



#### GENERAL UTILITY NOTES:

- 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.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL FIELD TESTS AND SURVEYS BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 177 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.
- 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.
- 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.
- ALL UTILITIES SHALL HAVE A MINIMUM OF ONE (1) FOOT HORIZONTAL AND VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND ELECTRIC CONDUITS AND LINES WILL BE INSTALLED A MINIMUM OF 3-FEET BELOW BOTTOM OF THE PROPOSED ASPHALT.
- THE UNDERGROUND UTILITIES SHALL BE INSTALLED BEFORE PAVING ACCESS DRIVES, PARKING LOTS AND CONSTRUCTION SIDEWALKS.

#### ON-SITE MATERIAL USE:

- 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.
- 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 D157 MODIFIED PROCTOR. ALL TESTING SHOULD BE COMPLETED BY AN APPROVED, INDEPENDENT TESTING AGENCY.
- UPON COMPLETION OF THE CONSTRUCTION OF THE FOUNDATION SYSTEM, THE EXCAVATION SHOULD BE BACKFILLED. BACKFILL COMPACTION SHOULD BE WITH A SMOOTH-WHEEL LABORATORY ROLLER WITH A MINIMUM STATIC WEIGHT OF TEN (10) TONS. FILL PLACEMENT AT THE SITE SHOULD BE MONITORED AND TESTED TO DOCUMENT THAT PLACEMENT OF THE FILL MATERIAL MEETS THE EXCUSED PROJECT SPECIFICATIONS. EACH LIFT OF THE CONTROLLED COMPACTED FILL SHOULD BE CLOSELY OBSERVED AND TESTED BY AN APPROVED, INDEPENDENT TESTING AGENCY.
- FILL PLACEMENT SHOULD BE COMPLETED IN MAXIMUM EIGHT (8) INCH LOOSE LIFT LAYERS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY (2<sup>nd</sup> E) AS DETERMINED BY ASTM D157 OR TO AN "VISUAL NON-MOVEMENT" FOR MATERIALS CONSISTING OF ROCK WITH GREATER THAN 30 PERCENT PLUS  $\frac{1}{4}$  INCH MATERIAL, UNLESS OTHERWISE AUTHORIZED BY THE PROJECT GEOTECHNICAL ENGINEER.
- 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:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED EXISTING LANDSCAPE AND/OR SITE FEATURES WHICH ARE TO REMAIN.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO BUILDING STAKEOUT, CONTRACTOR SHALL VERIFY DIMENSIONS SET FORTH ON LATEST ARCHITECTURAL PLANS.
- ALL CONSTRUCTION TO CONFORM TO THE LOWER ALLEN TOWNSHIP ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES AND DIMENSIONS PRIOR TO CONSTRUCTION.
- 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.
- DIMENSIONS AND GEOMETRY SHOWN ON THIS PLAN SHALL BE VERIFIED DURING STAKE-OUT CALCULATIONS AND FIELD STAKE-OUT.
- THE BOUNDARY OF THE LIMIT OF EARTH DISTURBANCE AND STORMWATER INFILTRATION AREA MUST BE FIELD STAKED PRIOR TO ANY ON-SITE CONSTRUCTION.
- 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.
- 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.
- IN THE CASE OF ANY DISCREPANCY BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL BE UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
- 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.
- THE ILLUMINATION FROM ANY PROPOSED EXTERIOR LIGHTS SHALL BE DIRECTED DOWNTOWARDS AND THE LIGHTS SHALL BE INSTALLED SO THAT NO GLARE IS ON ADJOINING PROPERTIES OR ROADWAYS.

#### GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPE PLANTINGS SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL AREA NOT COVERED BY IMPERVIOUS SURFACES SHALL BE COVERED BY VEGETATION AND/OR PERVIOUS LANDSCAPE COVERING (I.E. MULCH, LANDSCAPE STONES, ETC.).
- 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.

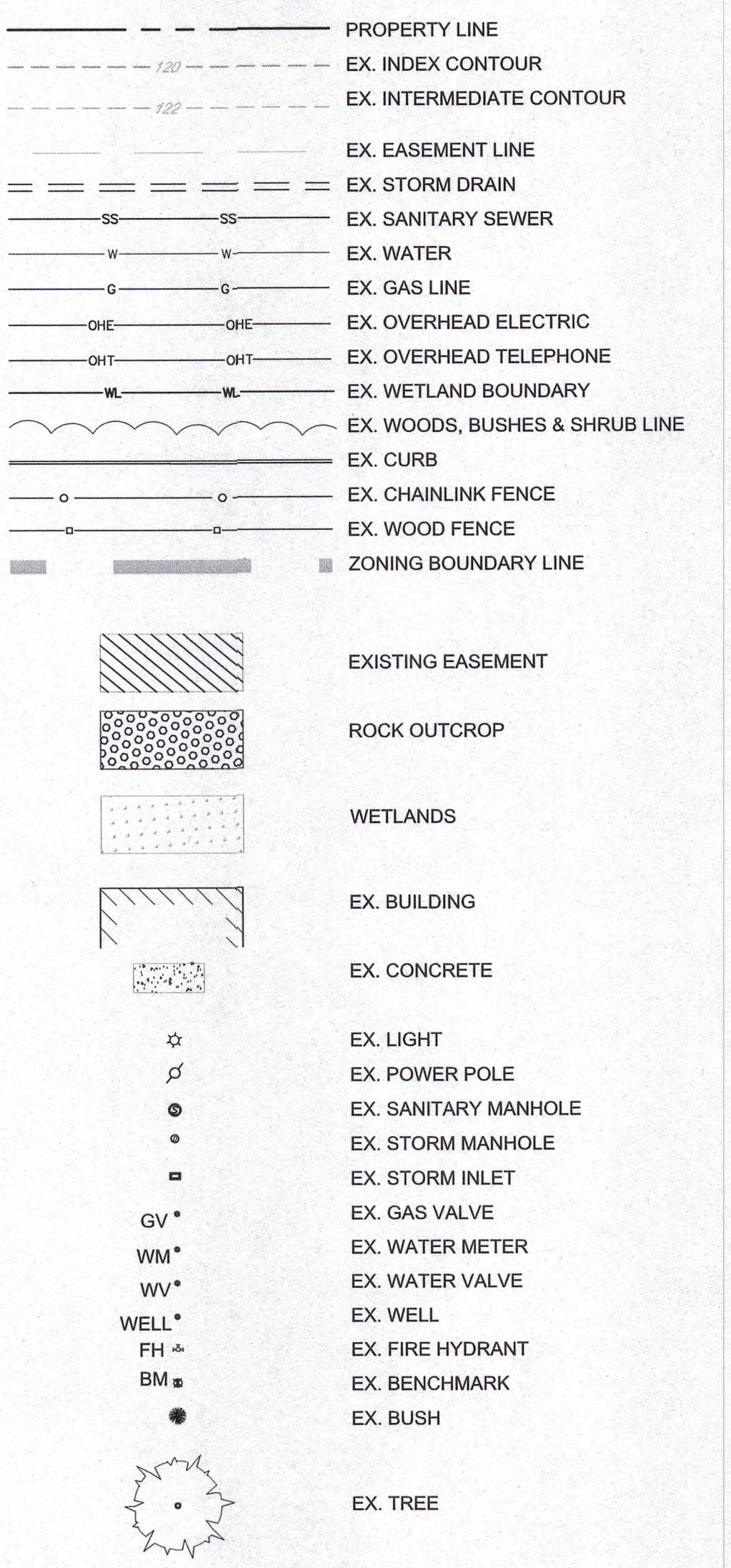
#### SITE CLEARING:

- 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.)
- 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.
- 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.
- ALL SANITARY SEWER MATERIALS AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE LOWER ALLEN TOWNSHIP AUTHORITY CONSTRUCTION SPECIFICATIONS.
- ALL SANITARY SEWER CONSTRUCTION WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE MUNICIPALITY AND MUNICIPALITY SEWER AUTHORITY RULES AND REGULATIONS.

#### GENERAL STORMWATER FACILITIES AND STORM SEWER NOTES:

- 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.
- ALL STORM SEWER PIPES SHALL BE SMOOTH LINE CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO ACCESS THE SITE TO INSPECT STORMWATER FACILITIES AT ANY REASONABLE TIME.
- MUNICIPALITY SHALL BE NOTIFIED IN THE EVENT SINKHOLES ARE ENCOUNTERED DURING EXCAVATION OR DEVELOPMENT OVER THE LIFE OF THE FACILITY. THE SERVICES OF A REGISTERED GEOLOGIST 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.
- THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED BASED UPON THE IMPERVIOUS 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.
- 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.
- A COPY OF THE STORMWATER MANAGEMENT PLANS APPROVED BY LOWER ALLEN TOWNSHIP SHALL BE ONSITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.

#### LEGEND



#### GENERAL PLAN NOTES:

- THE PURPOSE OF THIS 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.
- PERMANENT REFERENCE MONUMENT OF PRECAST CONCRETE OR DURABLE STONE, AT LEAST FIVE (5) INCHES THICK 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.
- 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.
- ALL FILL MUST BE COMPAKTED TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 OR SUCCEEDING STANDARD, EXCEPT AS NOTED.
- 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.
- BY SUBMISSION OF THIS PLAN, THE OWNER AUTHORIZES THE TOWNSHIP AND/OR ITS REPRESENTATIVES TO ENTER THE SITE FOR PURPOSE OF SITE VISUALIZATION.
- ALL PARKING SPACES SHALL BE LINE STRIPED PER TOWNSHIP REGULATIONS.
- ALL PROPOSED SITE IMPROVEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
- THE ILLUMINATION FROM ANY PROPOSED EXTERIOR LIGHTS SHALL BE DIRECTED DOWNTOWARDS AND THE LIGHTS SHALL BE INSTALLED SO THAT NO GLARE IS ON ADJOINING PROPERTIES OR ROADWAYS.
- ANY PORTION OF THE SITE, NOT USED FOR BUILDING STRUCTURES, PARKING OR OTHERWISE IMPERVIOUS SURFACE SHALL BE PLANTED IN AN ALL SEASON GROUND COVER.
- ALL PROPOSED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE TOWNSHIP STANDARDS.
- ALL SIGNS ERECTED 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.
- 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.
- 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.
- TO THE BEST OF OUR KNOWLEDGE, NO KNOWN OR SUSPECTED HAZARDOUS MATERIALS OR CONTAMINATED SOILS ARE PRESENT ON THIS SITE.
- 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.
- 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.
- SLANT TEXT INDICATES EXITING INFORMATION AND FEATURES. UPRIGHT/BLOCK TEXT INDICATES PROPOSED INFORMATION AND FEATURES.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (EFFECTIVE 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.].
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH ARTICLE XXV OF THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE.
- THE LANDOWNER SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL EASEMENTS ON THE PROPERTY.
- 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, ARE REQUESTED APPROVAL FROM 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.
- AT THE TIME OF RECORDING RECORD PLAN IN ACCORDANCE WITH ORDINANCE SECTION 192-52 SHALL BE PROVIDED TO THE TOWNSHIP.
- THE DEVELOPER INTENDS TO BEGIN CONSTRUCTION IN THE FALL OF 2023 AND HOPES TO COMPLETE CONSTRUCTION IN THE FALL OF 2024.

#### SURVEYOR GENERAL NOTES:

- 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, GEODID 12B).
- CONTOURS AND ELEVATIONS, AS SHOWN, ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88, GEODID 12B).
- 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.
- 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 99
  - 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. 201831751
- 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

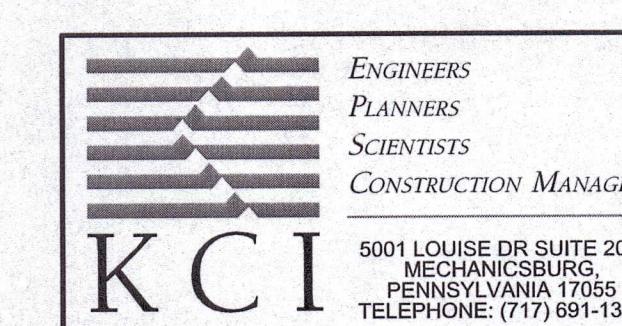
\* ACT OF JANUARY 1852, STATE LAW LIBRARY PAMPHLET LAW PAGE 18  
DATED 1/29/1852.

5. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
 

- A. INSTR. NO. 201722479
- B. INSTR. NO. 201722480
- C. INSTR. NO. 201626593

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



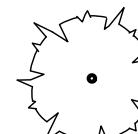
NO.	DATE	DESCRIPTION	BY
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF AS SHOWN
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF

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



## LEGEND

— — — — —	PROPERTY LINE
— — — — — 120 — — — — —	EX. INDEX CONTOUR
— — — — — 122 — — — — —	EX. INTERMEDIATE CONTOUR
— — — — —	EX. EASEMENT LINE
— = = = = = = =	EX. STORM DRAIN
— SS — SS —	EX. SANITARY SEWER
— W — W —	EX. WATER
— G — G —	EX. GAS LINE
— OHE — OHE —	EX. OVERHEAD ELECTRIC
— OHT — OHT —	EX. OVERHEAD TELEPHONE
— WL — WL —	EX. WETLAND BOUNDARY
— — — — —	EX. WOODS, BUSHES & SHRUB LINE
— — — — —	EX. CURB
— o — o —	EX. CHAINLINK FENCE
— □ — □ —	EX. WOOD FENCE
— — — — —	ZONING BOUNDARY LINE
— — — — — HaC — — — — —	SOIL BOUNDARY LINE
	SLOPES BETWEEN 15 - 25%
	SLOPES STEEPER THAN 25%
	EXISTING EASEMENT
	ROCK OUTCROP
	WETLANDS
	EX. BUILDING
	EX. CONCRETE
⌚	EX. LIGHT
⌚	EX. POWER POLE
⌚	EX. SANITARY MANHOLE
⌚	EX. STORM MANHOLE
⌚	EX. STORM INLET
GV ⚭	EX. GAS VALVE
WM ⚭	EX. WATER METER
WV ⚭	EX. WATER VALVE
WELL ⚭	EX. WELL
FH ⚭	EX. FIRE HYDRANT
BM ⚭	EX. BENCHMARK
●	EX. BUSH
	EX. TREE

## 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

( IN FEET )

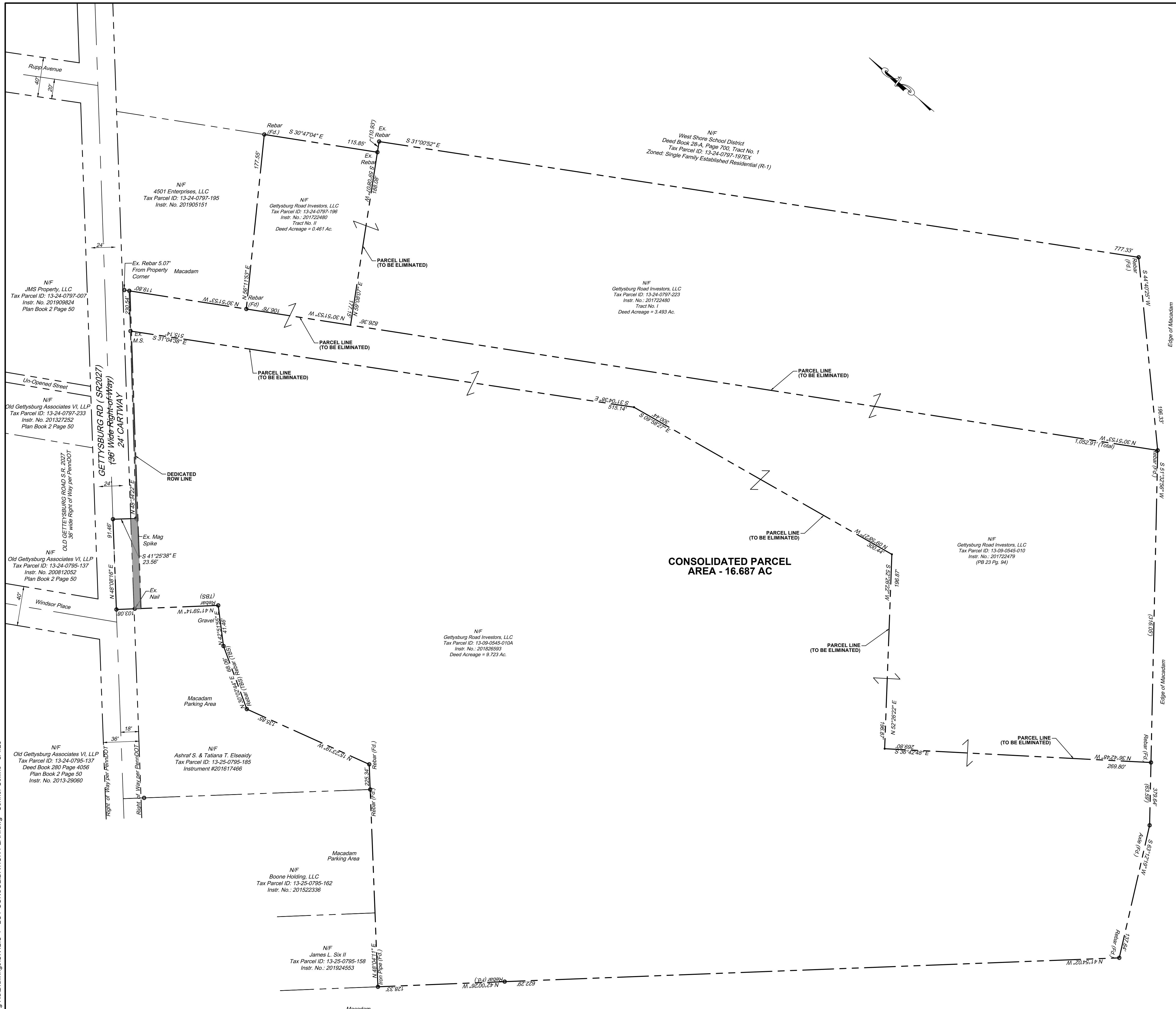
1 inch = 50ft.

## EXISTING CONDITIONS

# CEDAR RUN BUSINESS CENTER 4517 GETTYSBURG RD

## CUMBERLAND COUNTY, PA

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



## LEGEND

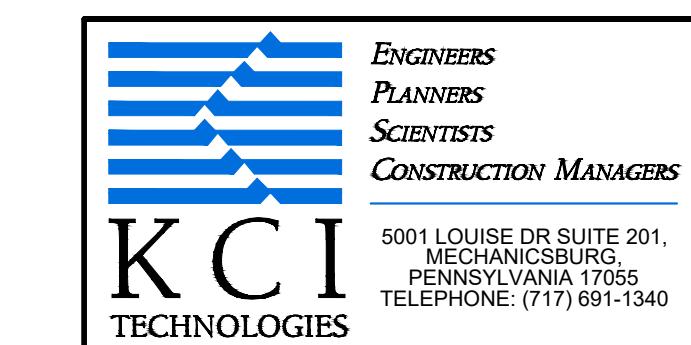
## DEDICATED RIGHT-OF-WAY

## 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

( IN FEET )

1 inch = 50ft.



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

# LOT CONSOLIDATION PLAN

## STAR RUN BUSINESS CENTER 517 GETTYSBURG RD

THESE PLANS ARE  
ON THE PENNSYLVANIA  
COORDINATE SYSTEM  
NAD 83

DRAWING NO.  
**C-4**

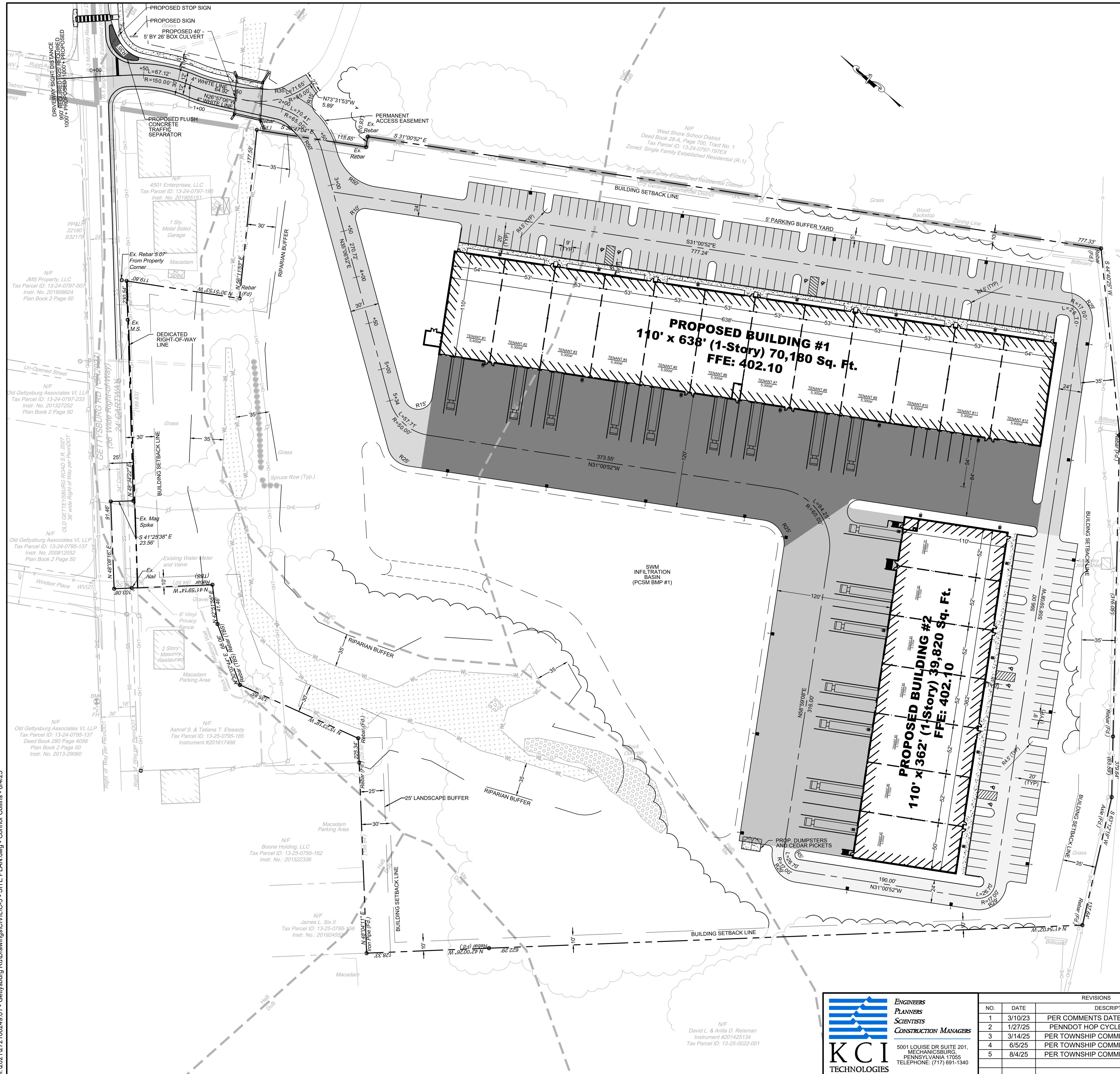
---

SHEET 4 OF 25

---

KCI JOB NUMBER

**272106249.01**



## SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS THAT ARE TO REMAIN.
2. CONTRACTOR SHALL MATCH PROPOSED PAVEMENT TO EXISTING GRADE AND ALIGNMENT WHERE PROPOSED CONSTRUCTION MEETS EXISTING CONSTRUCTION.
3. 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.
4. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, CONNECTION OR RELOCATION OF EXISTING UTILITIES DESIGNATED ON PLANS.
5. DIMENSIONS ARE TO FACE OF BUILDING AND EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
6. EXISTING SIGNS, IF CALLED OUT TO BE REMOVED OR RELOCATED, ARE TO BE REUSED WHEN POSSIBLE.
7. 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.
8. 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.
9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING LOCATION(S), DIMENSIONS, AND RELATION TO EXISTING BUILDING(S).

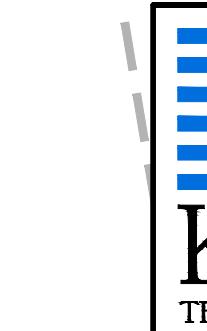
## LEGEND

Legend for site plan symbols and line styles:

- PROPERTY LINE:** Long horizontal dashed line
- EX. EASEMENT LINE:** Short horizontal dashed line
- EX. STORM DRAIN:** Horizontal line with vertical tick marks
- EX. SANITARY SEWER:** Horizontal line with vertical tick marks
- EX. WATER:** Horizontal line with vertical tick marks
- EX. GAS LINE:** Horizontal line with vertical tick marks
- EX. OVERHEAD ELECTRIC:** Horizontal line with vertical tick marks
- EX. OVERHEAD TELEPHONE:** Horizontal line with vertical tick marks
- EX. WETLAND BOUNDARY:** Horizontal line with vertical tick marks
- EX. WOODS, BUSHES & SHRUB LINE:** Wavy line
- EX. CURB:** Horizontal line with small circles at ends
- EX. CHAINLINK FENCE:** Horizontal line with small squares at ends
- EX. WOOD FENCE:** Horizontal line with small squares at ends
- ZONING BOUNDARY LINE:** Thick grey line
- ROCK OUTCROP:** Hexagonal pattern
- WETLANDS:** Grid pattern
- EX. BUILDING:** Hatched rectangle
- PROP. SETBACK:** Long horizontal solid line
- PROP. CURB:** Horizontal line with vertical tick marks
- PROP. ROAD CENTERLINE:** Horizontal dashed line
- PROP. TREELINE:** Wavy line
- PHASE I PROPOSED LIGHT DUTY PAVEMENT:** Light grey rectangle
- PHASE I PROPOSED HEAVY DUTY PAVEMENT:** Dark grey rectangle
- PHASE II PROPOSED LIGHT DUTY PAVEMENT:** White rectangle
- PHASE II PROPOSED HEAVY DUTY PAVEMENT:** Medium grey rectangle
- PROP. CONCRETE:** Dotted rectangle
- PROP. BUILDING:** Hatched rectangle with vertical lines at ends
- PROP. ADA PARKING STALL:** Small rectangle with a circle and a number '3'
- PROP. LIGHT:** Small rectangle with a circle and a number '1'

( IN FEET )

1 inch = 50ft



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

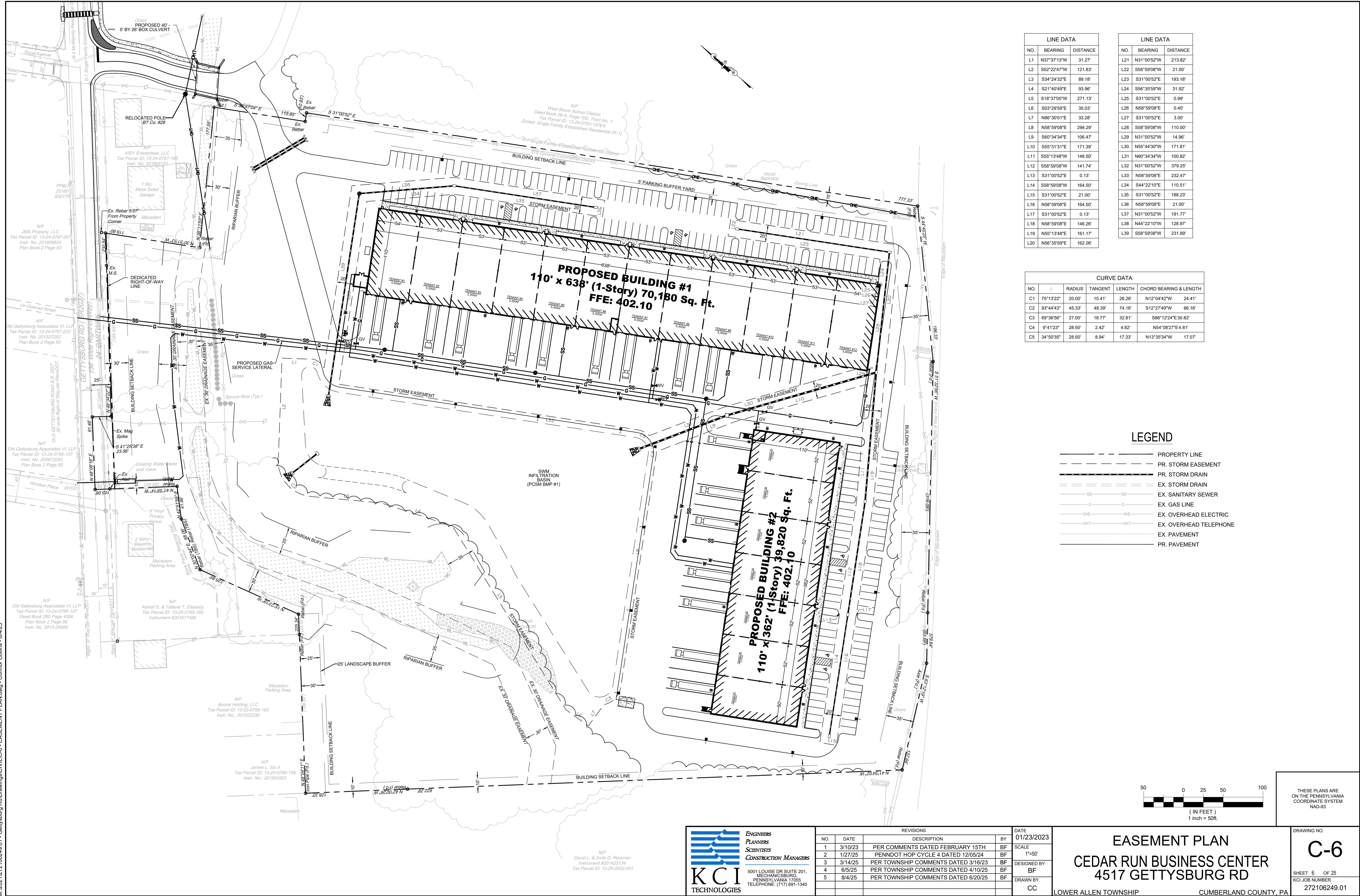
The logo for KCI Technologies consists of a graphic element on the left and text on the right. The graphic element is a stylized representation of the letters 'K' and 'C' in blue, composed of horizontal bars and triangular shapes. To the right of the graphic, the company name 'KCI' is written in a large, bold, black serif font. Below 'KCI', the words 'TECHNOLOGIES' are written in a smaller, black, sans-serif font. To the right of the company name, the services offered are listed in a vertical column: 'ENGINEERS', 'PLANNERS', 'SCIENTISTS', and 'CONSTRUCTION MANAGERS'. Each service name is in a bold, italicized, black serif font, separated by thin horizontal lines.

# SITE PLAN

## CEDAR RUN BUSINESS CENTER

### 4517 GETTYSBURG RD

WING NO.  
**C-5**  
ET 5 OF 25  
JOB NUMBER  
**272106249.01**







### 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 DUE TO THE 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 ENCASING 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 ENCASING 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 CONCRETE ENCASING BE REQUIRED, 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 NOTIFY THE GOVERNING AUTHORITY OF ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED ON THIS 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
— SD	PROP. STORM LINE
— Relocated Pole	RELOCATED POLE
— Hydrant	PROP. FIRE HYDRANT
— GV	PROP. WATER VALVE
— GM	PROP. GAS VALVE
●	PROP. GAS METER
●	PROP. SANITARY MANHOLE
□	PROP. STORM MANHOLE
— SI	PROP. STORM INLET
— SE	PROP. STORM ENDWALL
— L	PROP. LIGHT
— C	PROP. CONCRETE
■	PROP. BUILDING

50 0 25 50 100  
(IN FEET)  
1 inch = 50'

THESE PLANS ARE  
ON THE PENNSYLVANIA  
COORDINATE SYSTEM  
NAD-83



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

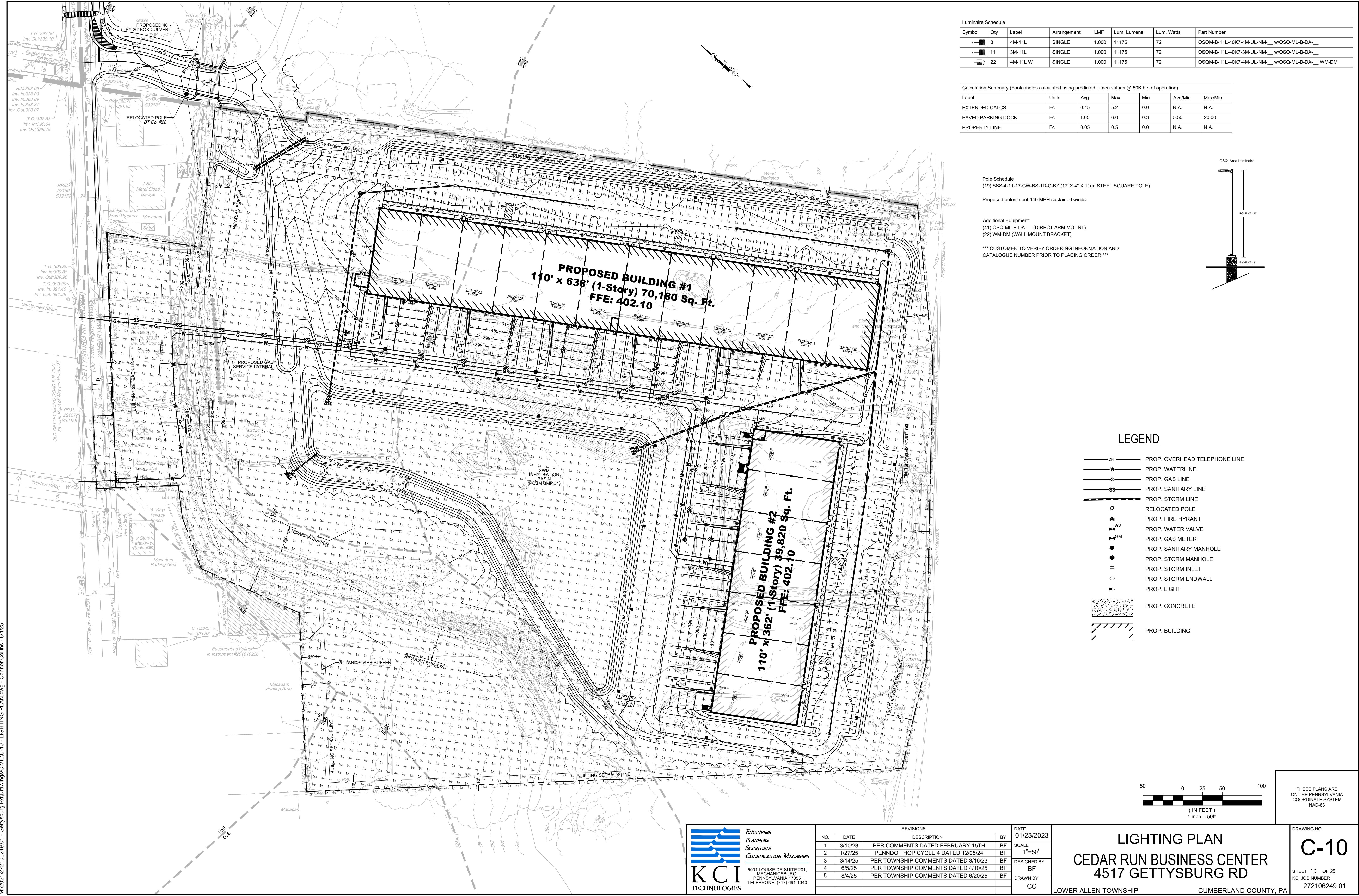
**UTILITY PLAN**  
**CEDAR RUN BUSINESS CENTER**  
**4517 GETTYSBURG RD**

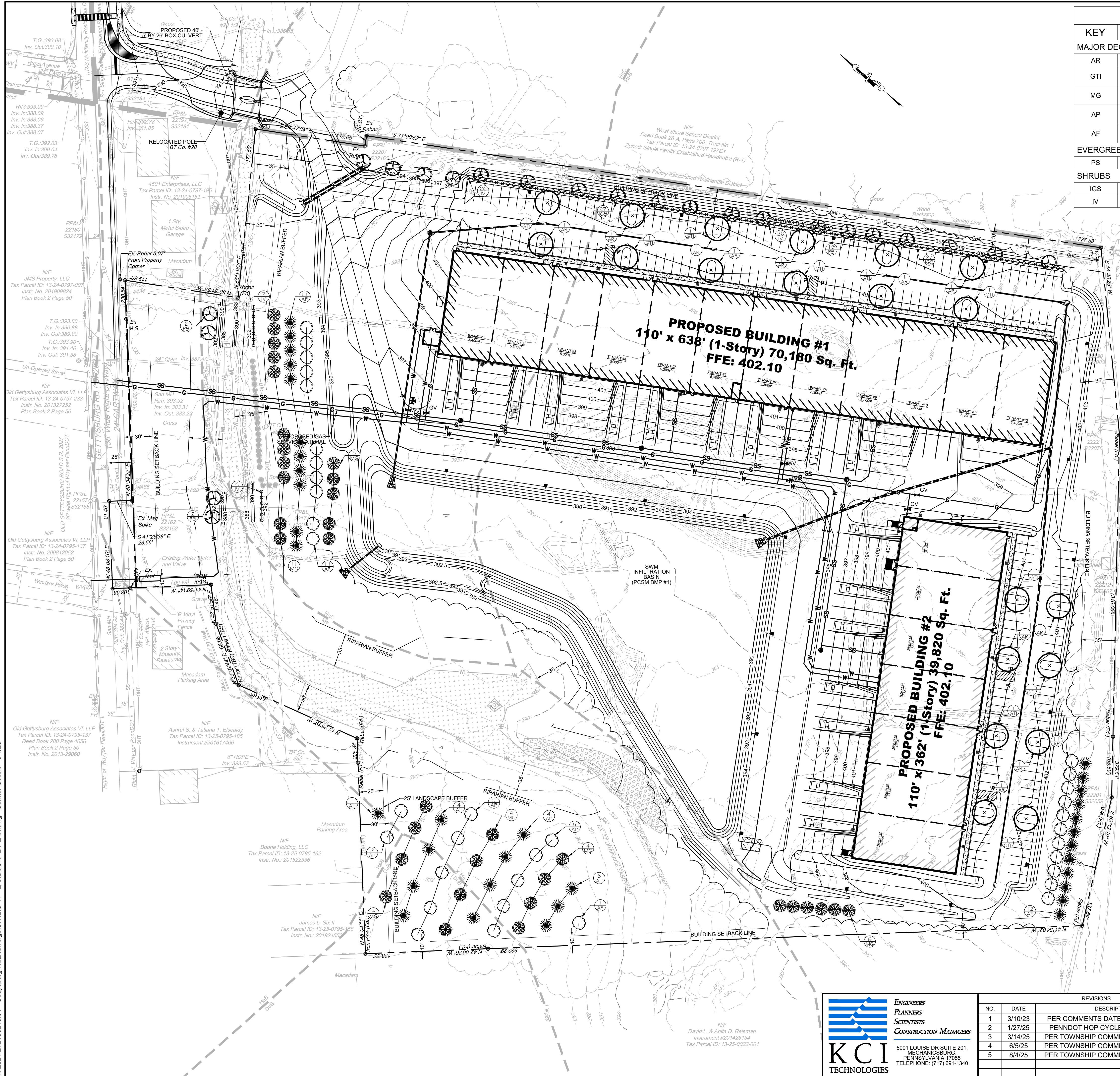
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

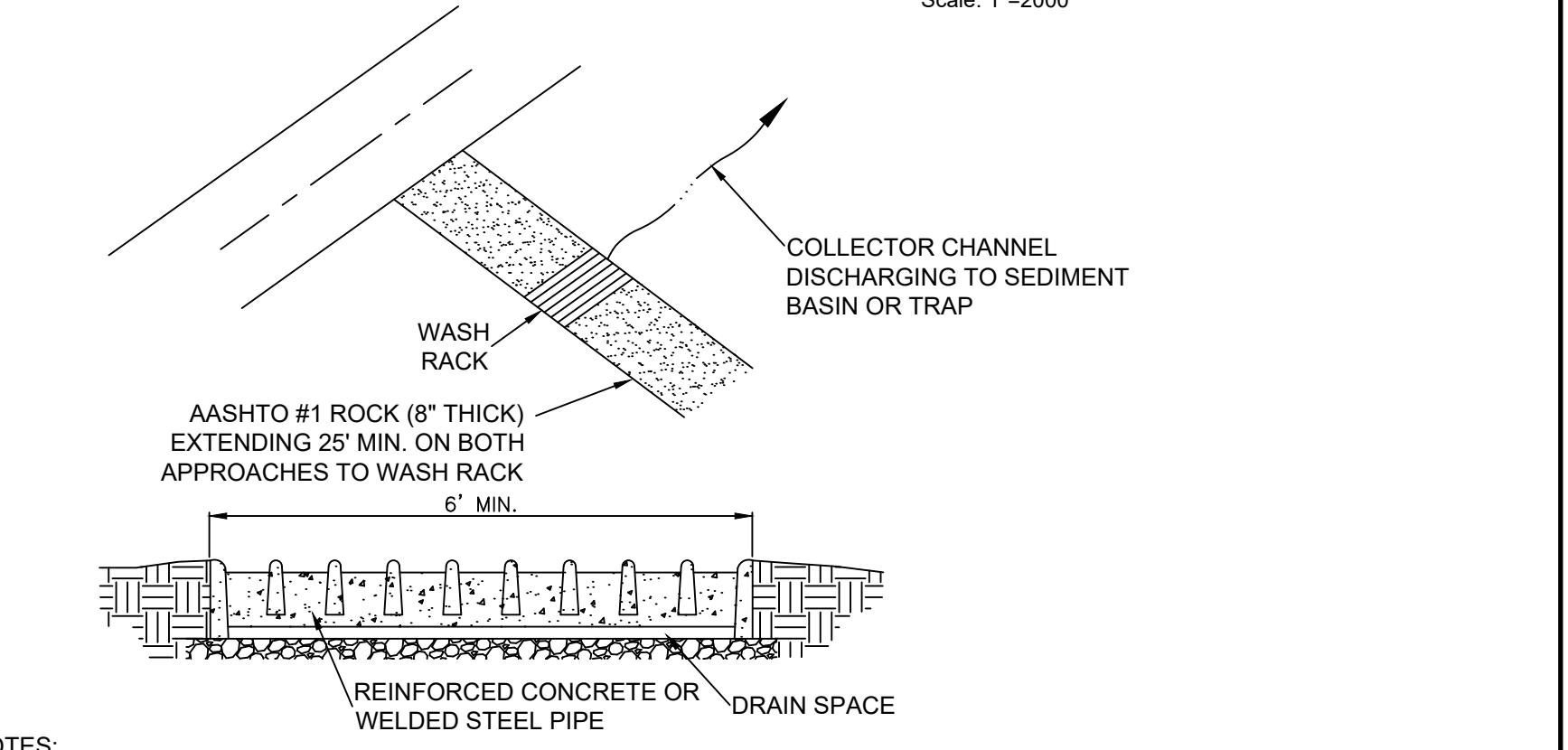
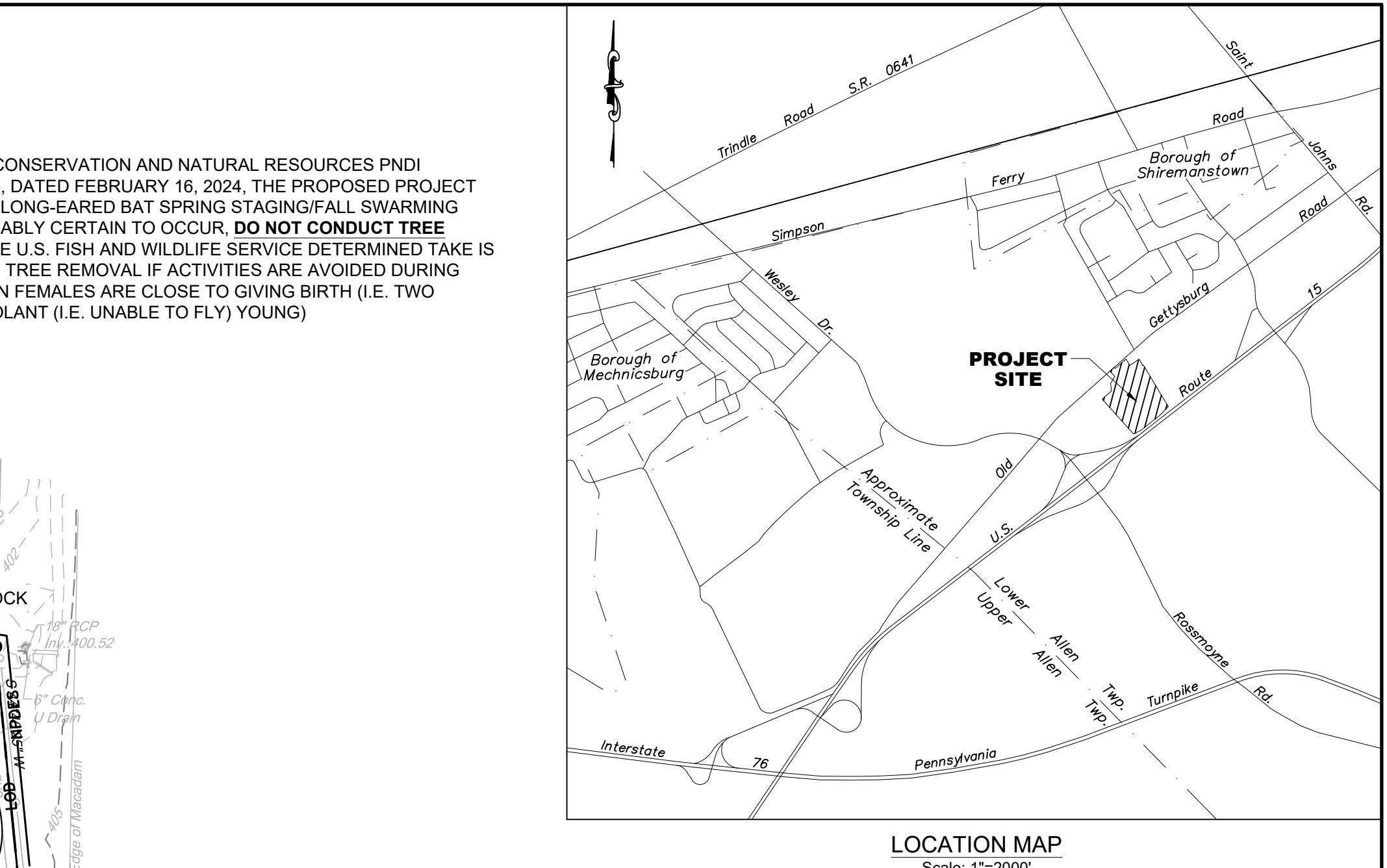
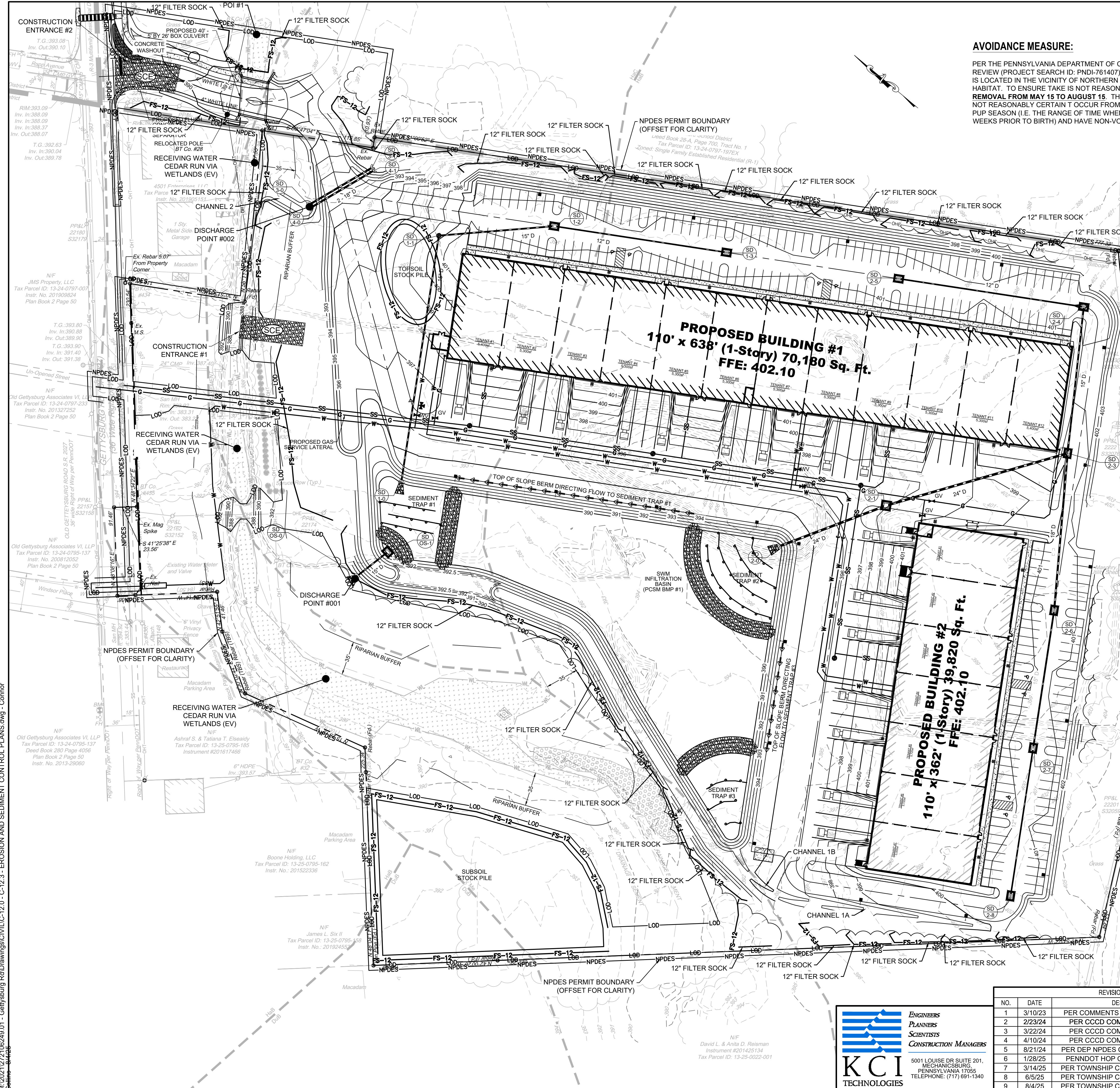
DRAWING NO.  
**C-8**

SHEET 8 OF 25  
KCI JOB NUMBER  
272106249.01









**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:**

1. 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.
2. UPON TEMPORARY CESSION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSION 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
LOD	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	

50  
0  
25  
50  
100  
(IN FEET)  
1 inch = 50'

THESE PLANS ARE  
ON THE PENNSYLVANIA  
COORDINATE SYSTEM  
NAD-83

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

**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  
272106249.01

## 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. 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, REGRADING, RESEEDING, REMULCHING AND RETENETING 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, SHOVED, OR SWEPT 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 COMPAKTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPAKTED 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.
- SEEP'S 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 CESSION 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 GREATEST EXTENT POSSIBLE ALONG THE SOUTHERN PROPERTY LINE.
- THE E&S PLAN MINIMIZES SOIL COMPAKTION 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

- MANTAIN 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 BMPs 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, REGRADING, RESEEDING, REMULCHING AND RETENETING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs 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 RECURRENTURE 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 COMPAKTED 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 SEEDED 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 IRREGULARITIES 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 (1/2) 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 (1/4") 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 THAN EIGHTY-FIVE (85) PERCENT OF CALCIUM CARBONATE 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

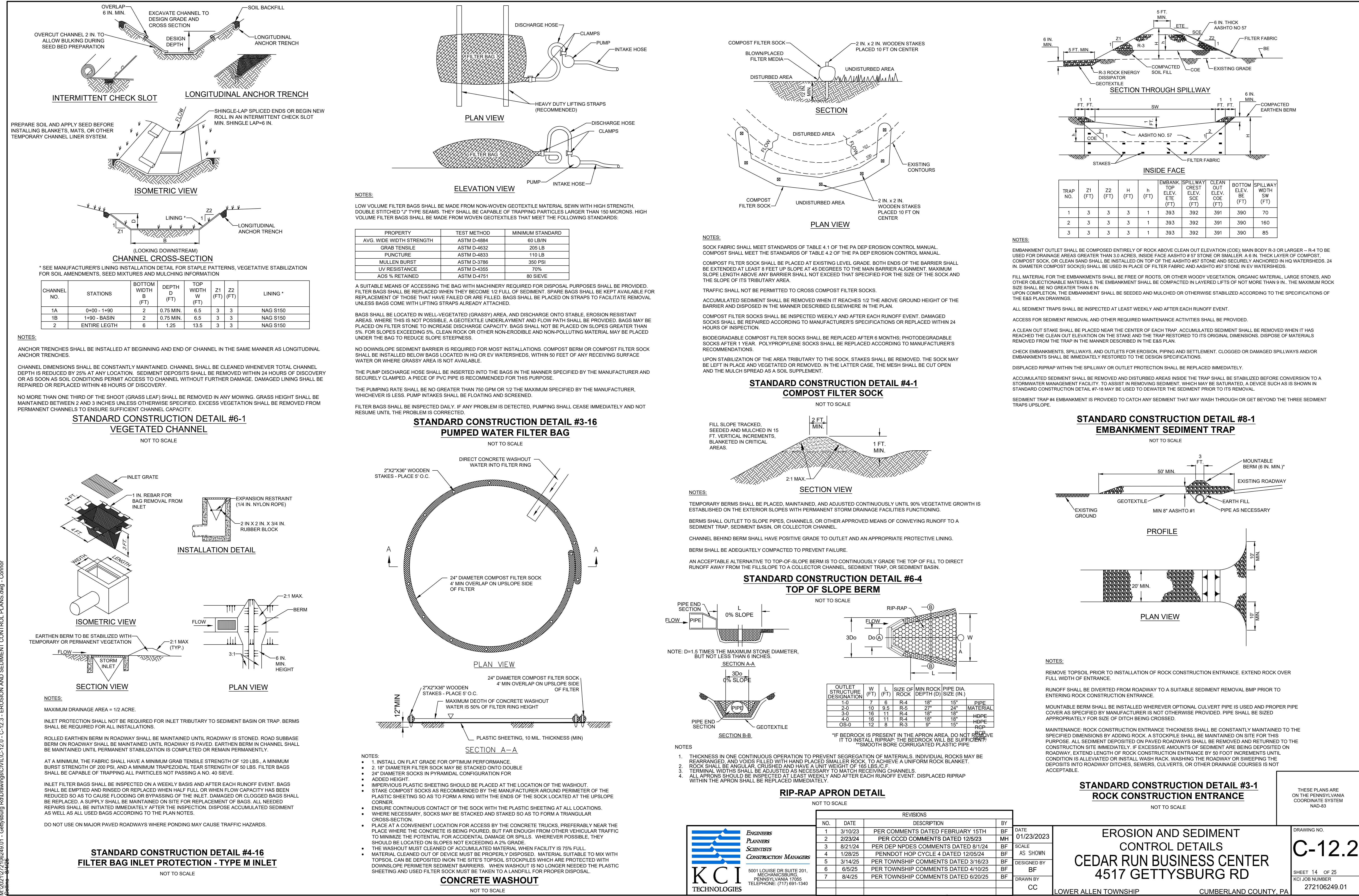
POTASSIUM - MURIATE OF POTASH APPLY AT A RATE OF 30 POUNDS PER 1000 SF OR AT A RATE RECOMMENDED BY THE RESULTS OBTAINED FROM A COMPLETE SOIL TEST.
- MULCHING: USE MULCH CONSISTING OF HAY, OAT OR WHEAT STRAW, MUSHROOM MANURE FREE FROM WEEDS, FOREIGN MATTER DEDIMENTAL TO PLANT LIFE. SALT HAY OR CHOPPED 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 REPETITIVE PATTERNS. COMPLETE EXCAVATION FROM SIDES OR CONSTRUCT EQUIPMENT ACCESS LANES UPON MINIMUM 36" DEEP EARTH CUSHIONS TO CONFINE EQUIPMENT TO THE BASEMENT AREA. THIS IS A CRITICAL STAGE AND REQUIRES THE DESIGN PROFESSIONAL BE ON SITE TO OBSERVE THE INSTALLATION.
- CONSTRUCT THE SEDIMENT TRAPS WITHIN THE BASIN FOOTPRINT. THIS IS A CRITICAL STAGE AND REQUIRES THE DESIGN PROFESSIONAL BE ON SITE 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.
- INSTALL EROSION CONTROL BLANKET ON ANY NEWLY GRADED AND EXPOSED SLOPES THAT ARE 3:1 OR GREATER.
- INSTALL 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 ON SITE WETLAND CROSSINGS AND SEED IMMEDIATELY WITH ERNST MIX 120 OBL-FACW 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

<ol





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

Date: May 14, 2025

**Retention Basin Floor Mix - Low Maintenance - ERNMX-126**

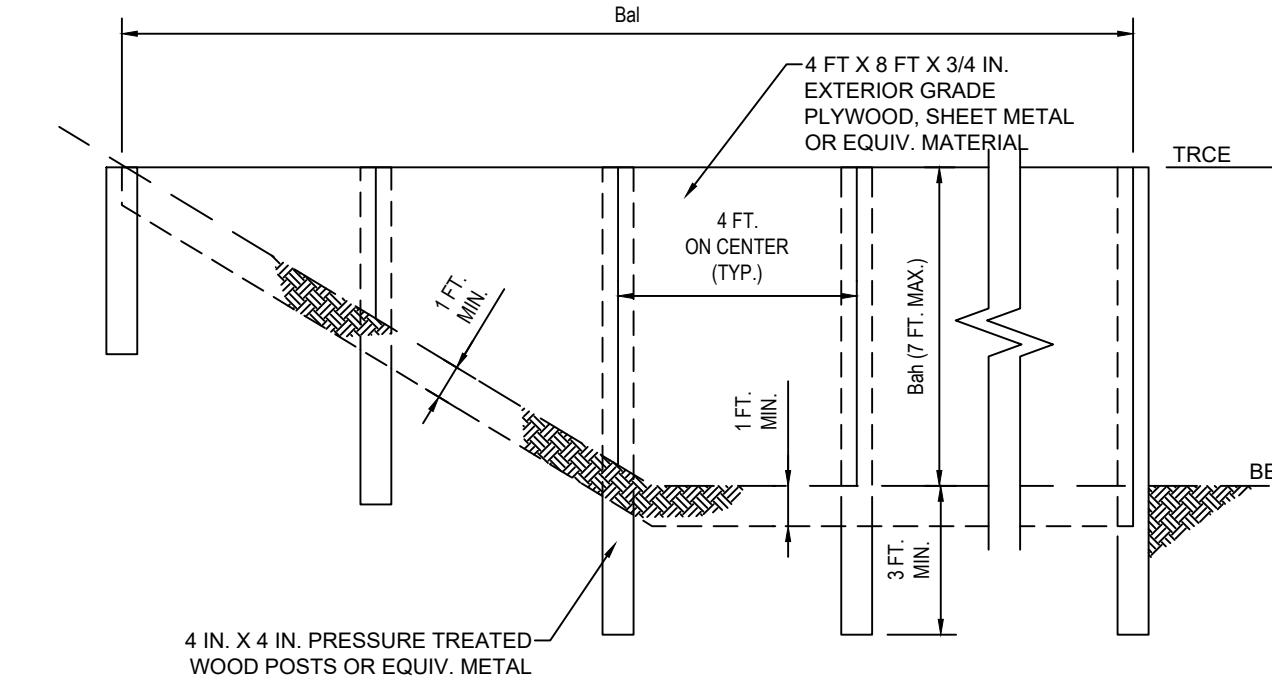
Botanical Name	Common Name
20.00% <i>Panicum clandestinum</i> , Tioga	Deer Tongue, Tioga
20.00% <i>Puccinellia distans</i> , Fults	Alkaligrass, Fults
18.00% <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype
15.00% <i>Agrostis stolonifera</i> , 'PC 2.0'	Creeping Bentgrass, 'PC 2.0'
15.00% <i>Poa palustris</i>	Fowl Bluegrass
10.00% <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype
1.00% <i>Carex lurida</i> , PA Ecotype	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.	LENGTH (FT)	BAFFLE HEIGHT (FT)	TEMPORARY RISER		BOTTOM ELEV BE (FT)
			CREST ELEV. (FT)	TRCE	
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.

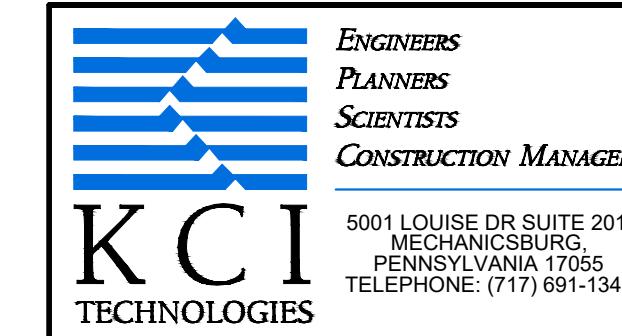
BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

**STANDARD CONSTRUCTION DETAIL #7-14**  
**BAFFLE**

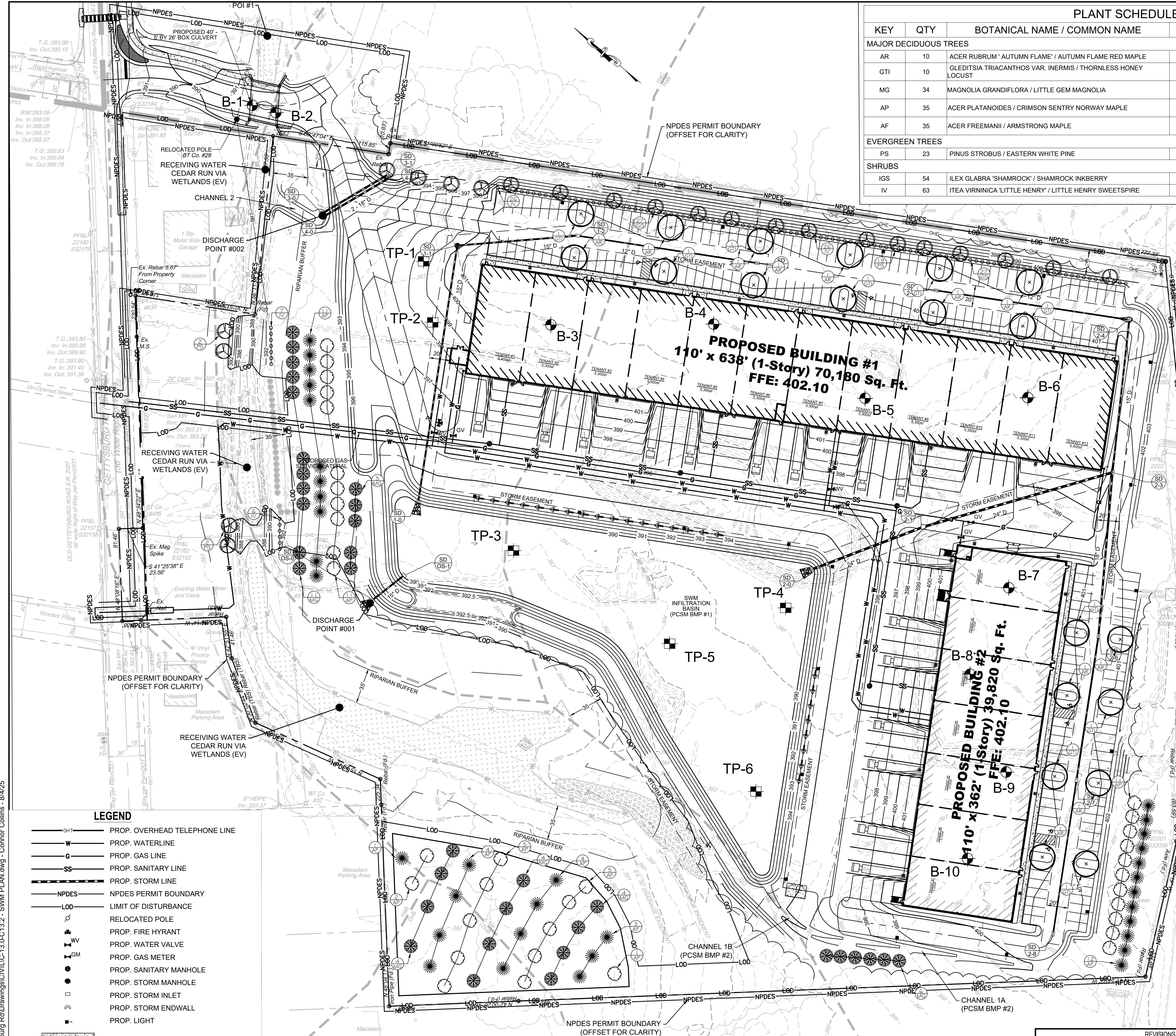
NOT TO SCALE

THESE PLANS ARE  
ON THE PENNSYLVANIA  
COORDINATE SYSTEM  
NAD-83

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF
2	2/23/24	PER CCCD COMMENTS DATED 1/25/23	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
			CC



**EROSION AND SEDIMENT  
CONTROL DETAILS**  
**CEDAR RUN BUSINESS CENTER**  
**4517 GETTYSBURG RD**  
DRAWING NO. **C-12.3**  
SHEET 15 OF 25  
KCI JOB NUMBER  
272106249.01  
LOWER ALLEN TOWNSHIP  
CUMBERLAND COUNTY, PA



KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	SPACING
<b>MAJOR DECIDUOUS TREES</b>					
AR	10	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	2.5" CAL.	B&B	FULL CROWN, ONE LEADER
GTI	10	GLEIDSTRIA 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
<b>EVERGREEN TREES</b>					
PS	23	PINUS STROBOS / EASTERN WHITE PINE	6' HT.	B&B	FULL, HEAVY
<b>SHRUBS</b>					
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
- HaB HAGERSTOWN SILT LOAM, ROCKY, 3 TO 8 PERCENT SLOPES
- Me MELVIN SILT LOAM

#### LOCATION MAP

Scale: 1"=2000'

#### LONG TERM OPERATIONS & MAINTENANCE PLAN:

1. TREE AND SHRUB PLANTINGS: PLANTINGS NEED DEEP REGULAR WATERING DURING THE FIRST GROWING SEASON. EITHER NATURAL WATERING VIA RAINFALL, OR PLANNED WATERING VIA CARRY-AKER 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. ONE YEAR WEED COMPETITION LIMITS GROWTH AND SURVIVAL. THEREFORE, WEEDS SHOULD BE CONTROLLED BY HERBICIDE. HERBICIDE USE NEEDS TO BE CONSIDERED AS A SHORT-TERM MANAGEMENT STRATEGY, WHICH IS MORE EXPENSIVE 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.
2. 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. 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. SYSTEM CAN BE FLUSHED ONLY AFTER HEAVY SEDIMENTS HAVE BEEN ADEQUATELY REMOVED. 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.
3. 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. SYSTEM CAN BE FLUSHED ONLY AFTER HEAVY SEDIMENTS HAVE BEEN ADEQUATELY REMOVED. 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.
4. PER THE GEOTECHNICAL REPORT THE SITE IS SITUATED WITHIN THE ROCKDALE RUN FORMATION, WHICH IS DESCRIBED AS A MEDIUM-TO-HIGH RISK AREA FOR GROUNDWATER LEAKAGE DUE TO THE DEVELOPMENT OF KARST ACTIVITY, WHICH MAY INCLUDE SINKHOLE, CAVERNS, BLOWHOLE, PINHOLE, 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.
5. 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.
6. 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 TO BUILD-UP TO PREVENT WATER FROM FLOWING FREELY THROUGH OPENINGS. IF EXCESSIVE SEDIMENT IS ENCOUNTERED THE AREA SHOULD BE CLEANED AND REMOVED 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.
7. 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.
8. ALL PCSM INSPECTIONS, REPAIRS, REPLACEMENTS AND ROUTINE MAINTENANCE SHALL BE DOCUMENTED IN A WRITTEN REPORT AND AVAILABLE ON SITE FOR INSPECTION. ALL RECYCLING AND DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PCSM BMPs SHALL BE IN ACCORDANCE WITH ALL DEPARTMENT LAWS REGULATIONS AND REQUIREMENTS.

#### OTHER MAINTENANCE:

1. BLOW OFF ALL SIDEWALKS AND CORNERS USING POWER BLOWERS. (SERVICE TO BE PROVIDED ON DAYS WHEN LOT CANNOT BE SWEEPED, I.E. HEAVY RAINS, SNOW).
2. EMPTY ALL TRASH RECEPTACLES AND REPLACE LINERS. FREQUENCY: SEVEN (7) TIMES PER WEEK.
3. HAND-PICK ENTIRE LOT FRONT, REAR AND SIDES, INCLUDING ALL TRASH ENCLOSURES OF VISIBLE TRASH. INCLUDE CATCH BASINS. FREQUENCY: SEVEN (7) TIMES PER WEEK.
4. HAND-PICK ALL LANDSCAPED AREAS FREQUENCY: SEVEN (7) TIMES PER WEEK.
5. 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.

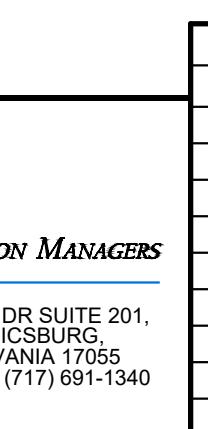
#### AS-BUILT NOTES:

1. 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.
2. 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 CERTIFICATION SHALL STATE THE DATE OF CONSTRUCTION AND THE DATE OF SUBMISSION. IF THE CERTIFICATION STATES THE DATE OF CONSTRUCTION IS LATER THAN THE DATE OF SUBMISSION, THE CENTRAL LOCATION OF THE BMPs, IF ANY, SHOULD BE SUBMITTED TO THE CONSTRUCTION PLANS, THEN A LICENSED QUALIFIED PROFESSIONAL MUST SIGN THE COMPLETION CERTIFICATE.
3. 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 PNDI REVIEW (PROJECT SEARCH ID: PNDI-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

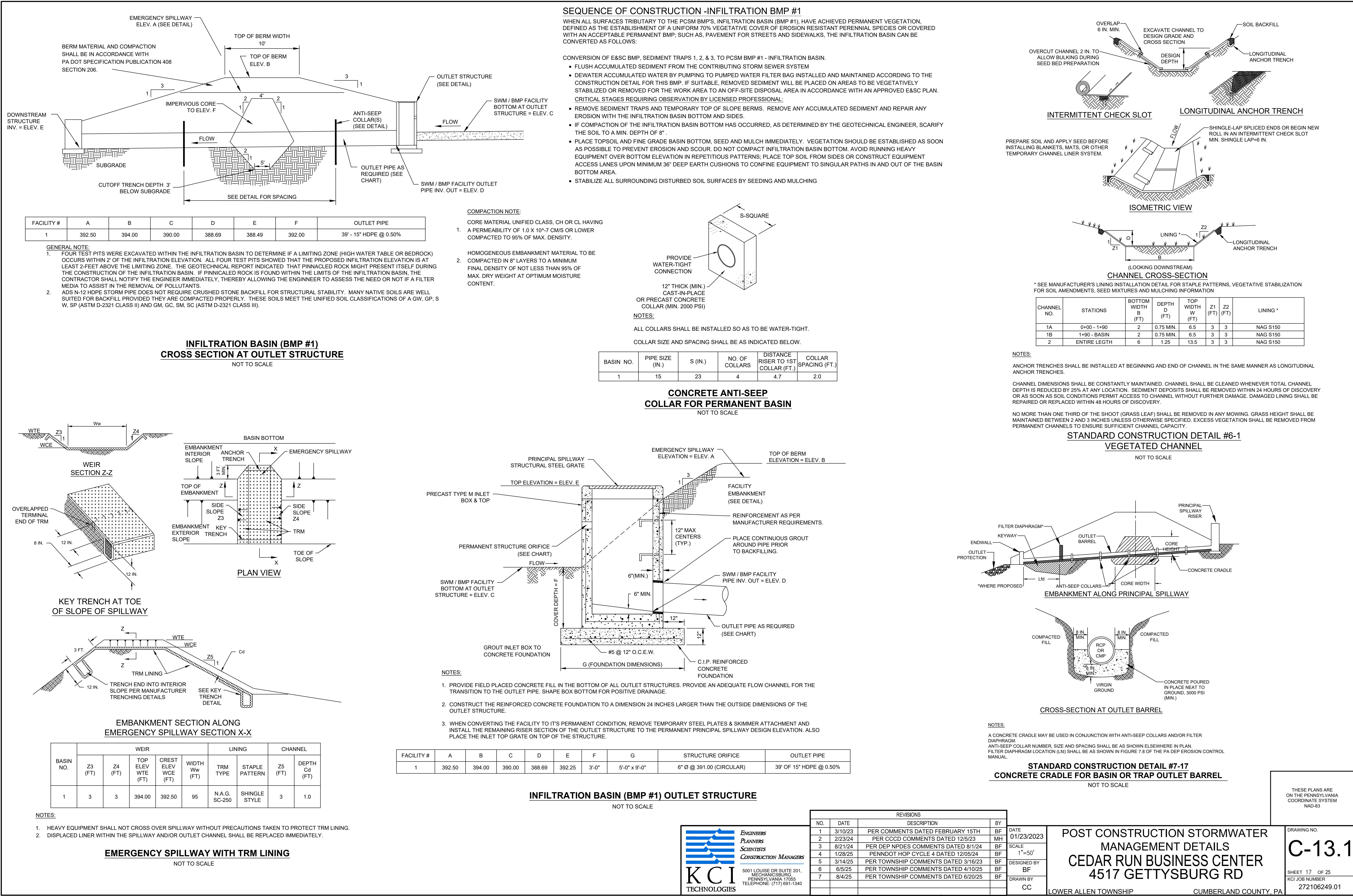


ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS

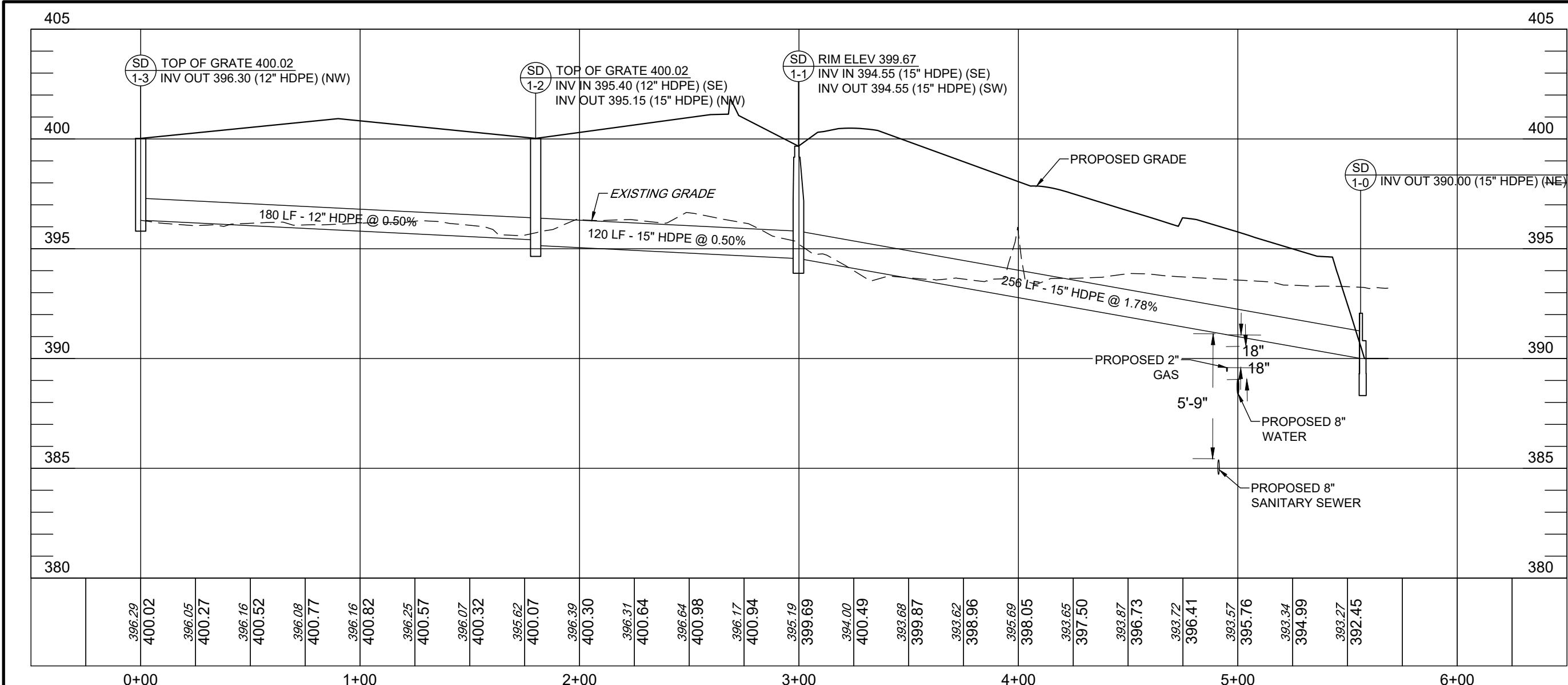
5001 LOUISE DR SUITE 201,  
MECHANICSBURG, PA 17050  
TELEPHONE: (717) 691-1340

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN  
CEDAR RUN BUSINESS CENTER  
4517 GETTYSBURG RD  
LOWER ALLEN TOWNSHIP  
CUMBERLAND COUNTY, PA

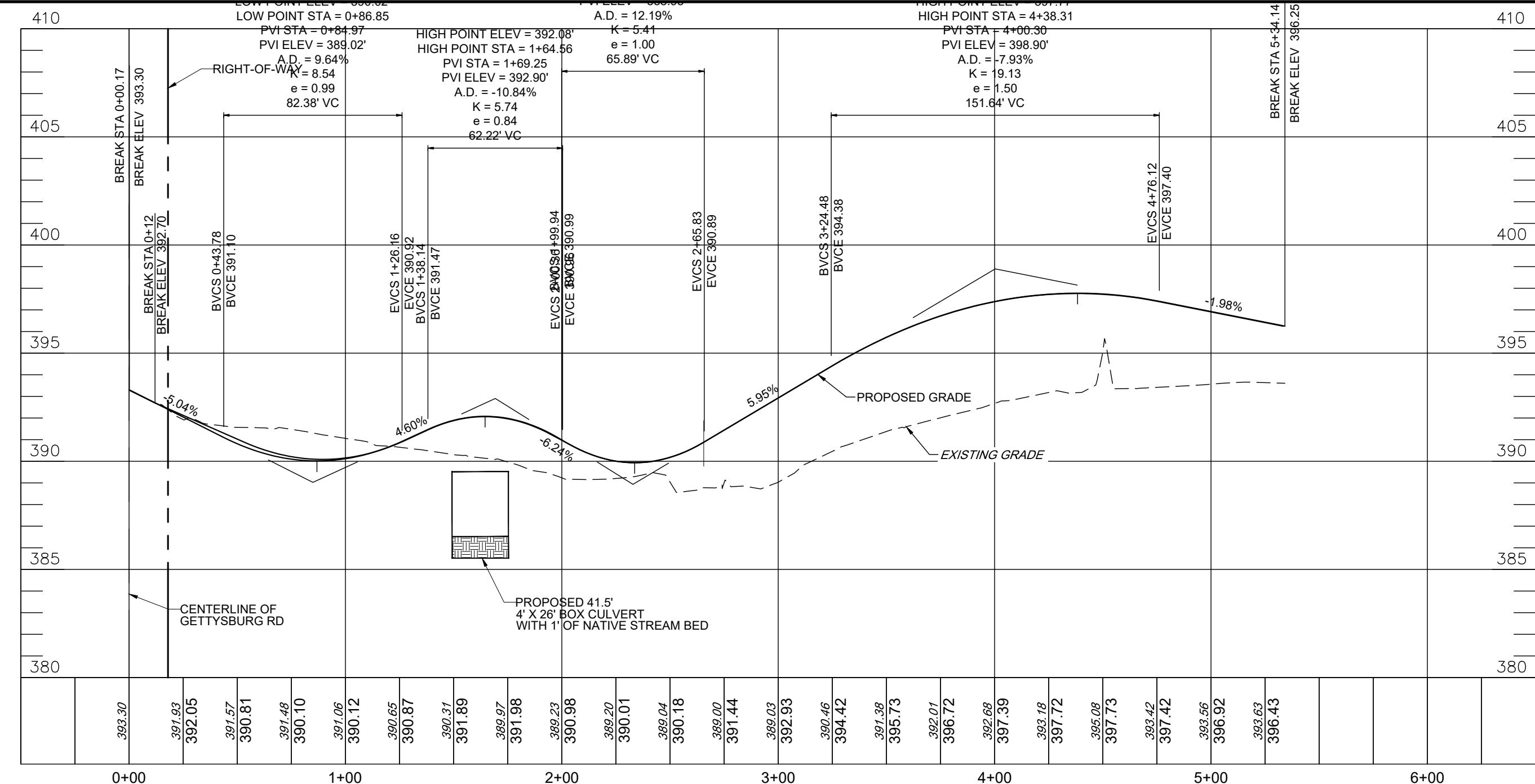
DRAWING NO.  
C-13.0  
SHEET 16 OF 25  
KCI JOB NUMBER  
272106249.01



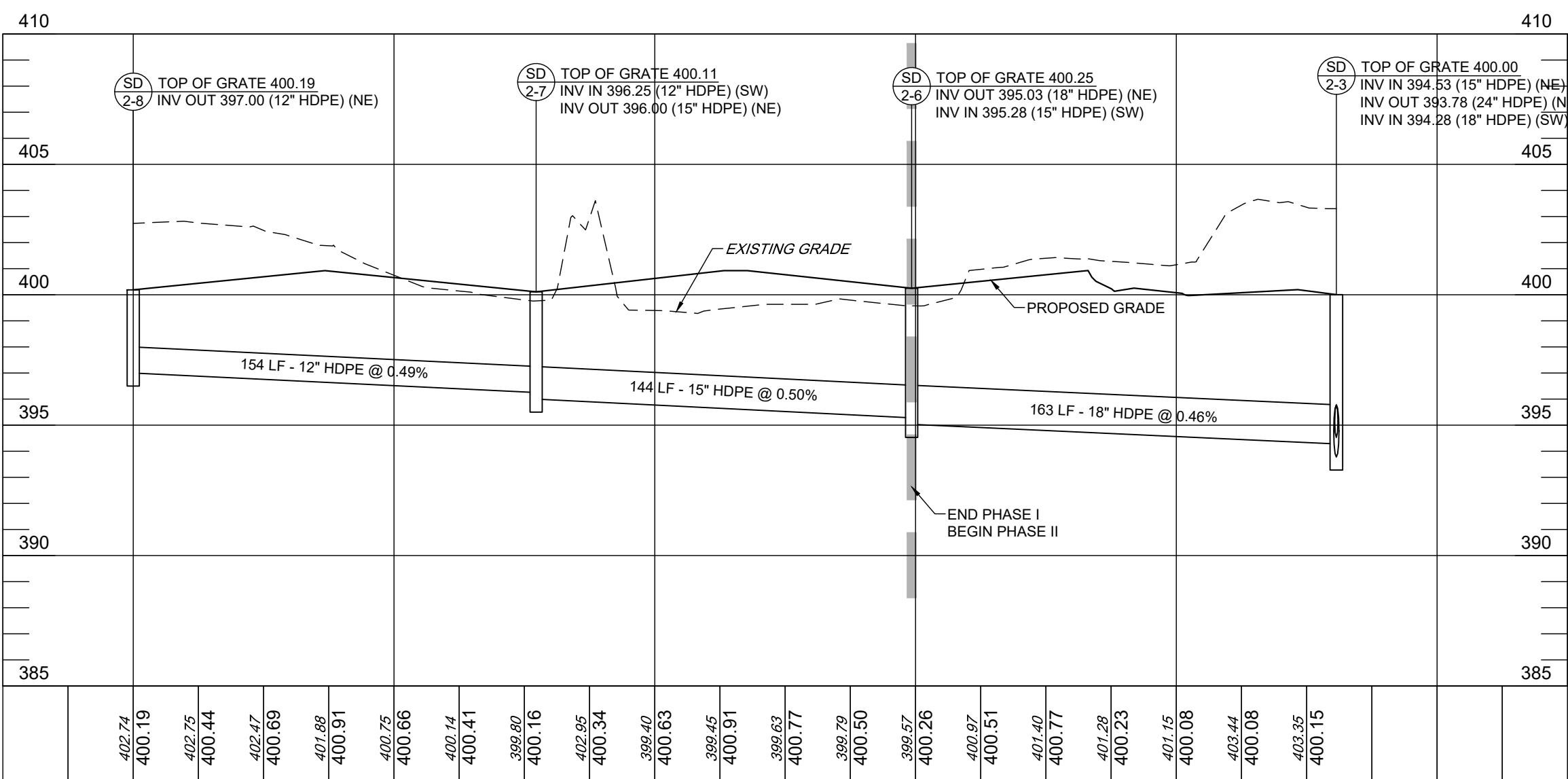




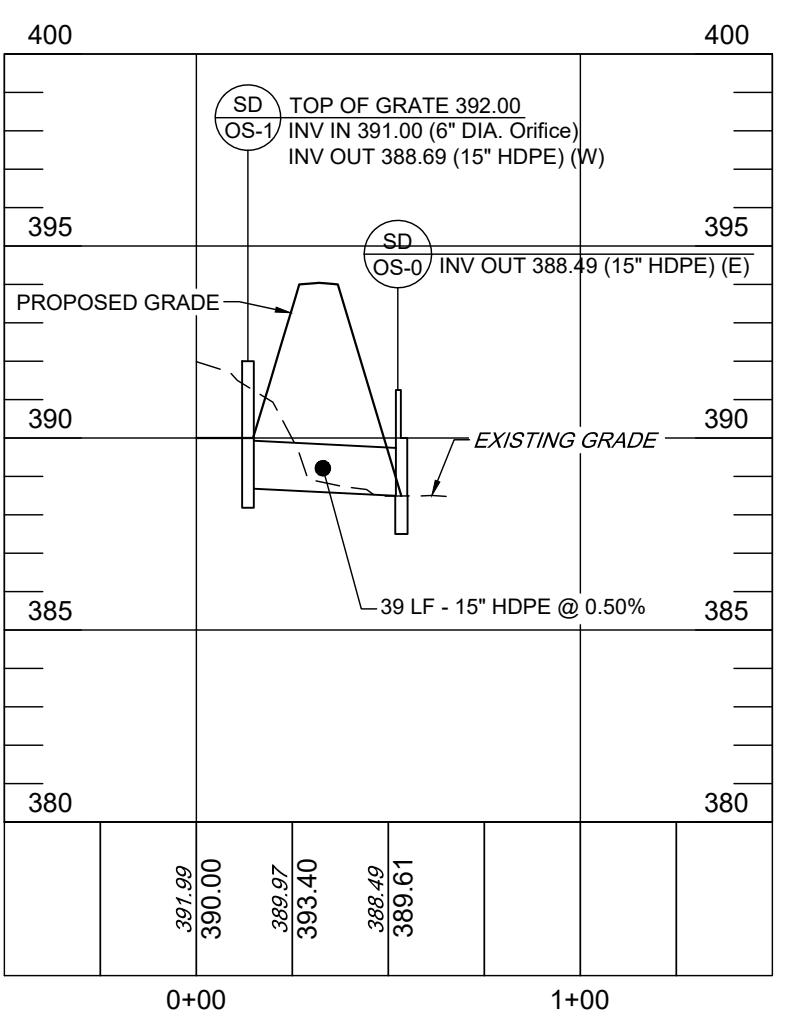
**PIPE RUN 1-3 TO 1-0**  
SCALE: 1" = 50' (HORIZ)  
SCALE: 1" = 5' (VERT)



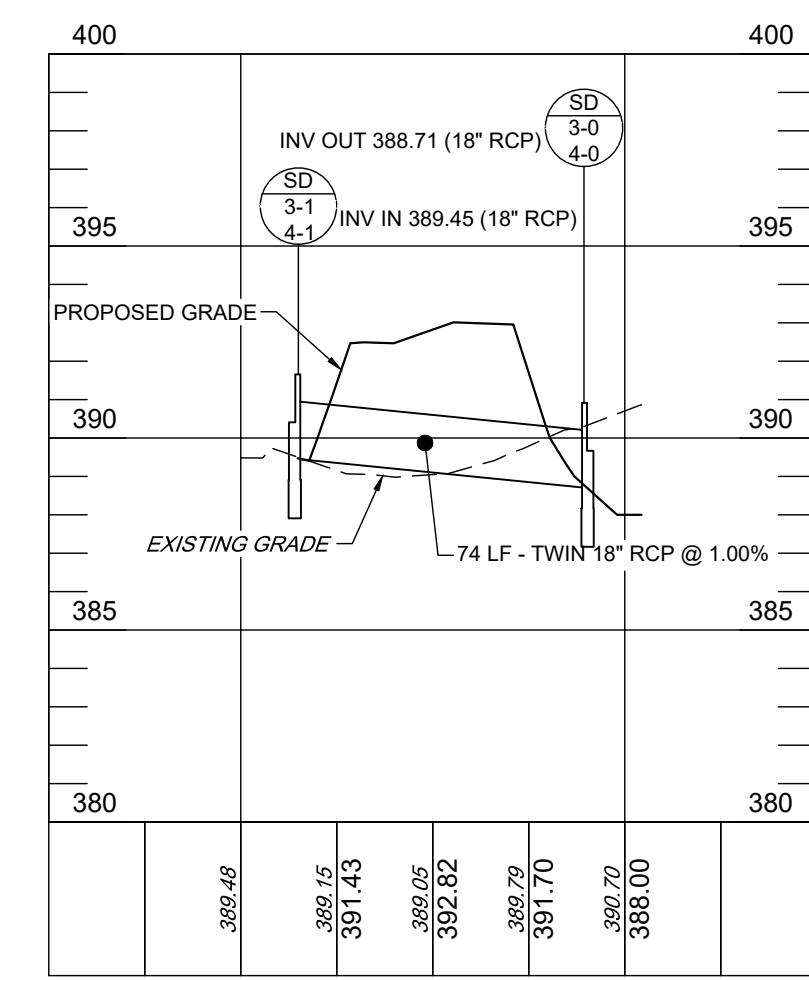
**ACCESS TO SCHOOL**  
SCALE: 1" = 20' (HORIZ)  
SCALE: 1" = 2' (VERT)



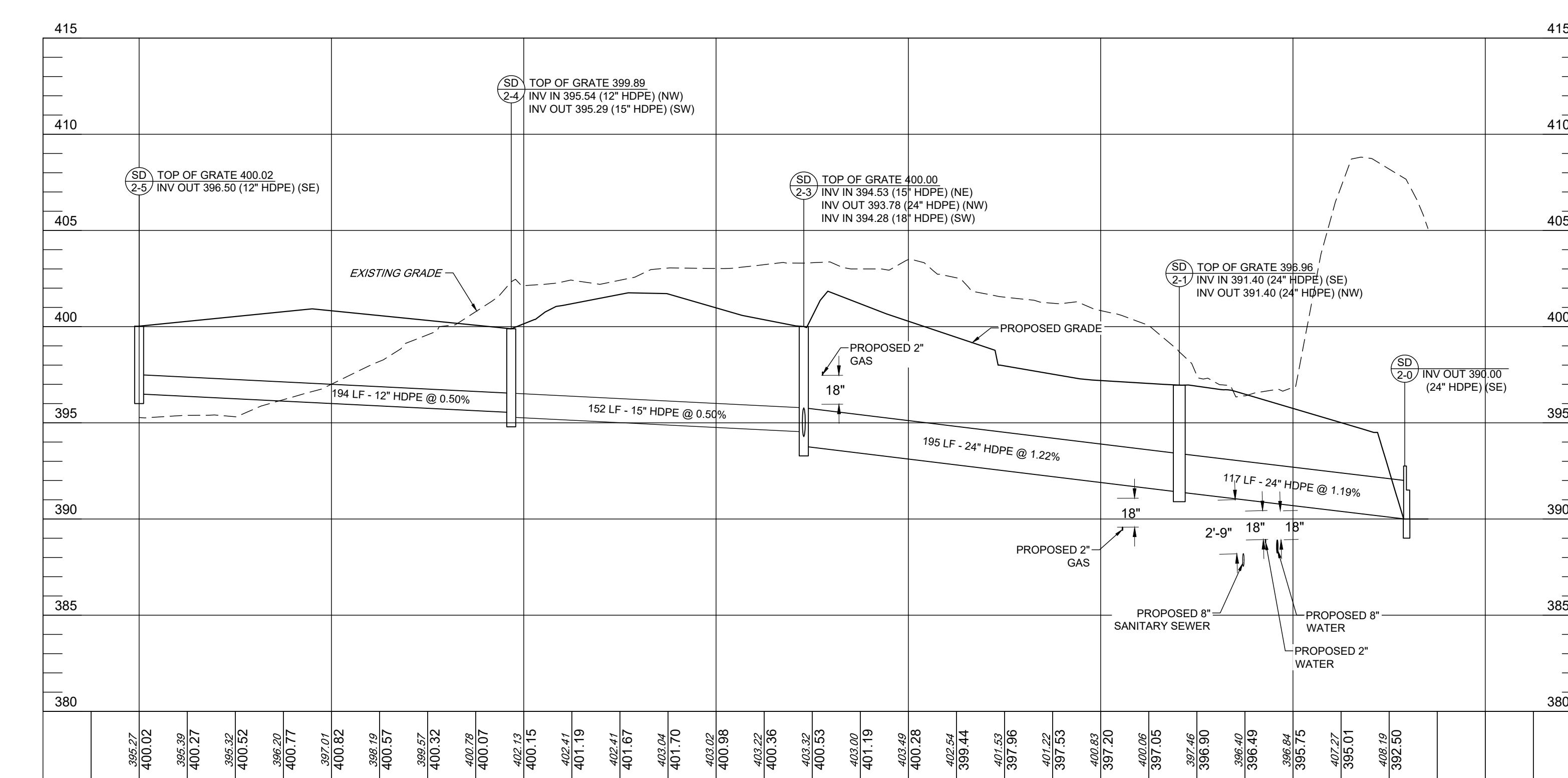
**PIPE RUN 2-8 TO 2-3**  
SCALE: 1" = 50' (HORIZ)  
SCALE: 1" = 5' (VERT)



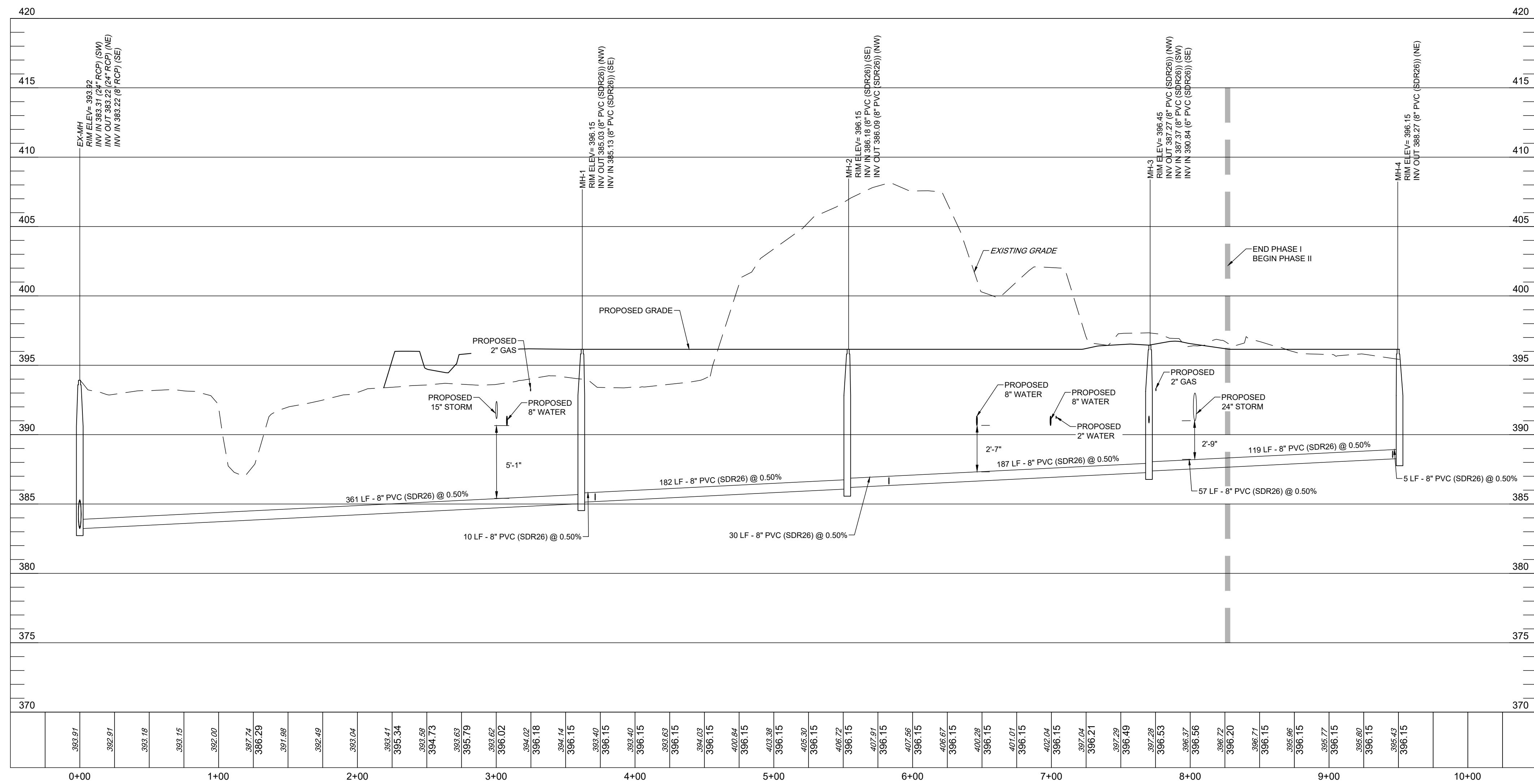
**PIPE RUN OUTLET STRUCTURE**  
SCALE: 1" = 50' (HORIZ)  
SCALE: 1" = 5' (VERT)



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



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



## PROPOSED SANITARY SEWER PROFILE

SCALE: 1" = 50' (HORIZ)

SCALE: 1" = 5' (VERT)



 <p> <b>ENGINEERS</b>  <b>PLANNERS</b>  <b>SCIENTISTS</b>  <b>CONSTRUCTION MANAGERS</b>    <b>K C I</b>  <b>TECHNOLOGIES</b> </p>	REVISIONS				DATE 01/23/2023	DRAWING NO. <b>C-14.1</b>
	NO.	DATE	DESCRIPTION	BY		
					SCALE AS SHOWN	
1	3/10/23	PER COMMENTS DATED FEBRUARY 15TH	BF		DESIGNED BY BF	
2	1/27/25	PENNDOT HOP CYCLE 4 DATED 12/05/24	BF		DRAWN BY CC	
3	3/14/25	PER TOWNSHIP COMMENTS DATED 3/16/23	BF			
4	6/5/25	PER TOWNSHIP COMMENTS DATED 4/10/25	BF			
5	8/4/25	PER TOWNSHIP COMMENTS DATED 6/20/25	BF			

**SANITARY PROFILE**  
**CEDAR RUN BUSINESS CENTER**  
**4517 GETTYSBURG RD**  
  
 LOWER ALLEN TOWNSHIP      CUMBERLAND COUNTY, PA

SHEET 20 OF 25  
 KCI JOB NUMBER  
**272106249.01**

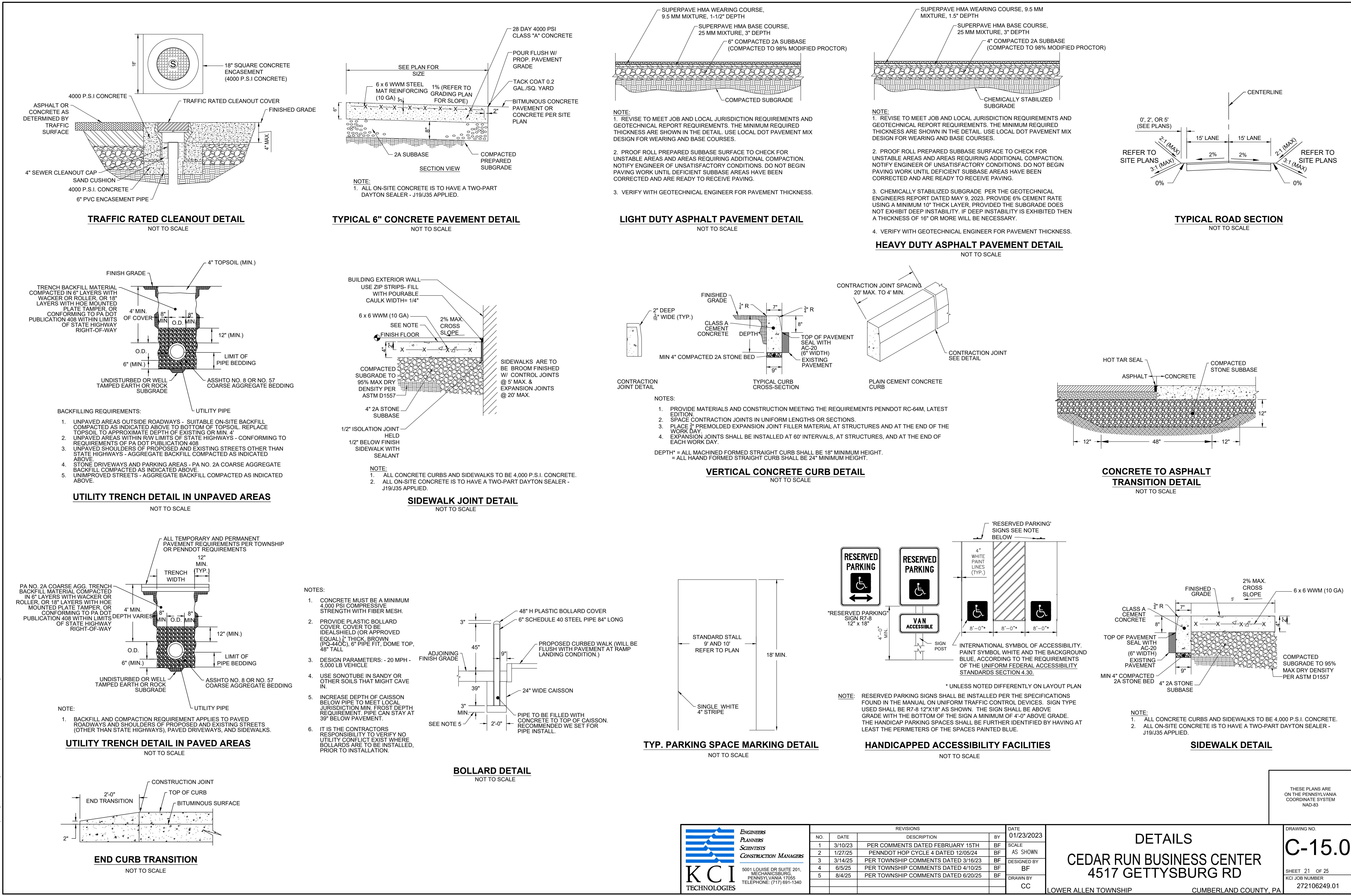
THESE PLANS ARE  
ON THE PENNSYLVANIA  
COORDINATE SYSTEM  
NAD-83

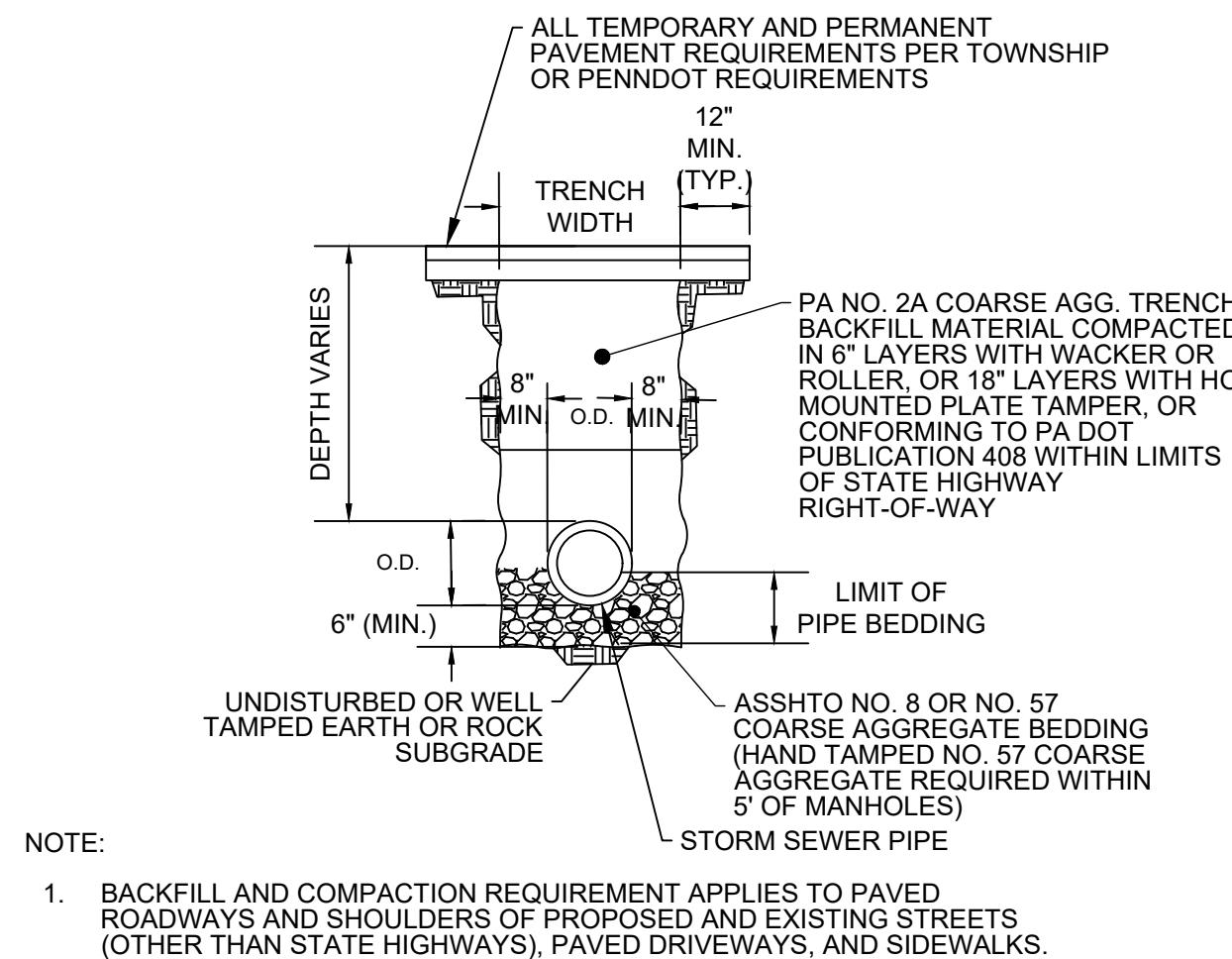
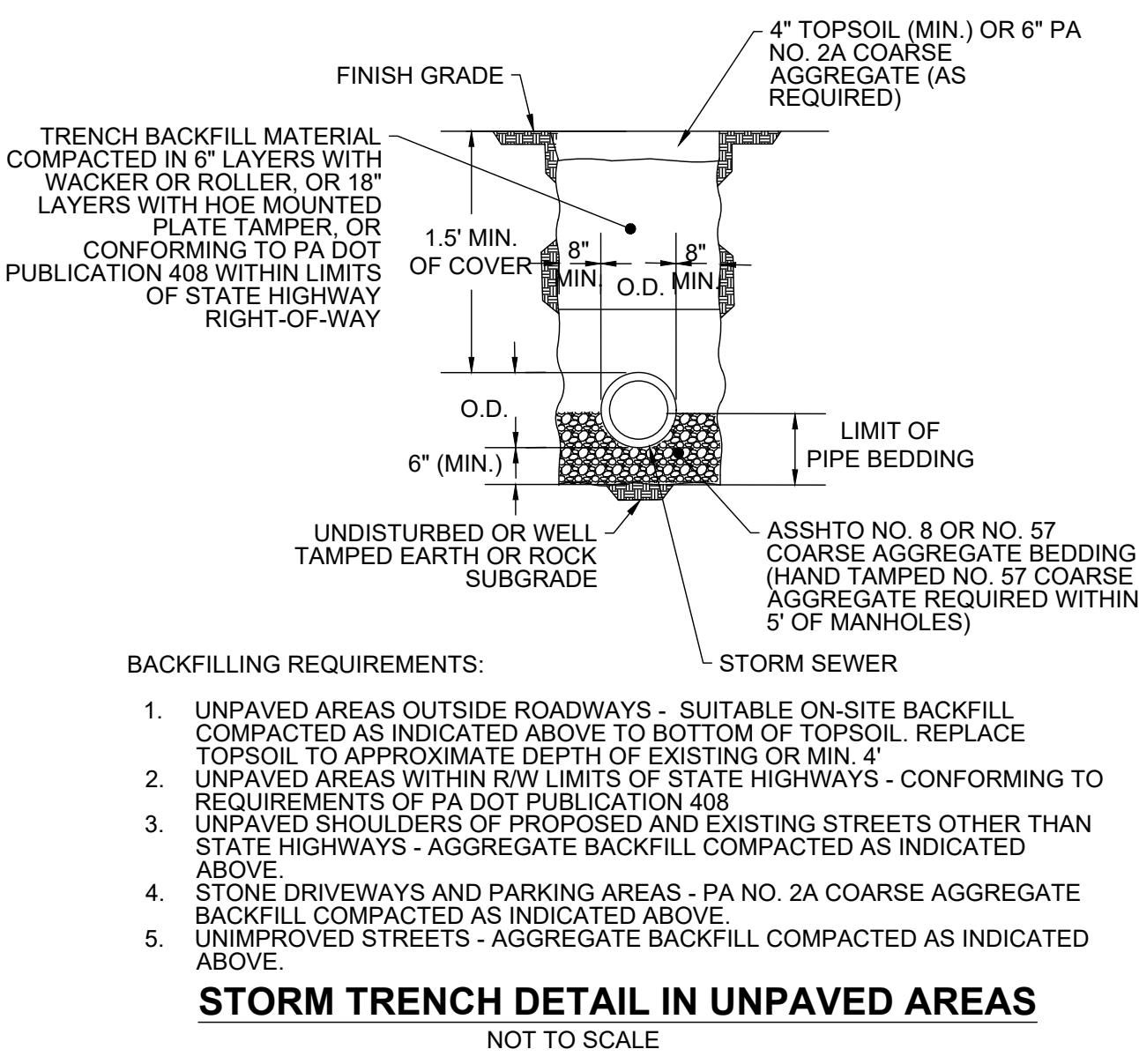
# **SANITARY PROFILE**

## **CEDAR RUN BUSINESS CENTER**

### **4517 GETTYSBURG RD**

DRAWING NO.  
**C-14.**  
SHEET 20 OF 25  
KCI JOB NUMBER  
**272106249.01**





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"

