



VICINITY MAP
SCALE = 1" = 800'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 2024290504. SUBMITTED ON 09/05/2024.

UTILITIES:

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

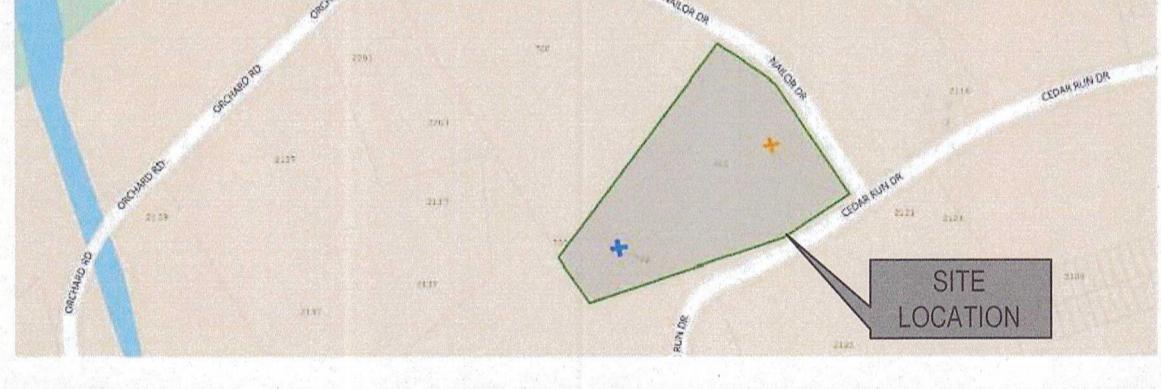
COMPANY: LOWER ALLEN TOWNSHIP AUTHORITY
ADDRESS: 120 LIMELINK ROAD
NEW CUMBERLAND, PA 17070
CONTACT: BRIAN KAUFMAN
EMAIL: BKAUFFMAN@LATWP.ORG

COMPANY: WINDSTREAM ENTERPRISE/WHOLESALE
ADDRESS: 4005 N RODNEY PARHAM ROAD
LITTLE ROCK, AR 72212
CONTACT: CLEC LOCATE DESK PERSONNEL
E-MAIL: WCLECLOCATE@WINDSTREAM.COM

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA 117109
CONTACT: MICHAEL SWIEGARD
EMAIL: MIKE_SWIEGARD@CABLE.COMCAST.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 40 S MERCER STREET
NEW CASTLE, PA 16101
CONTACT: TRICIA JACOB
EMAIL: TRICIA.JACOB@VERIZON.COM

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIR DRIVE
MIDDLETON, PA 17057
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM



CDC	Member Name	Response	Notes	Response Date	Initials
AX	PENNSYLVANIA AMERICAN WATER	DID NOT RESPOND THROUGH PA ONE CALL			
CUC	WINDSTREAM ENTERPRISE/WHOLESALE	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.		05-SEP-2024 08:49:35	JNO-WEBSVC
HC	VERIZON PENNSYLVANIA LLC	DID NOT RESPOND THROUGH PA ONE CALL			
LA1	LOWER ALLEN TOWNSHIP AUTHORITY	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.		05-SEP-2024 12:13:28	RG-WEB
LA1	LOWER ALLEN TOWNSHIP	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.		05-SEP-2024 08:53:09	BT-OTM
ME	METROPOLITAN EDISON CO/VERISTRENGTH ENERGY	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.		05-SEP-2024 08:51:51	MBR-WEBSVC
PRD	PPL ELECTRIC UTILITIES CORPORATION	DID NOT RESPOND THROUGH PA ONE CALL			
SB	COMCAST CABLE COMMUNICATIONS INC	DID NOT RESPOND THROUGH PA ONE CALL			
UI	UGI UTIL. HARRISBURG	DID NOT RESPOND THROUGH PA ONE CALL			
US	COGET COMMUNICATIONS	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.		05-SEP-2024 11:21:38	AAA-WEBSVC

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

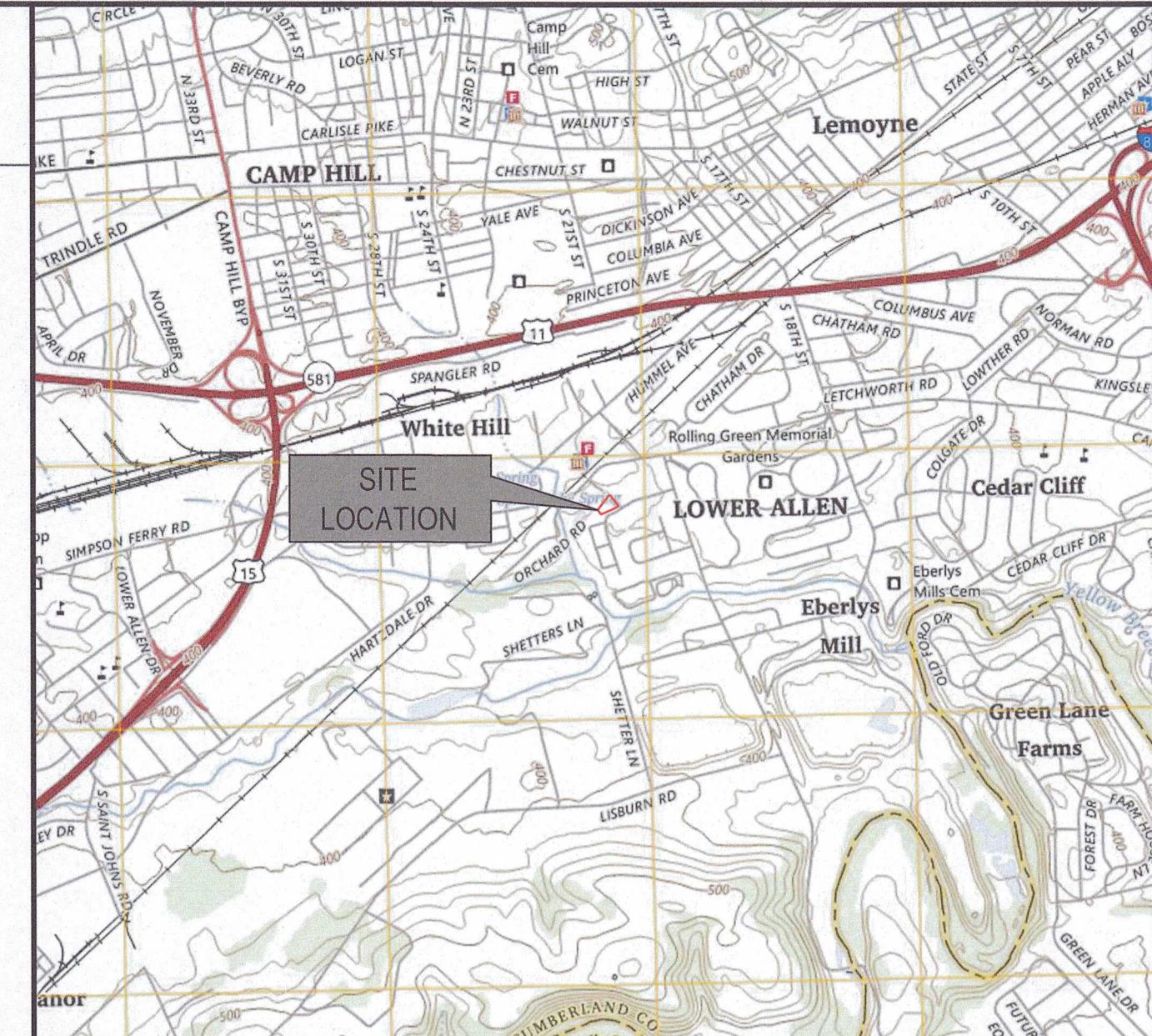
702 NAILOR DRIVE TOWNHOMES

FOR

REEDLEE LEASING INC

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE = 1" = 2,000'



INTEGRATED
CONSULTING
430 NORTH FRONT STREET
WORLIEYSBURG, PA 17043
717.676.8744
www.IntegratedConsulting.com

CUMBERLAND COUNTY

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR REEDLEE LEASING INC

LOWER ALLEN TOWNSHIP

REEDLEE LEASING INC

PLAN PREPARERS

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORLIEYSBURG, PA 17043



AREA AND BULK REGULATIONS

LOCATION	702 NAILOR DRIVE, CAMP HILL, PA 17011			
PARCEL(S)	13-23-0546-138C			
ZONING DISTRICT	(R-3) MULTIFAMILY RESIDENTIAL			
FLOOD ZONE	GROUNDWATER NON-USE OVERLAY DISTRICT			
USE	SINGLE-FAMILY TOWNHOME			
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	\$220-40-A	NONE	31,235 SF / 0.72 AC
2	MINIMUM LOT WIDTH	\$220-40-B	50 FT @ R/W LINE	185 FT @ R/W LINE
3	MAXIMUM IMPERVIOUS COVERAGE	\$220-41	60%	13,379 SF / 31,235 SF = ~42.8%
4	MINIMUM FRONT YARD	\$220-42-A (1)	30 FT	30 FT
5	MINIMUM SIDE YARD	\$220-42-A (2)(b)	15 FT (EACH SIDE)	15 FT
6	MINIMUM REAR YARD	\$220-42-A (3)	35 FT	N/A
7	MAXIMUM BUILDING HEIGHT	\$220-38	75 FT, PROVIDED THAT AN ADDITIONAL SETBACK OF 1 FT FOR ALL SIDES OF THE TRACT SHALL BE REQUIRED FOR EACH FOOT EXCEEDING 50 FT HIGH	< 35
8	MAXIMUM PERMITTED DENSITY	\$220-39	15 UNITS / GROSS AC. (15 UNITS * 0.72 AC = 10 UNITS ALLOWED)	9 UNITS / 0.72 AC
9	MINIMUM USE BUFFER *	\$220-202-A(1)	MIN. 25 FT WIDE BUFFER WHERE SINGLE-FAMILY ATTACHED DWELLINGS ABUT RESIDENTIAL USES WITHIN THE SAME ZONING DISTRICT *	15 FT*

* ZONING RELIEF REQUIRED TO ALLOW REDUCTION OF BUFFER TO 15' WIDE WAS APPROVED AT 11/21/2023

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF NINE (9) TOWNHOMES UNITS AND ASSOCIATED IMPROVEMENTS.

ZONING RELIEF

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING RELIEF FROM THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE:

RELIEF TYPE: SECTION 220-46A
SECTION 220-202A
APPROVAL DATE: 11/21/2024
ALLOW PARKING IN THE FRONT YARD
REDUCED THE BUFFER YARD TO 25 FEET REQUIRED TO 15 FEET ALONG THE NORTHWESTERN SIDE OF THE PROPERTY

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE: SECTION 192-30-A
SECTION 192-30-A
APPROVAL DATE: 2/24/2025
PRELIMINARY PLAN SUBMISSION
1 ADA SPACE

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	OFF-STREET PARKING LOCATION	\$220-46-A	SHALL ONLY BE LOCATED TO THE SIDE OR REAR OF BUILDINGS	PARKING PROVIDED IN FRONT OF BUILDING *

NOT PERMITTED WITHIN FRONT YARDS OF RESIDENTIAL USES, EXCEPT ON PAVED DRIVEWAYS (TURNAROUNDS SHALL BE CONSIDERED AS PART OF A DRIVEWAY).

6 MINIMUM DISTANCE FROM LOT LINE (PARKING SPACES, DRIVEWAYS, AND ACCESS DRIVES)

7 MINIMUM SEPARATION FROM STREET/RW LINE

8 MINIMUM # OF SPACES

9 MINIMUM DRIVEWAY WIDTH FOR SINGLE-FAMILY RESIDENTIAL USE

10 MINIMUM # OF ADA SPACES

APPROVAL DATE: 2/24/2025
1 ADA SPACE REQ'D.
1 TO 25 SPACES TOTAL = 1 ADA SPACE REQ'D.

NOT PERMITTED WITHIN FRONT YARDS OF RESIDENTIAL USES, EXCEPT ON PAVED DRIVEWAYS (TURNAROUNDS SHALL BE CONSIDERED AS PART OF A DRIVEWAY).

5 FT, WHERE BUFFER YARDS ARE REQUIRED, IN WHICH CASE, DO NOT ENCROACH ON THE BUFFER YARD AREA

25 FT

MIN. 6 FT WIDE PLANTING STRIP (EXCEPT AT ENTRANCE/EXIT DRIVES)

25 FT

SINGLE-FAMILY DWELLING, 2-BDRM, 2 SPACE / UNIT (9 UNITS / 2 = 18 SPACES)

18 SPACES TOTAL

MINIMUM 10 FT AND MAXIMUM 24 FT @ THE RIGHT-OF-WAY LINE (ONE WAY LINE)

16 FT @ RIGHT-OF-WAY LINE (ONE WAY LINE)

1 ADA SPACE

1 TO 25 SPACES TOTAL = 1 ADA SPACE REQ'D.

NOT PERMITTED WITHIN FRONT YARDS OF RESIDENTIAL USES, EXCEPT ON PAVED DRIVEWAYS (TURNAROUNDS SHALL BE CONSIDERED AS PART OF A DRIVEWAY).

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25 FT

MINIMUM 10 FT AND MAXIMUM 24 FT @ THE RIGHT-OF-WAY LINE (ONE WAY LINE)

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5 FT, WHERE BUFFER YARDS ARE REQUIRED, IN WHICH CASE, DO NOT ENCROACH ON THE BUFFER YARD AREA

REVISIONS	NO.	DATE	DESCRIPTION
	1	02/04/25	REVISED PER TOWNSHIP, COUNTY, AUTHORITY COMMENTS
	2	02/04/25	REVISED PER TOWNSHIP, AND AUTHORITY COMMENTS
	3	06/06/2025	ISSUE FOR RECORDING

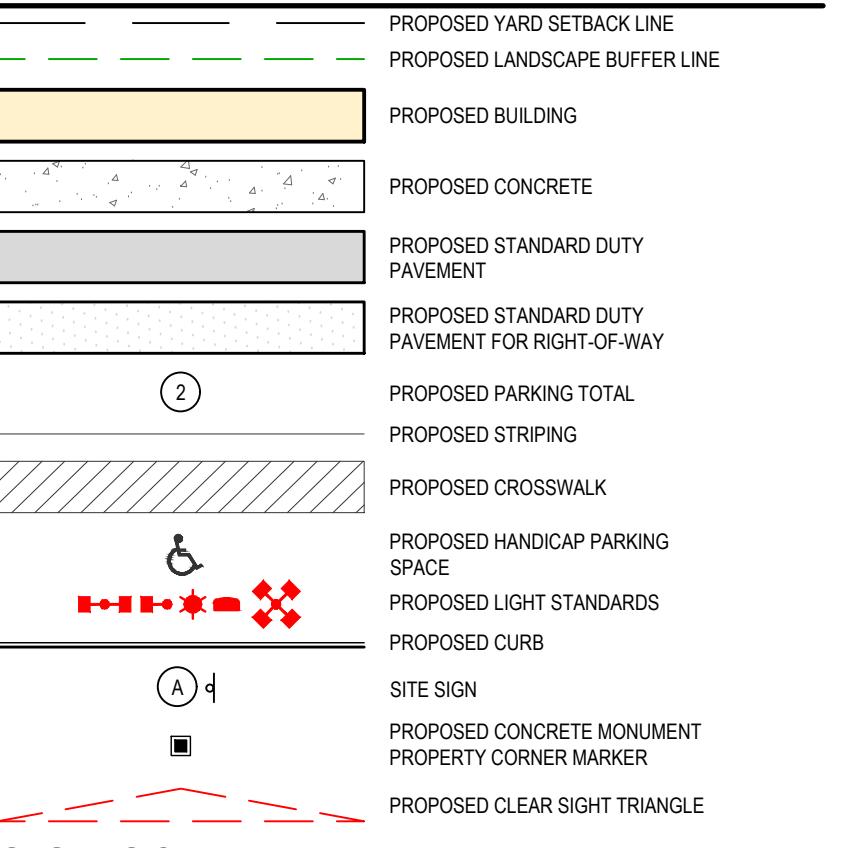
SITE PLAN NOTES

- 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 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, CONCRETE SIDEWALKS, AND LANDINGS.
- 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.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
- TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- PAVEMENT MARKING KEY:

4" SYD 4" SOLID YELLOW DOUBLE LINE
4" SYD 4" SOLID WHITE LINE
4" SVL 4" SOLID WHITE STOP BAR
12" SVSB 12" SOLID WHITE STOP BAR
4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

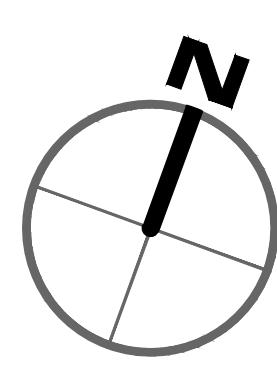
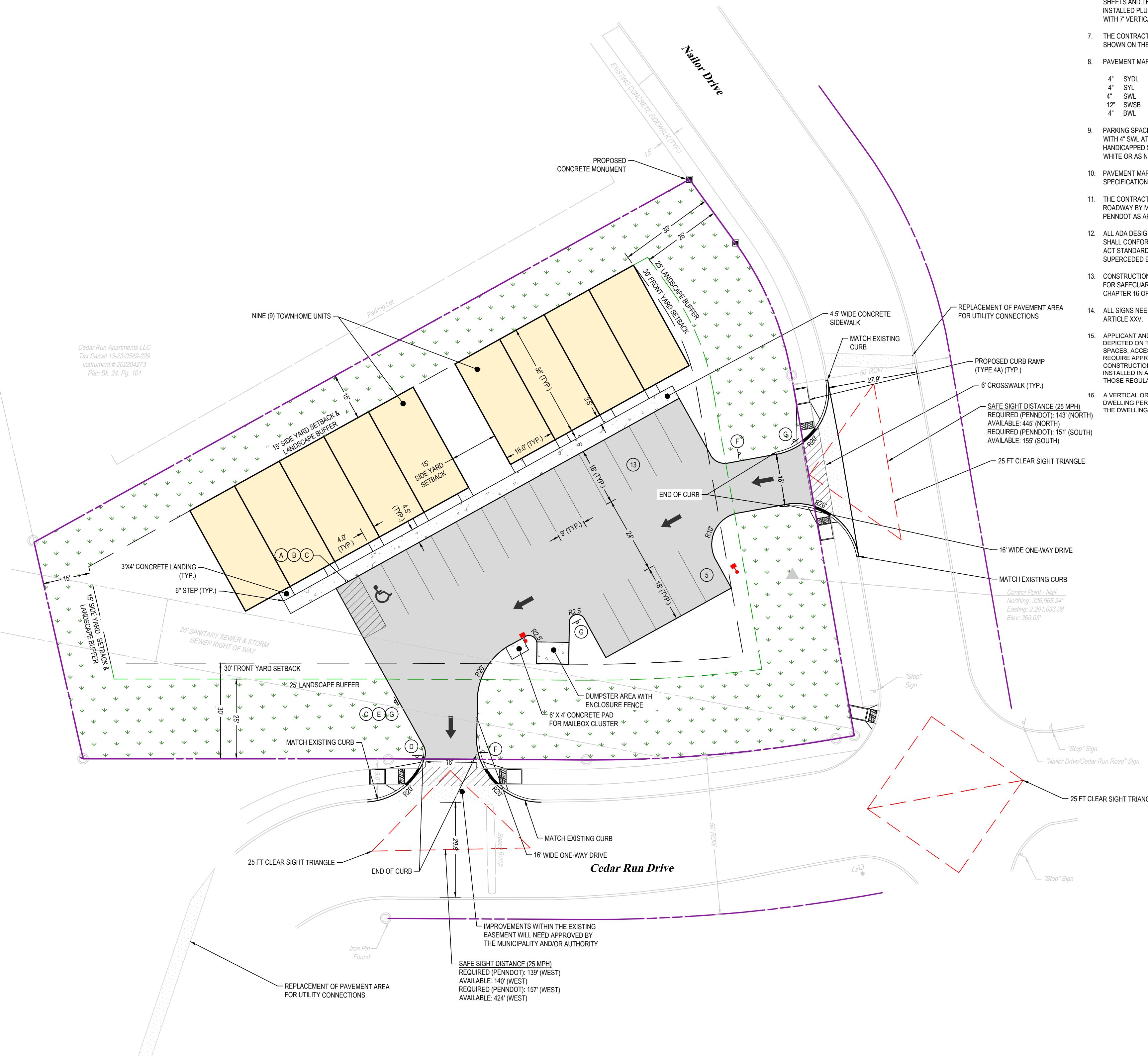
- PARKING SPACES SHALL BE STRIPED WITH 4" SVL HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE. 2' ON CENTER HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
- ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
- 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.
- ALL SIGNS NEED TO COMPLY WITH LOWER ALLEN TOWNSHIP ZONING ORDINANCE ARTICLE XV.
- APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESS ROUTE TO THE DWELLING AND FREELANDING SITE, THAT REQUIRE ADDITIONAL REGULATIONS CONCERNING THE DWELLING SITE, CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.
- A VERTICAL OR HORIZONTAL OFFSET NEEDS TO BE PROVIDED FOR EVERY OTHER DWELLING SITE IN LOWER ALLEN TOWNSHIP ZONING ORDINANCE SECTION 220-44-B WHEN THE DWELLING UNIT HAS BEEN CONSTRUCTED.

LEGEND



SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R7-8 12"x18"	RESERVED PARKING	1
B	R7-8P 6"x12"	VAN ACCESSIBLE	1
C	R7-8F 12"x18"	MAX LOAD SUBJECT TO FINE AND TOWING MIN. FINE \$50 MAX. FINE \$200	1
D	R1-1 30"x30"	STOP	1
E	R-3 18"x24"	NO PARKING	1
F	RS-1 30"x30"	DO NOT ENTER	2
G	R6-1R 54"x18"	ONE WAY	3



20' 10' 0' 20'

SCALE: 1" = 20'

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LEGEND

	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED SANITARY LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED CLEANOUT
	PROPOSED UNDERGROUND ELECTRIC, TELECOMMUNICATION & CABLE LINE
	PROPOSED GAS LINE

UTILITY NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
2. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
3. 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.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. SANITARY LATERAL SHALL MAINTAIN 10' MIN. HORIZONTAL & 1' VERTICAL MIN. SEPARATION DISTANCE FROM WATER LINES. ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASING OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
6. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 6" LIFTS ACCORDING TO THE TRENCHING 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.
7. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
8. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
9. 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 ENCASING. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASING OF THE PROPOSED PIPING.
10. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
11. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FLOOR DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
12. ELECTRIC AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE ETC. THE CONTRACTOR SHALL PROVIDED AND INSTALL UNDER GROUND PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRIC SECONDARY PER BUILDING ELECTRICAL PLANS. (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MADE IN MAGNETIC LOADING TAPE AND SHALL BE RECORDED AND FILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
13. ALL WATER LINES TO HAVE A MINIMUM COVER OF 4 FEET.
14. ALL WATER MANS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS AND FOR SANITARY SEWER SYSTEMS.
15. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
16. ALL SEWER LATERAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOWER ALLEN TOWNSHIP AUTHORITY STANDARDS.
17. THE NEW SEWERS AND LATERALS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

PROFESSIONAL SEAL

DRAWN YC

REVIEWED ZEG

SCALE AS NOTED

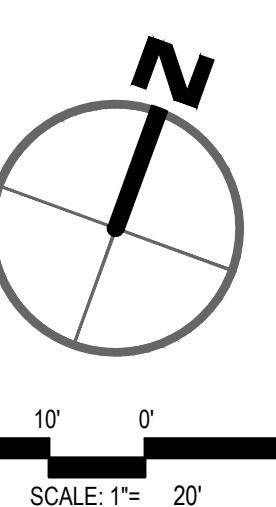
DATE 12/23/2024

PROJECT NO. 23-0307

CAD FILE: 06 UTILITY PLAN

REVISIONS	NO.	DATE	DESCRIPTION
	1	02/04/25	REVISED PER TOWNSHIP, COUNTY, AUTHORITY'S COMMENTS
	2	02/04/25	REVISED PER TOWNSHIP AND AUTHORITY'S COMMENTS
	3	06/06/2025	ISSUE FOR RECORDING

TITLE	UTILITY PLAN
REVISIONS	
SHEET NO.	06 of 19



SCALE: 1" = 20'



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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED STORMDRAINAGE EASEMENT
- PROPOSED EASEMENT

EASEMENT NOTES:

1. THE TOWNSHIP SHALL BE GRANTED ACCESS TO STORMWATER MANAGEMENT FACILITIES FROM THE NEAREST PUBLIC RIGHT-OF-WAY.
2. A BLANKET EASEMENT IS GRANTED ACROSS THE SITE TO THE TOWNSHIP TO PROVIDE ACCESS TO THE STORMWATER MANAGEMENT FACILITIES.
3. THE OWNER PROPOSES PAVING FOR THE PROPOSED ACCESS DRIVE AND PARKING LOT WITHIN THE EXISTING SANITARY SEWER AND STORM EASEMENT. THE OWNER ACKNOWLEDGES THEY WILL BE RESPONSIBLE FOR PAVEMENT RESTORATION RESULTING FROM THE OPERATION, MAINTENANCE OR REPLACEMENT OF THE EXISTING UTILITIES WITHIN THE EXISTING EASEMENT.

702 NAILOR DRIVE TOWNHOMES

FOR
REEDLEE LEASING INC

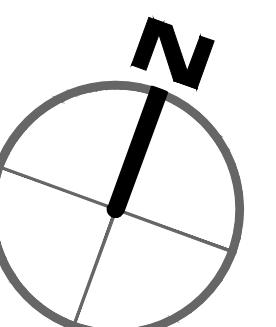
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
REEDLEE LEASING INC
CUMBERLAND COUNTY
LOWER ALLEN TOWNSHIP

PROFESSIONAL SEAL
DRAWN YC
REVIEWED ZEG
SCALE AS NOTED
DATE 12/23/2024
PROJECT NO. 23-0307
CAD FILE: 07 EASEMENT PLAN

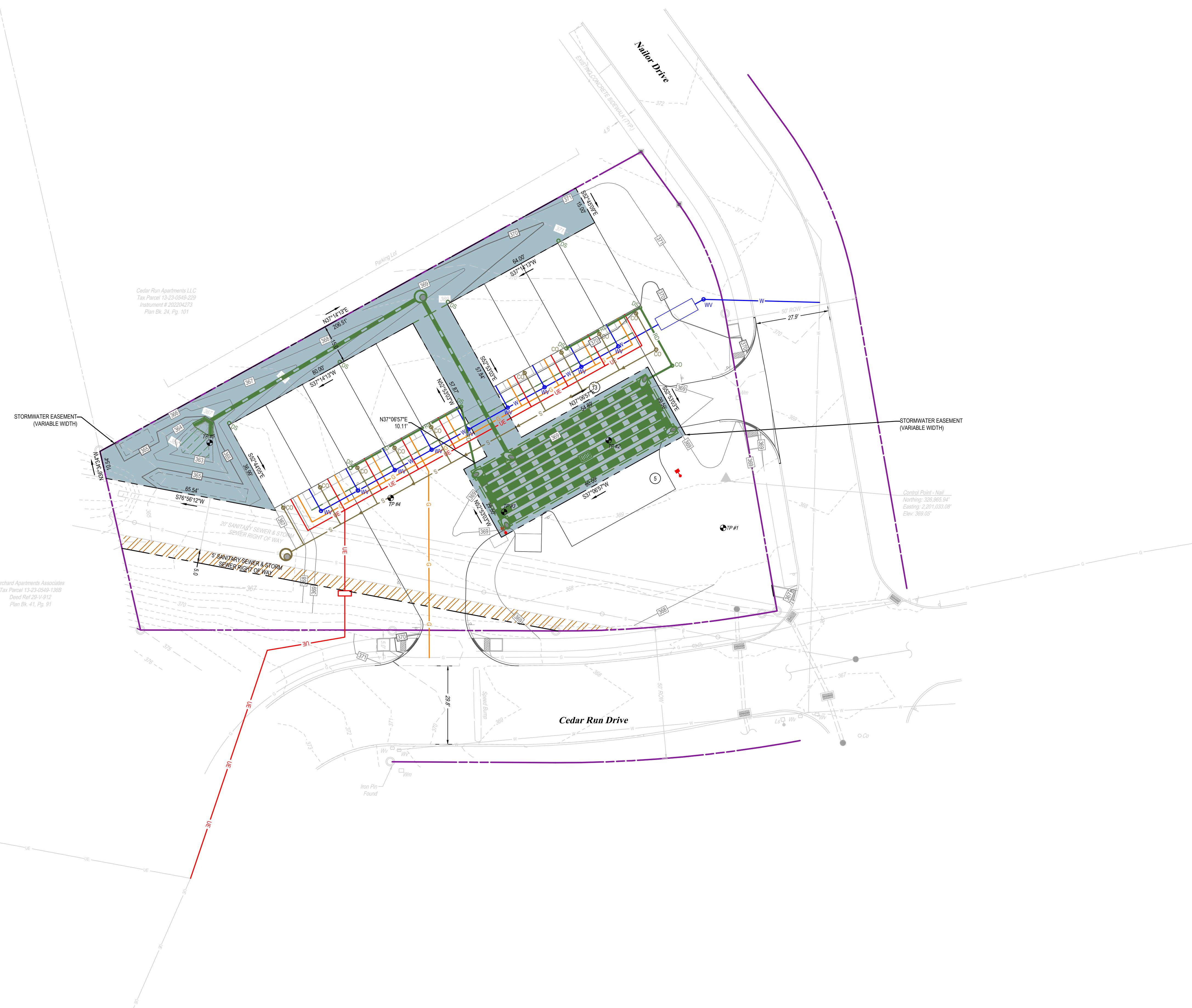
REVISIONS			
NO.	DATE	DESCRIPTION	REvised per Township, County, Authority's Comments
1	02/04/25	REvised per Township and Authority's Comments	
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3	06/06/2025	ISSUE FOR RECORDING	

TITLE	
EASEMENT PLAN	

SHEET NO.	
07 of 19	SCALE: 1" = 20'



20' 10' 0' 20'





702 NAILOR DRIVE TOWNHOMES

PROFESSIONAL SEAL
DRAWN YC
REVIEWED ZEG
SCALE AS NOTED
DATE 12/23/2024
PROJECT NO. 23-0307
CAD FILE: G9 LANDSCAPE DETAILS

REVISIONS	NO.	DATE	DESCRIPTION
	1	02/04/25	REVISED PER TOWNSHIP, COUNTY, AUTHORITY COMMENTS
	2	02/20/25	REVISED PER TOWNSHIP, COUNTY, AUTHORITY COMMENTS
	3	06/06/2025	ISSUE FOR RECORDING

TITLE
**LANDSCAPE
DETAILS**

SHEET NO.
09 of 19

GENERAL LANDSCAPE NOTES:

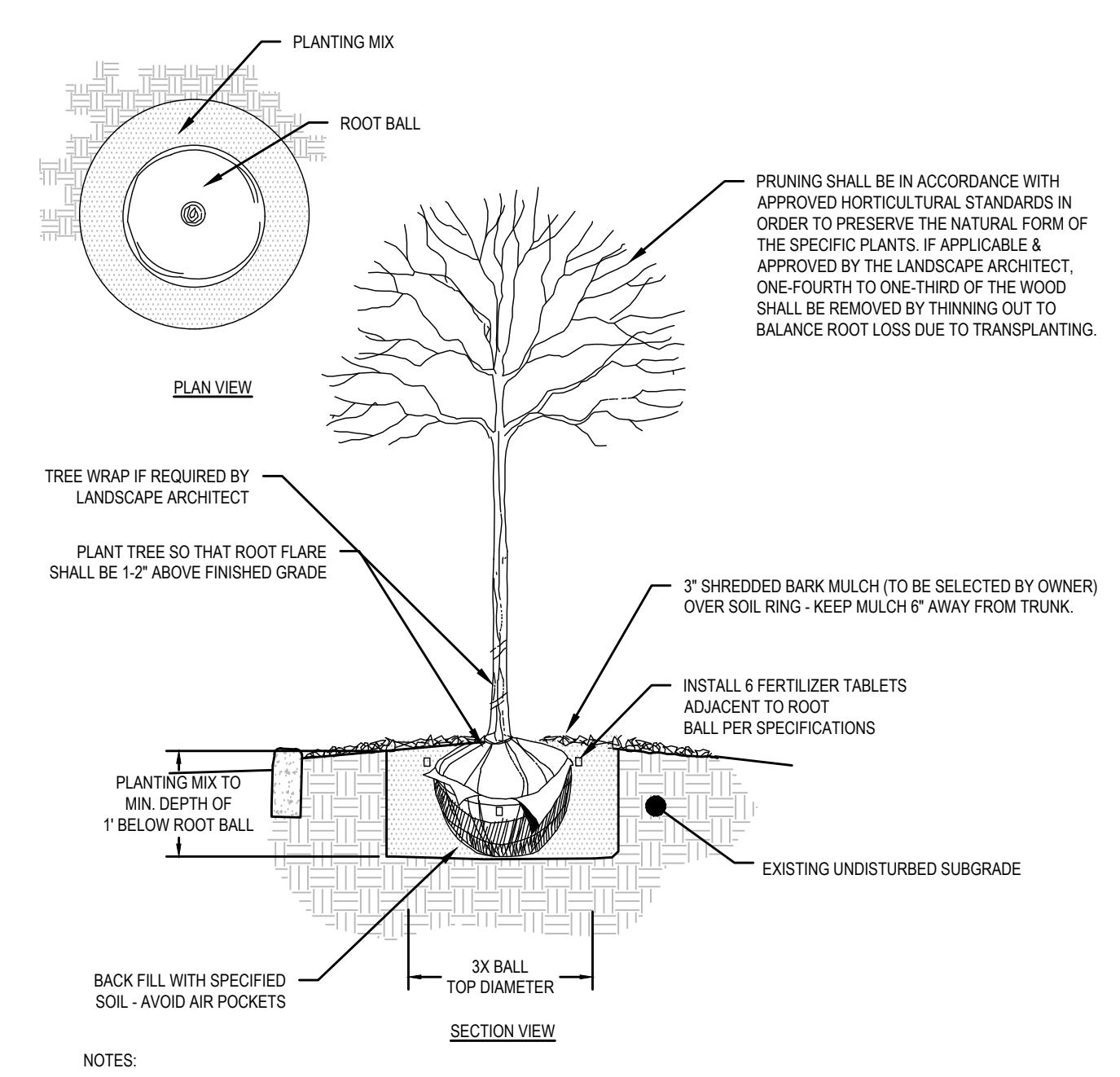
- THE LANDSCAPE PLAN AND DETAIL ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN, LIGHTING PLAN, GRADING AND DRAINAGE PLAN, AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
- ALL EXISTING VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OF THE PROPOSED PLAN OF DEVELOPMENT. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION FROM DAMAGE DUE TO EQUIPMENT USE.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR. THE WARRANTY PERIOD BEGINS WHEN THE MAINTENANCE BOND FOR PUBLIC IMPROVEMENTS BEGINS. PLANT MATERIAL WHICH HAS DIED OR BECOME DISEASED OR PEST-RODENT SHALL BE REMOVED AND REPLACED WITHIN 6 MONTHS BY THE DEVELOPER AS REQUIRED TO MEET THE DESIGN OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE.
- THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, UTILITY LOCATIONS AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3". MULCH SHALL BE TRIPLE-SHREDDED HARDWOOD BARK MULCH TO BE SELECTED BY OWNER.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE GRADING PLANS AND ALTA/ACSM LAND TITLE SURVEY PLANS. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

- LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF RECORD OR THEIR DELEGATED REPRESENTATIVE TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN OR OTHER TREATMENT AS APPROVED BY THE LOWER ALLEN TOWNSHIP.
- NEWLY PLANTED TREES AND SHRUBS REQUIRE DEEP, REGULAR WATERING THROUGHOUT THE FIRST GROWING SEASON AND AS SUCH, MAY REQUIRE SUPPLEMENTAL WATERING AFTER THE FIRST FULL GROWING SEASON. TREES AND SHRUBS SHOULD NOT REQUIRE SUPPLEMENTAL WATER EXCEPT IN EXTREMELY DRY GROWING SEASONS.
- DECIDUOUS TREES THAT OVERHANG PEDESTRIAN OR VEHICULAR ROUTES SHALL BE MAINTAINED TO KEEP AWAY FROM GROUND TO A HEIGHT OF 8' FREE OF BRANCHES AND FOLIAGE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL TREES, SHRUBS, GROUNDCOVER, AND PERENNIALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL PROVIDE MAINTENANCE SERVICES AND THAT SUCH SERVICES ARE PROVIDED IN A TIMELY MANNER.

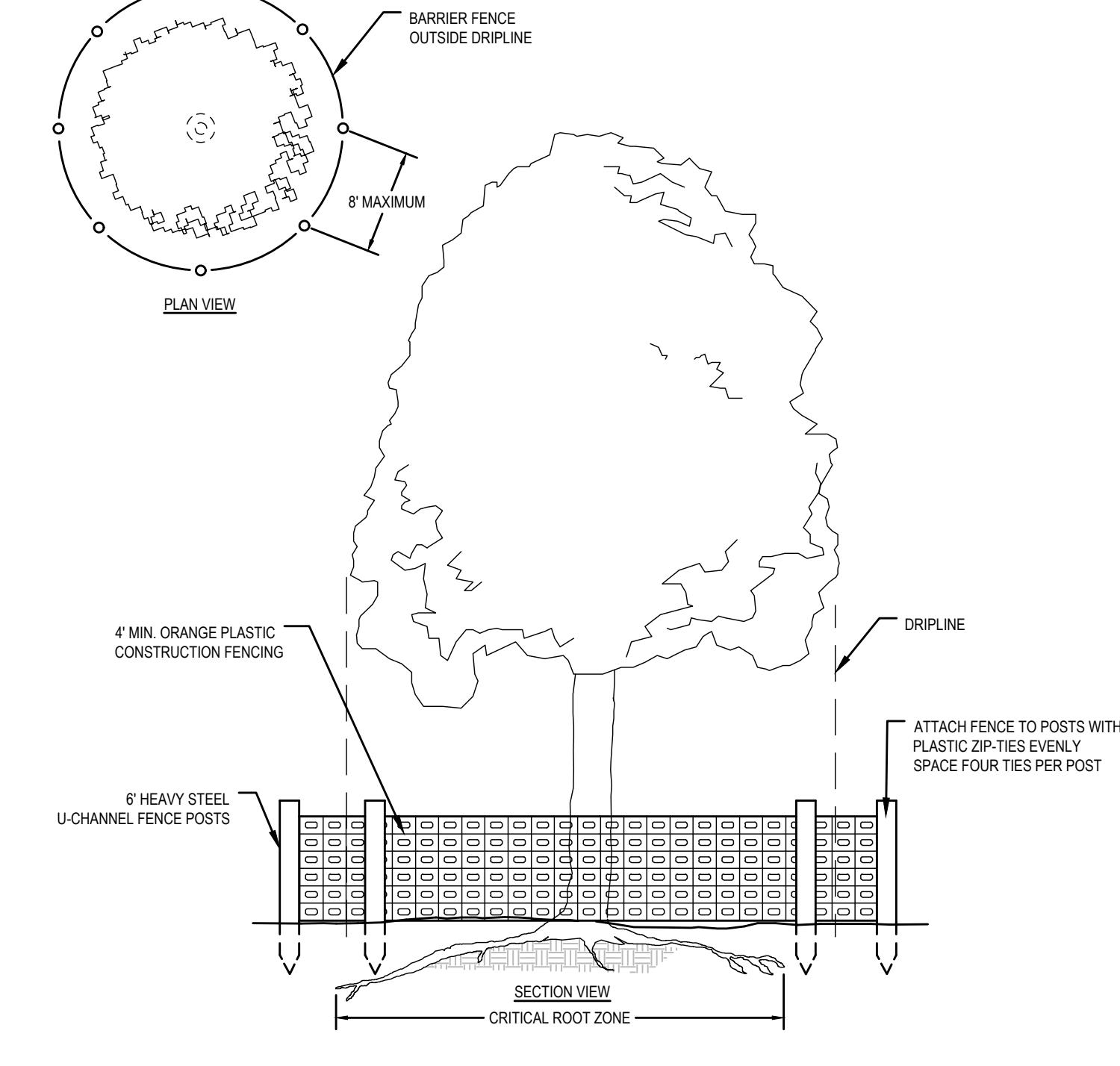
SEED MIXTURES

A. LAWN SEEDING/SOD MIXTURE:
SPECIES: 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 THE APPLICANT.



NO STAKE DECIDUOUS TREE PLANTING

N.T.S.

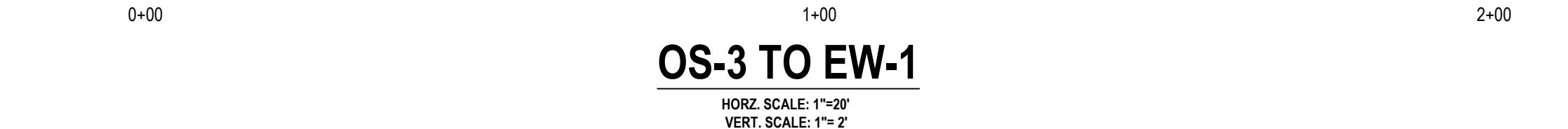
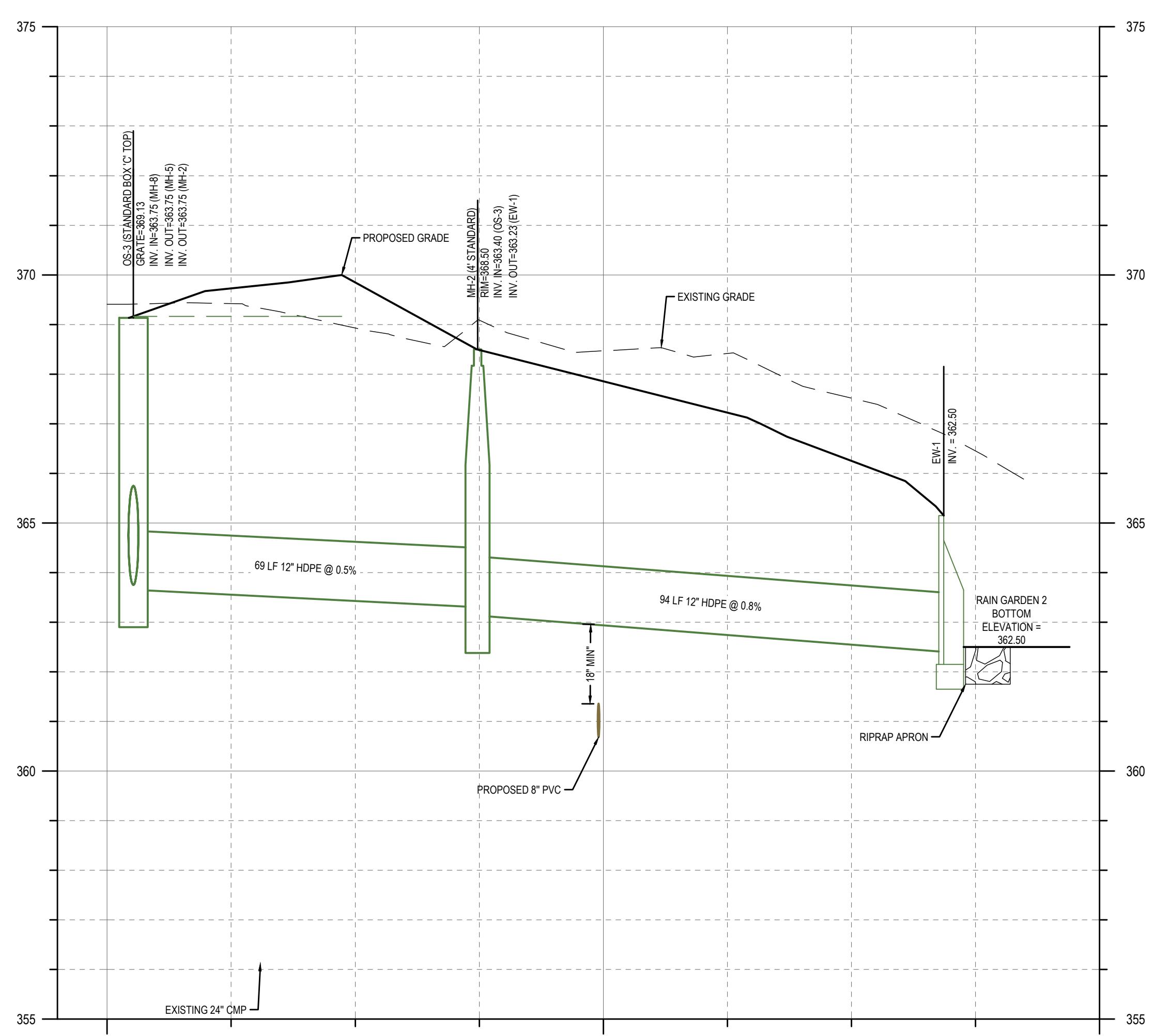
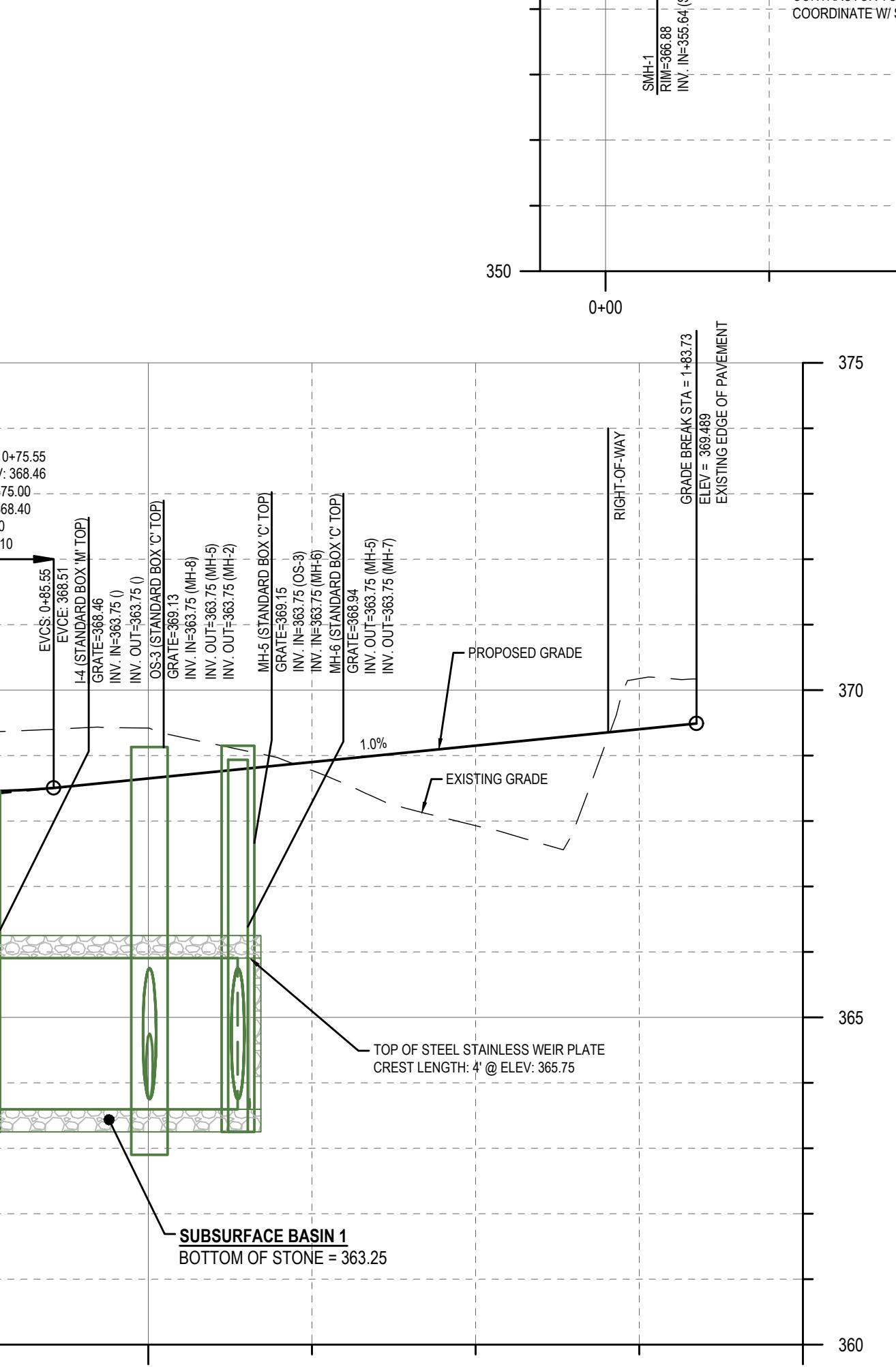
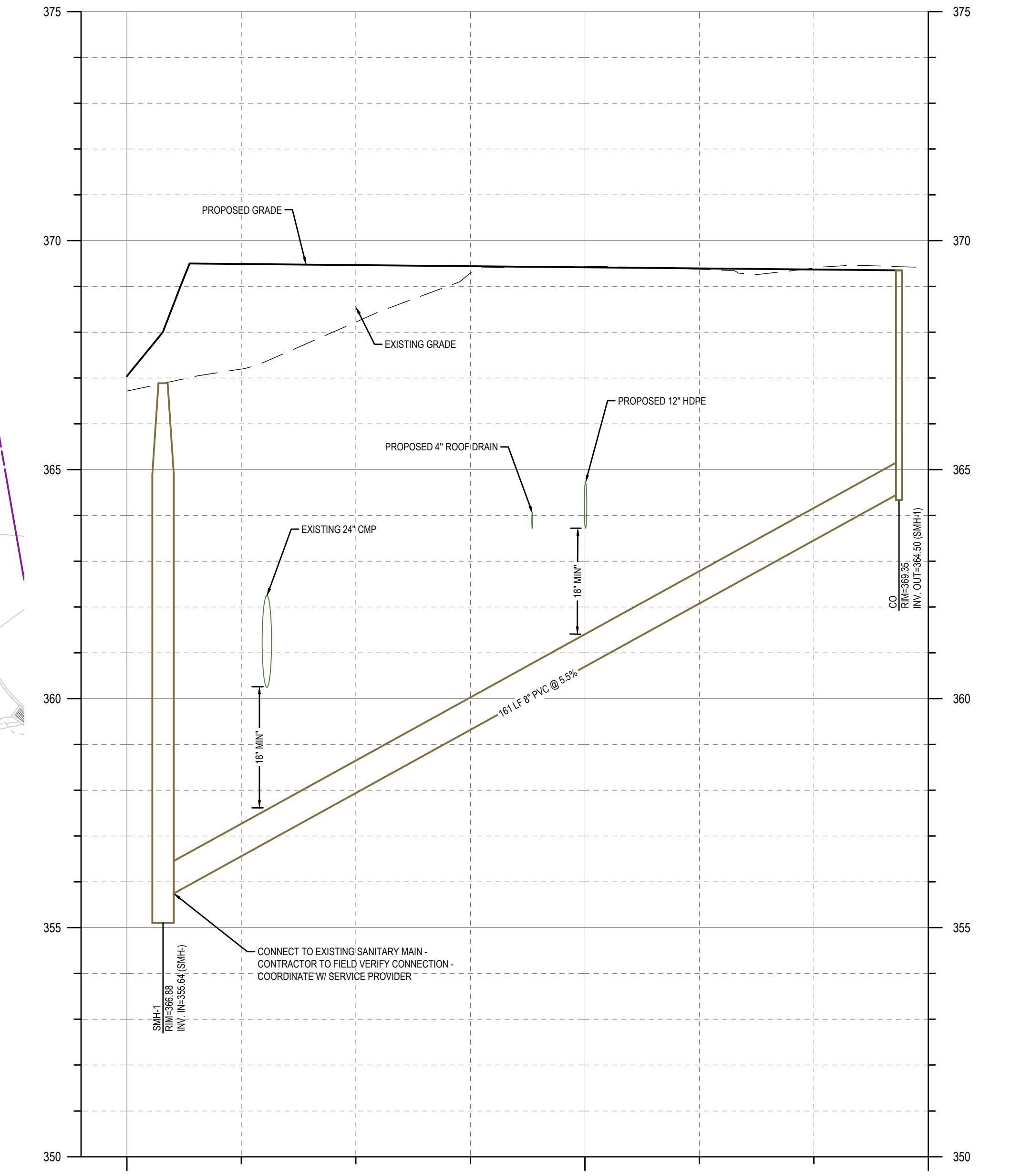


TREE PROTECTION

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FINAL LAND DEV

PRE

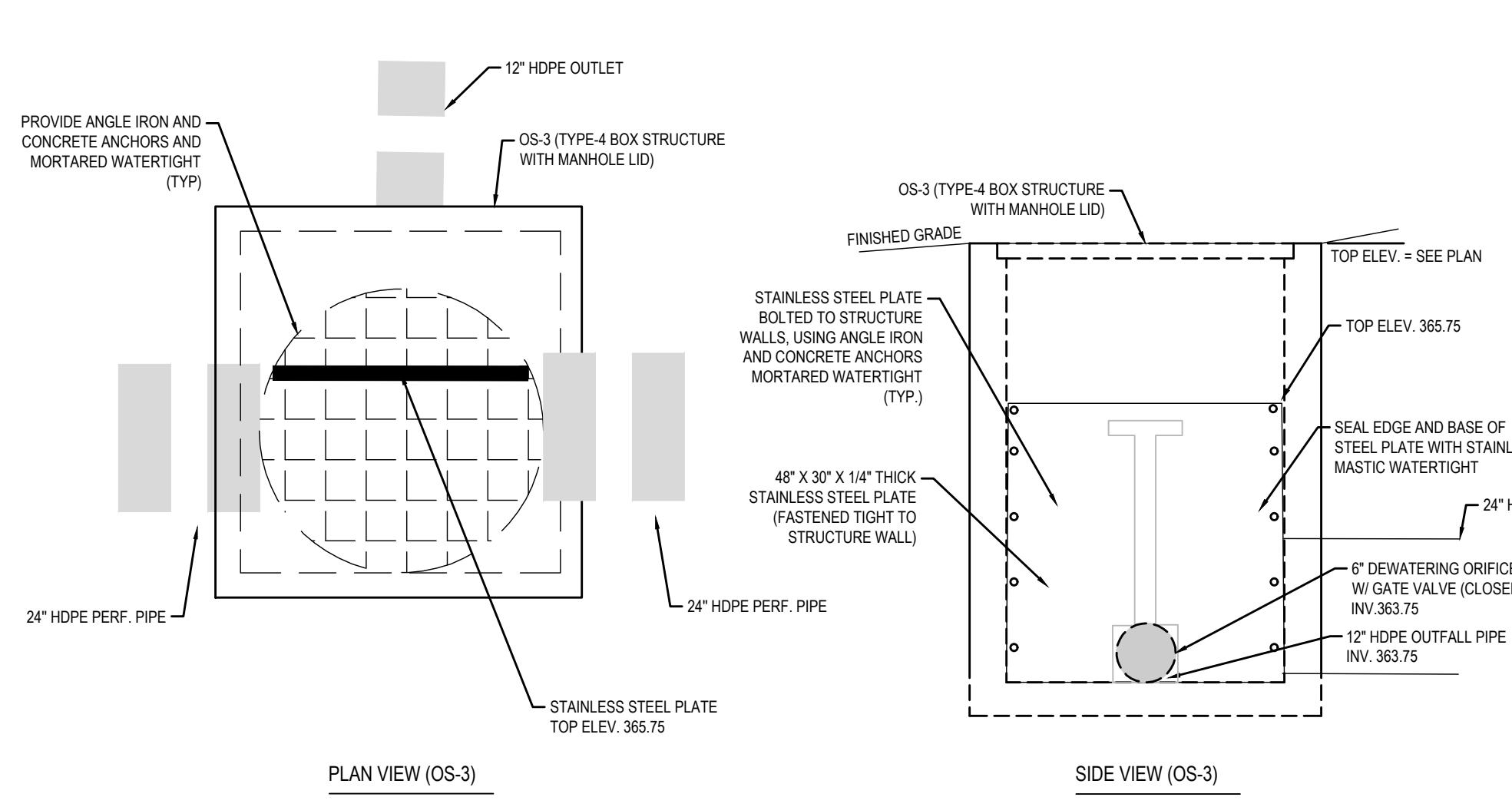


PROFESSIONAL SEAL	
DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	12/23/2024
PROJECT NO.	23-0307
CAD FILE:	

RECORDATION
ED PER TOWNSHIP
ED PER TOWNSHIP
FOR RECORDING

REV.	NO.	1	2	3			
TITLE							
PROFILES							

SHEET NO.
10 of 19

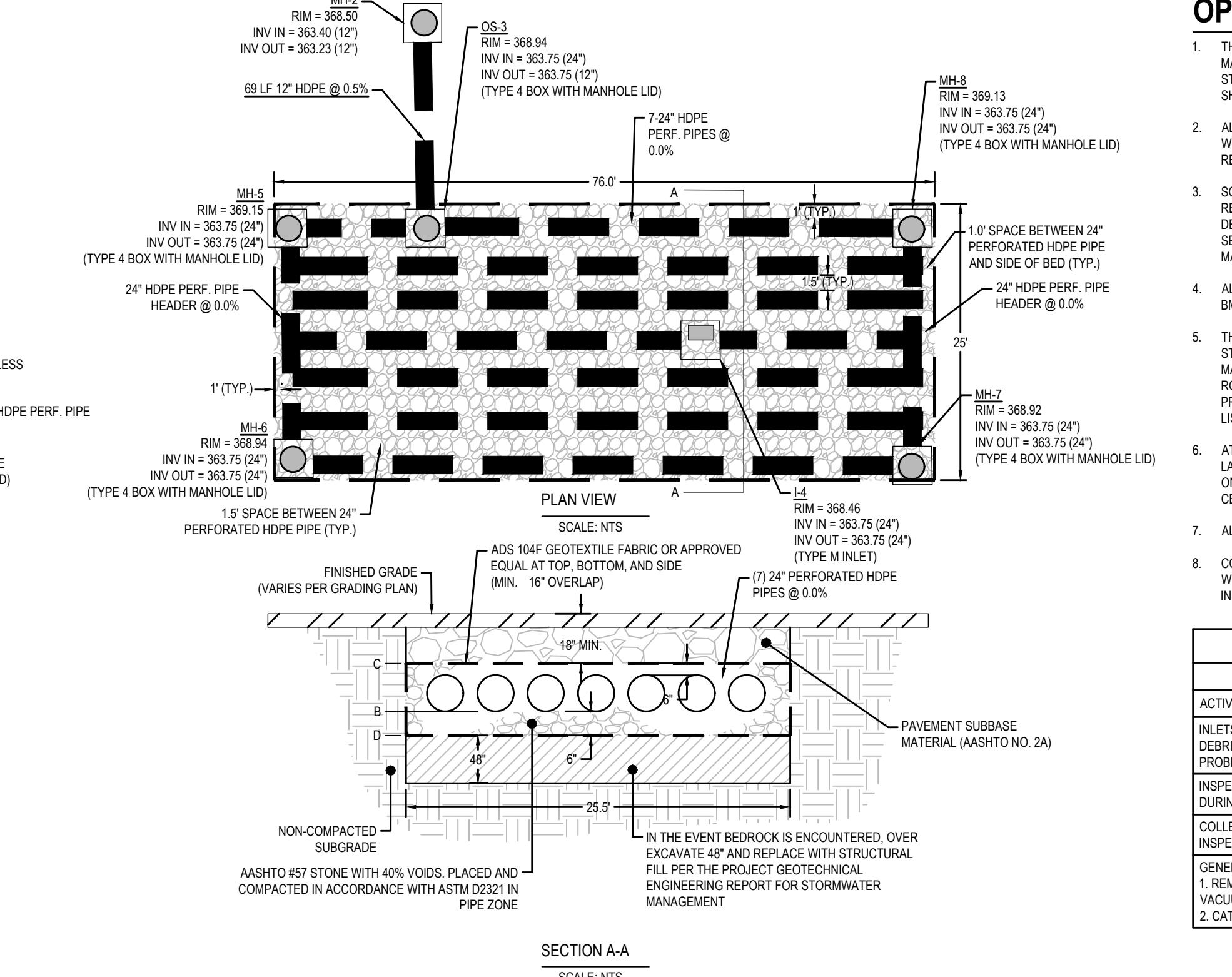


PLAN VIEW (OS-3)

NOTES:
1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D3221.
4. FILTER FABRIC: A GEOTEXTILE FABRIC SHALL BE USED TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6".
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" TO 36" DIAMETER PIPE, AND 24" OF COVER FOR 42"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

SUBSURFACE BASIN 1 OUTLET STRUCTURE (OS-3)

N.T.S.

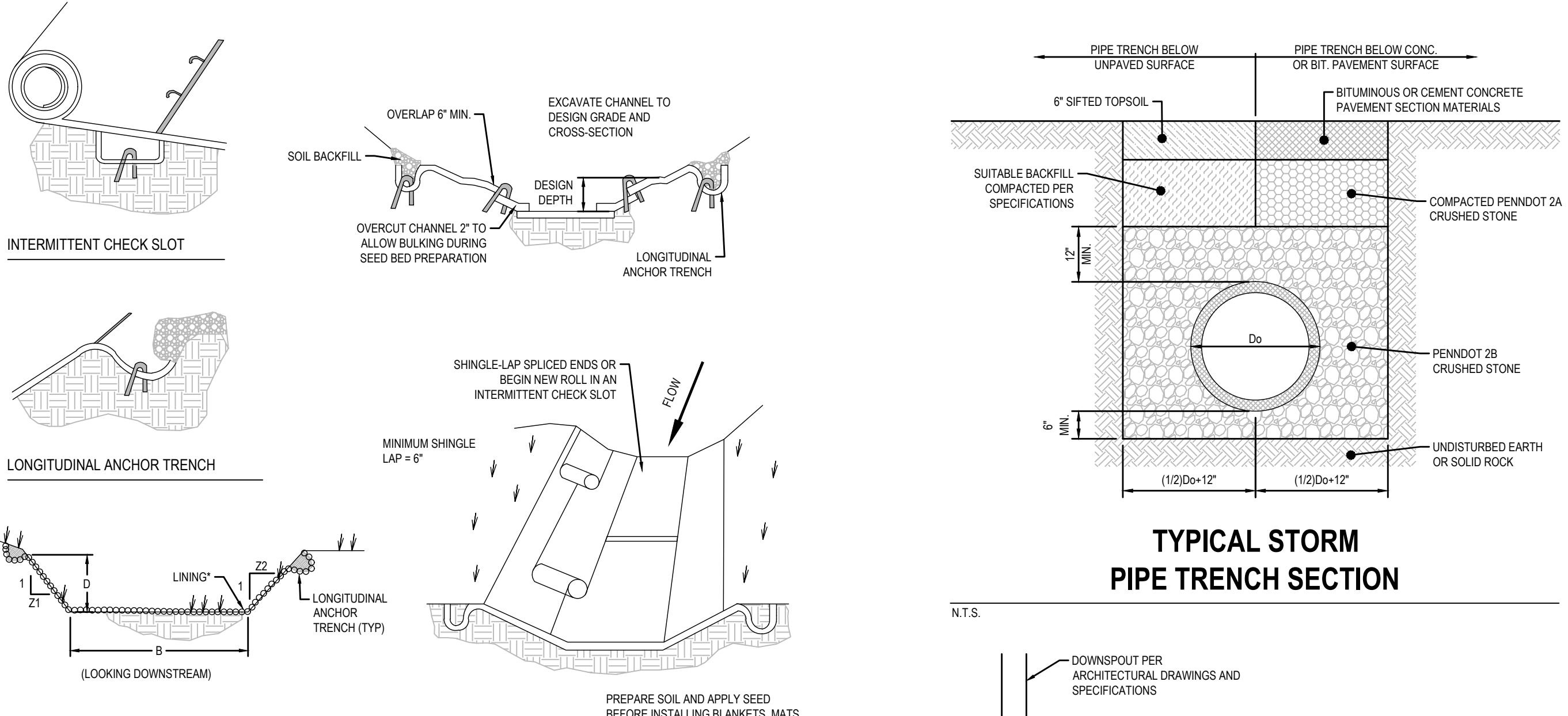


SUBSURFACE BASIN 1 DESIGN DATA

BASIN ID	STRUCTURE ID	INVERT (B)	TOP OF STONE (C)	BOTTOM OF STONE (D)
1	OS-3, I-4, MH-5, 6, 7 & MH-8	363.75	366.25	363.25

SUBSURFACE BASIN #1

N.T.S.



TYPICAL STORM PIPE TRENCH SECTION

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

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING*
VEGETATED SWALE #1	ALL	1'	1	9	4	4	S75

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

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

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED SUFFICIENT CHANNEL CAPACITY.

VEGETATED CHANNEL DETAIL

N.T.S.

STANDARD ROOF LEADER CONNECTION

N.T.S.

DOWNSPOUT DETAIL

N.T.S.

OPERATION & MAINTENANCE PROGRAM FOR BMPs

VEGETATED SWALE	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT. RESEED BARE AREAS; ROTOTILL OR TILL THE SURFACE OF THE SWALE BED OF DRY SWALES IF THE SWALE DOES NOT DRAW INfiltrate WITHIN 48 HOURS, WASH DUST AND DIRT FROM THE SWALE BED, AND APPLY PESTICIDES WHEN NECESSARY. REMOVE SEDIMENT BUILD UP WITHIN THE SWALE BED UPON THE ACCUMULATION OF 25% OF THE ORIGINAL DESIGN VOLUME, OR ONCE IT HAS COVERED VEGETATION.	AS NEEDED AND AFTER A STORM EVENT 0.25 INCHES OR GREATER
INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, DAMAGE TO CHECK DAMS AND SEDIMENT AND DEBRIS REMOVED FROM THE SWALE BED OF DRY SWALES IF THE SWALE DOES NOT DRAW INfiltrate WITHIN 48 HOURS, WASH DUST AND DIRT FROM THE SWALE BED, AND APPLY PESTICIDES WHEN NECESSARY. REMOVE SEDIMENT BUILD UP WITHIN THE SWALE BED UPON THE ACCUMULATION OF 25% OF THE ORIGINAL DESIGN VOLUME, OR ONCE IT HAS COVERED VEGETATION.	ANNUALLY AND AFTER A STORM EVENT 0.25 INCHES OR GREATER
INSPECT SWALE IMMEDIATELY AFTER SPRING MELT. REMOVE RESIDUALS AND REPLACE DAMAGED VEGETATION. INSPECT GRASS ALONGSIDE SLOPES FOR EROSION, RILLS, OR GULLIES, & CORRECT, MOW AND TRIM VEGETATION TO ENSURE SAFETY, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE PLANTS. INSPECT FOR POOLS OF STANDING WATER, DOWNTERR & DISCHARGE TO AN APPROVED LOCATION. RESTORE TO DESIGN GRADE. INSPECT FOR UNIFORMITY IN CROSS-SECTION & LONGITUDINAL SLOPE. CORRECT AS NEEDED. INSPECT SWALE INLET AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE. CORRECT AS NEEDED.	ANNUAL SPRING AND AFTER A STORM EVENT 0.25 INCHES OR GREATER
POTENTIAL FAILURES:	
1. SWALE IS NOT DEWATERING - DISC OR OTHERWISE AERATE THE BOTTOM OF THE SWALE TO A DEPTH OF 6". REAPPLY SEED MIXTURE AND SLOPE STABILIZATION MATTING PER ORIGINAL SPECIFICATIONS.	

RAIN GARDEN	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
AFTER INITIAL GROWING SEASON, TRIM ESTABLISHED VEGETATION TO A HEIGHT OF 18"-24". HAND PULL PROBLEM WEEDS. NON-PLANTING VEGETATION SHALL BE MOVED TO MIN. HEIGHT OF 8".	ANNUAL
REMOVE LITTER & DEBRIS, STABILIZE ERODED BANKS, REPAIR UNDERCUT & ERODED AREAS AT INFLOW STRUCTURES AND SPILLWAYS.	AS NEEDED
INSPECT FACILITY FOR SIGNS OF WETNESS AND NOTE ERODED AREAS. IF DEAD OR DYING GRASS/PLANTINGS ON THE BOTTOM IS OBSERVED, RESEED/REPLANT AS NECESSARY TO ENSURE STABILIZATION. CHECK TO ENSURE THAT WATER IS PERCOLATING 2-3 DAYS FOLLOWING STORMS. CONTACT QUALIFIED PROFESSIONAL IF SIGNIFICANT SEDIMENT BUILDUP (I.E. RAIN GARDEN VOLUME HAS BEEN REDUCED BY 10% OR MORE) HAS OCCURRED.	SEMI-ANNUAL
INSPECT FACILITY FOR SEDIMENT BUILDUP AND REMOVE ANY NOTICEABLE SEDIMENT DEPOSITS FROM THE RAIN GARDEN. PROPERLY DISPOSE OF SEDIMENT.	0.25" OF RAINFALL OR MORE
COLLECTION/CONVEYANCE SYSTEMS SHOULD BE INSPECTED 2X PER YEAR MINIMUM.	ONCE PER YEAR
GENERAL MAINTENANCE NOTES:	
1. REMOVE DEBRIS AND CLOGGING FROM COLLECTION/CONVEYANCE FACILITIES BY VACUUMING.	AS SOON AS POSSIBLE
2. CATCH BASINS SHOULD BE CLEANED BEFORE HALF FULL.	

SUBSURFACE SYSTEM (SUBSURFACE INFILTRATION BASIN 1)	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
REGULARLY CLEAN OUT ROOF GUTTERS AND ENSURE PROPER CONNECTIONS. REPLACE LEAF STRAINER WHEN CLOGGED.	AS NEEDED
INSPECT BED AT DRAIN BASINS FOR DEBRIS OR CLOGGING. REMOVE DEBRIS AS NECESSARY.	FOUR TIMES PER YEAR
GENERAL MAINTENANCE NOTES:	
EVALUATE THE DRAIN-DOWN TIME OF THE BED TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF EXCEEDING, DRAIN THE BED VIA PUMPING AND CLEAN OUT PERFORATED PIPING. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED TO BE REPLACED.	

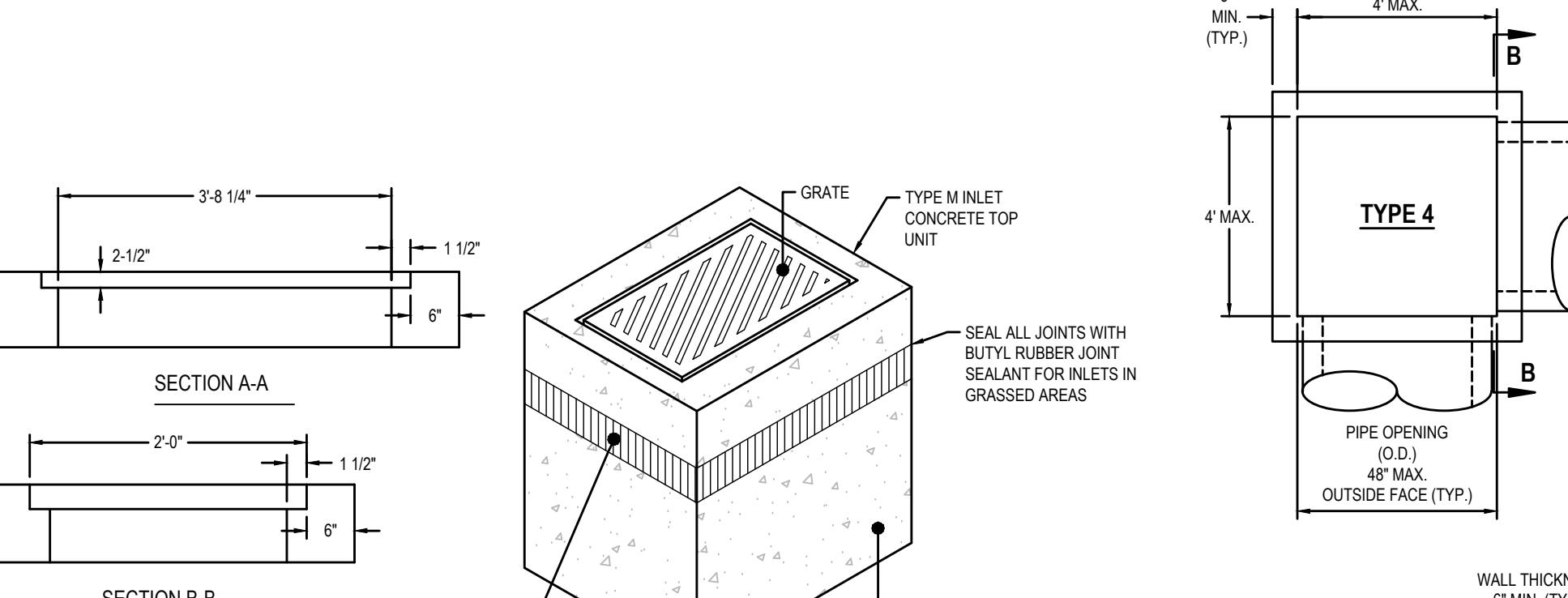


NOTES:
1. SEE INSTALLATION AND STAPLE PATTERN INSTRUCTIONS FOR S75 LINING THIS SHEET.

RAIN GARDEN DETAIL

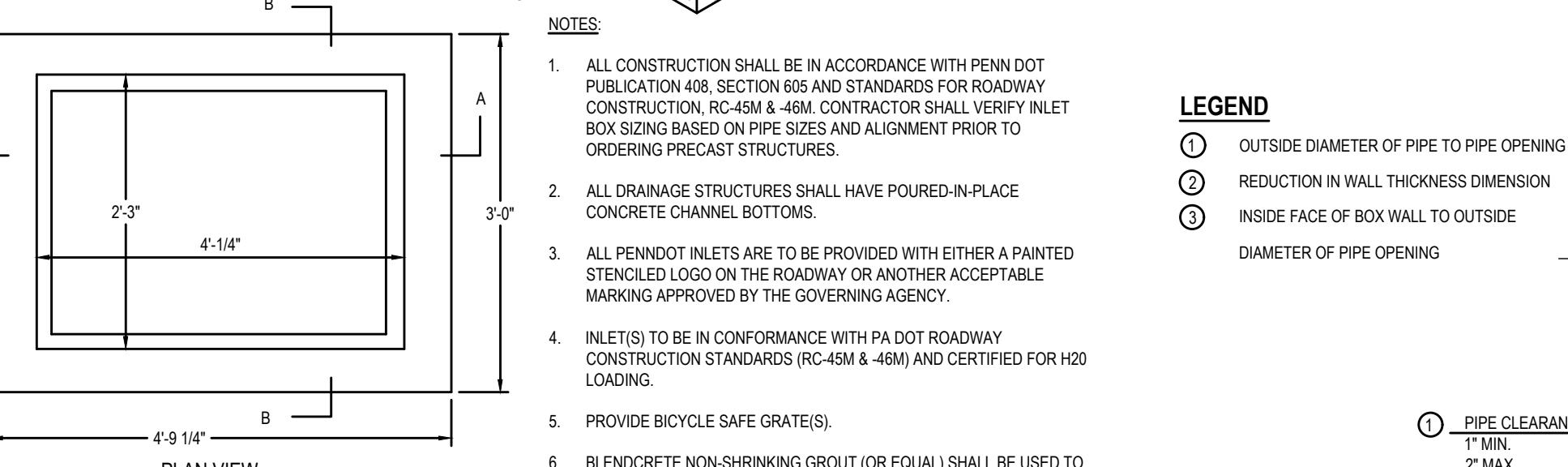
N.T.S.

RECOMMENDED SOIL MEDIA BLEND								
Permissible Soil Types for Soil Media, based on USDA Classification	Ranges of USDA Particle Size Percentages				Typical Infiltration Rates for Permissible Soil Types (in/in)*		Min	Max
	Sand	Silt	Clay	Min	Max	Min	Max	
Sand, Loamy Sand, Sandy Loam, Loam	50	100	0	50	0	0.5	6.0	

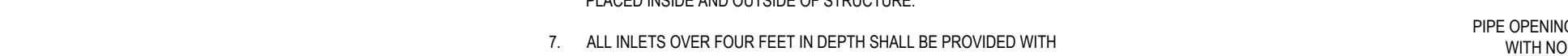


NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION #48, SECTION 408 AND STANDARDS FOR ROADWAY CONSTRUCTION RC-4M & RC-4M-.6M. CONTRACTOR SHALL VERIFY BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
- ALL DRAINAGE STRUCTURES SHALL HAVE Poured-IN-PLACE CONCRETE CHANNEL BOTTOMS.
- 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.
- INLETS TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-4M & 4M-) AND CERTIFIED FOR H2O LOADINGS.
- PROVIDE BICYCLE SAFE GRATE(S).
- BLEND-CRETE NON-SHRINKING GROUT (OR EQUAL) SHALL BE USED TO GROUT ALL PIPES PROTRUDING FROM STRUCTURE. GROUT TO BE PLACED INSIDE AND OUTSIDE OF STRUCTURE.
- ALL INLETS OVER FOUR FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.



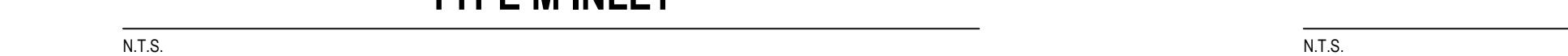
PLAN VIEW



SECTION A-A



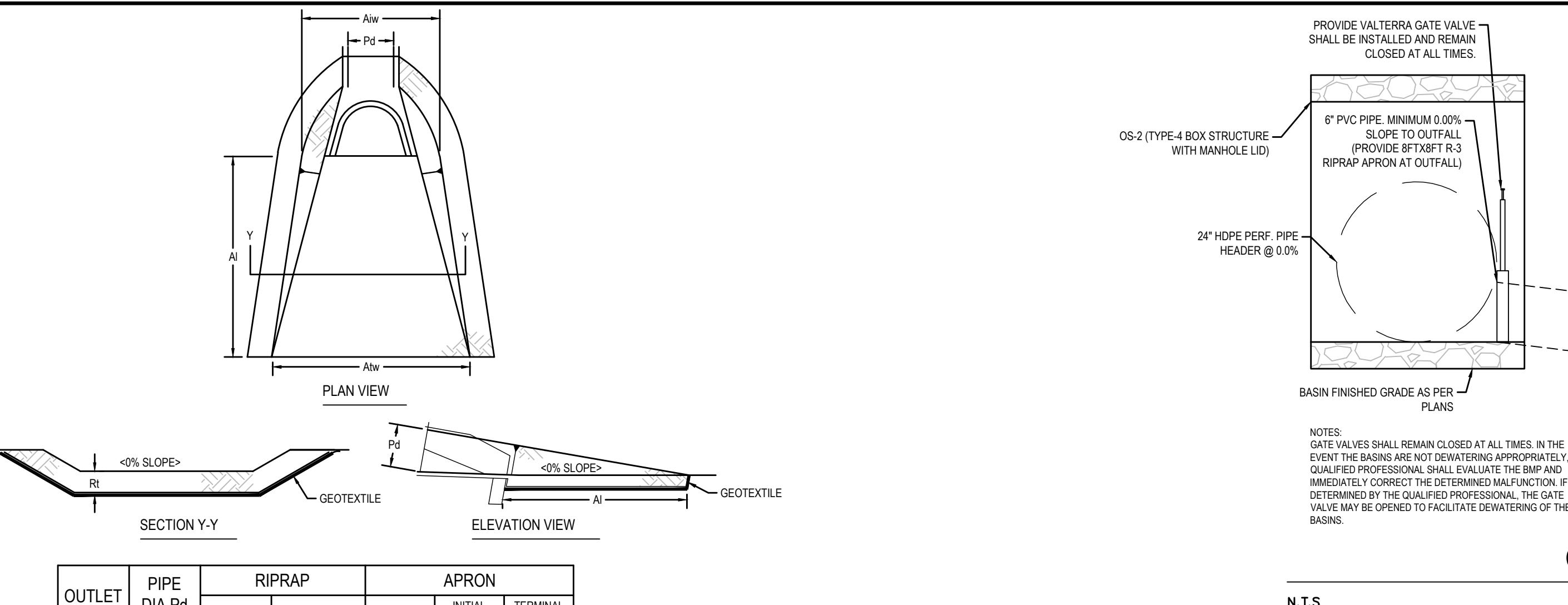
SECTION B-B



SECTION B-B

(TYPICAL ALL BOX TYPES EXCEPT STANDARD BOXES)

SHEET NO. 13 of 19



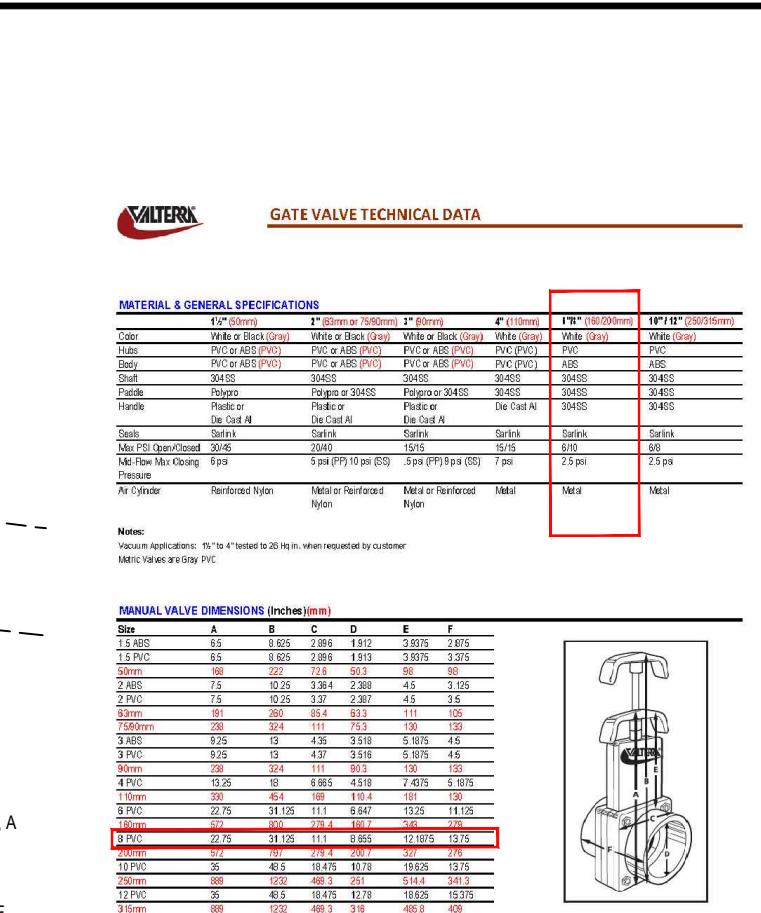
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE (R-)	THICK. R (IN)	LENGTH A1 (FT)	INITIAL WIDTH A1W (FT)
EW-1	12	3	9	6	3
					9

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

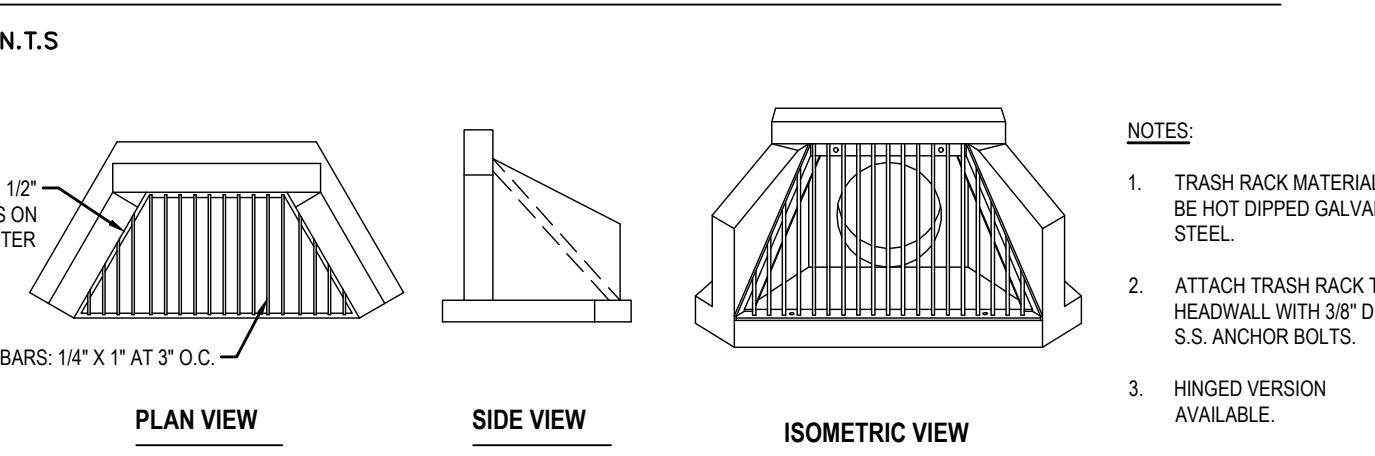
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIPRAP APRON AT PIPE OUTLET WITH FES OR ENDWALL DETAIL

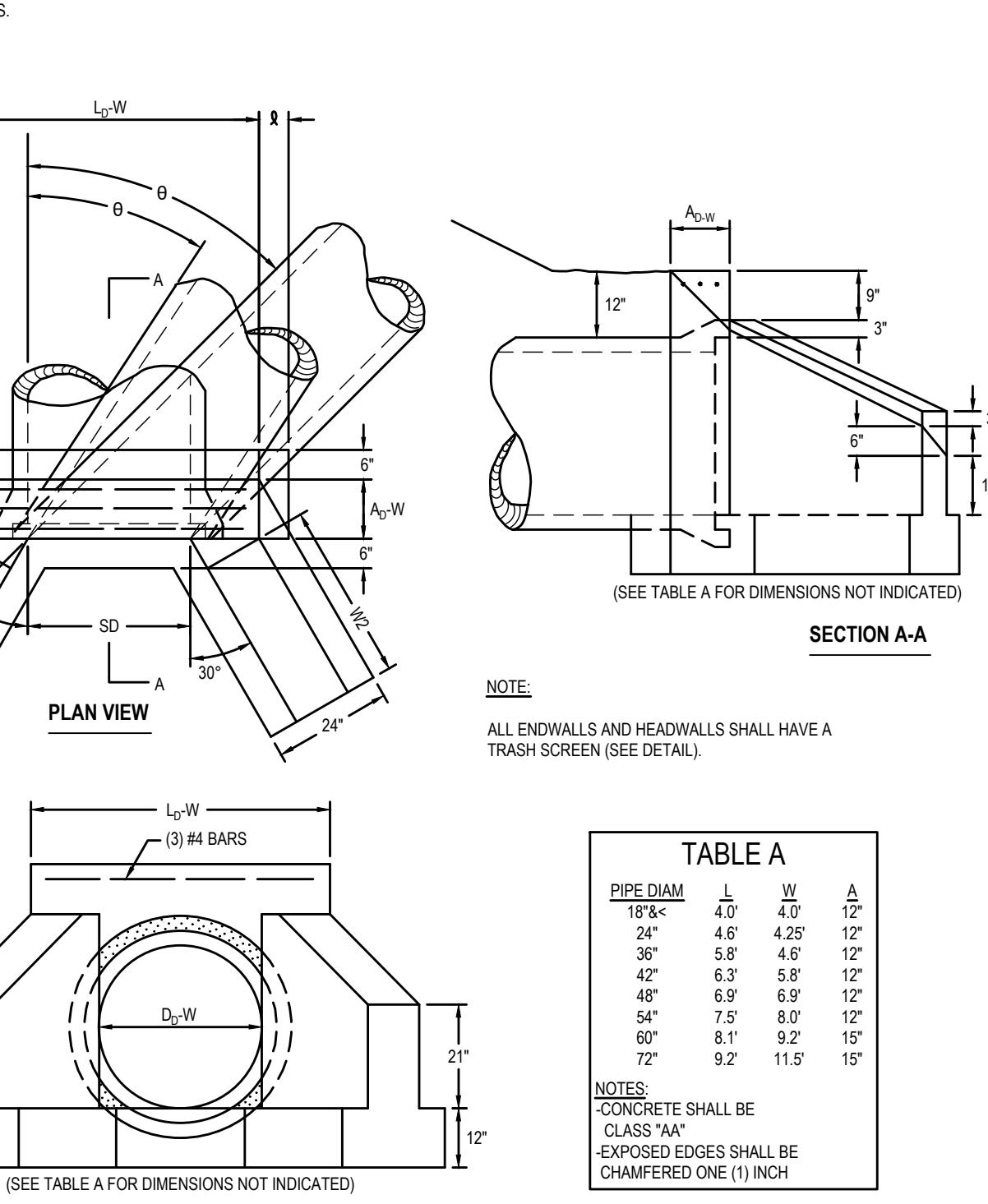
N.T.S. PADEP #9-1



GATE VALVE

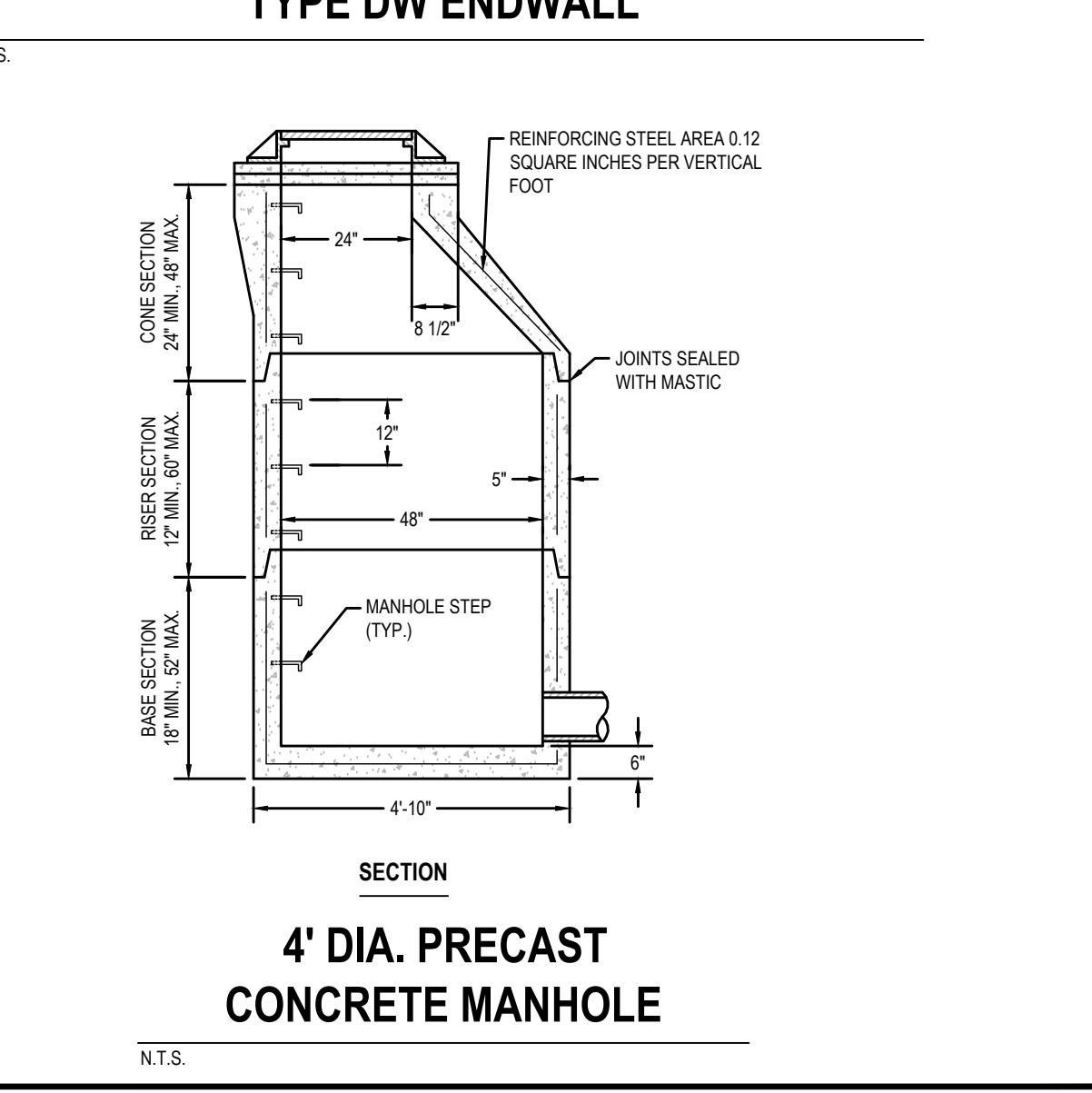


TYPE DW ENDWALL WITH TRASH RACK



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 702 NAILOR DRIVE TOWNHOMES

TYPE DW ENDWALL



4' DIA. PRECAST CONCRETE MANHOLE

STANDARD E&S NOTES

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

- 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 DRAWING, INCLUDING THE SIGNATURE AND DATED BY THE REVIEWING AGENCY, SHALL BE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES NOTIFIED OR MADE 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.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, THE PCSM PLAN PREPARED, 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 PRE-CONSTRUCTION MEETING.

CUMBERLAND COUNTY CONSERVATION DISTRICT
310 ALLEN RD #301
CARLISLE, PA 17013
717-240-7812

- 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.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED IN THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 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 OCCUR IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED IN THE BMP SEEDING AND STABILIZATION STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- 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.
- 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.
- 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.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED 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.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- 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 RE-GRADING, RE-MULCHING, AND RE-NETTING, SHALL BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- 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.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 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 12 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, 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.

MAINTENANCE PROGRAM

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

- 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.
- 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, RESEEDING, RE-MULCHING AND RE-NETTING, SHALL BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- PERMIT 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.
- TEMPORARY AND PERMANENT SEEDING, AND OTHER STABILIZATION MEASURES, WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE STORMWATER.
- ANY MUD TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AFTER EVERY WORKDAY.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE CONTRACTOR SHALL ENSURE 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 CONSERVATION DISTRICT, COMPLETE WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS, ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, RE-GRADING, AND RE-STABILIZATION SHALL BE PERFORMED IMMEDIATELY.
- 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.
- VEGETATIVE STABILIZATION WILL BE PERIODICALLY INSPECTED FOR PROPER GROWTH. ANY AREAS NOT RESPONDING WILL BE PROMPTLY RESEDED. AREAS THAT SHOW SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEDED, AND RE-MULCHED AS SOON AS POSSIBLE.
- MISCELLANEOUS ADJUSTMENTS AND CORRECTIONS SHALL BE MADE TO ANY EROSION CONTROL STRUCTURE AS DEEMED NECESSARY BY THE ENGINEER, MUNICIPAL OFFICIAL, OR COUNTY REPRESENTATIVE IN ORDER TO CORRECT UNFORESEEN PROBLEMS CAUSED BY STORMS PRIOR TO STABILIZATION.

SEQUENCE OF CONSTRUCTION

RECOMMENDED STAGING OF CONSTRUCTION ACTIVITIES

- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF Satisfactory FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEDED 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.
- 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.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 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.
- 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, DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 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 FUTURE E&S BMPs, MAY RESULT IN AN EROSION, CRITICAL, OR CRIMINAL PENALTY. PENALTY BEING DETERMINED AS DESCRIBED IN SECTION 701.1 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CRIMINAL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTION LINING. ANY NEW BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTER IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- 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.
- 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.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS.

- UPON ACHIEVING FINAL ELEVATION IN THE PROPOSED BUILDING PAD AREA, EXCAVATE THE BUILDING FOOTERS, POUR CONCRETE FOR FOOTERS, AND CONSTRUCT FOUNDATION WALL. WHEN CONDITIONS WARRANT, THE FOOTERS AND FOUNDATION WALLS MAY BE BACKFILLED. FILL MATERIAL SHALL BE FREE OF ROOTS, SOD, AND OTHER ORGANIC MATERIAL, FROZEN SOIL, STONES, AND DISCARDED CONSTRUCTION MATERIAL. THE FILL SHALL BE PLACED IN 6" LAYERS, WITH EACH LAYER BEING ROLLED AND COMPACTED PRIOR TO THE NEXT LAYER BEING PLACED. WHEN THE AREA REACHES THE PRESCRIBED ELEVATION, THE SUBBASE SHOULD BE THOROUGHLY ROLLED AND COMPACTED TO ELIMINATE ANY SOFT OR UNSETLED AREAS.
- INSTALL SUBSURFACE INFILTRATION BASIN
- PERFORM ALL EXCAVATION ACTIVITIES REQUIRED TO BRING THE FACILITY AREA FOOTPRINTS TO THE GRADE OF THE SYSTEM BOTTOM. PROTECT BOTTOM OF INFILTRATION AREA FROM COMPACTION DURING CONSTRUCTION ACTIVITIES.
- PERMANENT PIPE AND OUTLET STRUCTURE INCLUDING STAINLESS STEEL WER PLATE.
- INSTALL STONE BED AND UNDERGROUND PIPES SYSTEM & STRUCTURES. COMPLETE AS-BUILT SURVEY OF STONE LIMITS. STONE BED BOTTOM AND TOP ELEVATIONS.
- INSTALL INLET PROTECTION AS REQUIRED PER PLAN.
- CONSTRUCTION/EXCAVATION OF THE RAIN GARDEN 2 AS SHOWN ON THE PLANS INCLUDING THE FOLLOWING:
- EMERGENCY SPILLWAY
- WHEN THE BASIN IS COMPLETED TO THE GRADES SHOWN ON THE GRADING PLAN, SEED THE ENTIRE BASIN SURFACE WITH PERENNIAL GRASS SEED MIXTURE. MAINTAIN THE RAIN GARDEN 2 THROUGHOUT CONSTRUCTION OF THE SITE UNTIL ALL EARTHWORK IS FINISHED AND STABILIZED.
- INSTALL ALL CURBING, STORMWATER COLLECTION AND CONVEYANCE FACILITIES. SIDEWALKS, WATER, GAS & ELECTRIC SERVICE PIPING, SANITARY SEWER PIPING, STORMWATER CONVEYANCE PIPING SHALL BE INSTALLED STARTING DOWNSTREAM AND WORKING UPSTREAM. UNTIL CONCRETE FINISHING, BACKFILL THE CURBING, SEED, FERTILIZE, AND MULCH THE AREA TO ESTABLISH GRASS COVER. INSTALL STONE BASE-SUB-BASE OVER ALL AREAS TO RECEIVE PAVING. INSTALL ALL TREES, SHRUBS, PLANTINGS, GROUNDCOVER, MULCH, AND DECORATIVE STONE.
- REPLACE TOPSOIL AND STABILIZE ALL EXPOSED OR DISTURBED AREAS BY PERFORMING FINAL GRADING OPERATIONS AT THE SOIL MATERIAL STOCKPILE AREAS. SEED, FERTILIZE, AND MULCH EXPOSED OR DISTURBED AREAS.
- APPLY PAVEMENT TO ALL AREAS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL FLUSH ALL STORM SEWER PIPES AFTER THE SITE IS COMPLETELY STABILIZED.
- CONSTRUCT THE TEMPORARY ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS. ALL VEHICLES ENTERING THE SITE SHALL DO SO VIA THE ROCK CONSTRUCTION ENTRANCE. ANY MUD OR SEDIMENT TRACKED ONTO MACADAM ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF EACH WORKING DAY. WASHING OF THE ROADWAY IS NOT PERMITTED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES ASSOCIATED WITH THE ACCESS DRIVE THROUGHOUT THE TERM OF CONSTRUCTION ACTIVITIES.
- INSTALL ALL SEGMENTS OF COMPOST FILTER SOCK AND INLET PROTECTIONS AS SHOWN ON THE PLANS.
- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.
- EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED.
- FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:
- A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.
- AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

UTILITY TRENCH WORK NOTES

- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
- CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.

HYDRAULICALLY APPLIED EROSION CONTROL BLANKET

- FOR SLOPES UP TO 3H:1V THE BONDED FIBER MAT (BFM) SHOULD BE APPLIED AT A RATE OF 3,000 LB/ACRE. STEEPER SLOPES MAY NEED AS MUCH AS 4,000 LB/ACRE.
- A BFM SHOULD ONLY BE USED WHEN NO RAIN IS FORECAST FOR AT LEAST 48 HOURS FOLLOWING THE APPLICATION.
- BFM SHOULD NOT BE APPLIED BETWEEN SEPTEMBER 30 AND APRIL 1.
- IN ALL USES, MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.

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 NOT STEEPER THAN 3H:1V. THE MULCHING IMPLEMENT SHOULD OPERATE ON THE CONCRETE. 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 MANUFACTURERS' RECOMMENDATIONS MAY BE USED TO TACK MULCH. SOIL TEMPERATURES DURING THE DAY ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEDED 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

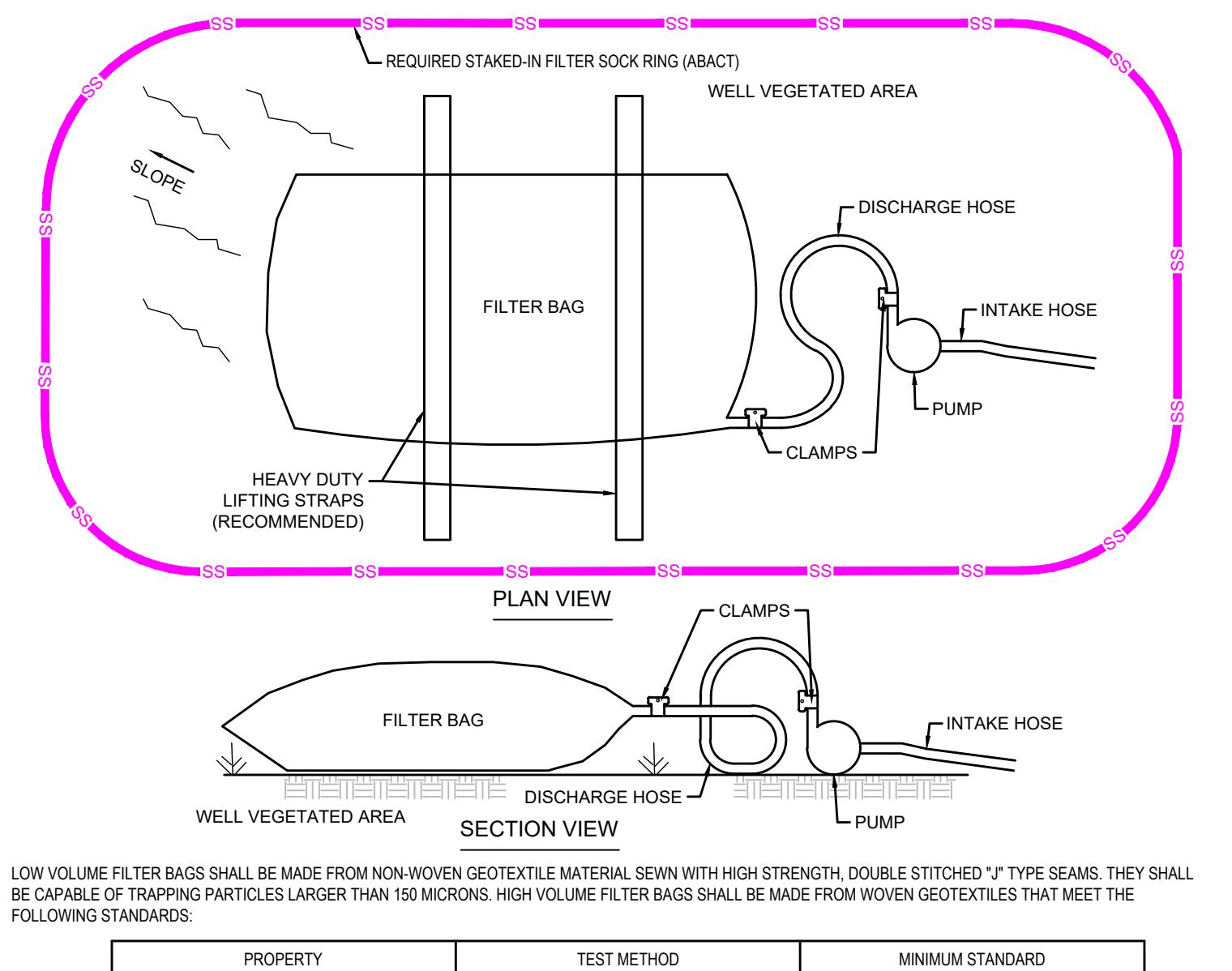
MULCH APPLICATION RATES

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

LIME AND FERTILIZER APPLICATION RATES

TABLE 11.2

SOIL



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-4532	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.

PUMPED WATER FILTER BAGS ARE NOT SHOWN ON THE E&S PLAN - CONTRACTOR SHALL INSTALL IF NEEDED.

PUMPED WATER FILTER BAG

N.T.S. PADEP #3-16 (ABACT)

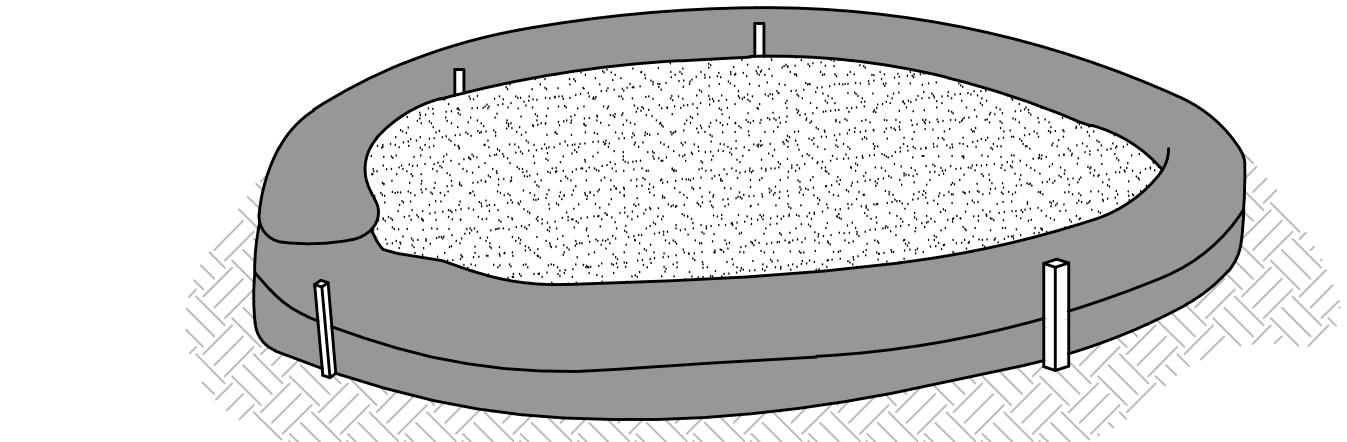
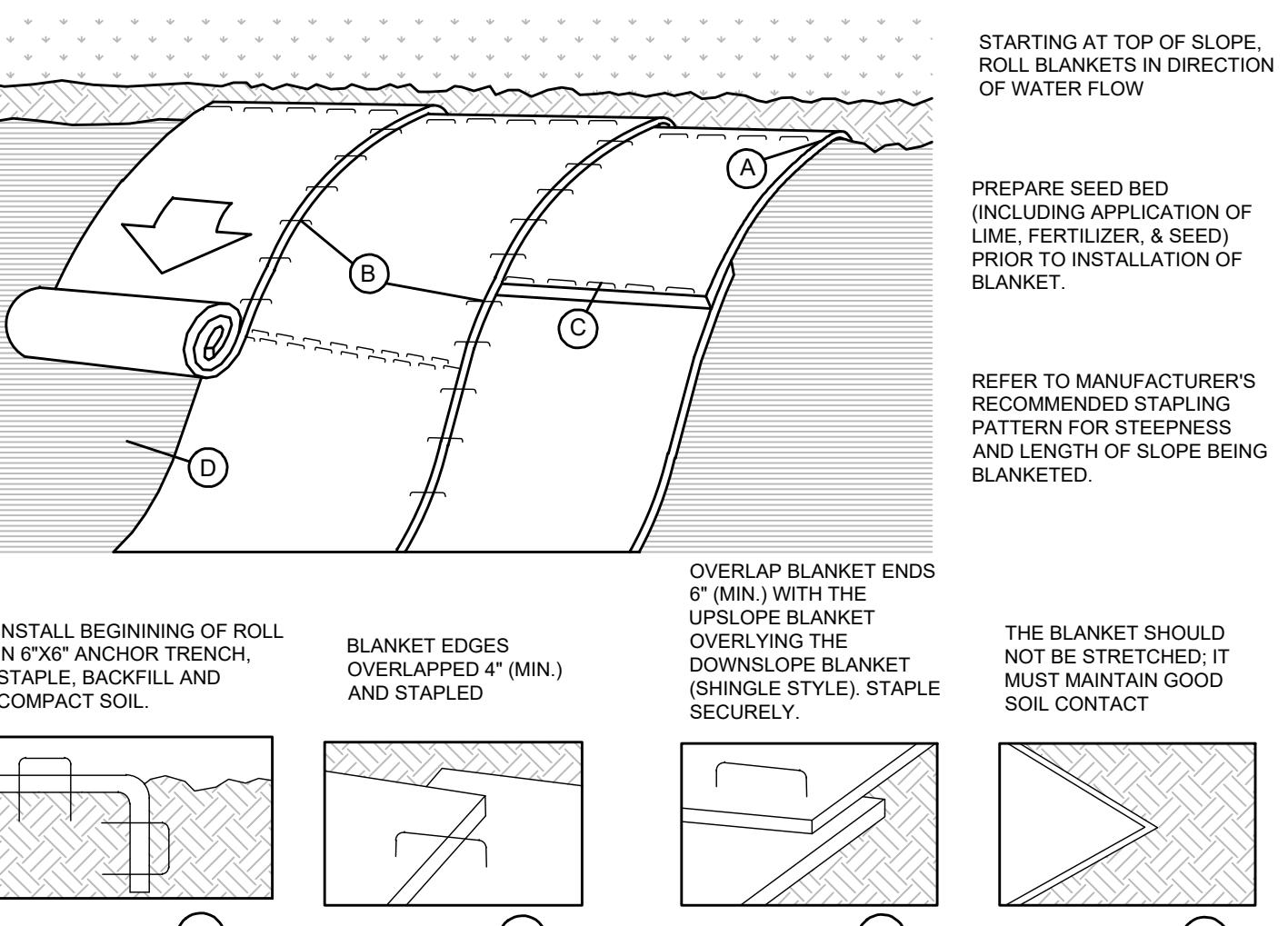


FIGURE 3.18
TYPICAL COMPOST SOCK WASHOUT INSTALLATION

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED INTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEO-MEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLATION OF THE FILTER SOCKS.

MAXIMUM DEPTH OF CONCRETE WASHOUT WATER IS 50% OF FILTER RING HEIGHT
SECTION
IMPERMEABLE MEMBRANE
2" X 2" X 36" WOOD STAKES SPACES 5' O.C.
24" DIAMETER COMPOST FILTER SOCK, 4' MIN. OVERLAP ON UPSLOPE SIDE OF FILTER RING
DIRECT CONCRETE WASHOUT
WATER INTO FILTER RING
SECTION
EXISTING ROADWAY
EARTH FILL
PIPE AS NECESSARY
GEOTEXTILE
SECTION
EXISTING ROADWAY
10' MIN.
20' MIN.
SECTION
EXISTING ROADWAY
10' MIN.

COMPOST SOCK CONCRETE WASHOUT
N.T.S. PADEP FIG 3.18



THE BLANKET SHOULD NOT BE STRETCHED; IT MUST MAINTAIN GOOD SOIL CONTACT

REFER TO MANUFACTURER'S RECOMMENDED STAPLING PATTERN FOR STEEPNESS AND LENGTH OF SLOPE BEING BLANKETED.

OVERLAP BLANKET ENDS 6" (MIN.) WITH THE UPSLOPE BLANKET OVERLYING THE DOWNSLOPE BLANKET (SHINGLE STYLE). STAPLE SECURELY.

THE BLANKET SHOULD NOT BE STRETCHED; IT MUST MAINTAIN GOOD SOIL CONTACT

STAPLE BEGINNING OF ROLL IN 6"X6" ANCHOR TRENCH, STAPLE, BACKFILL AND COMPACT SOIL.

BLANKET EDGES OVERLAPPED 4" (MIN.) AND STAPLED

THE BLANKET SHOULD NOT BE STRETCHED; IT MUST MAINTAIN GOOD SOIL CONTACT

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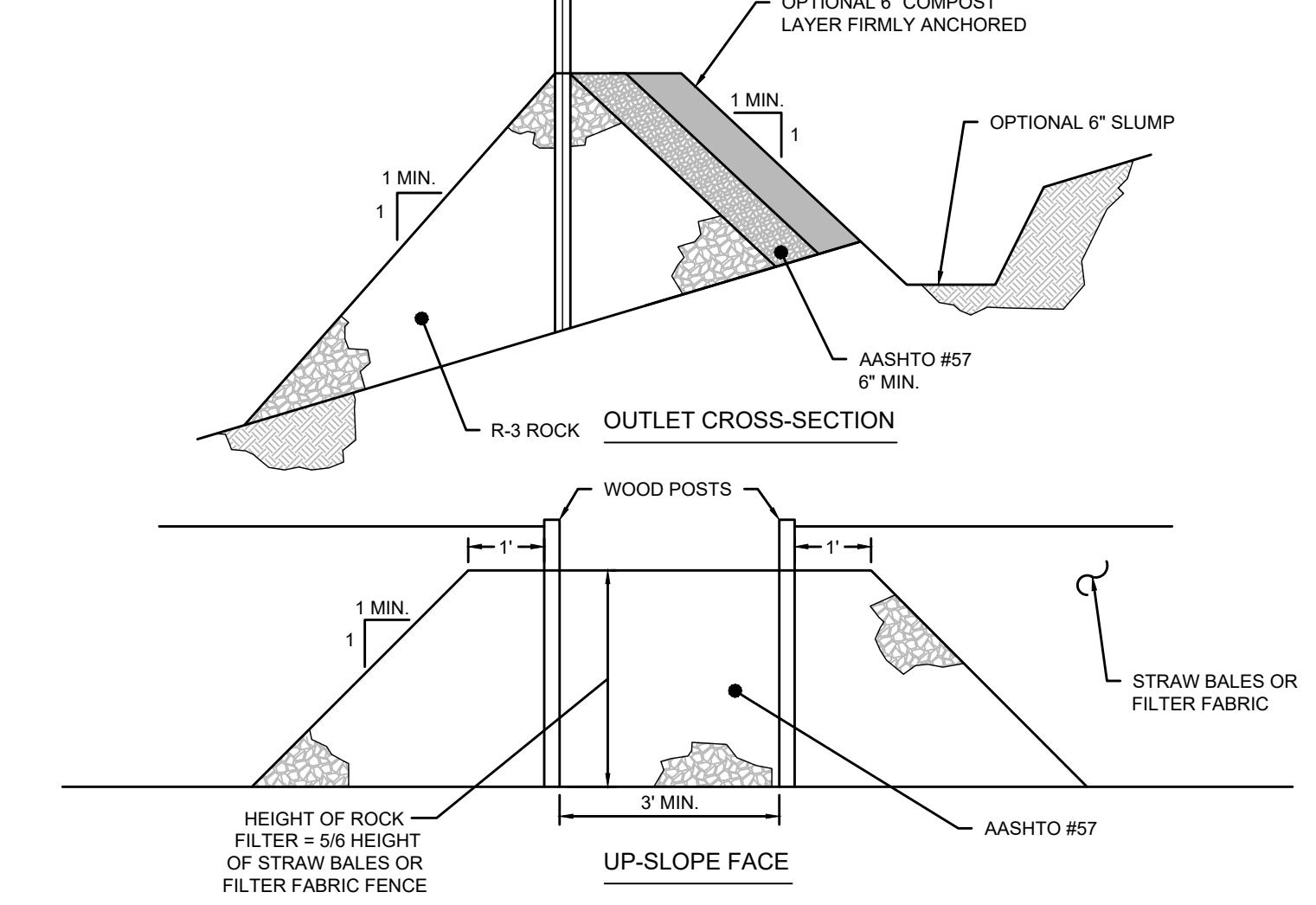
THE BLANKET SHOULD NOT BE STRETCHED; IT MUST MAINTAIN GOOD SOIL CONTACT

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12"	18"	18"	18"	18"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength	26 psi	26 psi	44 psi	202 psi	
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-ply systems

Inner Containment Netting	HDPE biaxial net Continuously wound Fusion-welded junctures 3/4" X 3/4" Max. aperture size
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch) 3/16" Max. aperture size

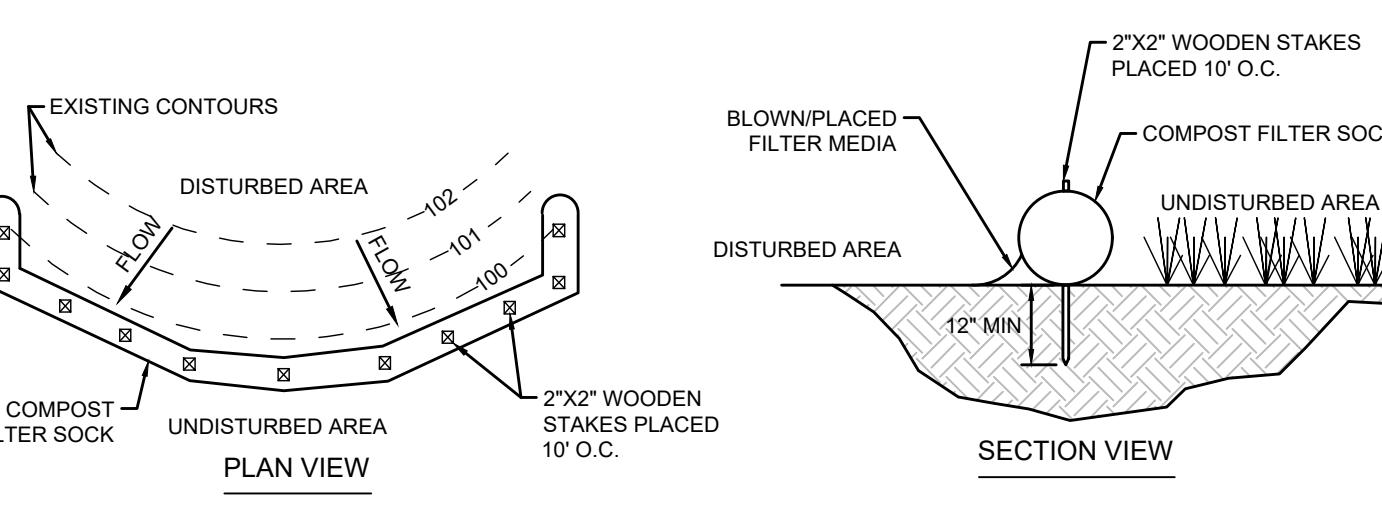
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.



ROCK FILTER OUTLET

N.T.S.

PADEP #4-6



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 FOUND IN PENNSYLVANIA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.



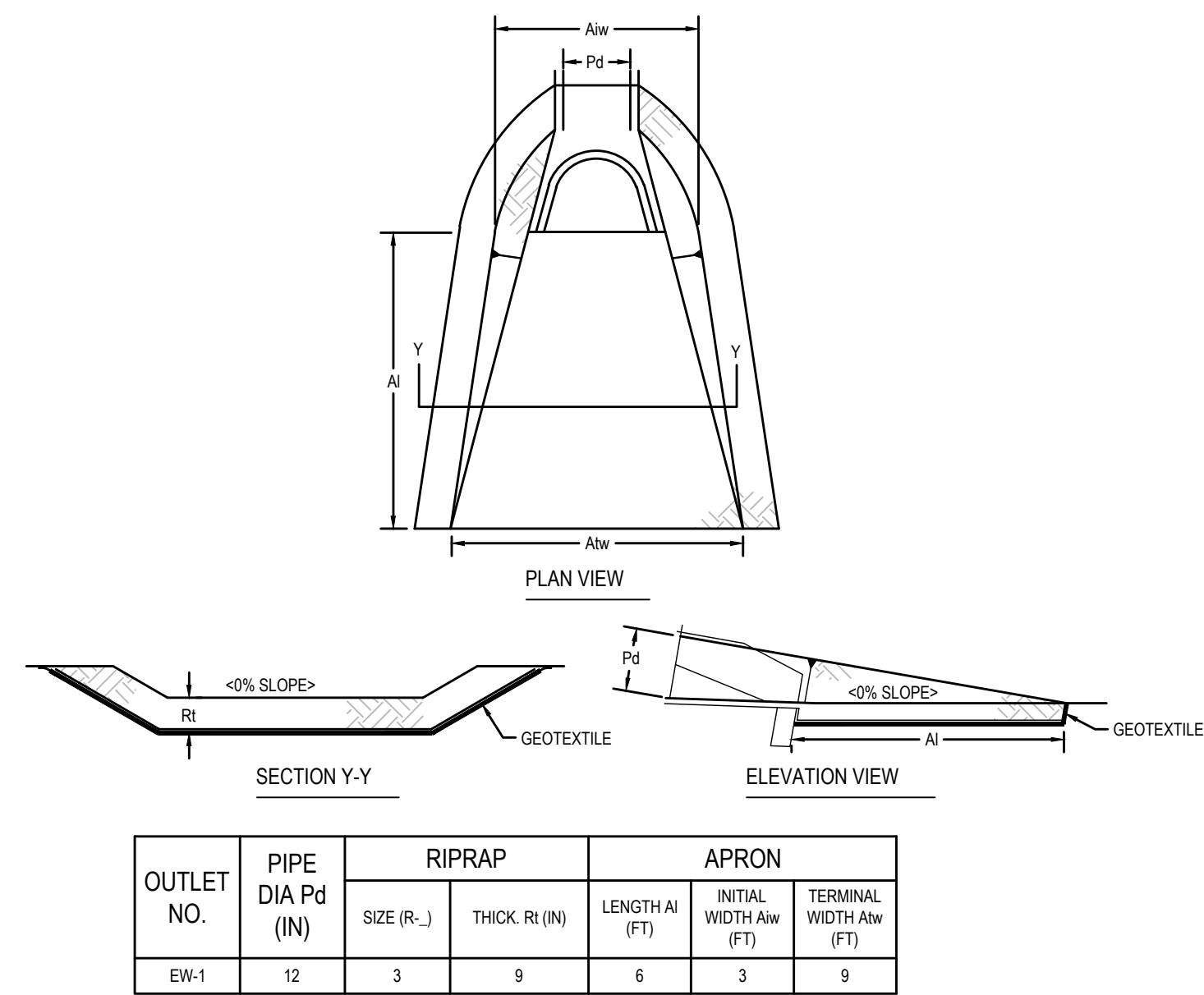
**INTEGRATED
CONSULTING**
430 NORTH FRONT STREET
WORMLEYBURG | PA | 17043
717.678.6750
www.IntegratedConsultingLLC.com

CUMBERLAND COUNTY

REEDLEE LEASING INC
FOR
702 NAILOR DRIVE TOWNHOMES

LOWER ALLEN TOWNSHIP

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



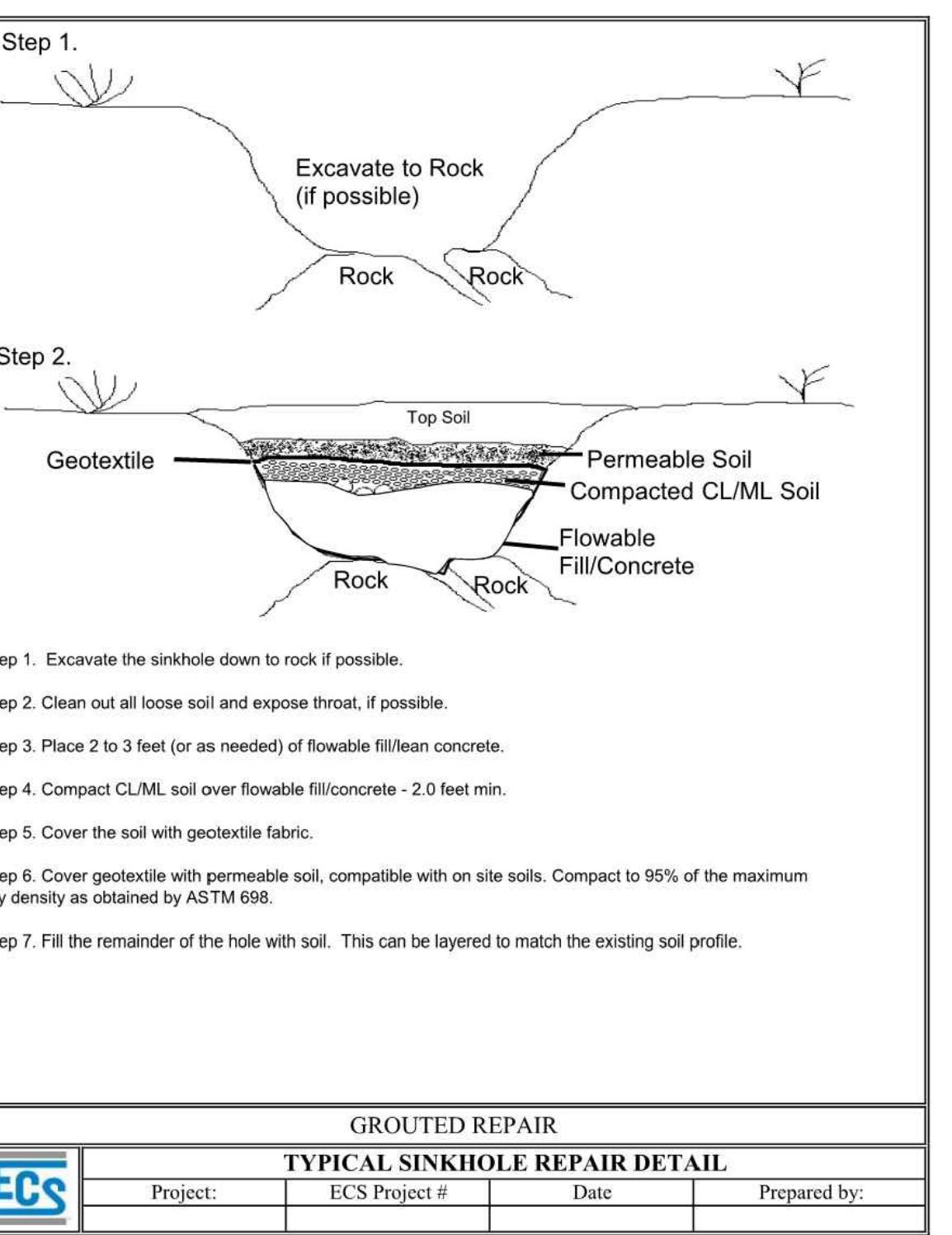
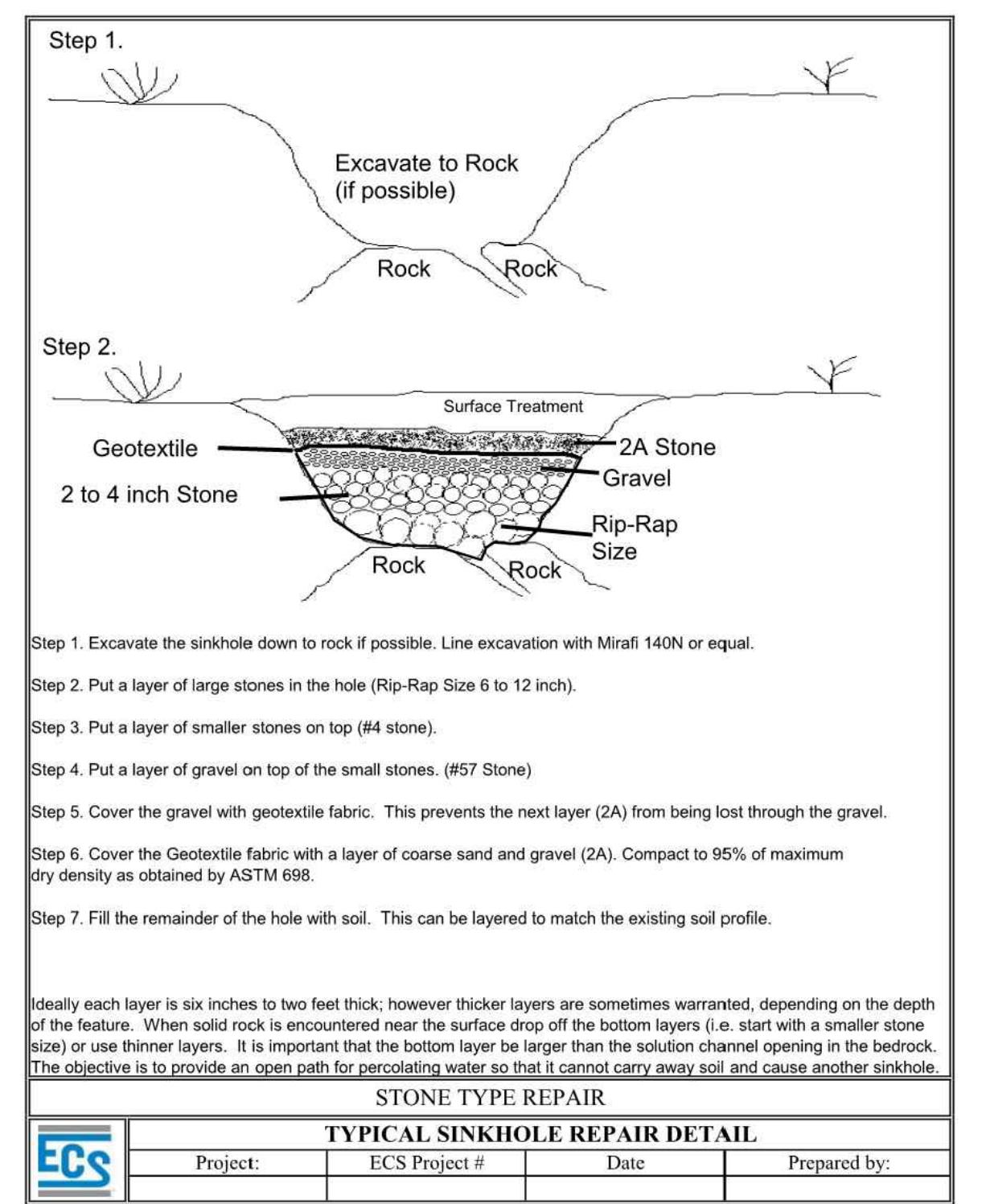
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

**RIPRAP APRON AT PIPE OUTLET
WITH FES OR ENDWALL DETAIL**

N.T.S.

PADEP #9-1



SINKHOLE REPAIR DETAILS

N.T.S.

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	12/23/2024
PROJECT NO.	23-0307
CAD FILE:	14 - E&S DETAILS

REVISIONS NO.	DATE	DESCRIPTION	
		REVISED PER TOWNSHIP, COUNTY, AUTHORITY'S COMMENTS	REVISED PER TOWNSHIP AND AUTHORITY'S COMMENTS
1	02/04/25		
2	02/20/25		
3	06/06/2025	ISSUE FOR RECORDING	

E&S DETAILS

SHEET NO.

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CUMBERLAND COUNTY
CUMBERLAND COUNTY

REEDLEE LEASING INC
FOR

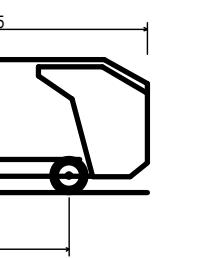
702 NAILOR DRIVE TOWNHOMES

LOWER ALLEN TOWNSHIP

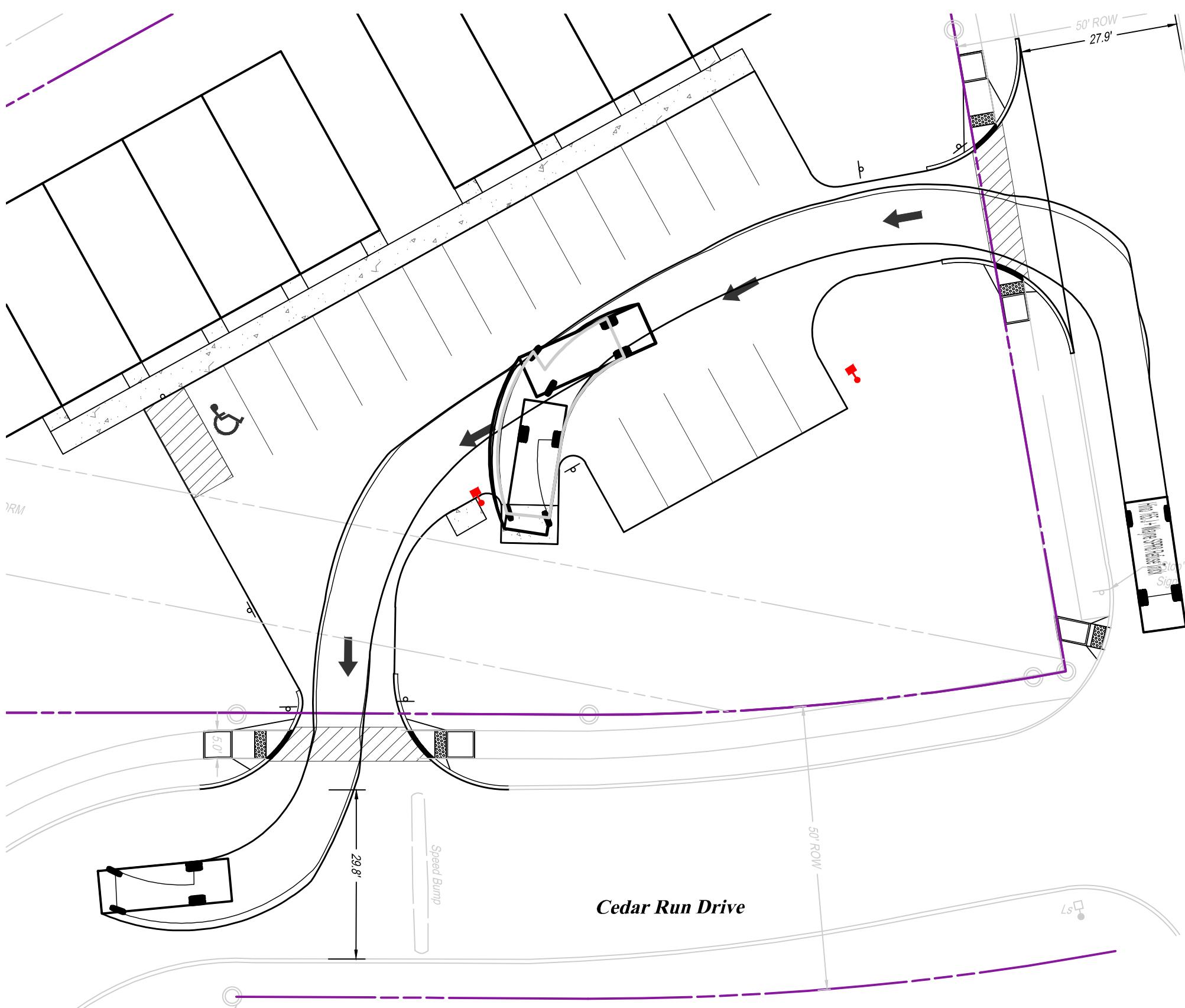
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

REEDLEE LEASING INC

23.050ft
7.533ft
1.229ft
1.229ft
7.533ft
6.00s
23.000ft

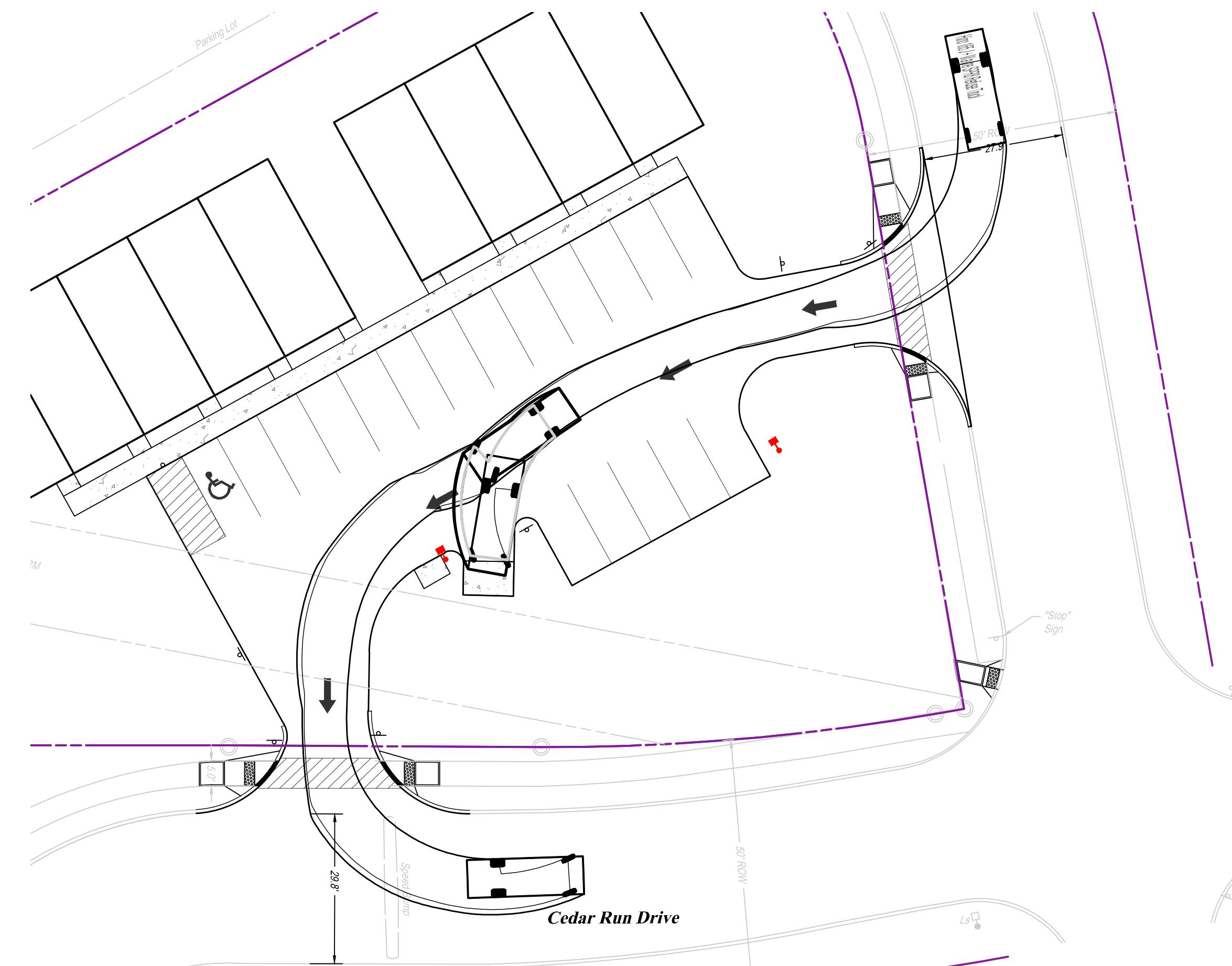


Hino 165 J + Wayne SPR8 Refuse Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius



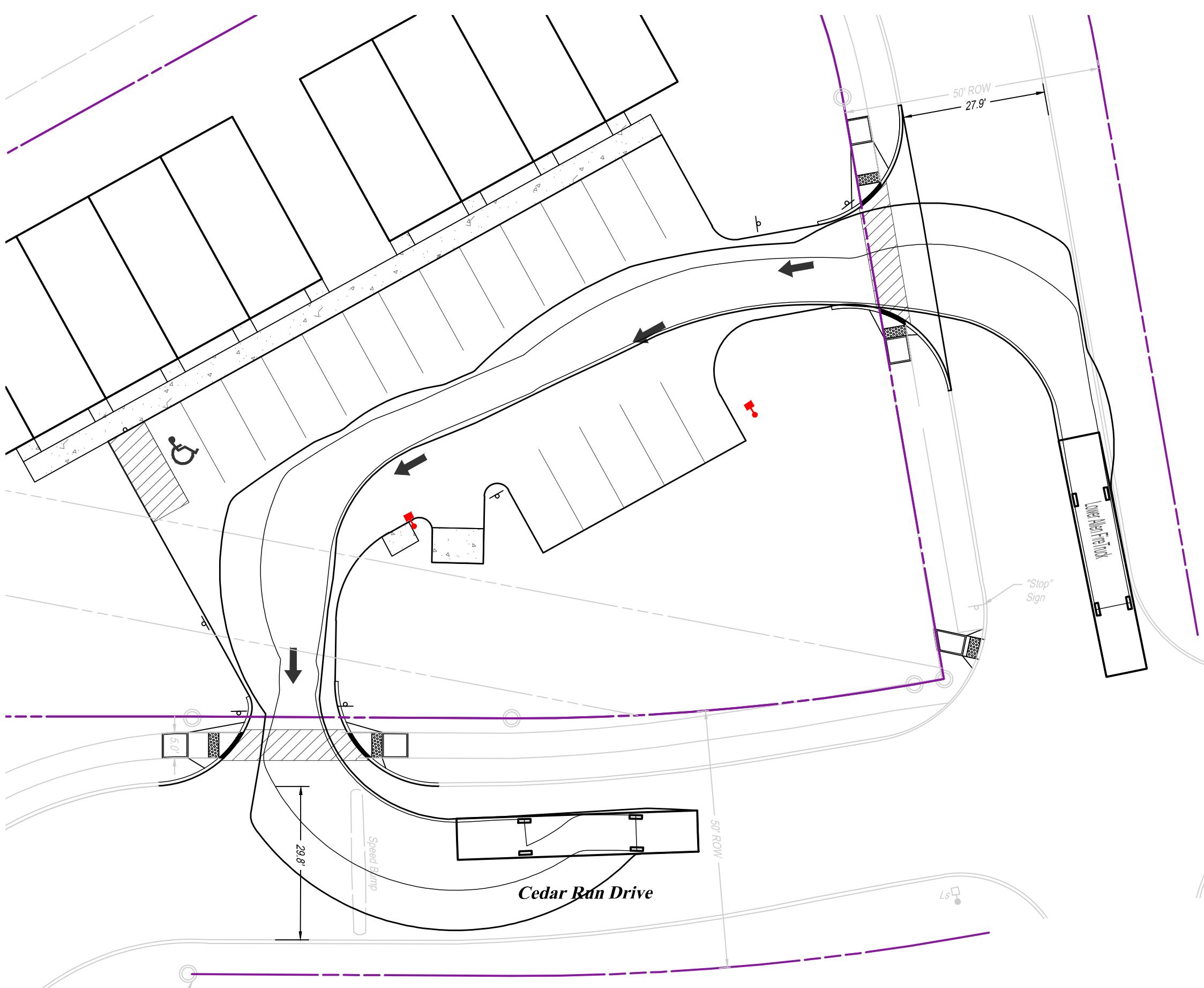
TRASH TRUCK TURNING MOVEMENTS - 1

SCALE: 1" = 20'



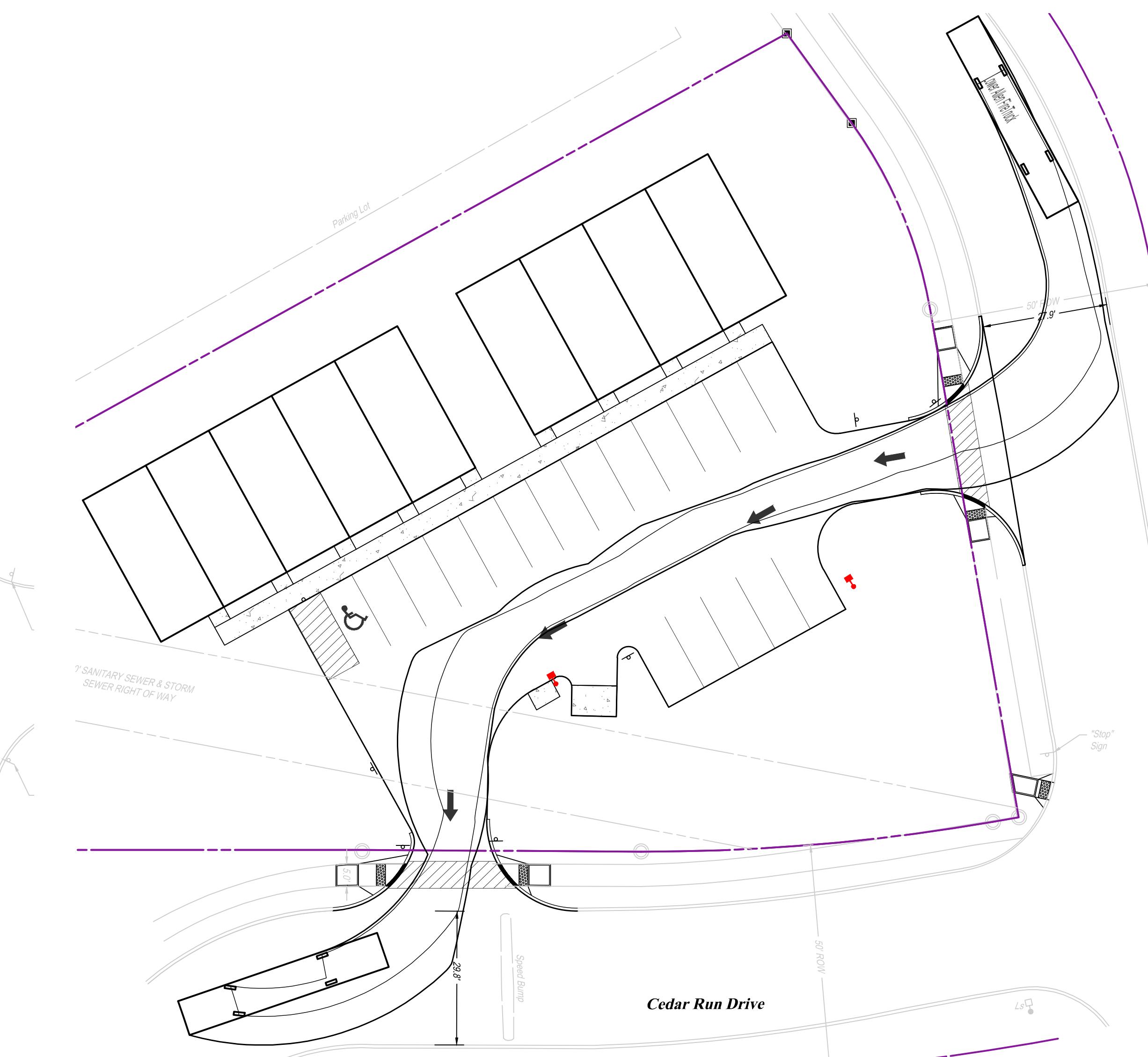
TRASH TRUCK TURNING MOVEMENTS - 2

SCALE: 1" = 20'



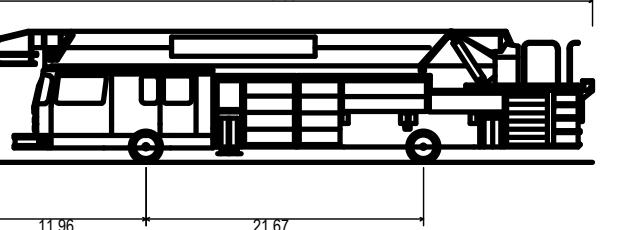
FIRE TRUCK TURNING MOVEMENTS - 1

SCALE: 1" = 20'



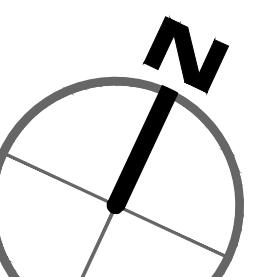
FIRE TRUCK TURNING MOVEMENTS - 2

SCALE: 1" = 20'



Lower Allen Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

46.830ft
8.000ft
10.241ft
0.671ft
0.00ft
5.00s
40.00°



20° 10° 0° 20°

SCALE: 1" = 20'

PROFESSIONAL SEAL
DRAWN YC
REVIEWED ZEG
SCALE AS NOTED
DATE 12/23/2024
PROJECT NO. 23-0307
CAD FILE: 16 TRUCK TURN DETAILS

46.830ft
8.000ft
10.241ft
0.671ft
0.00ft
5.00s
40.00°

Lower Allen Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

46.830ft
8.000ft
10.241ft
0.671ft
0.00ft
5.00s
40.00°

REVISIONS
NO. DATE DESCRIPTION
1 02/04/25 REVISED PER TOWNSHIP, COUNTY, AUTHORITY'S COMMENTS
2 02/04/25 REVISED PER TOWNSHIP AND AUTHORITY'S COMMENTS
3 06/06/2025 ISSUE FOR RECORDING

TITLE
TRUCK TURN
DETAILS

SHEET NO.
19 of 19

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.