

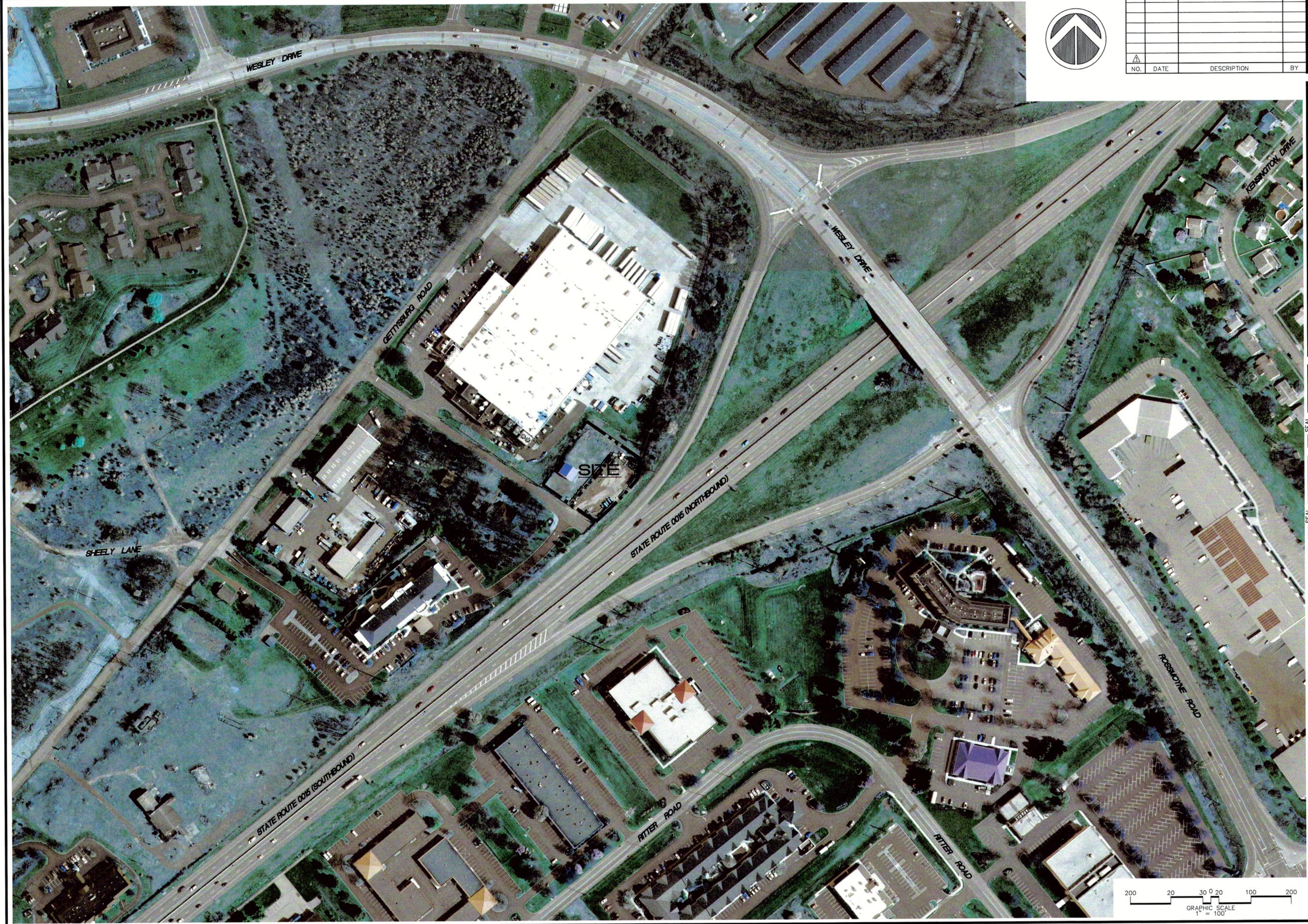
Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Lower Allen</u>	Surveyor/ Engineer:	<u>Alpha Consulting Engineers, Inc.</u>	Owner/ Developer:	<u>IMT LLC</u>
Plat Title:	<u>1025 Audubon Road</u>				
Plat Status:	<u>P/F</u>		Plat Type:	<u>LD</u>	
# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>0</u>
				Total Tract Acreage:	<u>.77</u>
Zoning District:	<u>C-2</u>		Proposed Land Use:	<u>Commercial</u>	
Date Received:	<u>5/15/2020</u>	County Review:	<u>5/27/20</u>	Reviewed by:	<u>KS</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 purpose of the plan should define the proposed principal use, an office building with accessory storage or a storage facility with an associated office building.
2. At least 5% of the front yard area should be landscaped with evergreen and/or deciduous trees (Zoning 220-200.A).
3. The parking requirements shown on the cover sheet should include the requirements for a storage facility, if the storage facility will be for public use (Zoning 220-239.A).
4. A clear sight triangle should be provided (Zoning 220-244.B.4.G).
5. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide the electronic .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>.



NO.	DATE	DESCRIPTION	BY

DESIGN :	T.C.S.
DRAWN :	S.R.R.
CHECKED :	J.K.M.
DATE :	5/15/2020

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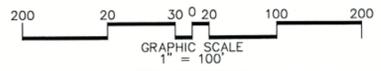
ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 AERIAL CONTEXT PLAN
 FOR
IMT, LLC REVISED PLAN
1025 AUDUBON ROAD
 LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	319516
SURVEY BOOK :	
SCALE :	1" = 100'
DWG. FILE :	1025 Audubon.dwg (Plot)
SHEET	2 of 5



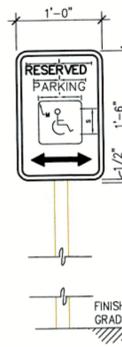
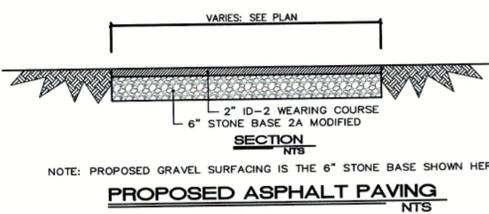
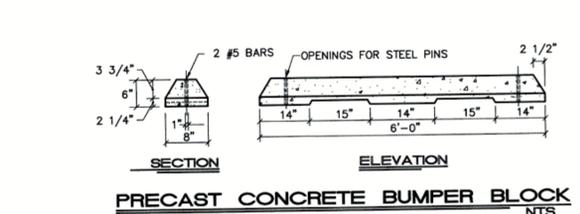
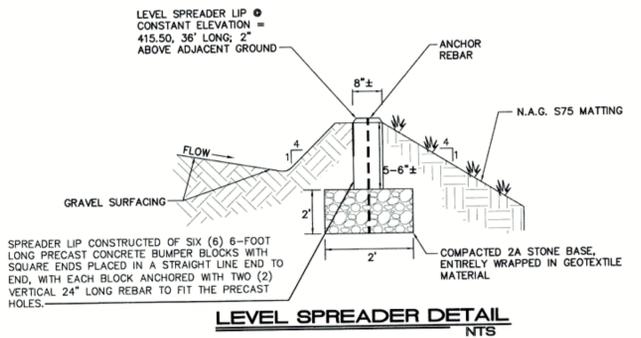
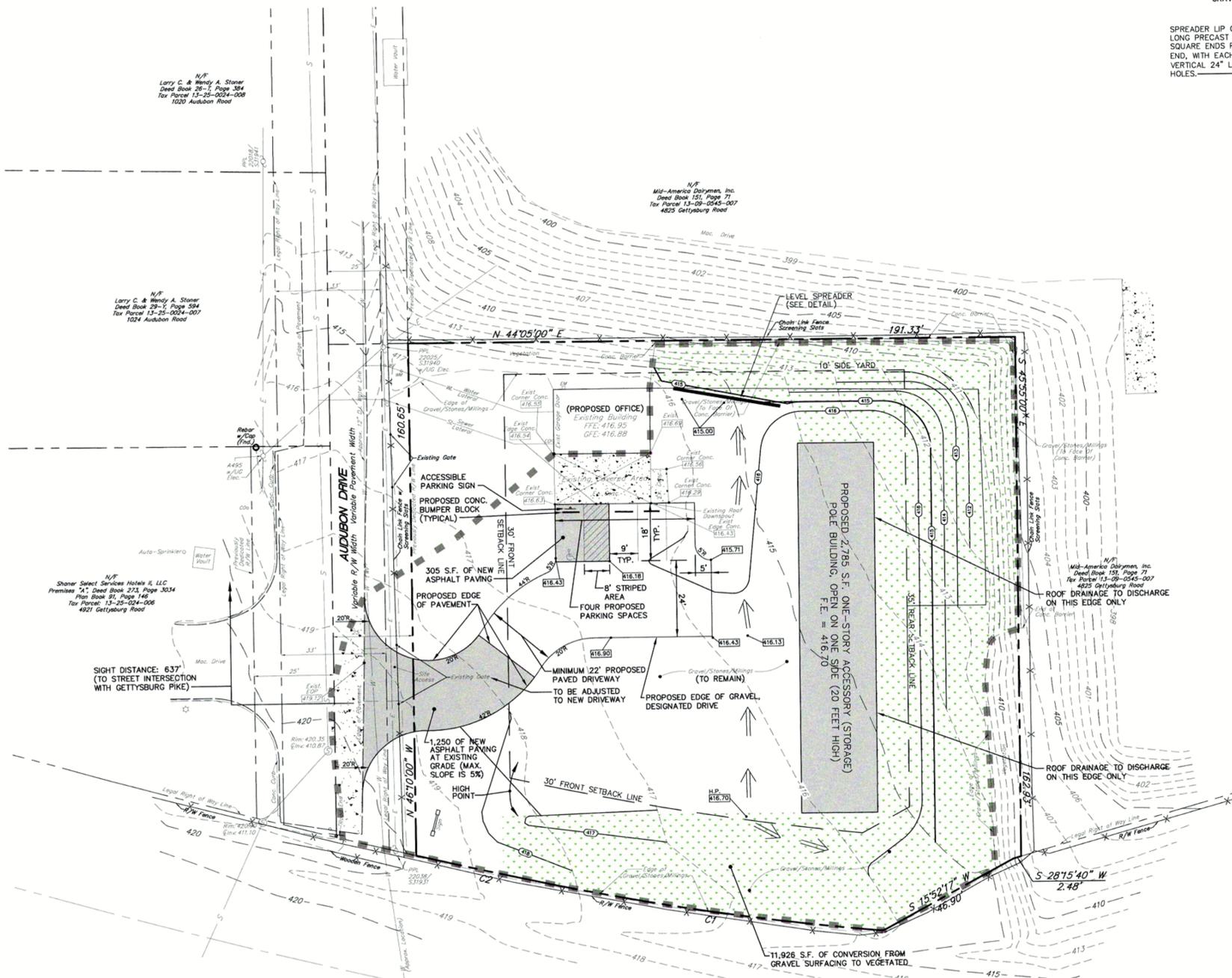
LEGEND	
	Property Line
	Adjoining Property Line
	Existing Right-of-way
	Existing Curb
	Existing Edge Of Pavement
	Existing Contour
	Existing Light Pole
	Existing Water Meter
	Existing Water Valve
	Existing Cleanout
	Existing Electric Meter
	Existing Utility Pole & Guy Wire
	Existing Sanitary Sewer Manhole
	Existing Street Sign
	Existing Hydrant
	Existing Fence Line
	Existing Water Line
	Existing Sanitary Line
	Existing Overhead Electric Line
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	ANALYZED WATERSHED (0.7071 AC)

LEGEND	
	EXISTING IMPERVIOUS TO REMAIN
	PROPOSED IMPERVIOUS
	PROPOSED CONVERSION OF GRAVEL TO PERMANENT LAWN (SEE NOTE*)
	EXISTING GRAVEL TO REMAIN

* EXISTING GRAVEL TO BE REMOVED TO 6" BELOW FINISH GRADE AND 6" OF TOPSOIL TO BE PLACED PRIOR TO PERMANENT SEEDING.

DESIGN :	T.C.S.		
DRAWN :	S.R.R.		
CHECKED :	J.K.M.		
DATE :	5/15/2020		
NO.	DATE	DESCRIPTION	BY

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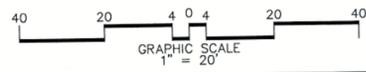
- NOTES:
1. ALL SIGNAGE TO BE FROM LATEST EDITION OF MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 5. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
 6. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
 7. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
 8. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



EXISTING BUILDING AND SITE, MAY 1, 2019 NTS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
SITE AND GRADING PLAN
FOR
IMT, LLC REVISED PLAN
1025 AUDUBON ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	319516
SURVEY BOOK :	
SCALE :	1" = 20'
DWG FILE :	1:2020_319516.dwg (Print/Plot)
FILE :	01-20a_Grading_1025.dwg
SHEET	3 of 5



LEGEND	
	Property Line
	Adjacent Property Line
	Existing Right-of-way
	Existing Curb
	Existing Edge Of Pavement
	Existing Contour
	Existing Light Pole
	Existing Water Meter
	Existing Water Valve
	Existing Cleanout
	Existing Electric Meter
	Existing Utility Pole & Guy Wire
	Existing Sanitary Sewer Manhole
	Existing Street Sign
	Existing Hydrant
	Existing Fence Line
	Existing Sanitary Line
	Existing Sanitary Line
	Existing Overhead Electric Line
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	ANALYZED WATERSHED (0.7071 AC)

LEGEND	
	EXISTING IMPERVIOUS TO REMAIN
	PROPOSED IMPERVIOUS
	PROPOSED CONVERSION OF GRAVEL TO PERMANENT LAWN (SEE NOTE*)
	EXISTING GRAVEL TO REMAIN
	LIMIT OF EARTH DISTURBANCE

* EXISTING GRAVEL TO BE REMOVED TO 6" BELOW FINISH GRADE AND 6" OF TOPSOIL TO BE PLACED PRIOR TO PERMANENT SEEDING.

All soil mapped for this site by NRCS is Hagerstown silt loam, 3 to 8% slopes, rocky.

Soil limitations:
 -cutbanks cave
 -easily erodible
 -low strength / landslide prone
 -slow percolation
 -piping
 -poor source of topsoil
 -frost action
 -shrink-swell
 -potential sinkhole

Resolution of the limitations:
 -Proposed grading shall be compacted with equipment, in layers, per standard construction practices to ensure that placed soil is tight and strong. Soil with significant clay content shall be proof rolled.
 -Desirable seeding fertilizer and lime supplements for this site can be determined with a soil test. This would offset possible low pH.
 -Slopes shall be re-graded, then stabilized with topsoil, seed and mulch, and matted if steep.
 -Rock can be ripped or blasted if necessary. If bedrock is encountered, it can be ripped or blasted per usual construction techniques. In areas where bedrock is encountered near the final grade elevation, overcut rock to allow placement of a minimum of 4" of topsoil for final seeding. Crushed rock can be used on the site for fill areas.
 -Topsoil can be imported from other sources, as it is readily available in the area.
 -A sinkhole mitigation detail is on the drawings, should a sinkhole be found.
 -Proposed cut and fill is very limited in depth and extent for this project.
 -In general, there are no unusual site characteristics here that are unlike those found elsewhere in the region where similar soils are present. No special construction methods or procedures seem necessary.

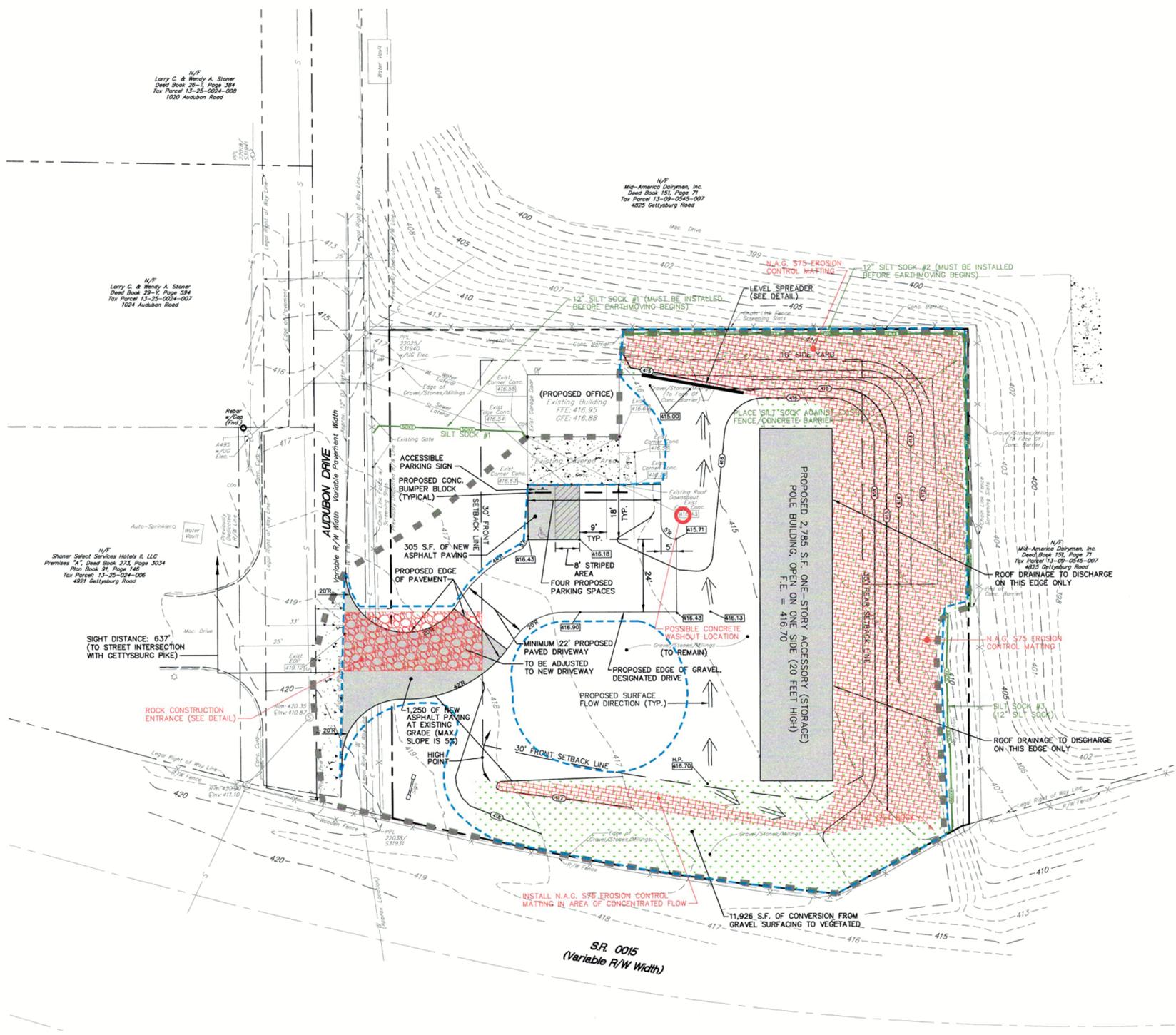
SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	DEPTH TO HIGH WATER TABLE PER S.C.S. SOIL SURVEY	DEPTH TO BEDROCK PER S.C.S. SOIL SURVEY	HYDROLOGIC SOIL GROUP
HcB	Hagerstown silt loam, rocky	3-8	6'+	40'+	C



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DRAWN :	S.R.R.		
CHECKED :	J.K.M.		
DATE :	5/15/2020		
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 EROSION CONTROL PLAN
 FOR
IMT, LLC REVISED PLAN
1025 AUDUBON ROAD
 LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	319516
SURVEY BOOK :	
SCALE :	1" = 20'
DWG. FILE :	02-01a_01016.dwg (Plot) (Plot)
SHEET	4 of 5

