHALL OUTLET TO SLOPE PIPES, CHANNELS, OR OTHER APPROVED MEANS OF CONVEYING RUNOFF TO A SEDIMENT TRAP, SEDIMENT BASIN, OR COLLECTOR CHANNEL.

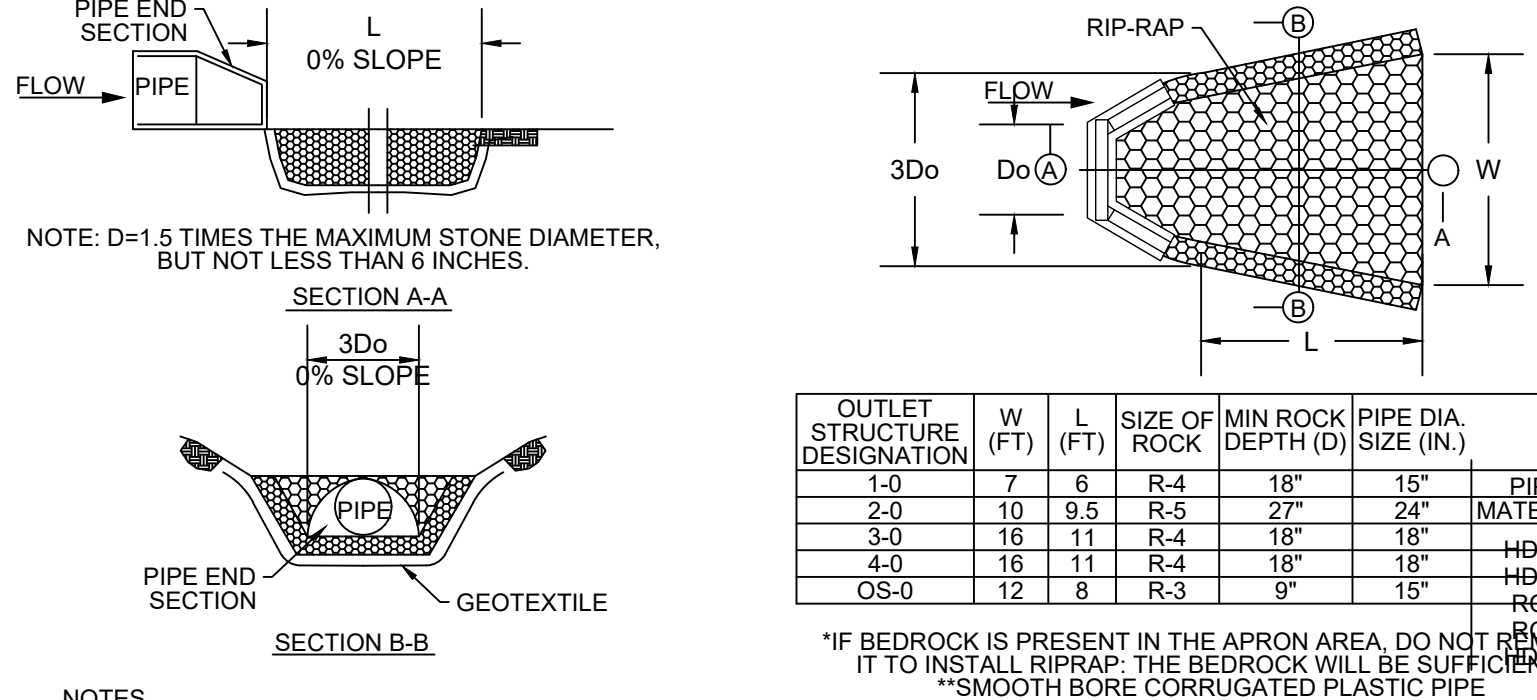
CHANNEL BEHIND BERM SHALL HAVE POSITIVE GRADE TO OUTLET AND AN APPROPRIATE PROTECTIVE LINING.

BERM SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.

AN ACCEPTABLE ALTERNATIVE TO TOP-OF-SLOPE BERM IS TO CONTINUOUSLY GRADE THE TOP OF FILL TO DIRECT RUNOFF AWAY FROM THE FILLSLOPE TO A COLLECTOR CHANNEL, SEDIMENT TRAP, OR SEDIMENT BASIN.

**STANDARD CONSTRUCTION DETAIL #6-4
TOP OF SLOPE BERM**

NOT TO SCALE



NOTES:

- THICKNESS IN ONE CONTINUOUS OPERATION TO PREVENT SEGREGATION OF MATERIALS. INDIVIDUAL ROCKS MAY BE REARRANGED, AND VOIDS FILLED WITH HAND PLACED SMALLER ROCK TO ACHIEVE A UNIFORM ROCK BLANKET.
- ROCK SHALL BE ANGULAR, CRUSHED AND HAVE A UNIT WEIGHT OF 165 LBS./C.F.
- TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
- ALL APRONS SHOULD BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIP-RAP APRON DETAIL

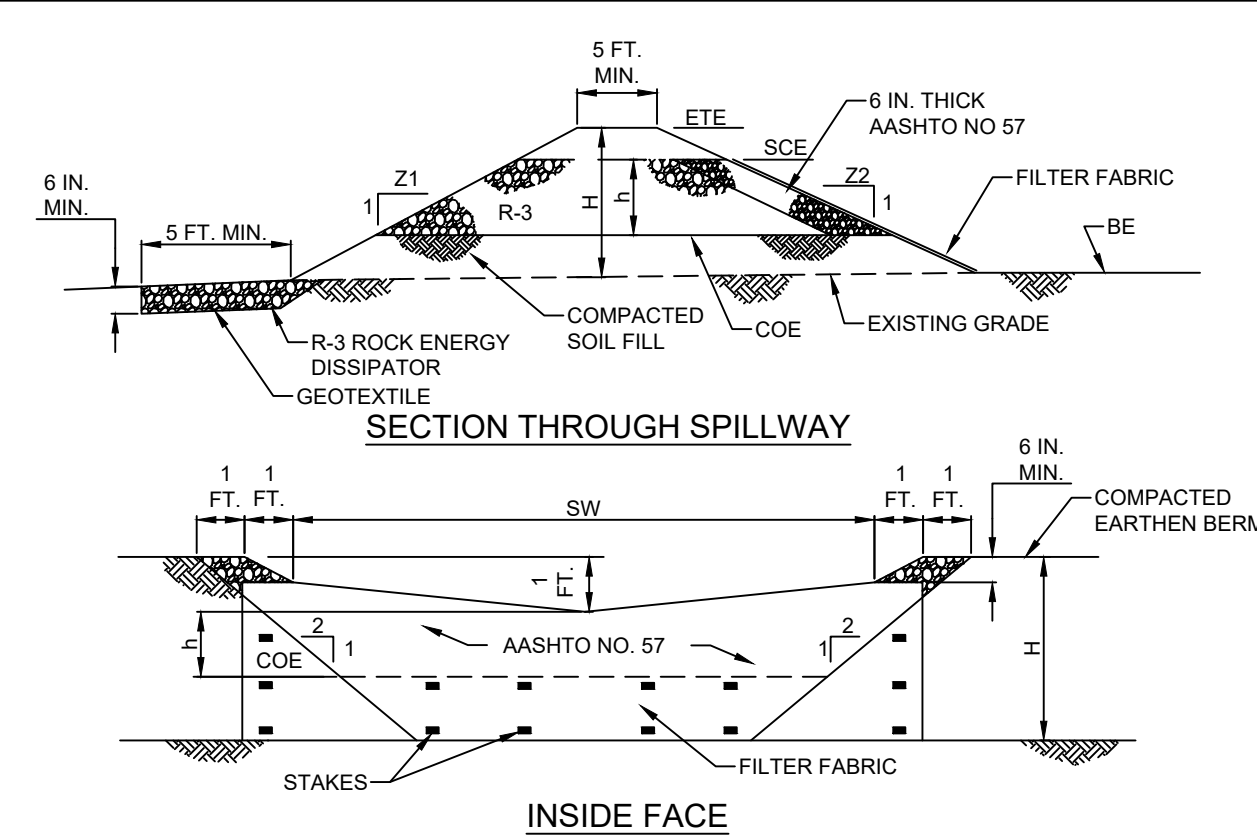
NOT TO SCALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF
2	2/23/24	PER CCDD COMMENTS DATED 12/5/23	MH
3	8/21/24	PER DEP NPDES COMMENTS DATED 8/1/24	BF
4	1/28/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF
5	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF
6	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF
7	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

**ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS**

KCI TECHNOLOGIES

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340



TRAP NO.	Z1 (FT)	Z2 (FT)	H (FT)	h (FT)	EMBANK. TOP ELEV. ETE (FT)	SPILLWAY CREST OUT ELEV. SCE (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)	SPILLWAY WIDTH SW (FT)
1	3	3	3	1	393	392	391	390	70
2	3	3	3	1	393	392	391	390	160
3	3	3	3	1	393	392	391	390	85

NOTES:

EMBANKMENT OUTLET SHALL BE COMPOSED ENTIRELY OF ROCK ABOVE CLEAN OUT ELEVATION (COE); MAIN BODY R-3 OR LARGER - R-4 TO BE USED FOR DRAINAGE AREAS GREATER THAN 3.0 ACRES. INSIDE FACE AASHTO # 57 STONE OR SMALLER A 6 IN. THICK LAYER OF COMPOST, COMPOST SOCK, OR CLEAN SAND SHALL BE INSTALLED ON TOP OF THE AASHTO #67 STONE AND SECURELY ANCHORED IN HQ WATERSHEDS. 24 IN. DIAMETER COMPOST SOCK(S) SHALL BE USED IN PLACE OF FILTER FABRIC AND AASHTO #57 STONE IN EV WATERSHEDS.

FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 6 IN. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.

ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.

CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.

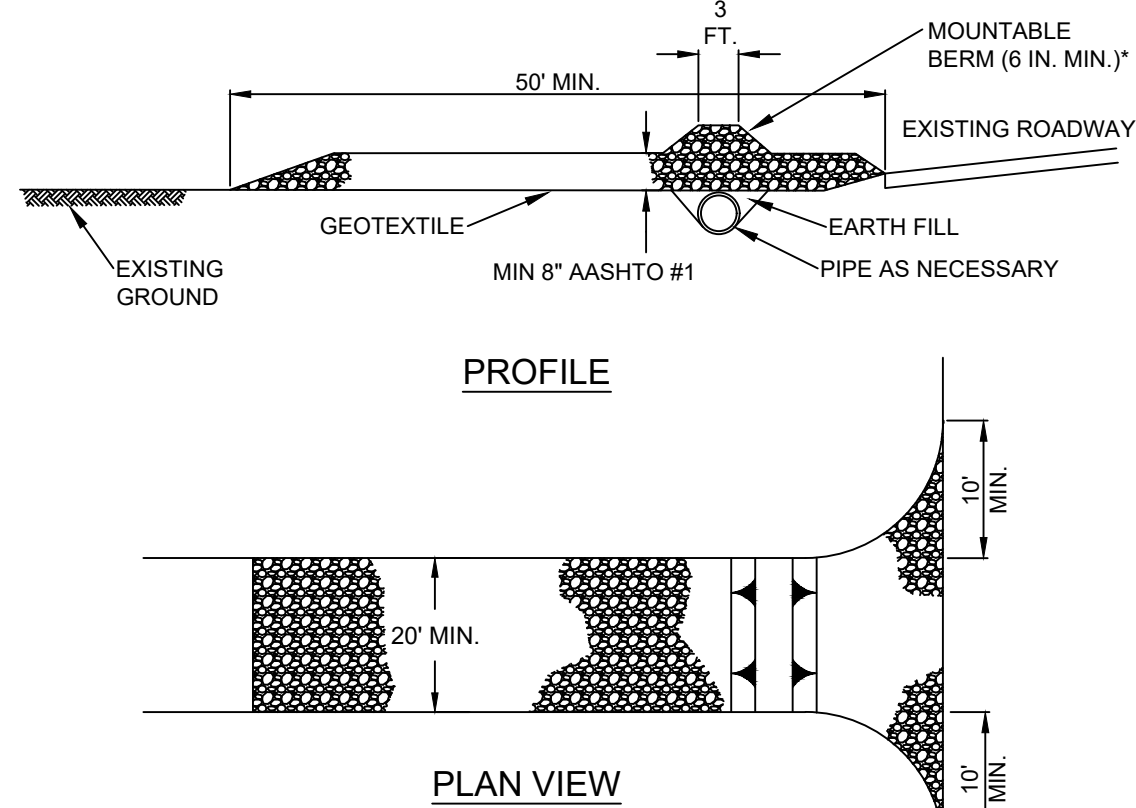
DISPLACED RIPRAP WITHIN THE SPILLWAY OR OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-16 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

SEDIMENT TRAP #4 EMBANKMENT IS PROVIDED TO CATCH ANY SEDIMENT THAT MAY WASH THROUGH OR GET BEYOND THE THREE SEDIMENT TRAPS UPSLOPE.

**STANDARD CONSTRUCTION DETAIL #8-1
EMBANKMENT SEDIMENT TRAP**

NOT TO SCALE



NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE

**EROSION AND SEDIMENT
CONTROL DETAILS
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD**

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PA

THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

DRAWING NO.

C-12.2

SHEET 14 OF 25
KCI JOB NUMBER
272106249.01



Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: May 14, 2025

Retention Basin Floor Mix - Low Maintenance - ERNMX-126

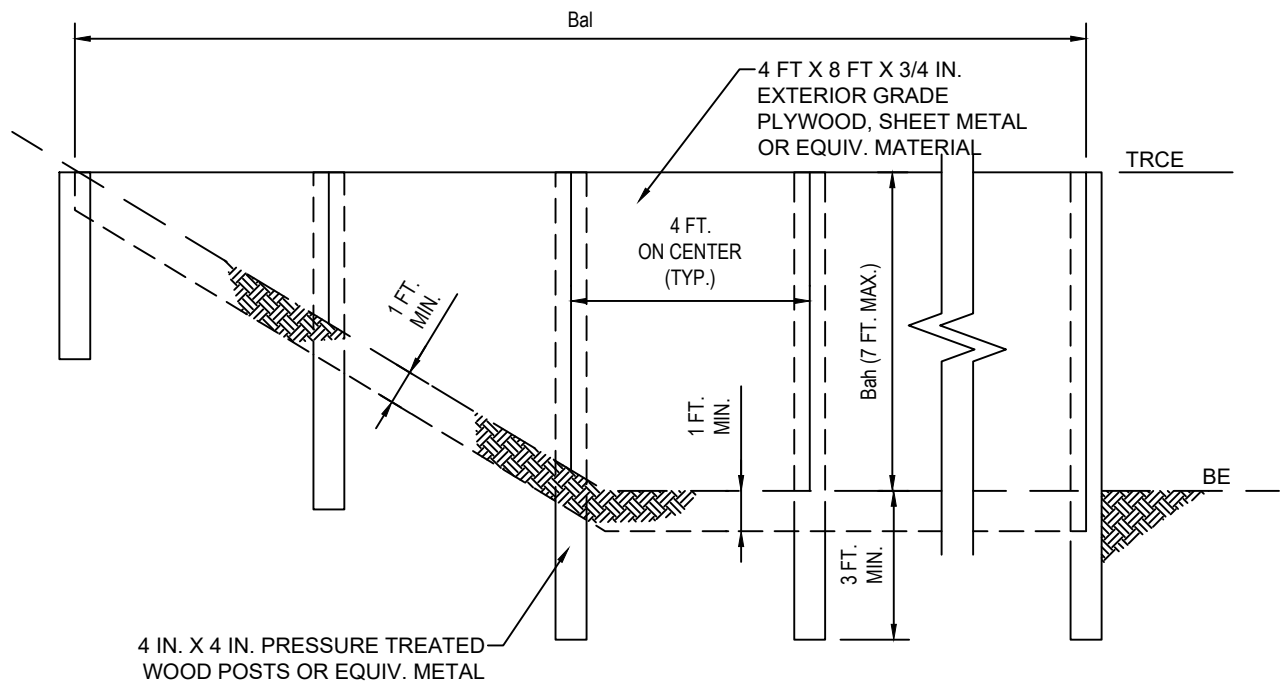
Botanical Name	Common Name
20.00 % <i>Panicum clandestinum, Tioga</i>	Deertongue, Tioga
20.00 % <i>Puccinellia distans, Fults</i>	Alkaligrass, Fults
18.00 % <i>Elymus virginicus, Madison-NY Ecotype</i>	Virginia Wildrye, Madison-NY Ecotype
15.00 % <i>Agrostis stolonifera, PC 2.0'</i>	Creeping Bentgrass, PC 2.0'
15.00 % <i>Poa palustris</i>	Fowl Bluegrass
10.00 % <i>Carex vulpinoidea, PA Ecotype</i>	Fox Sedge, PA Ecotype
1.00 % <i>Carex lurida, PA Ecotype</i>	Lurid Sedge, PA Ecotype
1.00 % <i>Juncus effusus</i>	Soft Rush

100.00 %

Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

Grasses & Grass-like Species - Herbaceous Perennial; Stormwater Management

The hardy inexpensive grass and grass-like species are ideal for retention basins that may have high salt inflows and where mowing may be required. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.



BASIN OR TRAP NO.	BAFFLE		TEMPORARY RISER	BOTTOM
	LENGTH Baf (FT)	HEIGHT Baf (FT)	CREST ELEV. TRCE (FT)	ELEV BE (FT)
1	168	2	392	390
2	307	2	392	390
3	90	2	392	390

NOTES:

SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.

AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION

IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.

BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.

SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.

DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.

BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

STANDARD CONSTRUCTION DETAIL #7-14

BAFFLE

NOT TO SCALE

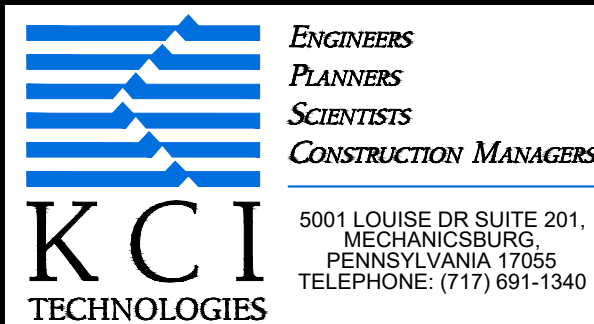
THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

DRAWING NO.

C-12.3

SHEET 15 OF 25

KCI JOB NUMBER
272106249.01



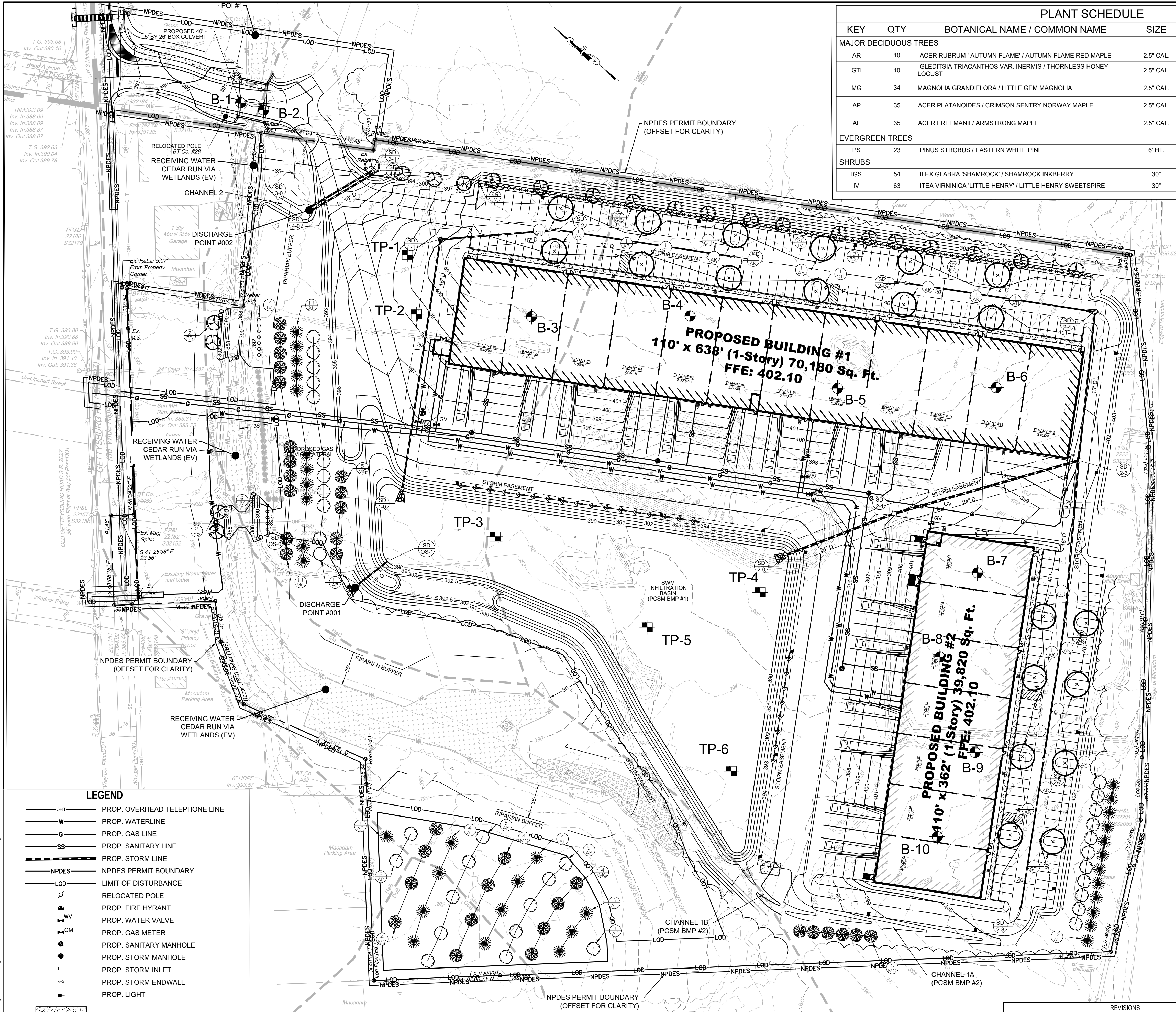
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7	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

DATE 01/23/2023
SCALE AS SHOWN
DESIGNED BY BF
DRAWN BY CC

EROSION AND SEDIMENT
CONTROL DETAILS
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PA

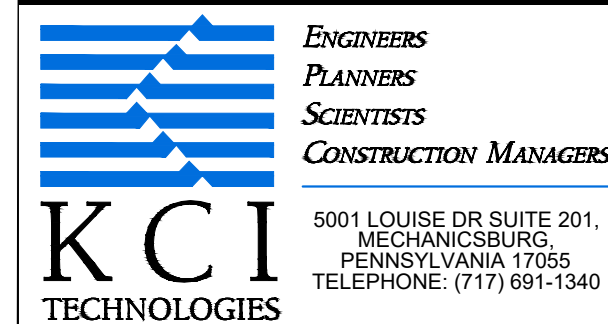


LEGEND

OH1	PROP. OVERHEAD TELEPHONE LINE
W	PROP. WATERLINE
G	PROP. GAS LINE
SS	PROP. SANITARY LINE
SS	PROP. STORM LINE
NPDES	NPDES PERMIT BOUNDARY
LDO	LIMIT OF DISTURBANCE
RELOCATED POLE	RELOCATED POLE
PROP. FIRE HYDRANT	PROP. FIRE HYDRANT
PROP. WATER VALVE	PROP. WATER VALVE
PROP. GAS METER	PROP. GAS METER
PROP. SANITARY MANHOLE	PROP. SANITARY MANHOLE
PROP. STORM MANHOLE	PROP. STORM MANHOLE
PROP. STORM INLET	PROP. STORM INLET
PROP. STORM ENDWALL	PROP. STORM ENDWALL
PROP. LIGHT	PROP. LIGHT
PROP. CONCRETE	PROP. CONCRETE
PROP. BUILDING	PROP. BUILDING
TEST PIT AND INFILTRATION TESTS	TEST PIT AND INFILTRATION TESTS
BORINGS	BORINGS

STORMWATER MANAGEMENT PLAN OWNER ACKNOWLEDGEMENT

I, _____, ON THIS DATE, _____, ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITIES AND BMPs TO BE PERMANENT FIXTURES THAT CAN ONLY BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF THE REVISED PLAN BY THE MUNICIPALITY.



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	SPACING
MAJOR DECIDUOUS TREES					
AR	10	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
GTI	10	GLEDISIA TRIACANTHOS VAR. INERMIS / THORNLESS HONEY LOCUST	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
MG	34	MAGNOLIA GRANDIFLORA / LITTLE GEM MAGNOLIA	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
AP	35	ACER PLATANOIDES / CRIMSON SENTRY NORWAY MAPLE	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
AF	35	ACER FREEMANII / ARMSTRONG MAPLE	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
EVERGREEN TREES					
PS	23	PINUS STROBUS / EASTERN WHITE PINE	6" HT.	B&B	FULL, HEAVY
SHRUBS					
IGS	54	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	30"	CONT.	MATCHED
IV	63	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY SWEETSPIRE	30"	CONT.	MATCHED

SOILS LEGEND

DuB	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
HaB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
HaC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES
HcB	HAGERSTOWN SILT LOAM, ROCKY, 3 TO 8 PERCENT SLOPES
Me	MELVIN SILT LOAM

LONG TERM OPERATIONS & MAINTENANCE PLAN:

- TREE AND SHRUB PLANTINGS: PLANTINGS NEED DEEP REGULAR WATERING DURING THE FIRST GROWING SEASON. EITHER NATURAL WATERING VIA RAINFALL, OR PLANNED WATERING VIA CARETAKER. PLANTING IN THE FALL INCREASES THE LIKELIHOOD OF SUFFICIENT RAIN DURING PLANTING ESTABLISHMENT. MULCH WILL ASSIST IN MOISTURE RETENTION IN THE ROOT ZONE OF PLANTINGS. MODERATE SOIL TEMPERATURE. PROVIDE SOME WEED SUPPRESSION AND RETARD EVAPORATION. USE COARSE ORGANIC MULCH THAT IS SLOW TO DECOMPOSE IN ORDER TO MINIMIZE REPEAT LEAVES AND TWIGS THAT ARE STOCKPILED FOR SIX MONTHS TO A YEAR. WEED COMPETITION LIMITS GROWTH AND SURVIVAL. THEREFORE THE WEEDS SHOULD BE CONTROLLED BY EITHER HERBICIDES, MOWING OR WEED MATS. HERBICIDES ARE A SHORT-TERM MAINTENANCE TECHNIQUE (2-3 YEARS) THAT IS GENERALLY CONSIDERED EXPENSIVE AND MORE FLEXIBLE THAN MOWING AND WILL RESULT IN A QUICKER ESTABLISHMENT OF THE PLANTINGS. HERBICIDE USE IS REGULATED BY THE PA DEPARTMENT OF AGRICULTURE. PROPER CARE SHOULD BE TAKEN TO ENSURE THAT PROXIMITY TO WATER FEATURES IS CONSIDERED. THE HEALTH OF THE TREES AND SHRUBS SHALL BE DOCUMENTED EVERY 3 MONTHS FOR THE FIRST YEAR. TREES OR SHRUBS THAT DO NOT SURVIVE THE FIRST YEAR SHALL BE REMOVED AND REPLACED IN KIND.
- CATCH BASINS AND STORM SEWER CONVEYANCE SYSTEM: ALL CATCH BASINS AND ASSOCIATED CONVEYANCE SYSTEM SHOULD BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR (4) TIMES PER YEAR. AS WELL AS AFTER EVERY STORM GREATER THAN 1 INCH. SEDIMENT LADEN WATER CREATED DURING INLET AND STORM SEWER CLEANING MUST BE CAPTURED BEFORE IT ENTERS THE INFILTRATION FACILITY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY. IF SIGNS OF FAILURE ARE NOTED, AN ENGINEER OR OTHER QUALIFIED PROFESSIONAL SHOULD BE CONTACTED. SIGNS OF FAILURE INCLUDE BUT ARE NOT LIMITED TO: MATERIAL CRACKING, POOR DRAINAGE, BLOCKAGES, AND DELAYED FLOWS.
- INFILTRATION BASINS: ALL BASIN STRUCTURES EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT SHOULD BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR (4) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 1 INCH (STRUCTURES INCLUDE BASIN BOTTOMS, TRASH RACKS, OUTLET STRUCTURES, AND INLETS). SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASIN IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY. IF SIGNS OF FAILURE ARE NOTED, AN ENGINEER OR OTHER QUALIFIED PROFESSIONAL SHOULD BE CONTACTED. SIGNS OF FAILURE INCLUDE BUT ARE NOT LIMITED TO: PROLONGED DETENTION (>72 HOURS), MATERIAL CORROSION, MATERIAL CRACKING, AND BLOCKAGES.
- PER THE GEOTECHNICAL REPORT THE SITE IS SITUATED WITHIN THE ROCKDALE RUN FORMATION, WHICH IS DESCRIBED AS LIMESTONE A WITH DOLOMITE INTERBEDS. THE FORMATION IS COMPRISED OF CARBONATE ROCK AND IS SUSCEPTIBLE TO DEVELOPMENT OF KARST ACTIVITY, WHICH MAY INCLUDE SINKHOLES, CAVERNS, BEDROCK PINNACLES, AND FLOATING SOULDERS. IF VOIDS ARE ENCOUNTERED DURING EARTHWORK OPERATIONS OR A SINKHOLE FORMS DURING OR AFTER CONSTRUCTION, THE OWNER SHALL NOTIFY THE TOWNSHIP AND/OR PA DEP IMMEDIATELY AND THE OWNER SHALL TAKE PROTECTIVE MEASURES TO PREVENT PEDESTRIAN AND/OR VEHICULAR TRAFFIC WITHIN THE VICINITY OF THE SINKHOLE. A REPAIR PLAN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL AND EXECUTED BY THE OWNER.
- GROUND COVER: ALL DISTURBED AREAS ARE TO BE PREPARED AND SEEDED, OR OTHER PERMANENT GROUND COVER PROVIDED. FOLLOWING FINAL GRADING, GROUND COVER SHOULD BE MAINTAINED AND/OR REPLACED UNTIL PERMANENT STABILIZATION HAS OCCURRED.
- ALL VEGETATED SWALES SHOULD BE INSPECTED QUARTERLY TO ENSURE THERE IS NOT BUILD UP OF SEDIMENT OR STANDING WATER 72 HOURS AFTER LAST RAINFALL EVENT. ADDITIONALLY, ENSURE THERE IS NO PONDING OF WATER OUTSIDE OF THE CURB-CUTS WITHIN THE PARKING LOT. OWNER TO MAKE SURE ALL OPENINGS ARE KEPT CLEAR OF DEBRIS AND SEDIMENT BUILD-UP TO PREVENT WATER FROM FLOWING FREELY THROUGH OPENINGS. IF EXCESSIVE SEDIMENT IS ENCOUNTERED THE AREA IS TO BE CLEANED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. IF SIGNS OF FAILURE ARE NOTED, AN ENGINEER OR OTHER PROFESSIONAL SHOULD BE CONTACTED. SIGNS OF FAILURE INCLUDE BUT ARE NOT LIMITED TO: EXCESSIVE SEDIMENT BUILD-UP AND PONDING.
- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY SWM BMPs, FACILITIES, AREAS, STRUCTURES, OR EASEMENTS THAT WERE INSTALLED/APPROVED AS A REQUIREMENT OF THIS CHAPTER WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- ALL PCSM INSPECTIONS, REPAIRS, REPLACEMENTS AND ROUTINE MAINTENANCE SHALL BE DOCUMENTED IN A WRITTEN REPORT AND AVAILABLE ON SITE FOR INSPECTION AND DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PCSM BMPs SHALL BE IN ACCORDANCE WITH ALL DEPARTMENT LAWS REGULATIONS AND REQUIREMENTS.

OTHER MAINTENANCE:

- BLOW OFF ALL SIDEWALKS AND CORNERS USING POWER BLOWERS. (SERVICE TO BE PROVIDED ON DAYS WHEN LOT CANNOT BE SWEEP, I.E. HEAVY RAINS, SNOW)
- EMPTY ALL TRASH RECEPTACLES AND REPLACE LINERS. FREQUENCY: SEVEN (7) TIMES PER WEEK.
- HAND-PICK ENTIRE LOT FRONT, REAR AND SIDES, INCLUDING ALL TRASH ENCLOSURES OF VISIBLE TRASH. INCLUDE CATCH BASINS. FREQUENCY: SEVEN (7) TIMES PER WEEK.
- HAND-PICK ALL LANDSCAPED AREAS. FREQUENCY: SEVEN (7) TIMES PER WEEK.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS AND IN ACCORDANCE WITH DEPARTMENT LAWS, REGULATIONS AND REQUIREMENTS.

AS-BUILT NOTES:

- THE APPLICANT SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL SWM BMPs INCLUDED IN THE APPROVED SWM SITE PLAN. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY.
- THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. THE LATITUDE AND LONGITUDE COORDINATES FOR ALL PERMANENT SWM BMPs MUST ALSO BE SUBMITTED. AT THE CENTRAL LOCATION OF THE BMPs. IF ANY LICENSED QUALIFIED PROFESSIONAL CONTRIBUTED TO THE CONSTRUCTION PLANS, THEN A LICENSED QUALIFIED PROFESSIONAL MUST SIGN THE COMPLETION CERTIFICATE.
- AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE MUNICIPALITY, THE MUNICIPALITY MAY CONDUCT A FINAL INSPECTION.

AVOIDANCE MEASURE:

PER THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES PNDR REVIEW (PROJECT SEARCH ID: PNDR-761407), DATED FEBRUARY 16, 2024, THE PROPOSED PROJECT IS LOCATED IN THE VICINITY OF NORTHERN LONG-EARED BAT SPRING STAGING/FALL SWARMING HABITAT. TO ENSURE TAKE IS NOT REASONABLY CERTAIN TO OCCUR, **DO NOT CONDUCT TREE REMOVAL FROM MAY 15 TO AUGUST 15**. THE U.S. FISH AND WILDLIFE SERVICE DETERMINED TAKE IS NOT REASONABLY CERTAIN TO OCCUR FROM TREE REMOVAL IF ACTIVITIES ARE AVOIDED DURING PUP SEASON (I.E. THE RANGE OF TIME WHEN FEMALES ARE CLOSE TO GIVING BIRTH (I.E. TWO WEEKS PRIOR TO BIRTH) AND HAVE NON-VOLANT (I.E. UNABLE TO FLY) YOUNG)

THESE PLANS ARE
ON THE PENNSYLVANIA
COORDINATE SYSTEM
NAD-83

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN CEDAR RUN BUSINESS CENTER 4517 GETTYSBURG RD

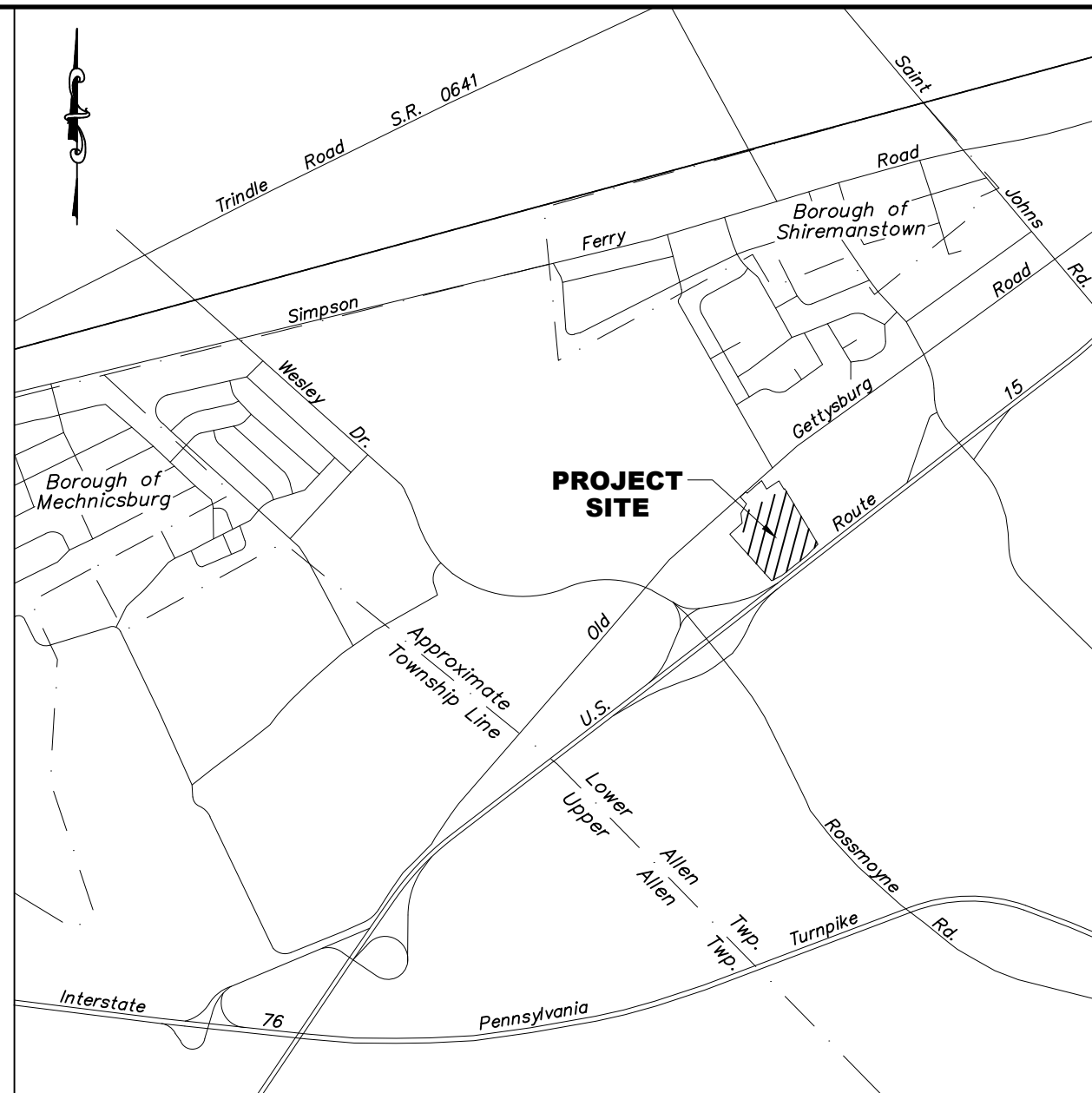
LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PA

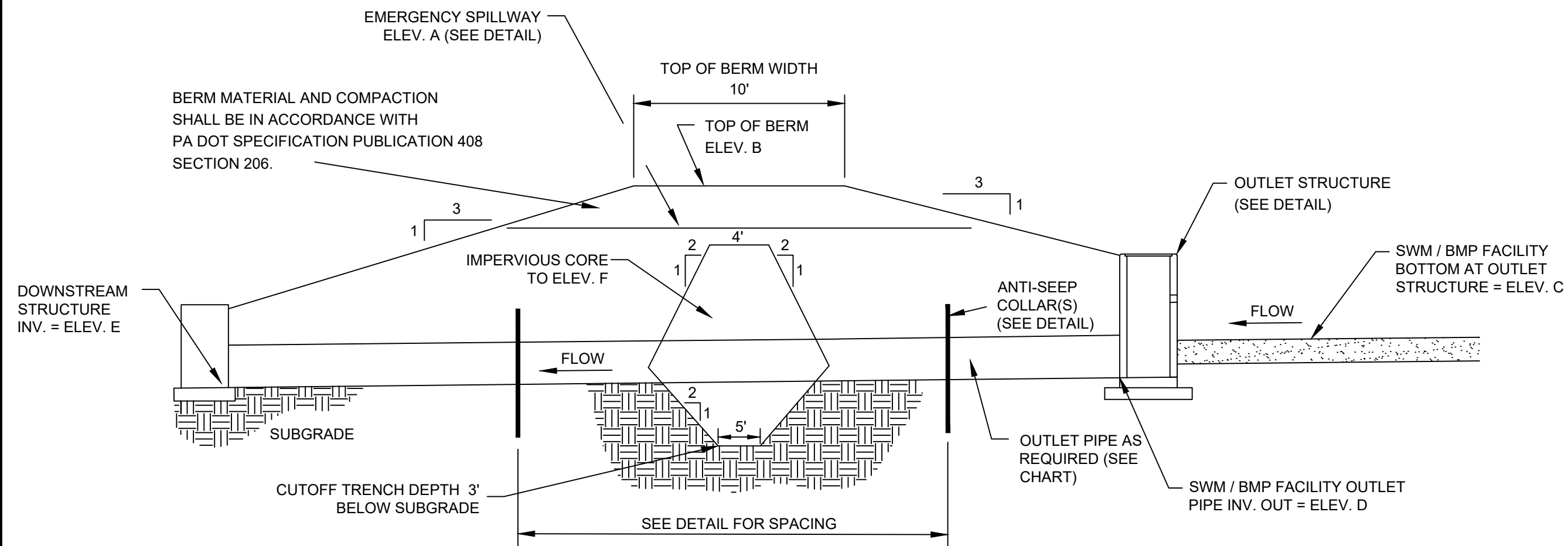
DRAWING NO.

C-13.0

SHEET 16 OF 25
KCI JOB NUMBER
272106249.01



M:\2021\27106249.01 - Gettysburg Rd\Drawings\CIVIL\C-13.0-C13.2 - SWM PLAN.dwg - Connor Collins - 8/4/25



FACILITY #	A	B	C	D	E	F	OUTLET PIPE
1	392.50	394.00	390.00	388.69	388.49	392.00	39' - 15" HDPE @ 0.50%

GENERAL NOTE:

- FOUR TEST PITS WERE EXCAVATED WITHIN THE INFILTRATION BASIN TO DETERMINE IF A LIMITING ZONE (HIGH WATER TABLE OR BEDROCK) OCCURS WITHIN 2' OF THE INFILTRATION ELEVATION. ALL FOUR TEST PITS SHOWED THAT THE PROPOSED INFILTRATION ELEVATION IS AT LEAST 2-Feet ABOVE THE LIMITING ZONE. THE GEOTECHNICAL REPORT INDICATED THAT PINNACLED ROCK MIGHT PRESENT ITSELF DURING THE CONSTRUCTION OF THE INFILTRATION BASIN. IF PINNACLED ROCK IS FOUND WITHIN THE LIMITS OF THE INFILTRATION BASIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, THEREBY ALLOWING THE ENGINEER TO ASSESS THE NEED OR NOT IF A FILTER MEDIA TO ASSIST IN THE REMOVAL OF POLLUTANTS.
- ADS N-12 HDPE STORM PIPE DOES NOT REQUIRE CRUSHED STONE BACKFILL FOR STRUCTURAL STABILITY. MANY NATIVE SOILS ARE WELL SUITED FOR BACKFILL PROVIDED THEY ARE COMPACTED PROPERLY. THESE SOILS MEET THE UNIFIED SOIL CLASSIFICATIONS OF A GW, GP, S W, SP (ASTM D-2321 CLASS II) AND GM, GC, SM, SC (ASTM D-2321 CLASS III).

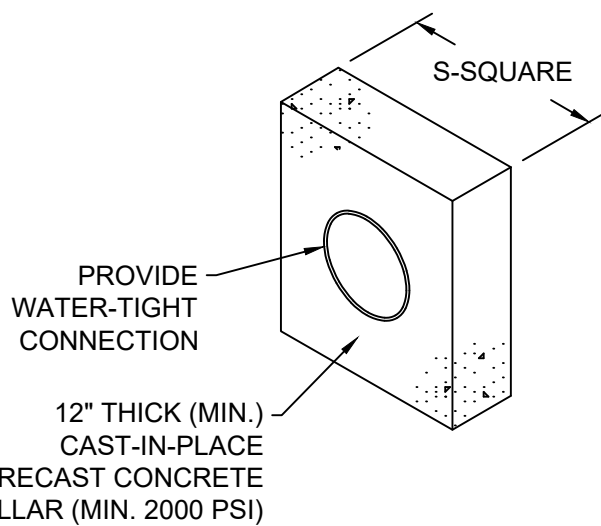
INFILTRATION BASIN (BMP #1)
CROSS SECTION AT OUTLET STRUCTURE

NOT TO SCALE

COMPACTION NOTE:

- CORE MATERIAL UNIFIED CLASS, CH OR CL HAVING
- A PERMEABILITY OF 1.0×10^{-7} CM/S OR LOWER COMPACTED TO 95% OF MAX. DENSITY.

HOMOGENEOUS EMBANKMENT MATERIAL TO BE COMPACTED IN 8" LAYERS TO A MINIMUM FINAL DENSITY OF NOT LESS THAN 95% OF MAX. DRY WEIGHT AT OPTIMUM MOISTURE CONTENT.



NOTES:

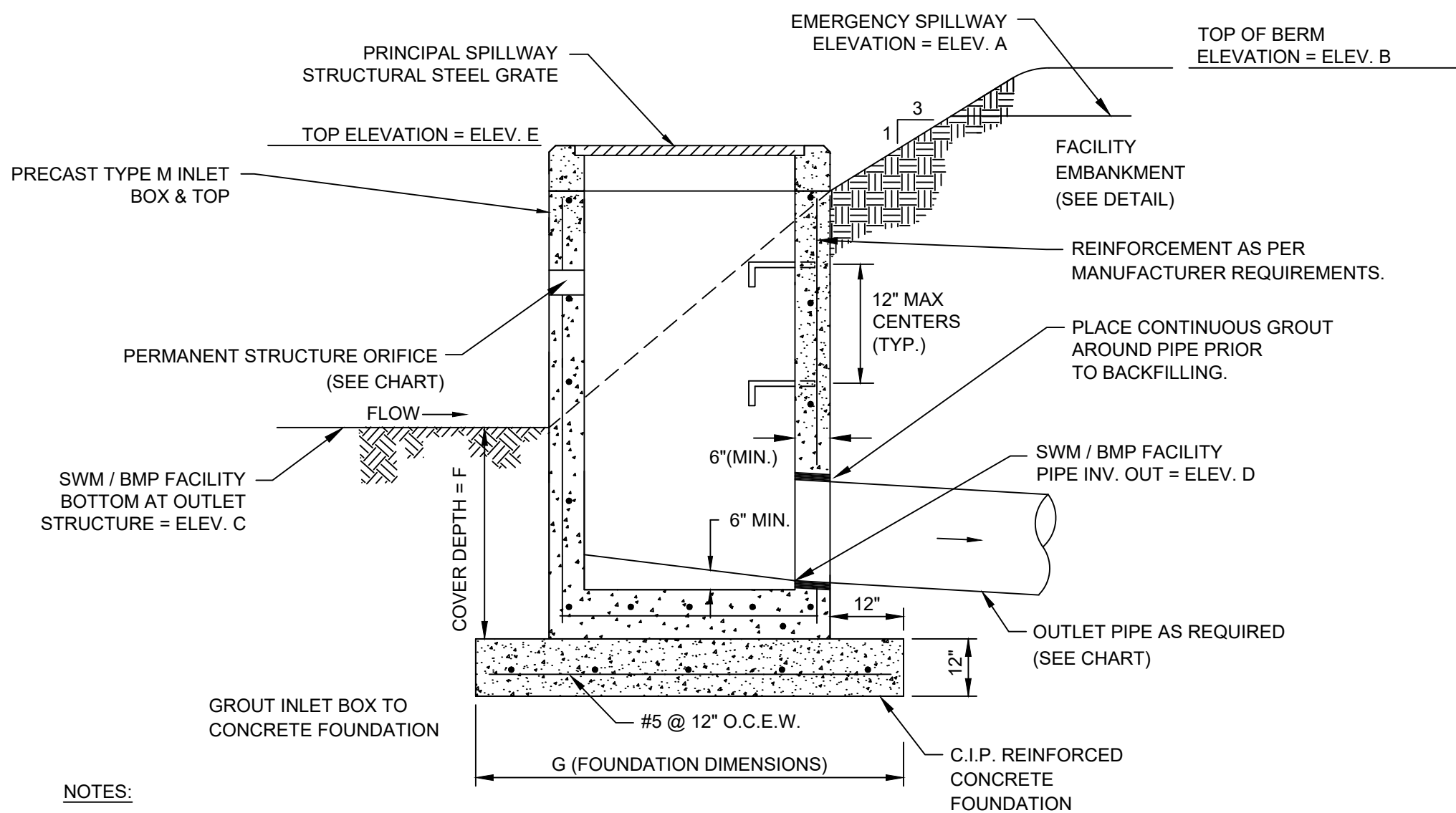
ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATER-TIGHT.

COLLAR SIZE AND SPACING SHALL BE AS INDICATED BELOW.

BASIN NO.	PIPE SIZE (IN.)	S (IN.)	NO. OF COLLARS	DISTANCE RISER TO 1ST COLLAR (FT.)	COLLAR SPACING (FT.)
1	15	23	4	4.7	2.0

CONCRETE ANTI-SEEP
COLLAR FOR PERMANENT BASIN

NOT TO SCALE



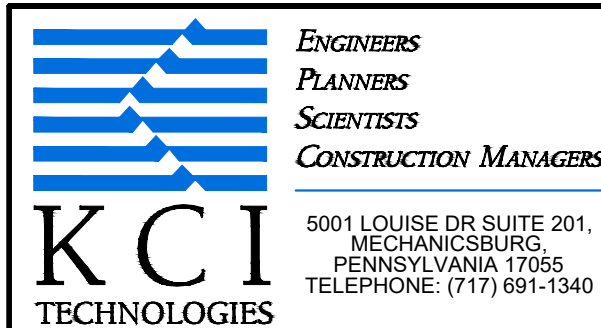
NOTES:

- PROVIDE FIELD PLACED CONCRETE FILL IN THE BOTTOM OF ALL OUTLET STRUCTURES. PROVIDE AN ADEQUATE FLOW CHANNEL FOR THE TRANSITION TO THE OUTLET PIPE. SHAPE BOX BOTTOM FOR POSITIVE DRAINAGE.
- CONSTRUCT THE REINFORCED CONCRETE FOUNDATION TO A DIMENSION 24 INCHES LARGER THAN THE OUTSIDE DIMENSIONS OF THE OUTLET STRUCTURE.
- WHEN CONVERTING THE FACILITY TO ITS PERMANENT CONDITION, REMOVE TEMPORARY STEEL PLATES & SKIMMER ATTACHMENT AND INSTALL THE REMAINING RISER SECTION OF THE OUTLET STRUCTURE TO THE PERMANENT PRINCIPAL SPILLWAY DESIGN ELEVATION. ALSO PLACE THE INLET TOP GRATE ON TOP OF THE STRUCTURE.

FACILITY #	A	B	C	D	E	F	G	STRUCTURE ORIFICE	OUTLET PIPE
1	392.50	394.00	390.00	388.69	392.25	3'-0"	5'-0" x 9'-0"	6" Ø @ 391.00 (CIRCULAR)	39' OF 15" HDPE @ 0.50%

INFILTRATION BASIN (BMP #1) OUTLET STRUCTURE

NOT TO SCALE



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF
2	2/23/24	PER CCCD COMMENTS DATED 12/5/23	MH
3	8/21/24	PER DEP NPDES COMMENTS DATED 8/1/24	BF
4	1/28/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF
5	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF
6	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF
7	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

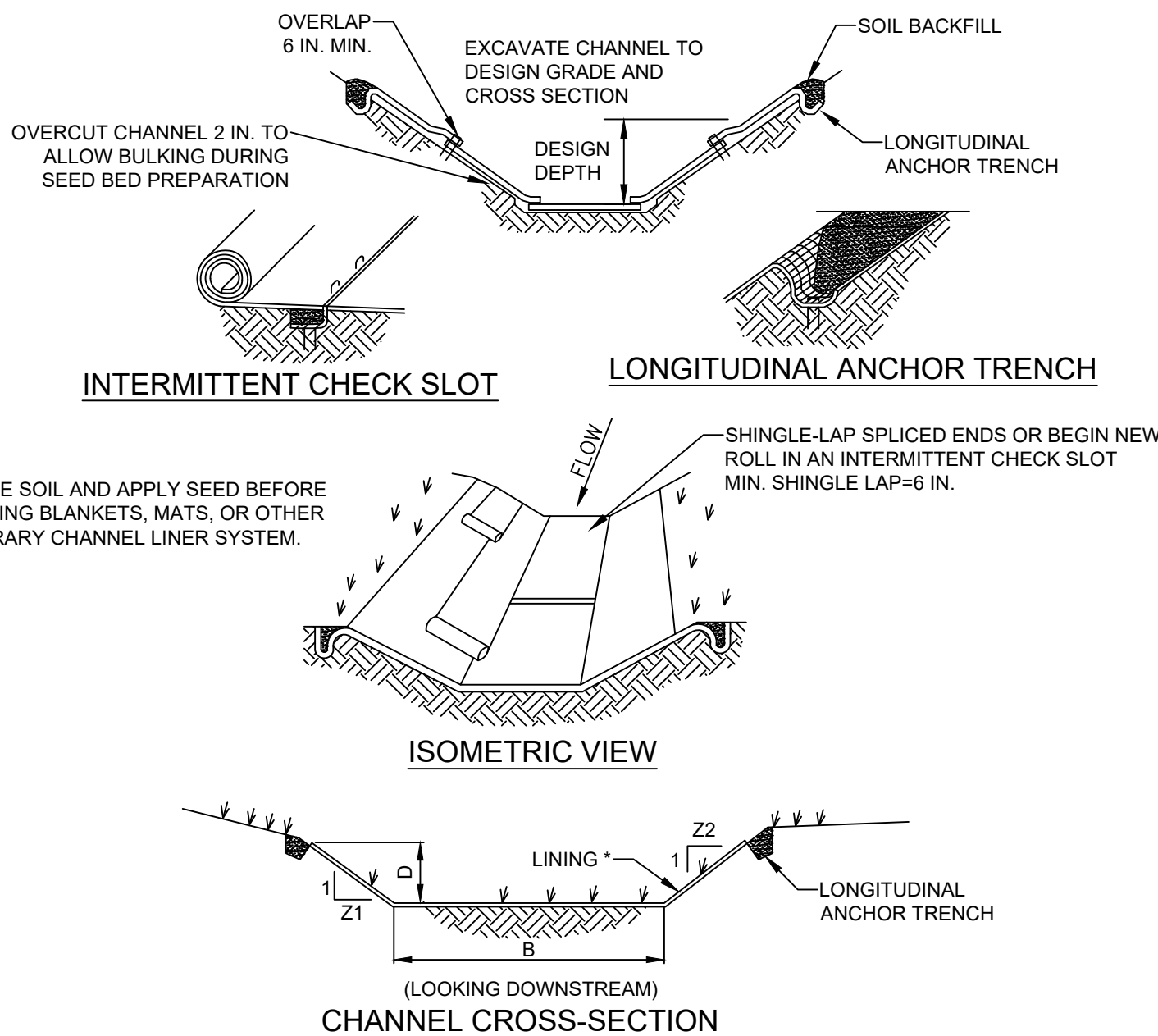
DATE	01/23/2023
SCALE	1"=50'
DESIGNED BY	BF
DRAWN BY	CC

POST CONSTRUCTION STORMWATER
MANAGEMENT DETAILS
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PA

DRAWING NO.
C-13.1
SHEET 17 OF 25
KCI JOB NUMBER
272106249.01



CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1A	0+00 - 1+90	2	0.75 MIN.	6.5	3	3	NAG S150
1B	1+90 - BASIN	2	0.75 MIN.	6.5	3	3	NAG S150
2	ENTIRE LEGTH	6	1.25	13.5	3	3	NAG S150

NOTES:

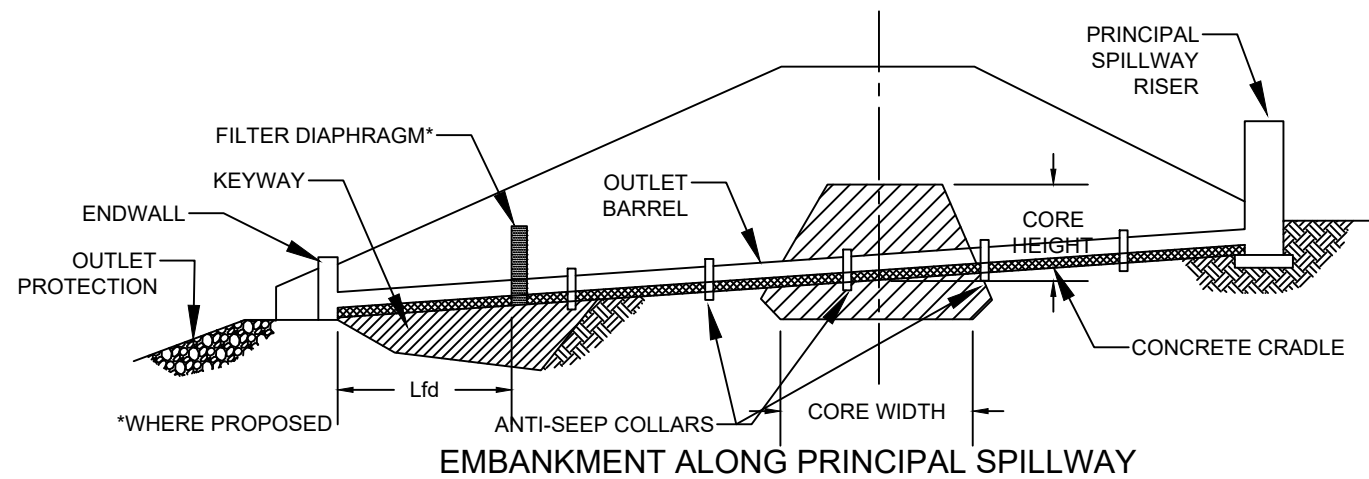
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

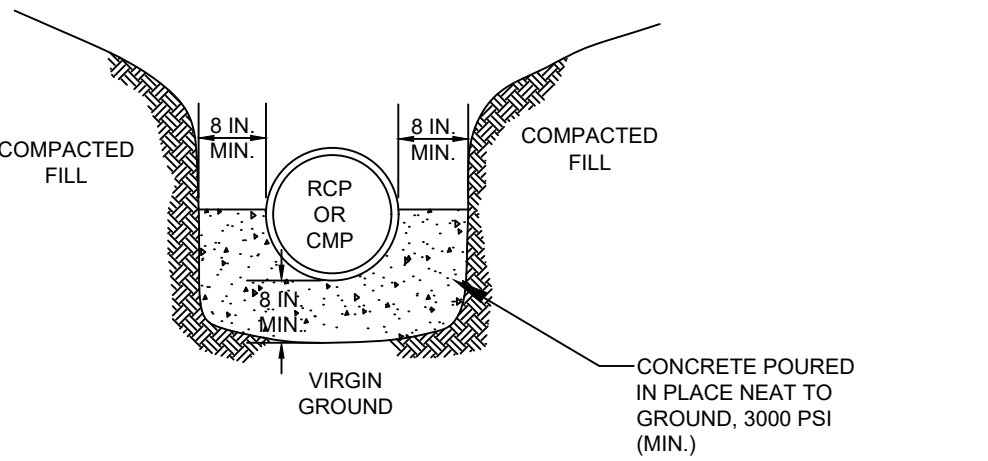
NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL

NOT TO SCALE



EMBANKMENT ALONG PRINCIPAL SPILLWAY



CROSS-SECTION AT OUTLET BARREL

NOTES:

A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.
ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.
FILTER DIAPHRAGM LOCATION (Lfd) SHALL BE AS SHOWN IN FIGURE 7.8 OF THE PA DEP EROSION CONTROL MANUAL.

STANDARD CONSTRUCTION DETAIL #7-17
CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL

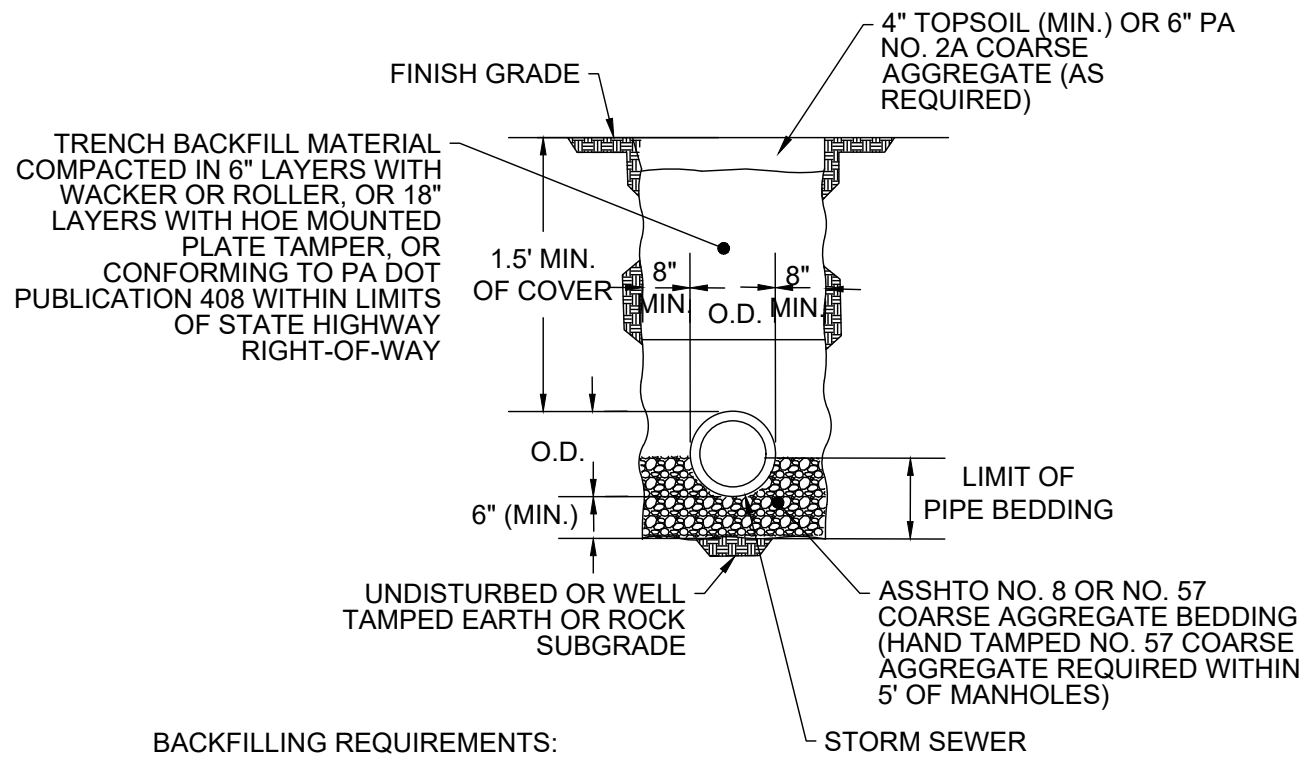
NOT TO SCALE

NOTES:

- HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
- DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

EMERGENCY SPILLWAY WITH TRM LINING

NOT TO SCALE

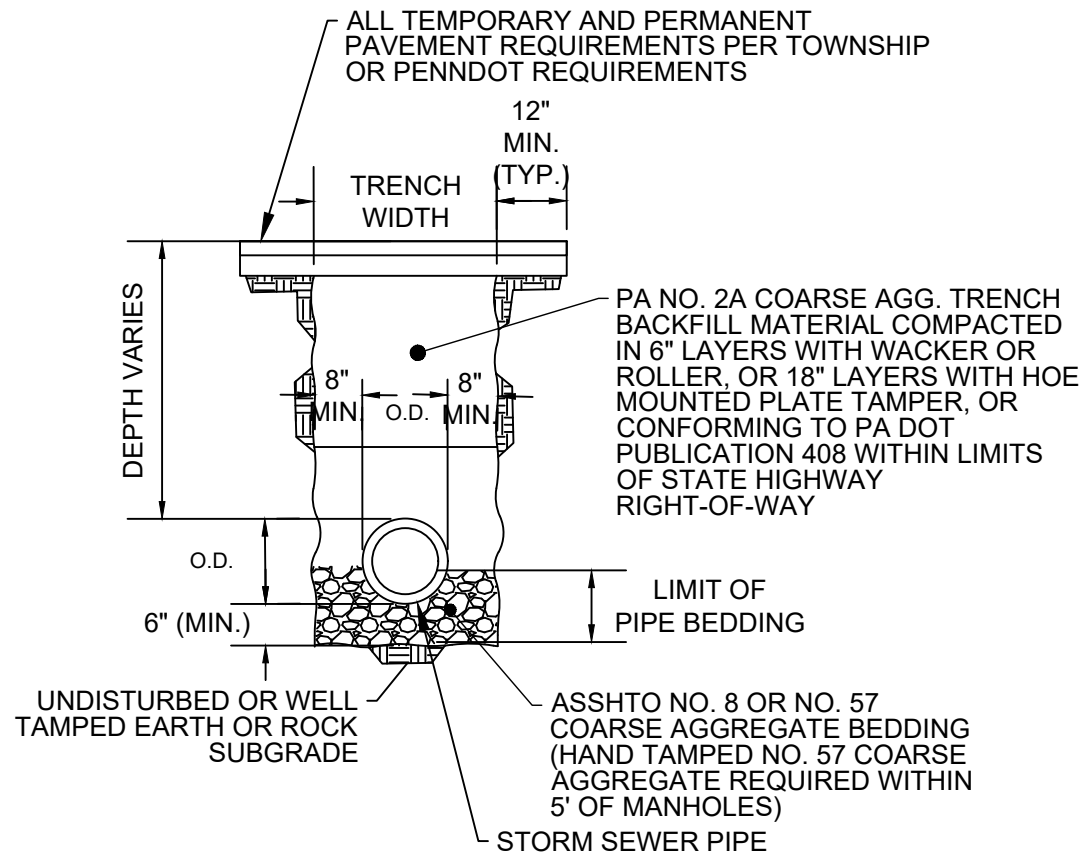


BACKFILLING REQUIREMENTS:

- UNPAVED AREAS OUTSIDE ROADWAYS - SUITABLE ON-SITE BACKFILL COMPACTED AS INDICATED ABOVE TO BOTTOM OF TOPSOIL. REPLACE TOPSOIL TO APPROXIMATE DEPTH OF EXISTING OR MIN. 4"
- UNPAVED AREAS WITHIN R/W LIMITS OF STATE HIGHWAYS - CONFORMING TO REQUIREMENTS OF PA DOT PUBLICATION 408
- UNPAVED SHOULDERS OF PROPOSED AND EXISTING STREETS OTHER THAN STATE HIGHWAYS - AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE
- STONE DRIVEWAYS AND PARKING AREAS - PA NO. 2A COARSE AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE
- UNIMPROVED STREETS - AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE

STORM TRENCH DETAIL IN UNPAVED AREAS

NOT TO SCALE

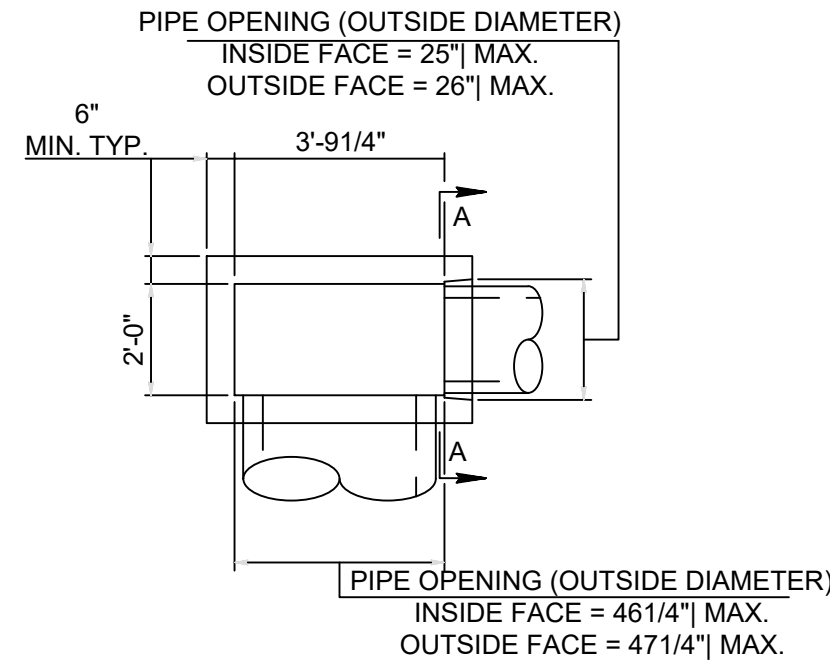


NOTE:

- BACKFILL AND COMPACTION REQUIREMENT APPLIES TO PAVED ROADWAYS AND SHOULDERS OF PROPOSED AND EXISTING STREETS (OTHER THAN STATE HIGHWAYS), PAVED DRIVEWAYS, AND SIDEWALKS.

STORM TRENCH DETAIL IN PAVED AREAS

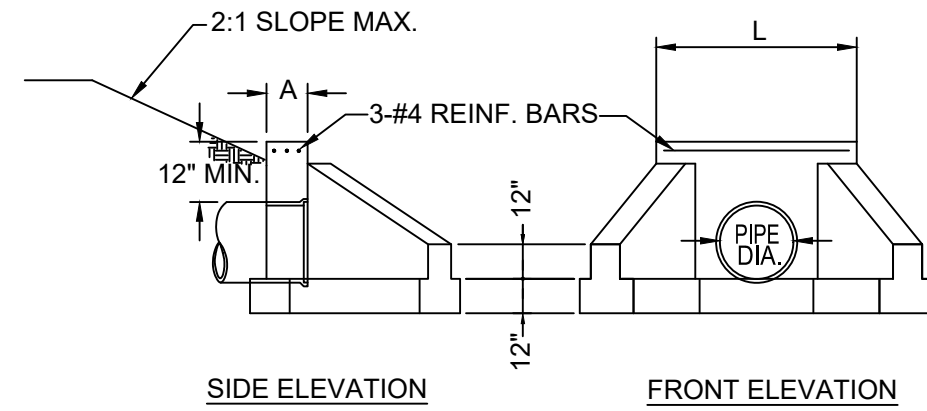
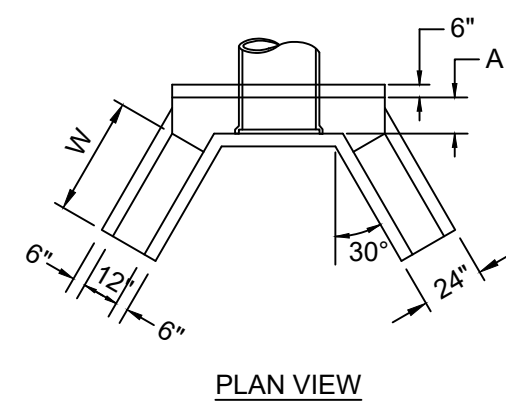
NOT TO SCALE



STANDARD BOX

NOT TO SCALE

PIPE DIAMETER	L	W	A
15" & 18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
30"	5.2'	4.4'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"
(2) 60"	13.7'	9.2'	15"



TYPE D-W ENDWALL

NOT TO SCALE

PERMANENT SEEDING (APRIL 1 - OCTOBER 15)

- SEED MIXTURE AS FOLLOWS:

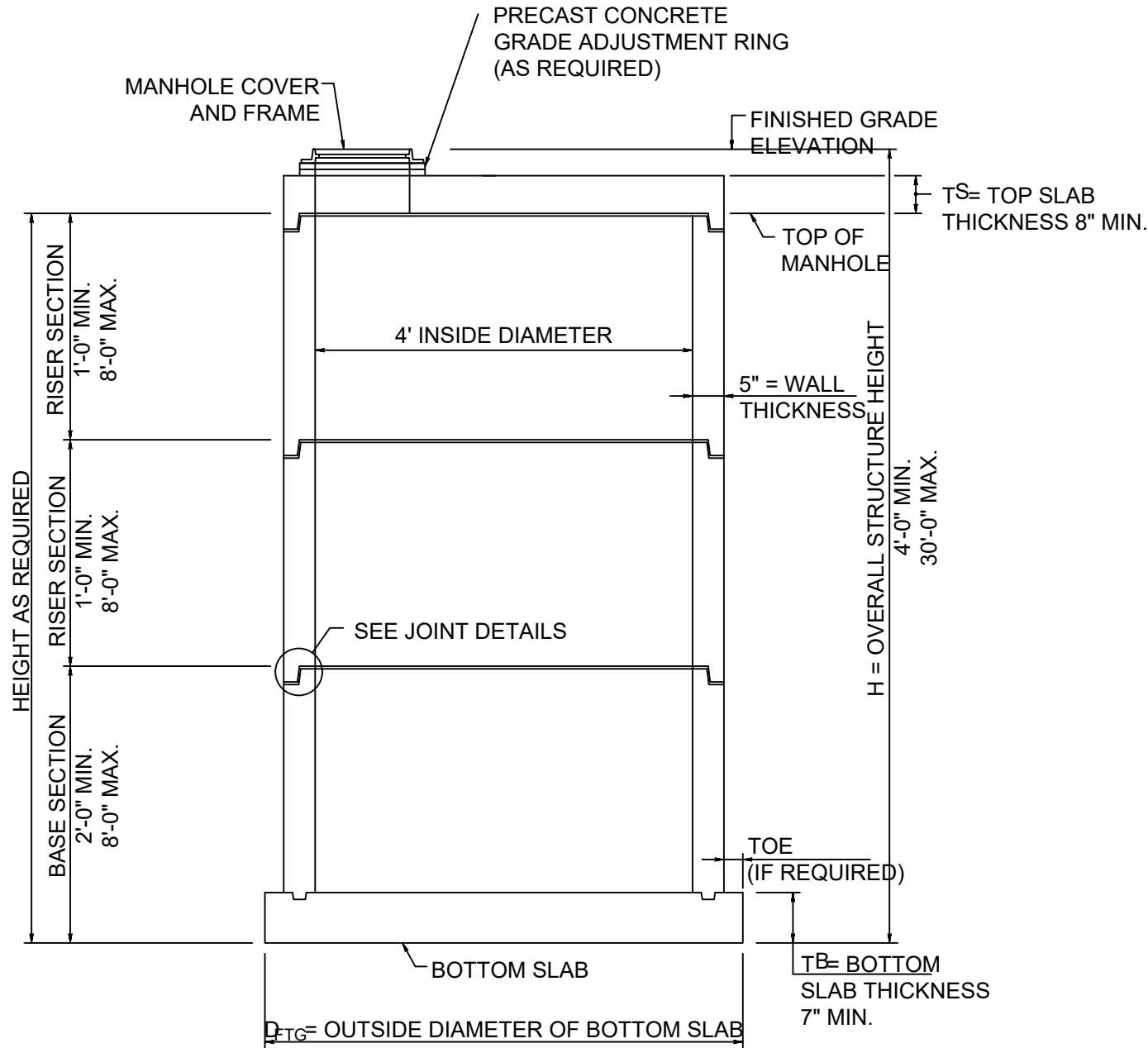
SPECIES	% MIX	% PURITY	% GERMINATION	APPLICATION
KENTUCKY 31 TALL FESCUE	50	95	80	8 LBS/1000 SF
RUGBY CREEPING RED FESCUE	20	95	80	8 LBS/1000 SF
SCALDIS HARD FESCUE	10	95	80	8 LBS/1000 SF
PENNFINE PERENNIAL RYE	10	95	85	8 LBS/1000 SF
ANNUAL RYEGRASS	10	95	85	8 LBS/1000 SF
- SOIL SUPPLEMENTS: AGRICULTURAL LIMESTONE WITH NO LESS THEN EIGHTY-FIVE (85) PERCENT OF CALCIUM CARBONARTE OR CALCIUM CARBONATE EQUIVALENT; NINETY-EIGHT (98) PERCENT TO PASS THROUGH A 20 MESH SIEVE, FIFTY-FIVE (55) PERCENT TO PASS THROUGH 60 MESH SIEVE AND FORTY (40) PERCENT TO PASS THROUGH A 100 MESH SIEVE. APPLY AT A RATE OF 200 POUNDS PER 1000 SF OR AT A RATE RECOMMENDED BY THE RESULTS OBTAINED FROM A COMPLETE SOIL TEST.
STARTER FERTILIZER: 16-8-8 FERTILIZER WITH A MINIMUM THIRTY-FIVE (35) PERCENT OF THE TOTAL NITROGEN FROM NATURAL ORGANIC SOURCES SUCH AS UREA/FORM. APPLY AT A RATE OF 25 POUNDS PER 1,000 SF OR AT A RATE RECOMMENDED BY THE RESULTS OBTAINED FROM A COMPLETE SOIL TEST.
COMMERCIAL FERTILIZER: 5-10-5 FERTILIZER IN PELLET OR GRANULAR FORM, HIGHLY INSOLUBLE IN WATER AND CONTAINING A MINIMUM OF ONE (1) PERCENT MAGNESIUM OXIDE AND FIVE (5) POUNDS OF BORATE PER TON. DERIVATION OF ELEMENTS TO BE AS FOLLOWS:
NITROGEN - AMMONIUM SULFATE, AMMONIUM NITRATE OR AMMONIUM PHOSPHATE.
PHOSPHORUS - PHOSPHORIC ACID, CALCIUM PHOSPHATE OR AMMONIUM PHOSPHATE
POTASSIUM - MURIATE OF POTASH APPLY AT A RATE OF 30 POUNDS PER 1000 SF OR AT A RATE RECOMMENDED BY THE RESULTS OBTAINED FROM A COMPLETE SOIL TEST.
- MULCHING: USE MULCH CONSISTING OF HAY, OAT OR WHEAT STRAW, MUSHROOM MANURE FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE. SALT HAY OR CHOPPED CORN STALKS ARE NOT ACCEPTABLE. APPLY MULCH TO A THICKNESS OF 2 INCHES. MAINTAIN CLEAR OF SHRUBS AND TREES.

LANDSCAPE NOTES:

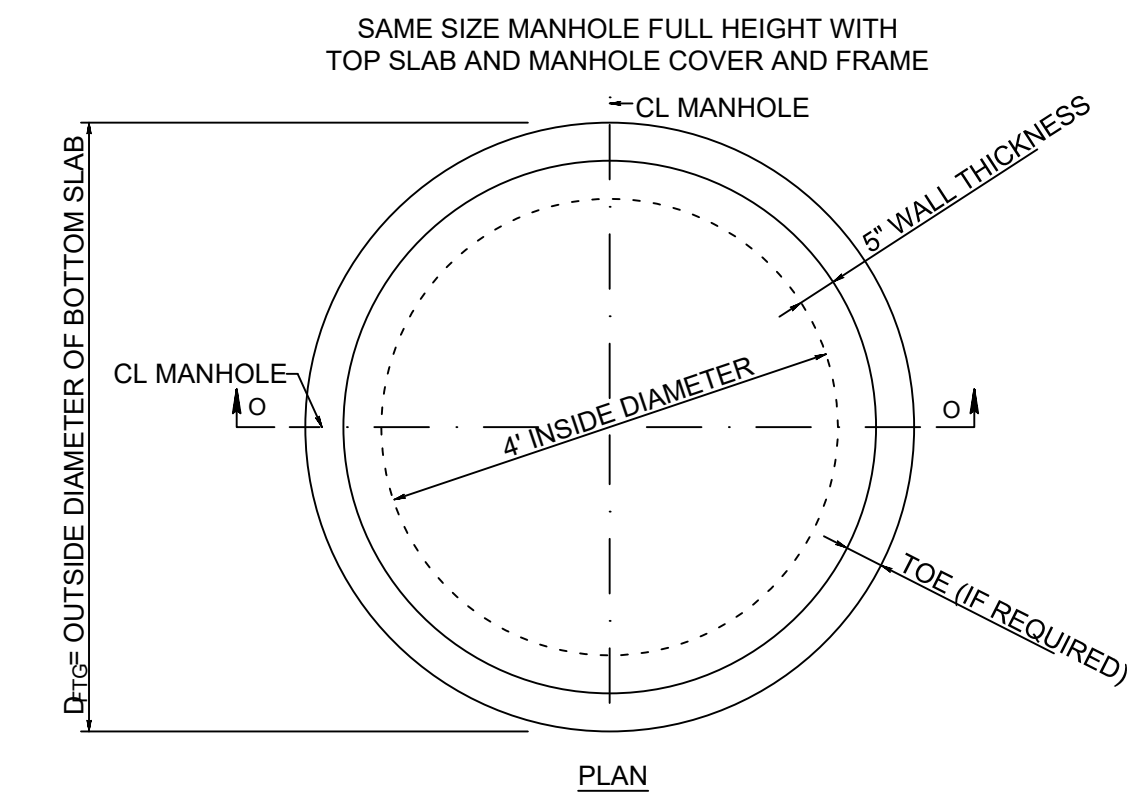
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
- CONTRACTOR TO PROVIDE EIGHTEEN-MONTH CONTRACTORS' WARRANTY OF ALL LAWN AND PLANT MATERIALS.
- WARRANTY PERIOD BEGINS WHEN THE MAINTENANCE BOND FOR PUBLIC IMPROVEMENTS BEGINS.

SHORT TERM MAINTENANCE PLAN:

- AN 18-MONTH MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
- GRASED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 18-MONTH MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.

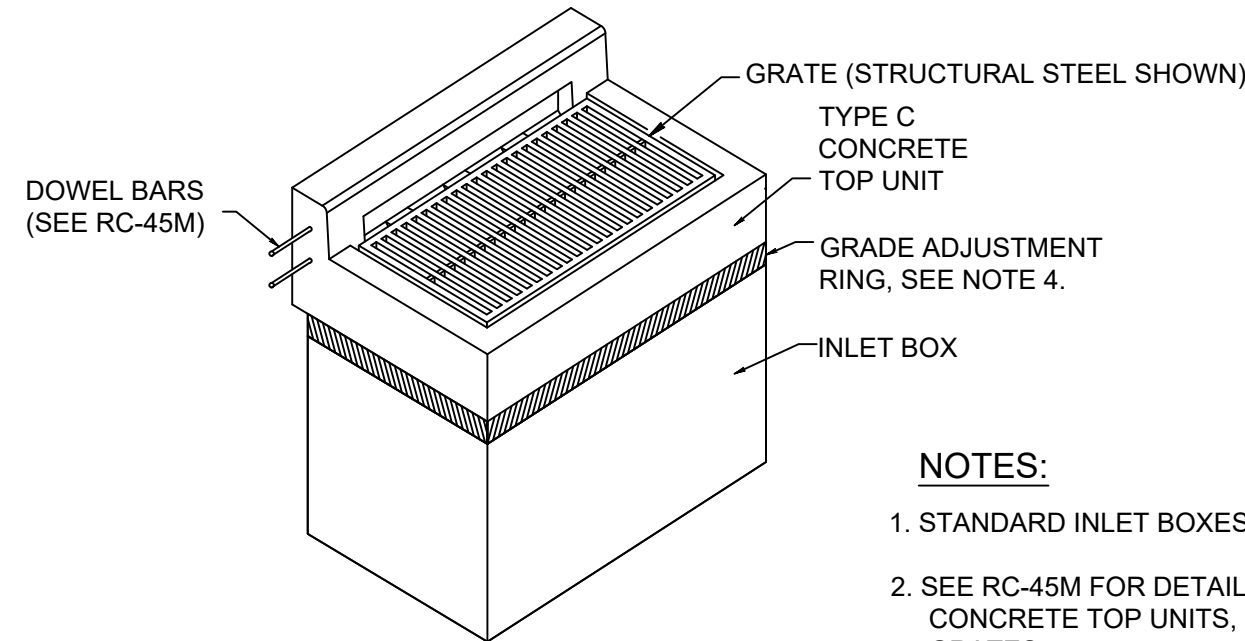


SECTION O-O



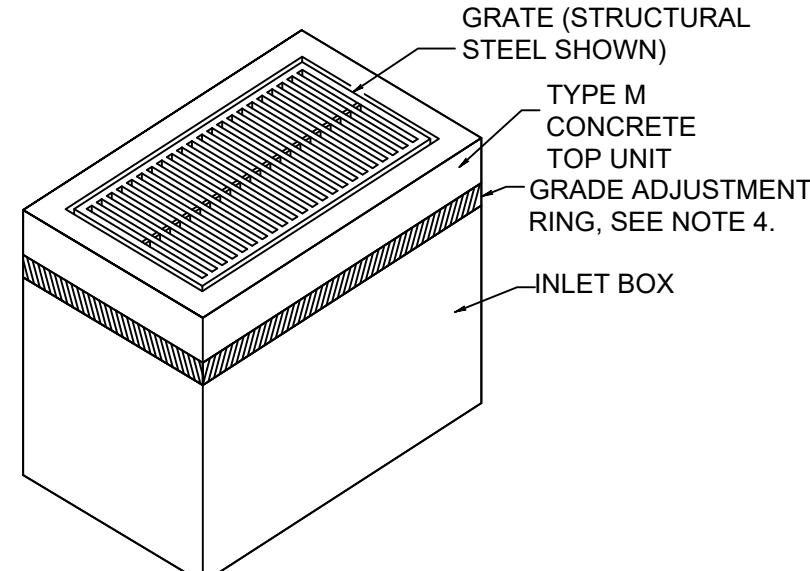
STORMWATER MANHOLES TYPE 4

NOT TO SCALE



CONCRETE TOP UNIT - TYPE C

NOT TO SCALE

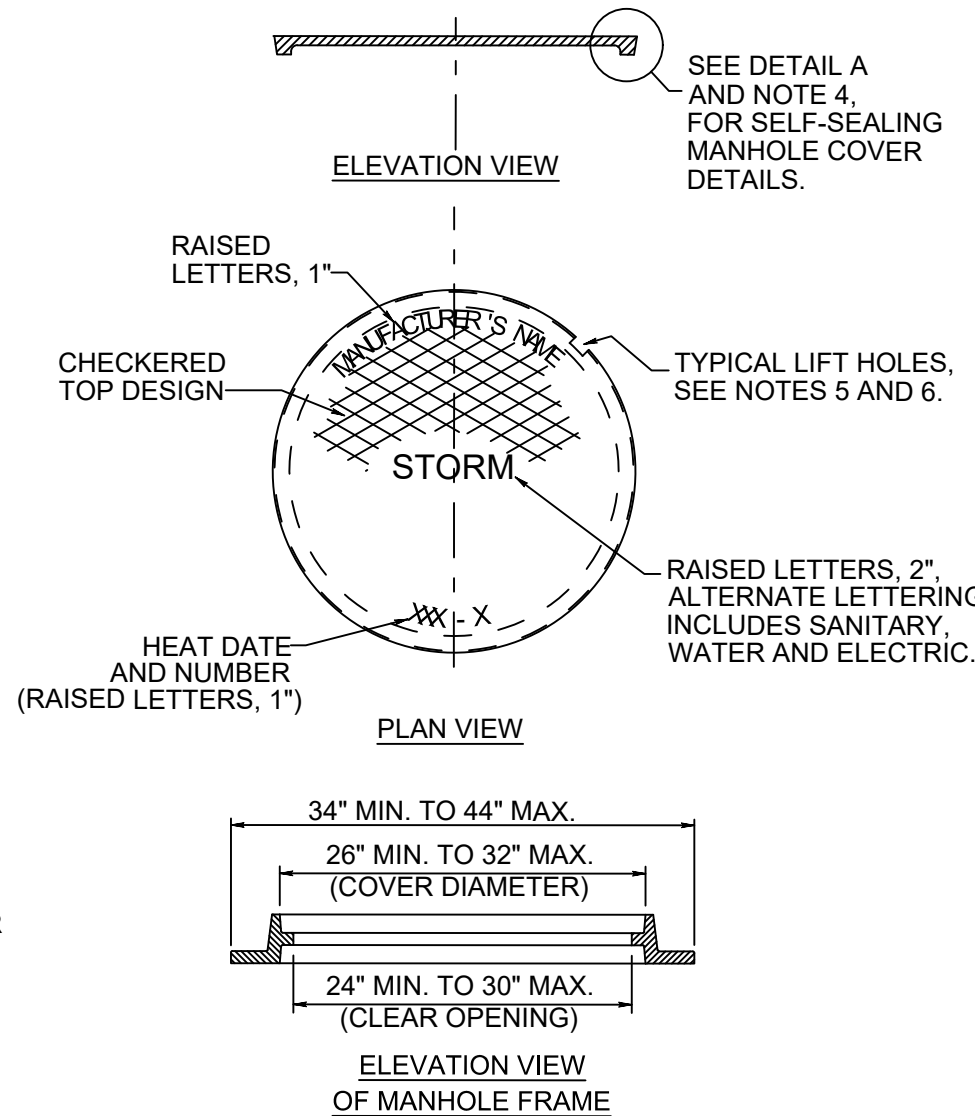


CONCRETE TOP UNIT - TYPE M

NOT TO SCALE

STORM MANHOLE COVER AND FRAME NOTES:

- PROVIDE MANHOLE COVERS AND FRAMES AS SPECIFIED IN PUBLICATION 408, SECTION 605.2(b).
- DESIGN MANHOLE COVERS AND FRAMES FOR PHL-93 OR HS-25 LOADINGS. IF MANHOLES ARE NOT IN OR ADJACENT TO ROADWAY, DESIGN FOR ALL POSSIBLE LIVE LOADS AS APPROVED BY THE DEPARTMENT.
- PROVIDE GRAY CAST IRON CONFORMING TO AASHTO M105, CLASS 35B AND AASHTO M306.
- PROVIDE MANHOLE COVERS AND FRAMES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS, SUBMIT SHOP DRAWINGS TO THE BUREAU OF PROJECT DELIVERY, HIGHWAY DELIVERY DIVISION CHIEF FOR REVIEW AND ACCEPTANCE.
- PROVIDE A GASKET SEALING SYSTEM, DOVETAIL GROOVE AND CONTINUOUS GASKET, AS INDICATED IN DETAIL A, TO PREVENT INFLOW THROUGH THE BEARING SURFACES, OF SURFACE RUNOFF WATER INTO THE MANHOLE SYSTEM. WHEN SPECIFIED, PROVIDE 1/4" DIAMETER ONE PIECE SELF-SEAL POLYISOPRENE ROUND GASKET, 40 DUROMETER GLUED IN PLACE. PROVIDE TWO (2) LIFT HOLES AT 180 DEGREES TO FACILITATE COVER REMOVAL FOR SELF-SEALING MANHOLE COVER.
- PROVIDE TWO (2) LIFT HOLES AT 180 DEGREES TO FACILITATE COVER REMOVAL FOR NON-SEALING MANHOLE COVER.
- FRAME TO HAVE A MINIMUM BEARING SEAT OF 1" FOR MANHOLE COVER.
- LOCATE TOP OF FRAME 1/8" BELOW THE TOP OF THE ROADWAY SURFACE.
- ATTACH FRAME AND/OR PRECAST CONCRETE GRADE ADJUSTMENT RINGS RIGIDLY TO THE TOP OF THE MANHOLE. USE 3-1/2" THREADED STUDS (MINIMUM) WITH HEX HEAD NUTS AND WASHERS, INSERTED THROUGH 5/8" DIAMETER HOLES (MINIMUM) THROUGH THE FRAME AND/OR RING. SPACE HOLES AT 120 DEGREES (MAXIMUM) AND 2" (MINIMUM) FROM OUTSIDE EDGE OF FRAME/RING. EMBED STUDS 4" MINIMUM INTO MANHOLE. GROUT STUDS INTO MANHOLE.
- SET THE BASE OF THE FRAME ON A NON-SHRINK GROUT PAD TO PROVIDE FULL BEARING ON THE SUPPORTING SURFACE. NON-SHRINK GROUT IS ALSO PERMITTED FOR CROSS SLOPE AND LONGITUDINAL GRADE ADJUSTMENTS. PROVIDE NON-SHRINK GROUT AS SPECIFIED IN PUBLICATION 408, SECTION 1001.2(d).
MINIMUM GROUT DEPTH = 1/2"
MAXIMUM GROUT DEPTH = 1"



CAST IRON MANHOLE COVER

(PLATEN COVER)

NOT TO SCALE



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF
2	2/23/24	PER CCCD COMMENTS DATED 12/5/23	MH
3	8/21/24	PER DEP NPDES COMMENTS DATED 8/1/24	BF
4	1/28/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF
5	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF
6	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF
7	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

DATE	01/23/2023
SCALE	1"=50'
DESIGNED BY	BF
DRAWN BY	CC

POST CONSTRUCTION STORMWATER
MANAGEMENT DETAILS
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP

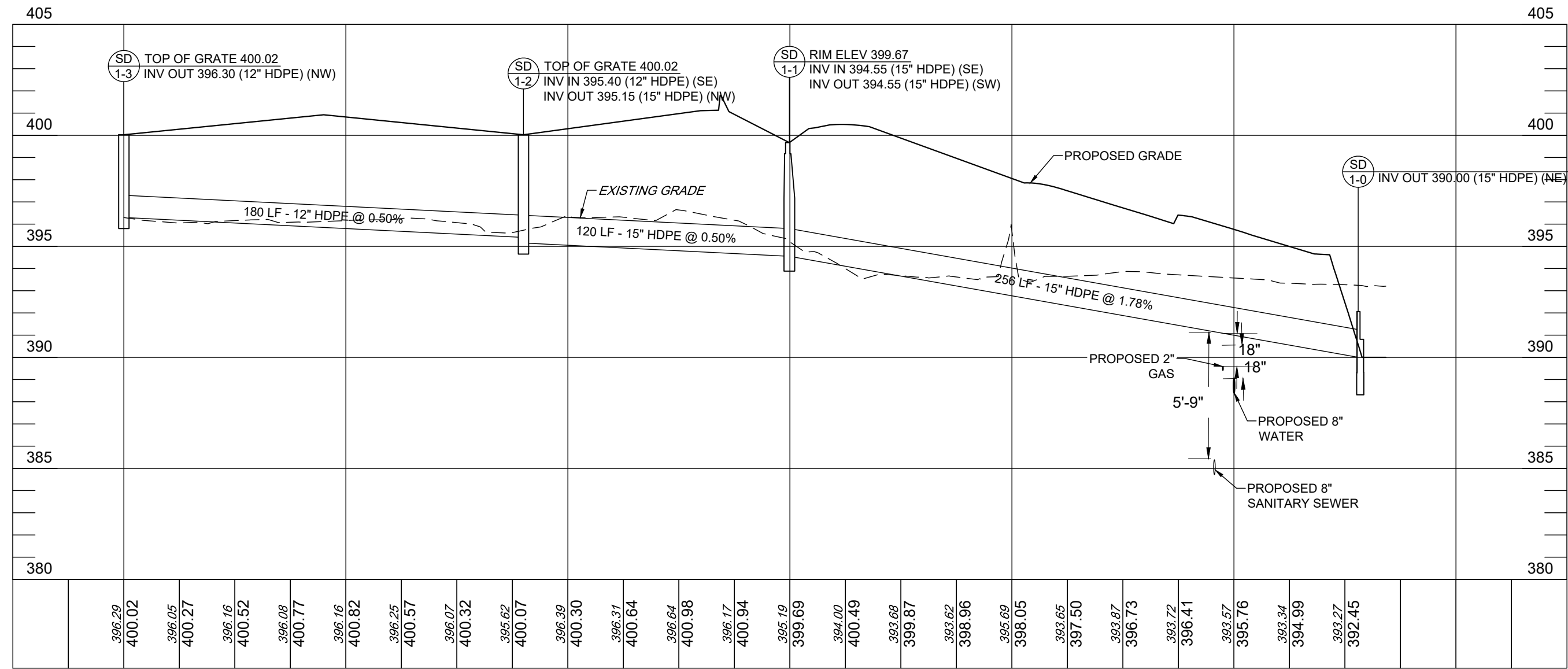
CUMBERLAND COUNTY, PA

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NAD-83

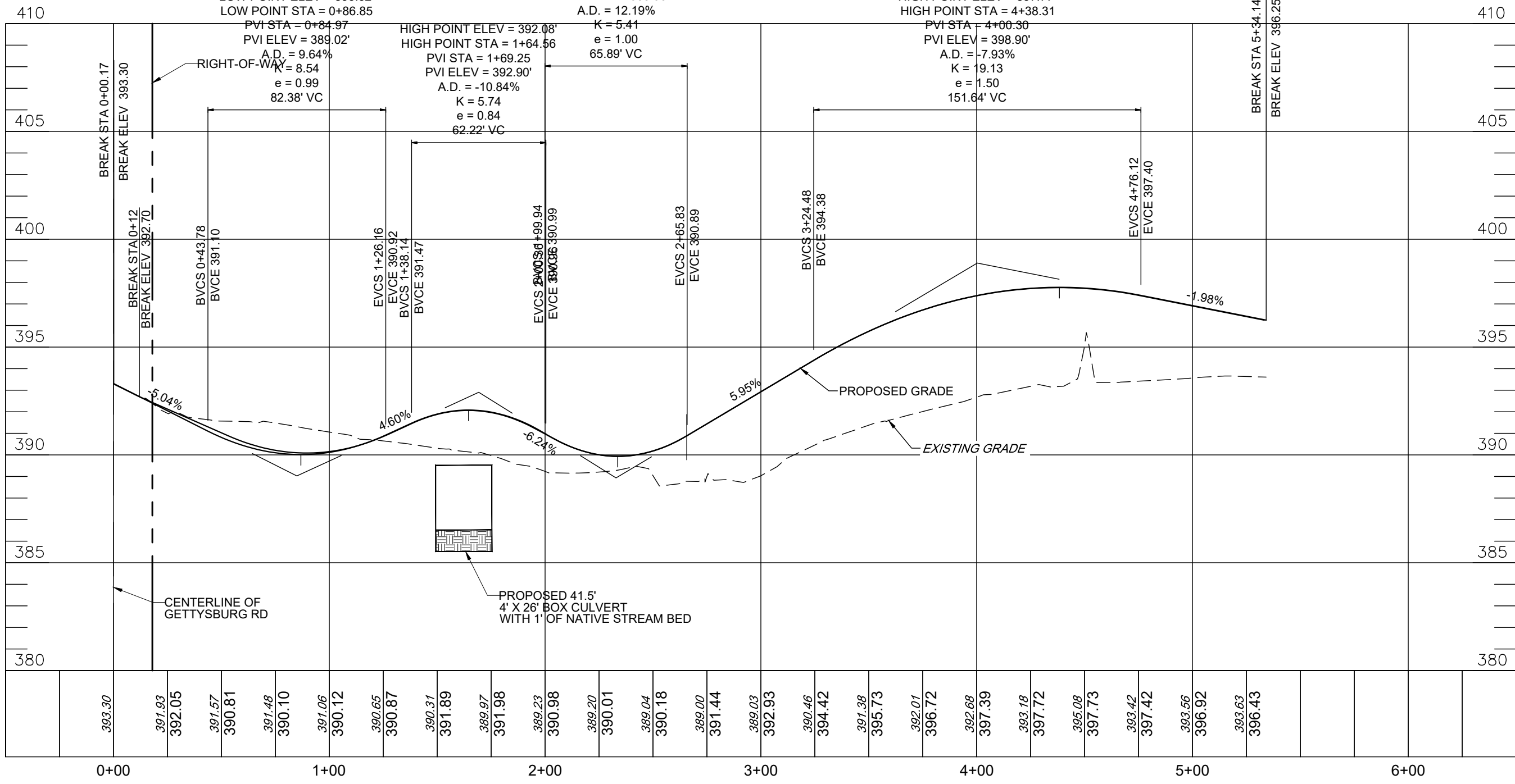
DRAWING NO.

C-13.2

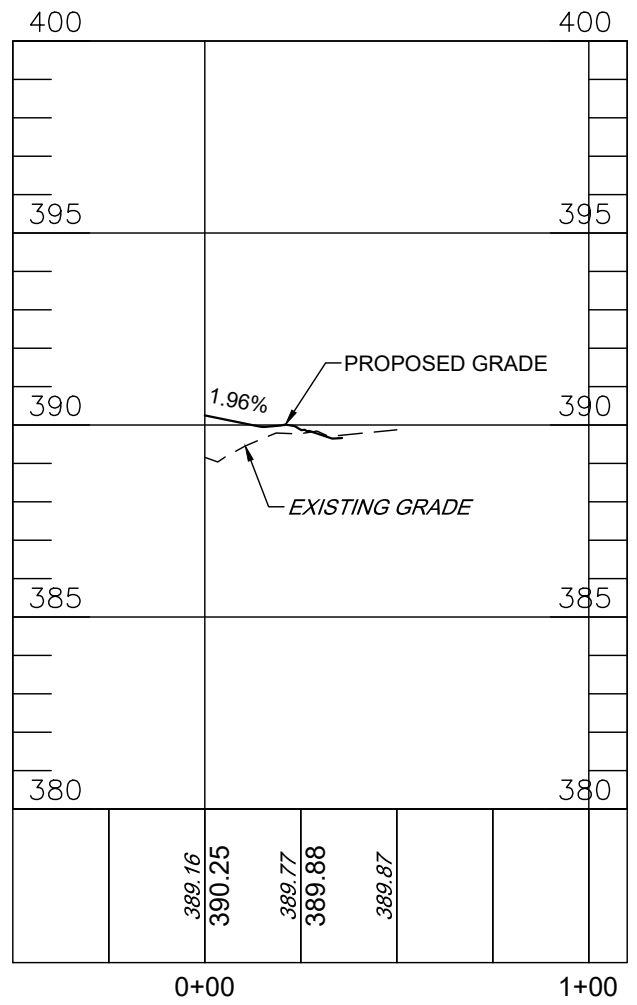
SHEET 18 OF 25
KCI JOB NUMBER
272106249.01



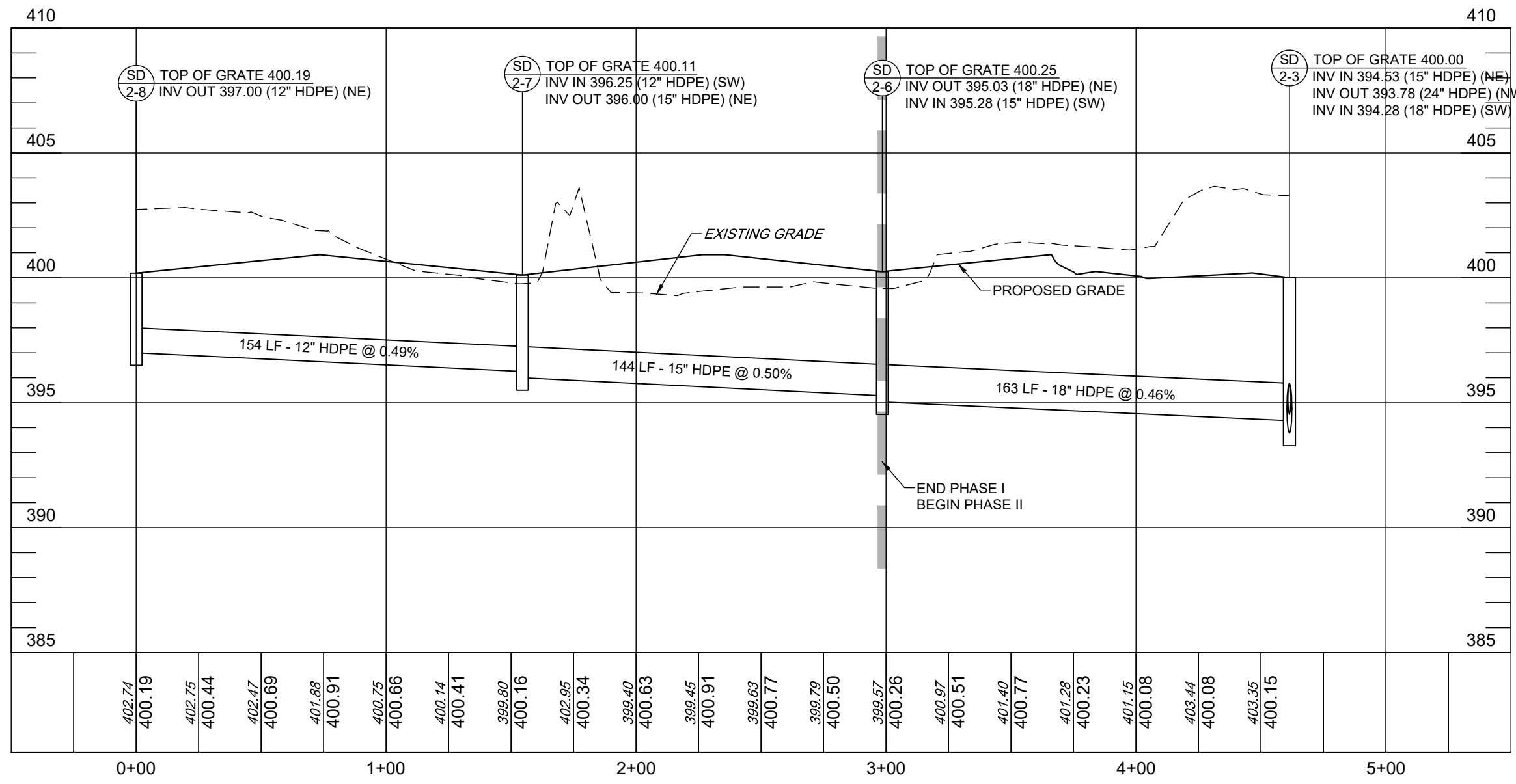
PIPE RUN 1-3 TO 1-0
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SCALE: 1" = 5' (VERT)



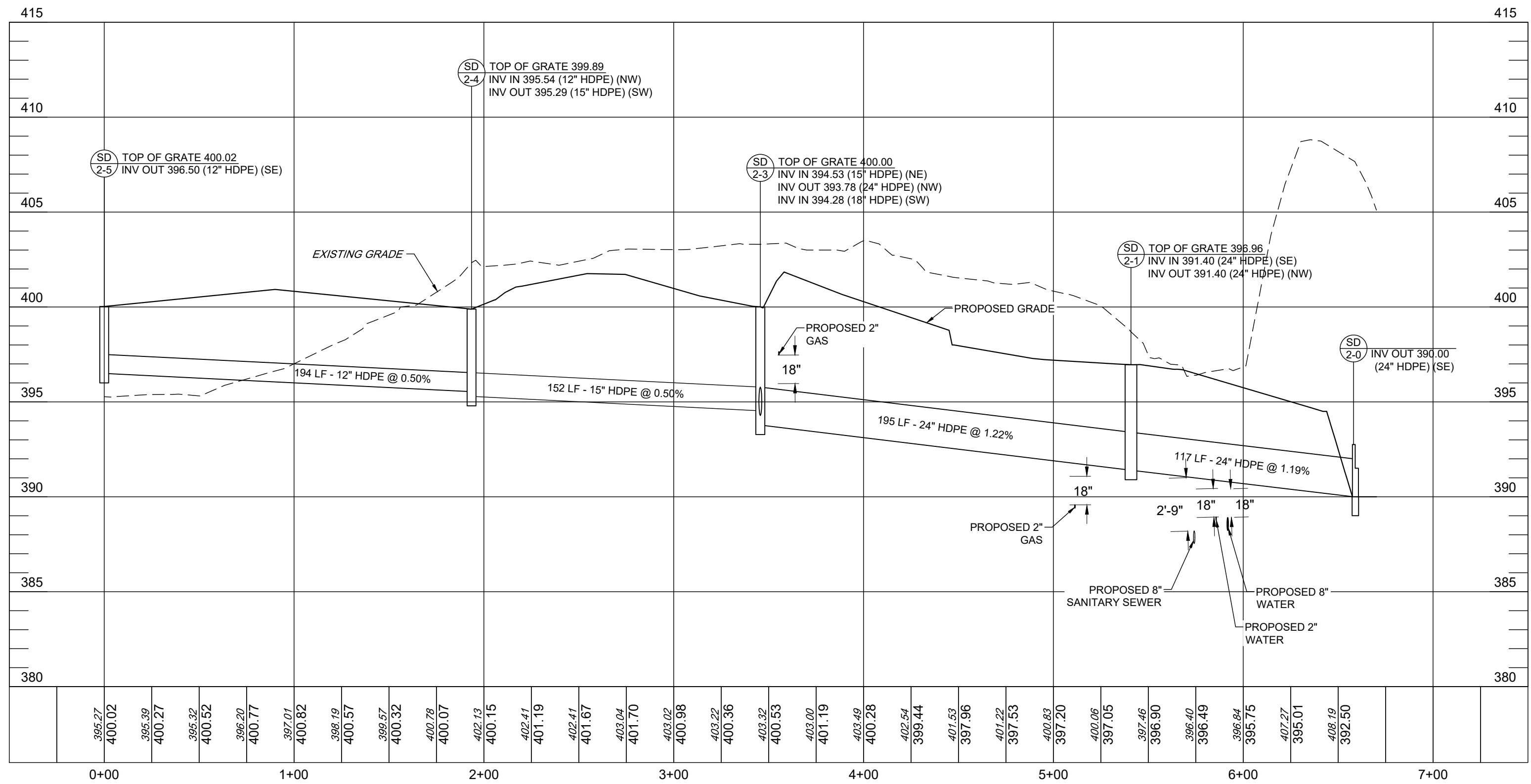
ACCESS TO SITE
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SCALE: 1" = 2' (VERT)



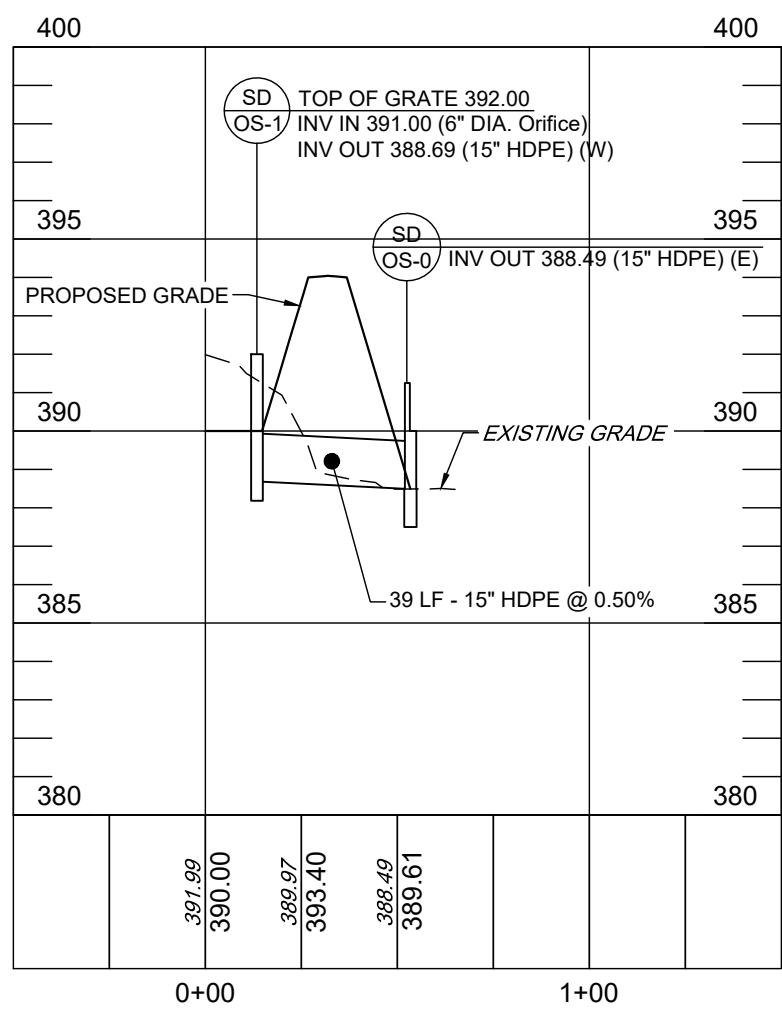
ACCESS TO SCHOOL
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SCALE: 1" = 2' (VERT)



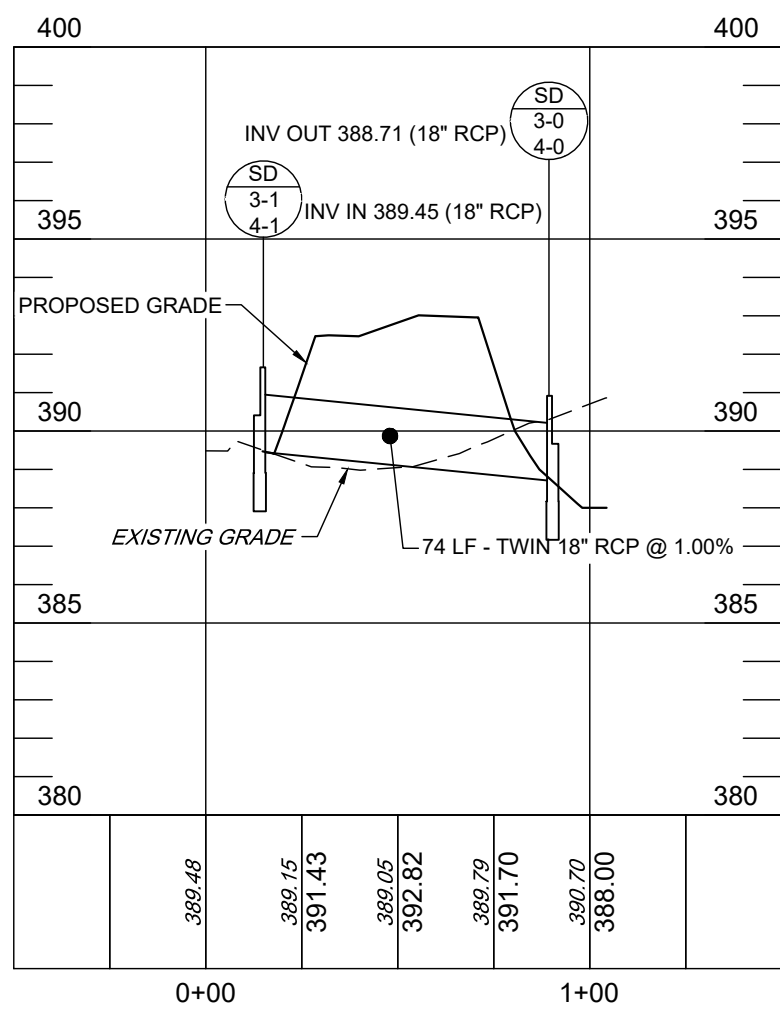
PIPE RUN 2-8 TO 2-3
SCALE: 1" = 50' (HORIZ)
SCALE: 1" = 5' (VERT)



PIPE RUN 2-5 TO 2-0
SCALE: 1" = 50' (HORIZ)
SCALE: 1" = 5' (VERT)



PIPE RUN OUTLET STRUCTURE
SCALE: 1" = 50' (HORIZ)
SCALE: 1" = 5' (VERT)



PIPE RUN 3-1 TO 3-0 AND 4-1 TO 4-0
SCALE: 1" = 50' (HORIZ)
SCALE: 1" = 5' (VERT)



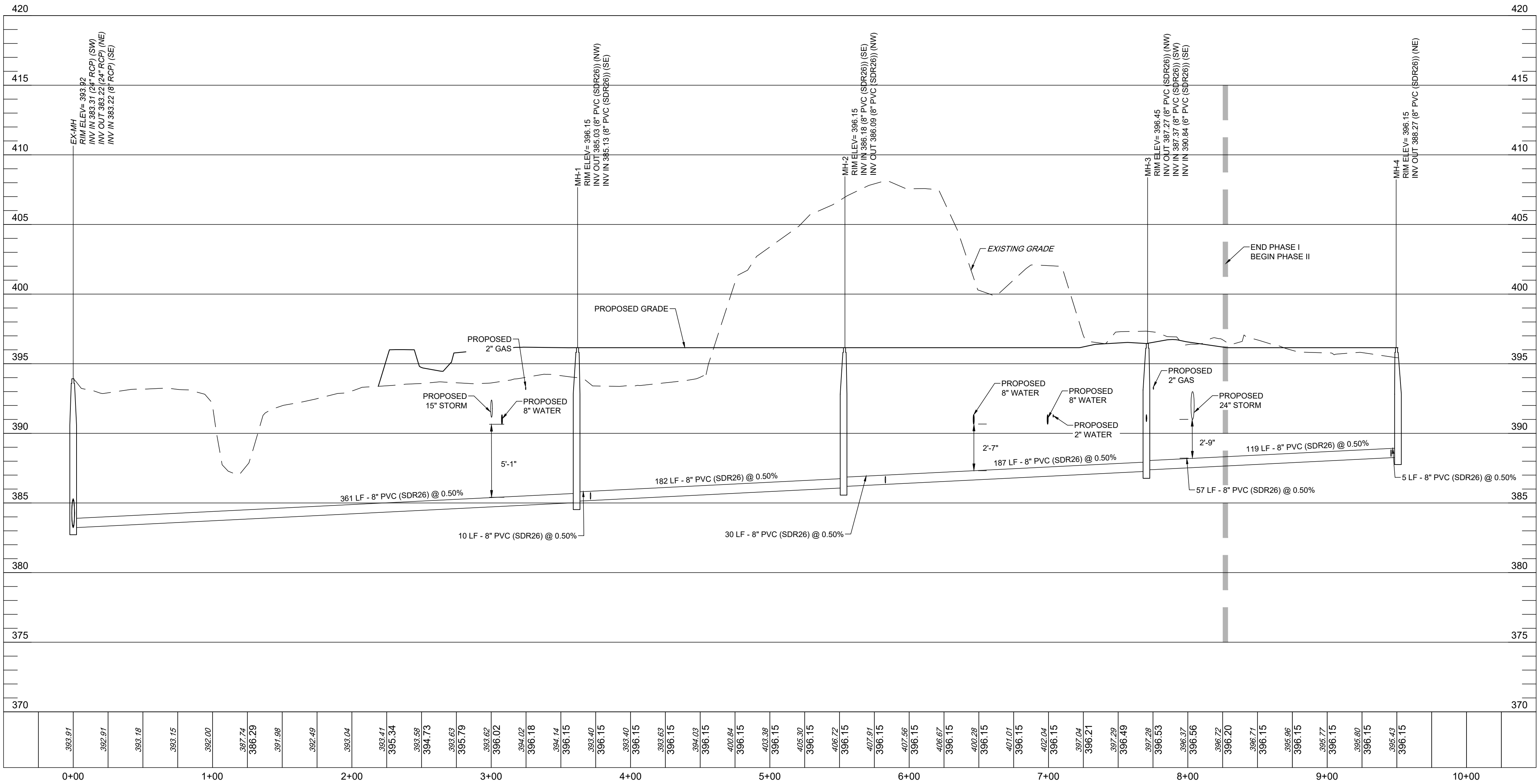
REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	01/23/2023
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF	SCALE
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF	AS SHOWN
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF	DESIGNED BY
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	BF
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	DRAWN BY
			CC	CC

STORM & ACCESS PROFILES
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.
C-14.0
SHEET 19 OF 25
KCI JOB NUMBER
272106249.01

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PROPOSED SANITARY SEWER PROFILE
SCALE: 1" = 50' (HORIZ)
SCALE: 1" = 5' (VERT)

THESE PLANS ARE
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NAD-83



ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS					DATE
NO.	DATE	DESCRIPTION	BY	SCALE	DATE
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF	AS SHOWN	01/23/2023
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF		
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4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF		
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF		
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SANITARY PROFILE

CEDAR RUN BUSINESS CENTER

4517 GETTYSBURG RD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PA

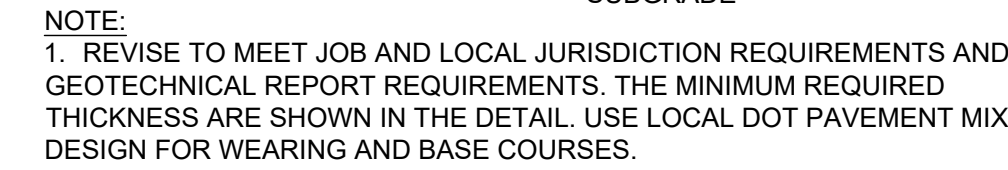
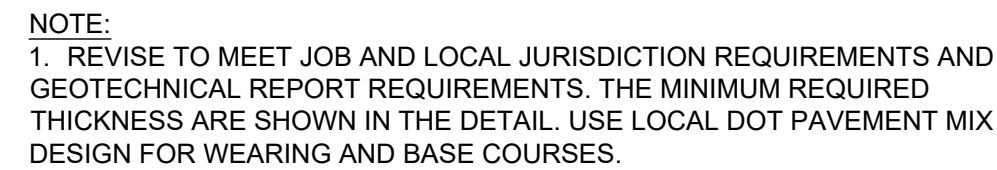
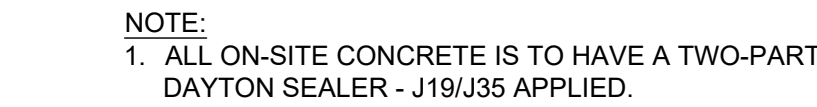
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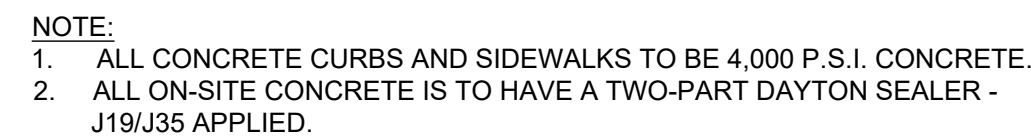
SHEET 20 OF 25

KCI JOB NUMBER

272106249.01



1. UNPAVED AREAS OUTSIDE ROADWAYS - SUITABLE ON-SITE BACKFILL COMPACTED AS INDICATED ABOVE TO BOTTOM OF TOPSOIL. REPLACE TOPSOIL TO APPLICABLE MINIMUM DEPTH AND RESEED.
2. UNPAVED AREAS WITHIN R/W LIMITS OF STATE HIGHWAYS - CONFORMING TO REQUIREMENTS OF PA DOT PUBLICATION 408.
3. UNPAVED SIDEWALKS AND DRIVEWAYS OF EXISTING STREETS OTHER THAN STATE HIGHWAYS - AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE.
4. DRIVEWAYS AND PARKING AREAS - PA NO. 2A COARSE AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE.
5. UNIMPROVED STREETS - AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE.



1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS PENNDOT RC-64M, LATEST EDITION.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE ³/₈" PREMOLED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY.
4. EXPANSION JOINTS SHALL BE INSTALLED AT 60' INTERVALS, AT STRUCTURES, AND AT THE END OF EACH WORK DAY.

DEPTH* = ALL MACHINED FORMED STRAIGHT CURB SHALL BE 18" MINIMUM HEIGHT.
= ALL HAAND FORMED STRAIGHT CURB SHALL BE 24" MINIMUM HEIGHT.



1. BACKFILL AND COMPACTION REQUIREMENT APPLIES TO PAVED ROADWAYS AND SHOULDERS OF PROPOSED AND EXISTING STREETS (OTHER THAN STATE HIGHWAYS), PAVED DRIVEWAYS, AND SIDEWALKS.



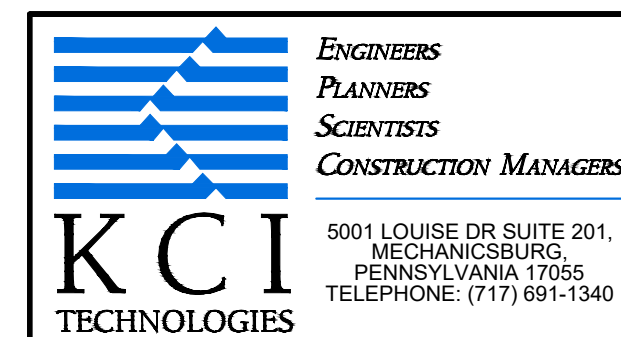
1. CONCRETE MUST BE A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
2. PROVIDE PLASTIC BOLLARD COVER, COVER TO BE IDEAL FIELD (OR APPROVED EQUIVALENT), THICK BROWN (PO-440C), 6" PIPE FIT, DOME TOP, 48" TALL
3. DESIGN PARAMETERS : -20 MPH - 5,000 LB VEHICLE
4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE TO STAY AT 39" BELOW PAVEMENT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICT EXIST WHERE SONOTUBES ARE TO BE INSTALLED, PRIOR TO INSTALLATION.



NOTE: RESERVED PARKING SIGNS SHALL BE INSTALLED PER THE SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN TYPE USED SHALL BE R7-8 12"x18" AS SHOWN. THE SIGN SHALL BE ABOVE GRADE WITH THE BOTTOM OF THE SIGN A MINIMUM OF 4'-0" ABOVE GRADE. THE HANDICAP PARKING SPACES SHALL BE FURTHER IDENTIFIED BY HAVING AT LEAST THE PERIMETERS OF THE SPACES PAINTED BLUE.



1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE.
2. ALL ON-SITE CONCRETE IS TO HAVE A TWO-PART DAYTON SEALER - J19/J35 APPLIED.



REVIEWS				DATE
NO.	DATE	DESCRIPTION	BY	01/23/2023
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF	SCALE
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF	AS SHOWN
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF	DESIGNED BY
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	BF
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	DRAWN BY
				CC

DETAILS
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

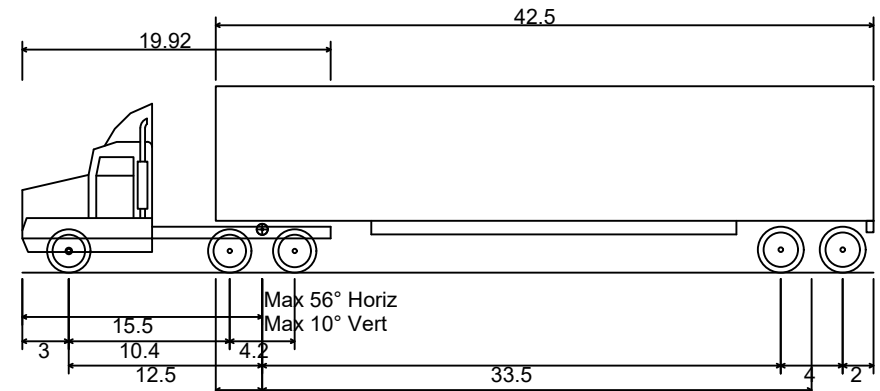
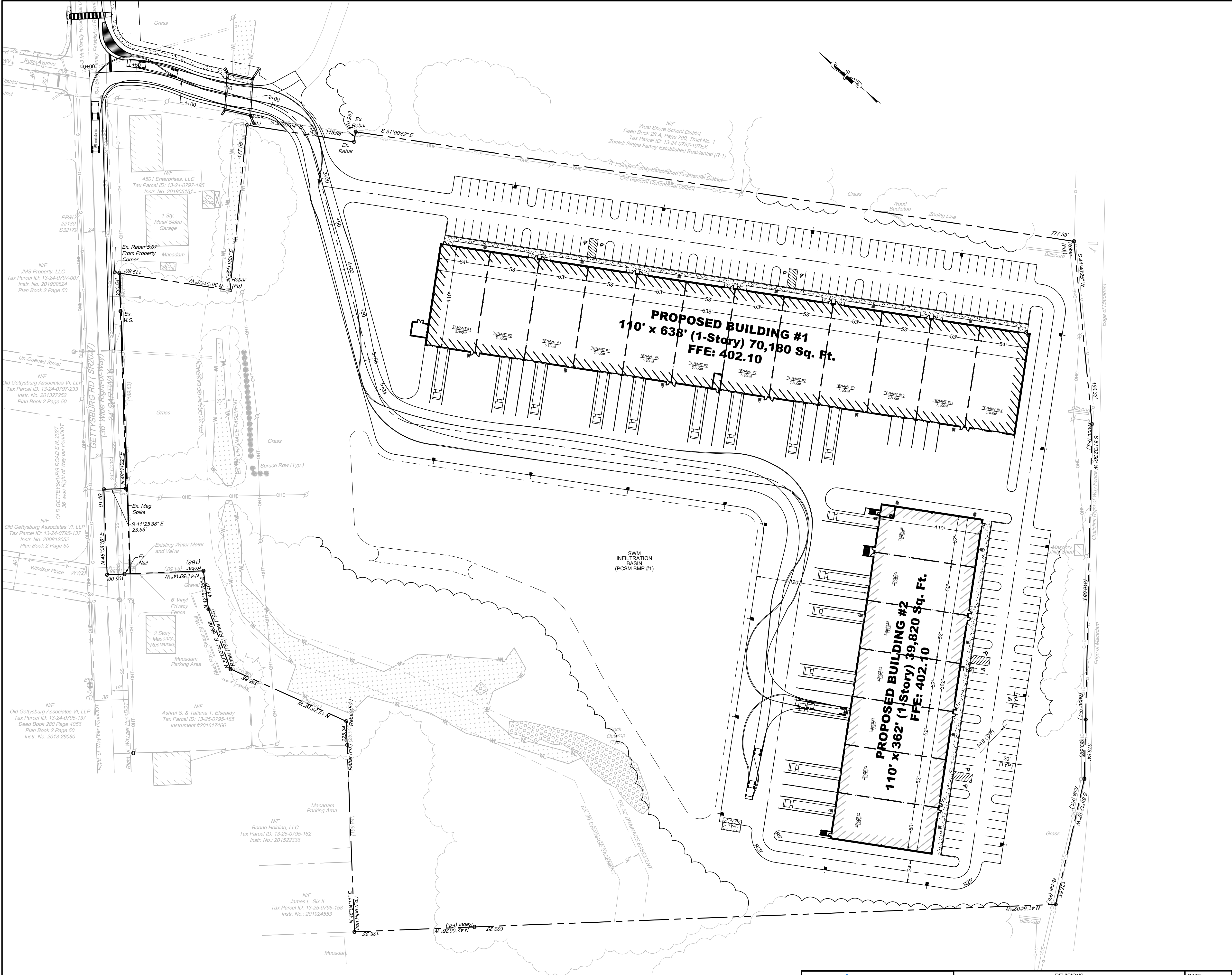
DRAWING NO.
C-15.0
SHEET 21 OF 25
JOB NUMBER
272106249.01



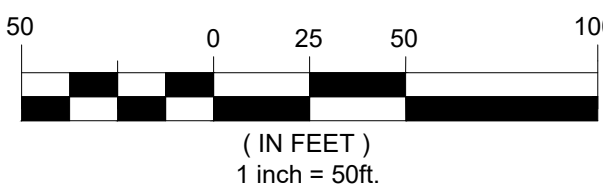
NOTE:

- a. VAULT DESIGN TO BE BY REGISTERED PROFESSIONAL ENGINEER. IF TRAFFIC LOADS ARE EXPECTED, DESIGN FOR AASHO ROAD LOADING. DESIGN MUST PROVIDE FOR PROTECTIVE COVERING PROVIDING SAFE WORKING ENVIRONMENT FOR WATER COMPANY PERSONNEL.
- b. PA. AMERICAN WATER CO. MAY REQUIRE IN THE VAULT TELEPHONE AND/OR POWER (220 VAC, 15 AMP) FOR *AMP* INSTALLATION OF SLUMP PUMP FOR DRAINAGE.
- c. IF PIT IS PROVIDED WITH ELECTRICAL, SLUMP PUMP SUPPLY OUTSIDE DISCONNECT AND PROVIDING FOR SLUMP PUMP (FUTURE).
- d. PRE-CAST VAULTS ARE AVAILABLE AND CUSTOMERS SHOULD VERIFY DESIGN BY THEIR ENGINEER.
- e. VAULT & METER INSTALLATION IS PA. AMERICAN WATER CO. STANDARD FOR OPTIMUM PERFORMANCE AND DESIGN FOR INSTALLATION AND SERVING. ALTERNATE DESIGNS MAY BE USED. PLEASE CONTACT PA. AMERICAN WATER CO. PERSONNEL FOR REVIEW AND APPROVAL.

M:\2021\27106249.01 - Gettysburg Rd\Drawings\CIVIL\C-16 - C-17 - TRUCK TURN PLAN.dwg - Connor Collins - 8/4/25



WB-50 - Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°



ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

KCI
TECHNOLOGIES

5001 LOUISE DR SUITE 201,
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PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

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4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF		
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF		
				CC	

WB-50 TRUCK TURN PLAN
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD

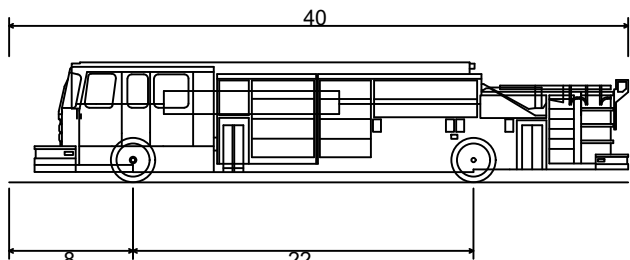
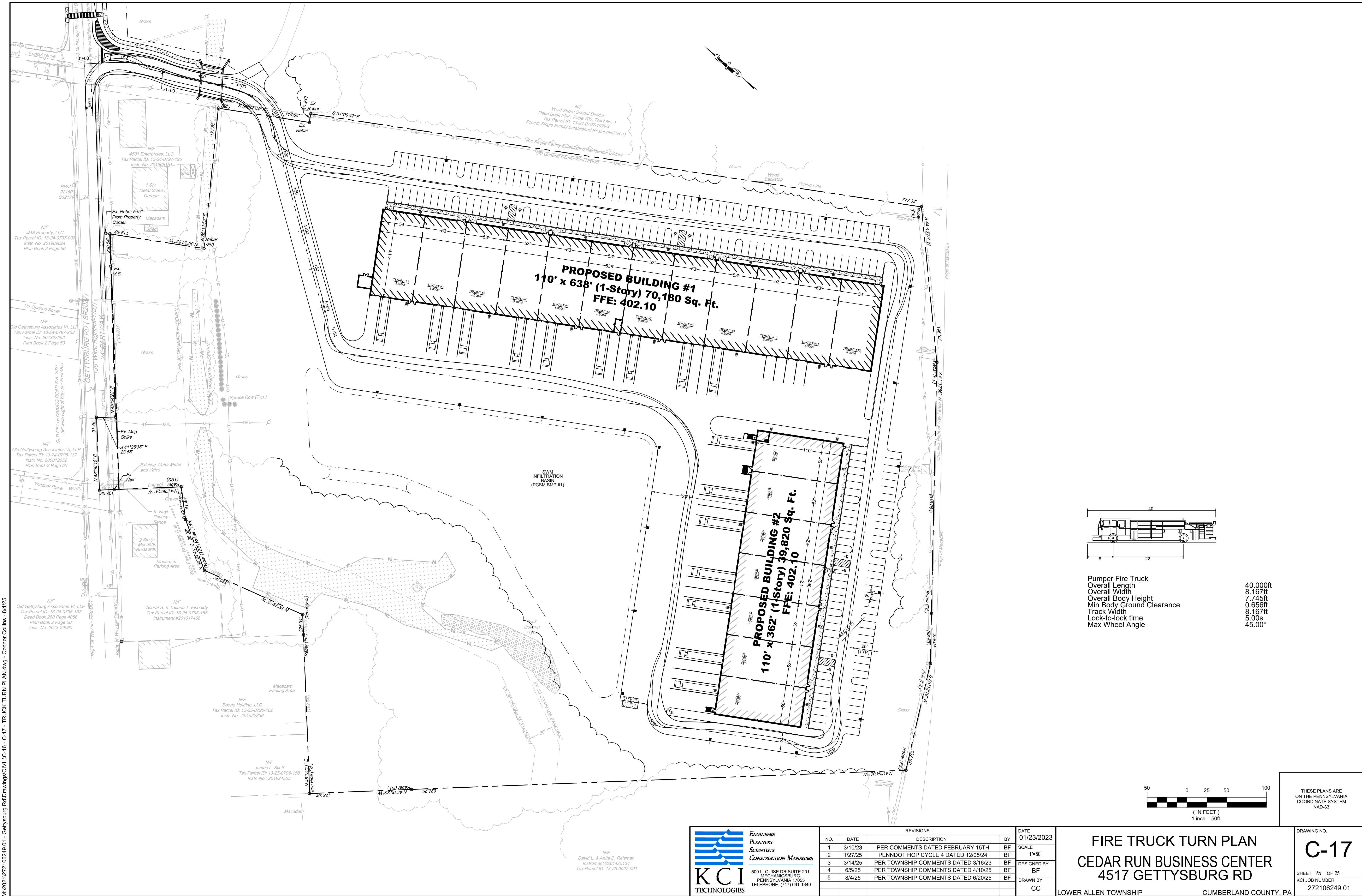
LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

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DRAWING NO.
C-16

SHEET 24 OF 25
KCI JOB NUMBER
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Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



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CONSTRUCTION MANAGERS
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PENNSYLVANIA 17055
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NO.	DATE	DESCRIPTION	BY	01/23/2023	
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF	SCALE	
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF	1"=50'	
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF	DESIGNED BY	
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF	CC	
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF	DRAWN BY	
				CC	

FIRE TRUCK TURN PLAN
CEDAR RUN BUSINESS CENTER
4517 GETTYSBURG RD
LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PA

DRAWING NO.
C-17
SHEET 25 OF 25
KCI JOB NUMBER
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