

LD1 - COVER SHEET
LD2 - EXISTING CONDITIONS PLAN
LD3 - PROPOSED SITE PLAN
LD4 - FINAL GRADING AND EROSION
CONTROL PLAN
LD5 - EROSION AND SEDIMENTATION CONTROL
NARRATIVE AND DETAILS

MAY 16, 2025

JUNE 11, 2025
AUGUST 12, 2025

WAVAR BLOCK			
SECTION	DESCRIPTION	BOARD ACTION	DATE
192-57C(3)	PROVIDE SIDEWALKS ALONG SAINT JOHNS ROAD	APPROVED	8-11-25
192-57C(8)	PROVIDE CURBS ALONG SAINT JOHNS ROAD	APPROVED	8-11-25
192-57C(1)	PROVIDE ROAD WIDENING ALONG SAINT JOHNS ROAD	APPROVED	8-11-25
192-58C	PROVIDE STREET TREES	APPROVED	8-11-25
192-58L.6	PROVIDE PARK LOT PLANTING ISLAND	APPROVED	8-11-25

NOTE :

APPROVAL OF WAIVER OF THE REQUIREMENT CONTAINED IN SECTION 192-57-C(9) TO PROVIDE SIDEWALKS ALONG ALL STREET FRONTAGE, UNTIL SUCH TIME AS THE INSTALLATION OF THE SAME HAS BEEN DEEMED NECESSARY BY THE TOWNSHIP ENGINEER FOR THE PROTECTION AND WELFARE OF THE GENERAL PUBLIC. THESE IMPROVEMENTS SHALL BE MADE AT THE OWNERS EXPENSE, IN ACCORDANCE WITH COVENANT RUNNING WITH THE LAID, WHICH SHALL BIND THE OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS.

APPROVAL OF A MODIFICATION OF THE REQUIREMENT CONTAINED IN SECTIONS 192-57.8(2) AND 92-57.8(8) TO PROVIDE CURBS AND IN SECTIONS 192-57.8(2)(h) [2] 192-57.C(13) TO PROVIDE FULL-IN-PAVING ON ALL STREET FRONTAGE, TO ALLOW CONSTRUCTION AS SHOWN ON THE PLAN, UNTIL SUCH TIME AS THE FURTHER INSTALLATION OF SAME HAS BEEN DEEMED NECESSARY BY THE TOWNSHIP FOR THE HEALTH, SAFETY OR WELFARE OF THE GENERAL PUBLIC. THESE IMPROVEMENTS SHALL BE MADE AT THE OWNER'S EXPENSE. THIS IS A COVENANT RUNNING WITH THE LAND, WHICH SHALL BIND THE OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS.



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY HOOVER ENGINEERING SERVICES, INC. CONTRACTORS TO CONTACT PA. ONE CALL SYSTEMS, INC. (1-800-242-1778) TO ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.



I CHRIS A. HOOVER, ON THIS DATE _____, 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.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

Chris A. Hoover 8-13-2025

CHRIS A. HOOVER, P.E., P.L.S.


HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS • PLANNERS • SURVEYORS
558 GAUMER RD. SUITE 100
NEW CUMBERLAND PA. 17070-2823
TELEPHONE (717) 770-0100 FAX (717) 770-557

225044BASE

DEVELOPER :
847A PINETOWN ROAD, LLC
C/O JEFFREY A. KOLVA, MANAGING PARTNER
708 SUMMERS COURT
MECHANICSBURG, PA. 17055
(717) 795-1826

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Cumberland

ON THIS THE 13th DAY OF August 2025 BEFORE ME, Jessica Spagnoli
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Jeffrey A. Koiva
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME
FOR THE PURPOSES THEREIN CONTAINED.


JEFFREY A. KOLVA, MANAGING PARTNER

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
Jason L. Serrano
 (NOTARY SEAL)



CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 23rd DAY OF May, 2025
BY THE CUMBERLAID COUNTY PLANNING DEPARTMENT.
Kirk Storer (NB)
DIRECTOR OF PLANNING

BOARD OF COMMISSIONERS

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

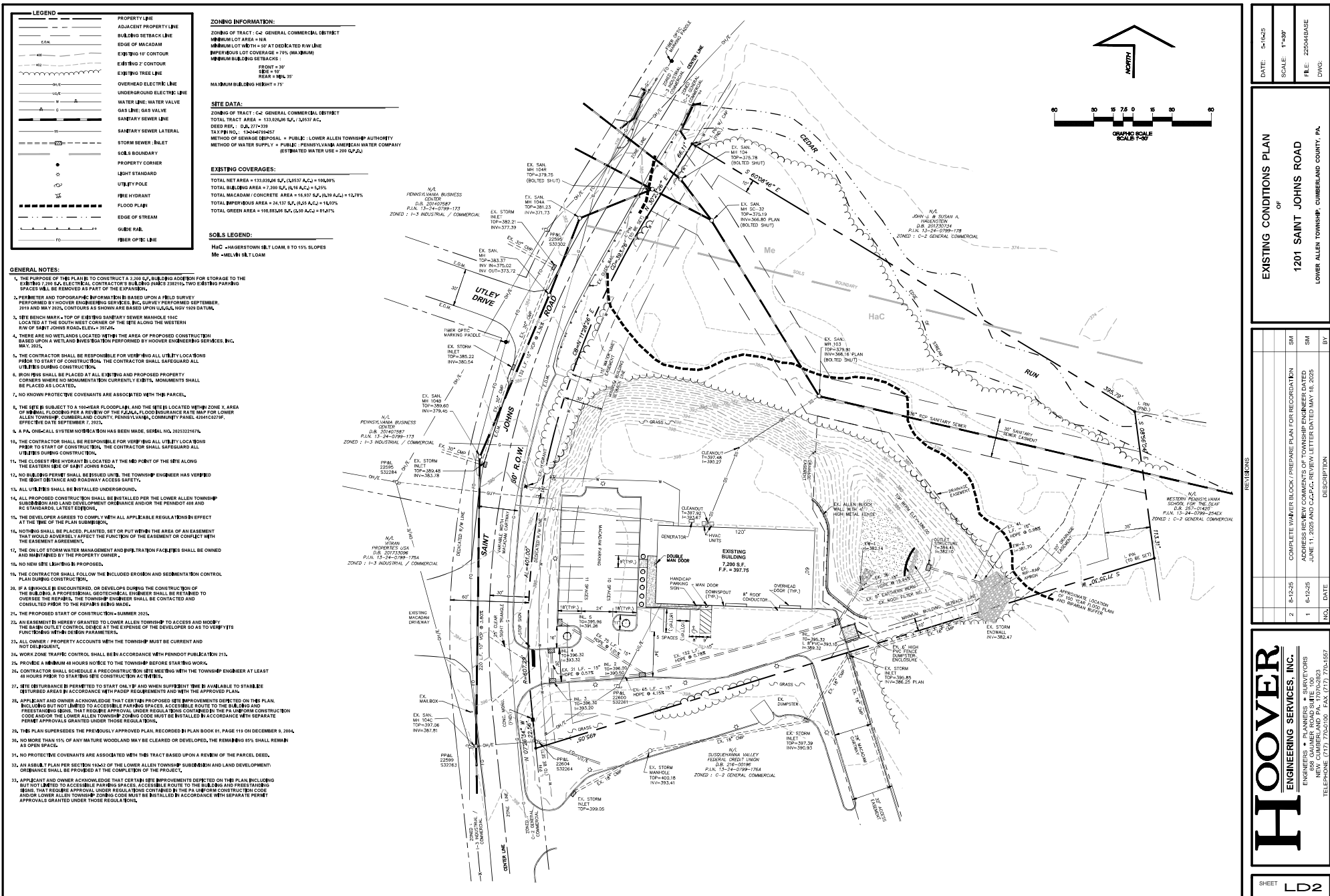
APPROVED THIS 11th DAY OF August, 2020

CONDITIONS OF APPROVAL COMPLETED THIS 1st DAY
OF August, 2020

PRESIDENT Jennifer M. Conrad
SECRETARY Rhonda Davis

RECORDED OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS 27th DAY OF August, 2095
INSTRUMENT NO. 20951777



DATE: 5-16-25

SCALE: 1"=30'

FILE: 22504848E

DWG:

EXISTING CONDITIONS PLAN
OF
1201 SAINT JOHN'S ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

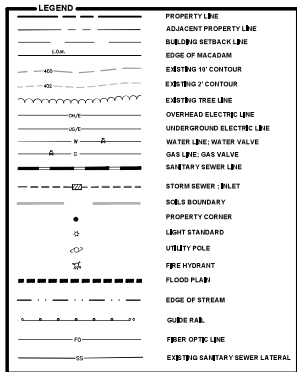
NO.	DATE	DESCRIPTION
2	8-12-25	COMPLETE WINTER BLOCK / PREPARE PLAN FOR RECORDATION
1	6-12-25	ADDRESS REVIEW COMMENTS OF TOWNSHIP ENGINEER DATED JUNE 11, 2025 AND CAPAC REVIEW LETTER DATED MAY 16, 2025

HOOVER

ENGINEERING SERVICES, INC.

ENGINEERS & PLANNERS & SURVEYORS
608 CUMBERLAND PAL 170302923
NEW CUMBERLAND PA 170302923
TELEPHONE (717) 770-0300 FAX (717) 770-1887

SHEET LD2



PARKING SCHEDULE :

OFFICE USE
REQUIRED:
6,000 S.F. OR LESS
1 SPACE PER 200 S.F. OF GROSS FLOOR AREA
3,000 S.F., 200+ S.F. SPACES
WAREHOUSE USE
REQUIRED:
UNDER 50,000 S.F., OF GROSS FLOOR AREA
1 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA
PLUS REQUIRED SPACES FOR ANY OFFICE OR SALES AREAS
6,000 S.F., 1,000+ S.F. 2 SPACES
ACCESSIBLE PARKING SCHEDULE
REQUIRED: PARKING LOTS FROM 1-25 SPACES
1 VAN ACCESSIBLE SPACE
PROVIDED: 1 VAN ACCESSIBLE SPACE
TOTAL SPACES REQUIRED = 17
TOTAL SPACES PROVIDED = 34
25 SPACES = 1' X 16'
1 VAN ACCESSIBLE SPACE

LOADING SPACE REQUIREMENT INFORMATION :

REQUIRED:
2 SPACES PER BUILDING OF 6,000 TO 70,000 S.F. G.F.A. OR LESS
COMPLETED BUILDING SIZE = 6,400 S.F. = 2 SPACES REQUIRED
PROVIDED:
2 LOADING SPACES PROVIDED = 1' X 45'

PROPOSED COVERAGES:

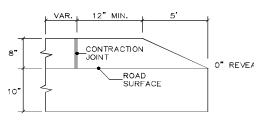
TOTAL NET AREA = 133,024.04 S.F. (1,937 A.C.) = 100.00%
TOTAL BUILDING AREA = 6,400 S.F. (IN 1 A.C.) = 6.88%
TOTAL MACADAM/CONCRETE AREA = 18,793 S.F. (IN 1 A.C.) = 14.1%
TOTAL IMPERVIOUS AREA = 21,917 S.F. (IN 1 A.C.) = 16.8%
TOTAL GREEN AREA = 104,872.6 S.F. (IN 1 A.C.) = 79.2%

PARKING AREA LANDSCAPING INFORMATION :

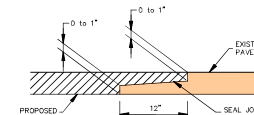
REQUIRED:
5% OF THE BUILDING PARKING AREA
6,360 S.F. X 5% = 318 S.F.
PROVIDED:
564 S.F.

SIGHT DISTANCE INFORMATION :

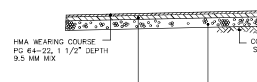
SPEED LIMIT = 35 MPH
REQUIRED SIGHT DISTANCE LEFT = 239'
REQUIRED SIGHT DISTANCE RIGHT = 356'
AVAILABLE SIGHT DISTANCE LEFT = 356'
AVAILABLE SIGHT DISTANCE RIGHT = 239'



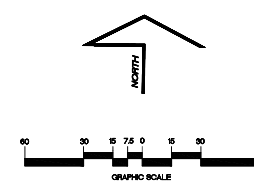
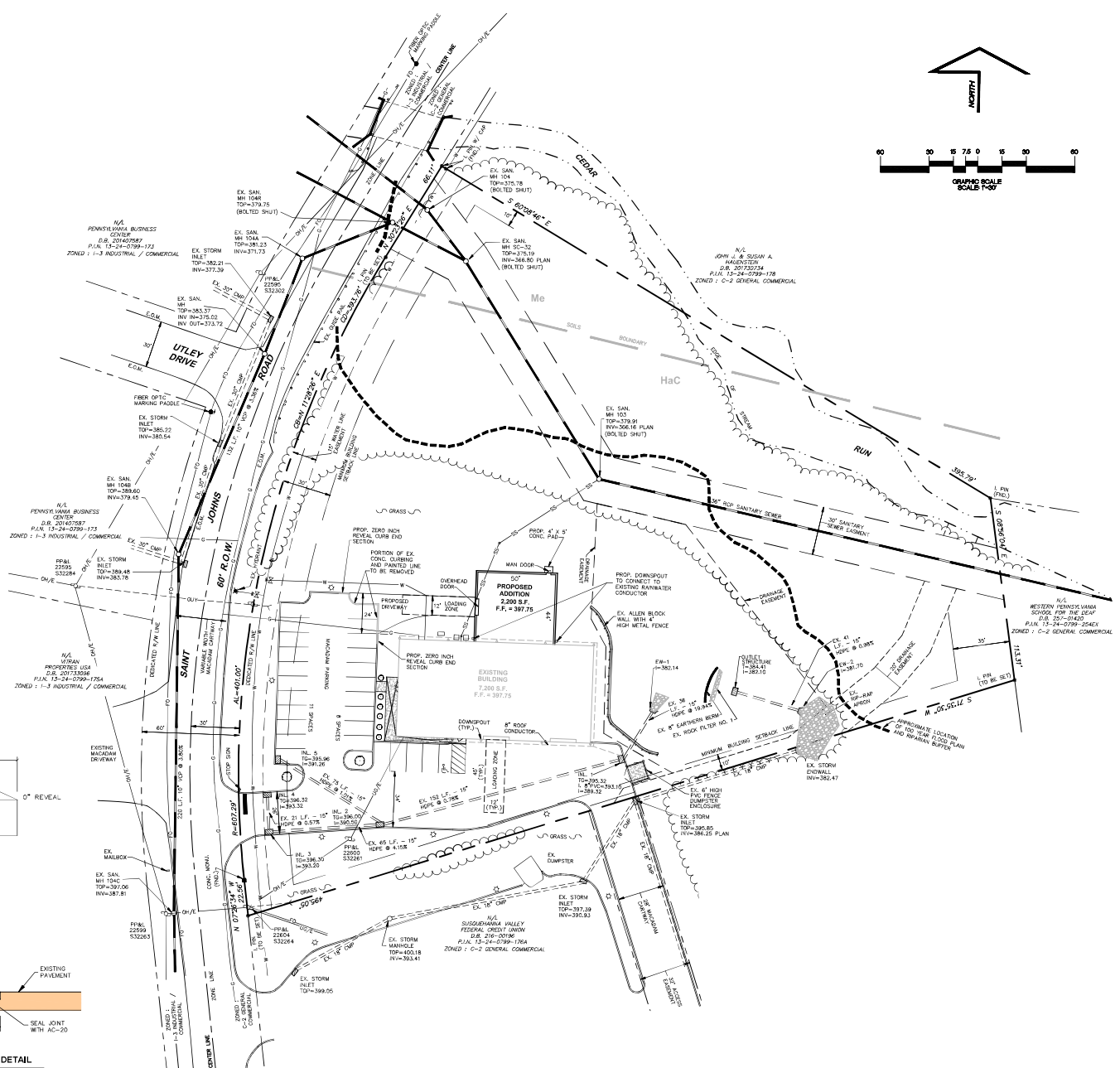
CURB END DETAIL
not to scale



PAVEMENT NOTCH DETAIL
not to scale



TYPICAL PAVEMENT SECTION
not to scale

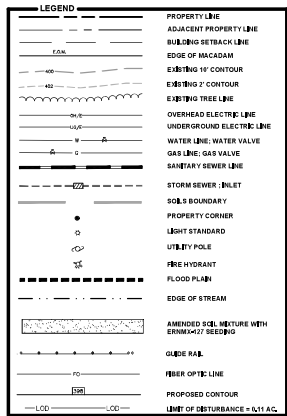


DATE: 5/14/25
SCALE: 1"=30'
FILE: 220448ABE
DWG:

PROPOSED SITE PLAN
OF
1201 SAINT JOHNS ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

REVISIONS		DESCRIPTION
NO.	DATE	
2	5/12/25	COMPLETE WINTER BLOCK / PREPARE PLAN FOR RECORDATION
1	5/14/25	ADDRESS REVIEW COMMENTS OF TOWNSHIP ENGINEER DATED JUNE 11, 2025 AND C.C.P.C. REVIEW LETTER DATED MAY 16, 2025

HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS & PLANNERS & SURVEYORS
605 GAUMER ROAD SUITE 100
NEW CUMBERLAND PA 17056-0253
TELEPHONE (717) 224-0300 FAX (717) 270-1557



GENERAL CONSTRUCTION NOTES

1. ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS AND BENCHMARKS ON THE SITE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. IN THE EVENT OF ANY DISCREPANCY BETWEEN FIELD AND PLAN CONDITIONS, IF DETECTED, THE DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 287 - THE PA ONE CALL NOTIFICATION OF UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED PAVEMENT OR GROUND SURFACE UNLESS OTHERWISE NOTED.
4. ALL FINAL SITE GRADING SHALL BE SMOOTH AND EVEN AND WITHOUT ABRUPT BREAKS OR CHANGES IN GRADES.
5. ALL SLOPES SHALL BE GRADED AT A 3:1 RATIO OR FLATTER UNLESS OTHERWISE INDICATED.
6. LOWER ALLEN TOWNSHIP SHALL HAVE A BLANKET EASEMENT TO ENTER THE PROPERTY TO REVIEW AND INSPECT THE STORMWATER MANAGEMENT FACILITIES LOCATED ON THE PROPERTY.
7. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL STORM WATER MANAGEMENT FACILITIES AND OTHER BEST MANAGEMENT PRACTICES CONSTRUCTED ON THE PROPERTY.
8. NEW ELECTRIC AND OTHER UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY DURING THE FINAL DESIGN PHASE.

SOILS LEGEND:

HaC - HAGERSTOWN SILT LOAM, 8 TO 15% SLOPES
Me - MELVIN SILT LOAM

OPERATION AND MAINTENANCE PLAN FOR STORMWATER BMPs

INSPECTIONS

1. STORMWATER FACILITIES AND PERMANENT BMPs MUST BE INSPECTED BY ACCORDANCE WITH THE O & M PLAN. THE PROPERTY OWNER HAS TWO OPTIONS:
 - A. EMPLOY AN OUTSIDE PROFESSIONAL TO CONDUCT THE INSPECTIONS AND PREPARE REPORTS. THE ENTITY CONDUCTING THE INSPECTIONS SHALL BE REQUIRED TO SUBMIT A REPORT TO THE MUNICIPALITY ANNUALLY. REPORTS SHALL BE LIMITED BY PARAGRAPH 1 FOR REQUIREMENTS COMPLETED THE PREVIOUS YEAR. THE REPORT SHALL DOCUMENT THE CONDITION OF THE FACILITIES AND RECOMMEND NEEDED REPAIRS, RECOMMENDED REPAIRS AND OTHER CORRECTIVE ACTIONS SHALL BE IMPLEMENTED BY THE PROPERTY OWNER WITHIN THIRTY DAYS OF THE REPORT DATE.
 - B. ENTER INTO AN AGREEMENT WITH THE MUNICIPALITY FOR THE MUNICIPALITY TO CONDUCT THE INSPECTIONS AND PREPARE REPORTS. THE CABLE BE INCLUDED IN THE STORMWATER FACILITIES AND BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE AND MONITORING AGREEMENT IN A M & M AGREEMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REIMBURSING THE MUNICIPALITY FOR THE COSTS INVOLVED IN ACCORDANCE WITH THE M & M AGREEMENT.
2. OPEN BASINS SHALL BE INSPECTED FOUR TIMES PER YEAR AND AFTER EVERY RAIN EVENT EXCEEDING ONE INCH. INSPECTIONS OF OPEN BASINS SHALL INCLUDE BUT NOT BE LIMITED TO:
 - I. STABILITY OF EMBANKMENTS AND OTHER SIDE AREAS.
 - II. INTERIOR AND CONDITION OF WEIR BENCH.
 - III. COLLECTION STORAGE AND RELEASE OF STORMWATER IN ACCORDANCE WITH THE FACILITY DESIGN.
 - IV. SEDIMENT ACCUMULATION.
 - V. SAFETY.
3. SUBSURFACE STORAGE FACILITIES SHALL BE INSPECTED FOUR TIMES PER YEAR AND AFTER EVERY RAIN EVENT EXCEEDING ONE INCH. INSPECTIONS OF SUBSURFACE STORAGE FACILITIES SHALL INCLUDE BUT NOT BE LIMITED TO:
 - I. LINTHOLE INTEGRITY AND OPERATION OF GULLY LINTHOLE AND OUTLET STRUCTURES AND APPURTENANCES.
 - II. STABILITY OF EMB. OVER AND ADJACENT TO THE FACILITY.
 - III. COLLECTION STORAGE AND RELEASE OF STORMWATER IN ACCORDANCE WITH THE FACILITY DESIGN.
 - IV. SEDIMENT ACCUMULATION.
 - V. SAFETY.

MAINTENANCE

1. VEGETATION IN AND ADJACENT TO BASINS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN AND IN ACCORDANCE WITH MUNICIPAL ORDINANCES.
2. BMPs SHALL BE MAINTAINED FOR QUARTERLY RAINS. FLOTTABLE DEBRIS THAT MAY IMPACT OPERATION OF THE OUTLET STRUCTURE SHALL BE REMOVED IMMEDIATELY.
3. OPERATOR WEEDS AND WATER QUALITY BMPs SHALL BE OBSERVED QUARTERLY DURING RAINFALL EVENTS TO INSURE OPERATION AS DESIGNED. BMPs SHALL BE CLEANED AS REQUIRED TO INSURE CONTINUED OPERATION AS DESIGNED.
4. MAINTENANCE AND OBSERVATION ACTIVITIES SHALL BE DOCUMENTED IN THE INSPECTION REPORT.

POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN UTILIZATION BMPs DURING CONSTRUCTION

1. PROTECT PRE-CONSTRUCTION BMP AREAS FROM COMPACTING PRIOR TO INSTALLATION.
2. INSTALL AND MAINTAIN PROPER EROSION CONTROL MEASURES DURING CONSTRUCTION.
3. SEED AS SPECIFIED AND STABILIZE TOPSOILS.

POST CONSTRUCTION RECYCLING NOTE

ALL WASTE AND MATERIALS GENERATED BY AND REMOVED FROM POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES SHALL BE REMOVED FROM THE PROPERTY PRIOR TO THE END OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE AND MATERIALS FROM THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE AND MATERIALS FROM THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE AND MATERIALS FROM THE PROPERTY.

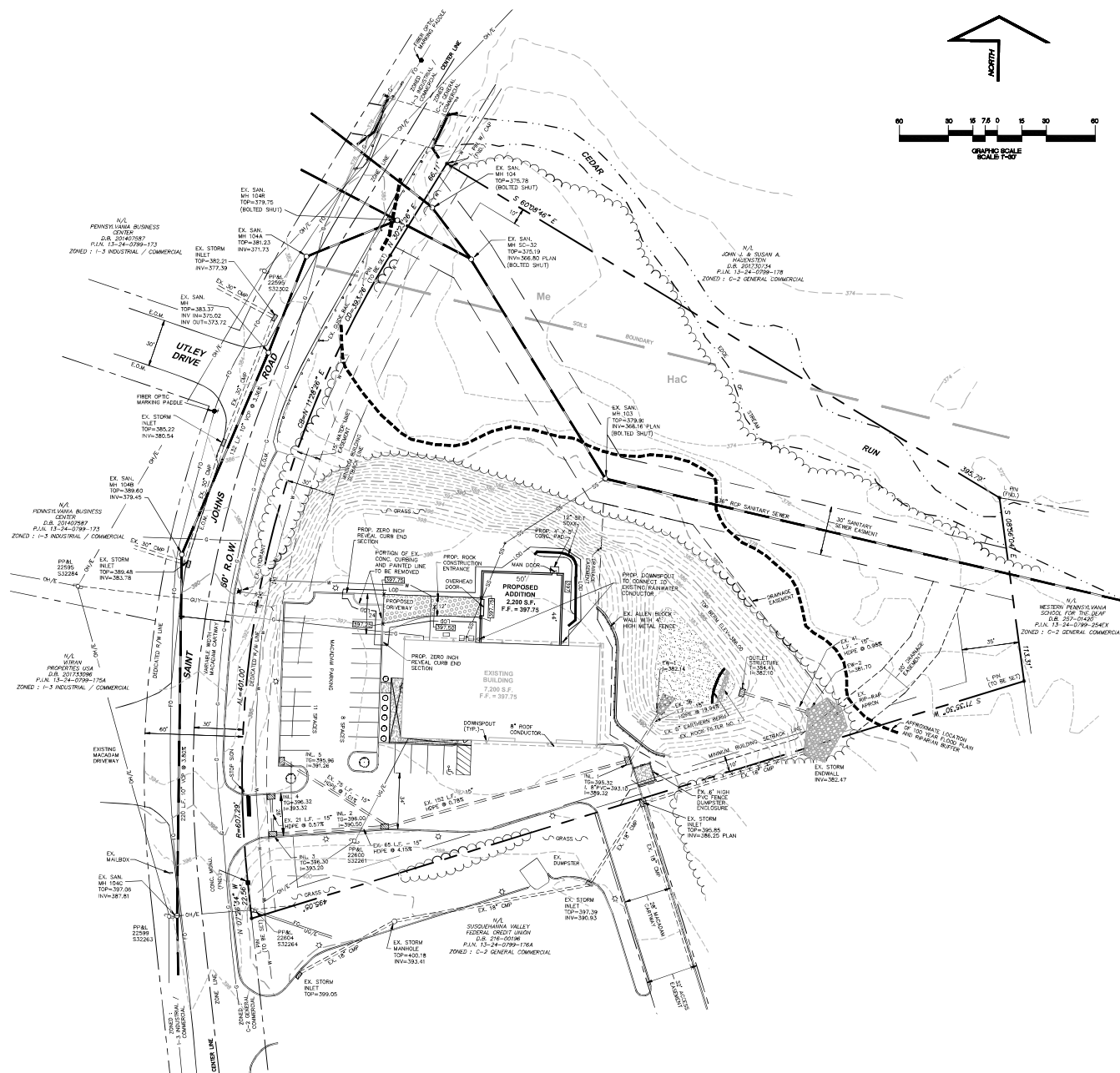
CRITICAL STAGE CONSTRUCTION INSPECTIONS

CONTRACTOR SHALL NOTIFY THE OWNER'S LICENSED PROFESSIONAL FOR INSPECTIONS BELOW:

1. INSTALLATION OF ALL PRE-CONSTRUCTION BMPs:
 - a. ROCK CONSTRUCTION ENTRANCES
 - b. PLACEMENT OF COMPOST FILTER BUCKS
 - c. LIMITS OF DISTURBANCE DEMARCATION
2. INSTALLATION OF PRE-CONSTRUCTION SEDIMENTATION AND OUTLET STRUCTURE.
3. ON REACHING 75% PERMANENT STABILIZATION
4. DURING REMOVAL OF TEMPORARY BMPs.

ALTERATIONS TO STORMWATER MANAGEMENT BMPs:

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY SWM BMPs, FACILITIES, AREAS, STRUCTURES, OR EASEMENTS THAT WERE INSTALLED/APPROVED AS A REQUIREMENT OF THIS CHAPTER WITHOUT APPROVAL OF THE MUNICIPALITY.



DATE:	5-16-25
SCALE:	1"=30'
FILE:	Z2548486
DWG:	

FINAL GRADING AND EROSION CONTROL PLAN OF 1201 SAINT JOHNS ROAD LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

NO.	DATE	DESCRIPTION	BY
2	6-12-25	COMPLETE WALKER BLOCK / PREPARE PLAN FOR RECORDATION	SM
1	6-12-25	ADDRESSES PREVIOUS COMMENTS OF TOWNSHIP ENGINEER DATED JUNE 11, 2025 AND C.C.P.C. REVIEW LETTER DATED MAY 16, 2025	SM

HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS • PLANNERS • SURVEYORS
606 GAMER ROAD SUITE 100
NEW CUMBERLAND, PA 17070-2623
TELEPHONE (717) 726-0488 FAX (717) 726-4557

