Plat Num: 20-031

Cumberland County Subdivision and Land Development Review Report

Municipality:	Lower Allen	Surveyor/ Engineer:	BL Companies	Owner/ Developer:	Lower Allen Twp Development Authority
Plat Title:	Lower Allen Commons				
Plat Status:	Preliminary/Final			Plat Type:	Land Development
# of New Lots:	0	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	13.76
Total Tract Acreage:	13.76				
Zoning District:	C-4			Proposed Land Use:	Commercial/Retail
Date Received:	2/21/2020	County Review:	3/2/2020	Reviewed by:	SH
Checked by:					

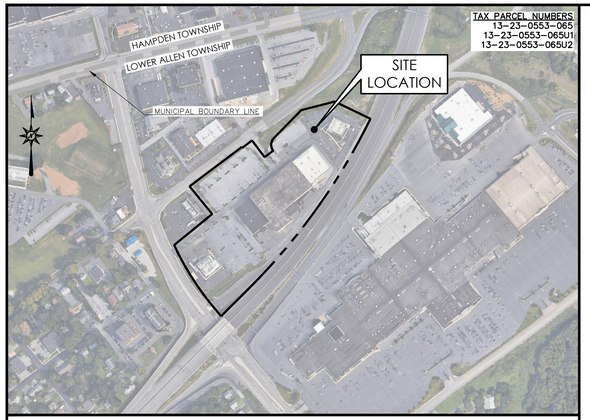
☐ Plat appears to comply with applicable regulations.

☒ Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.

☐ Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The plan should include a note regarding wetlands and floodplains (SLDO 192-31.D.1.D.3 & 5).
2. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures.



LOCATION MAP

SCALE: 1"=400'

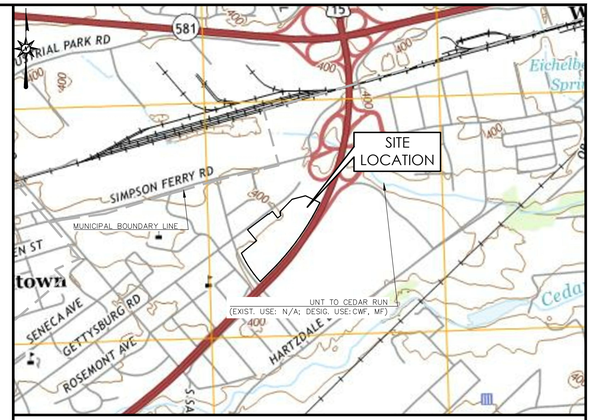
GRAPHIC SCALE
400 200 0 400
SCALE IN FEET

PRELIMINARY / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

FOR

LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA



VICINITY MAP

LEMOYNE, PA USGS QUAD

SCALE: 1"=1000'

GRAPHIC SCALE
1000 500 0 1000
SCALE IN FEET

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 50 OF 2017 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 20183380628, SUBMITTED ON 12/04/2018.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

(AH) WINDSTREAM
929 MARTHAS WAY
HIAWATHA, IA 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: locate.desk@windstream.com

(AX) PENNSYLVANIA AMERICAN WATER
852 WESLEY DR
MECHANICSBURG, PA 17055
CONTACT: MICHAEL GENNONE
EMAIL: michael.gennone@amwater.com

(CTI) FRONTIER COMMUNICATIONS OF PA INC.
67 SOUTH MAIN STREET
SHICKSHINNY, PA 18655
CONTACT: JOHN BUGDONOVITCH
EMAIL: john.bugdonovitch@ftr.com

(HC) VERIZON PENNSYLVANIA LLC
1026 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.delia@verizon.com

(LA1) LOWER ALLEN TOWNSHIP AUTHORITY
120 LIMEKILN ROAD
NEW CUMBERLAND, PA 17070
CONTACT: BRIAN KAUFFMAN
EMAIL: bkauffman@latwp.org

(LAL) LOWER ALLEN TOWNSHIP
2233 GETTYSBURG ROAD
CAMP HILL, PA 17011
CONTACT: DANIEL FLINT
EMAIL: dflint@latwp.org

(PRD) PPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET ST
WILKES BARRE, PA 18702
CONTACT: MARK SANTAYANA
EMAIL: mcsantayana@pplweb.com

(SB) COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: mike_sweigard@cable.comcast.com

(TW) CENTURY LINK
122 BALTIMORE STREET PO BOX 896
HANOVER, PA 17331
CONTACT: LEO HILBERT
EMAIL: leo.c.hilbert@centurylink.com

(UI) UGI UTILITIES INC
1301 AIP DRIVE
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM

Pennsylvania One Call System Response List

Responses for Serial Number: 20183380628 as of 2/10/2020 11:46 AM

AH	WINDSTREAM	CLEAR - NO FACILITIES * 12/04/2018 21:57:35
AX	PENNSYLVANIA AMERICAN WATER	DESIGN CONFLICT. PLEASE SEND PLANS TO: JEFF HORTON PENNSYLVANIA AMERICAN WATER 852 WESLEY DR MECHANICSBURG PA 17055 * 12/04/2018 09:18:19
CTI	FRONTIER COMMUNICATIONS CTI51 LLC	CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER * 12/04/2018 15:42:17
HC	VERIZON PENNSYLVANIA LLC	CLEAR - NO FACILITIES * 12/04/2018 10:09:57
LA1	LOWER ALLEN TOWNSHIP AUTHORITY	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 12/04/2018 11:24:00
LAL	LOWER ALLEN TOWNSHIP	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 12/05/2018 15:52:18
PRD	PPL ELECTRIC UTILITIES CORPORATION	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 12/20/2018 12:57:55
SB	COMCAST CABLE COMMUNICATIONS INC	CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER * 12/04/2018 15:42:18
TW	CENTURYLINK FORMERLY EMBARQ	FIELD MARKED * 12/04/2018 15:42:25
UI	UGI UTILITIES INC-HARRISBURG	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 02/07/2019 11:55:28

PREPARED FOR:

Lower Allen Township
Development Authority
2233 Gettysburg Road
Camp Hill, PA 17011
(717) 975-7575

PREPARED BY:

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ SS

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, _____ THE UNDERSIGNED

OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN TO

BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED

THAT _____ EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO
SET MY HAND AND OFFICIAL SEAL

OWNER

NOTARY

MY COMMISSION EXPIRES _____, 20___.

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW CERTIFICATION

REVIEWED THIS _____ DAY OF _____, 20__ BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR _____

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.
APPROVED THE _____ DAY OF _____, 20__.

CONDITIONS OF APPROVAL COMPLETED THIS ___ DAY OF _____, 20__

PRESIDENT

SECRETARY

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ SS

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, _____ THE UNDERSIGNED

OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN TO

BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND

ACKNOWLEDGED THAT _____ EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO
SET MY HAND AND OFFICIAL SEAL

OWNER

NOTARY

MY COMMISSION EXPIRES _____, 20___.

Sheet List Table

1	CV-1	COVER SHEET
2	GN-1	GENERAL NOTES
3	EX-1	EXISTING CONDITIONS PLAN
4	DM-1	DEMOLITION PLAN
5	SP-1	SITE PLAN
6	CP-1	CONDOMINIUM PLAN
7	GD-1	GRADING & DRAINAGE PLAN
8	SU-1	SITE UTILITY PLAN
9	PR-1	PROFILES
10	DN-1	DETAIL SHEET
11	DN-2	DETAIL SHEET
12	DN-3	DETAIL SHEET
13	DN-4	DETAIL SHEET
14	EC-1	EROSION & SEDIMENTATION CONTROL PLAN
15	EC-2	EROSION & SEDIMENTATION CONTROL NOTES
16	EC-3	EROSION & SEDIMENTATION CONTROL DETAILS
17	EC-4	EROSION & SEDIMENTATION CONTROL DETAILS

MODIFICATIONS AND WAIVERS REQUESTED

APPROVAL DATE

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS OF THE TOWNSHIP OF LOWER ALLEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE:

§192-30	PRELIMINARY PLAN SUBMISSION
§192-44	IMPROVEMENTS GUARANTEE ESCROW
§192-57.C(9)	SIDEWALKS SHALL BE REQUIRED ALONG ALL STREET FRONTAGES
§192-58.E(10)	PARKING LOT PLANTING ISLANDS DESIGNED TO COLLECT STORMWATER
§192-59.C(2)	PARKING SPACES ADJACENT TO END ISLANDS SHALL BE AN ADDITIONAL 2' WIDE

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS _____ DAY OF _____, 20__.

Instrument #_____

LOWER ALLEN TOWNSHIP ACT 167 STORMWATER DESIGN CERTIFICATION

_____, DESIGN ENGINEER, 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.

LANDOWNERS

Lower Allen Township Development Authority
2233 Gettysburg Road
Camp Hill, PA 17011
(717) 975-7575

DEVELOPER / APPLICANT

Lower Allen Township Development Authority
2233 Gettysburg Road
Camp Hill, PA 17011
(717) 975-7575

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

JOHN K. MURPHY P.L.S.
REG. NO. SU-049365-E

DATE

ENGINEER'S CERTIFICATION

I, ALARIC J. BUSHER, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

ALARIC J. BUSHER
REG. NO. PE 60320

DATE

DATES

ISSUE DATE: FEBRUARY 18, 2020
REVISIONS:

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PERMIT FOR THE BULK GRADING AND STORMWATER MANAGEMENT OF LOWER ALLEN COMMONS AS WELL AS THE CONSTRUCTION OF A NEW MAIN ACCESS DRIVE ON LANDS LOCATED IN LOWER ALLEN TOWNSHIP.

CV-1 No. 1 of 17

© 2020 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOWER ALLEN TOWNSHIP, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) STANDARDS AND SPECIFICATIONS 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. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWNSHIP CONSTRUCTION PERMITS, INCLUDING PENNDOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER 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.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS 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 FOR USE IN BIDDING AND CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
6. 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.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, 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.
8. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION & SEDIMENTATION CONTROL PLAN NOTES/DETAILS.
9. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
10. 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.
11. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
12. THE WORD "MEET" ON THIS PLAN MEANS CONTRACTOR TO MATCH AND TIE TO EXISTING SURFACE ELEVATION. THE WORD "PROVIDE" ON THE PLAN SET MEANS CONTRACTOR TO PROVIDE, FURNISH, AND INSTALL.
13. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
14. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
15. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
16. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE OWNER AND ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
18. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
19. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO PENNDOT 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.
20. THE CONTRACT LIMIT IS THE LIMIT OF DISTURBANCE LINE UNLESS OTHERWISE SPECIFIED.
21. 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.
22. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING. ALL PAINT STRIPING SHALL HAVE A MINIMUM OF 2 COATS OF PAINT.
23. PAVEMENT MARKING KEY:

4" SYDL	4" SOLID YELLOW DOUBLE LINE	4" SRL	4" SOLID RED LINE
4" SYL	4" SOLID YELLOW LINE	12" SWSB	12" SOLID WHITE STOP BAR
24" SYL	24" SOLID YELLOW LINE	24" SWSB	24" SOLID WHITE STOP BAR
4" SWL	4" SOLID WHITE LINE	6" BWL	6" BROKEN WHITE LINE
24" SWL	24" SOLID WHITE LINE	6" AWL	6" AUXILIARY WHITE LINE
6" SWL	6" SOLID WHITE LINE		

24. PARKING SPACES SHALL BE STRIPED WITH 4" SYL; HATCHED AREA SHALL BE STRIPED WITH 4" SYL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
25. STOP BAR AND STOP LEGEND MARKINGS SHALL BE HOT THERMOPLASTIC TYPE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
26. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS BY METHOD APPROVED BY PENNDOT.
27. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
28. THE CONTRACTOR SHALL PROVIDE A TOPOGRAPHIC SIGNED AND SEALED AS-BUILT SURVEY BY A STATE LICENSED LAND SURVEYOR AND RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER MANAGEMENT FACILITIES) TO THE OWNER AND THE TOWNSHIP AT THE END OF CONSTRUCTION AND IN CONFORMANCE WITH THE SPECIFICATIONS.
29. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS 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.
30. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
31. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
32. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
33. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
34. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
35. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1, UNIFORMED FIRE CODE.
36. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE NFPA CODE.
37. ANY COMPONENTS TO REMAIN OR BE PROTECTED THAT ARE DAMAGED DURING DEMOLITION AND/OR SALVAGE OPERATIONS SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
38. ALL EXISTING AND PROPOSED EASEMENTS ON OR AFFECTING THE SITE ARE SHOWN ON THE PLANS.
39. A COPY OF THE APPROVAL FROM THE PA DEPARTMENT OF LABOR AND INDUSTRY, WHERE APPLICABLE, SHALL BE PROVIDED BEFORE A BUILDING PERMIT IS ISSUED.
40. NEITHER THE DEPARTMENT NOR ANY MUNICIPALITY TO WHICH PERMIT-ISSUING AUTHORITY HAS BEEN DELEGATED UNDER THE "STATE HIGHWAY LAW" SHALL BE LIABLE IN DAMAGES FOR ANY INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT, OR FOR FAILURE TO REGULATE ANY DRIVEWAY. FURTHERMORE, THE TOWNSHIP SHALL NOT BE HELD LIABLE FOR DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY THE DEPARTMENT.
41. CONTRACTOR TO ERECT AND INSTALL "BL COMPANIES" SIGN PRIOR TO CONSTRUCTION. COORDINATE LOCATION WITH TOWNSHIP AND ENGINEER. CONTRACTOR TO MAINTAIN SIGN DURING CONSTRUCTION AND RETURN SIGN TO ENGINEER AFTER COMPLETION OF SITE CONSTRUCTION.
42. NO PARKING FIRE ZONES, FIRE LANES AND/OR SIGNAGE SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL AND SHALL BE PROVIDED TO THE SATISFACTION TO THE TOWNSHIP/FIRE MARSHALL.
43. A FIRE DEPARTMENT ACCESS BOX (KNOX BOX) SHALL BE INSTALLED. THIS BOX WILL BE REQUIRED TO CONTAIN KEYS TO THE BUILDING, GATES, FIRE PROTECTION SYSTEM AND OTHER AREAS REQUESTED BY THE FIRE DEPARTMENT.
44. PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, No. 428), AS AMENDED, A HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY [RIGHT-OF-WAY].
45. ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
46. WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
47. A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
48. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS. ALL PAVEMENT MARKINGS SHALL BE HOT THERMOPLASTIC.
49. ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
50. LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
51. MANHOLE COVERS FOR STORM MANHOLES SHALL BE CAST WITH THE WORD "STORM" FOR IDENTIFICATION PURPOSE.
52. CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
53. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
54. SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PADEP REQUIREMENTS AND WITH THE APPROVED PLAN.

DEMOLITION NOTES

1. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENTATION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION, AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY DEMOLITION MATERIAL, 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.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
5. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
6. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AS REQUIRED, OR AS OTHERWISE NOTED HEREON. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE OWNER SHALL PAY ALL UTILITY CO. PROVIDER FEES FOR ABANDONMENT'S AND REMOVALS.
7. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION 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.
8. 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 OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENT CONTROLS AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENT CONTROLS AS PER THE EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN, AT THAT TIME.
9. THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID BY THE CONTRACTOR.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED OR ORDERED BY THE ENGINEER, OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
11. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY, AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 242-1776 AND VERIFY ALL UTILITY AND DRAINAGE LOCATIONS.
12. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO ALL UTILITIES LISTED WITHIN THE PA ONE-CALL INFORMATION PROVIDED ON SHEET CV-1 AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
13. BACKFILL AND COMPACT DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS WITH APPROVED SOIL MATERIAL. FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. BUILDING FOUNDATION AREA TO BE BACKFILLED IN 6" LIFTS WITH GRAVEL FILL OR SUITABLE MATERIAL, COMPACTED TO 95% MAX. DRY DENSITY (MODIFIED PROCTOR TEST), PER ASTM D1557 AT ± 2% OF OPTIMUM MOISTURE CONTENT, AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
14. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, THE LOWER ALLEN TOWNSHIP AND PENNDOT.
15. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE PROJECT ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS, AS WELL AS HAVE ONE CALL DIG MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
16. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY FOR PROTECTION 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.
17. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
18. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
19. THE CONTRACTOR SHALL COMPLY WITH CFR29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
20. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
21. CARE SHOULD BE TAKEN TO PREVENT DUST AND DEBRIS FROM LEAVING THE BOUNDARIES OF THE PROPERTY.
22. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
23. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
24. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
25. UTILITY CONTACTS ARE LISTED ON SHEET CV-1.
26. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
27. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE RER CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
28. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS SET FOR OTHER PERTINENT INFORMATION.

GRADING AND DRAINAGE GENERAL NOTES

1. THE PRE-DEVELOPMENT CONDITION CONSISTS OF A VACANT BONTON & BORDERS BUILDING AND ASSOCIATED PARKING. PROPOSED IMPROVEMENTS CONSISTS OF THE CONSTRUCTION OF A MAIN ACCESS DRIVE, STORMWATER MANAGEMENT FACILITIES, UTILITIES, ETC.
2. NORTH ARROW AND BEARINGS BASED ON NAD83 PA SOUTH.
3. ELEVATIONS AND CONTOURS ARE BASED ON NAVD83. CONTOURS OUTSIDE OF THE LIMIT OF THE SITE TO BE DEVELOPED ARE BASED ON LIDAR CONTOURS FROM PASDA.
4. NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, REFERENCE AS "ZONE X", AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY AS TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 277 OF 480, MAP NUMBER 42041C0277E, AND PANEL 281 OF 480, MAP NUMBER 42041C0281E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
5. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE UTILITY PLAN FOR BUILDING CONNECTION LOCATIONS AND DETAILS.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
7. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
8. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWNSHIP REQUIRED TO PERFORM ALL REQUIRED WORK.
10. FOUNDATION SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
11. THE CONTRACTOR SHALL COMPACT FILL IN 6" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
12. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
13. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY CUMBERLAND COUNTY CONSERVATION DISTRICT OR DEP PRIOR TO THE START OF WORK ON THE SITE.
14. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL MANUAL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED "EROSION AND SEDIMENTATION CONTROL PLAN" CONTAINED UNDER SEPARATE COVER.
15. ALL CONSTRUCTION SHALL COMPLY WITH OWNER'S SPECIFICATIONS. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS. WHERE SPECIFICATIONS OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION OR STANDARD SHALL BE SUPERIOR.
16. 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.
17. TRENCH EXCAVATIONS SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC., TO PREVENT THE ENTRY OF SURFACE WATER.

PRODUCT NOTES:

1. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
2. POLY VINYL CHLORIDE PIPE (PVCP) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
3. ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
5. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-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 M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M294. 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 POLYISOPRENE 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.
6. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-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 252, 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. SILT-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.
7. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A 21.4. FOR WATER MAINS AND SERVICES 3" ID AND LARGER. JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGAULUG RETAINER GLANDS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DI STORM PIPE SHALL BE PUSH ON JOINT WITH RUBBER GASKET.
8. PVC WATER MAIN PIPING SHALL CONFORM TO AWWA C900.

TOWNSHIP NOTES

1. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN PROPOSED 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.

UTILITY CONSTRUCTION NOTES

1. CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
2. THE SITE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
3. 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 SEWERS CROSS-EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
4. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY CO. AND LOWER ALLEN TOWNSHIP MUNICIPAL AUTHORITY STAFF REVIEW.
5. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND LOWER ALLEN TOWNSHIP MUNICIPAL AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY.
6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
7. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT (UNLESS DEMOLISHED). AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE PLANS OR AS REQUIRED BY THE PENNDOT OR LOWER ALLEN TOWNSHIP.
8. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
9. ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1.0'. ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2.0' OR TUNNELED IF REQUIRED.
10. 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.
11. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.
12. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 6" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
13. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICIAN/ELECTRICAL CONTRACTOR.
14. THE SITE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER.
15. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1-800-242-1776" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
16. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND WITH THE LOWER ALLEN TOWNSHIP MUNICIPAL AUTHORITY AND CONTRACTOR SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
17. ELECTRIC, TELEPHONE, AND CABLE SERVICES FOR THE SITE SHALL BE INSTALLED UNDERGROUND. THE SITE CONTRACTOR SHALL INSTALL AND BACKFILL 2-4" PVC CONDUITS FOR TELEPHONE AND CABLE SERVICE AND 2-4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY AND 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 TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC COMPANY, PHONE COMPANY AND CATV COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC COMPANY.
18. ALL WATER LINES TO HAVE A MINIMUM COVER OF 54" AND A MAXIMUM COVER OF 60" UNLESS OTHERWISE APPROVED BY LOWER ALLEN TOWNSHIP.
19. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE APPROPRIATE LOCAL UTILITY COMPANY SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE CODES AND SPECIFICATIONS FOR POTABLE WATER SYSTEMS. ALL WATER METER VAULTS AND ACCESS COVERS IN VEHICULAR TRAFFIC AREAS SHALL BE QUALIFIED FOR H-20 LOADING.
20. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, UTILITY PROVIDER AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
21. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE PROJECT ENGINEER, UTILITY COMPANIES AND GOVERNING AUTHORITIES.
22. ANY EXISTING POTABLE WATER WELL(S) IF FOUND SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
23. 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.
24. ALL SANITARY SEWER AND LATERAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP MUNICIPAL AUTHORITY'S CONSTRUCTION AND MATERIAL SPECIFICATIONS.
25. UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED.
26. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES' REQUIREMENTS.
27. A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER WITH A CONCRETE ENCASEMENT.
28. 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.
29. EXCAVATIONS SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC., TO PREVENT THE ENTRY OF SURFACE WATER.
30. CONTRACTOR SHALL TAKE ALL SPECIAL PRECAUTIONS REQUIRED BY UTILITY COMPANIES FOR PIPE CROSSINGS OF DISSIMILAR METAL MATERIALS.
31. THE CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOPs PRIOR TO THE COMMENCEMENT OF WORK.

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LOWER ALLEN COMMONS
3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS

No.	Date	Desc.

Designed	A.J.D.
Drawn	C.J.S.
Reviewed	A.J.B.
Scale	N.T.S.
Project No.	1800416
Date	02/18/2020
CAD File:	GN180041601

Title
GENERAL NOTES

Sheet No.
GN-1
No. 2 of 17

Xref (s): ; BD01

2/14/2020, JRJONES, G:\JOBS18\04\1800416\DWG\GN180041601.DWG,GN-1.

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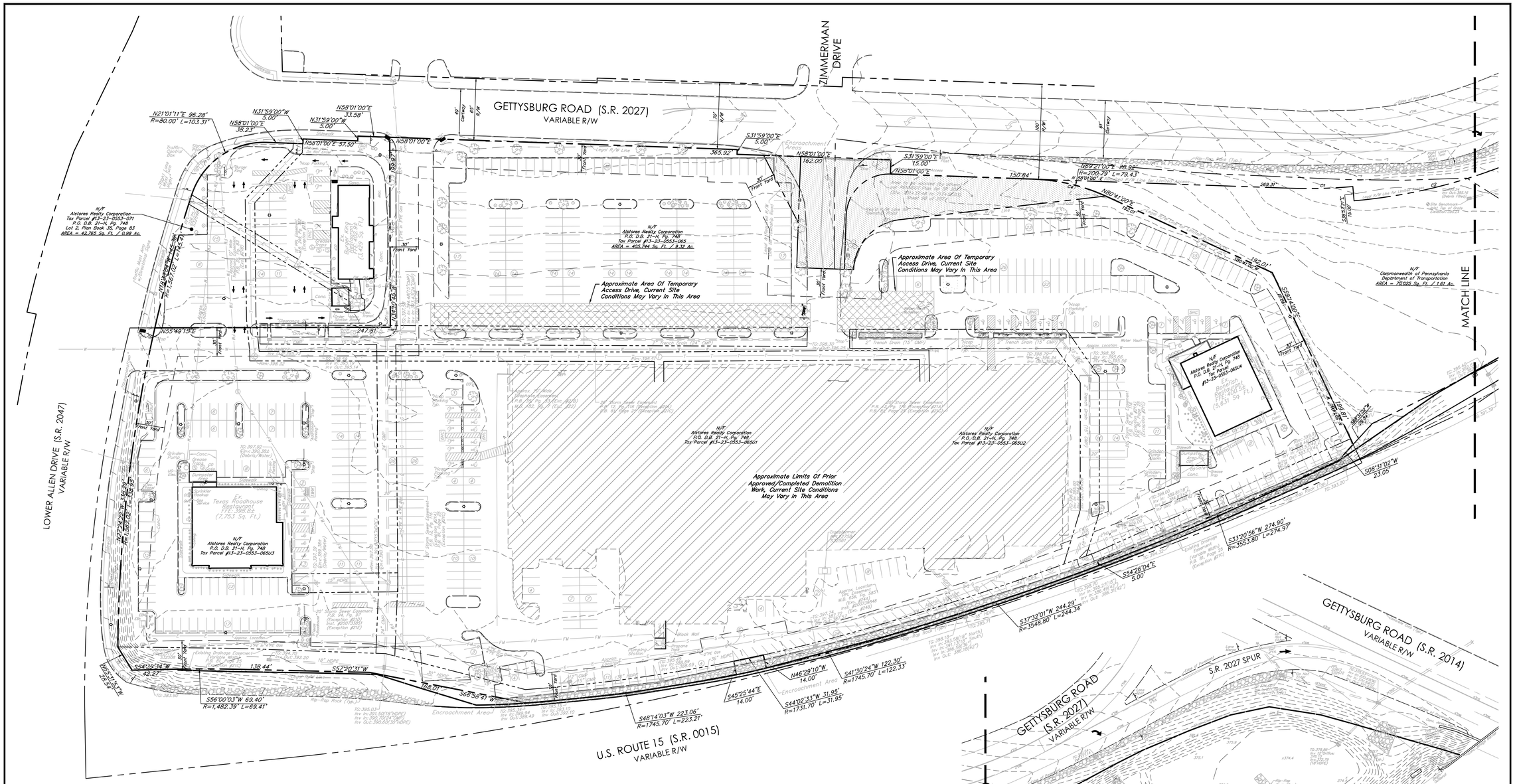

LEGEND

Property Line	Utility Pole
Easement Line	Guy Wire
Setback Line	Light Pole
Major Contour	Gas Valve
Minor Contour	Sanitary Sewer Manhole
Gas Line	Telephone Manhole
Storm Sewer Line	Fire Hydrant
Water Line	Water Valve
Sanitary Sewer Line	Sign
Force Main Line	Bollard
Underground Electric Line	Deciduous Tree
Underground Telephone Line	Shrub

GENERAL NOTES:

1. EXISTING FEATURES DEPICTED HEREON BY FIELD SURVEY BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED ON JANUARY 15, 2019.
2. TOTAL SITE AREA: 600,282 SQUARE FEET / 13.78 ACRES.
3. GROSS LAND AREAS:
   PARCEL 13-23-0553-071: 42,765 SQUARE FEET / 0.98 ACRES
   PARCEL 13-23-0553-065U1: 95,435 SQUARE FEET / 2.19 ACRES
   PARCEL 13-23-0553-065U2: 28,584 SQUARE FEET / 0.66 ACRES
   PARCEL 13-23-0553-065U3: 12,733 SQUARE FEET / 0.29 ACRES
   PARCEL 13-23-0553-065U4: 15,021 SQUARE FEET / 0.34 ACRES
   PARCEL 13-23-0553-065: 405,744 SQUARE FEET / 9.32 ACRES
4. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
5. PENNSYLVANIA ONE CALL NUMBER: 20183380628.
6. SITE BENCHMARK IS TOP GRATE OF INLET LOCATED ALONG NORTHERN RIGHT-OF-WAY OF US ROUTE 15 (S.R. 0015), ELEVATION 399.00 AS SHOWN HEREON.
7. NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, REFERENCE AS "ZONE X", AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY AS TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 277 OF 480, MAP NUMBER 42041C0277E, AND PANEL 281 OF 480, MAP NUMBER 42041C0281E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
8. ALL UNDERGROUND UTILITIES ARE SHOWN PER FIELD SURVEY OF ABOVEGROUND OBSERVATION. THE UTILITY LOCATION SHOWN HEREON ARE CONSIDERED TO BE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY A CONTRACTOR PRIOR TO ANY EXCAVATION.
9. PA ONE CALL SERIAL NUMBER 20183380628.
10. NOTE TO CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	66.93'	550.00'	N54°31'49"E	66.89'
C2	170.65'	565.00'	N42°23'30"E	170.00'
C3	263.66'	3533.80'	S28°12'12"W	263.60'
C4	79.43'	200.79'	S69°21'00"W	78.92'

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
LOWER ALLEN COMMONS

3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Desc.

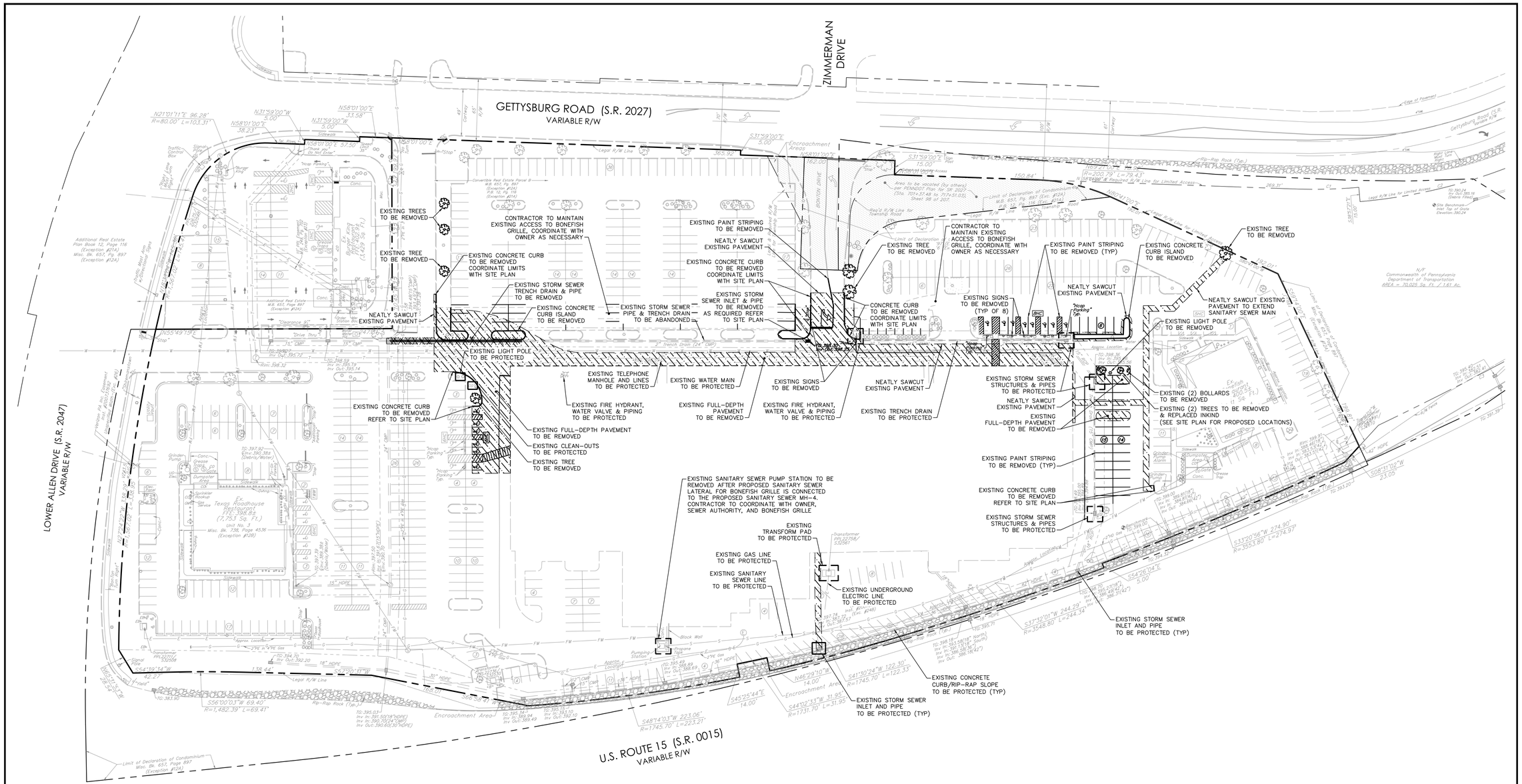
Designed	A.J.D.
Drawn	C.J.S.
Reviewed	A.J.B.
Scale	1" = 50'
Project No.	1800416
Date	02/18/2020
CAD File:	EX180041601

Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-1
No. 3 of 17

Xref (s): ; XY01 ; BD01 ; ex features-C-AD

2/14/2020, JBJONES, G:\JOBS\BSA\1800416\DWG\EX180041601.DWG EX-1



LEGEND

	EXISTING PAVEMENT TO BE REMOVED		UTILITY POLE
	EXISTING FEATURE TO BE PROTECTED		GUY WIRE
	PROPERTY LINE		LIGHT POLE
	SAWCUT LINE	GV	GAS VALVE
XXXXXXXXXXXX	UTILITY TO BE REMOVED		SAN. SEWER MANHOLE
G G	GAS LINE		TELEPHONE MANHOLE
	STORM SEWER LINE		FIRE HYDRANT
W W	WATER LINE		WATER VALVE
S S	SANITARY SEWER LINE		SIGN
FM FM	FORCE MAIN LINE		BOLLARD
E E	UNDERGROUND ELECTRIC LINE		DECIDUOUS TREE
T T	UNDERGROUND TELEPHONE LINE		SHRUB

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GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Desc.

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Drawn	C.J.S.
Reviewed	A.J.B.
Scale	1" = 50'
Project No.	1800416
Date	02/18/2020
CAD File: DM180041601	

Title
DEMOLITION PLAN

Sheet No.
DM-1
No. 4 of 17

Xref (s) : JX102 ; ex fixtures-CAD ; XC01 ; BD01

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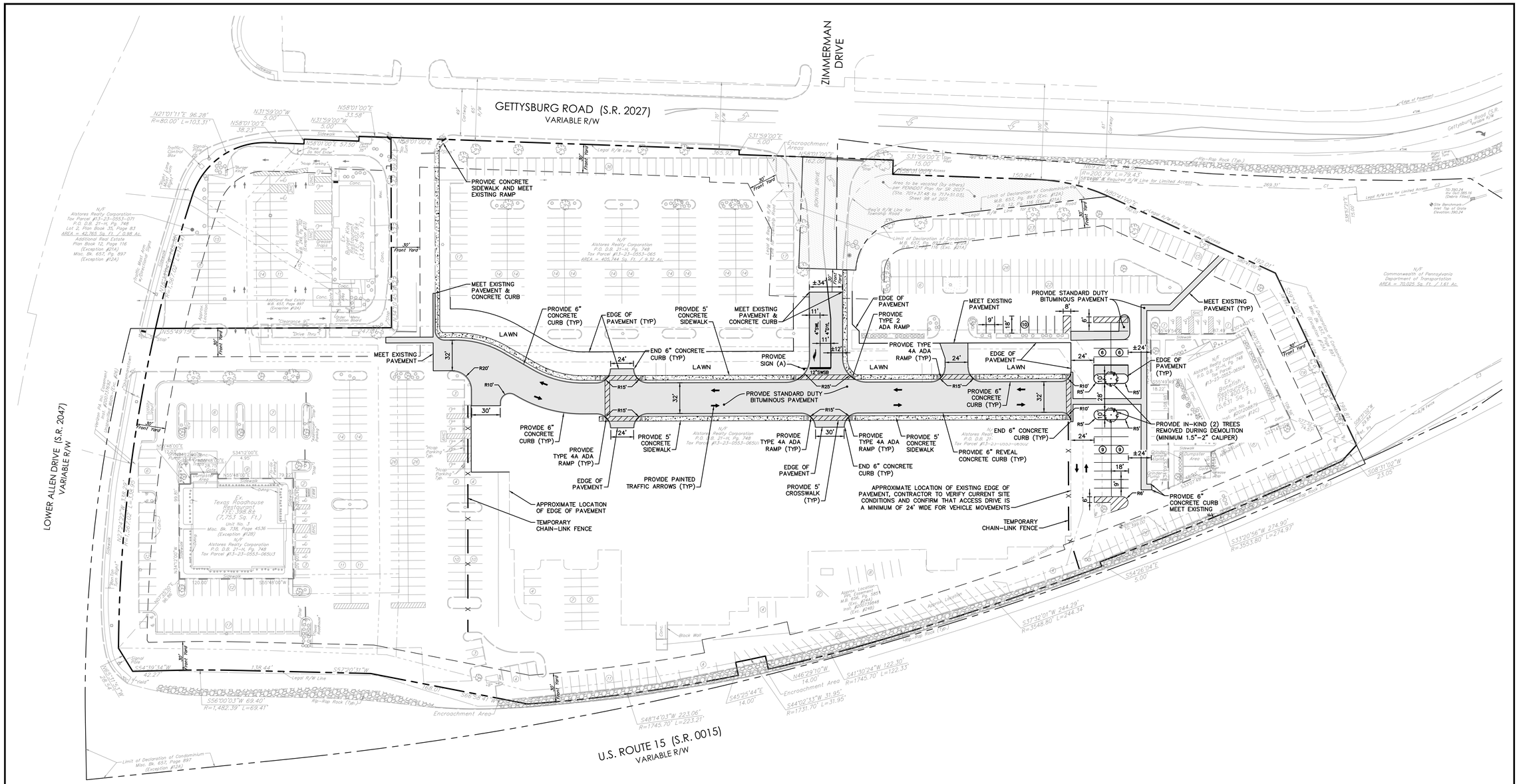

ZONING INFORMATION

LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: REGIONAL COMMERCIAL DISTRICT (C-4)				
USE: FOOD SERVICES (NAICS NO. 72) (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED*	12.80 ACRES	NO
2	MINIMUM LOT WIDTH	50 FEET AT DEDICATED RIGHT-OF-WAY LINE	>50 FEET	NO
3	MINIMUM FRONT YARD DEPTH	30 FEET	>30 FEET	NO
4	MINIMUM REAR YARD DEPTH	35 FEET	N/A	NO
5	MINIMUM FRONT YARD LANDSCAPING	5 PERCENT	>5 PERCENT	NO
6	MAXIMUM BUILDING HEIGHT	75 FEET	<75 FEET	NO
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	EXISTING 85.89% PROPOSED 83.34%	NO

* THERE IS NO MINIMUM LOT AREA. LOT AREA SHALL BE BASED UPON REQUIRED SETBACKS, IMPERVIOUS COVERAGE, OFF-STREET PARKING AND LOADING/UNLOADING, FLOODPLAINS/WETLANDS, STEEP SLOPE REQUIREMENTS, WOODLAND PRESERVATION AND OTHER APPLICABLE CRITERIA AS SET FORTH IN ZONING ORDINANCE.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM PARKING SETBACK FROM LOT LINE	5 FEET FROM ANY LOT LINE OR PUBLIC RIGHT-OF-WAY	N/A	NO
2	MINIMUM PARKING SETBACK FROM BUILDING	10 FEET FROM ANY NON-RESIDENTIAL BUILDING ON THE LOT	N/A	NO
3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
4	MINIMUM PARKING SEPARATION	6 FOOT PLANTING STRIP BETWEEN PARKING & STREET	N/A	NO
5	MINIMUM PARKING RADIUS	5 FEET	5 FEET	NO
6	MINIMUM LOADING SPACE DIMENSIONS	12 FEET x 45 FEET	N/A	NO
7	MINIMUM HEIGHT OF SOLID SCREENING	8 FEET (REAR AND SIDE YARD)	N/A	NO
8	MINIMUM INTERIOR LANDSCAPING	5 PERCENT; 1 TREE PER 10 PARKING SPACES	N/A	NO

SIGN LEGEND

NO.:	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"	STOP	1

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- CONCRETE CURB
- STANDARD DUTY BITUMINOUS PAVEMENT
- CONCRETE
- PROPOSED FENCE
- EDGE OF PAVEMENT
- PROPOSED SIGN
- PROPOSED TREE

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GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
LOWER ALLEN COMMONS
3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Desc.

Designed	A.J.D.
Drawn	C.J.S.
Reviewed	A.J.B.
Scale	1" = 50'
Project No.	1800416
Date	02/18/2020
CAD File: SP180041601	

Title
SITE PLAN

Sheet No.
SP-1
No. 5 of 17

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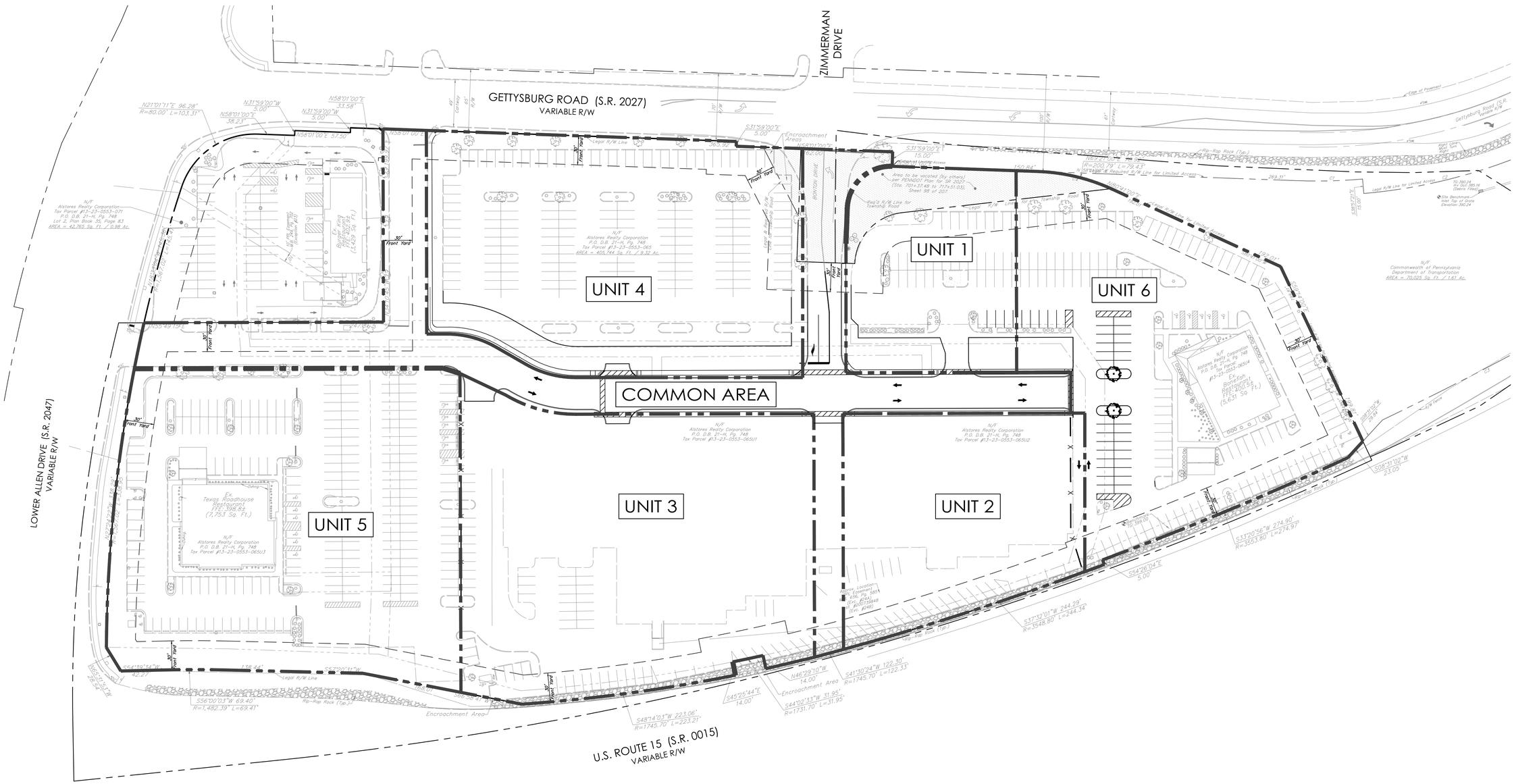

LEASE AREAS:

UNIT #	UNIT AREA	PERCENT OF TOTAL AREA
1	0.85 ACRES	6.6 PERCENT
2	1.18 ACRES	9.2 PERCENT
3	2.41 ACRES	18.8 PERCENT
4	2.12 ACRES	16.6 PERCENT
5	2.59 ACRES	20.3 PERCENT
6	2.05 ACRES	16.0 PERCENT
COMMON AREA	1.59 ACRES	12.4 PERCENT
TOTAL	12.79 ACRES	100 PERCENT

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EXISTING CONDOMINIUM LIMIT
- PROPOSED LEASE LINES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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3525 GETTYSBURG ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

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CAD File:	SP180041601-LEASE_LINES

Title
CONDOMINIUM PLAN

Sheet No.
CP-1
No. 6 of 17

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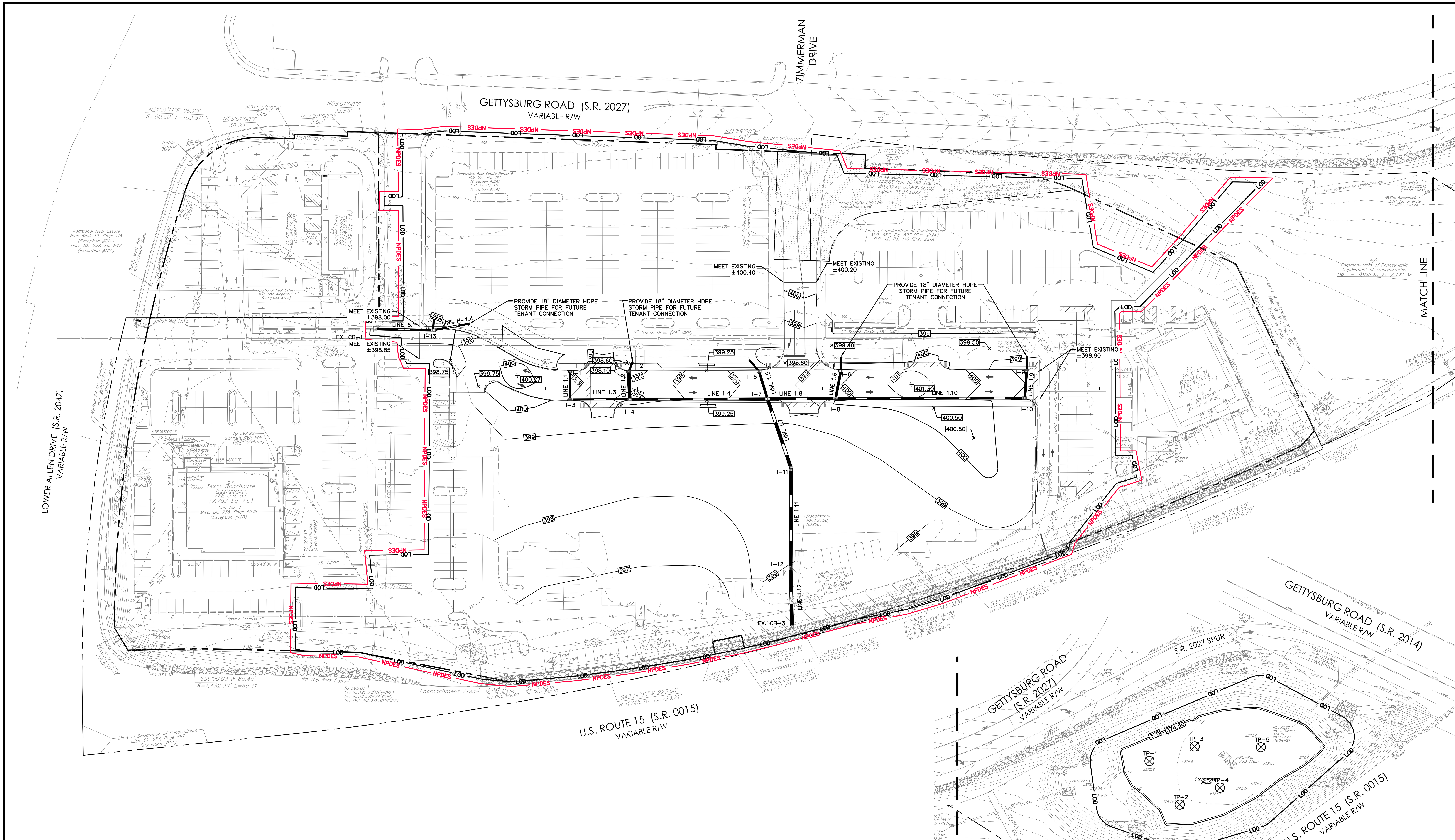
Xref (s): : XY02 : ex features-CAD : XC01 : BD01



LEGEND

▬ ▬ ▬	PROPERTY LINE
—— LOD ——	LIMITS OF DISTURBANCE
—— NPDES ——	PERMIT BOUNDARY LINE
—50—	MAJOR CONTOUR
- - - -	MINOR CONTOUR
399	PROPOSED 1' GRADES
400	PROPOSED 5' GRADES
×447.50	SPOT ELEVATION
▬▬▬	STORM LINE
▦	"M" TYPE CATCH BASIN
▦	"C" TYPE CATCH BASIN
× H.P. 420.10	HIGH POINT ELEVATION
× L.P. 420.10	LOW POINT ELEVATION
TP-3 ⊗	INFILTRATION TEST LOCATION

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LOWER ALLEN COMMONS

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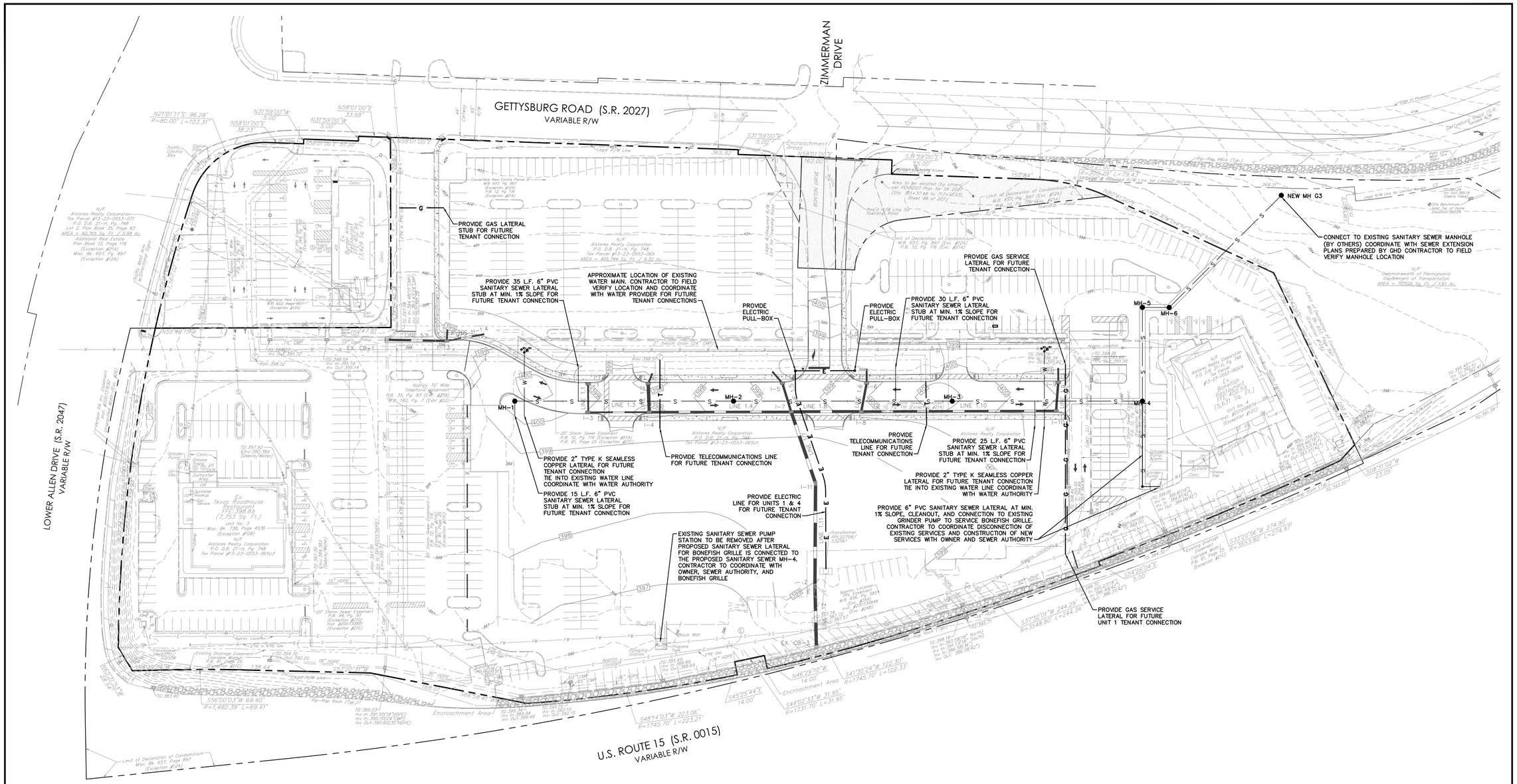
Project No.	1800416
Date	02/18/2020
CAD File:	GD180041601

Title
GRADING & DRAINAGE PLAN

Xref (s): : XY02 ; ex features-CAD ; XC01 ; BD01 ; XC02

Sheet No.
GD-1
No. 7 of 17



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LEGEND

	PROPERTY LINE
LOD	LIMITS OF DISTURBANCE
W W	DOMESTIC/FIRE PROTECTION WATER LINE
S S	SANITARY PIPE CENTER LINE
E E	PRIMARY ELECTRIC LINE TO TRANSFORMER
G G	GAS LINE
T T	TELECOMMUNICATIONS LINE
WV	WATER VALVE
GV	GAS VALVE
CO	SANITARY CLEANOUT

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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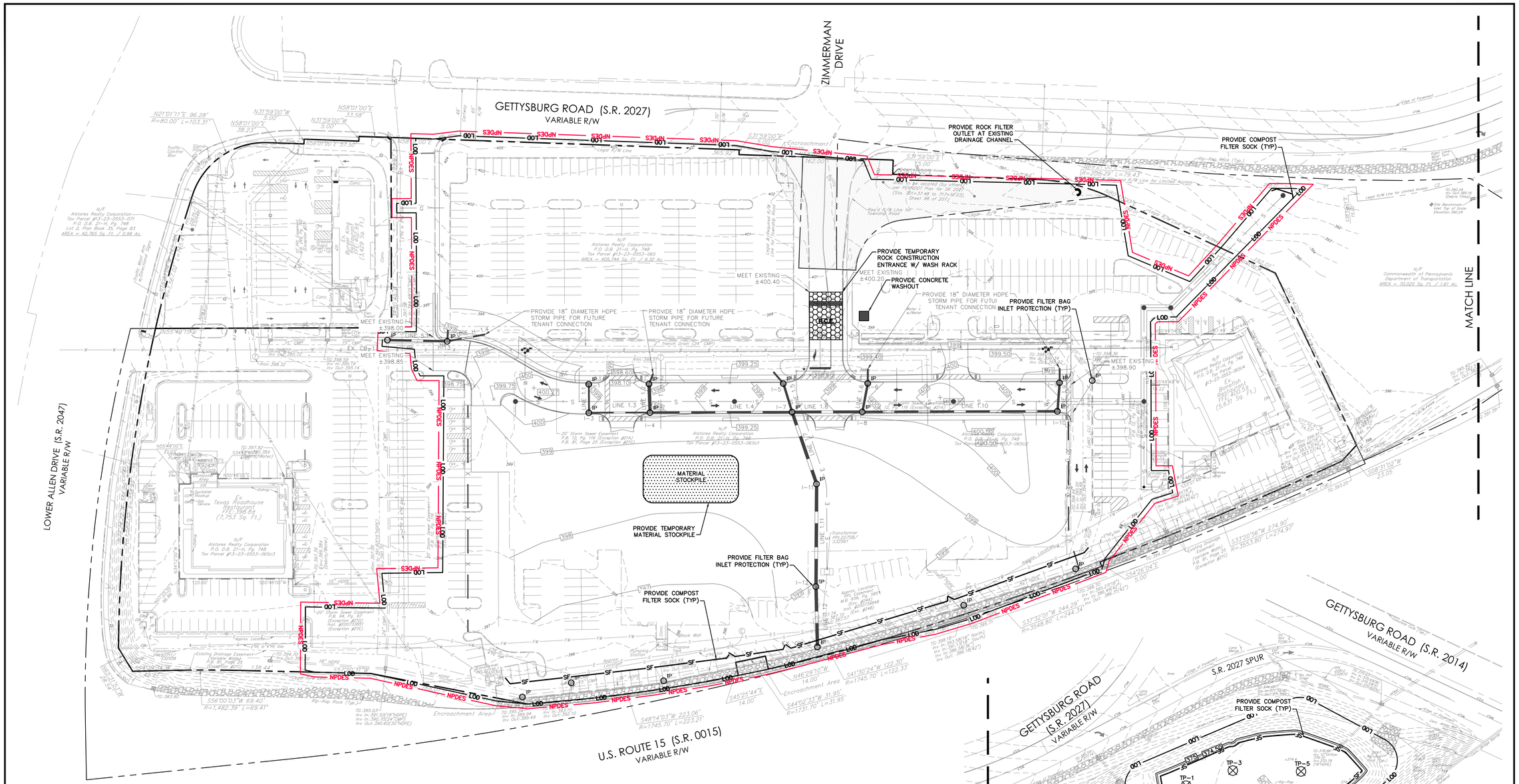
Project No.	1800416
Date	02/18/2020
CAD File:	SU180041601

Title
SITE UTILITY PLAN

Sheet No.
SU-1
No. 8 of 17

Xref (s): : XT02 : ex features-CAD : XC01 : BD01 : XC02 : XC04



NOTES:

1. CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION, AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS, AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION. COORDINATE TEST PIT LOCATIONS WITH OWNER AND UTILITY COMPANIES.
2. CONTRACTOR SHALL SECURE ALL NECESSARY TOWNSHIP AND PENNDOT UTILITY HOPs PRIOR TO THE COMMENCEMENT OF WORK.

SOILS:

Ub — URBAN LAND AND UDORTHENTS, 0 TO 8 PERCENT SLOPES (NON-HYDRIC) (ENTIRE SITE)

GEOLOGY:

Osp — LIMESTONE OF ST. PAUL GROUP
AGE: ORDOVICIAN
LITH1: LIMESTONE
LITH2: CHERT
LITH3: DOLOMITE

Osp — DOLOMITE OF PINESBURG STATION FORMATION
AGE: ORDOVICIAN
LITH1: DOLOMITE
LITH2: LIMESTONE

SOIL LIMITATIONS AND RESOLUTIONS:

LIMITATIONS:
1– CUTBANKS CAVE
2– CORROSION OF UNCOATED STEEL & CONCRETE
3– HYDRIC / HYDRIC INCLUSIONS
4– LOW STRENGTH, LANDSLIDE PRONE
5– SLOW PERCOLATION
6– PIPING
7– POOR SOURCE OF TOPSOIL
8– MODERATE POTENTIAL FOR FROST ACTION
9– LOW SHRINKSWELL
10– POTENTIAL SINKHOLE
11– WETNESS

RESOLUTION:
1– EXCAVATIONS WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES.
2– NO STEEL IS EXPECTED TO BE IN DIRECT CONTACT WITH SOILS.
3– NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA.
4– A MAXIMUM OF 3:1 SLOPES ARE PROPOSED.
5– A FIELD INVESTIGATION OF PERCOLATION RATES AT THE INFILTRATION AREAS WAS PERFORMED TO VERIFY THE SOILS PERCOLATION CAPACITY.
6– WATERTIGHT PIPE, ANTISEEP COLLARS, CLAY CORES THROUGH BASIN BERMS, AND CONCRETE ENDWALLS WILL BE USED TO MINIMIZE THE DANGER OF PIPING
7– EXISTING TOPSOIL, WHICH HAS PROVEN TO BE SUITABLE WILL BE REUSED ON THE SITE
8– PAVEMENT SUBBASE WILL BE PROVIDED TO MINIMIZE FROST AFFECTS.
9– STONE BASE WILL BE PROVIDED TO PREVENT SHRINK–SWELL FROM EFFECTING PAVEMENT
10– IN THE UNLIKELY EVENT OF SINKHOLE DISCOVERY; REPAIR SINKHOLE UNDER SUPERVISION AND DIRECTION OF A PA LICENSED GEOTECHNICAL ENGINEER.
11– PROVIDE POSITIVE DRAINAGE ACROSS THE SITE.

LEGEND

	PROPERTY LINE
LOD	LIMITS OF DISTURBANCE
NPDES	PERMIT BOUNDARY LINE
399	PROPOSED 1' GRADES
400	PROPOSED 5' GRADES
×447.50	SPOT ELEVATION
	STORM LINE
	"C" TYPE CATCH BASIN
	"M" TYPE CATCH BASIN
SF	COMPOST FILTER SOCK
X	TEMP. CONSTRUCTION FENCE
RCE	ROCK CONSTRUCTION ENTRANCE
IP	INLET PROTECTION
	SOIL BOUNDARY
HaB	SOIL LABEL

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LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS
No. Date Desc.

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Reviewed	A.J.B.
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Project No.	1800416
Date	02/18/2020
CAD File: EC180041601	

Title
EROSION & SEDIMENTATION CONTROL PLAN

Sheet No.
EC-1
No. 14 of 17

GRAPHIC SCALE
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SCALE IN FEET

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Xref (s): , X\X02 ; ex-features-CAD ; XC01 ; BD01 ; XC02 ; XC06 ; XC04