

Cumberland County Subdivision and Land Development Review Report

Municipality:	Mechanicsburg	Surveyor/ Engineer:	ELA Group, Inc.	Owner/ Developer:	MASD		
Plat Title:	MASD Northside Elementary Add/Reno						
Plat Status:	Preliminary/Final	Plat Type:	Land Development				
# of New Lots:	0	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	6.62	Total Tract Acreage:	15.03
Zoning District:	R-L	Proposed Land Use:	Same as existing				
Date Received:	2/3/2020	County Review:	2/6/2020	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 Parking Data should provide evidence of how the parking space requirement was calculated. It appears that a parking demand analysis is required (Zoning 27-801.D – Table 10).
2. Borough and Applicant should review the location of the proposed loading area and refuse collection area. When considering the proposed one-way aisle, will the trucks be able to access the area designated for loading and refuse collection (Zoning 27-803.B.5)?
3. The Site/Zoning Data table should include the required lot area and the required and provided lot width (Zoning 27-409.K – table 4).
4. The Borough of Mechanicsburg has been mandated by DEP to recycle. The plan should indicate whether one of the structures shown in the refuse collection area will be utilized for recycling (Zoning 27-413.C.5).
5. The Landscaping Plan should provide proof of compliance with Borough ordinances (Zoning 27-414).
6. The requested waivers should be shown on the Cover Sheet. The data should include the decision and the date of the decision (SLDO 22-505.P)
7. The plan indicates that there is an area of unknown ownership near the intersection of North Walnut Street and East Schoolside Drive. Recommend the ownership be determined prior to plan approval (SLDO 22-506.G).
8. The Site Improvement Plan should distinguish between the existing and proposed features (SLDO 22-506.K).
9. The Zoning District boundary lines should be shown on the plan (SLDO 506.O.1.B).

10. The plan should include evidence that the buses can safely maneuver in the space provided (SLDO 22-506.O.1.E).
11. It appears that the proposed eastern parking lot will include one-way aisles. Signage (as provided in the Traffic Signage Legend) should be provided to direct the flow of traffic (SLDO 22-506.O.1.E).
12. The plan should address Pennsylvania DEP Sewage Planning requirements (SLDO 22-506.P.3).
13. An Erosion and Sedimentation Control Plan should be submitted to the Cumberland County Conservation District for review and approval (SLDO 22-506.P.7).
14. Will the 18 potential future parking spaces be paved? Borough should determine if the proposed stormwater facility is capable of accepting stormwater from these spaces if/when they are constructed (SLDO 22-511 & Chapter 26).
15. The Site Improvement Plan should include the required sight distance measurements (SLDO 22-604.B.4).
16. A Context Report should be submitted with the plan (SLDO 22-503).
17. A Sinkhole Assessment should be submitted with the plan (SLDO 22-504).
18. The plan should demonstrate a dedication of recreation land or a fee in lieu of dedication (SLDO 613).
19. 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>.

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR NORTHSIDE ELEMENTARY SCHOOL -ADDITIONS & RENOVATIONS- MECHANICSBURG AREA SCHOOL DISTRICT MECHANICSBURG BOROUGH - CUMBERLAND COUNTY - PENNSYLVANIA

GENERAL NOTES

A. SURVEY, BASE MAPPING AND SITE LAYOUT NOTES

1. REFER TO SHEET 2, BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY LAND GRANT SURVEYORS, LLC, DATED AUGUST 10, 2018.

B. UTILITY NOTES

1. THE PROJECT SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER WATER SERVICE SHALL BE PROVIDED BY SUEZ WATER. SANITARY SEWER SERVICE WILL BE PROVIDED MECHANICSBURG BOROUGH SEWER AUTHORITY.

2. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, UTILITY COMPANY RESPONSES/FIELD MARKINGS AND THE BEST AVAILABLE PLAN INFORMATION. THE SURVEY/EXISTING CONDITIONS INFORMATION SHOWN ON THESE PLANS DOES NOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITY CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION.

3. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. ALL STORM SEWER AND AFFURTEANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MECHANICSBURG BOROUGH STORM WATER MANAGEMENT ORDINANCE OR AS OTHERWISE APPROVED BY THE BOROUGH'S ENGINEER.

5. AUTHORIZED REPRESENTATIVES FROM MECHANICSBURG BOROUGH, UPON PRIOR NOTICE AND APPROVAL FROM THE MECHANICSBURG AREA SCHOOL DISTRICT, SHALL HAVE THE RIGHT TO ACCESS THE PROPERTY FOR UNIMPEDED INSPECTION AND/OR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AS SHOWN ON THIS LAND DEVELOPMENT PLAN.

6. ALL NEW STRUCTURES / BUILDINGS TO HAVE FIRE SUPPRESSION (SPRINKLER) SYSTEMS.

7. WATERTIGHT GASKETED JOINT CONDUITS AND ADEQUATELY LINED DRAINAGE SHALES AS WELL AS SEALING OF ALL PAVEMENT CURBS AND GUTTERS, MANHOLES AND INLETS IS REQUIRED.

C. REGULATORY AND MISCELLANEOUS NOTES

1. ALL APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE BOROUGH, MUNICIPAL AUTHORITIES, COUNTY, STATE, ETC., AS REQUIRED AND AS RELATES TO THE CONSTRUCTION ACTIVITY BEING UNDERTAKEN, PRIOR TO COMMENCING CONSTRUCTION ON THE PROJECT SITE.

2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF ELA GROUP, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS AND ANY DEVIATION FROM THE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF ELA GROUP, INC., THE OWNER AND THE MECHANICSBURG BOROUGH ENGINEERING AND PLANNING DEPARTMENTS, AS APPLICABLE.

3. IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODE, TITLE 28 (PA DEP RULES AND REGULATIONS), A COPY OF THE APPROVED AND PERMITTED EROSION AND SEDIMENTATION CONTROL PLAN AND ITS ACCOMPANYING NARRATIVE MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN.

4. MECHANICSBURG BOROUGH IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA OUTSIDE OF THE PUBLIC STREET RIGHTS OF WAY AND PUBLIC UTILITY EASEMENT, UNLESS SPECIFICALLY NOTED ON THESE PLANS.

5. ANY IMPROVEMENTS WITHIN THE PUBLIC STREET RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH MECHANICSBURG BOROUGH CONSTRUCTION STANDARDS AS APPLICABLE.

6. ALL EASEMENTS SHOWN ON THIS PLAN SHALL BE PRESERVED AND USED FOR THE INTENDED USE AS PRESCRIBED BY THE EASEMENT. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.

7. IF ANY SINKHOLES OR OTHER UNEXPECTED SUBSURFACE CONDITIONS ARISE DURING CONSTRUCTION, THE PROJECT GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AND CONSULTED FOR RECOMMENDATIONS FOR REMEDIATION. PRIOR TO ANY REMEDIATION ACTIVITY, THE MECHANICSBURG BOROUGH ENGINEERING DEPARTMENT SHALL BE NOTIFIED AND PROVIDED AN OPPORTUNITY TO REVIEW ANY REMEDIATION PLAN.

8. SUPPLEMENTAL REPORTS AND INFORMATION FOR REFERENCE:

TRAFFIC IMPACT ASSESSMENT PREPARED BY ELA GROUP, INC., DATED FEBRUARY 3, 2020.

STORM WATER MANAGEMENT REPORT, PREPARED BY ELA GROUP, INC., DATED FEBRUARY 3, 2020.

9. ALL STRUCTURES, INCLUDING SHEDS MUST COMPLY WITH THE (LOT) BUILDING COVERAGE MAXIMUM OF 45%.

10. ALL WALKWAYS SHALL BE MAINTAINED IN GOOD REPAIR BY THE PROPERTY OWNER.

11. THERE ARE NO WETLANDS ON SITE IN ACCORDANCE WITH A SITE INVESTIGATION BY VORTEX ENVIRONMENTAL, INC. CONDUCTED ON MAY 30, 2018.

12. THERE IS NO IDENTIFIED FLOOD PLAIN ON THE SITE IN ACCORDANCE WITH FEMA FIRM 42041C0237E, EFFECTIVE DATE MARCH 16, 2009.

D. STORM WATER MANAGEMENT NOTES

1. MECHANICSBURG BOROUGH, ITS AGENTS AND ASSIGNS, UPON PRIOR NOTICE AND APPROVAL FROM THE MECHANICSBURG AREA SCHOOL DISTRICT, ARE EXPRESSLY AUTHORIZED WITH UNIMPEDED RIGHT-OF-ENTRY OVER AND THROUGH THE ENTIRE PARCEL FOR THE PURPOSE OF INSPECTING ALL STORM WATER FACILITIES AND, IN THE CASE OF INACTION ON THE PART OF THE OWNER, TO REPAIR STORM WATER FACILITIES, WITH ALL COSTS BORNE BY THE OWNER.

2. STORM WATER MANAGEMENT SYSTEMS MUST BE INSPECTED BY THE BOROUGH ENGINEER WITH EACH PHASE OF COMPLETION.

3. IN ACCORDANCE WITH ORDINANCES OF MECHANICSBURG BOROUGH, REPRESENTATIVES OF THE BOROUGH ARE PERMITTED TO FREELY ACCESS THE PROPERTY AND THE EASEMENTS FOR STORM-WATER MANAGEMENT FACILITIES FOR THE INSPECTION, EVALUATION AND/OR REPAIR OF THE FACILITIES AS PERMITTED BY PA STATE LAW.

4. STORM WATER AS-BUILT DRAWINGS WITH A PROFESSIONAL ENGINEER'S CERTIFICATION WILL BE PROVIDED IN ACCORDANCE WITH THE BOROUGH'S SHMO §26-140.

STORMWATER OPERATION & MAINTENANCE PROGRAM

1. CONTRACTOR MAINTENANCE (DURING CONSTRUCTION)

A. ALL SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE CHECKED FOR DAMAGE ON A WEEKLY BASIS AND AFTER EACH MEASURABLE PRECIPITATION EVENT. ALL FACILITIES THAT ARE DAMAGED, CLOGGED, OR CAN NO LONGER DO THE JOB FOR WHICH THEY ARE DESIGNED, SHALL BE REPLACED. REFER TO DETAILS ON THE PLANS FOR SPECIFIC MAINTENANCE METHODS FOR EACH SEDIMENT-TRAPPING DEVICE.

B. ALL SEDIMENT REMOVED FROM SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE EROSION OR SEDIMENTATION AND SHALL BE PLACED IN AN AREA WITHIN THE DEFINED LIMITS OF DISTURBANCE. ALL AREAS RECEIVING THE REMOVED SEDIMENT SHALL BE STABILIZED IMMEDIATELY BY SEEDING AND MULCHING IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED IN THE EROSION AND SEDIMENTATION CONTROL NARRATIVE.

C. ANY PERMANENT SEEDING AREAS THAT BECOME ERODED OR DISTURBED SHALL HAVE THE TOPSOIL REPLACED, THE GRASS RESEED, AND THE MULCH REAPPLIED, OR, AT THE DISCRETION OF THE OWNER, SOD MAY BE INSTALLED.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE SITE IS STABILIZED. PERMANENT STABILIZATION IS DEFINED, AS WHEN "A UNIFORM 10% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED." UNTIL SUCH TIME AS THIS STANDARD IS ACHIEVED, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROLS, WHICH ARE USED TO TREAT PROJECT RUNOFF MAY NOT BE REMOVED.

2. POST CONSTRUCTION OWNERSHIP AND MAINTENANCE PROGRAM (OWNER RESPONSIBILITIES)

A. MECHANICSBURG AREA SCHOOL DISTRICT WILL OWN AND MAINTAIN THE STORM WATER MANAGEMENT FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY UPON THE TRANSFER OF OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FROM THE CONTRACTOR TO THE SCHOOL DISTRICT.

B. ALL STORM INLETS SHOULD BE CHECKED AFTER EACH MEASURABLE STORM EVENT (GREATER THAN TWO (2) INCHES OF RAIN) TO ENSURE GRATES ARE NOT CLOGGED WITH GRASS CLIPPINGS AND OTHER DEBRIS. ALL DEBRIS SHOULD BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

C. ALL SHALES SHOULD BE CHECKED AFTER EACH MEASURABLE STORM EVENT (GREATER THAN TWO (2) INCHES OF RAIN) TO VERIFY STABILIZATION AND TO REMOVE ALL TRAPPED DEBRIS (INCLUDING STONES AND OTHER NON-NATIVE MATERIALS).

D. THE DETENTION BASIN SHOULD BE VISUALLY INSPECTED AFTER EACH MEASURABLE RAIN EVENT (GREATER THAN TWO (2) INCHES OF RAIN). THE INSPECTOR SHALL VERIFY THAT THE FACILITY REMAINS EROSION FREE. THE INSPECTOR SHALL ALSO VERIFY THAT THE FACILITY IS DEWATERING AS DESIGNED AND IS NOT CAUSING A HEALTH PROBLEM. THE INSPECTOR SHALL REMEDIATE ANY DAMAGE IMMEDIATELY OR REPORT IT TO THE SCHOOL DISTRICT. ANY MAJOR DEFICIENCIES IN DEWATERING OR FAILURES OF THE STORM WATER MANAGEMENT FACILITY AND THE PROPOSED REMEDIAL ACTION, SHALL BE REPORTED TO THE BOROUGH.

E. THE OWNER SHALL PROVIDE WRITTEN INSPECTION REPORTS TO THE BOROUGH AS MAY BE REQUIRED BY THE M54 NPDES PERMIT HELD BY THE BOROUGH.

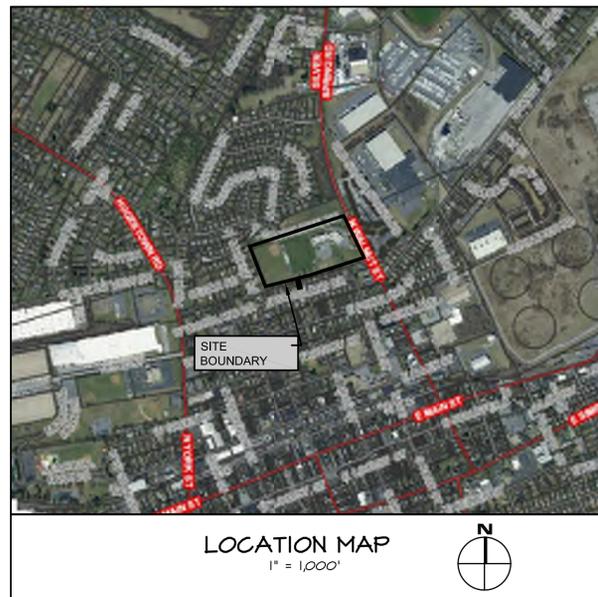
SITE / ZONING DATA

PROPERTY ADDRESS:	411 NORTH WALNUT STREET MECHANICSBURG, PA 17055
ZONING DISTRICT:	RESIDENTIAL DISTRICT LOW-DENSITY (R-L)
EXISTING USE:	PUBLIC ELEMENTARY SCHOOL
PROPOSED USE:	PUBLIC ELEMENTARY SCHOOL
LOT AND BUILDING DATA:	
LOT AREA:	15,024 ACRES GROSS / 14,541 ACRES NET
PROJECT AREA:	6.62 ACRES
EXISTING FLOOR AREA:	33,618 SF
PROPOSED FLOOR AREA:	56,181 SF

BUILDING SETBACKS:

FRONT = 25' MIN / 40' MAX
SIDE = 12'
REAR = 25'

LOT COVERAGE	PERMITTED 45%	PROPOSED 24% (CALCULATED USING NET ACREAGE)
HEIGHT	35'	NOT TO EXCEED MAXIMUM PERMITTED



SITE/CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL CONSULTANT



LIST OF DRAWINGS:

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PENNSYLVANIA ACT 121 OF 2008



PENNSYLVANIA ACT 121 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: JULY 23, 2018 BY: LAND GRANT SURVEYORS

SERIAL NUMBER: 20182043347

CERTIFICATIONS / APPROVALS

ENGINEER'S CERTIFICATION

I, _____, A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

REGISTERED ENGINEER _____ DATE _____

OWNER'S CERTIFICATION & ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____, 20____.

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF DEEDS IN AND FOR CUMBERLAND COUNTY,

THIS _____ DAY OF _____, 20____.

INSTRUMENT NO. _____

RECORDER _____

OWNER DATA

MECHANICSBURG AREA SCHOOL DISTRICT
600 SOUTH NORWAY STREET, 2ND FLOOR
MECHANICSBURG, PA 17055

FIN NUMBER: 18-22-0514-002

SOURCE OF TITLE: DEED BOOK 22-B, PAGE 181

PARKING DATA

EXISTING	PROPOSED-ON SITE
1 HANDICAPPED	4 HANDICAPPED
35 STANDARD	65 STANDARD
36 TOTAL	64 TOTAL

NOTES:

1. ALL HANDICAPPED PARKING AND ACCESS ISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

2. ALL ADA ACCESSIBLE FACILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, & FEDERAL LAWS AND REQUIREMENTS AS APPLICABLE.

MECHANICSBURG BOROUGH COUNCIL CERTIFICATION

APPROVED BY THE MECHANICSBURG BOROUGH COUNCIL, THIS _____ DAY OF _____, 20____.

ATTEST: SECRETARY _____ CHAIRMAN _____

PLANNING COMMISSION OF MECHANICSBURG BOROUGH

APPROVED BY THE PLANNING COMMISSION, THIS _____ DAY OF _____, 20____.

ATTEST: SECRETARY _____ CHAIRMAN _____

CUMBERLAND COUNTY PLANNING DEPARTMENT CERTIFICATION

THIS PLAN HAS BEEN REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____, 20____.

ATTEST: DIRECTOR _____

MECHANICSBURG BOROUGH ENGINEER

THIS PLAN HAS BEEN REVIEWED BY MECHANICSBURG BOROUGH ENGINEER, THIS _____ DAY OF _____, 20____.

ATTEST: ENGINEER _____

REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-



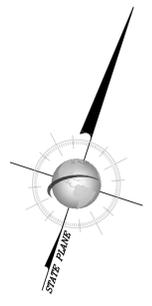
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PRELIMINARY / FINAL LAND DEVELOPMENT

SUBJECT:
COVER SHEET
FOR
NORTHSIDE ELEMENTARY SCHOOL
MECHANICSBURG BOROUGH, CUMBERLAND COUNTY, PENNSYLVANIA
CLIENT:
CRABTREE, ROHRBAUGH & ASSOCIATES
401 EAST WINDING HILL ROAD
MECHANICSBURG, PA 17055
(717) 458-0272

MANAGER:	THS	DATE:	FEBRUARY 3, 2020
DESIGNER:	THS	PROJECT NO.:	SC148-023
DRAWN BY:	TJH	SCALE:	NO SCALE

DRAWING NO.
1 of 19



LEGEND

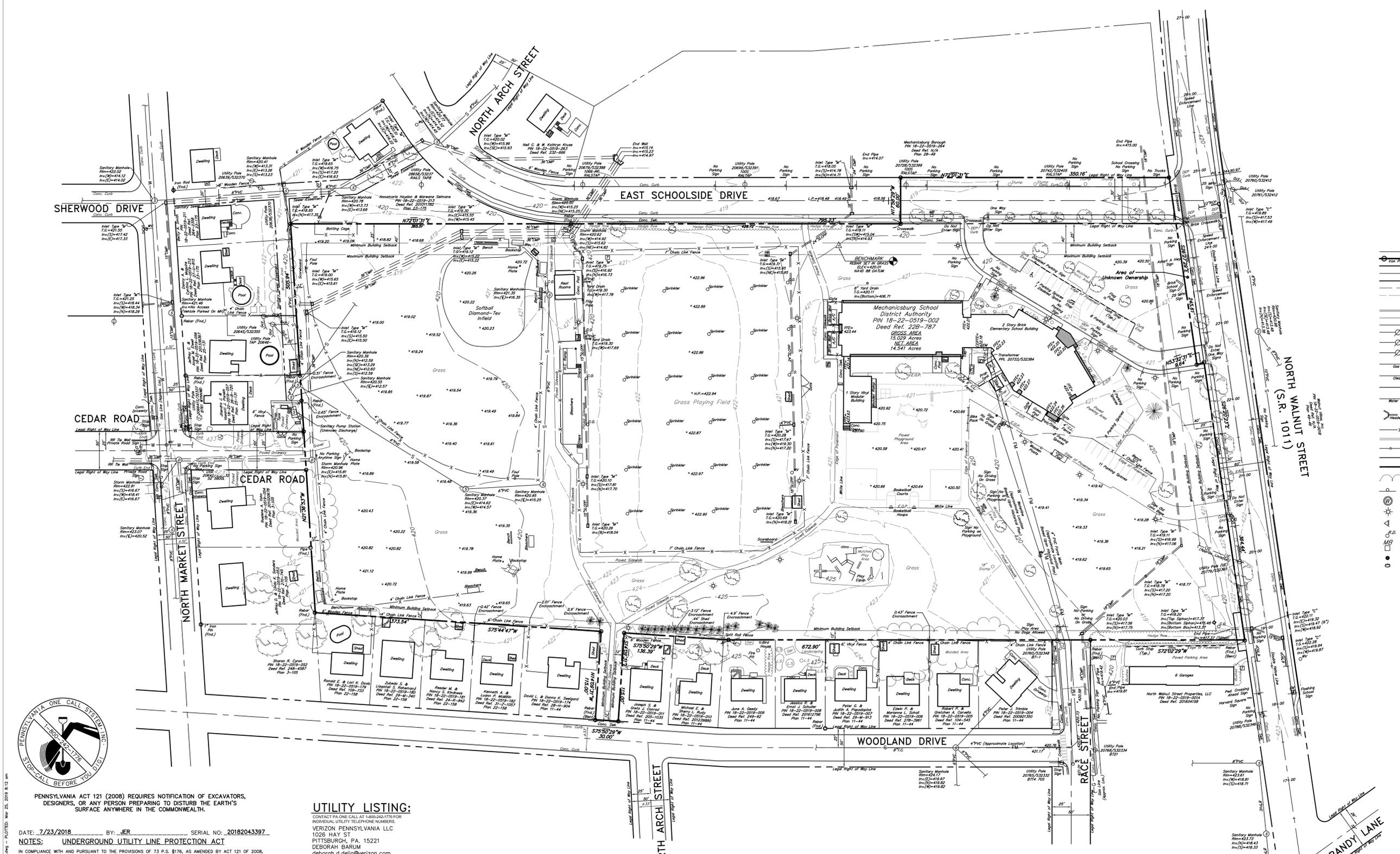
- Adjoiner Property Line
- Property Line
- Right-of-Way Line
- Centerline
- Easements
- Index Contour
- Intermediate Contour
- Spot Elevation
- Curb Line
- Edge of Pavement (E.O.P.)
- Min. Bldg Setback Line
- Overhead Electric
- Underground Electric
- Underground Telephone
- Gas Line
- Sanitary Sewer Line
- Sanitary Force Main
- Water Line
- Storm Drainage Piping
- Fence
- Zoning Line
- Guide Rail
- Edge of Water (Stream)
- FEMA 100 Year Floodplain
- Treeline
- Deciduous Trees
- Coniferous Tree
- Sign
- Well
- Light Pole
- Ground Light
- Roof Drain
- Mailbox
- Bollard
- Reflector Post

REVISIONS PER:	DATE:	BY:
1. WATERLINE & FORCEMAIN PER CLIENT	3/21/2019	DRL
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

LGS
LAND GRANT SURVEYORS
 3904 ABEL DRIVE
 COLUMBIA, PA 17512
 717-285-7872 FAX: 717-285-7885
 www.landgrantsurveyors.com

MANAGER:	SCB
DRAWN BY:	DRL
CHECKED BY:	SCB
SURVEY CHIEF:	DKL
DESIGNED BY:	
DATE:	8/10/2018
DRAWING NO:	18002-06
SHEET NO:	1 OF 1
SCALE:	1"=60'

BOUNDARY & TOPOGRAPHIC SURVEY
 SUBJECT:
NORTHSIDE ELEMENTARY SCHOOL
 MECHANICSBURG BOROUGH
 CUMBERLAND COUNTY
 COMMONWEALTH OF PENNSYLVANIA
 DRAWING NO
2 of 19



PENNSYLVANIA ACT 121 (2008) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: 7/23/2018 BY: JER SERIAL NO: 20182043397
NOTES: UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. §176, AS AMENDED BY ACT 121 OF 2008, LAND GRANT SURVEYORS, LLC, HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

- PURSUANT TO 73 P.S. §176(2), LAND GRANT SURVEYORS, LLC, HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC, HAS STATED IN THE REQUEST THAT THE WORK IS PRELIMINARY.
- PURSUANT TO 73 P.S. §176(3), LAND GRANT SURVEYORS, LLC, HAS SHOWN, UPON REQUEST THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. §176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
- PURSUANT TO 73 P.S. §176(5), LAND GRANT SURVEYORS, LLC, HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF THE ONE CALL NOTICE AND THE TOLL FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
- IF, PURSUANT TO 73 P.S. §176(2), LAND GRANT SURVEYORS, LLC, HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC, HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

LAND GRANT SURVEYORS, LLC, DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, LAND GRANT SURVEYORS, LLC, INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT AS AMENDED BY ACT 121 OF 2008.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 A MINIMUM OF THREE (3) DAYS PRIOR TO EXCAVATING OR WITH CAREFUL EXPLORATORY WORK, AT THE CONTRACTOR'S RISK, PRIOR TO CONSTRUCTION FOR THOSE PRIVATE LINES WHICH ARE NOT ABLE TO BE LOCATED THROUGH THE ONE CALL PROCESS, IT MAY BECOME NECESSARY IN THE FIELD TO ADJUST THE PROPOSED UTILITY LOCATION TO RESOLVE AND UTILITY CROSSING CONFLICTS WHICH MAY OCCUR. LAND GRANT SURVEYORS, LLC, SHALL BE NOTIFIED IMMEDIATELY OF ANY SUCH CONFLICTS AS ARE ENCOUNTERED. THE INFORMATION CONTAINED IN THIS SECTION AS IT RELATES TO THE DUTIES OF CONTRACTORS DOES NOT CONSTITUTE LEGAL ADVICE AND IN NO WAY REPRESENTS THE EXTENT OF THE CONTRACTOR'S DUTIES PURSUANT TO THE UNDERGROUND UTILITY LINE PROTECTION ACT. CONTRACTORS WITH QUESTIONS REGARDING THE UNDERGROUND UTILITY LINE PROTECTION ACT SHOULD CONSULT WITH AN ATTORNEY IMMEDIATELY.

UTILITY LISTING:

- CONTACT FOR ONE CALL AT 1-800-242-1776 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS.
- VERIZON PENNSYLVANIA LLC
 1026 HAY ST
 PITTSBURGH, PA. 15221
 DEBORAH BARUM
 deborah.d.dela@verizon.com
- SUEZ WATER PENNSYLVANIA INC.
 4211 E PARK CIRCLE
 HARRISBURG, PA. 17111
 NAT SHEFFER
 NATHANIEL.SHEFFER@SUEZ-NA.COM
- PPL ELECTRIC UTILITIES CORPORATION
 503 NEW MARKET STREET
 WILKES BARRE, PA. 18702
 MARK SANTAYANA
 mcsantayana@pplweb.com
- COMCAST
 4601 SMITH ST
 HARRISBURG, PA. 17109
 MICHAEL SWEIGARD
 mike_sweigard@comcast.com
- UGI UTILITIES INC
 1301 AIP DR
 MIDDLETOWN, PA. 17057
 CHESTER WENZT
 cwentz@ugi.com
- MECHANICSBURG BOROUGH
 36 W ALLEN ST
 MECHANICSBURG, PA. 17055
 ROGER CIECIERSKI
 rciecierski@mechanicshburgborough.org

GENERAL NOTES:

- BENCHMARK: REBAR SET IN GRASS ALONG THE NORTH SIDE OF THE SCHOOL BUILDING LOCATED APPROXIMATELY 52 FEET EAST OF THE NORTHEASTERN FENCE CORNER OF THE SOCCER FIELD. ELEVATION= 420.01 NAVD 88 DATUM.
- THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
- THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #4204C0257E DATED MARCH 16, 2009.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PAST INFORMATION. (LAND GRANT SURVEYORS, LLC, CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE).
- BASIS OF BEARINGS TAKEN FROM A REALIZATION OF THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
- RIGHT OF WAY FOR NORTH WALNUT STREET S.R. 1101 WAS DETERMINED FROM A PLAN PROVIDED BY PENNDOT ENTITLED DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE NO. 21051 SECTION NO. 3 DATED NOVEMBER 15, 1962

CURRENT ZONING:

RL - RESIDENTIAL LOW DENSITY DISTRICT

AREA AND BULK REGULATIONS:

BUILDING SETBACKS:

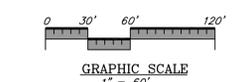
FRONT 25 FEET MIN. / 40 FEET MAX.
SIDE 12 FEET - REFER TO ORD. 27-4090(2)(a)
REAR 25 FEET

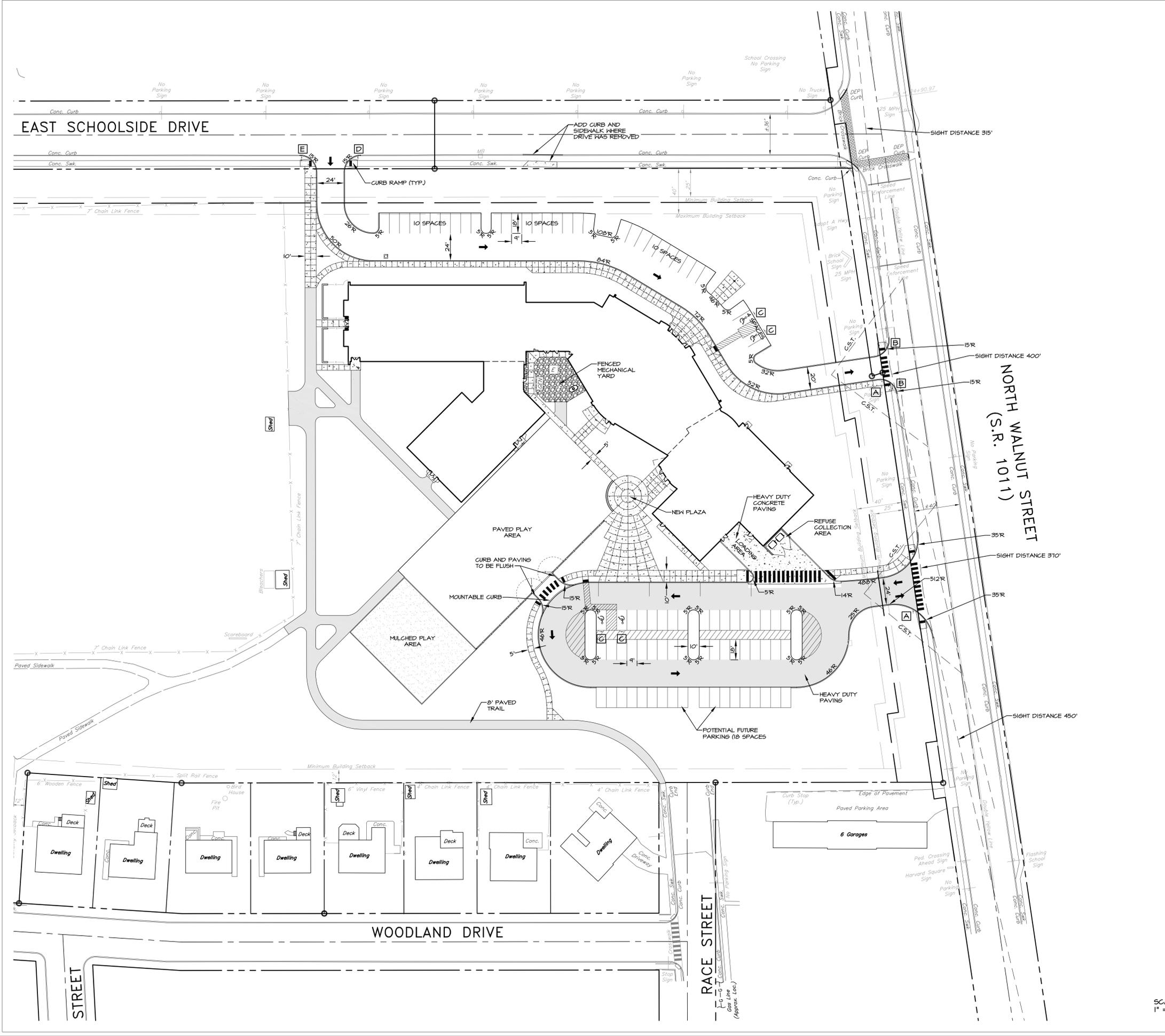
MAXIMUM LOT COVERAGE 45%
MAXIMUM BUILDING HEIGHT 35 FEET
MINIMUM LOT AREA 8,000 SQUARE FEET
MINIMUM LOT WIDTH 90 FEET

CURRENT OWNER:

Mechanicshburg School District Authority
 100 East Elmwood Avenue
 Mechanicshburg, PA. 17055
 TAX PARCEL NO. 18-22-0519-002
 SOURCE OF TITLE: DB 22-B, PG. 787

SITE ADDRESS:
 411 North Walnut Street
 Mechanicshburg, PA. 17055





LINE AND SYMBOL LEGEND

EXISTING

- PROPERTY LINE
- LEGAL RIGHT-OF-WAY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- ROAD CURB
- FENCE
- CONCRETE PAVING / SIDEWALKS
- SIGN

PROPOSED

- EDGE OF PAVEMENT
- ROAD CURB
- FENCE
- SIGNAGE
- ACCESSIBLE PARKING
- CONCRETE PAVING / SIDEWALKS

- ### NOTES:
- ALL DIMENSIONS TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
 - SIDEWALK AND PATH WIDTHS DO NOT INCLUDE WIDTH OF ADJACENT CURB, UNLESS OTHERWISE NOTED.
 - ALL PARKING SPACES ARE 9' X 18'.
 - ALL ADA FACILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE & FEDERAL LAWS AND REQUIREMENTS AS APPLICABLE.

TRAFFIC SIGNAGE LEGEND

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIGNATION	NOTES
A	STOP	24" X 24"	R1-1	-
B	DO NOT ENTER	30" X 30"	R5-1	-
C	HANDICAP PARKING MINIMUM FINE	12" X 18" 12" X 18"	R7-B R7-BF	-
D	ONE WAY	36" X 12"	R6-1L	-
E	ONE WAY	36" X 12"	R6-1R	-

REVISIONS PER:	DATE:	BY:
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

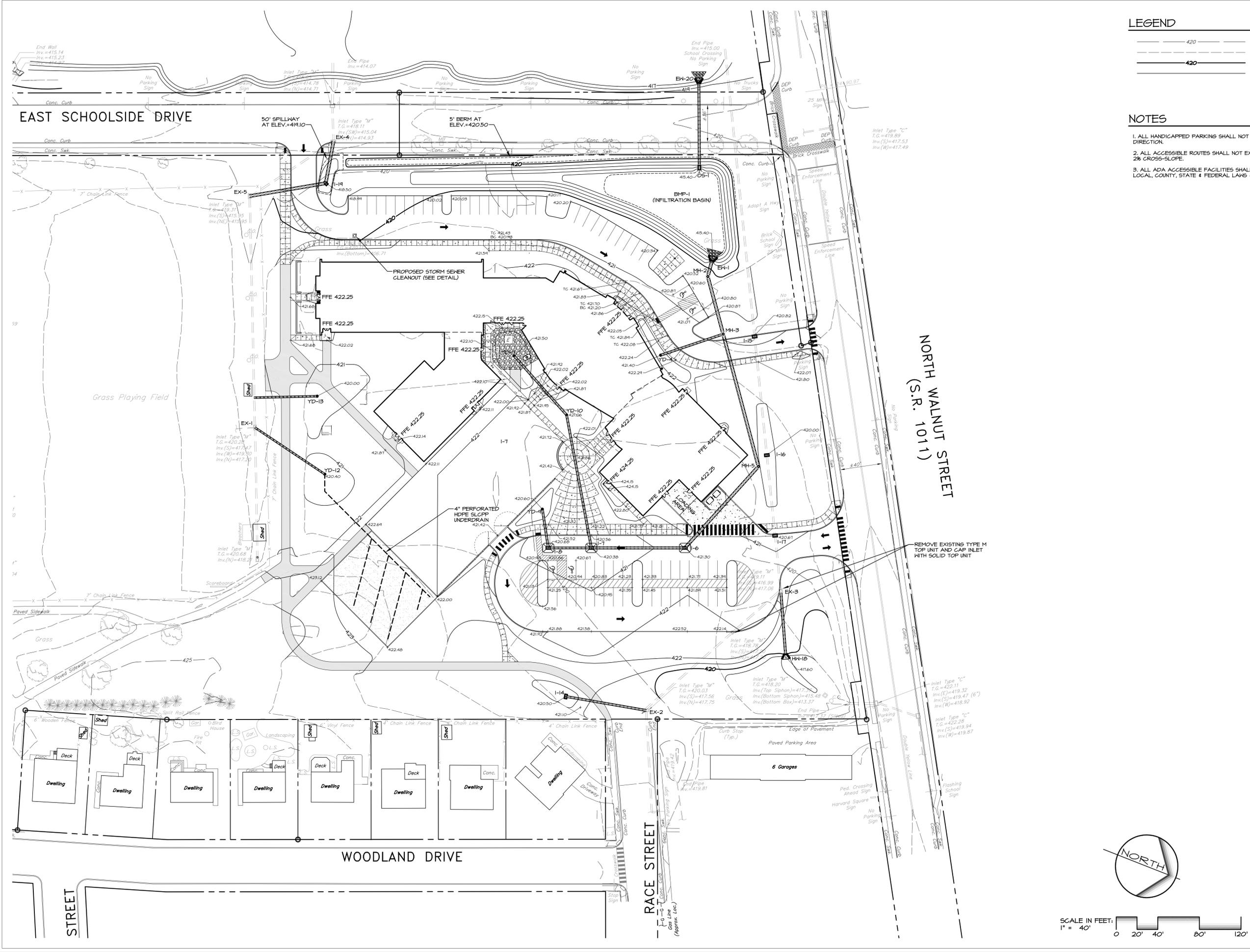
PRELIMINARY / FINAL LAND DEVELOPMENT
SUBJECT:
SITE IMPROVEMENT PLAN
FOR
NORTHSIDE ELEMENTARY SCHOOL
MECHANICSBURG BOROUGH, CUMBERLAND COUNTY, PENNSYLVANIA
CLIENT:
CRABTREE, ROHRBAUGH & ASSOCIATES
401 EAST WINDING HILL ROAD
MECHANICSBURG, PA 17055
(717) 458-0272

MANAGER:	THS	DATE:	FEBRUARY 3, 2020
DESIGNER:	THS	PROJECT NO.:	SC148-023
DRAWN BY:	TJH	SCALE:	1" = 40'

DRAWING NO.

3 of 19

SCALE IN FEET:
1" = 40'



LEGEND

	420	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
	420	PROPOSED MAJOR CONTOUR
		PROPOSED MINOR CONTOUR

- NOTES**
1. ALL HANDICAPPED PARKING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 2. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS-SLOPE.
 3. ALL ADA ACCESSIBLE FACILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE & FEDERAL LAWS & REQUIREMENTS AS APPLICABLE.

REVISIONS PER:

NO.	DATE	BY
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

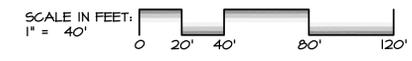
EVA group, inc.
 ENGINEERS • LANDSCAPE ARCHITECTS
 2013 SANDY DRIVE, SUITE 103
 STATE COLLEGE, PA 16803
 (814) 861-6328
 elagroup.com

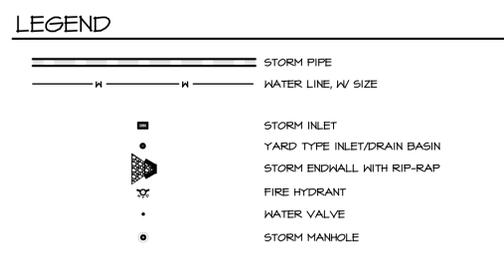
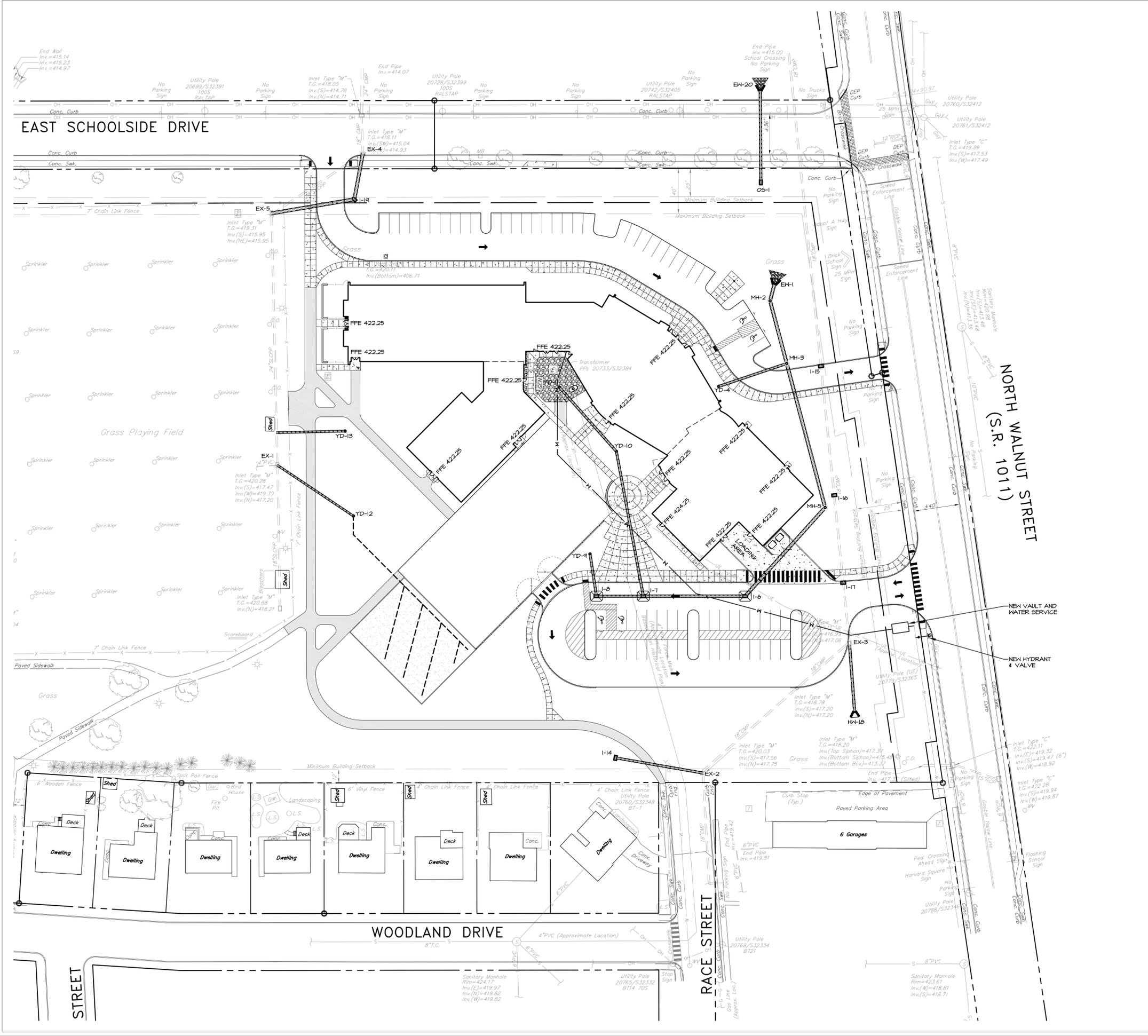
PRELIMINARY / FINAL LAND DEVELOPMENT

SUBJECT:
GRADING & DRAINAGE PLAN
 FOR
 NORTHSIDE ELEMENTARY SCHOOL
 MECHANICSBURG BOROUGH, CUMBERLAND COUNTY, PENNSYLVANIA
 CLIENT:
CRABTREE, ROHRBAUGH & ASSOCIATES
 401 EAST WINDING HILL ROAD
 MECHANICSBURG, PA 17055
 (717) 458-0272

MANAGER:	THS	DATE:	FEBRUARY 3, 2020
DESIGNER:	THS	PROJECT NO.:	SC148-023
DRAWN BY:	TJH	SCALE:	1" = 40'

DRAWING NO.
4 of 19





UTILITY NOTES:

- 8" WATER SERVICE TAP FROM MAIN TO METER VAULT AND COMPONENTS WITHIN VAULT ARE TO BE IN ACCORDANCE WITH SUEZ WATER COMPANY REVIEW AND SPECIFICATIONS.
- ALL UTILITY WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE UTILITY AUTHORITY / COMPANY FOR EACH UTILITY FOR THE PROJECT.

REVISIONS PER:	DATE:	BY:
1. -	-	-
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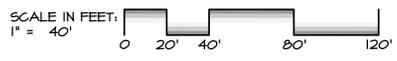


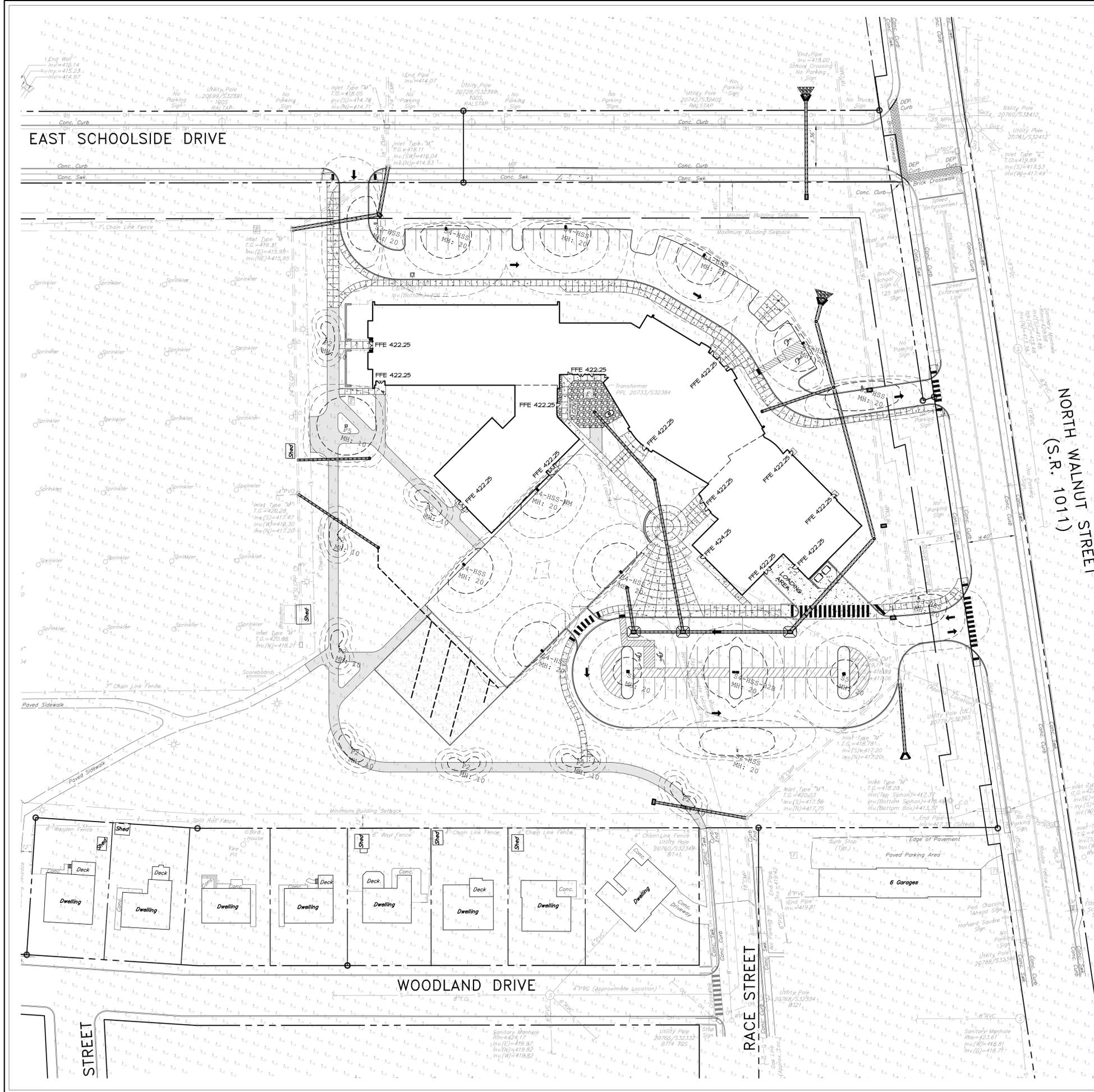
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PRELIMINARY / FINAL LAND DEVELOPMENT
 SUBJECT:
UTILITY PLAN
 FOR
 NORTHSIDE ELEMENTARY SCHOOL
 MECHANICSBURG BOROUGH, CUMBERLAND COUNTY, PENNSYLVANIA
 CLIENT:
CRABTREE, ROHRBAUGH & ASSOCIATES
 401 EAST WINDING HILL ROAD
 MECHANICSBURG, PA 17055
 (717) 458-0272

MANAGER:	THS	DATE:	FEBRUARY 3, 2020
DESIGNER:	THS	PROJECT NO.:	SC148-023
DRAWN BY:	TJH	SCALE:	1" = 40'

DRAWING NO.
5 of 19





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	1	S2-HSS	SINGLE	N.A.	0.900	GARDCO - P26-48L-600-NW-G2-AR-2-UNV-HIS
[Symbol]	1	S3-HSS	SINGLE	N.A.	0.900	GARDCO - P26-48L-600-NW-G2-AR-3-UNV-HIS
[Symbol]	1	S4-HSS	SINGLE	N.A.	0.900	GARDCO - P26-48L-600-NW-G2-AR-4-UNV-HIS
[Symbol]	12	S4-HSS-2	SINGLE	N.A.	0.900	GARDCO - P26-64L-600-NW-G2-AR-4-UNV-HIS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
General Calc Grid	ILLUMINANCE	Fc	0.19	6.4	0.0	N.A.	N.A.
Parking Lot 1	ILLUMINANCE	Fc	2.65	5.7	0.6	4.42	9.50
Parking Lot 2	ILLUMINANCE	Fc	2.63	6.4	0.5	5.26	12.80

LIGHTING LEGEND



NOTE:
LIGHTING DESIGN AND LAYOUT PROVIDED BY
BARRY ISETT & ASSOCIATES INC.

REVISIONS PER:	DATE:	BY:
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-



PRELIMINARY / FINAL LAND DEVELOPMENT
SUBJECT:
LIGHTING PLAN
FOR
NORTHSIDE ELEMENTARY SCHOOL
MECHANICSBURG BOROUGH, CUMBERLAND COUNTY, PENNSYLVANIA
CLIENT:
CRABTREE, ROHRBAUGH & ASSOCIATES
401 EAST WINDING HILL ROAD
MECHANICSBURG, PA 17055
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MANAGER:	THS	DATE:	FEBRUARY 3, 2020
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