

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>Alpha Consulting Engineers, Inc.</u>	Owner/ Developer:	<u>Linlo Properties</u>
Plat Title:	<u>200 Bent Creek Blvd</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>2.02</u>
				Total Tract Acreage:	<u>2.02</u>
Zoning District:	<u>C-2</u>	Proposed Land Use:	<u>Office</u>		
Date Received:	<u>1/17/2020</u>	County Review:	<u>01/28/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></u>

- 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 the date of the Conditional Use Hearing and a summary of all conditions (Zoning 317.1).
2. The requested waivers should be indicated on the cover sheet. The information should include a decision and a date of the decision (SLDO 402.02.11).
3. A crosswalk should be shown at the access drive (SLDO 402.04.4).
4. The required and provided sight distances should be provided at the access drive (SLDO 602.13).
5. A lighting plan should be provided. The plan should provide candlepower measurements (SLDO 603.14).
6. An Erosion and Sedimentation Control Plan should be submitted to the Cumberland County Conservation District for review.
7. Silver Spring Township has been mandated to recycle. Recommend providing a recycling dumpster for the development.
8. How will the owners and patrons of Tenant Space No. 5 access the building? It appears that the vestibule should include an additional door.
9. 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>.

FINAL LAND DEVELOPMENT PLAN FOR 200 BENT CREEK BOULEVARD

SILVER SPRING TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

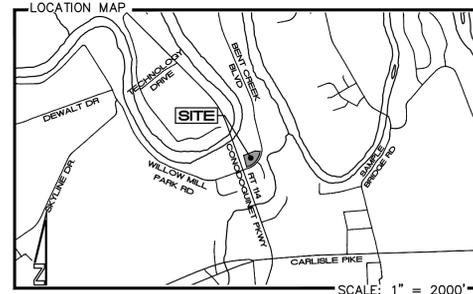
SITE DATA:

- EQUITABLE OWNER / APPLICANT:
LINLO BENT CREEK, LLC
C/O LOWELL GATES
150 CORPORATE CIRCLE, SUITE 100
CAMP HILL, PA 17011
PHONE: (717) 307-2002
- DEED REFERENCE: DB 256, PAGE 1519
- TOTAL SITE AREA: 2.016 ACRES
- SITE IS ZONED C-2: COMMUNITY COMMERCIAL
- THIS SITE IS IDENTIFIED BY THE CUMBERLAND COUNTY TAX ASSESSMENT OFFICE AS PARCEL 38-07-0459-056
- CURRENT SITE ADDRESS IS 200 BENT CREEK BLVD, MECHANICSBURG, PA 17050
- PROPOSED IMPERVIOUS COVERAGE: 68.6%
- PROPOSED OFF-STREET PARKING:

TENANT 1 DIALYSIS CENTER (2 PHYSICIANS) 6,107 S.F. MEDICAL CLINIC	6 SPACES/DOCTOR = 12 SPACES
TENANT 2 OFFICE SPACE 1,425 S.F. OFFICE	1 SPACE/300 S.F. = 5 SPACES
TENANT 3 OFFICE SPACE 3,536 S.F. OFFICE	1 SPACE/300 S.F. = 12 SPACES
TENANT 4 OFFICE SPACE 3,221 S.F. OFFICE	1 SPACE/300 S.F. = 11 SPACES
TENANT 5 OFFICE SPACE 3,055 S.F. OFFICE	1 SPACE/300 S.F. = 10 SPACES
TOTAL REQUIRED SPACES:	50 SPACES
TOTAL SPACES PROVIDED:	88 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
- EXISTING WATER SUPPLY: PUBLIC (PA AMERICAN WATER)
- EXISTING SEWAGE DISPOSAL: PUBLIC (SILVER SPRING TOWNSHIP AUTHORITY)

GENERAL NOTES :

- THE PURPOSE OF THIS PLAN IS THE LAND DEVELOPMENT OF A 18,770 S.F. OFFICE BUILDING LOCATED AT 200 BENT CREEK BOULEVARD, WITH ASSOCIATED PARKING AND STORMWATER MANAGEMENT FACILITIES.
- PARCEL 38-07-0459-056 (LOT 2) WAS CREATED WITH THE PREVIOUSLY APPROVED FINAL SUBDIVISION PLAN-LOTS 2, 3 & 4 FOR BENT CREEK, RECORDED IN PLAN BOOK 80, PAGE 99.
- THE BOUNDARY AND EXISTING FEATURES ARE DEPICTED PER FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. IN NOVEMBER 2019.
- AN APPLICATION FOR CONDITIONAL USE HAS BEEN SUBMITTED IN CONJUNCTION WITH THIS LAND DEVELOPMENT PLAN TO ALLOW THE AMOUNT OF IMPERVIOUS COVERAGE TO BE INCREASED FROM 60% TO A MAXIMUM OF 70% ON THE SUBJECT PROPERTY.
- ALL UTILITY LOCATIONS AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING EARTHWORK ACTIVITIES.
- AS DEPICTED, ALL PROPERTY CORNERS ARE MARKED/MONUMENTED IN ACCORDANCE WITH SILVER SPRING TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE SECTION 608.
- NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- THE PROPOSED BUILDING SHALL BE SERVED BY PUBLIC SEWER (SILVER SPRING TOWNSHIP AUTHORITY) AND WATER (PA AMERICAN).
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OUTSIDE THE 100-YEAR FLOODPLAIN) PER FEMA MAP NUMBER 42041C0094E, WHICH HAS AN EFFECTIVE DATE OF MARCH 16, 2009.
- NO WETLANDS EXIST ON THE SUBJECT PARCEL.
- ALL PUBLIC IMPROVEMENTS WILL COMPLY WITH THE LATEST EDITION OF TOWNSHIP'S IMPROVEMENT SPECIFICATIONS MANUAL.
- AS-BUILT PLANS SHALL BE SUBMITTED TO SILVER SPRING TOWNSHIP PRIOR TO THE FINAL INSPECTION.
- ALL MATERIALS USED AND EMPLOYED SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS FOR THE SILVER SPRING TOWNSHIP AUTHORITY.
- PROPOSED BUILDING SHALL MEET OR EXCEED THE PA UNIFORM CONSTRUCTION CODE (PA UCC).
- THE PROPOSED BUILDING IS REQUIRED TO HAVE A FIVE INCH (5") STORTZ CONNECTION.
- THE BUILDING SHALL BE EQUIPPED WITH A KNOX BOX EMERGENCY ACCESS.
- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE A PRE-CONSTRUCTION MEETING AND ALL REQUIRED INSPECTIONS WITH THE TOWNSHIP ENGINEER'S OFFICE.
- PARKING FACILITIES SHALL CONFORM WITH BOTH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND THE INTERNATIONAL BUILDING CODE REQUIREMENTS FOR ACCESSIBLE PARKING AND PASSENGER LOADING FACILITIES IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE AS ADOPTED BY THE TOWNSHIP.
- SIDEWALKS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, THE INTERNATIONAL BUILDING CODE AND THE AMERICAN NATIONAL STANDARD (ANSI) AND SHALL HAVE A MINIMUM CROSS-SLOPE OF 2%.
- ANY SIGNAGE WILL COMPLY WITH THE TOWNSHIP'S ZONING ORDINANCE, AND APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OUTDOOR SIGNS.
- BENCHMARK IS A SANITARY SEWER MANHOLE FOUND AT THE INTERSECTION OF BENT CREEK BOULEVARD AND BADEN POWELL LANE (BC-1.7). RIM ELEVATION IS 397.19. DATUM IS NAVD 1988.
- AN NPDES PERMIT AND EROSION & SEDIMENTATION CONTROL PLAN DEEMED ADEQUATE BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT ARE REQUIRED PRIOR TO COMMENCEMENT OF EARTHMOVING ACTIVITIES.
- THE STORMWATER MANAGEMENT FACILITIES CONSTRUCTED AS THE RESULT OF THIS LAND DEVELOPMENT PROJECT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AT THE OWNER'S SOLE EXPENSE AND IS SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NUMBER _____ ISSUED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP), HELD BY SILVER SPRING TOWNSHIP FOR DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4).
- A SEWAGE FACILITIES PLANNING MODULE FOR THE BENT CREEK SUBDIVISION PLAN WAS APPROVED BY PA DEP ON APRIL 4, 1997.
- SITE LIGHTING SHALL COMPLY WITH ZONING ORDINANCE SECTION 347 AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 603.14.
- BUILDING FOOTPRINT AND ADJACENT SIDEWALK, UTILITIES, AND OR GRADES INDICATED ON THIS PLAN ARE APPROXIMATE. FINAL DIMENSIONS MUST BE COORDINATED WITH ARCHITECTURAL BUILDING PLANS.
- A GEOTECHNICAL INVESTIGATION AND CARBONATE ASSESSMENT REPORT WILL BE COMPLETED PRIOR TO FINAL RECORDING OF THE PLAN.



ZONING REQUIREMENTS:

- SITE IS ZONED C-2: COMMUNITY COMMERCIAL
- MINIMUM LOT AREA: 1 ACRE
 - MINIMUM LOT WIDTH: 250 FEET
 - MINIMUM LOT DEPTH: 250 FEET
 - MAXIMUM LOT COVERAGE: 60% (MAY BE INCREASED PER §317)
 - MINIMUM BUILDING SETBACKS:
FRONT YARD: 50 FEET
SIDE YARD: 25 FEET
REAR YARD: 35 FEET
 - MINIMUM PARKING SETBACKS:
FRONT YARD: 20 FEET (BENT CREEK BLVD);
30 FEET (CONODOGUINET PARKWAY)
SIDE YARD: 15 FEET
REAR YARD: 25 FEET
 - MAXIMUM PERMITTED HEIGHT: 35 FEET

INDEX OF DRAWINGS :

- COVER SHEET
- EXISTING FEATURES PLAN
- EXISTING RESOURCES/SITE ANALYSIS PLAN
- SITE PLAN
- GRADING & UTILITY PLAN
- LANDSCAPE & LIGHTING PLAN
- UTILITY PROFILES
- STORMWATER BMP PLAN
- DETAILS

DATE :
JANUARY 7, 2020

STORMWATER MANAGEMENT PLAN CERTIFICATE
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND INFORMATION, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE SILVER SPRING TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DATE _____ JOHN K. MURPHY, P.E., P.L.S.

SURVEY DATA
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

DATE _____ JOHN K. MURPHY, P.E., PLS

GENERAL PLAN/REPORT DATA
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE INFORMATION SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE _____ JOHN K. MURPHY, P.E., P.L.S.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND
ON THIS, ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED LOWELL GATES, BEING MANAGING MEMBER OF LINLO PROPERTIES, THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE OWNER, THAT THE PLAN IS THE ACT AND DEED OF THE OWNER, THAT THE OWNER DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE OWNER FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

LOWELL GATES, MANAGING MEMBER - LINLO PROPERTIES

NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____



PA ONE-CALL SERIAL NUMBER:
20193220306

UTILITY LISTING FOR SILVER SPRING TOWNSHIP

- | | |
|---|---|
| ● CABLE
COMCAST CABLE COMMUNICATIONS, INC.
4601 SMITH STREET
HARRISBURG, PA 17109
TEL: 651-1913 | ● SANITARY SEWER
SILVER SPRING TOWNSHIP
WILLOW MILL ROAD
MECHANICSBURG, PA 17050
TEL: 717 766-0178 (JIM STEVENS) |
| ● ELECTRIC
PP&L
CUSTOMER SERVICE DEPARTMENT
1801 BROOKWOOD STREET
HARRISBURG, PA 17104
TEL: 800 342-5775 | ● TELEPHONE
VERIZON PENNSYLVANIA INC
11 TH FLOOR, STRAWBERRY SQUARE
HARRISBURG, PA 17101
TEL: 800 621-9900 |
| ● GAS
UGI CORPORATION
1500 PAXTON STREET
HARRISBURG, PA 17105
TEL: 717 232-5951 | ● WATER SERVICE
PENNSYLVANIA AMERICAN WATER CO.
852 WESLEY DRIVE
MECHANICSBURG, PA 17055-4475
TEL: 717 550-1510 (JEFF HORTON) |

PLANNING COMMISSION REVIEW STATEMENT
AT A MEETING ON _____, 20____, THE SILVER SPRING TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

TOWNSHIP OF SILVER SPRING
PLANNING COMMISSION

ATTEST _____
SILVER SPRING TOWNSHIP SECRETARY

TOWNSHIP ENGINEER REVIEW STATEMENT
REVIEWED ON _____, 20____ BY TOWNSHIP ENGINEER

TOWNSHIP ENGINEER

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT
REVIEWED ON _____, 20____ CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

FINAL PLAN APPROVAL STATEMENT
APPROVED BY THE SILVER SPRING TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20____

TOWNSHIP OF SILVER SPRING
BOARD OF SUPERVISORS

ATTEST _____
SILVER SPRING TOWNSHIP SECRETARY

CHAIRMAN
BOARD OF TOWNSHIP SUPERVISORS

EQUITABLE OWNER / APPLICANT :
LINLO BENT CREEK, LLC
150 CORPORATE CIRCLE, SUITE 100
CAMP HILL, PA 17011
(717) 307-2002
ATTN: LOWELL GATES, MEMBER

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

RECORDER OF DEEDS CERTIFICATE
RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ THIS _____ DAY OF _____, 20____

LEGEND

	Existing Property Line
	Existing Easement
	Existing 5' Contour
	Existing 1' Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Edge Of Stone
	Existing Edge Of Dirt Road
	Existing Utility Pole
	Existing Overhead Utility Line
	Existing Property Corners
	Existing Storm Sewer Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Underground Electric
	Existing Cable TV
	Soil Boundary

NOTE:
ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO COMMENCING EARTH MOVING ACTIVITIES.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
CT	474.39'	425.00'	N38°27'02"E	450.14'



NO.	DATE	DESCRIPTION	BY

DESIGN : SRR
DRAWN : SRR
CHECKED : RAC
DATE : 01/07/2020

- NOTES:**
1. APPLICABLE TO A 10' WIDE PPL R/W AGREEMENT IN MISC. BOOK 668, PAGE 147 (UNABLE TO BE PLOTTED).
 2. APPLICABLE TO A 20' STORM EASEMENT AS SHOWN IN PLAN BOOK 76, PAGE 76 AND SHOWN HEREON.
 3. APPLICABLE TO A PLANTING EASEMENT AS SHOWN IN PLAN BOOK 80, PAGE 99 AND SHOWN HEREON.
 4. THE RIGHT-OF-WAY OF CONODOGUINET PARKWAY (S.R. 0114) AS SHOWN HEREON WAS TAKEN FROM "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY OF LEG. ROUTE 21001, SECTION 12 R/W, IN CUMBERLAND COUNTY FROM STATION 1953+52.00 TO 2028+71.00 DATED AUGUST 9, 1972.

PLANNING ENGINEERING & SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW GUMBERLAND, PA 17070
PHONE: 717-770-2800
FAX: 717-770-2400
WWW.ALPHAENGINE.COM

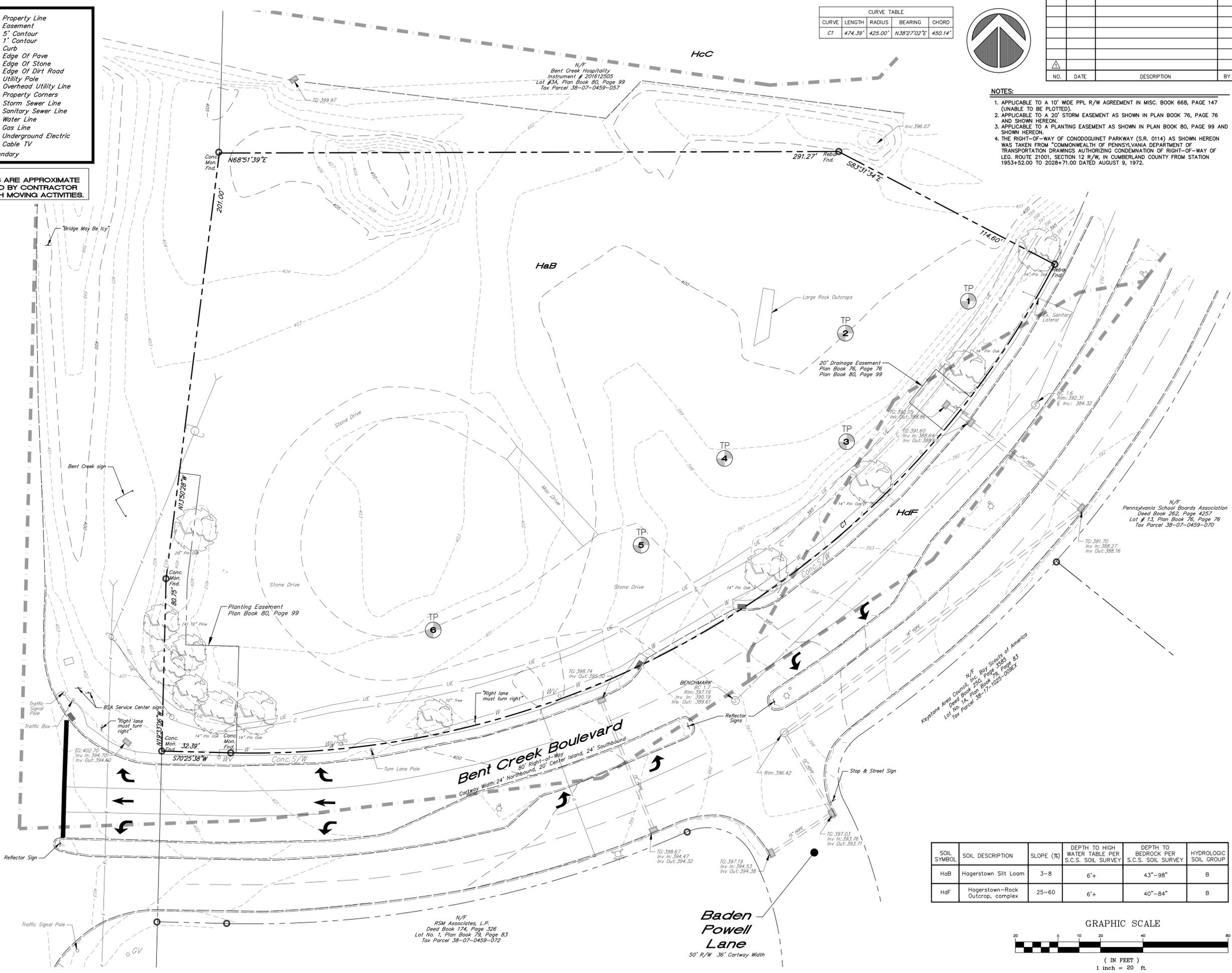


SEAL

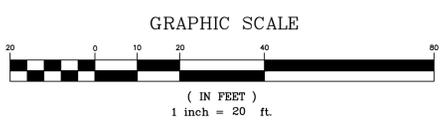
SEAL

FINAL LAND DEVELOPMENT PLAN
EXISTING FEATURES PLAN
200 BENT CREEK BLVD
SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

Conodoguinet Parkway (S.R. 0114)
Variable Width R/W Variable Cartway Width



SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	DEPTH TO HIGH WATER TABLE PER S.C.S. SOIL SURVEY	DEPTH TO BEDROCK PER S.C.S. SOIL SURVEY	HYDROLOGIC SOIL GROUP
HaB	Hagerstown Silt Loom	3-8	6'+	43"-98"	B
HdF	Hagerstown-Rock Outcrop, complex	25-60	6'+	40"-84"	B



PROJECT NO.
319572
SURVEY BOOK :
SCALE : 1" = 20'
DWS FILE : T:\319572\DWG\319572-EX.FEATURES.dwg
FILE : Plan\319572-EX.FEATURES.dwg
SHEET **2** of **9**

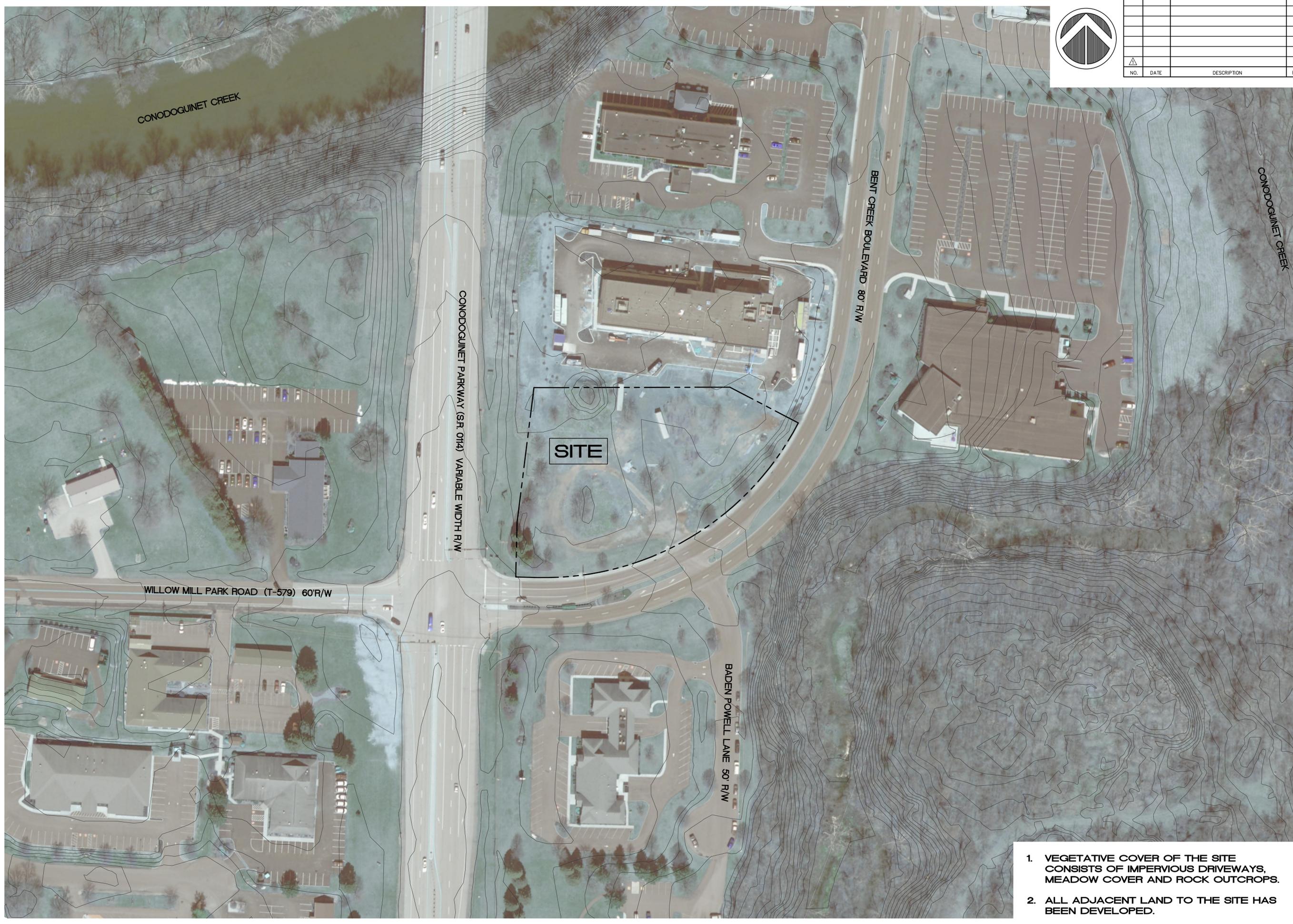
N/F
RSM Associates, L.P.
Deed Book 174, Page 326
Lot No. 1, Plan Book 79, Page 83
Tax Parcel 38-07-0459-072

Baden Powell Lane
50' R/W 36' Cartway Width

N/F
Keystone Area Council, Inc. Boy Scouts of America
Deed Book 250, Page 385
Lot No. 1A, Plan Book 79, Page 83
Tax Parcel 38-07-1025-0086A

N/F
Pennsylvania School Boards Association
Deed Book 262, Page 4257
Lot # 13, Plan Book 76, Page 76
Tax Parcel 38-07-0459-070

N/F
Bent Creek Hospitality
Instrument # 201612505
Lot #3A, Plan Book 80, Page 99
Tax Parcel 38-07-0459-057



NO.	DATE	DESCRIPTION	BY

DESIGN :	SRR
DRAWN :	SRR
CHECKED :	RAC
DATE :	01/07/2020

PLANNING • ENGINEERING • SURVEYING
 115 LIMEKILN RD., P.O. BOX 'G'
 NEW GUMBERLAND, PA 17070
 FAX: 717/770-2600
 PA: 717/770-2400
 WWW.ALPHA-CEI.COM

ALPHA CONSULTING ENGINEERS, INC.



FINAL LAND DEVELOPMENT PLAN
 EXISTING RESOURCES & SITE ANALYSIS PLAN
200 BENT CREEK BLVD
 SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

1. VEGETATIVE COVER OF THE SITE CONSISTS OF IMPERVIOUS DRIVEWAYS, MEADOW COVER AND ROCK OUTCROPS.
2. ALL ADJACENT LAND TO THE SITE HAS BEEN DEVELOPED.

PROJECT NO.	319572
SURVEY BOOK :	
SCALE :	1" = 60'
DWG FILE	T:\319572\319572.dwg
SHEET	3 of 9

LEGEND	
	Existing Property Line
	Existing Easement
	Existing 5' Contour
	Existing 1' Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Edge Of Stone
	Existing Edge Of Dirt Road
	Existing Utility Pole
	Existing Overhead Utility Line
	Existing Property Corners
	Existing Storm Sewer Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Underground Electric
	Existing Cable TV
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB

NO.	DATE	DESCRIPTION	BY

DESIGN : SRR
 DRAWN : SRR
 CHECKED : RAC
 DATE : 01/07/2020



PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 'G'
 NEW GUMBERLAND, PA 17070
 FAX: (717) 770-2600
 WWW.ALPHAENGINEERS.COM

ALPHA
 ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

FINAL LAND DEVELOPMENT PLAN
 SITE PLAN

200 BENT CREEK BLVD

SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
319572

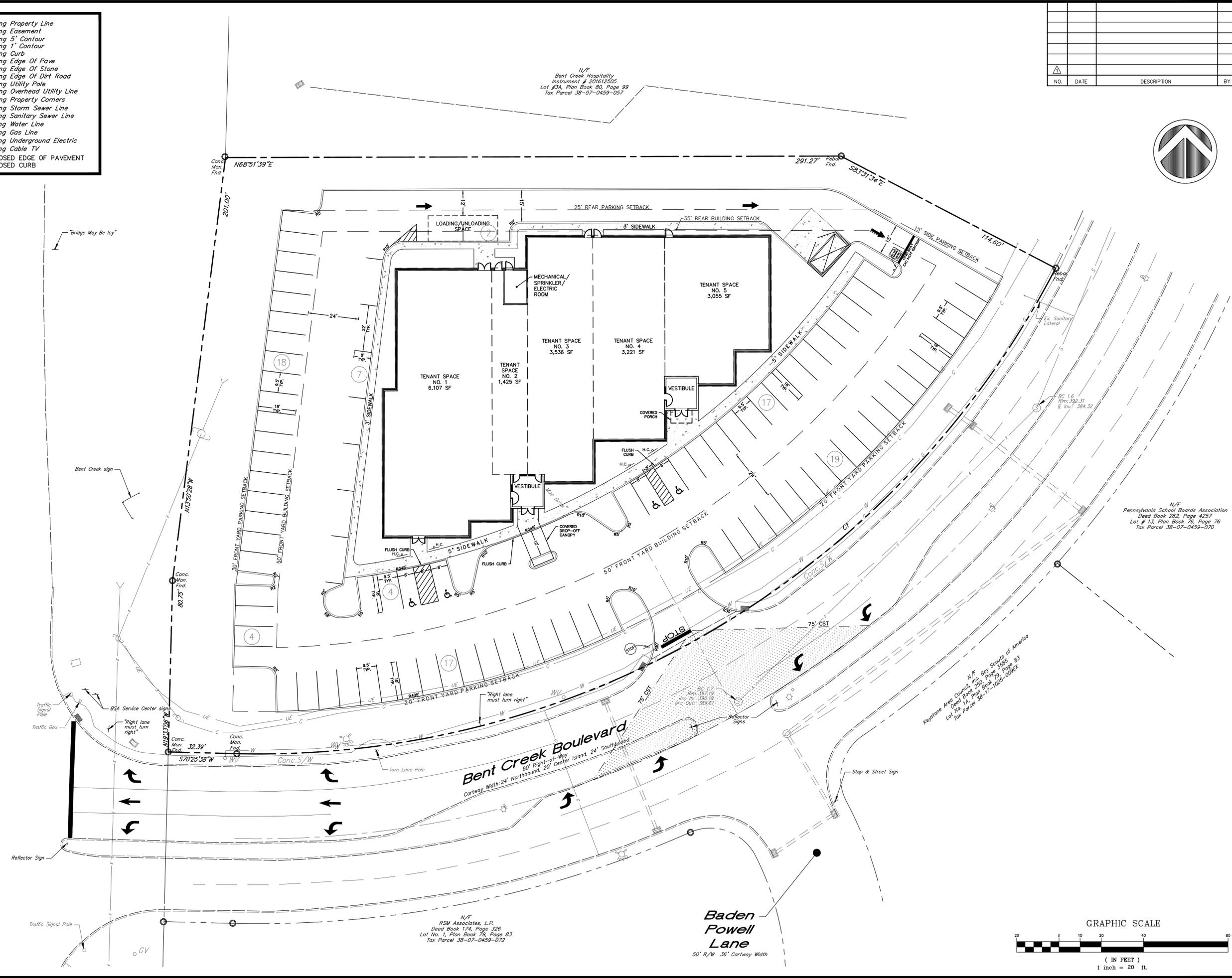
SURVEY BOOK :

SCALE : 1" = 20'

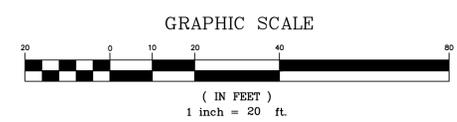
DWG FILE : T:\319572\DWG\319572.dwg

SHEET **4** of **9**

Conodoginet Parkway (S.R. 0114)
 Variable Width R/W Variable Cartway Width



N/F
 RSM Associates, L.P.
 Deed Book 174, Page 326
 Lot No. 1, Plan Book 79, Page 83
 Tax Parcel 38-07-0459-072



LEGEND	
	Existing Property Line
	Existing Easement
	Existing 5' Contour
	Existing 1' Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Edge Of Stone
	Existing Edge Of Dirt Road
	Existing Utility Pole
	Existing Overhead Utility Line
	Existing Property Corners
	Existing Storm Sewer Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Underground Electric
	Existing Cable TV
	Soil Boundary
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED STORM SEWER
	PROPOSED SANITARY LATERAL
	ROOF DRAIN

NO.	DATE	DESCRIPTION	BY

DESIGN : SRR
 DRAWN : SRR
 CHECKED : RAC
 DATE : 01/07/2020



PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 1070
 NEW GUMBERLAND, PA 17070
 FAX: (717) 770-2800
 WWW.ALPHAENGINE.COM



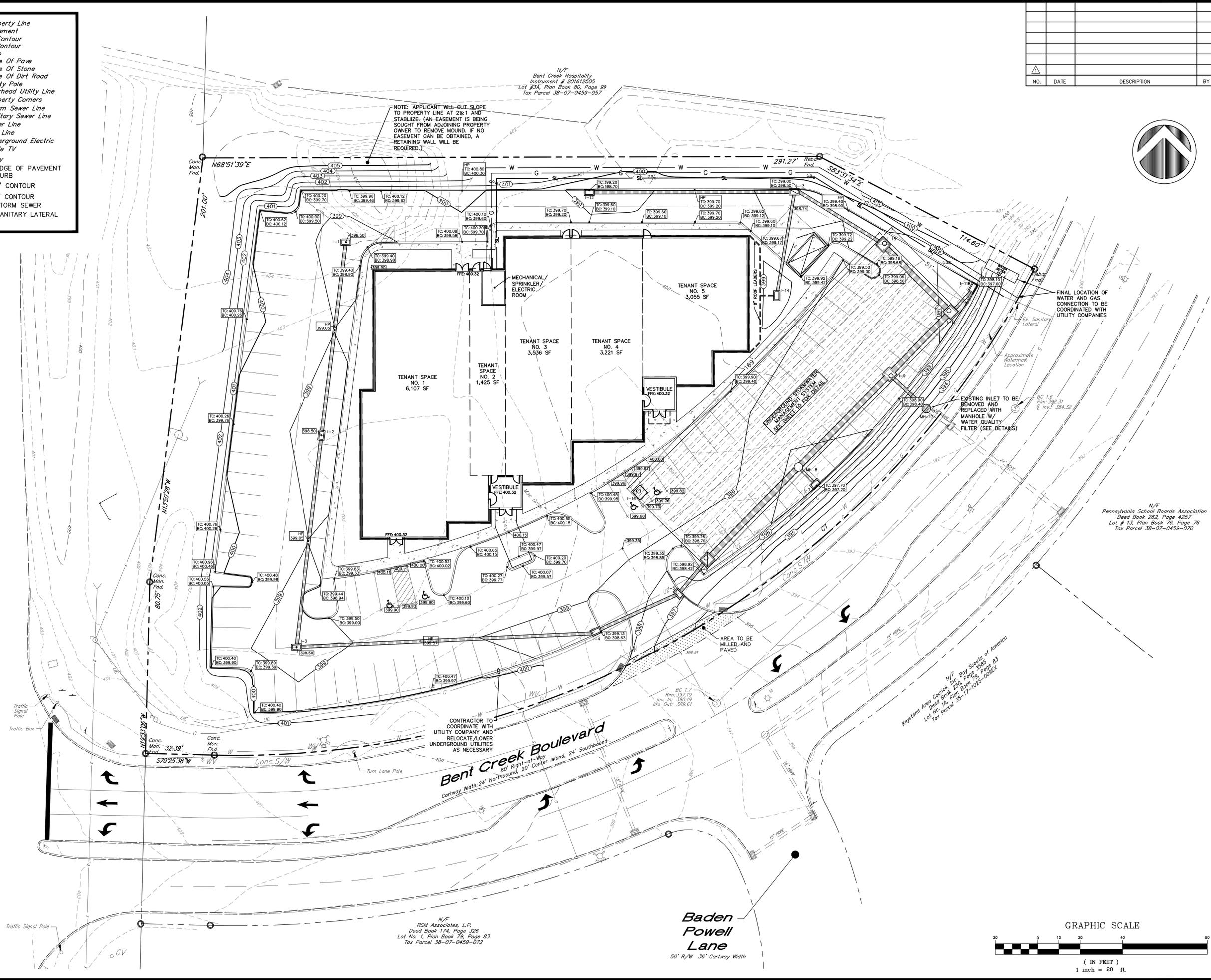
SEAL

SEAL

FINAL LAND DEVELOPMENT PLAN
 GRADING & UTILITY PLAN
200 BENT CREEK BLVD
 SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
319572
 SURVEY BOOK :
 SCALE : 1" = 20'
 DWG FILE : T:\319572\319572-GRADING PLAN.dwg
 SHEET **5** of **9**

Conodoginet Parkway (S.R. 0114)
 Variable Width R/W Variable Cartway Width



NOTE: APPLICANT WILL CUT SLOPE TO PROPERTY LINE AT 2%:1 AND STABILIZE. (AN EASEMENT IS BEING SOUGHT FROM ADJOINING PROPERTY OWNER TO REMOVE MOUND. IF NO EASEMENT CAN BE OBTAINED, A RETAINING WALL WILL BE REQUIRED.)

N/F
 Bent Creek Hospitality
 Instrument # 201612505
 Lot #3A, Plan Book 80, Page 99
 Tax Parcel 38-07-0459-057

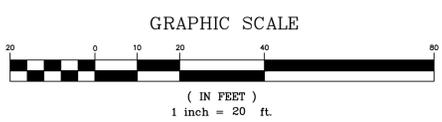
N/F
 Pennsylvania School Boards Association
 Deed Book 262, Page 4257
 Lot # 13, Plan Book 76, Page 76
 Tax Parcel 38-07-0459-070

Keystone Area Council, N/F
 Boy Scouts of America
 Deed Book 250, Page 3285
 Lot No. 1A, Plan Book 79, Page 83
 Tax Parcel 38-17-1022-006EX

CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND RELOCATE/LOWER UNDERGROUND UTILITIES AS NECESSARY
Bent Creek Boulevard
 60' Right-of-Way
 Cartway Width: 24' Northbound, 20' Southbound

Baden Powell Lane
 50' R/W 36' Cartway Width

N/F
 RSM Associates, L.P.
 Deed Book 174, Page 326
 Lot No. 1, Plan Book 79, Page 83
 Tax Parcel 38-07-0459-072



LEGEND

	Existing Property Line
	Existing Easement
	Existing 5' Contour
	Existing 1' Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Edge Of Stone
	Existing Edge Of Dirt Road
	Existing Utility Pole
	Existing Overhead Utility Line
	Existing Property Corners
	Existing Storm Sewer Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Underground Electric
	Existing Cable TV
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED STORM SEWER
	PROPOSED SANITARY LATERAL
	ROOF DRAIN
	INTERNAL LANDSCAPE AREA
	PARKING LOT BOUNDARY
	LANDSCAPE STRIP AREA
	PROPOSED LIGHT POLE

PERMANENT SEEDING :
 LIMING RATE FOR PERMANENT STABILIZATION SHOULD BE (4) TONS OF PULVERIZED AGRICULTURAL LIMESTONE PER ACRE. FERTILIZER RATE FOR PERMANENT STABILIZATION SHOULD BE 10-20-20 FERTILIZER AT 1000 LBS. PER ACRE. PERMANENT SEED SHALL BE FORMULA B, 20% ANNUAL RYEGRASS, 30% FESCUE, AND 50% BLUEGRASS APPLIED AT THE RATE OF 101.6 POUNDS PER ACRE (21 POUNDS PER 1000 SQUARE FEET). SEEDING SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT PUBLICATION 408 SECTION 804. THE CONTRACTOR SHALL INSPECT SEEDED AREAS THREE (3) WEEKS AFTER APPLICATION. ANY AREA WITH LESS THAN SEVENTY PERCENT (70%) COVERAGE SHALL BE RESEDED.

DESIGN :	SRR		
DRAWN :	SRR		
CHECKED :	RAC		
DATE :	01/07/2020		
NO.	DATE	DESCRIPTION	BY

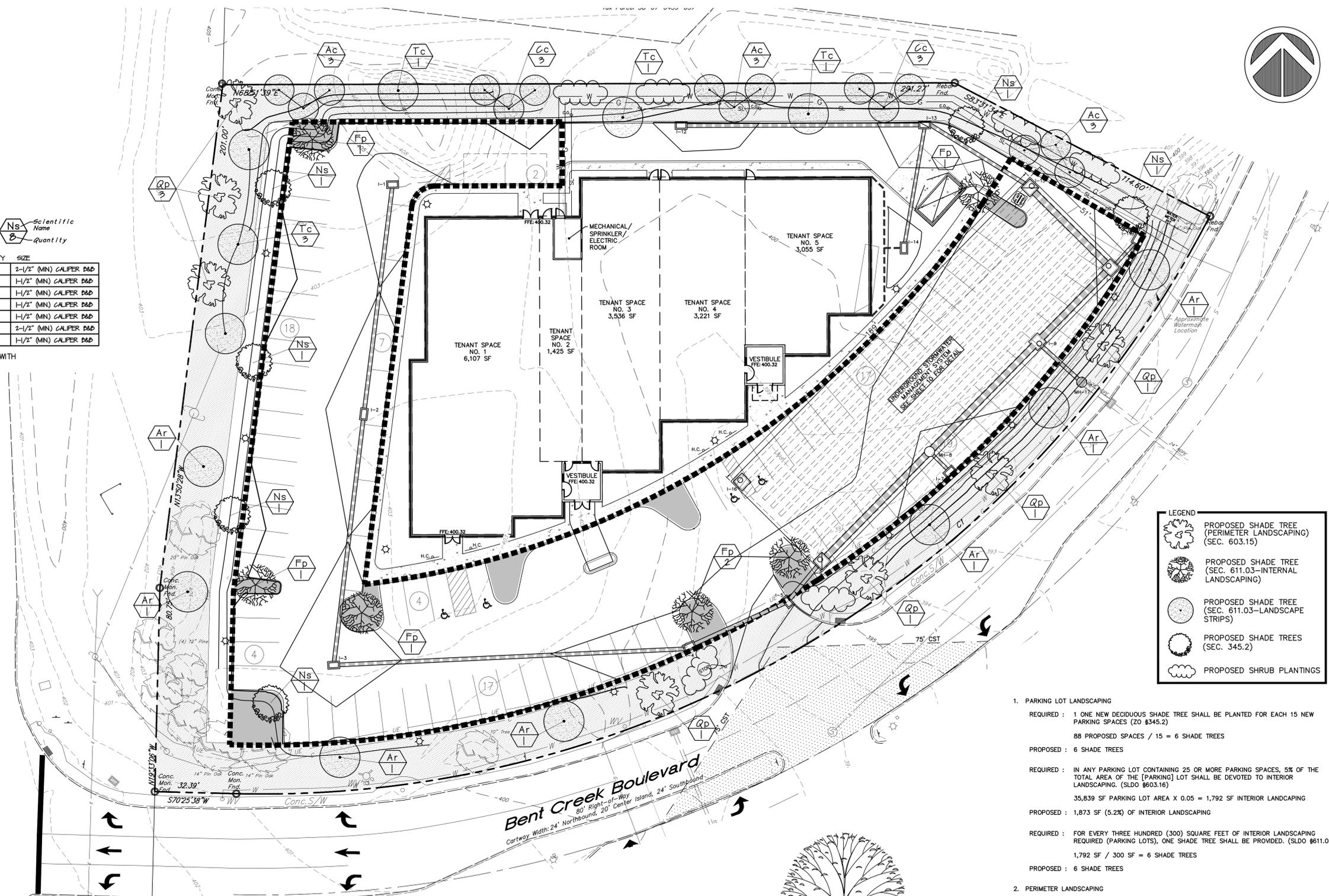
NOTE: A PHOTOMETRIC PLAN WILL BE SUBMITTED TO THE TOWNSHIP.

LANDSCAPE TREE PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
Ar	<i>Acer rubrum</i>	RED MAPLE	7	2-1/2" (MIN) CALIPER P&D
Ac	<i>Amelanchier canadensis</i>	SERVICEBERRY	2	1-1/2" (MIN) CALIPER P&D
Gc	<i>Cercis canadensis</i>	EASTERN REDPAD	6	1-1/2" (MIN) CALIPER P&D
Fp	<i>Fraxinus pennsylvanica</i>	GREEN ASH	6	1-1/2" (MIN) CALIPER P&D
Ns	<i>Nyssa sylvatica</i>	BLACK Tupelo	6	1-1/2" (MIN) CALIPER P&D
Qp	<i>Quercus palustris</i>	PN OAK	7	2-1/2" (MIN) CALIPER P&D
Tc	<i>Tilia cordata</i>	LITTLELEAF LINDEN	6	1-1/2" (MIN) CALIPER P&D

NOTE: LANDSCAPE CONTRACTOR MAY SUBSTITUTE TREES / SHRUBS WITH APPROVAL FROM OWNER AND TOWNSHIP.

Conodoguinet Parkway (S.R. 0114)
Variable Width R/W Variable Carrieway Width



LEGEND

	PROPOSED SHADE TREE (PERIMETER LANDSCAPING) (SEC. 603.15)
	PROPOSED SHADE TREE (SEC. 611.03—INTERNAL LANDSCAPING)
	PROPOSED SHADE TREE (SEC. 611.03—LANDSCAPE STRIPS)
	PROPOSED SHADE TREES (SEC. 345.2)
	PROPOSED SHRUB PLANTINGS

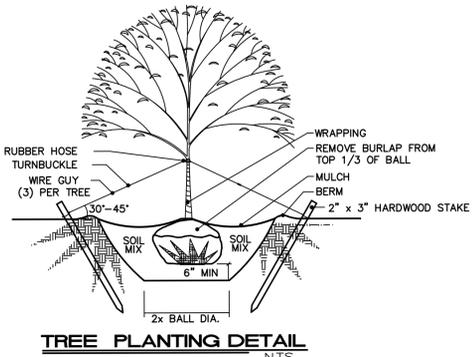
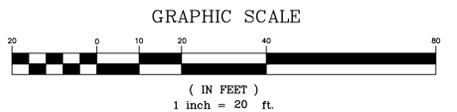
- PARKING LOT LANDSCAPING**
 - REQUIRED : 1 ONE NEW DECIDUOUS SHADE TREE SHALL BE PLANTED FOR EACH 15 NEW PARKING SPACES (20 @345.2)
 - 88 PROPOSED SPACES / 15 = 6 SHADE TREES
 - PROPOSED : 6 SHADE TREES
 - REQUIRED : IN ANY PARKING LOT CONTAINING 25 OR MORE PARKING SPACES, 5% OF THE TOTAL AREA OF THE [PARKING] LOT SHALL BE DEVOTED TO INTERIOR LANDSCAPING. (SLDO #603.16)
 - 35,839 SF PARKING LOT AREA X 0.05 = 1,792 SF INTERIOR LANDSCAPING
 - PROPOSED : 1,873 SF (5.2%) OF INTERIOR LANDSCAPING
 - REQUIRED : FOR EVERY THREE HUNDRED (300) SQUARE FEET OF INTERIOR LANDSCAPING REQUIRED (PARKING LOTS), ONE SHADE TREE SHALL BE PROVIDED. (SLDO #611.03)
 - 1,792 SF / 300 SF = 6 SHADE TREES
 - PROPOSED : 6 SHADE TREES
- PERIMETER LANDSCAPING**
 - REQUIRED : WHEN A PARKING LOT ABUTS A STREET, A LANDSCAPED STRIP SHALL BE PROVIDED ALONG THE ENTIRE STREET LINE. AT LEAST ONE SHADE TREE SHALL BE PROVIDED FOR EACH 75 LINEAR FEET OF LANDSCAPING AREA. (SLDO #603.15)
 - BENT CREEK BLVD: 484 LF / 75 LF = 7 SHADE TREES
 - CONODOGUINET PKWY: 282 LF / 75 LF = 4 SHADE TREES
 - PROPOSED : BENT CREEK BLVD: 4 PROPOSED TREES & 3 EXISTING TREES
 - CONODOGUINET PKWY: 2 PROPOSED TREES & 2 EXISTING TREES
 - REQUIRED : FOR EACH 750 SQUARE FEET OF REQUIRED AREA FOR LANDSCAPE STRIPS, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED. (SLDO #611.03)
 - 20,596 SF LANDSCAPE STRIP / 750 = 28 SHADE/ORNAMENTAL TREES
 - PROPOSED : 13 SHADE TREES, 15 ORNAMENTAL TREES

SHORT TERM MAINTENANCE :

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTS DURING AND AFTER INSTALLATION UNTIL ACCEPTANCE OF PLANTINGS BY THE TOWNSHIP AND THE OWNER.
- NEWLY INSTALLED PLANTINGS SHALL BE SELECTIVELY PRUNED IF NECESSARY TO PROVIDE A NEAT AND UNIFORM APPEARANCE. ANY DEAD OR BROKEN BRANCHES SHALL BE REMOVED.
- ALL NOTICEABLY DISEASED OR DAMAGED PLANTS SHALL BE REPLACED PRIOR TO FINAL ACCEPTANCE.
- NEW GRASS AREAS SHALL ALSO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE.
- ALL GRASS AND STAKING TO BE MAINTAINED REGULARLY FOR A MINIMUM OF ONE YEAR FROM PLANTING.
- GRASS AREAS SHALL BE WATERED ONCE A WEEK DURING DRY PERIODS OF THE FIRST GROWING SEASON TO ESTABLISH A HEALTHY TURF. WATER DURING THE EARLY PART OF THE DAY TO AN EVEN SATURATION OF ONE INCH.
- NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED REGULARLY DURING DRY PERIODS TO COMPLETELY SATURATE THE ROOT BALL DURING THE FIRST GROWING SEASON.
- DISEASE, INSECT AND WEED CONTROL AND PREVENTION TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR NEWLY PLANTED LANDSCAPES DURING THE FIRST SEASON.
- ANY TREE OR SHRUB WHICH DIES WITHIN 18 MONTHS OF PLANTING SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN 18 MONTHS OF PLANTING OR REPLANTING, IS DEEMED, IN THE OPINION OF THE TOWNSHIP, NOT TO HAVE SURVIVED OR TO HAVE GROWN IN A MANNER UNCHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE TOWNSHIP.

LONG TERM MAINTENANCE :

- ANNUAL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL AND LAWN CARE.
- THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL GRASS AREAS.
- ANY PLANTINGS SHOWN ON THE APPROVED PLAN WHICH DOES NOT SURVIVE OR IS DAMAGED SHALL BE REPLACED IN KIND BY THE OWNER WITHIN A SIX MONTH PERIOD.



ALPHA
 PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 37
 NEW GUMBERLAND, PA 15700
 FAX: (717) 770-2800
 WWW.ALPHA-CE.COM

FINAL LAND DEVELOPMENT PLAN
 LANDSCAPE & LIGHTING PLAN
200 BENT CREEK BLVD
 SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319572
 SURVEY BOOK :
 SCALE : 1" = 20'
 DWG. FILE : T:\319572\319572.dwg
 SHEET **6** of **9**

LEGEND	
	Existing Property Line
	Existing Easement
	Existing 5' Contour
	Existing 1' Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Edge Of Stone
	Existing Edge Of Dirt Road
	Existing Utility Pole
	Existing Overhead Utility Line
	Existing Property Corners
	Existing Storm Sewer Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Underground Electric
	Existing Cable TV
	Soil Boundary
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED STORM SEWER
	PROPOSED SANITARY LATERAL
	ROOF DRAIN

POST-CONSTRUCTION STORMWATER MANAGEMENT (PSCM) PLAN OPERATION, OWNERSHIP AND MAINTENANCE PROGRAM

THE STORM WATER BEST MANAGEMENT PRACTICES (BMPs) CONSTRUCTED FOR THE 200 BENT CREEK BOULEVARD LAND DEVELOPMENT PLAN WILL BE MAINTAINED TO FUNCTION AS DESIGNED AND SHALL IMPLEMENT THE PROCEDURES DESCRIBED BELOW. THIS SHALL BE IN THE DEED OF THE LOT WHENEVER THE LOT IS SOLD TO ANOTHER. THE OWNER (LINDO BENT CREEK, LLC) OF THE LOT SHALL OWN AND MAINTAIN THE STORMWATER FACILITIES WITHIN THE LOT.

THE APPROVED FACILITIES ARE TO BE PERMANENT AND CAN ONLY BE REMOVED OR ALTERED AFTER APPROVAL BY ONE OR MORE OF THE FOLLOWING ENTITIES WHICH MAY HAVE JURISDICTION: SILVER SPRING TOWNSHIP. THE LOT OWNER, SHALL MAINTAIN ON-LOT STORMWATER MANAGEMENT AND PERMANENT EROSION AND SEDIMENT POLLUTION CONTROL SYSTEM(S) AS SET FORTH HEREIN.

THE FOLLOWING PHYSICAL FACILITIES SHALL BE MAINTAINED TO THE ORIGINAL DESIGN AND DIMENSIONS SHOWN ON THE DESIGN PLANS APPROVED BY SILVER SPRING TOWNSHIP, UNTIL SUCH TIME AS AN AMENDED PLAN IS APPROVED BY THE TOWNSHIP.

- STORMWATER INLETS, MANHOLES AND PIPES;
- FLEXSTORM WATER QUALITY FILTERS;
- CONTECH 'JELLYFISH' WATER QUALITY FILTER;
- SUBSURFACE STORMWATER FACILITY.

THE DESIGNATED MAINTAINER / LESSEE SHALL COMPLETE A VISUAL INSPECTION OF BMPs AS SPECIFIED BELOW FOR EACH BMP.

SUBSURFACE STORMWATER FACILITY:

- ALL INLET STRUCTURES DRAINING TO THE FACILITY SHOULD BE INSPECTED 4 TIMES PER YEAR, AND BE CLEANED A MINIMUM OF 2 TIMES PER YEAR (SUMP AREA IN BOTTOM OF INLET), DISPOSE OF SEDIMENT, TRASH OR OTHER WASTE MATERIAL AT SUITABLE DISPOSAL, RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL WASTE REGULATIONS. THIS APPLIES TO THE FOLLOWING INLETS AS IDENTIFIED BY NUMBERS ON THE PLAN SET: 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-9, 1-10, 1-11, 1-11B, 1-12, 1-13, 1-14, 1-15, 1-16.
- IF DEBRIS AND/OR STANDING WATER IS VISIBLE IN THE INLETS AND SYSTEM, THEN IT SHALL BE VACUUMED TO REMOVE ACCUMULATED DEBRIS.

CORRECTIVE MEASURE OPTIONS SHOULD FAILURE OF THIS BMP OCCUR:

- CLEAN THE PIPES AND CONTRIBUTING INLETS BY VACUUMING OUT DEBRIS.
- CHECK THE CONTRIBUTORY WATERSHED FOR SOURCES OF DEBRIS / SILT, SUCH AS EROSION, LEAVES IN ROOF DRAINS, MULCH LANDSCAPE BEDS, LAWN CLIPPINGS, WASHING INTO THE INLET. CORRECT THE CONTRIBUTING SITUATION SO DEBRIS / SILT DOES NOT ENTER THE PIPE SYSTEM.

STORM INLETS AND STORM PIPING:

- INSPECT FOR SIGNS OF CONTAMINATION OR SPILLS.
- ALL INLETS, CONTROL ORIFICES, STORM PIPING, COLLECTION SWALES AND DRAINAGE STRUCTURES SHALL BE KEPT FREE OF ANY OBSTRUCTIONS AND FOREIGN MATERIAL THAT WOULD CAUSE DISRUPTION OF WATER FLOW IN A MANNER NOT ANTICIPATED FOR THE FACILITY.
- INSPECT TWO TIMES PER YEAR, WITH ONE TIME BEING IN LATE AUTUMN AFTER LEAVES HAVE DROPPED, AND THE OTHER IN EARLY SPRING WHEN THERE MAY BE GRIT AND PLOW DEPOSITS, AND AFTER ANY MAJOR STORM EVENT OF 3" OR MORE RAINFALL IN 24 HOURS.

FLEXSTORM WATER QUALITY FILTERS:

- INSPECT AT LEAST FOUR TIMES PER YEAR, INCLUDING AFTER ANY RAIN EVENT > 1/2" AND BEFORE AND AFTER THE SNOWFALL SEASON.
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS PER MANUFACTURE SPECIFICATIONS.
- REPLACE BAG IF TORN OR PUNCTURED TO > 1/2" DIAMETER ON LOWER HALF OF BAG.

CONTECH 'JELLYFISH' WATER QUALITY FILTER:

- INSPECT AT LEAST FOUR TIMES PER YEAR, INCLUDING AFTER ANY RAIN EVENT > 1/2" AND BEFORE AND AFTER THE SNOWFALL SEASON.
- REMOVE, RINSE, AND REUSE CARTRIDGES AS NECESSARY (ONCE / YEAR MINIMUM). VACUUM EXTRACTED MATERIALS WITHIN MANHOLE SIMULTANEOUSLY.
- REPLACE CARTRIDGES EVERY 2-5 YEARS (MAXIMUM).

GENERAL PROVISIONS FOR ANY BMP LISTED ABOVE--

- A WRITTEN REPORT DOCUMENTING EACH INSPECTION SHALL BE RETAINED BY THE DESIGNEE, INCLUDING DATES OF INSPECTION, DATES OF REPAIR, LIST OF ITEMS INSPECTED, LIST OF ITEMS REPAIRED, LIST OF ITEMS REPLACED, COSTS OF REPLACED ITEMS, LIST OF MAINTENANCE TASKS PERFORMED, NAME AND ORGANIZATION OF THE PERSON CONDUCTING THE INSPECTION, AND THE CONTRACTOR(S) INFORMATION.
- FOR ANY STRUCTURAL FACILITY (PIPE, INLET, MANHOLE), IT MUST BE REPAIRED OR REPLACED IF DAMAGED MORE THAN SUPERFICIALLY, IN A WAY THAT IS A SAFETY HAZARD, IF STRUCTURALLY UNSOUND, OR IF NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN.
- THE OWNER SHALL IMMEDIATELY NOTIFY SILVER SPRING TOWNSHIP PRIOR TO INITIATING ANY MAJOR REPAIR ACTIVITIES (SUCH REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING, FOUNDATION MOVEMENT). ALL MAJOR REPAIRS SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF A QUALIFIED ENGINEER AND/OR HYDROLOGIST.
- ALL IMPERVIOUS SURFACES SHALL BE MAINTAINED CLEAN OF OIL, FUEL OR OTHER TOXIC SPILLS, IN ACCORDANCE WITH STATE, FEDERAL OR LOCAL REGULATIONS.
- THE PSCM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS MUST BE AVAILABLE FOR REVIEW AND INSPECTION BY THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE COUNTY CONSERVATION DISTRICT.

ADDITIONAL MAINTENANCE REQUIRED: STREET SWEEPING

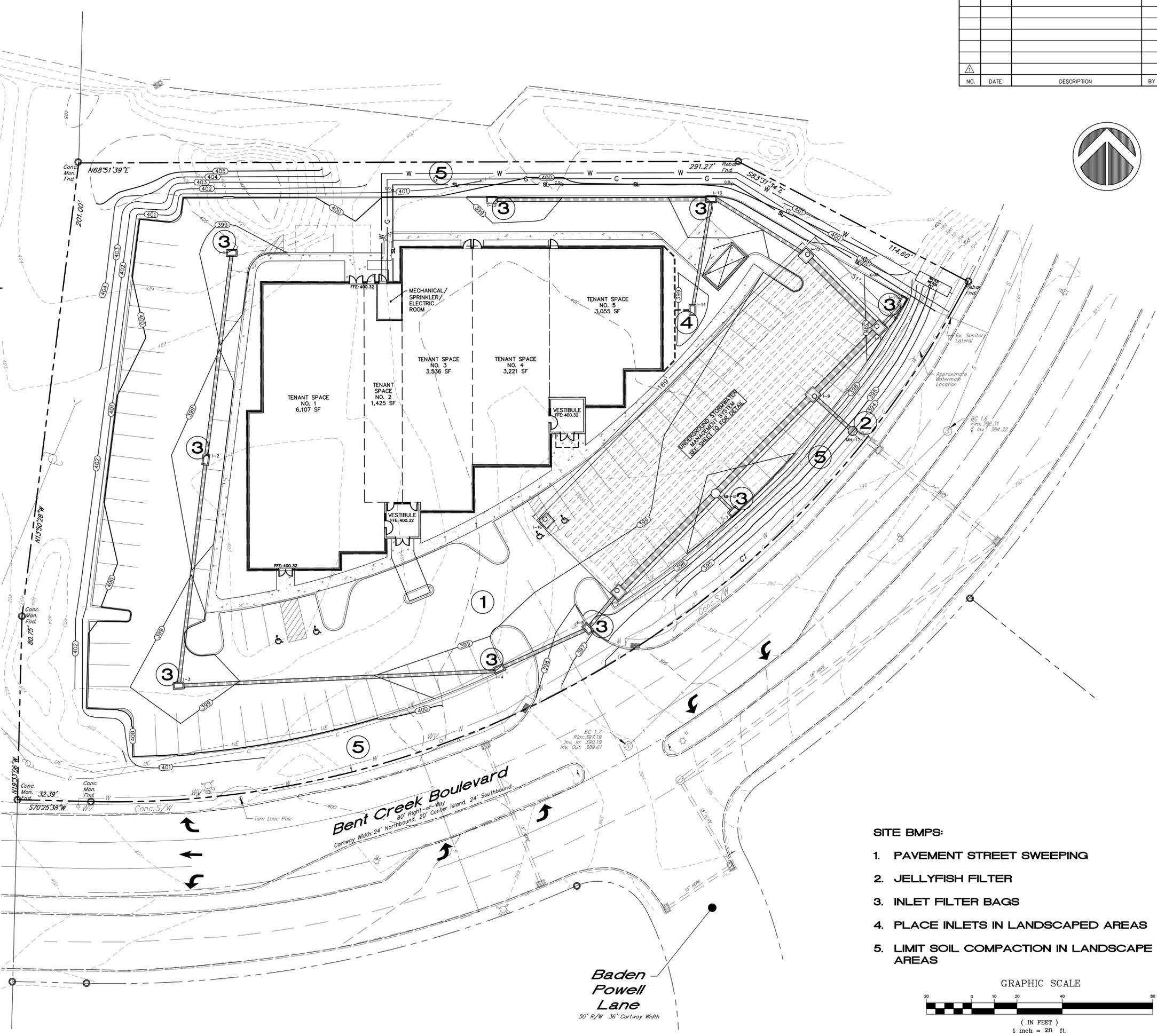
- DESIGNATE PERSONNEL TO CONDUCT INSPECTIONS OF THE PARKING FACILITIES ON A REGULAR BASIS
- CLEAN LEAVES, TRASH, SAND AND OTHER DEBRIS FROM THE PARKING LOTS REGULARLY OR AS NEEDED TO PREVENT DEBRIS FROM REACHING THE DRAINAGE SYSTEMS OR STORMWATER DETENTION SYSTEMS.
- PROVIDE STREET CLEANING WITH A VACUUM/SWEEPER TWICE A YEAR (APRIL AND NOVEMBER) IN DRY WEATHER
- OPERATE THE VACUUM/SWEEPER AT THE MANUFACTURER'S REQUESTED OPTIMAL SPEED TO INCREASE EFFECTIVENESS.
- REGULARLY INSPECT PAVED AREAS FOR OIL, FUEL OR OTHER TOXIC SPILLS AND CLEAN/REMOVE.

SILVER SPRING TOWNSHIP SHALL HAVE THE RIGHT TO:

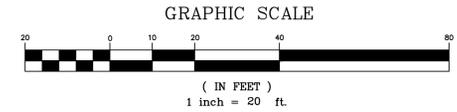
- ENTER THE SITE AND INSPECT THE FACILITIES AT ANY TIME;
- REQUIRE THE FACILITY MAINTAINER TO TAKE CORRECTIVE MEASURES, AND ASSIGN REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION; AND
- AUTHORIZE MAINTENANCE TO BE DONE BY THE TOWNSHIP OR AN AGENT OR CONTRACTOR OF THE TOWNSHIP, AND THE LIENING OF THE COST OF THE WORK AGAINST THE LOT OWNER.

A LICENSED PROFESSIONAL OR THEIR DESIGNEE SHALL BE PRESENT ON THE SITE FOR THE FOLLOWING:

- INSTALLATION OF SUBSURFACE STORMWATER FACILITY.



- SITE BMPs:**
1. PAVEMENT STREET SWEEPING
 2. JELLYFISH FILTER
 3. INLET FILTER BAGS
 4. PLACE INLETS IN LANDSCAPED AREAS
 5. LIMIT SOIL COMPACTION IN LANDSCAPE AREAS



DESIGN :	SRR
DRAWN :	SRR
CHECKED :	RAC
DATE :	01/07/2020

PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 'G'
 NEW GUMBERLAND, PA 17070
 PHONE: 717-770-2800
 FAX: 717-770-2400
 WWW.ALPHA-CEI.COM



FINAL LAND DEVELOPMENT PLAN
 STORMWATER BMP PLAN
 200 BENT CREEK BLVD
 SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
319572
 SURVEY BOOK :
 SCALE : 1" = 20'
 DWG FILE : T:\319572\DWG\319572-03-GRADING PLAN.dwg
 SHEET 8 of 9