

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

PROPOSED AUXILIARY GYMS

FOR

TRINITY HIGH SCHOOL

3601 SIMPSON FERRY ROAD

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT DRAWN TO SCALE. DRAWINGS ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 09, 2006.

DESIGN SERIAL NUMBER 20230552290 (LOWER ALLEN TOWNSHIP)

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LOWER ALLEN TOWNSHIP
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PPL ELECTRIC UTILITIES CORPORATION
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site design concepts

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Civil Engineering • Surveying

SDC

Lower Allen Township, Cumberland County, Pennsylvania

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	UPI.
1	3601 SIMPSON FERRY ROAD	13-23-0553-013EX

WAIVER REQUESTS

THE FOLLOWING WAIVER(S) FROM THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, HAVE BEEN REQUESTED AND APPROVED BY THE LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS AT A MEETING HELD ON:

A. SECTION: 184-19.A.2: WHICH REQUIRES BERM ELEVATIONS FOR DETENTION FACILITIES TO BE SET TO PROVIDE 1 FOOT OF FREEBOARD.

DUUE TO THE SIZE OF THE STORMWATER MANAGEMENT STRUCTURE, RELATIVELY SMALL DRAINAGE AREA, AND DESIRE TO LIMIT INTRUSION INTO REMAINING OPEN SPACE, THE BASIN EMBANKMENT HAS BEEN DESIGNED TO PROVIDE 6" OF FREEBOARD DURING THE 100-YR STORM EVENT.

B. SECTION: 192-30.A.1: WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY PLAN MODIFICATION IS REQUESTED TO SUBMIT A COMBINED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHOWING REQUIREMENTS OF BOTH A PRELIMINARY AND FINAL PLAN IN ONE SET.

C. SECTION: 192-57.B.2.h.2: WHICH REQUIRES ADDITIONAL RIGHT-OF-WAY AND CARTWAY WIDENING.

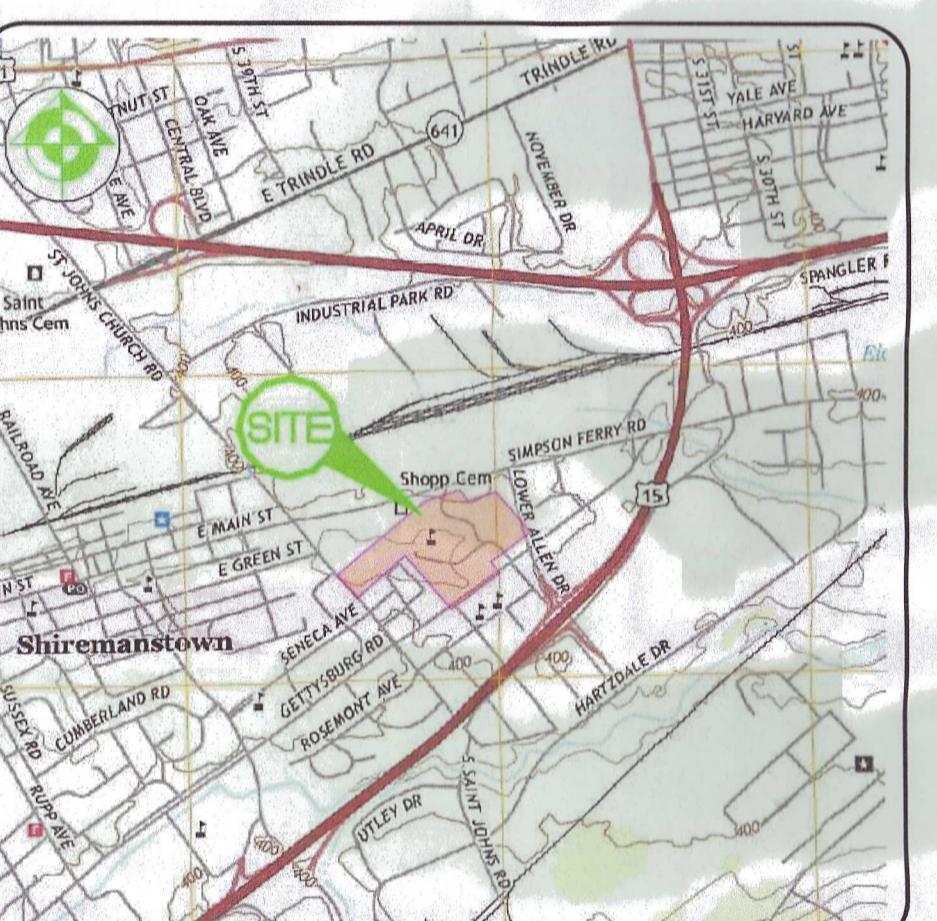
THE PROJECT PROPOSES ACCESSORY BUILDINGS TO SERVE THE EXISTING STUDENTS. NO EVENTS OR ADDITIONAL STUDENT SERVICES ARE ANTICIPATED THAT WOULD INCREASE TRAFFIC VOLUMES TO WARRANT CARTWAY WIDENING OR ADDITIONAL RIGHT-OF-WAY.

D. SECTION 192 - 57.C.9: WHICH REQUIRES SIDEWALKS BE INSTALLED ALONG ALL STREET FRONTRAGES.

MODIFICATION REQUESTED TO CONSTRUCT SIDEWALK ALONG THE FRONTRAGE OF LOWER ALLEN DRIVE ONLY.

E. SECTION 184 - 14: WHICH REQUIRES PROJECTS PROPOSING NEW IMPERVIOUS AREA TO INFILTRATE THE INCREASED RUNOFF VOLUME ON THE SITE.

SOIL INFILTRATION TESTING PERFORMED BY A PROFESSIONAL GEOTECHNICAL ENGINEER DETERMINED THE INFILTRATION RATE OF THE IN SITU SOILS TO BE EXTREMELY LOW (0 INCHES PER HOUR). THEREFORE, THE PROJECT PROPOSES TO USE THE PA DEP APPROVED MANAGED RELEASE CONCEPT (MRC) TO MIMIC SOIL INFILTRATION / FILTRATION BY RELEASING THE STORED RUNOFF SLOWLY THROUGH AN UNDERDRAIN.



LOCATION MAP

SCALE: 1" = 2,000'
COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BJE080722)



CAMPUS MAP

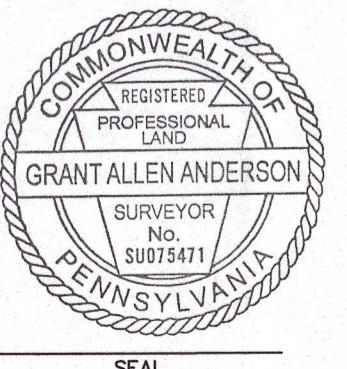
SCALE: 1" = 500'

DRAINAGE PLAN CERTIFICATION

ON THIS DATE August 4, 2023, HAS REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

LAND SURVEYOR

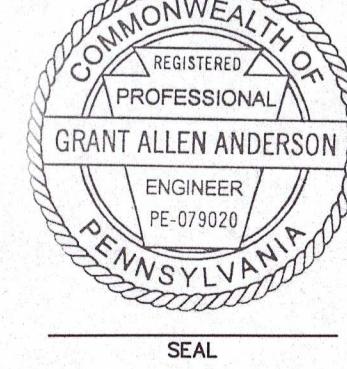
I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:



PROJECT ENGINEER

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

Grant Allen Anderson
GRANT ALLEN ANDERSON, P.E.
REGISTRATION NO. PE 079020
(AGENT FOR SITE DESIGN CONCEPTS, INC.)
August 4, 2023
DATE



GRANT ALLEN ANDERSON
REGISTERED
PROFESSIONAL
ENGINEER
PE-079020
PENNSYLVANIA

SEAL

NOTES:

- SITE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS, DEPTHS AND CROSSINGS WITH PROPOSED UTILITIES AND OTHER SITE IMPROVEMENTS PRIOR TO INSTALLATION. THE SITE ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON ANY CONFLICTS.
- LIMITS OF EARTH DISTURBANCE SHALL BE KEPT LESS THAN 0.991 ACRE (43,168 SF). IF GREATER THAN 0.991 ACRE IS DISTURBED, THE CONTRACTOR SHALL VOLUNTARILY STOP WORK AND APPLY TO THE CUMBERLAND COUNTY CONSERVATION DISTRICT FOR A NPDES PERMIT.

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 28 DAY OF March, 2023 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Kirk Steiner (sc)

DIRECTOR OF PLANNING

LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW

AT A MEETING ON 20 THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION RECOMMENDED APPROVAL OF THIS PLAN.

LOWER ALLEN TOWNSHIP ENGINEER REVIEW

ON THIS DATE August 4, 2023, HAS REVIEWED THE SWM SITE PLAN AND FINDS IT TO BE CONSISTENT WITH THE DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.
APPROVED THIS 28 DAY OF August, 2023. CONDITIONS OF APPROVAL COMPLETED THIS 28 DAY OF August, 2023.

Deborah W. Villone
PRESIDENT

Deborah W. Villone
SECRETARY

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS 28 DAY OF August, 2023.
INSTRUMENT NO. 2023-167188

STORMWATER BMP MODIFICATION NOTE

WE, THE ROMAN CATHOLIC DIOCESE OF HARRISBURG (TRINITY HIGH SCHOOL) ARE AWARE OF, WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMPs AND ACCEPT THAT STORMWATER BMPs ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP.

Timothy C. Senior
OFFICER
Timothy C. Senior

8-14-23
DATE

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

OWNER - UPI-13-23-0553-013EX

FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Dauphin

ON THIS, THE 14 DAY OF August, 2023, BEFORE ME, April Reifer, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Timothy C. Senior, BEING Bishop OF Diocese of Harrisburg, TO ME KNOWN OR PROVEN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE ENTITY IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE THE ENTITY'S ACT AND PLAN, THAT THE ENTITY DESIRES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

Timothy C. Senior
OFFICER PRINTED NAME

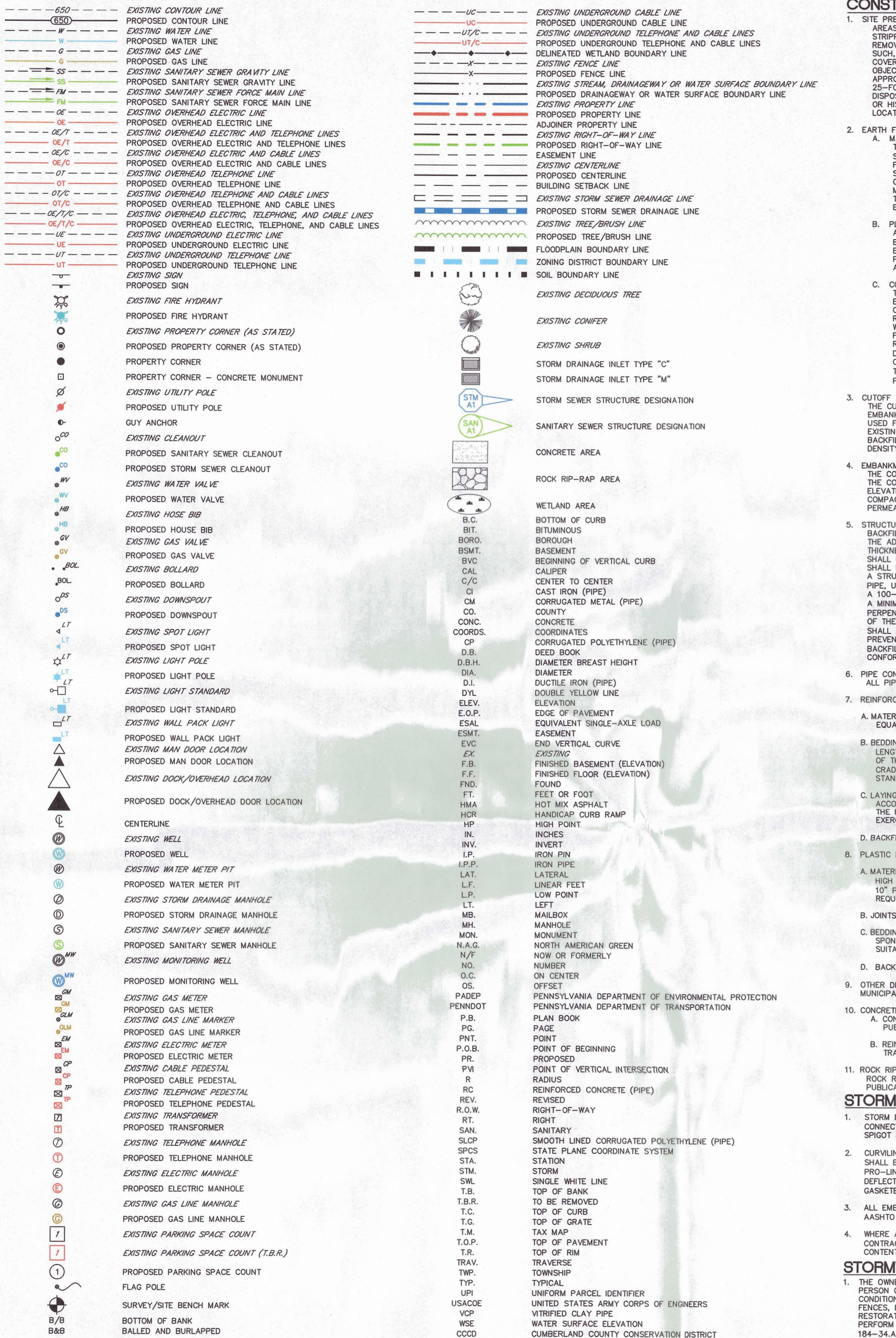
Bishop
TITLE
April Reifer
NOTARY PUBLIC

DATE 03.20.23

SCALE AS NOTED
DRAWN BY RMH
CHECKED BY GAA
CONTACT GAA
DATE 03.20.23
FILE NAME 12414 LD-1
JOB NO. 12414
NOTARY STAMP SEAL
SHEET NO. C-1
REV. 4

Commonwealth of Pennsylvania - Notary Seal
APRIL REIFER - Notary Public
Dauphin County
My Commission Expires July 10, 2025
Commission Number 1235600

PLAN LEGEND



UTILITY NOTES

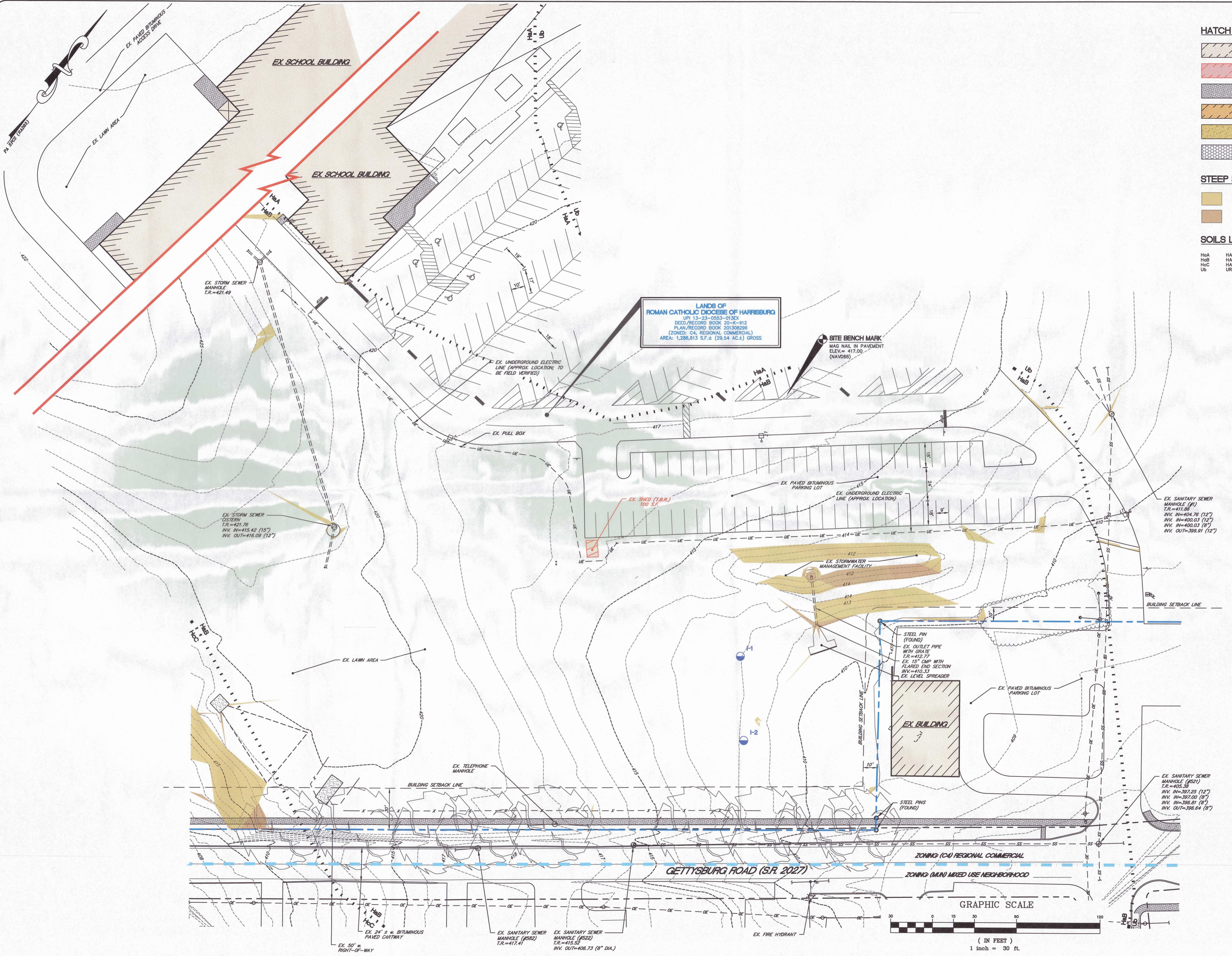
- CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SITE DESIGN CONCEPTS, INC. MAKES NO GUARANTEE THAT THE EXISTING UTILITIES ARE EXACTLY AS SHOWN. UTILITIES SHOWN ON PLANS ARE SURVEYED AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM AVAILABLE RECORDS AND DOCUMENTS. CONSTRUCTION DISPUTES AND LOCATION OF UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF SITE DESIGN CONCEPTS, INC. IMMEDIATELY.
- NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICES UNLESS ABSOLUTELY NECESSARY. CONTRACTOR SHALL NOT BE HELD LIABLE FOR THE DAMAGE TO EXISTING UTILITIES CAUSED BY THE CONTRACTOR. CONTRACTOR SHALL NOT BE HELD LIABLE FOR THE DAMAGE TO EXISTING UTILITIES CAUSED BY THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF ONE (1) FOOT OF CLEARANCE BETWEEN ALL UTILITIES AND A MAXIMUM OF TWO (2) FEET OF CLEARANCE FOR UTILITY AND UTILITY POLES UNLESS OTHERWISE NOTED HEREIN. CONTRACTOR SHALL CONTACT SITE DESIGN CONCEPTS, INC. IF THESE MINIMUM CLEARANCES CANNOT BE ACHIEVED. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES SHALL BE MAINTAINED BETWEEN ALL WATER AND SANITARY SEWER CROSSINGS. IF THIS CANNOT BE ACHIEVED, CONCRETE ENCASEMENT SHALL BE PROVIDED, UPON APPROVAL BY MUNICIPALITY AND SITE DESIGN CONCEPTS, INC.
- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY OR THE SEWER AUTHORITY.
- THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL UTILITY LOCATIONS AND SHALL PROVIDE THIS INFORMATION TO SITE DESIGN CONCEPTS, INC. FOR OWNER'S RECORDS AND/OR PREPARATION OF RECORD DRAWINGS.
- ALL SANITARY SEWERS SHALL BE CONSTRUCTED FROM SDR-35 PVC UNLESS OTHERWISE NOTED ON PLANS. SDR-28 PVC SHALL BE USED FOR BOTH MAINS AND LATERALS.

STORMWATER MANAGEMENT FACILITIES CONSTRUCTION NOTES (AS APPLICABLE)

1. SITE PREPARATION AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. WHERE POSSIBLE, ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BANKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. UNLESS RESTRICTED FROM SUCH A DESIGN, THE CONTRACTOR SHALL NOT REMOVE ANY MATERIAL FROM THE EMBANKMENT. MATERIALS NOT COVERED BY THE STORMWATER FACILITIES SHALL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBLE AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. TREES, BRUSH, AND STUMPS SHALL BE CUT APPROPRIATELY AND THOROUGHLY. THE EMBANKMENT FOR DRY STORMWATER MANAGEMENT PONDS SHALL HAVE A 25-FOOT RADIUS AROUND THE OUTLINE STRUCTURE. SHREWS, CLEARS, ALL CLEARING AND GRUBBING MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND THE STORMWATER FACILITIES AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.
2. EARTH FILL A. MATERIAL THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT AND CENTER TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SO-C, OR GL-1. AT EACH EMBANKMENT, THE FILL MATERIAL SHALL BE PLACED IN LAYERS AND COMPACTED. USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER. MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT SHALL HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.
3. PLACEMENT AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8 INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.
4. C. CROWNING THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVESED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR COMPACTION SHALL BE ACHIEVED BY A MINIMUM OF FOUR COMPLETE PASSES OF A SHEEPFOOT OR VIBRATORY ROLLER. THE MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 8 INCHES. THE THICKNESS OF THE FILL AND THE NUMBER OF COMPACTORS WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SMOOTH MATERIALS SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE, YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT. WHEN REMOVING AND REPLACING CONCRETE CURB, CONCRETE PADS AND/OR SIDEWALK, REMOVAL SHALL BE TO THE NEAREST EXPANSION JOINT IF POSSIBLE, TO CREATE A CLEAN, TOOLED (NON-SAWCUT) JOINT. PROVIDE DOWELS AT JOINTS AND INSTALL NEW EXPANSION JOINT MATERIAL AS REQUIRED.
5. D. CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC AND TRAFFIC CONTROL AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY ROAD CLOSING WITH THE MUNICIPALITY AND/OR PENNDOT.
6. E. TEMPORARY TRAFFIC CONTROLS AND TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. F. CONTRACTOR SHALL MONITOR CONSTRUCTION VEHICLES AS REQUIRED TO AVOID TRACKING MUD AND DEBRIS ONTO ANY PAVED STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE STREET(S) AND/OR ACCESS DRIVES(C) CLEARED AND THE SITE IN AN APPROPRIATE WORKMAN-LIKE MANNER.
8. G. CUTOFF TRENCH THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT. THE TRENCH SHALL BE COVERED BY THE EQUIPMENT USED FOR EXCAVATION, WITH THE MINIMUM WIDTH BEING FOUR FEET. THE DEPTH SHALL NOT LEAD THE TRENCH INTO THE EXISTING GRADE OR AS SHOWN ON THE PLANS. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DRY DENSITY. THE MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 8 INCHES, 25% OF OPTIMUM DENSITY, AND COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR).
9. H. SANITARY SEWER STRUCTURE DESIGNATION THE BOTTOM OF THE CURB BITUMINOUS BOROUGH BSMRT. BVC CAL C/0 CI CM CONC. COORDS. CO. D. B. D.B.H. DIA. D.I. DYL ELEV. E.O.P. ESAL ESMT. EVC EX. F. B. FND. FT. HMA HCR HP INV. IRON PIN I.P. I.P.P. LAT. L.F. L. P. L. P. L. T. MB. MH. MON. N.A.G. N/F. NO. O.C. OS. PADEP PENNDOT P.B. PG. PHT. P.O.B. PR. PVI R. RC. REV. R.O.W. RT. SAN. SLC. SPC. STA. STM. SW. T.B. T.B.R. T.C. T.G. T.M. T.O.P. TR. TRAV. TWP. TYP. TYP. UPI. USACOE VCP. WSE. CCC. CPC. SAN A1. STM A1. EXISTING CONIFER EXISTING SHRUB STORM DRAINAGE INLET TYPE "C" STORM DRAINAGE INLET TYPE "M" CONCRETE AREA ROCK RIP-RAP AREA WETLAND AREA BOTTOM OF CURB BITUMINOUS BOROUGH BSMRT. BVC CAL C/0 CI CM CONC. COORDS. CO. D. B. D.B.H. DIA. D.I. DYL ELEV. E.O.P. ESAL ESMT. EVC EX. F. B. FND. FT. HMA HCR HP INV. IRON PIN I.P. I.P.P. LAT. L.F. L. P. L. P. L. T. MB. MH. MON. N.A.G. N/F. NO. O.C. OS. PADEP PENNDOT P.B. PG. PHT. P.O.B. PR. PVI R. RC. REV. R.O.W. RT. SAN. SLC. SPC. STA. STM. SW. T.B. T.B.R. T.C. T.G. T.M. T.O.P. TR. TRAV. TWP. TYP. TYP. UPI. USACOE VCP. WSE. CCC. CPC. SAN A1. STM A1.
10. I. MAXIMUM ALLOWABLE LOT COVERAGE: 70% EXISTING LOT COVERAGE: 26% (340,168 S.F.±/1,286,613 S.F.) (PER PB. 201308296) PROPOSED LOT COVERAGE: 27% (350,988 S.F.±/1,286,613 S.F.)
11. J. PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF LOWER ALLEN, COMMUNITY NUMBER 421016, PANEL 0277, SUFFIX E, MAP NUMBER 4204102277E, EFFECTIVE DATE: MARCH 3, 2009.
12. K. EXISTING SITE FEATURES AND TOPOGRAPHIC INFORMATION WITHIN THE PROJECT AREA IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC. COMPLETED IN MARCH 2022. THE REMAINING AREA IS SHOWN BASED ON INFORMATION SUPPLEMENTED FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHS AND LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.
13. L. SITE PROPERTY LINE DEPICTED ON THIS PLAN WITHIN THE PROJECT AREA HAS BEEN TAKEN FROM A LIMITED FIELD SURVEY COMPLETED BY THE DEVELOPMENT CONSULTANT IN MARCH 2022. ALL PROPERTY LINES AND PLANS, RECORD, OVERALL PERIMETER INFORMATION, SHOWN HEREIN ARE FROM A PRIVATE SURVEY PREPARED BY COOK, LOW, AND ASSOCIATED ARCHITECTS AND ENGINEERS. THIS PLAN DOES NOT REPRESENT A FULL BOUNDARY SURVEY BY SITE DESIGN CONCEPTS, INC.
14. M. THIS PLAN IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTIONED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
15. N. THERE ARE NO KNOWN NOR PROPOSED DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE PROJECT SITE.
16. O. PAVING SCHEDULE: EXISTING NUMBER OF PARKING SPACES: 281 (PER PARKING DEMAND STUDY, PREPARED BY TPD, DATED MAY 16, 2023)
17. Q. REQUIRED ADA PARKING SPACES: 7 EXISTING ADA PARKING SPACES: 8 PROPOSED ADA PARKING SPACES: 9
18. R. NO EXPANSION OF SERVICES OR INCREASE IN STUDENT NUMBERS WILL OCCUR AS A RESULT OF THIS IMPROVEMENT.
19. S. SITE BENCH MARK: MAG NAIL IN PAVEMENT: ELEV.=417.00 VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.
20. T. THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE.
21. U. A. TOWNSHIP RIGHT-OF-WAY PERMIT OR PENNDOT HOP IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
22. V. ALL STORM DRAINE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
23. W. PROPERTY OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
24. X. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BMP'S, FACILITIES, AREAS, STRUCTURES, OR EASEMENTS THAT WERE INSTALLED/APPROVED AS A REQUIREMENT OF CHAPTER 184 OF THE LOWER ALLEN TOWNSHIP ORDINANCE WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
25. Y. THE DEVELOPER IS RESPONSIBLE FOR COMPLETING RECORD DRAWINGS OF ALL STORMWATER MANAGEMENT FACILITIES, THE RECORD DRAWING SHALL INCLUDE A CERTIFICATION STATEMENT FROM THE ENGINEER STATING ALL FACILITIES WERE BUILT TO THE APPROVED PLAN OR STATE ANY DEVIATIONS FROM THE APPROVED PLAN.
26. Z. THE MUNICIPALITY'S APPROVAL OF THE STORMWATER MANAGEMENT SITE PLAN AUTHORIZES THE REGULATED ACTIVITIES CONTAINED IN THE SITE PLAN FOR A MAXIMUM TERM OF VALIDITY OF FIVE YEARS FOLLOWING THE DATE OF APPROVAL. THE APPROVED SITE PLAN IS SUBJECT TO THE MUNICIPALITY'S SIGN OFF FOR A SWIM SITE PLAN. THE MUNICIPALITY MAY REVOKE THE SWIM SITE PLAN DISAPPROVED AND MAY REVOKE ANY AND ALL PERMITS ISSUED BY THE MUNICIPALITY. SWIM SITE PLANS THAT ARE CONSIDERED DISAPPROVED BY THE MUNICIPALITY SHALL BE RESUBMITTED IN ACCORDANCE WITH THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE.
27. AA. A COPY OF THE APPROVED STORMWATER MANAGEMENT SITE PLAN SHALL REMAIN ON SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.
28. BB. THE MUNICIPAL ENGINEER OR THEIR DESIGNEE SHALL BE PERMITTED TO INSPECT ALL PHASES OF THE INSTALLATION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AND BMP'S.
29. CC. THE MUNICIPAL ENGINEER OR THEIR DESIGNEE SHALL BE PERMITTED TO INSPECT ALL PHASES OF THE SITE DEVELOPMENT WORK IN PROGRESS, TO ENSURE COMPLIANCE WITH EROSION AND SEDIMENT CONTROL REQUIREMENTS.
30. DD. DURING ANY STATE OF THE WORK, IF THE MUNICIPAL ENGINEER DETERMINES THAT THE PERMANENT STORMWATER MANAGEMENT FACILITIES OR BMP'S ARE NOT BEING INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN, THE MUNICIPALITY SHALL REVOKE ANY EXISTING MUNICIPAL PERMITS AND/OR ISSUE A STOP WORK ORDER UNTIL A REVISED PLAN IS SUBMITTED AND APPROVED.
31. EE. UPON PRESENTATION OF PROPER CREDENTIALS, DULY AUTHORIZED REPRESENTATIVES OF THE MUNICIPALITY MAY ENTER AT REASONABLE TIMES UPON ANY PROPERTY WITHIN THE MUNICIPALITY TO INSPECT THE IMPLEMENTATION, CONDITION, OR OPERATION OF THE STORMWATER BMP'S IN REGARD TO ANY ASPECT OF THE LOWER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
32. FF. BMP OWNERS AND OPERATORS SHALL ALLOW PERSONS WORKING ON BEHALF OF THE MUNICIPALITY READY ACCESS TO ALL PARTS OF THE PREMISES FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THE LOWER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
33. GG. PERSONS WORKING ON BEHALF OF THE MUNICIPALITY SHALL HAVE THE RIGHT TO TEMPORARILY LOCATE ON ANY BMP IN THE MUNICIPALITY SUCH DEVICES AS ARE NECESSARY TO CONDUCT MONITORING AND/OR SAMPLING OF THE DISCHARGES FROM SUCH BMP.
34. HH. UNREASONABLE DELAYS IN ALLOWING THE MUNICIPALITY ACCESS TO A BMP IS A VIOLATION OF THE LOWER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
35. II. APPLICANT AND OWNER AGREEMENT THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESS, PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING, AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL FROM THE MUNICIPALITY, SHALL BE CONSIDERED CONSTRUCTION COMPLETED AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
36. JJ. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF SOIL EROSION CONTROL MEASURES, CONSTRUCTION, AND MAINTENANCE OF EROSION CONTROL MEASURES, STRUCTURE, VERTICALLY, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE DEVICES. SUCH REPAIRS OR RESTORATIONS, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH APPROVED PLANS. THE RESPONSIBLE PARTY SHALL PERFORM MAINTENANCE AND MONITORING INSPECTIONS THEIR PREPARATION PLANS IN ACCORDANCE WITH SECTION 184-A.4(A) OF THE LOWER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
37. KK. SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PA DEP REQUIREMENTS AND WITH THE APPROVED PLAN.
38. LL. ANTI-SEEP COLLARS SHALL BE COMPLETELY WATERTIGHT.
39. MM. CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
40. NN. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
41. OO. ANY MODIFICATIONS TO EXISTING NON-COMFORMITIES MUST COMPLY WITH THE PROVISIONS OF THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE ARTICLE XXI.
42. PP. ANTIPOD CONSTRUCTION SCHEDULE: COMMENCE WORK: JUNE 2023 COMPLETE WORK: AUGUST 2023
43. QQ. THE PARKING LOT DOES NOT MEET THE TOWNSHIP'S LANDSCAPING REQUIREMENTS AND IS CONSIDERED AN EXISTING NON-COM conformance.
44. RR. ALL NEW FILL SLOPES STEEPER THAN 5(H):1(V) SHOULD BE KEYED INTO THE EXISTING SLOPES TO PROTECT THE STABILITY OF THE EMBANKMENT.
45. SS. PROPERTY OWNER: TRINITY HIGH SCHOOL 3601 SIMPSON FERRY ROAD CAMP HILL, PA 17011 DATE: 03.20.23 FILE NAME: 12414 LD-1

STORMWATER MANAGEMENT FACILITIES CONSTRUCTION NOTES (AS APPLICABLE)

1. SITE PREPARATION AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. WHERE POSSIBLE, ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BANKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. UNLESS RESTRICTED FROM SUCH A DESIGN, THE CONTRACTOR SHALL NOT REMOVE ANY MATERIAL FROM THE EMBANKMENT. MATERIALS NOT COVERED BY THE STORMWATER FACILITIES SHALL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBLE AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. TREES, BRUSH, AND STUMPS SHALL BE CUT APPROPRIATELY AND THOROUGHLY. THE EMBANKMENT FOR DRY STORMWATER MANAGEMENT PONDS SHALL HAVE A 25-FOOT RADIUS AROUND THE OUTLINE STRUCTURE. SHREWS, CLEARS, ALL CLEARING AND GRUBBING MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND THE STORMWATER FACILITIES AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.
2. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO SITE DESIGN CONCEPTS, INC. PRIOR TO CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN DURING SITE DEMOLITION AND CONSTRUCTION ACTIVITIES SO AS NOT TO DISTURB EXISTING PROPERTY CORNER MONUMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH REPLACEMENT OF ANY PROPERTY CORNERS DAMAGED DURING SITEWORK OPERATIONS.
4. ADJACENT LAND TRACTS ARE ZONED: NORTH: C-4, REGIONAL COMMERCIAL EAST: C-4, REGIONAL COMMERCIAL WEST: C-4, REGIONAL COMMERCIAL / MUN. MIXED USE NEIGHBORHOOD / R1, SINGLE FAMILY ESTABLISHED RESIDENTIAL
5. EXISTING LAND TRACTS USE: EDUCATIONAL SERVICES PROPOSED LAND TRACT(S) USE: EDUCATIONAL SERVICES
6. EXISTING LOT(S) ARE SERVED BY AN EXISTING PUBLIC WATER SUPPLY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY LOWER ALLEN TOWNSHIP. PROPOSED IMPROVEMENTS WILL BE SERVED BY CONNECTION TO PUBLIC WATER SUPPLY THROUGH THE EXISTING SCHOOL BUILDING, AND BY CONNECTION TO EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY LOWER ALLEN TOWNSHIP.
7. MINIMUM REQUIRED LOT AREA: NONE EXISTING LOT AREA: 1,286,613 S.F.± (29.54 AC.±) GROSS (PER PB. 201308296)
8. MINIMUM REQUIRED LOT WIDTH: 50 FT. (AT RIGHT-OF-WAY LINE) EXISTING LOT WIDTH (ALONG GETTYSBURG ROAD): >50 FT. (AT RIGHT-OF-WAY LINE) (ALONG SIMPSON FERRY ROAD): >50 FT. (AT RIGHT-OF-WAY LINE)
9. MINIMUM REQUIRED SETBACKS: PRINCIPAL BUILDINGS & STRUCTURES: FRONT: 30 FT. SIDE: 30 FT. REAR: 35 FT.
10. MAXIMUM ALLOWABLE BUILDING HEIGHT: 75 FT. (PRINCIPAL BLDGS./STRUCTURES). PROPOSED BUILDING HEIGHT (GYM 1): 32 FT.± (GYM 2): 24 FT.±
11. MAXIMUM ALLOWABLE LOT COVERAGE: 70% EXISTING LOT COVERAGE: 26% (340,168 S.F.±/1,286,613 S.F.) (PER PB. 201308296)
12. PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF LOWER ALLEN, COMMUNITY NUMBER 421016, PANEL 0277, SUFFIX E, MAP NUMBER 4204102277E, EFFECTIVE DATE: MARCH 3, 2009.
13. EXISTING SITE FEATURES AND TOPOGRAPHIC INFORMATION WITHIN THE PROJECT AREA IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC. COMPLETED IN MARCH 2022. THE REMAINING AREA IS SHOWN BASED ON INFORMATION SUPPLEMENTED FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHS AND LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.
14. SITE PROPERTY LINE DEPICTED ON THIS PLAN WITHIN THE PROJECT AREA HAS BEEN TAKEN FROM A LIMITED FIELD SURVEY COMPLETED BY THE DEVELOPMENT CONSULTANT IN MARCH 2022. ALL PROPERTY LINES AND PLANS, RECORD, OVERALL PERIMETER INFORMATION, SHOWN HEREIN ARE FROM A PRIVATE SURVEY PREPARED BY COOK, LOW, AND ASSOCIATED ARCHITECTS AND ENGINEERS. THIS PLAN DOES NOT REPRESENT A FULL BOUNDARY SURVEY BY SITE DESIGN CONCEPTS, INC.
15. THIS PLAN IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTIONED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
16. THERE ARE NO KNOWN NOR PROPOSED DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE PROJECT SITE.
17. PAVING SCHEDULE: EXISTING NUMBER OF PARKING SPACES: 281 (PER PARKING DEMAND STUDY, PREPARED BY TPD, DATED MAY 16, 2023)
18. REQUIRED ADA PARKING SPACES: 7 EXISTING ADA PARKING SPACES: 8 PROPOSED ADA PARKING SPACES: 9
19. NO EXPANSION OF SERVICES OR INCREASE IN STUDENT NUMBERS WILL OCCUR AS A RESULT OF THIS IMPROVEMENT.
20. SITE BENCH MARK: MAG NAIL IN PAVEMENT: ELEV.=417.00 VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.
21. THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE.
22. A. TOWNSHIP RIGHT-OF-WAY PERMIT OR PENNDOT HOP IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
23. B. ALL STORM DRAINE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
24. C. PROPERTY OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
25. D. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BMP'S, FACILITIES, AREAS, STRUCTURES, OR EASEMENTS THAT WERE INSTALLED/APPROVED AS A REQUIREMENT OF CHAPTER 184 OF THE LOWER ALLEN TOWNSHIP ORDINANCE WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
26. E. THE DEVELOPER IS RESPONSIBLE FOR COMPLETING RECORD DRAWINGS OF ALL STORMWATER MANAGEMENT FACILITIES, THE RECORD DRAWING SHALL INCLUDE A CERTIFICATION STATEMENT FROM THE ENGINEER STATING ALL FACILITIES WERE BUILT TO THE APPROVED PLAN OR STATE ANY DEVIATIONS FROM THE APPROVED PLAN.
27. F. THE MUNICIPALITY'S APPROVAL OF THE STORMWATER MANAGEMENT SITE PLAN AUTHORIZES THE REGULATED ACTIVITIES CONTAINED IN THE SITE PLAN FOR A MAXIMUM TERM OF VALIDITY OF FIVE YEARS FOLLOWING THE DATE OF APPROVAL. THE APPROVED SITE PLAN IS SUBJECT TO THE MUNICIPALITY'S SIGN OFF FOR A SWIM SITE PLAN. THE MUNICIPALITY MAY REVOKE THE SWIM SITE PLAN DISAPPROVED AND MAY REVOKE ANY AND ALL PERMITS ISSUED BY THE MUNICIPALITY. SWIM SITE PLANS THAT ARE CONSIDERED DISAPPROVED BY THE MUNICIPALITY SHALL BE RESUBMITTED IN ACCORDANCE WITH THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE.
28. G. A COPY OF THE APPROVED STORMWATER MANAGEMENT SITE PLAN SHALL REMAIN ON SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.
29. H. THE MUNICIPAL ENGINEER OR THEIR DESIGNEE SHALL BE PERMITTED TO INSPECT ALL PHASES OF THE INSTALLATION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AND BMP'S.
30. I. THE MUNICIPAL ENGINEER OR THEIR DESIGNEE SHALL BE PERMITTED TO INSPECT ALL PHASES OF THE SITE DEVELOPMENT WORK IN PROGRESS, TO ENSURE COMPLIANCE WITH EROSION AND SEDIMENT CONTROL REQUIREMENTS.
31. J. DURING ANY STATE OF THE WORK, IF THE MUNICIPAL ENGINEER DETERMINES THAT THE PERMANENT STORMWATER MANAGEMENT FACILITIES OR BMP'S ARE NOT BEING INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN, THE MUNICIPALITY SHALL REVOKE ANY EXISTING MUNICIPAL PERMITS AND/OR ISSUE A STOP WORK ORDER UNTIL A REVISED PLAN IS SUBMITTED AND APPROVED.
32. K. UPON PRESENTATION OF PROPER CREDENTIALS, DULY AUTHORIZED REPRESENTATIVES OF THE MUNICIPALITY MAY ENTER AT REASONABLE TIMES UPON ANY PROPERTY WITH



HATCH LEGEND	
	EXISTING BUILDING
	EXISTING BUILDING (T.B.R.)
	EXISTING CONCRETE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED SUBSURFACE INFILTRATION BED

STEEP SLOPES LEGEND

	MODERATELY STEEP SLOPES (15% TO 25%)
	SEVERELY STEEP SLOPES (25% AND GREATER)

SOILS LEGEND

HoA	HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
HoB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
HcC	HAGERSTOWN SILT LOAM, ROCKY, 8 TO 15 PERCENT SLOPES
Ub	URBAN LAND

SOIL TEST LEGEND	
	PROPOSED INFILTRATION TEST LOCATION

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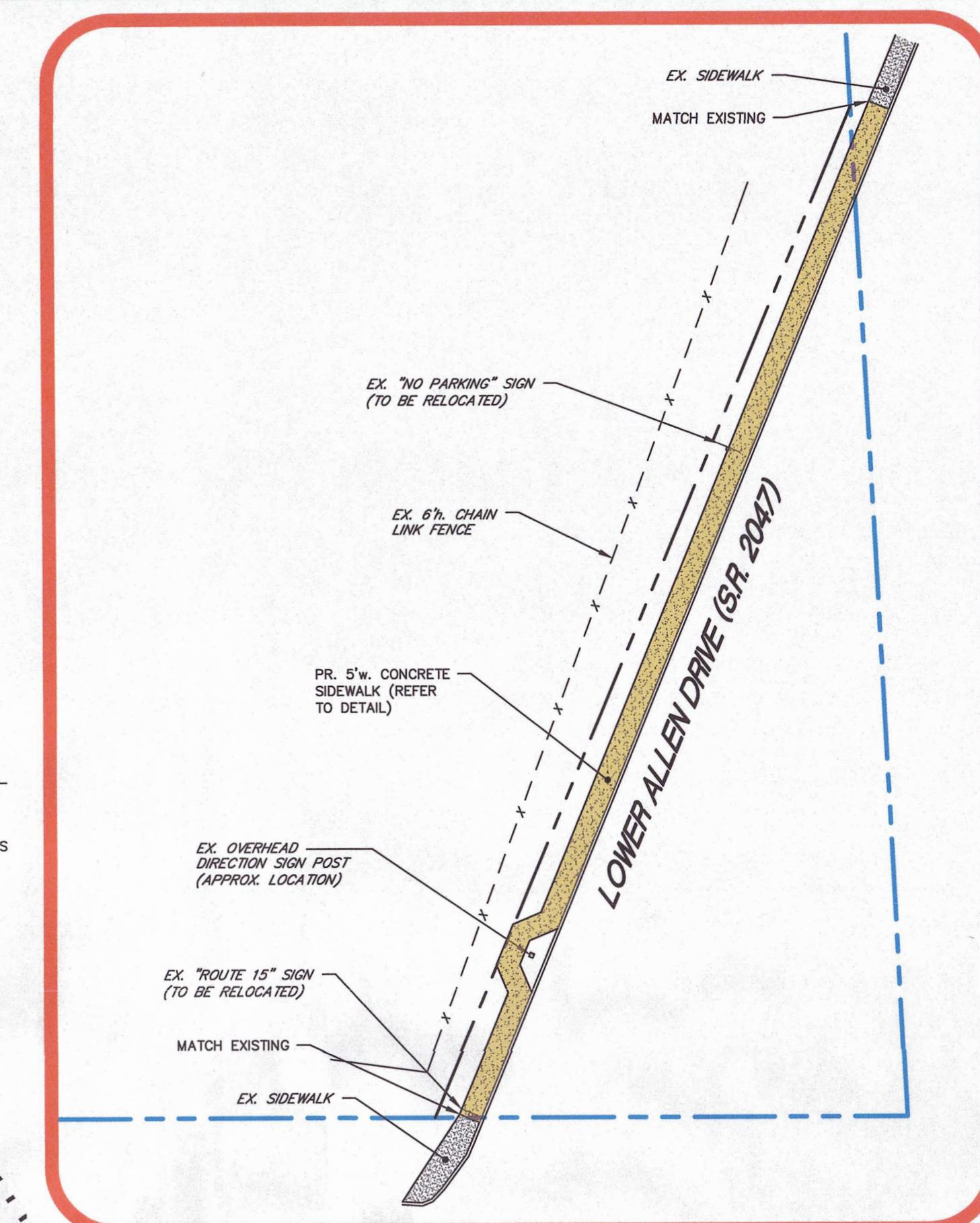
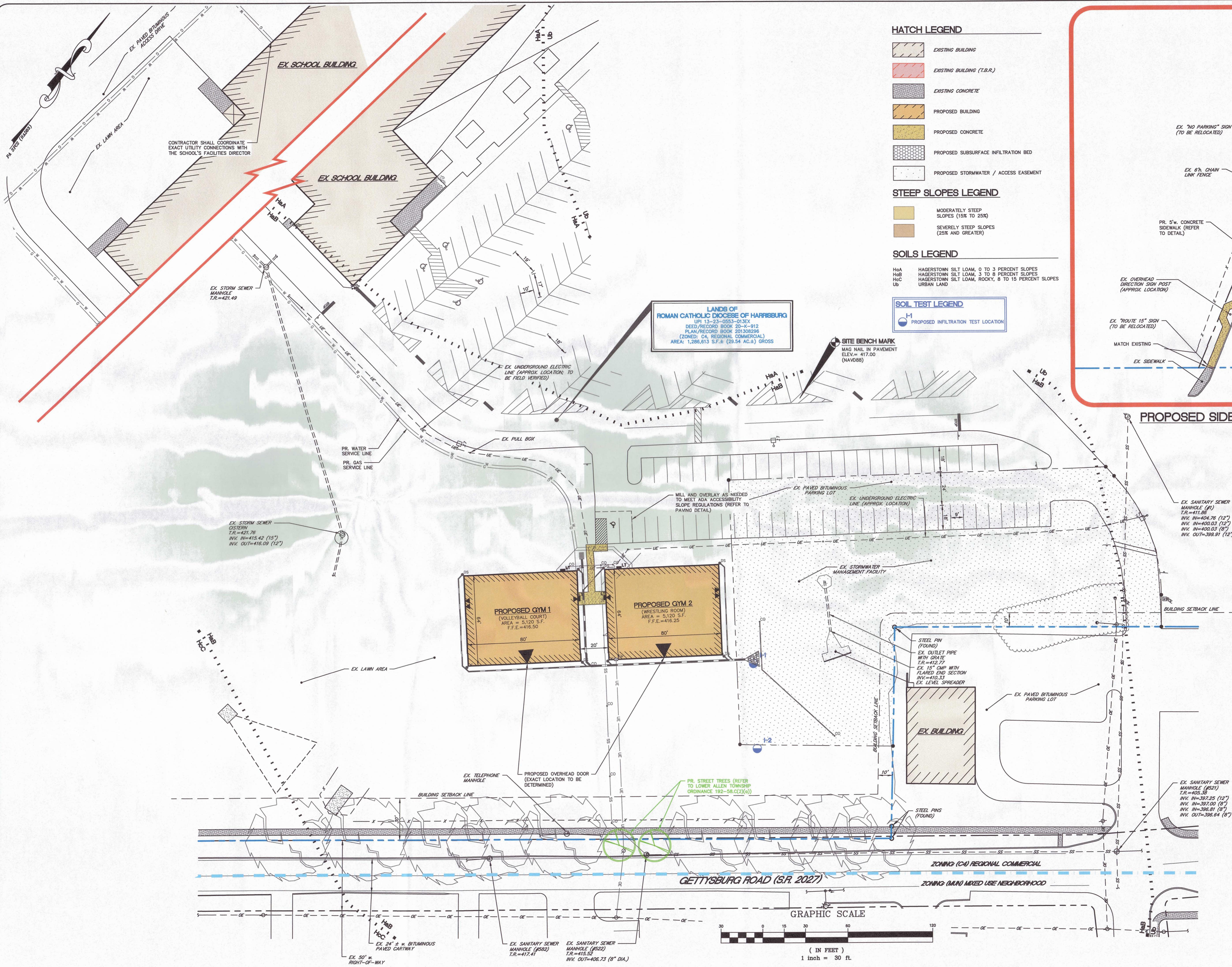


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EXISTING SITE CONDITIONS AND DEMOLITION PLAN

PROPOSED AUXILIARY GYMS
FOR
TRINITY HIGH SCHOOL
360 SIMPSON FERRY ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	RMH
CHECKED BY	GAA
CONTACT	GAA
DATE	03.20.23
FILE NAME	1241.4 LD-1
JOB NO.	1241.4
SHEET NO.	C-4
REV	4



PROPOSED SIDEWALK EXHIBIT

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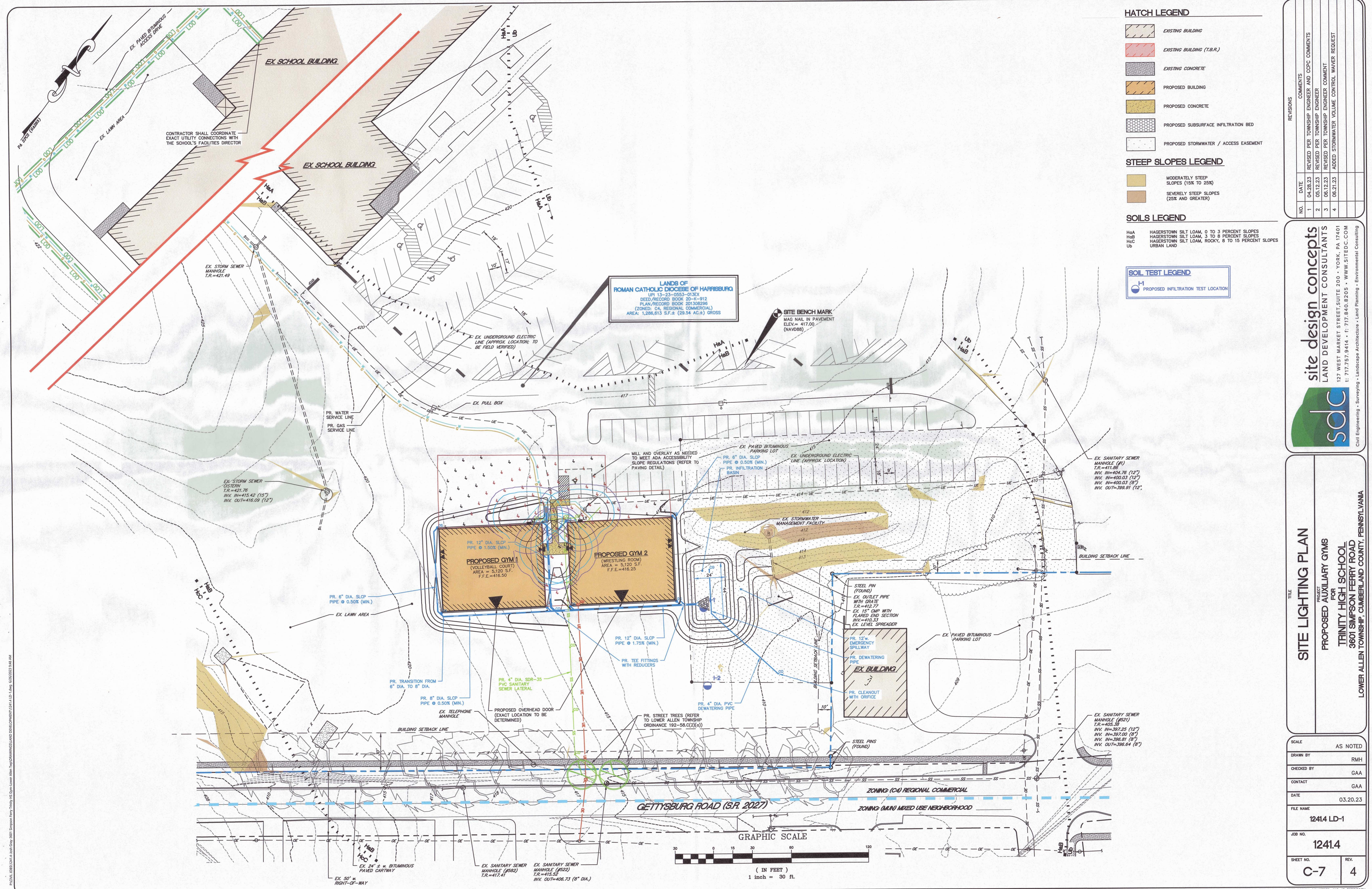
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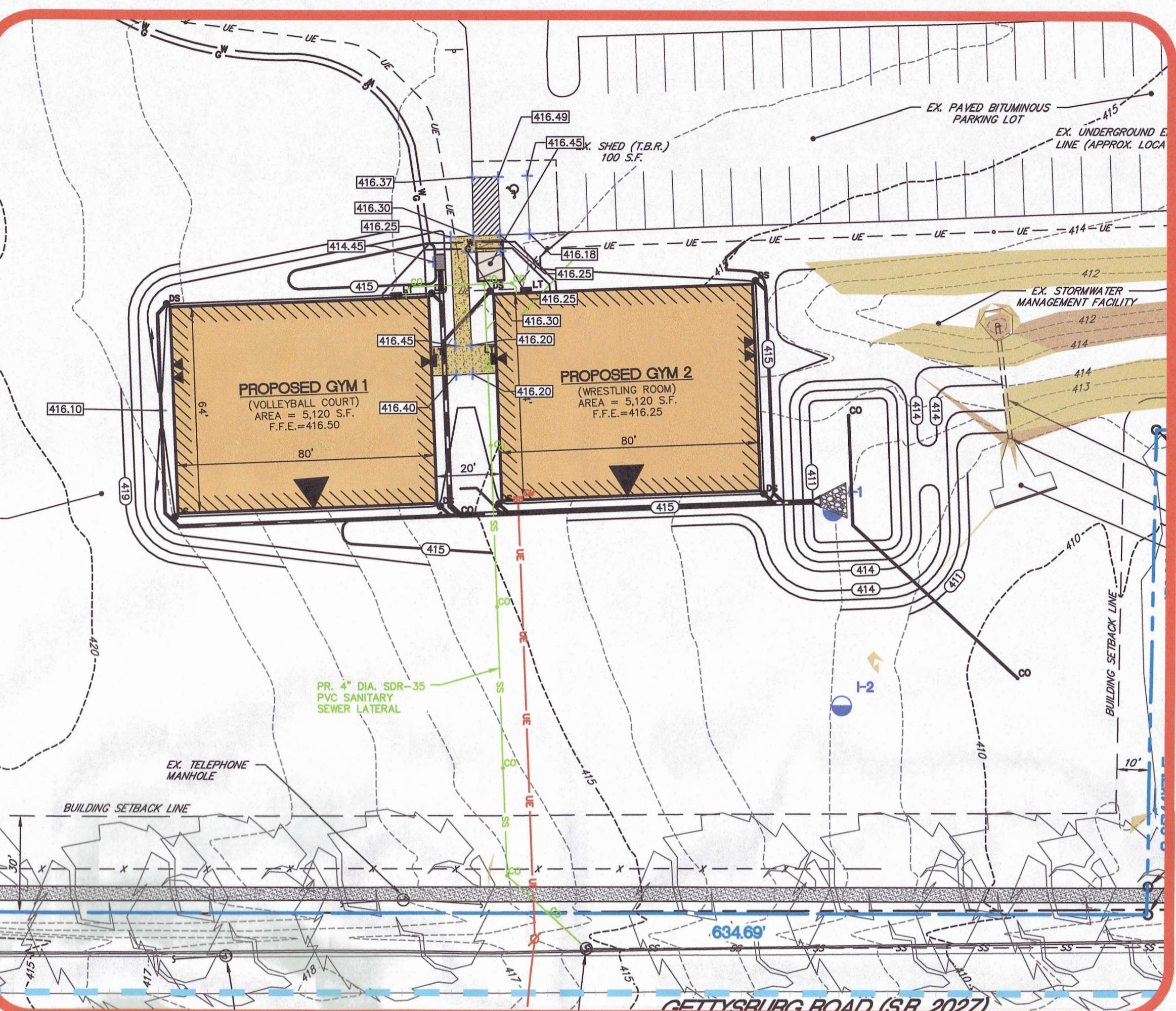
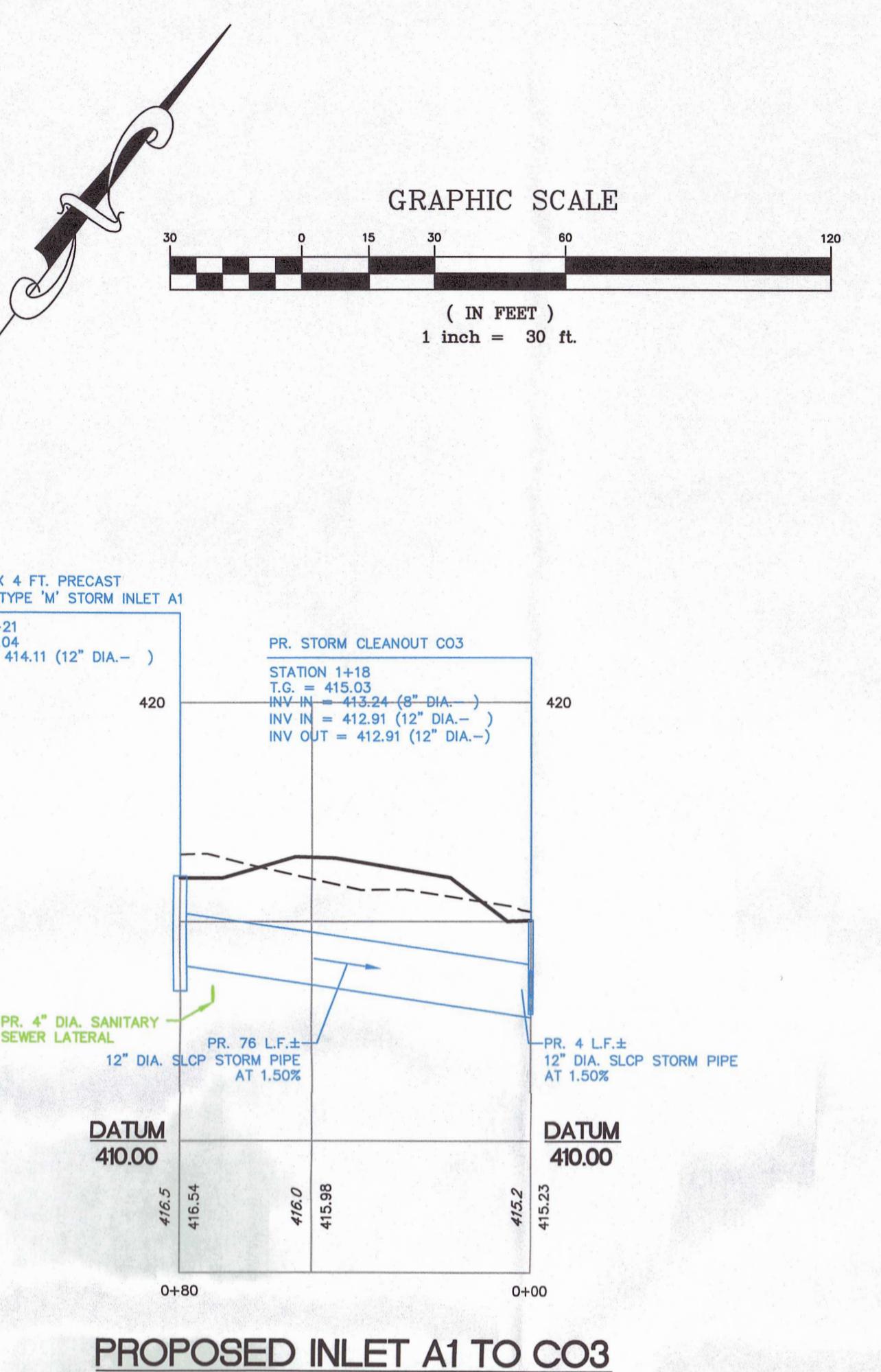
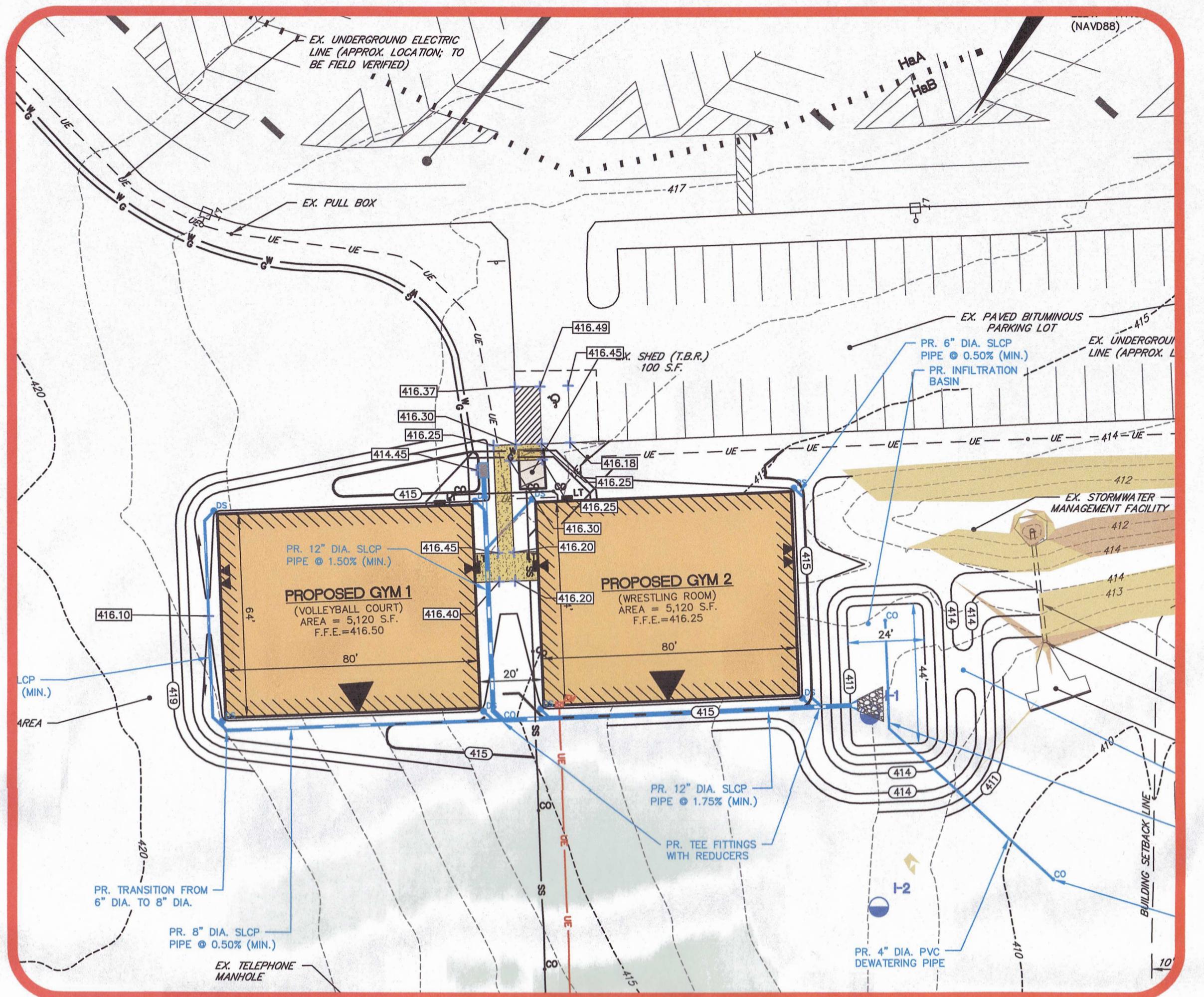
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SITE LAYOUT PLAN

PROJECT
**PROPOSED AUXILIARY GYMS
FOR
TRINITY HIGH SCHOOL
3601 SIMPSON FERRY ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PEN.**

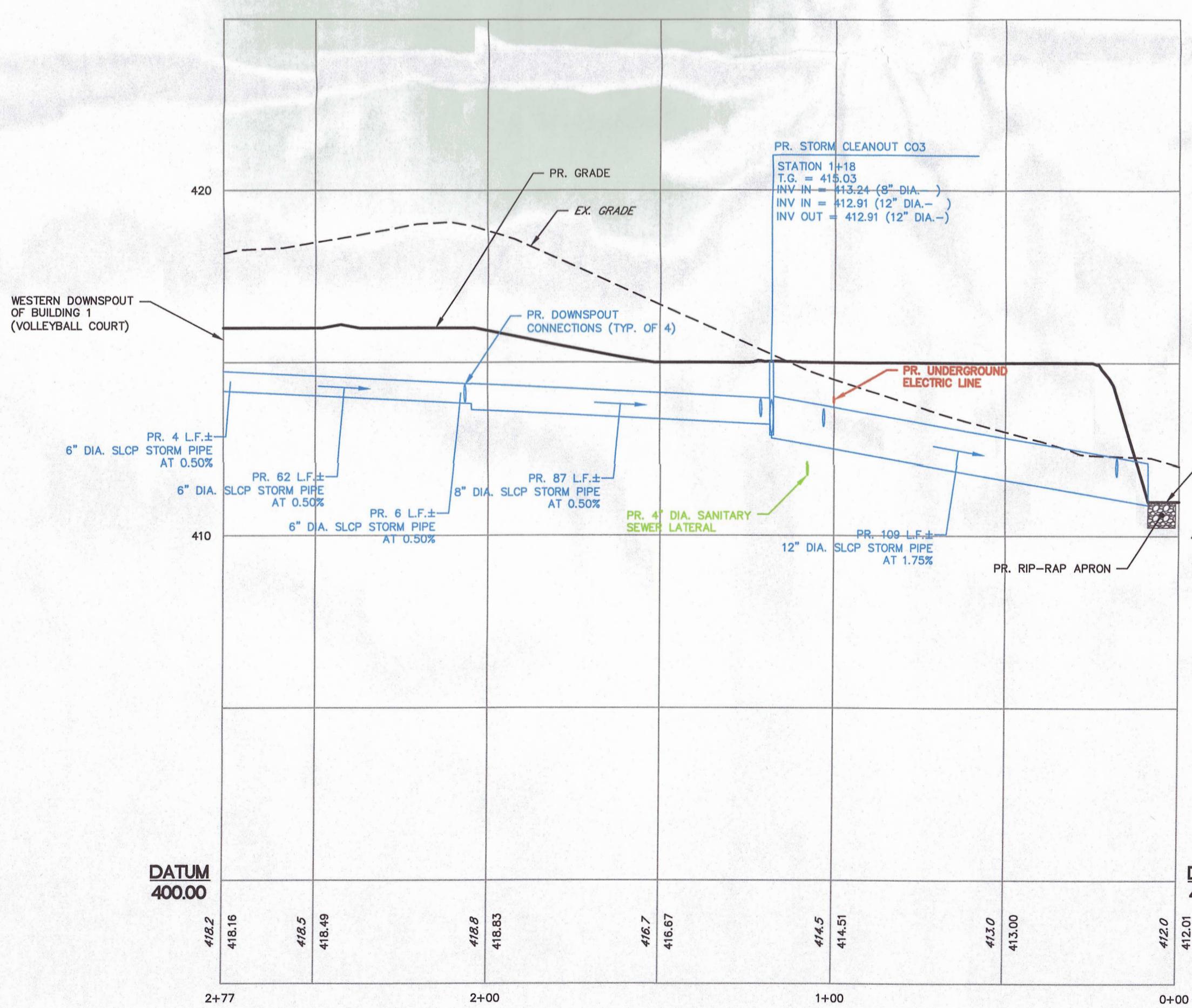
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FILE NAME	1241.4 LD-1
JOB NO.	1241.4
SHEET NO.	REV.
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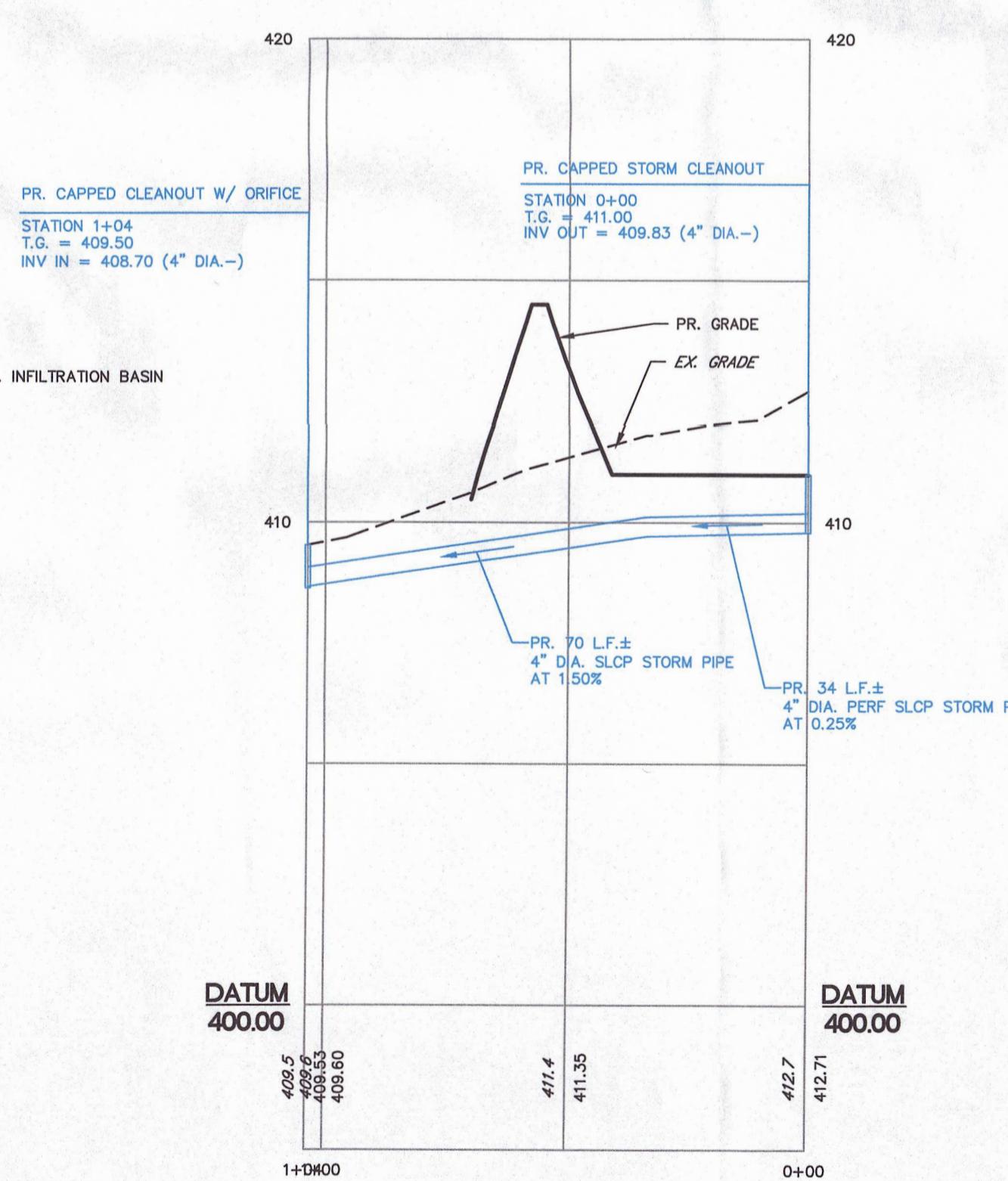
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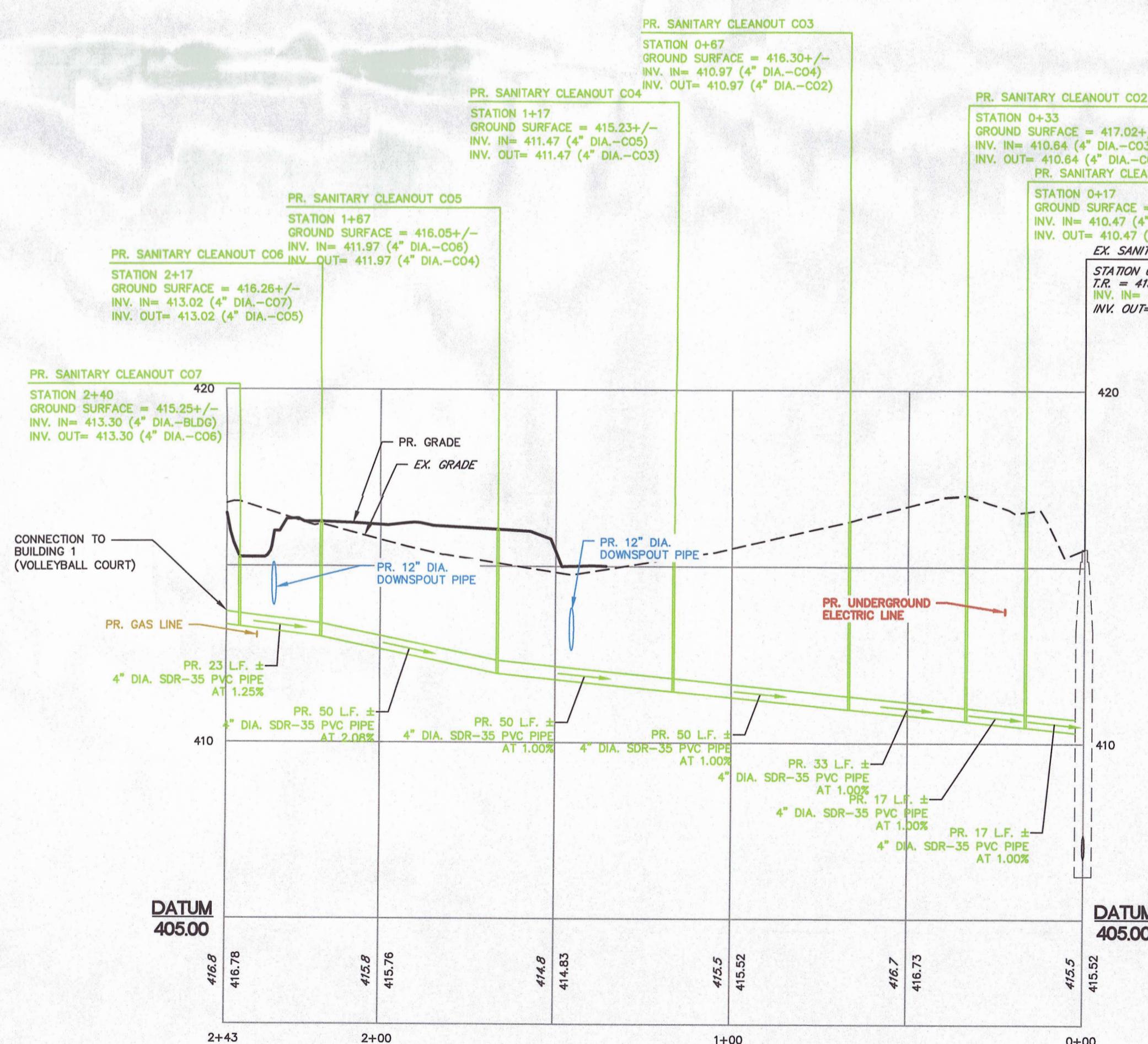
PROPOSED DOWNSPOUT SYSTEM (PR. BASIN TO BLDG. 1)

HORIZONTAL SCALE: 1" - 30'
VERTICAL SCALE: 1" - 3'



PROPOSED BASIN DEWATERING PIPE

HORIZONTAL SCALE: 1" - 30'
VERTICAL SCALE: 1" - 3'



PROPOSED SANITARY SEWER CONNECTION

HORIZONTAL SCALE: 1" - 30'
VERTICAL SCALE: 1" - 3'

SITE PROEII ES
TITLE

PROJECT
**PROPOSED AUXILIARY GYMS
FOR
TRINITY HIGH SCHOOL
3601 SIMPSON FERRY ROAD
TOWNSHIP, CUMBERLAND COUNTY, PA**

3601 SIMPSON FERRY ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	RMH
CHECKED BY	GAA
CONTACT	GAA
DATE	03.20.23
FILE NAME	1241.4 LD-1
JOB NO.	1241.4
SHEET NO.	REV.
C-8	4

