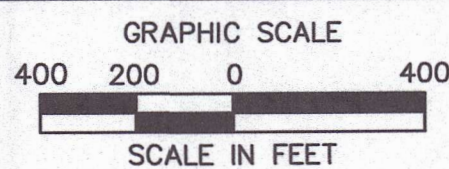




LOCATION MAP

1" = 400'



ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. SERIAL NUMBER: 2022762511 BY TERRAVIZ GEOSPATIAL, INC. DATE: OCTOBER 03, 2022

DESIGN CONTACT INFORMATION:

COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 852 WESLEY DR
MECHANICSBURG, PA. 17055
CONTACT: JEFF HORTON
EMAIL: JEFF.HORTON@AMWATER.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 3026 HAY ST
PITTSBURGH, PA. 15221
CONTACT: DEBORAH BARUM
EMAIL: DEBORAH.D.DELIA@VERIZON.COM

COMPANY: LOWER ALLEN TOWNSHIP AUTHORITY
ADDRESS: 120 LIMEKILN RD
NEW CUMBERLAND, PA. 17070
CONTACT: BRIAN KAUFFMAN
EMAIL: BKAUFFMAN@LATWP.ORG

COMPANY: LOWER ALLEN TOWNSHIP
ADDRESS: 2233 GETTYSBURG RD
CAMP HILL, PA. 17011
CONTACT: BRYCE THOMPSON
EMAIL: BTHOMPSON@LATWP.ORG

COMPANY: FIRST ENERGY PENELEC

ADDRESS: 21 S MAIN ST
AKRON, OH. 44308
CONTACT: CARA WARREN
EMAIL: CARAWARREN@FIRSTENERGYCORP.COM

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 434 SUSQUEHANNA TRAIL
NORTHUMBERLAND, PA. 17857
CONTACT: DOUG HAUP
EMAIL: DLHAUP@PPLWEB.COM

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM



Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	LOT CONSOLIDATION PLAN
5	SITE PLAN
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8	EROSION & SEDIMENT CONTROL PLAN
9	EROSION & SEDIMENT CONTROL PLAN NOTES
10	EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR KINDT PROPERTIES, LLC

1013 PRIMROSE AVENUE
CAMP HILL, PA 17011
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PREPARED FOR:

KINDT PROPERTIES, LLC
1111 PRIMROSE AVENUE
CAMP HILL, PA 17011

PREPARED BY:

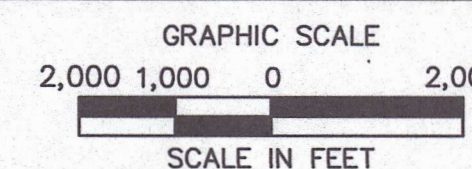


212 South Front Street
Wormleysburg, PA 17043
adavis@hylandeng.com



VICINITY MAP

SCALE: 1" = 2,000'



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

STATE OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE 18 DAY OF JUNE, 2025 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BARRY KINDT KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT BARRY KINDT EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BARRY KINDT
SIGNATURE
BARRY
TITLE

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH GAMBLE - Notary Public
Cumberland County
My Commission Expires December 6, 2027
Commission Number 1441416

NOTARY
Elizabeth Gamble
MY COMMISSION EXPIRES ON DECEMBER 6, 2027

LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING ON _____, 20____, THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW THIS PLAN.

TOWNSHIP OF LOWER ALLEN
PLANNING COMMISSION

ATTEST
LOWER ALLEN TOWNSHIP SECRETARY
CHAIRMAN

LOWER ALLEN TOWNSHIP ENGINEER REVIEW STATEMENT

REVIEWED ON _____, 20____, BY TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

REVIEWED THIS 19 DAY OF FEB, 2025, BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED ON THIS 18th DAY OF JULY, 2025
INSTRUMENT NO. 2025 14481

DEVELOPER / APPLICANT / OWNER:
KINDT PROPERTIES, LLC
1111 PRIMROSE AVENUE
CAMP HILL, PA 17011
BKINDT@SECCONV.COM

DEVELOPMENT SCHEDULE

THE COMMENCEMENT OF CONSTRUCTION IS EXPECTED TO BE DURING THE SPRING OF 2025 AND PROPOSE GRADING AND STORMWATER IMPROVEMENTS.

DATES

ISSUE DATE: MARCH 06, 2024
REVISIONS: JANUARY 21, 2025
MARCH 4, 2025

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THREE PARCELS INTO ONE AND PROPOSE GRADING AND STORMWATER IMPROVEMENTS.

DESIGN ENGINEER STORMWATER MANAGEMENT APPROVAL STATEMENT

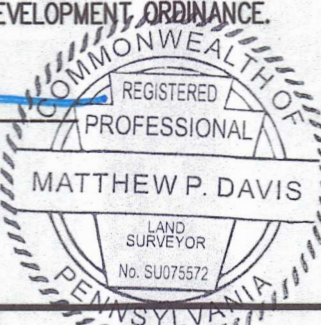
I, Adam J. Davis, ON THIS DATE, JUNE 23, 2025, HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

EXISTING FEATURES STATEMENT OF ACCURACY

I HEREBY CERTIFY 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.

June 23, 2025

SURVEYOR - MATTHEW DAVIS, PLS
212 S FRONT STREET
WORMLEYSBURG, PA 17043



BOUNDARY STATEMENT OF ACCURACY

I HEREBY CERTIFY 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. THE ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN 10,000 FEET.

20 June 2025

SURVEYOR - MICHAEL C. D'ANGELO, PLS
725 ELKWOOD DRIVE
NEW CUMBERLAND, PA 17070

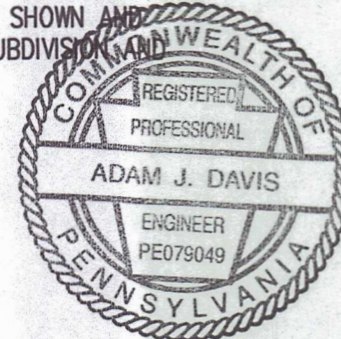


STATEMENT OF ACCURACY

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

June 23, 2025

ENGINEER - ADAM J. DAVIS
212 S FRONT STREET
WORMLEYSBURG, PA 17043



VARINCES

THE FOLLOWING VARIANCE FROM THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE HAS BEEN OBTAINED:
SECTION 220-244-B.3.f - MINIMUM ACCESS DRIVE RADIUS
FINAL ACTION APPROVED
DATE 8/16/2024

OWNER STORMWATER MANAGEMENT PERMANENT FIXTURES STATEMENT

BARRY KINDT, ON THIS DATE, JUNE 18, 2025, ACKNOWLEDGES THAT STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES ARE PERMANENT FIXTURES AND MAY NOT BE MODIFIED, REMOVED, FILLED, LANDSCAPED, OR OTHERWISE ALTERED WITHOUT WRITTEN APPROVAL OF LOWER ALLEN TOWNSHIP.

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

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

APPROVED THIS 14th DAY OF April, 2025

CONDITIONS OF APPROVAL COMPLETED THIS 30th DAY OF June, 2025

Jennifer M. Caron
PRESIDENT

Rebecca L. Davis
SECRETARY

WAIVERS

THE FOLLOWING WAIVERS FROM THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN APPLIED FOR:

1. SECTION 192-30.A - PRELIMINARY PLAN APPLICATION	FINAL ACTION	DATE
2. SECTION 192-57-8 - CURBING ALONG PRIMROSE AVE.	APPROVED	4/14/2025
3. SECTION 192-57-9 - SIDEWALKS ALONG PRIMROSE AVE. & ST. JOHNS ROAD	APPROVED	4/14/2025
4. SECTION 192-57.B.2.h.2 - ADDITIONAL RIGHT-OF-WAY AND CARTWAY WIDTH FOR PRIMROSE AVE. AND ST. JOHNS ROAD	APPROVED	4/14/2025

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE MUNICIPAL STANDARDS AND SPECIFICATIONS, COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

2. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.

3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

4. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

5. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.

6. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL, THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

7. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

8. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA 1172 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.

9. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

10. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.

11. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.

12. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

13. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

14. HYLAND ENGINEERING, INC. WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.

15. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

16. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM COUNTY AND MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS.

17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF THREE (3) WORKING DAYS FOR REVIEW.

18. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.

19. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

20. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

21. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.

22. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.

23. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "EXISTING CONDITIONS PLAN" SCALE 1" = 20', DATED SEPTEMBER 21, 2021, BY MICHAEL C. D'ANGELO, P.L.S.

24. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

25. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.

26. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.

27. THERE ARE NO WETLANDS LOCATED ON THE SITE.

28. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.

29. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.

30. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.

31. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.

32. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

33. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.

34. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.

35. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

36. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.

37. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.

38. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.

39. THE EXISTING BUILDING AND PARKING AREA AND DRIVEWAYS SHALL REMAIN OPEN FOR NORMAL BUSINESS OPERATIONS UNTIL COMPLETION AND OCCUPATION OF THE NEW BUILDING.

40. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.

41. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.

42. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.

43. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.

44. VERTICAL DATUM IS NAVD 88.

45. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE COUNTY CONSERVATION DISTRICT AGENT PRIOR TO THE START OF WORK ON THE SITE.

46. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.

47. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND COMMONWEALTH PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND COMMONWEALTH AS APPLICABLE FOR THE LOCATION OF THE WORK.

48. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

49. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.

50. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.

51. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT, AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.

52. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

53. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.). SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.

54. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.

55. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.

56. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.

57. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.

58. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.

59. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

60. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.

61. PIPING SHALL BE LAID FROM DOWNGRADE END OF PIPE RUN IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.

62. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.

63. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE H-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M254. TYPE S PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M254. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYSUPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.

64. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE H-Q PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M252. TYPE S PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. GASKET-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.

65. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS
- DEFINITIONS
- MUNICIPALITY SHALL MEAN LOWER ALLEN TOWNSHIP
- COUNTY SHALL MEAN CUMBERLAND COUNTY
- STATE SHALL MEAN PENNSYLVANIA
-
- 212 South Front Street
Wormleysburg, PA 17043
(717) 723-3326
- KINDT PROPERTIES, LLC
- KINDT PROPERTIES
- 1013 SAINT JOHNS ROAD
- LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA
- Description / Reason
REVISED PER TOWNSHIP COMMENTS
REVISED PER TOWNSHIP COMMENTS
- REVISIONS
- | No. | Date | Revised Per | Township Comments |
|-----|------------|-------------|-------------------|
| 1. | 01/21/2025 | | |
| 2. | 03/04/2025 | | |
- Designer K.R.F.
Drafter K.R.F.
Reviewer A.J.D.
Scale N.T.S.
Project No. 220562
Date 03/06/2024
CAD File: PR220562_P01
- Sheet Title
- GENERAL NOTES
- Sheet Number
- GN-1
- 2 OF 10

ZONING INFORMATION

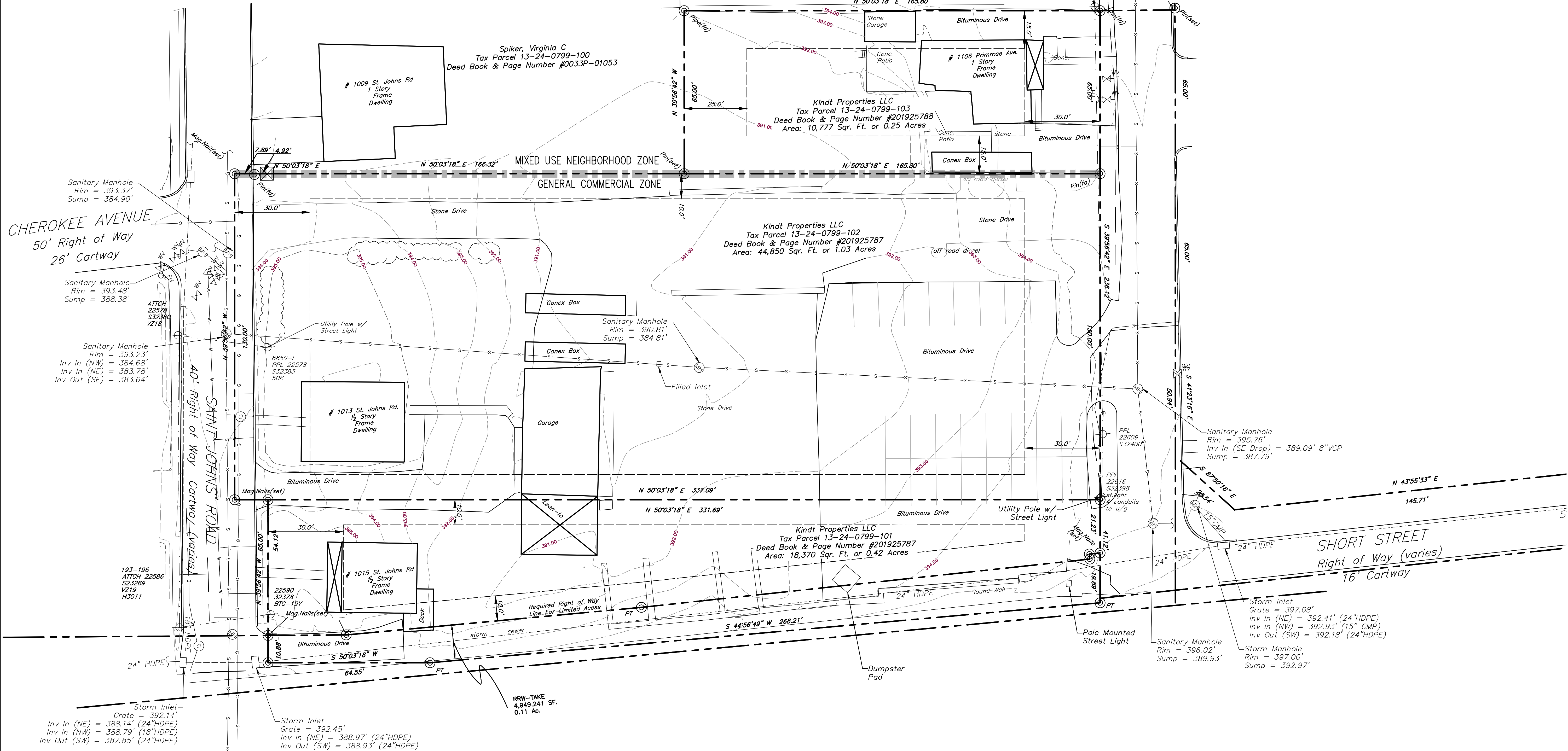
LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY			
ZONE: MIXED USE NEIGHBORHOOD			
USE: SINGLE FAMILY DETACHED DWELLING, PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES* (PERMITTED USE) NAICS NO. 54			
ITEM #	ITEM	REQUIREMENTS	EXISTING
1	MINIMUM LOT AREA	NONE REQUIRED	0.247 ACRES
2	MINIMUM LOT WIDTH	> 50 FEET	65 FEET
3	MINIMUM FRONT SETBACK	30 FEET	30 FEET
4	MINIMUM SIDE SETBACK	15 FEET	15 FEET
5	MINIMUM REAR SETBACK	25 FEET	25 FEET
6	MAXIMUM BUILDING HEIGHT	35 FEET	N/A
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	3,552 sf/ 63 PERCENT

ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY			
ZONE: GENERAL COMMERCIAL			
USE: SINGLE FAMILY DETACHED DWELLING, PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES* (PERMITTED USE) NAICS NO. 54			
ITEM #	ITEM	REQUIREMENTS	EXISTING
1	MINIMUM LOT AREA	NONE REQUIRED	1.451 ACRES
2	MINIMUM LOT WIDTH	> 50 FEET	171 FEET
3	MINIMUM FRONT SETBACK	30 FEET	30 FEET
4	MINIMUM SIDE SETBACK	10 FEET	10 FEET
5	MINIMUM REAR SETBACK	35 FEET	35 FEET
6	MAXIMUM BUILDING HEIGHT	75 FEET	N/A
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	42,786/ 67 PERCENT

EXISTING CONDITIONS PLAN LEGEND

	EXISTING PROPERTY LINE
	EXISTING ZONING BOUNDARY
	EXISTING OVERHEAD ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	EXISTING GAS VALVE
	EXISTING GAS LINE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING PROPERTY CORNER
	EXISTING INLET STRUCTURE
	EXISTING STORM MANHOLE
	EXISTING SIGN
	EXISTING EDGE OF MACADAM
	EXISTING EDGE OF CONCRETE
	EXISTING STORM PIPE
	EXISTING CURB



212 South Front Street
Wormleysburg, PA 17043
(717) 723-3326

KINDT PROPERTIES, LLC
KINDT PROPERTIES
1013 SAINT JOHNS ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Description / Reason	REVISED PER TOWNSHIP COMMENTS
Date	03/04/2025
No.	1
No.	2

Revised Per Township Comments

Designer	K.R.F.
Drafter	K.R.F.
Reviewer	A.J.D.
Scale	1"=20'
Project No.	220562
Date	03/06/2024
CAD File	SP220562_P01

Sheet Title
EXISTING
CONDITIONS &
DEMOLITION
PLAN

Sheet Number

EX-1

3 OF 10

ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: C-2 GENERAL COMMERCIAL (GC) & MIXED-USE NEIGHBORHOOD (MUN)				
USE: SINGLE-FAMILY DETACHED DWELLING, PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES* (PERMITTED USE) NAICS No. 54				
ITEM #	ITEM	REQUIREMENTS (GC ZONE)	REQUIREMENTS (MUN ZONE)	PROPOSED
1	MINIMUM LOT AREA	NONE REQUIRED	NONE REQUIRED	1,660 ACRES
2	MINIMUM LOT WIDTH	> 50 FEET	> 50 FEET	195 FEET
3	MINIMUM FRONT SETBACK	30 FEET	30 FEET	< 30 FEET**
4	MINIMUM SIDE SETBACK	10 FEET	15 FEET	< 10 FEET**
5	MINIMUM REAR SETBACK	35 FEET	25 FEET	25 FEET
6	MAXIMUM BUILDING HEIGHT	75 FEET	35 FEET	15 FEET***
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	70 PERCENT	46,338 sf/ 67 PERCENT
8	RESIDENTIAL DENSITY UNIT	---	10 UNITS PER GROSS ACRE	3 UNITS TO 1.55 ACRES

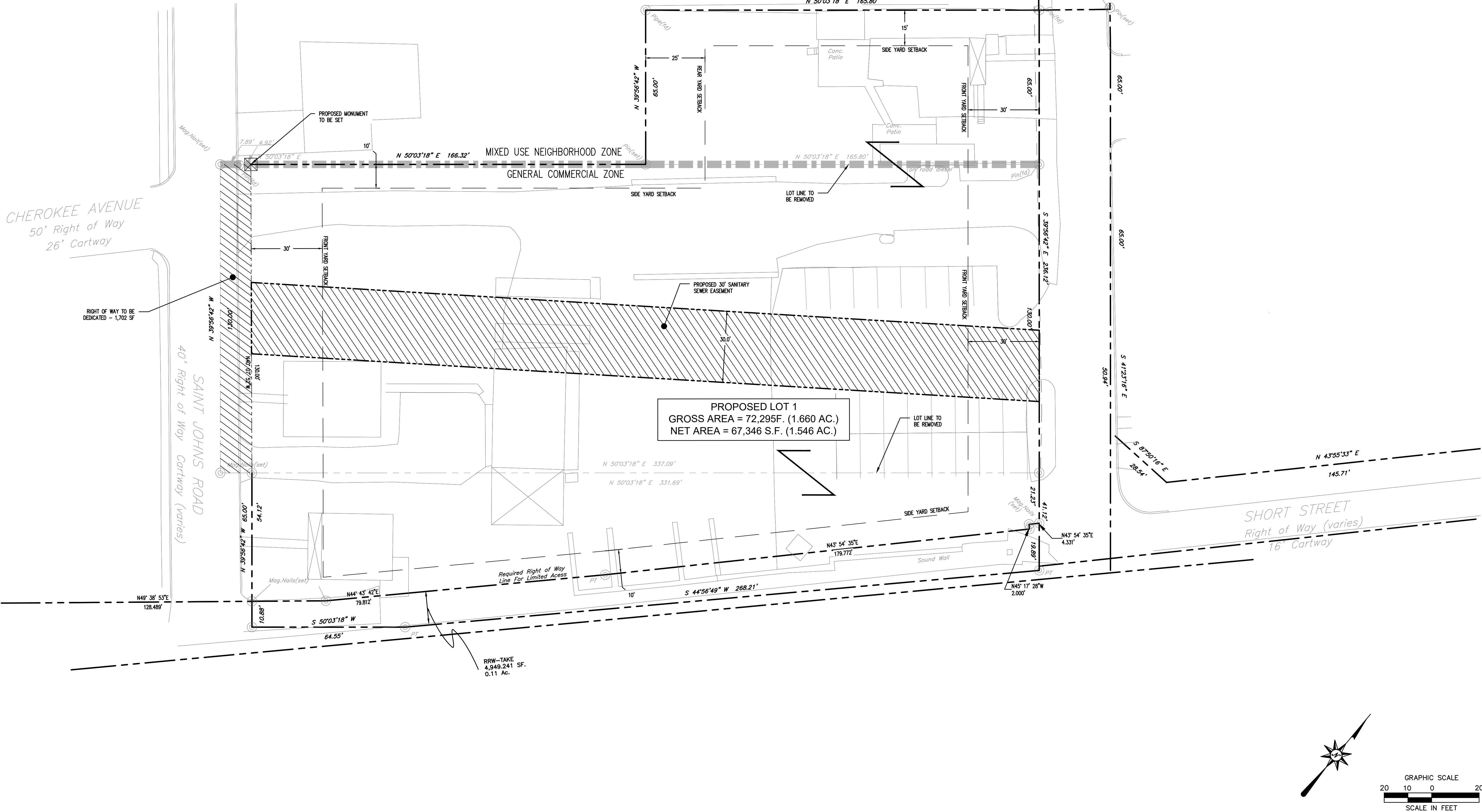
* THE PROPOSED PRINCIPAL USE OF THE STRUCTURE IS ACCESSORY STORAGE AND WORKSHOP OF THE ADJACENT BUSINESS
** EXISTING NONCONFORMITY - DWELLINGS FRONTING SAINT JOHNS ROAD
*** EXISTING NONCONFORMITY - DWELLINGS FRONTING PRIMROSE AVENUE
**** EXISTING BUILDING HEIGHTS FOR 1013 & 1015 ST. JOHNS ROAD ARE 20 FEET & 15 FEET, RESPECTIVELY. EXISTING BUILDING HEIGHT FOR 1106 PRIMROSE AVE. IS 15 FEET

EXISTING NON-CONFORMITIES

- 220-56 - SINGLE-FAMILY DETACHED DWELLING USE IN C-2 DISTRICT
- 220-212.D - INTERIOR BUILDING SEPARATION REQUIREMENTS FOR EXISTING GARAGE
- 220-61-A.1 - DWELLINGS FRONTING ST. JOHNS ROAD
- 220-33-A. - DWELLINGS FRONTING PRIMROSE AVENUE
- 220-242.L.1.c - PARKING SPACES WITHIN PUBLIC RIGHT-OF-WAY
- 220-35.1.B, 220-193, 220-242.J -LIGHTING WITHIN EXISTING PARKING LOT
- 220-35.1.C, 220-201.A.4 - SCREENING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USE

LOT CONSOLIDATION PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE



ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: C-2 GENERAL COMMERCIAL (GC) & MIXED-USE NEIGHBORHOOD (MUN)				
USE: SINGLE-FAMILY DETACHED DWELLING, PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES* (PERMITTED USE) NAICS No. 54				
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5	MINIMUM REAR SETBACK	35 FEET	25 FEET	25 FEET
6	MAXIMUM BUILDING HEIGHT	75 FEET	35 FEET	20 FEET
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	70 PERCENT	46,338 SF / 67 PERCENT
8	RESIDENTIAL DENSITY UNIT	----	10 UNITS PER GROSS ACRE	3 UNITS PER 1.55 ACRES

* THE PROPOSED PRINCIPAL USE OF THE STRUCTURE IS ACCESSORY STORAGE AND WORKSHOP OF THE ADJACENT BUSINESS
** EXISTING NONCONFORMITY - DWELLINGS FRONTING SAINT JOHNS ROAD
*** EXISTING NONCONFORMITY - DWELLING FRONTING PRIMROSE AVENUE

NOTES

1. ALL PROPOSED SIGNAGE ON THIS PLAN SHALL BE IN ACCORDANCE WITH ARTICLE XXV OF THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	PARKING REQUIRED	SINGLE FAMILY DWELLING: 2 SPACES PER DWELLING UNIT = 6 SPACES BUILDING SUPPLY ESTABLISHMENT: 1 SPACE PER EVERY 500 S.F. OF GROSS FLOOR AREA (1,300 S.F.) PLUS 1 SPACE PER 1,000 SF OF INDOOR/ OUTDOOR STORAGE AREA (12,000 SF) = 12 SPACES TOTAL REQUIRED: 18 SPACES	SINGLE FAMILY DWELLING: 6 SPACES BUILDING SUPPLY ESTABLISHMENT: 24 SPACES
2	MINIMUM ADA PARKING SPACES REQUIRED	1 SPACE FOR 1-25 PARKING SPACES	1 SPACE
3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET
4	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY 12 FEET - 1-WAY
5	MINIMUM SETBACK FROM NONRESIDENTIAL BUILDINGS	10 FEET	> 5 FEET
6	MINIMUM SETBACK FROM LOT LINES	5 FEET	> 5 FEET
7	MINIMUM LOADING SPACES REQUIRED	1 SPACE FOR NONRESIDENTIAL USES UNDER 6,000 SF	1 LOADING SPACE
8	MINIMUM INTERIOR LANDSCAPING	5% OF THE FRONT YARD	92*

* AREA OF GREEN SPACE PROPOSED BETWEEN THE FACE OF THE PROPOSED STRUCTURE AND PRIMROSE AVE.

LOT AREA CALCULATION

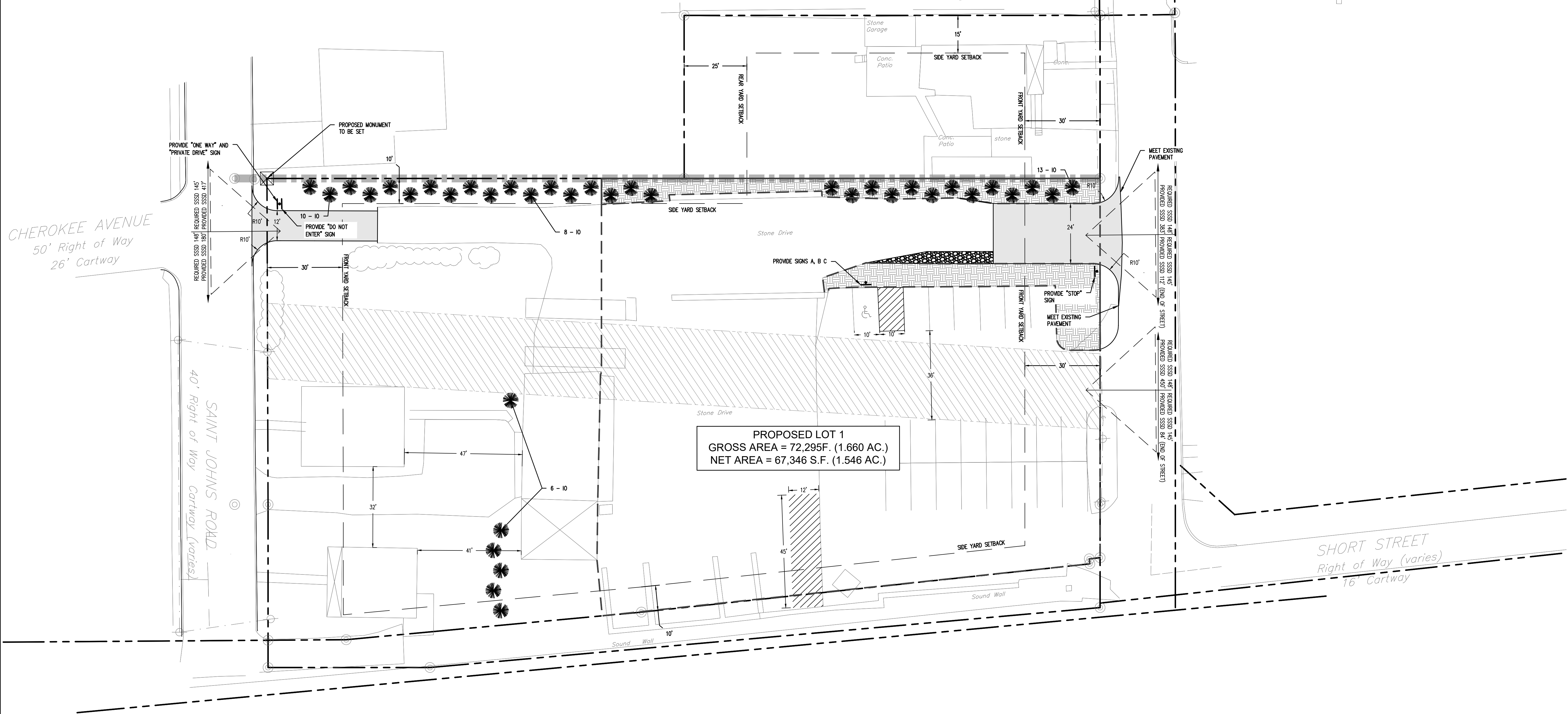
GROSS LOT AREA: 72,295 S.F.
NET LOT AREA: 67,346 S.F.
AREA TO BE DEDICATED TO TOWNSHIP: 1,702 S.F.
AREA WITHIN PENNDOT RIGHT-OF-WAY: 4,949 S.F.

SIGN LEGEND

SIGN NO.	QUANTITY	PENNDOT NO. / SIZE
A	1	R7-8 (RESERVED ADA PARKING) 12"x18"
B	1	R7-8F (ADA PARKING PENALTIES) 12"x18"
C	1	R7-8P (ADA VAN ACCESSIBLE) 12"x6"

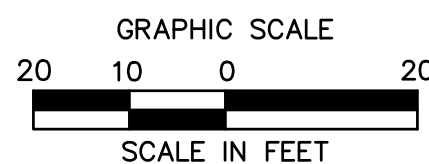
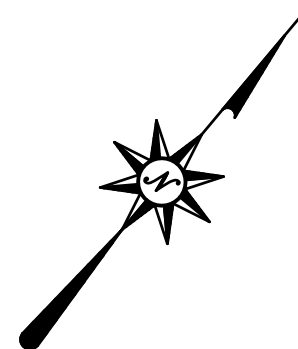
SITE PLAN LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	FRONT YARD LANDSCAPED AREA
	PROPOSED SANITARY SEWER EASEMENT

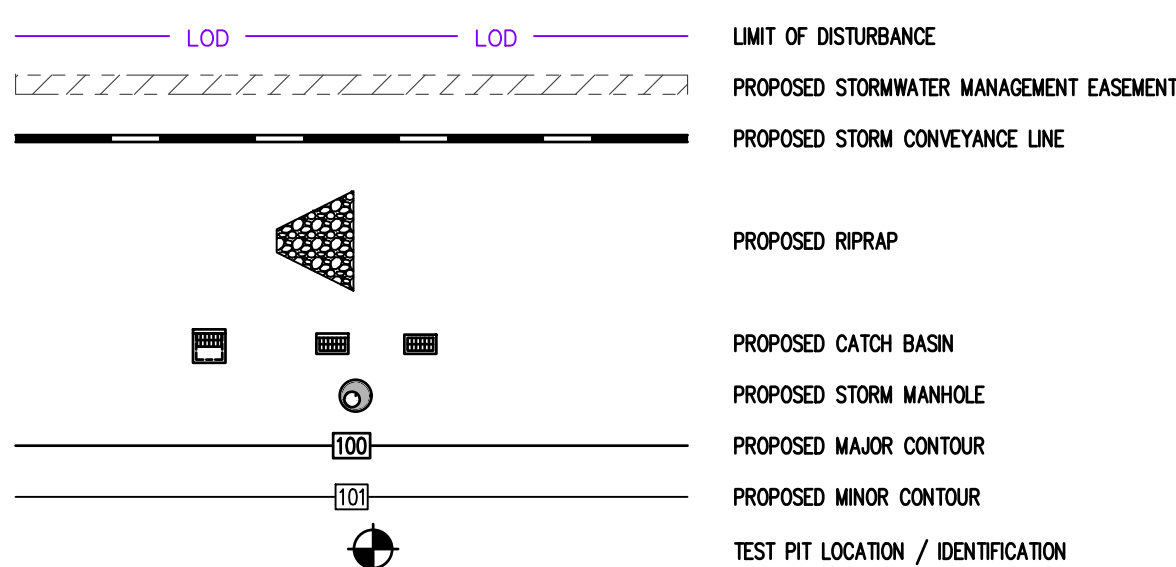


Plant List

Symbol	Quant	Botanical Name	Common Name	Caliper	Height	Spread	Root	Notes
EVERGREEN								
IO	31	Ilex opaca	American Holly	2-2.5" cal	8-10'	4-5'	B/B	N/A

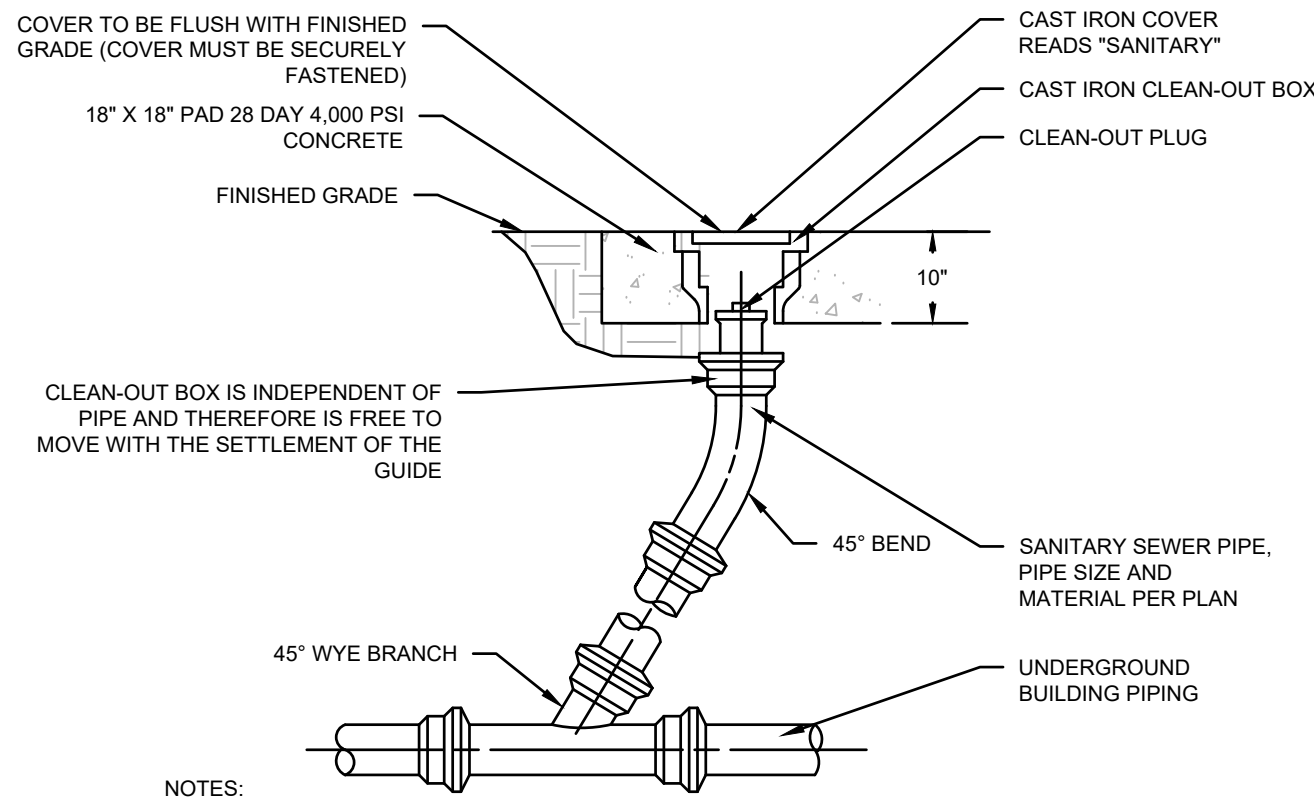


1. A STORMWATER CONSERVATION BLANKET EASEMENT SHALL BE PROVIDED FOR ALL PHYSICAL STORMWATER MANAGEMENT FACILITIES AND CONVEYANCE FACILITIES.
2. THE LANDOWNER HEREBY GRANTS PERMISSION TO THE MUNICIPALITY, ITS AGENTS AND AGENTS, AND EMPLOYEES ACCESS TO ANY AND ALL STORMWATER MANAGEMENT CONSERVATION EASEMENTS ON THE PROPERTY DURING AND POST- CONSTRUCTION AND FOR INSPECTIONS.
3. NOTHING SHALL BE PLACED, STORED, ERECTED, CONSTRUCTED OVER, PLANTED, OR OTHERWISE LOCATED WITHIN AN EASEMENT OTHER THAN THE STORMWATER MANAGEMENT FACILITIES WITHIN THE EASEMENT.
4. STORMWATER MANAGEMENT CONSERVATION EASEMENTS FOR CONVEYANCE FACILITIES SHALL BE PLACED AT THE CENTER OF THE CENTER OF THE RESPECTIVE CONVEYANCE FACILITY AS INSTALLED.
5. RECORD DRAWINGS OR AS-BUILT DRAWINGS SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY AND/OR THE RELEASE OF FINANCIAL SECURITY.
6. A COPY OF THIS STORMWATER PLAN SHALL BE ON-SITE AT ALL TIMES DURING THE DURATION OF REGULATED ACTIVITIES.
7. THE LANDOWNER ACKNOWLEDGES TO PAY ALL FEES AND EXPENSES INCURRED BY THE MUNICIPALITY TO DEVELOP A PLAN TO THE TOWNSHIP, COUNTY AND ALL PARTIES INVOLVED IN THE IMPROVEMENTS.
8. STORMWATER FROM THE DOWNSPOUTS SHALL BE DIRECTED TOWARDS THE PROPOSED INFILTRATION BED.



1. THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED INFILTRATION BED. THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. ALL PCSM BMPs MUST BE INSPECTED ACCORDING TO THE TO THE SCHEDULES LISTED BELOW. A WRITTEN REPORT MUST BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT, OR MAINTENANCE ACTIVITY.
3. SOIL, TRASH, DEBRIS, OR OTHER MATERIALS REMOVED FROM PCSM BMPs SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO WASTES, UNUSED BUILDING MATERIALS, OR OTHER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
4. ALL DAMAGED OR NON-FUNCTIONAL BMPs SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPs THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.
5. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT STORMWATER FACILITIES LOCATED ON THE SUBJECT PROPERTY. THE MAINTENANCE OF THE STORM SYSTEM AFTER ACCEPTANCE WILL PRIMARILY OCCUR DURING ROUTINE CLEANING OF THE SEDIMENT AND DEBRIS BY FACILITIES STAFF OR PRIVATE CONTRACTORS. THE SPECIFIC MAINTENANCE STEPS AND SCHEDULES ARE LISTED BELOW, THE OPERATIONS & MAINTENANCE AGREEMENT SHALL BE PART OF THE STORMWATER MANAGEMENT SITE PLAN.
6. THE OPERATIONS & MAINTENANCE AGREEMENT SHALL BE PART OF THE STORMWATER MANAGEMENT SITE PLAN.

INFILTRATION BED		
OPERATION & MAINTENANCE PROCEDURES		
ACTIVITY	SCHEDULE	
REMOVE SEDIMENT & OIL/GRASE FROM PRETREATMENT DEVICES & OVERFLOW STRUCTURES. VEGETATION DIRECTLY UPSTREAM OF TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, & ANY BARE SPOTS SHOULD BE REVEGETATED AS SOON AS POSSIBLE.	AS NEEDED	
CHECK YARD DRAINS FOLLOWING 3 DAYS OF DRY WEATHER. REMOVE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING. INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.	QUARTERLY	
CATCH BASINS & INLETS SHOULD BE INSPECTED AND CLEANED	MINIMUM TWICE PER YEAR	
INSPECT INFILTRATION TRENCH SYSTEM AFTER 2-YEAR STORAGE (24 INCHES) FOR CLOGGING AND PROPER FUNCTIONALITY OF TRENCH.	ANNUAL / AS NEEDED	
GENERAL MAINTENANCE NOTES: 1. VACUOR TRUCKS MAY BE AN EFFICIENT CLEANING MECHANISM.		

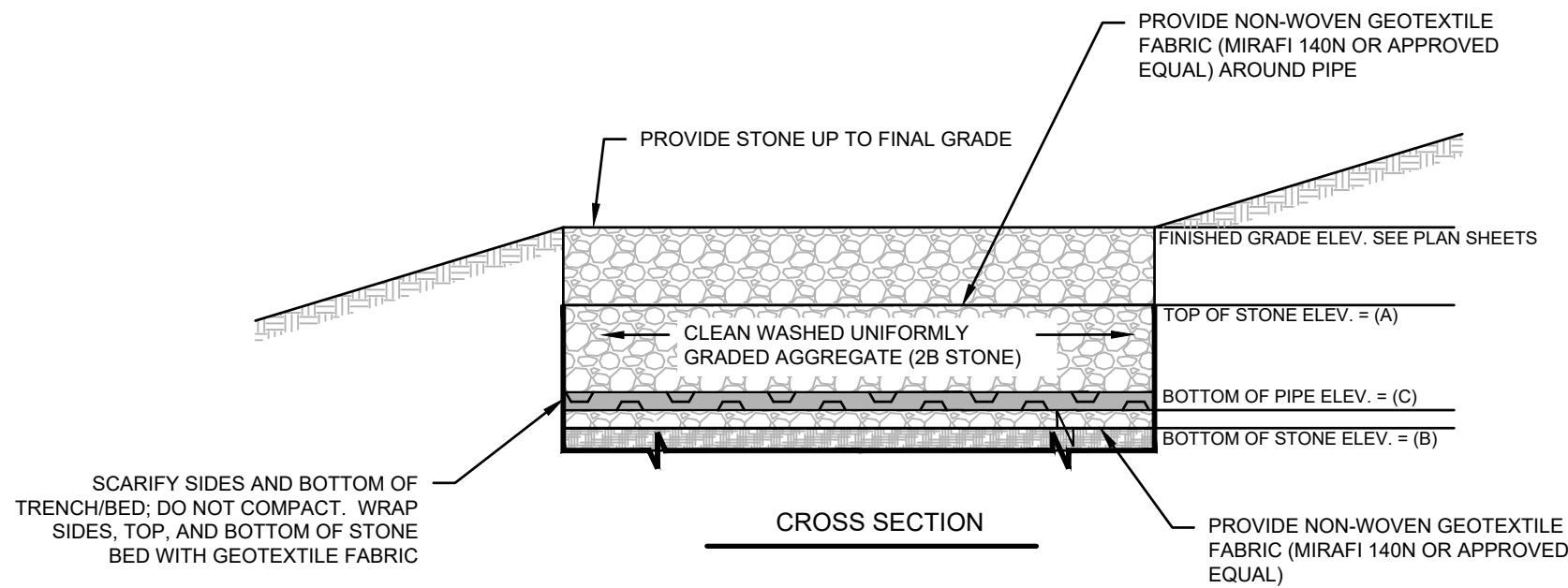


- NOTES:
1. USE NON-SHEAR COUPLING TO MAKE CONNECTIONS TO DISSIMILAR MATERIALS. MANUFACTURER NEENAH FOUNDRY R-1970-78 HEAVY DUTY OR APPROVED EQUAL. CONTACT 1-800-558-5075.
 2. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

CLEANOUT DETAIL

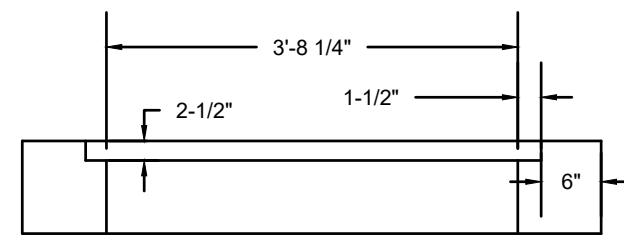
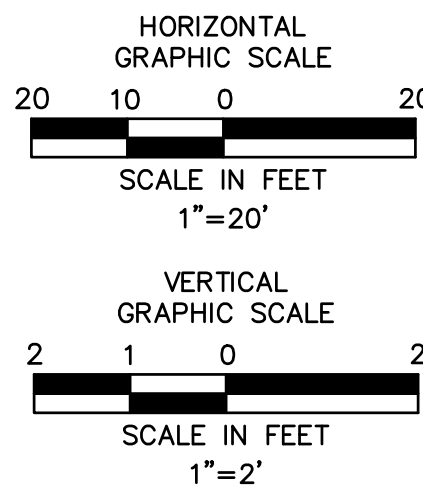
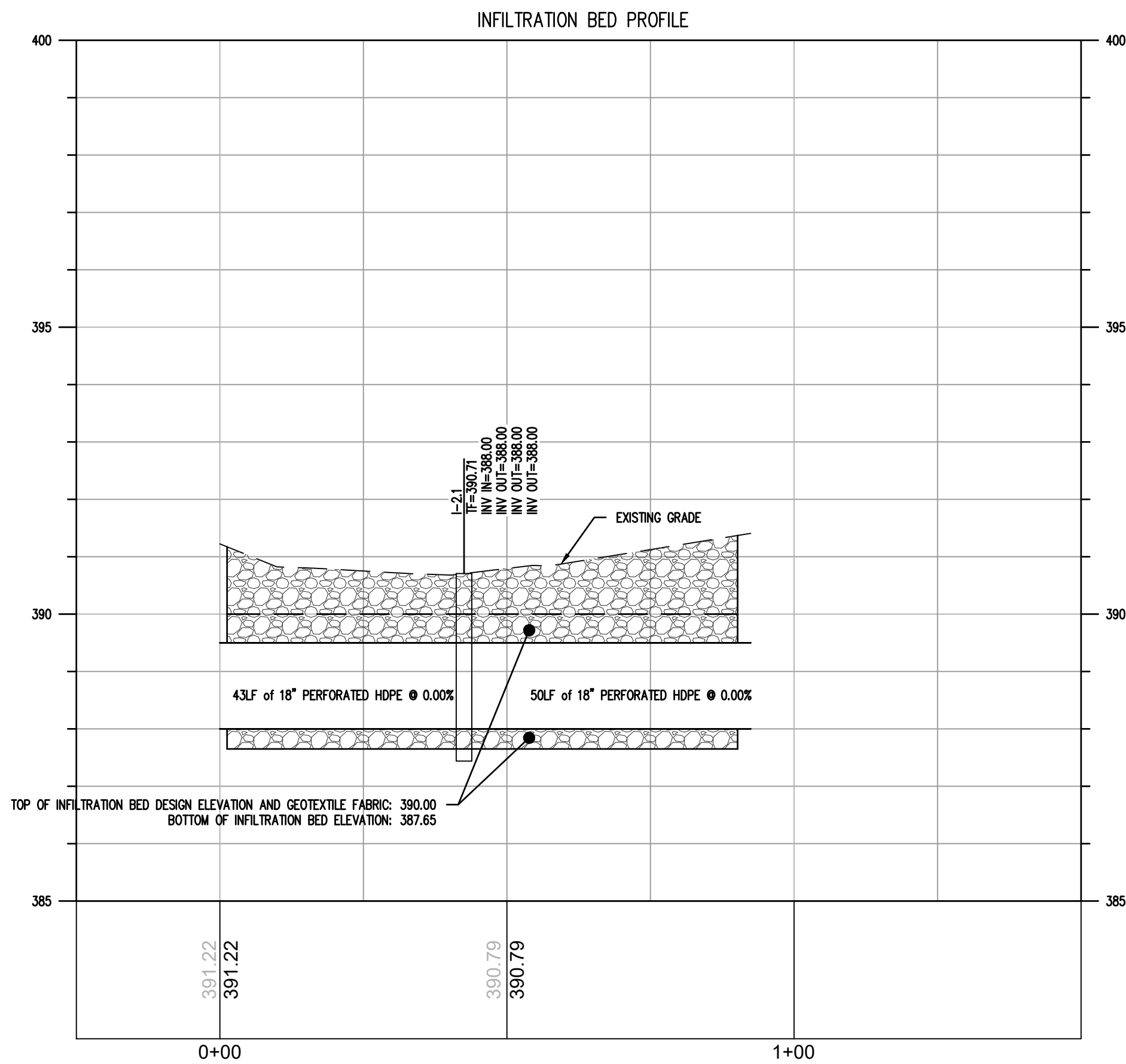
N.T.S

BMP #/ID	BOTTOM OF STONE ELEV. (B)	PIPE ELEV. (C)
1	387.90	388.0000

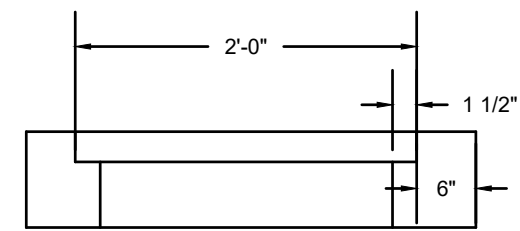


INFILTRATION BED CROSS SECTION

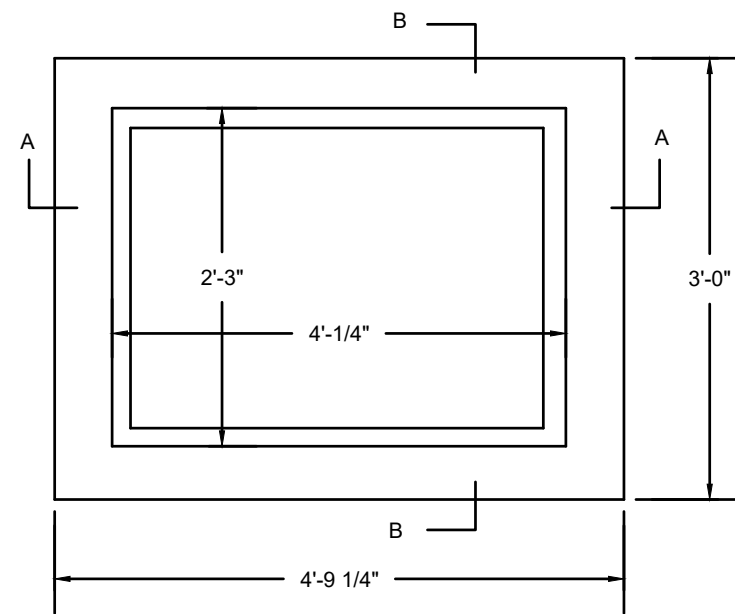
N.T.S



SECTION A-A



SECTION B-B



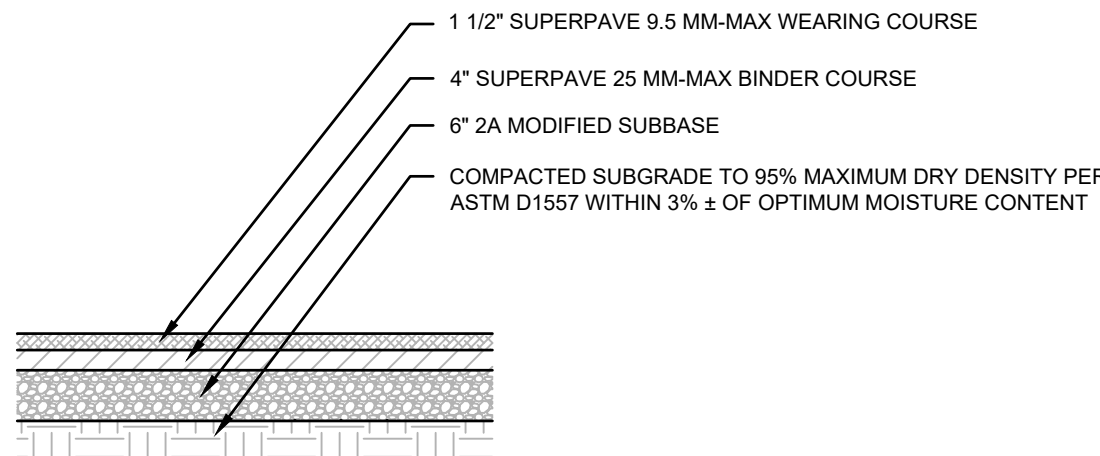
PLAN VIEW

NOTES:

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

TYPE "M" INLET

N.T.S

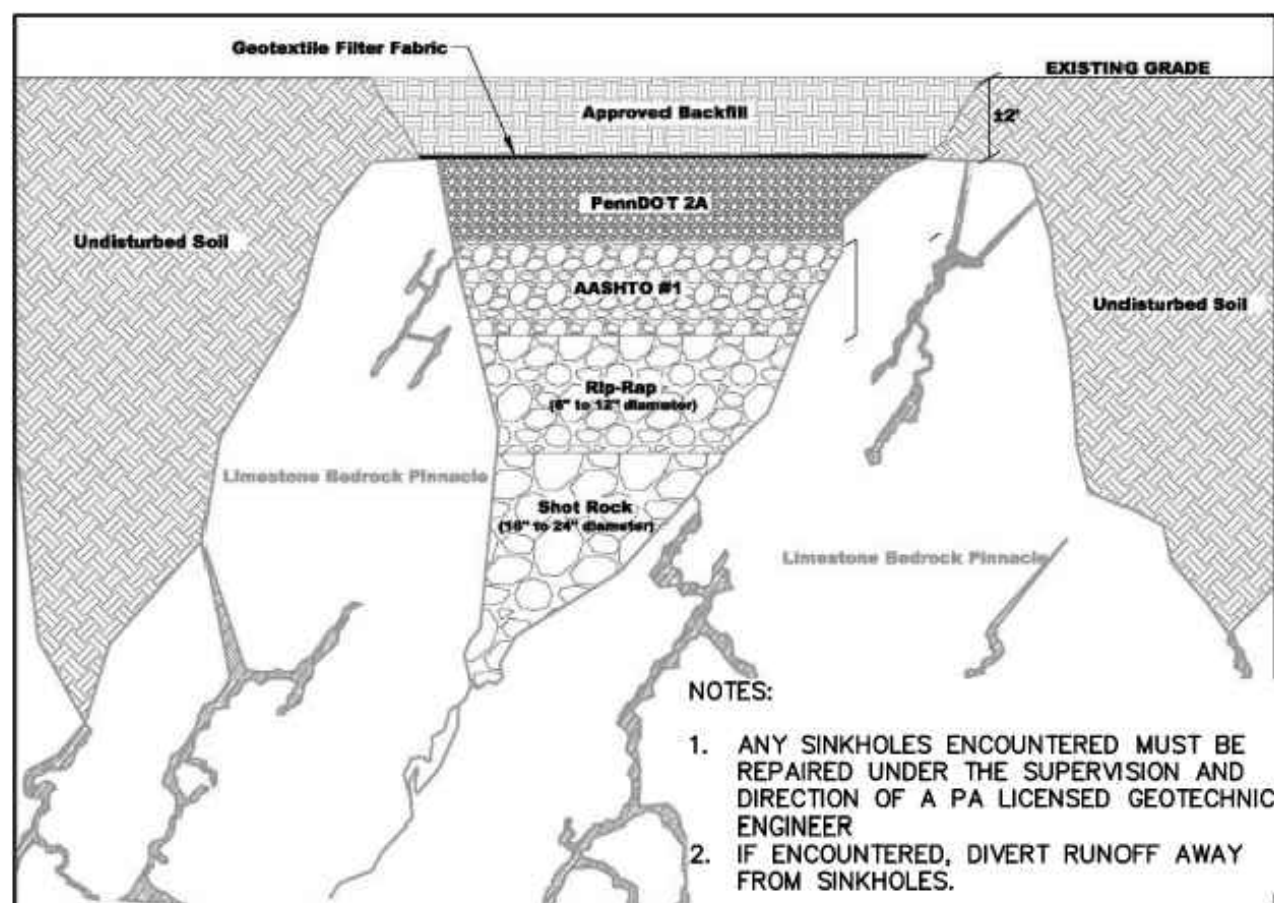


NOTES:

1. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT STANDARDS, PUB. 408.

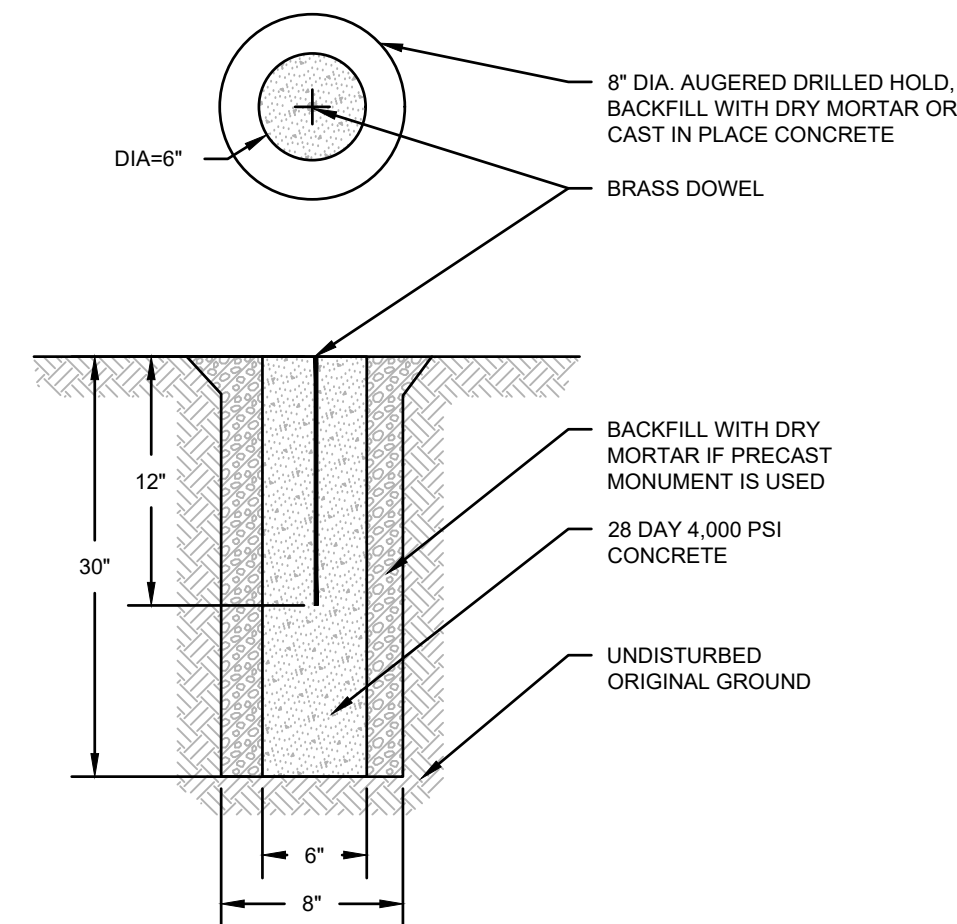
STANDARD DUTY BITUMINOUS PAVING DETAIL ON-SITE

N.T.S



SINKHOLE REPAIR DETAIL

N.T.S



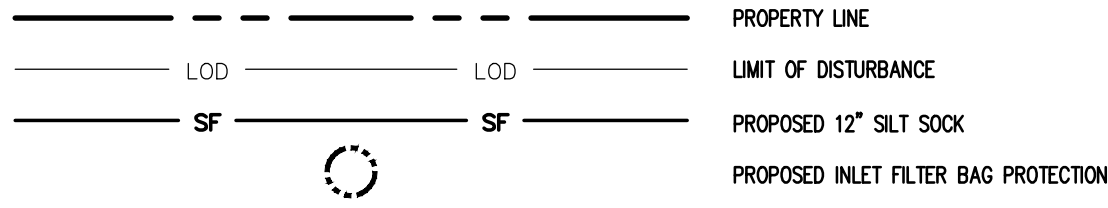
CONCRETE MONUMENT DETAIL

N.T.S

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY.

E&S PLAN LEGEND



SITE LIMIT OF DISTURBANCE

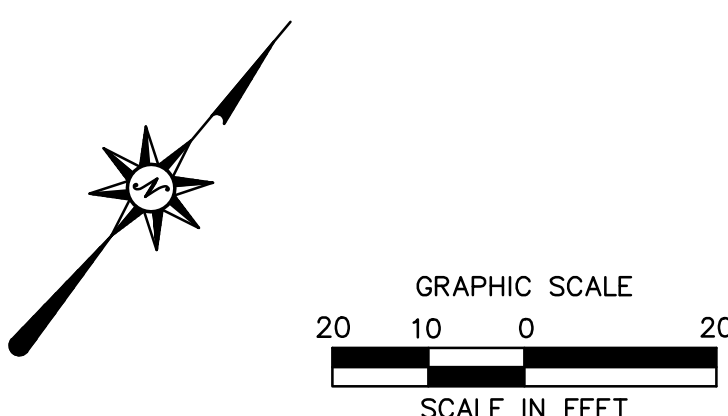
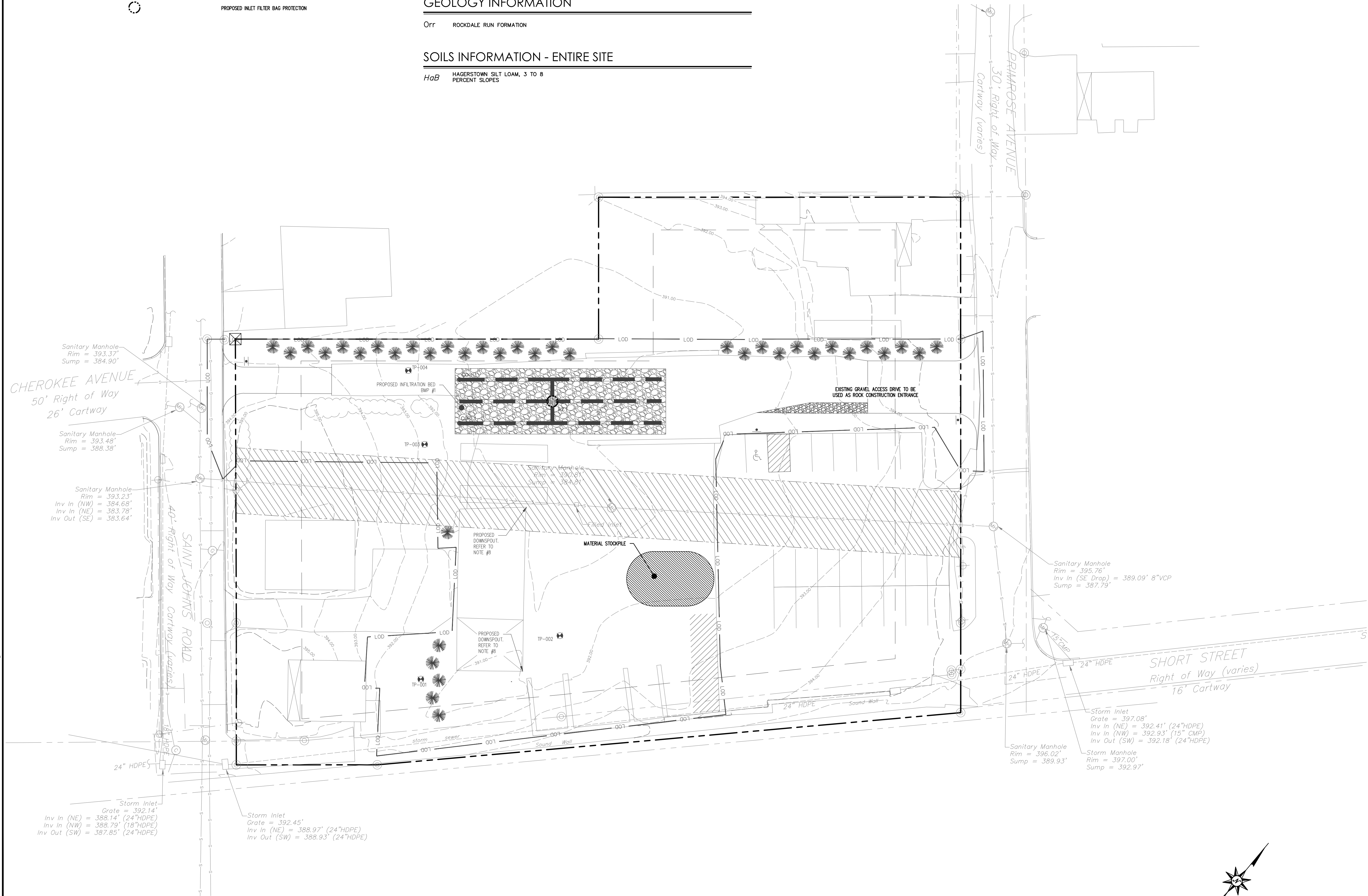
THE PROPOSED SITE LIMIT OF DISTURBANCE IS 0.82 ACRES.

GEOLOGY INFORMATION

Orr ROCKDALE RUN FORMATION

SOILS INFORMATION - ENTIRE SITE

HaB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES



REVISIONS		Description / Reason
No.	Date	REVISED PER TOWNSHIP COMMENTS
1.	01/21/2025	REVISED PER TOWNSHIP COMMENTS
2.	03/04/2025	

Designer K.R.F.
Drafter K.R.F.
Reviewer A.J.D.
Scale 1"=20'
Project No. 220562
Date 03/06/2024

CAD File: EC220562_P01

Sheet Title
EROSION & SEDIMENT CONTROL PLAN

Sheet Number

344208: KINDEITY, CUMBERLAND COUNTY AND ENGINEERING INC-KINDT PROPERTIES-PROJECT FILES AND DEVELOPMENT EC220562_P02.DWG EC-2

STANDARD E&S PLAN NOTES

THE FOLLOWING NOTES SHOULD BE PLACED ON THE E&S PLAN DRAWINGS.

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THESE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. 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 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. 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.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE OBTAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. UNTIL THE SITE IS 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 CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY. IN THE MANNER DESCRIBED IN THIS PLAN, IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR 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.
27. 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.
28. 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 LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
30. 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.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
32. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
33. 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.
34. 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.
35. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTION 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.
36. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
37. EROSION CONTROL, BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
38. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

TEMPORARY SEEDING FOR SOIL STABILIZATION

SPECIES:	ANNUAL RYEGRASS (70%) PERENNIAL RYEGRASS (30%)
% PURE LIVE SEED:	95%
APPLICATION RATE:	4LBS./MSF
FERTILIZER TYPE:	10-10-10
FERTILIZER APPLICATION RATE:	12.5 LBS/1,000 SF
LIMING RATE:	40 LBS/1,000 SF
MULCH TYPE:	STRAW MULCH RATE: 140 LBS./1,000 SF
ANCHOR MATERIAL:	EC3000 COPOLYMER TACKIFIER
ANCHORING METHOD:	SLURRY, MIX AND SPRAY
ANCHORING RATE OF APPLICATION:	3 LBS/ACRE
SEEDING DATE:	AS REQUIRED

LIME AND FERTILIZER APPLICATION RATES

TABLE 11.2				
SOIL AMENDMENT APPLICATION RATE EQUIVALENTS				
SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-10-20 FERTILIZER	1,000 LB.	25 LB.	210 LB.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
TEMPORARY SEEDING APPLICATION RATE				
AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 LB.	12.5 LB.	100 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

ADAPTED FROM PENN STATE, "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND"
NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENT SHOWN IN TABLE 11.2

MULCHING

MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN TABLE 11.6

STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45°F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.

SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB./ACRE AT A MINIMUM.

TABLE 11.6				
MULCH APPLICATION RATES				
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4-6 TONS	185-275 LB.	1,650-2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 LB.	415 LB.	SEE LIMITATIONS ABOVE

SEEDING MIXTURES

- A. LAWN SEEDING MIXTURE
15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 5 LBS/1,000 S.F.
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15, UNLESS OTHERWISE APPROVED BY OWNER.
- B. SLOPE SEEDING MIXTURE (3:1 SLOPES OR GREATER)
CREEPING RED FESCUE (FESTUCA RUBRA) (42 %)
EXPRESS PERENNIAL RYEGRASS (LOLIUM PERENNE) (34 %)
BIRDSFOOT TREFOIL* (LOTUS CORNICULATUS VAR. ARVENSIS) (8 %)
ALSIKE CLOVER (TRIFOLIUM HYBRIDUM) (8 %)
RED TOP (AGROSTIS GIGANTEA) (8 %)
LEGUMINOUS SEED TO BE INOCULATED
PURE LIVE SEED: 96-98 %
APPLICATION RATE: 3 LBS/1000 SF.
FERTILIZER TYPE: 10-20-20
FERTILIZER RATE OF APPLICATION: 400 LBS/ACRE
LIMING RATE: 500 LBS/ACRE (PULVERIZED AGRI. LIMESTONE)
MULCH TYPE: WOOD CELLULOSE FIBER
MULCH RATE: 1400 LBS/ACRE
ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER
ANCHORING METHOD: SLURRY, MIX AND SPRAY
ANCHORING RATE OF APPLICATION: 3 LBS/ACRE
SEEDING SEASON DATES: MARCH 1-MAY 15 AND SEPT. 1-OCTOBER 15
- C. TEMPORARY SEEDING MIXTURE TYPE 1 - TOPSOIL STOCKPILES
ANNUAL RYEGRASS (50 %)
PERENNIAL RYEGRASS (50 %)
% PURE LIVE SEED: 95 %
APPLICATION RATE: 4LBS/MSF
FERTILIZER TYPE: 5-5-5
FERTILIZER APPLICATION RATE: 1000 LBS/ ACRE
LIMING RATE: 1 TON/ ACRE
MULCH TYPE: STRAW
MULCH RATE: 3 TONS/ACRE

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF ACTIVITIES. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL CEASE OPERATIONS AND IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION BEFORE CONTINUING OPERATIONS.

NOTE: THE CONTRACTOR WILL BE RESPONSIBLE TO ENSURE FOR ANY SITE THAT EXPORT/IMPORT FILL MATERIAL OR TOPSOIL FROM HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR ANY OTHER STATE AND FEDERAL REGULATIONS.

CRITICAL STAGES OF CONSTRUCTION ARE DENOTED WITH UNDERLINED TEXT. CONTRACTOR SHALL CONTACT SITE ENGINEER A MINIMUM OF 3 DAYS PRIOR TO THE COMMENCEMENT OF ANY CRITICAL STAGES OF CONSTRUCTION.

1. AT LEAST 7 DAYS PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES SHALL COMMENCE, THE OWNER AND/OR OPERATOR SHALL INVITE ALL LANDOWNERS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND A REPRESENTATIVE OF THE CUMBERLAND COUNTY CONSERVATION DISTRICT (CCCD) FOR AN ON-SITE MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH MOVING ACTIVITIES SHALL COMMENCE, THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 SHALL BE NOTIFIED SO THEY MAY CONTACT THE APPROPRIATE INDIVIDUAL TO LOCATE ANY EXISTING UNDERGROUND UTILITIES.
3. CLEARLY MARK ALL LIMITS OF DISTURBANCE PRIOR TO COMMENCING ANY EARTHMOVING ACTIVITIES.
4. INSTALL STORM SEWER PIPING AND STRUCTURES REQUIRED FOR INFILTRATION BED 1. LIMIT THE LENGTH OF TRENCH EXCAVATION TO A DISTANCE THAT CAN BE BACKFILLED THE SAME DAY. PLACE SPOIL MATERIAL ON UPSLOPE SIDE OF THE TRENCH AND ANY SEDIMENT LADEN RUN-OFF ENTERING THE TRENCH SHALL BE DE-WATERED USING A PUMP WATER FILTER BAG TO A STABILIZED VEGETATED AREA.
5. PLACE THE STONE SUBBASE, BINDER COURSE AND WEARING COURSE FOR THE PROPOSED ACCESS DRIVE.
6. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF THOSE AREAS HAS BEEN ACHIEVED, THE OWNER AND/OR OPERATOR SHALL CONTACT CCCD FOR AN INSPECTION PRIOR TO REMOVAL OF REMAINING TEMPORARY BMPs.
7. REMOVE REMAINING BMPs AND STABILIZE ANY DISTURBED AREAS.

MAINTENANCE PROGRAM

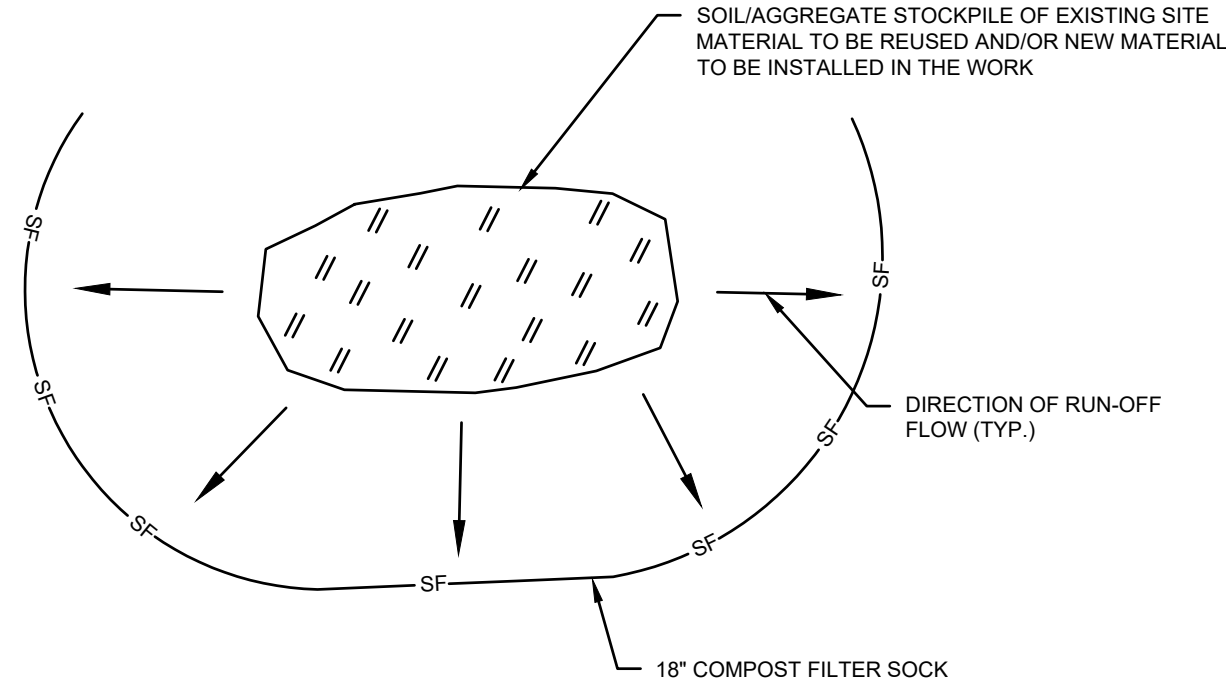
THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS AND STABILIZATION MEASURES.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED ONCE EVERY SEVEN DAYS AND AFTER EACH RUNOFF EVENT. A WRITTEN REPORT MUST ALSO BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT, OR MAINTENANCE ACTIVITY.
2. ALL TEMPORARY SEDIMENT CONTROLS SHALL BE CLEANED AND REMOVED AT THE END OF CONSTRUCTION FOLLOWING STABILIZATION OF UPLAND AREAS. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
3. PERIMETER BMPs WILL BE INSPECTED FOR DEPTH OF SEDIMENT, DAMAGE, ETC. TO ENSURE THE MEASURE IS IN PROPER WORKING ORDER, AND THAT ANY POSTS/WOOD STAKES ARE SECURELY IN THE GROUND.
4. TEMPORARY AND PERMANENT SEEDING, AND OTHER STABILIZATION MEASURES, WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
5. DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE STORMWATER.
6. ANY MUD TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AFTER EVERY WORKDAY.
7. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO THE TOWNSHIP, COMPLETE WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, RE-GRADING, AND RE-STABILIZATION SHALL BE PERFORMED IMMEDIATELY.
8. ANY DEBRIS ACCUMULATED AT SILT BARRIERS WILL BE REMOVED AND PROPERLY DISPOSED IN A RESPONSIBLE MANNER. BARRIERS SHALL BE CHECKED AND REALIGNED OR RESET AS REQUIRED. ANY DEBRIS OR SOLID WASTE MATERIAL ACCUMULATED FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED LANDFILL. CONSTRUCTION WASTE SHALL NOT BE BURIED ON THE SUBJECT SITE.
9. VEGETATIVE STABILIZATION WILL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING WILL BE PROMPTLY RE-SEEDED. AREAS THAT SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RE-SEEDED, AND RE-MULCHED AS SOON AS POSSIBLE.
10. MISCELLANEOUS ADJUSTMENTS AND CORRECTIONS SHALL BE MADE TO ANY EROSION CONTROL STRUCTURE AS DEEMED NECESSARY BY THE ENGINEER OR MUNICIPAL OFFICIAL IN ORDER TO CORRECT UNFORESEEN PROBLEMS CAUSED BY STORMS PRIOR TO STABILIZATION.
11. COMPOST FILTER SOCKS: SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH HALF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
12. ROCK CONSTRUCTION ENTRANCE: ROCK CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK WHEN NECESSARY AT THE END OF EACH WORKDAY. A STOCKPILE OR ROCK SHOULD BE MAINTAINED ON THE SITE FOR THIS PURPOSE.
13. INLET PROTECTION BAGS SHALL BE CLEANED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON-SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS USED BAGS ACCORDING TO THE PLAN NOTES.
14. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BMPs TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
15. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES, AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
16. A COPY OF THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN(S) WILL BE AVAILABLE ON-SITE AT ALL TIMES.
17. WHEN ANY EROSION CONTROL MEASURES ARE INSTALLED, THE MAINTENANCE AND INSPECTION PROCEDURES ABOVE SHALL BEGIN. THE CONTRACTOR SHOULD BE AWARE THAT THE INSPECTION FORMS BECOME AN INTEGRAL PART OF THE ESCP AND SHALL BE MADE READILY AVAILABLE TO THE GOVERNMENT INSPECTION OFFICIALS, THE PROJECT OWNER'S ENGINEER, AND THE PROJECT OWNER FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE.
18. TYPICAL CONSTRUCTION WASTES ARE ANTICIPATED (CONCRETE, ASPHALT, REBAR, LUMBER, BUILDING MATERIALS, ETC.). THE CONTRACTOR SHALL DISPOSE OF WASTE MATERIAL OBTAINED FROM DEMOLITION ACTIVITIES IN A LEGAL MANNER, AND SHALL RECYCLE AS MUCH OF THE WASTE MATERIAL AS POSSIBLE, IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT SPECIFICATIONS. ALL BUILDING MATERIALS AND WASTE MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1, 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

REVISIONS		Description / Reason
No.	Date	
1.	01/21/2025	REVISED PER TOWNSHIP COMMENTS
2.	03/04/2025	REVISED PER TOWNSHIP COMMENTS

Designer	K.R.F.
Drafter	K.R.F.
Reviewer	A.J.D.
Scale	N.T.S.
Project No.	220562
Date	03/06/2024
CAD File:	EC220562_P02

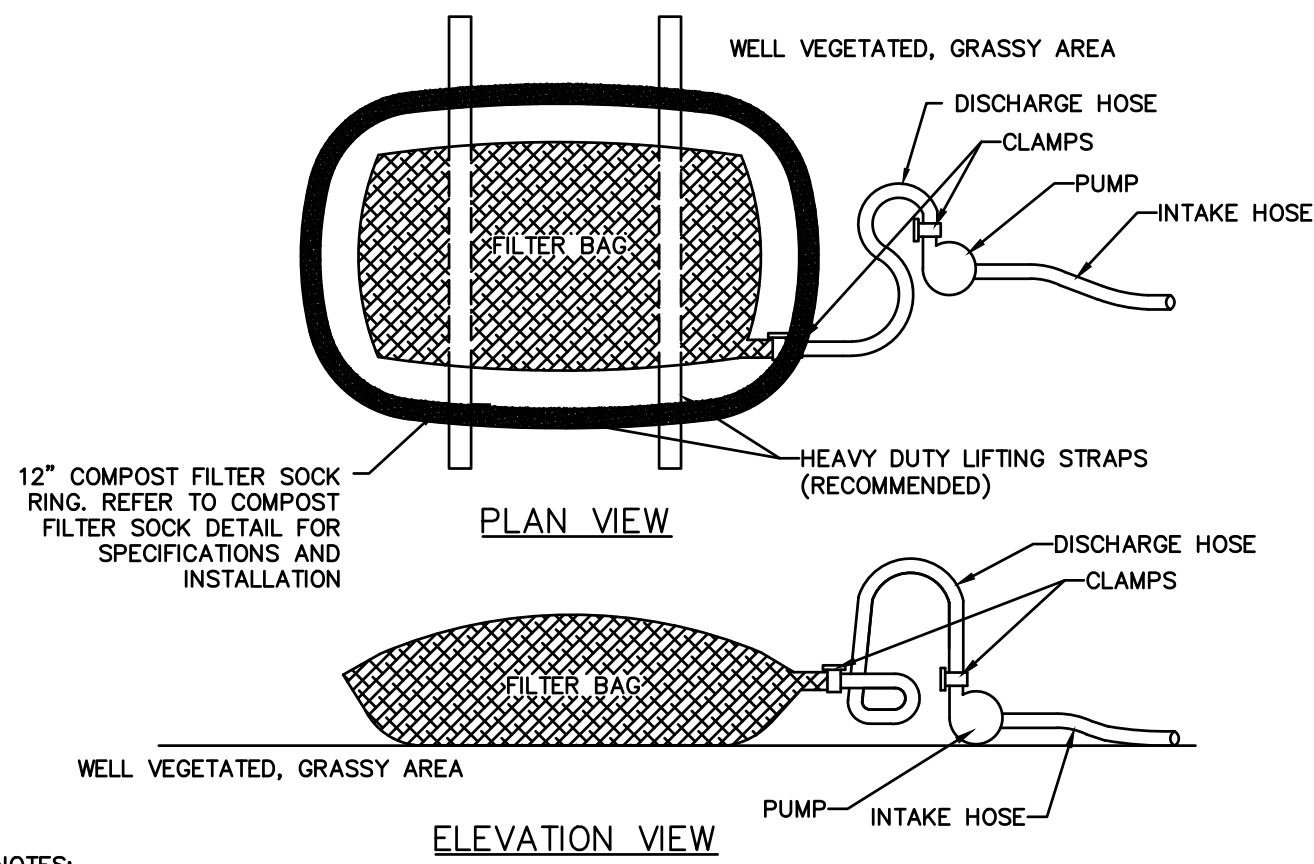
3/4/2025, 10:45:12 PM, C:\Users\HYLAND\OneDrive\HYLAND\Engineering\NC-KINDT\PROJECTS\PROJECT FILES\AND DEVELOPMENT\EC220562_P02.DWG, EC-3



- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AT AN APPROVED FACILITY OR PERMITTED WASTE AREA.
 2. TEMPORARY SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND STABILIZE AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'.
 5. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

TEMPORARY MATERIAL STOCKPILE

NOT TO SCALE



NOTES:

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

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

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

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

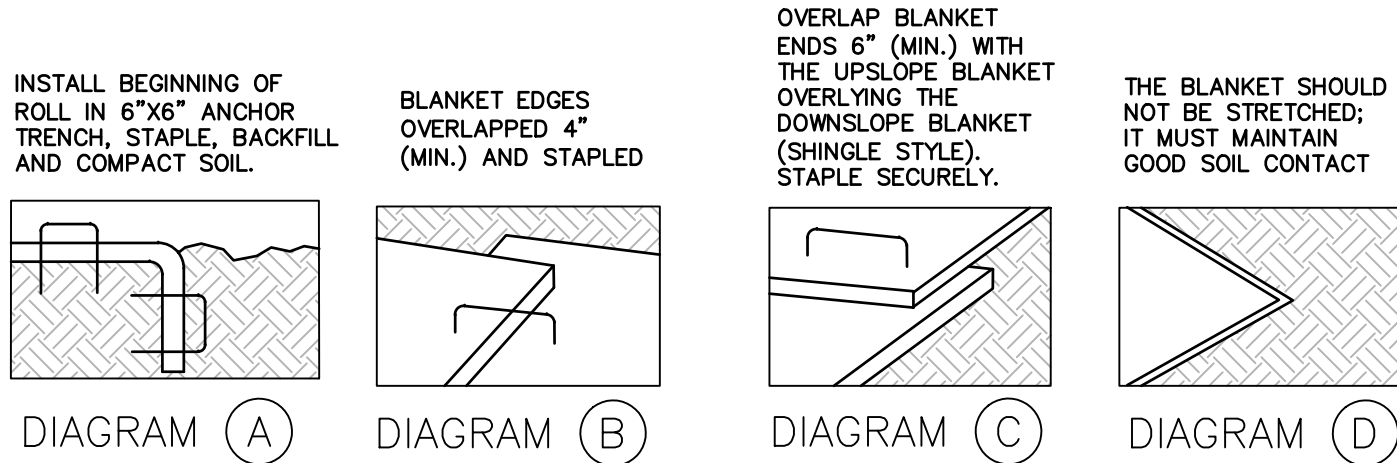
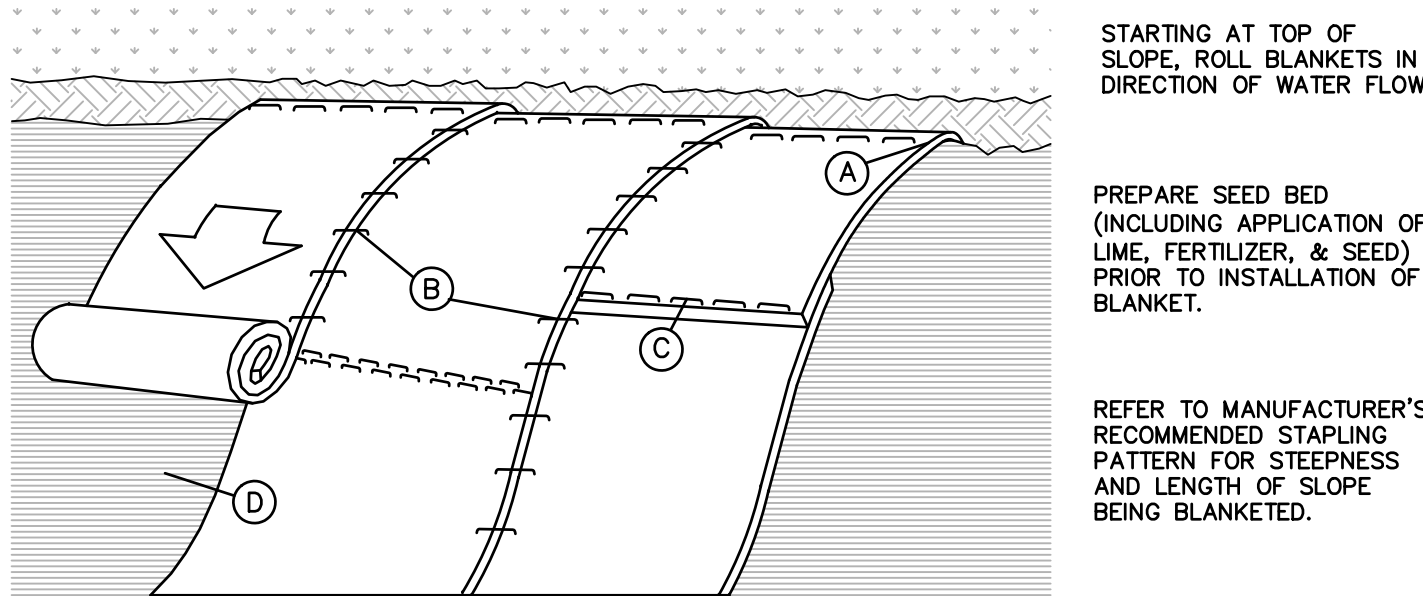
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG WITH COMPOST FILTER SOCK

NOT TO SCALE



SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DON NOT STRETCH BLANKET.

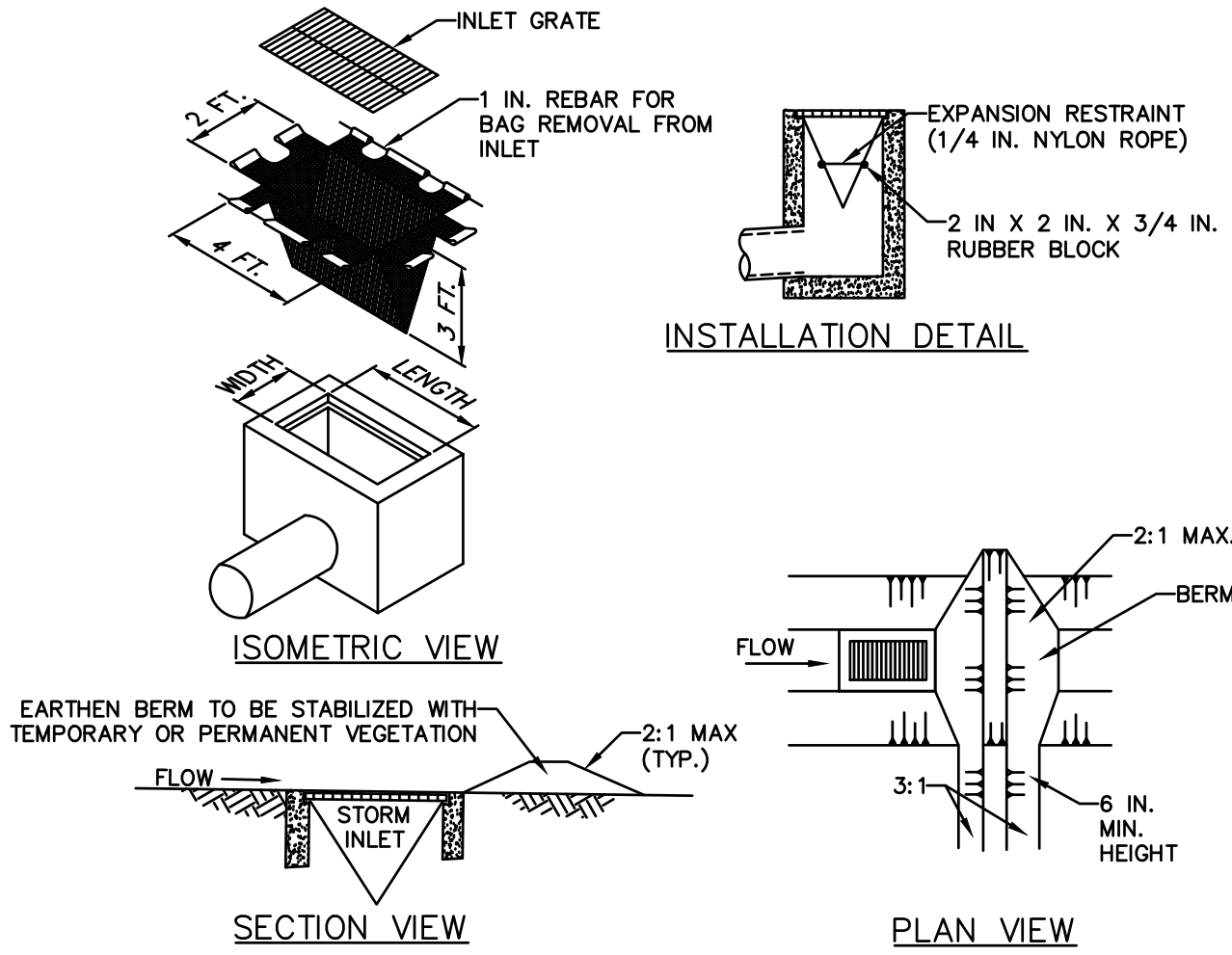
THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S

PAEC-11-1



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

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

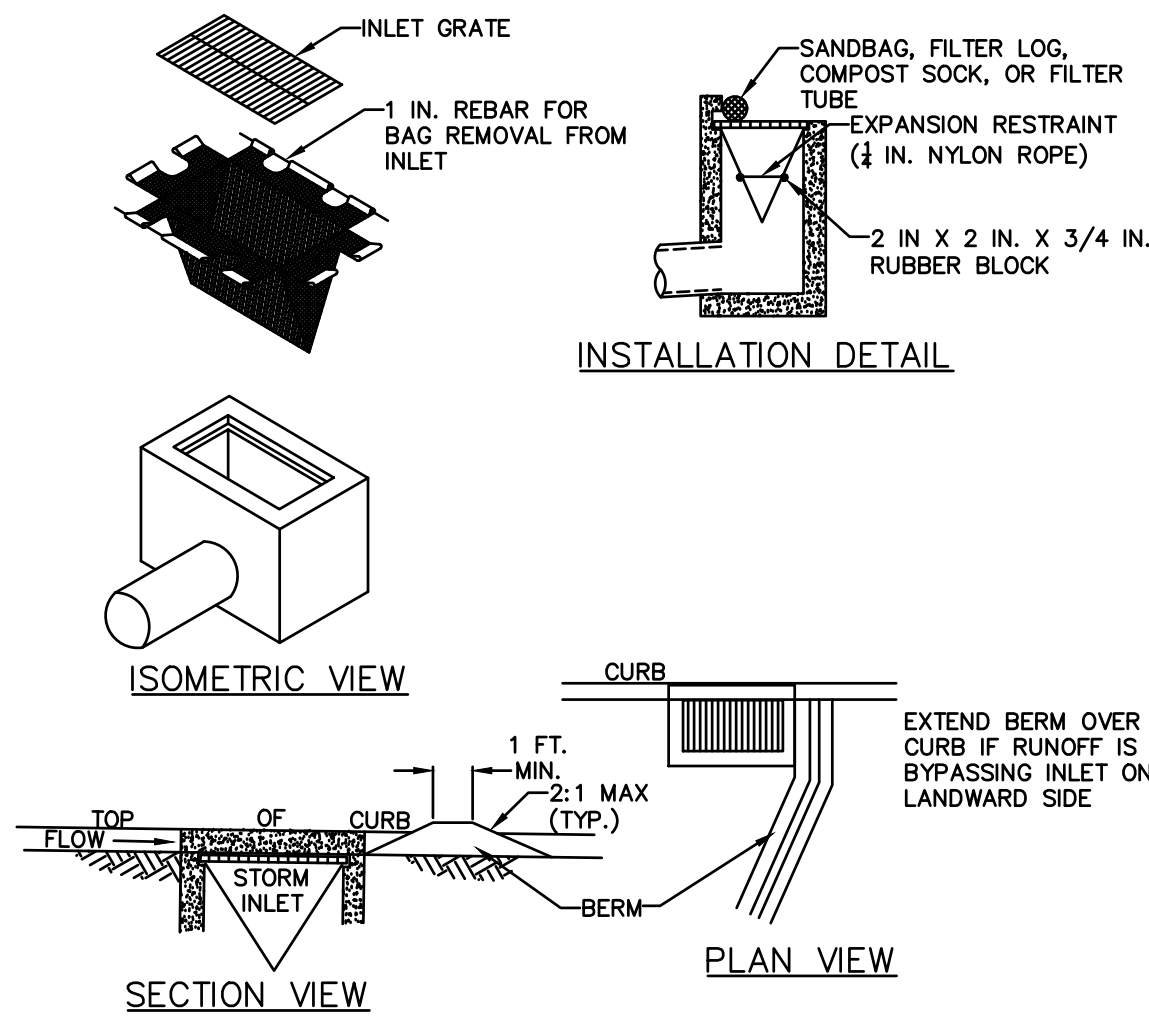
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16

FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

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

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15

FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE