PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
BUILDING AND PARKING LOT EXPANSION
FOR
ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PREPARED FOR:
ANTONINO PURPURA
2210 ASPEN DRIVE
MECHANICSBURG, PA 17055

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	U.P.I.
4A AND 4B	2210 ASPEN DRIVE	42-29-2454-366

SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776). PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 09, 2008.

DESIGN SERIAL NUMBER 20232683843 (UPPER ALLEN TOWNSHIP)

VERIZON PENNSYLVANIA LLC
1026 HAY ST
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: DEBORAH.D.DELIA@VERIZON.COM
PHONE: 412-344-3901

FIRSTENERGY CORPORATION
21 S MAIN ST
AKRON, OH 44308
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 330-604-4073

COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM
PHONE: 717-298-6450

UPPER ALLEN TOWNSHIP
100 GETTYSBURG PIKE
MECHANICSBURG, PA 17055
CONTACT: KODI HOCKENBERRY
EMAIL: KHOCKENBERRY@UATWP.ORG
PHONE: 717-697-9548

VEOLIA WATER PENNSYLVANIA INC
6310 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE: 717-901-6317

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM
PHONE: 570-490-5684

UPPER ALLEN TOWNSHIP PUBLIC WORKS DEPT
100 GETTYSBURG PIKE
MECHANICSBURG, PA 17055
CONTACT: COLLIN BARGE
EMAIL: CBARGE@UATWP.ORG
PHONE: 717-756-9169

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM
PHONE: 610-807-3174

UPPER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS OF THE UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, THIS_____ DAY OF _____,20_____.

THE CONDITIONS OF APPROVAL WERE SATISFIED, THIS____ DAY OF_____,20_____.

_____
PRESIDENT

_____
ATTEST: SECRETARY

UPPER ALLEN TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, THIS_____ DAY OF _____,20_____.

_____
CHAIRPERSON

_____
ATTEST: SECRETARY

UPPER ALLEN TOWNSHIP ENGINEER REVIEW

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP, THIS _____ DAY OF _____,20_____.

_____
ENGINEER

CUMBERLAND COUNTY PLANNING DEPARTMENT

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

_____ _____
DIRECTOR OF PLANNING DATE

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN LAND RECORD BOOK _____ , PAGE _____ , ON THIS _____ , DAY OF _____ , 20_____ .

MODIFICATION REQUESTS

THE FOLLOWING MODIFICATION(S) FROM THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 220, HAVE BEEN REQUESTED AND APPROVED BY THE UPPER ALLEN TOWNSHIP BOARD OF COMMISSIONERS AT A MEETING HELD ON: _____

1. SECTION 220-5.4.B(3)(g) – ACCESS DRIVE INTERSECTIONS SHALL BE ROUNDED BY A TANGENTIAL ARC WITH A MINIMUM RADIUS OF 30 FEET

   A MODIFICATION IS REQUESTED TO REDUCE THE REQUIRED MINIMUM RADIUS OF 30 FEET TO 20 FEET. A MODIFICATION WAS PREVIOUSLY APPROVED ON APRIL 16, 2015 FOR GEORGE SULLENGBERGER PRELIMINARY/FINAL LAND DEVELOPMENT PLAN TO REDUCE RADIUS TO 15 FEET. THE PROPOSED ACCESS DRIVE HAS NO ANTICIPATED TRUCK TRAFFIC AND LOW VEHICULAR TRAFFIC DESIGN SPEED.

2. SECTION 220-5.13.B.1 – BUFFERYARD, TYPE 2: ONE SHADE TREE PER 40 LINEAR FEET AND ONE EVERGREEN TREE PER 30 LINEAR FEET AND ONE DECIDUOUS OR EVERGREEN SHRUB PER 20 LINEAR FEET OF BUFFER YARD SCREEN. AT LEAST 60% OF SHRUB PLANTINGS SHALL BE OF THE EVERGREEN TYPE.

   A MODIFICATION IS REQUESTED TO THE REQUIRED PLANTINGS AS STATED IN LANDSCAPE REQUIREMENTS NOTE ON SHEET C-7, DUE TO MAJORITY OF BUFFER YARD BEING LOCATED IN PROPOSED 20' WIDE DRAINAGE EASEMENTS AND ELECTRICAL EASEMENT. ADDITIONAL SCREEN PLANTING HAS BEEN PLACED ADJACENT TO PROPOSED PARKING AREAS IN AN EFFORT TO REDUCE HEADLIGHT GLARE.

3. SECTION 220-5.13.B.2.a(2) – THE ENDS OF THE PARKING ROWS SHALL BE DESIGNATED BY LANDSCAPING ISLANDS WITH CONTINUOUS CONCRETE CURBING.

   A MODIFICATION IS REQUESTED OMIT A CURBED LANDSCAPE ISLAND AT THE END OF PARKING ROW IN SOUTHERN PORTION OF PROPOSED FACILTY. IN LIEU, THE ISLAND IS PROPOSED TO BE STRIPED IN ORDER TO PROVIDE ADDITIONAL AREA FOR VEHICULAR TURNAROUND MOVEMENTS.

4. SECTION 220-5.13.B.2.b – PLANTING ISLANDS: EACH REQUIRED PLANTING ISLAND SHALL CONTAIN AT LEAST ONE SHADE OR CANOPY TREE.

   A MODIFICATION IS REQUESTED TO PLANT A TREE IN ONLY SIX (6) PLANTING ISLANDS OF SEVEN (7) PROPOSED PLANTING ISLANDS. ONE PLANTING ISLAND IS LOCATED OVER A PROPOSED UNDERGROUND INFILTRATION BASIN.

5. SECTION 220-5.19.A – LIGHTING: MINIMUM AVERAGE OF TWO FOOTCANDLES

   A MODIFICATION IS REQUESTED TO REDUCE THE MINIMUM AVERAGE FOOTCANDLES FROM TWO TO ONE DUE TO THE PROXIMITY OF THE PROJECT SITE TO THE ADJACENT RESIDENTIAL ZONE AND LIGHT POLLUTION CONCERNS AT NOVEMEBER 15, 2023 BOARD OF COMMISSIONERS MEETING.

PREVIOUSLY APPROVED VARIANCES, WAIVERS, DEFERRALS AND MODIFICATIONS

ON JUNE 9, 2005, THE ZONING HEARING BOARD OF UPPER ALLEN TOWNSHIP, GRANTED A VARIANCE FOR THE FOLLOWING (DOCKET 05-12):

SECTION 1102.C.1 – REDUCE THE REQUIRED BUILDING SETBACK OF FIFTY (50) FEET ALONG ASPEN DRIVE TO THIRTY (30) FEET.

SECTION 2003.B – REDUCE THE REQUIRED BUFFER YARD OF FIFTY (50) FEET TO THIRTY (30) FEET ALONG ASPEN DRIVE AND FROM FIFTY (50) FEET TO FIFTEEN (15) FEET ALONG SOUTH MARKET STREET.

ON SEPTEMBER 8, 2005, THE ZONING HEARING BOARD OF UPPER ALLEN TOWNSHIP, GRANTED A VARIANCE FOR THE FOLLOWING (DOCKET 05-17):

SECTION 2003.C.1 AND 3 – TO ALLOW THE ACCESS DRIVE FOR THE PARKING AREAS TO BE LOCATED WITHIN THE BUFFER YARD AREA.

SECTION 2402.C.3 – REDUCE THE REQUIRED 125 FOOT CLEAR SIGHT TRIANGLE FROM THE PROPOSED ACCESS DRIVE FOR THE PROPERTY.

ON OCTOBER 13, 2022, THE ZONING HEARING BOARD OF UPPER ALLEN TOWNSHIP, GRANTED A VARIANCE FOR THE FOLLOWING (CASE # 22-08):

SECTION 245-6.4.C(1) AND 245-16.5.C – TO ALLOW A PROPOSED BUILDING ADDITION IN THE 30' FRONT YARD SETBACK AND 30' BUFFER YARD.

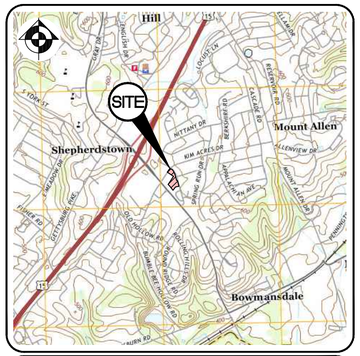
SECTION 245-16.5.F(3) – TO ALLOW AN ACCESS DRIVE AT AN INCREASED HORIZONTAL ANGLE ACROSS A BUFFER YARD WITH TURNING AND MANEUVERING ABILITY FOR VEHICLES THAT EXCEEDS CODE ALLOWANCES.

THE FOLLOWING DEFERRALS(S) FROM THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 220, WERE APPROVED BY THE UPPER ALLEN TOWNSHIP BOARD OF COMMISSIONERS ON APRIL 16, 2015:

SECTION 220-16.A(2) – INSTALLATION OF CURBING ALONG SOUTH MARKET STREET.

SECTION 220-16.B(3) – INSTALLATION OF SIDEWALK ALONG SOUTH MARKET STREET.

NOTE: DEFERMENTS ARE VALID UNTIL SUCH TIME AS THE BOARD OF COMMISSIONERS DEEMS THE IMPROVEMENT NECESSARY.



LOCATION MAP
SCALE: 1" = 2,000'
COPYRIGHT BY: UNITED STATES GEOLOGICAL SURVEY DEPARTMENT

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN SHEET INDEX

LAND SURVEYOR

I GRANT ALLEN ANDERSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, OR REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN OCTOBER 2023; THAT ALL THE MONUMENTS SHOWN THERON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. COPYRIGHT BY AND FOR:

_____
GRANT ALLEN ANDERSON, P.L.S.
REGISTRATION NO. SU 075471
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

_____ _____
DATE SEAL

ENGINEER

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED LAND DEVELOPMENT PLANS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

_____
ADAM W. ANDERSON, P.E.
REGISTRATION NO. PE 079416
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

_____ _____
DATE SEAL

CARBONATE GEOLOGY STATEMENT

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE UNDERLAIN BY CARBONATE GEOLOGY. COPYRIGHT BY AND FOR:

_____
ADAM W. ANDERSON, P.E.
REGISTRATION NO. PE 079416
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

_____ _____
DATE SEAL

STORMWATER BMP OWNERSHIP ACKNOWLEDGEMENT NOTE

I, ANTONINO PURPURA , AM AWARE OF AND ACCEPT RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPS SHOWN HEREON.

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

_____
NOTARY PUBLIC:

_____ _____
MY COMMISSION EXPIRES: ANTONINO PURPURA – LAND OWNER

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION
(OWNER - TAX MAP 42-29-2454-366, PARCEL 366)
FORM OF AFFIDAVIT

I, ANTONINO PURPURA, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAN AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAN.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAN, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS_____ DAY OF _____ 20_____.

COMMONWEALTH OF PENNSYLVANIA
:SS
COUNTY OF CUMBERLAND

ON THIS, THE _____ DAY OF_____ , 20_____ ,
BEFORE ME, _____ , THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY CAME_____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT_____ EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC

MY COMMISION EXPIRES: _____

_____
NOTARY STAMP SEAL

REVISIONS		
NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE: TITLE SHEET

PROJECT: BUILDING AND PARKING LOT EXPANSION FOR ANTONINO PURPURA 2210 ASPEN DRIVE UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-1 SHT. 1 OF 11
REV.	1

P:\CIVIL JOBS\1484.1A Antonino Purpura 2210 Aspen Dr Restaurant Expan\LD-Upper Allen Twp\DRAWINGS\LAND DEVELOPMENT\1484.1A-LD-1.dwg 12/22/2023 9:32 AM

PLAN LEGEND

— 650 —	*EXISTING CONTOUR LINE*
—(650)—	PROPOSED CONTOUR LINE
— W —	*EXISTING WATER LINE*
— W —	PROPOSED WATER LINE
— G —	*EXISTING GAS LINE*
— G —	PROPOSED GAS LINE
— SS —	*EXISTING SANITARY SEWER GRAVITY LINE*
— SS —	PROPOSED SANITARY SEWER GRAVITY LINE
— FM —	*EXISTING SANITARY SEWER FORCE MAIN LINE*
— FM —	PROPOSED SANITARY SEWER FORCE MAIN LINE
— OE —	*EXISTING OVERHEAD ELECTRIC LINE*
— OE —	PROPOSED OVERHEAD ELECTRIC LINE
— OE/T —	*EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES*
— OE/T —	PROPOSED OVERHEAD ELECTRIC AND TELEPHONE LINES
— OE/C —	*EXISTING OVERHEAD ELECTRIC AND CABLE LINES*
— OE/C —	PROPOSED OVERHEAD ELECTRIC AND CABLE LINES
— OT —	*EXISTING OVERHEAD TELEPHONE LINE*
— OT —	PROPOSED OVERHEAD TELEPHONE LINE
— OT/C —	*EXISTING OVERHEAD TELEPHONE AND CABLE LINES*
— OT/C —	PROPOSED OVERHEAD TELEPHONE AND CABLE LINES
— OE/T/C —	*EXISTING OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES*
— OE/T/C —	PROPOSED OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES
— UE —	*EXISTING UNDERGROUND ELECTRIC LINE*
— UE —	PROPOSED UNDERGROUND ELECTRIC LINE
— UT —	*EXISTING UNDERGROUND TELEPHONE LINE*
— UT —	PROPOSED UNDERGROUND TELEPHONE LINE
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
◎	*EXISTING PROPERTY CORNER (AS STATED)*
◉	PROPOSED PROPERTY CORNER (AS STATED)
●	PROPERTY CORNER
⊡	PROPERTY CORNER – CONCRETE MONUMENT
∅	*EXISTING UTILITY POLE*
∅	PROPOSED UTILITY POLE
	GUY ANCHOR
CO	*EXISTING CLEANOUT*
CO	PROPOSED SANITARY SEWER CLEANOUT
CO	PROPOSED STORM SEWER CLEANOUT
WV	*EXISTING WATER VALVE*
WV	PROPOSED WATER VALVE
HB	*EXISTING HOSE BIB*
HB	PROPOSED HOUSE BIB
GV	*EXISTING GAS VALVE*
GV	PROPOSED GAS VALVE
BOL.	*EXISTING BOLLARD*
BOL.	PROPOSED BOLLARD
DS	*EXISTING DOWNSPOUT*
DS	PROPOSED DOWNSPOUT
LT	*EXISTING SPOT LIGHT*
LT	PROPOSED SPOT LIGHT
LT	*EXISTING LIGHT POLE*
LT	PROPOSED LIGHT POLE
LT	*EXISTING LIGHT STANDARD*
LT	PROPOSED LIGHT STANDARD
LT	*EXISTING WALL PACK LIGHT*
LT	PROPOSED WALL PACK LIGHT
△	*EXISTING MAN DOOR LOCATION*
▲	PROPOSED MAN DOOR LOCATION
△	*EXISTING DOCK/OVERHEAD LOCATION*
▲	PROPOSED DOCK/OVERHEAD DOOR LOCATION
℄	CENTERLINE
Ⓦ	*EXISTING WELL*
Ⓦ	PROPOSED WELL
Ⓦ	*EXISTING WATER METER PIT*
Ⓦ	PROPOSED WATER METER PIT
Ⓓ	*EXISTING STORM DRAINAGE MANHOLE*
Ⓓ	PROPOSED STORM DRAINAGE MANHOLE
Ⓢ	*EXISTING SANITARY SEWER MANHOLE*
Ⓢ	PROPOSED SANITARY SEWER MANHOLE
Ⓦ MW	*EXISTING MONITORING WELL*
Ⓦ MW	PROPOSED MONITORING WELL
⊠ GM	*EXISTING GAS METER*
⊠ GM	PROPOSED GAS METER
GLM	*EXISTING GAS LINE MARKER*
GLM	PROPOSED GAS LINE MARKER
⊠ EM	*EXISTING ELECTRIC METER*
⊠ EM	PROPOSED ELECTRIC METER
⊠ CP	*EXISTING CABLE PEDESTAL*
⊠ CP	PROPOSED CABLE PEDESTAL
⊠ TP	*EXISTING TELEPHONE PEDESTAL*
⊠ TP	PROPOSED TELEPHONE PEDESTAL
T	*EXISTING TRANSFORMER*
T	PROPOSED TRANSFORMER
Ⓣ	*EXISTING TELEPHONE MANHOLE*
Ⓣ	PROPOSED TELEPHONE MANHOLE
Ⓔ	*EXISTING ELECTRIC MANHOLE*
Ⓔ	PROPOSED ELECTRIC MANHOLE
Ⓖ	*EXISTING GAS LINE MANHOLE*
Ⓖ	PROPOSED GAS LINE MANHOLE
1	*EXISTING PARKING SPACE COUNT*
1	*EXISTING PARKING SPACE COUNT (T.B.R.)*
①	PROPOSED PARKING SPACE COUNT
	FLAG POLE
	SURVEY/SITE BENCH MARK
S	PIPE CONTINUATION (LOCATION UNKNOWN)
[	PIPE END (CAPPED)
B/B	BOTTOM OF BANK
B&B	BALLED AND BURLAPPED
— UC —	*EXISTING UNDERGROUND CABLE LINE*
— UC —	PROPOSED UNDERGROUND CABLE LINE
— UT/C —	*EXISTING UNDERGROUND TELEPHONE AND CABLE LINES*
— UT/C —	PROPOSED UNDERGROUND TELEPHONE AND CABLE LINES
—◆—◆—	DELINEATED WETLAND BOUNDARY LINE
— X —	*EXISTING FENCE LINE*
— X —	PROPOSED FENCE LINE
	EXISTING STREAM, DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
	PROPOSED DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EASEMENT LINE
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	BUILDING SETBACK LINE
	EXISTING STORM SEWER DRAINAGE LINE
	PROPOSED STORM SEWER DRAINAGE LINE
	EXISTING TREE/BRUSH LINE
	PROPOSED TREE/BRUSH LINE
	FLOODPLAIN BOUNDARY LINE
	ZONING DISTRICT BOUNDARY LINE
	SOIL BOUNDARY LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER
	EXISTING SHRUB
▨	STORM DRAINAGE INLET TYPE "C"
▨	STORM DRAINAGE INLET TYPE "M"
STM A1	STORM SEWER STRUCTURE DESIGNATION
SAN A1	SANITARY SEWER STRUCTURE DESIGNATION
	CONCRETE AREA
	ROCK RIP-RAP AREA
	WETLAND AREA

B.C.	BOTTOM OF CURB
BIT.	BITUMINOUS
BORO.	BOROUGH
BSMT.	BASEMENT
BVC	BEGINNING OF VERTICAL CURB
CAL	CALIPER
C/C	CENTER TO CENTER
CI	CAST IRON (PIPE)
CM	CORRUGATED METAL (PIPE)
CO.	COUNTY
CONC.	CONCRETE
COORDS.	COORDINATES
CP	CORRUGATED POLYETHYLENE (PIPE)
D.B.	DEED BOOK
D.B.H.	DIAMETER BREAST HEIGHT
DIA.	DIAMETER
D.I.	DUCTILE IRON (PIPE)
DYL	DOUBLE YELLOW LINE
ELEV.	ELEVATION
E.O.P.	EDGE OF PAVEMENT
ESAL	EQUIVALENT SINGLE-AXLE LOAD
ESMT.	EASEMENT
EVC	END VERTICAL CURVE
EX.	*EXISTING*
F.B.	FINISHED BASEMENT (ELEVATION)
F.F.	FINISHED FLOOR (ELEVATION)
FND.	FOUND
FT.	FEET OR FOOT
HMA	HOT MIX ASPHALT
HCR	HANDICAP CURB RAMP
HP	HIGH POINT
IN.	INCHES
INV.	INVERT
I.P.	IRON PIN
I.P.P.	IRON PIPE
LAT.	LATERAL
L.F.	LINEAR FEET
L.P.	LOW POINT
LT.	LEFT
MB.	MAILBOX
MH.	MANHOLE
MON.	MONUMENT
N.A.G.	NORTH AMERICAN GREEN
N/F	NOW OR FORMERLY
NO.	NUMBER
O.C.	ON CENTER
OS.	OFFSET
PADEP	PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
PENNDOT	PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
P.B.	PLAN BOOK
PG.	PAGE
PNT.	POINT
P.O.B.	POINT OF BEGINNING
PR.	PROPOSED
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RC	REINFORCED CONCRETE (PIPE)
REV.	REVISED
R.O.W.	RIGHT-OF-WAY
RT.	RIGHT
SAN.	SANITARY
SLCP	SMOOTH LINED CORRUGATED POLYETHYLENE (PIPE)
SPCS	STATE PLANE COORDINATE SYSTEM
STA.	STATION
STM.	STORM
SWL	SINGLE WHITE LINE
T.B.	TOP OF BANK
T.B.R.	TO BE REMOVED
T.C.	TOP OF CURB
T.G.	TOP OF GRATE
T.M.	TAX MAP
T.O.P.	TOP OF PAVEMENT
T.R.	TOP OF RIM
TRAV.	TRAVERSE
TWP.	TOWNSHIP
TYP.	TYPICAL
UPI	UNIFORM PARCEL IDENTIFIER
USACOE	UNITED STATES ARMY CORPS OF ENGINEERS
VCP	VITRIFIED CLAY PIPE
WSE	WATER SURFACE ELEVATION
CCCD	CUMBERLAND COUNTY CONSERVATION DISTRICT
CCPD	CUMBERLAND COUNTY PLANNING DEPARTMENT

UTILITY NOTES

1. CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SITE DESIGN CONCEPTS, INC. MAKES NO GUARANTEE THAT THE EXISTING UTILITIES ARE EXACTLY AS SHOWN. UTILITIES SHOWN HEREON ARE SURVEYED AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM AVAILABLE RECORD DRAWINGS. CONCERNS AND DISCREPANCIES REGARDING LOCATION OF SUCH FACILITIES SHALL BE BROUGHT TO THE ATTENTION OF SITE DESIGN CONCEPTS, INC. IMMEDIATELY.
2. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICES WITHOUT PRIOR APPROVAL FROM THE UTILITY PROVIDER. ALL AFFECTED USERS OF THE UTILITY SCHEDULED TO BE INTERRUPTED SHALL BE NOTIFIED IN A TIMELY MANNER, AS REQUIRED.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF ONE (1) FOOT OF CLEARANCE BETWEEN ALL UTILITIES AND A MINIMUM TWO (2) FEET OF CLEARANCE BETWEEN UTILITIES AND UTILITY POLES UNLESS OTHERWISE NOTED HEREON. CONTRACTOR SHALL CONTACT SITE DESIGN CONCEPTS, INC. IF THESE MINIMUM CLEARANCES CANNOT BE ACHIEVED. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES SHALL BE MAINTAINED BETWEEN ALL WATER AND SANITARY SEWER CROSSINGS. IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED, UPON APPROVAL BY MUNICIPALITY AND SITE DESIGN CONCEPTS, INC.
4. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY OR THE SEWER AUTHORITY.
5. THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL UTILITY LOCATIONS AND SHALL PROVIDE THIS INFORMATION TO SITE DESIGN CONCEPTS, INC. FOR OWNER'S RECORDS AND/OR PREPARATION OF RECORD DRAWINGS.
6. ALL SANITARY SEWERS SHALL BE CONSTRUCTED FROM SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PLANS. IN AREAS WHERE COVER EXCEEDS 14 FEET, SDR-26 PVC SHALL BE USED FOR BOTH MAINS AND LATERALS.
7. UNLESS OTHERWISE INDICATED, ALL GRAVITY SANITARY SEWER MAINS SHALL BE CONSTRUCTED FROM SDR-35 PVC WITH FOUR (4) FEET MINIMUM COVER TO TOP OF PIPE IN UNPAVED AREAS AND FIVE (5) FEET MINIMUM COVER TO TOP OF PIPE IN PAVED AREAS.
8. SANITARY SEWER COSTS AND ENGINEERING EXPENSES SHALL BE TABULATED SEPARATELY BY MANHOLE SECTION TO ACCOMMODATE CALCULATIONS UNDER PA ACT NO. 57, IF THE DEVELOPER DESIRES REIMBURSEMENT AT A LATER DATE.
9. ALL UTILITY ELEVATIONS ARE AT THE INVERT UNLESS OTHERWISE NOTED.
10. ALL WATER MAIN, VALVE, AND HYDRANT LOCATIONS ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN REQUIREMENTS AND CONSTRUCTION SPECIFICATIONS OF THE PUBLIC WATER SUPPLIER. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PUBLIC WATER SUPPLIER'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
11. TYPES OF STRUCTURES REFER TO THE LATEST PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS, UNLESS OTHERWISE NOTED.
12. ALL UTILITY STRUCTURES (I.E. SEWER MANHOLES, INLETS, VALVE BOXES, ETC.) LOCATED WITHIN THE PROPOSED STREETS OR PAVED AREAS SHALL BE ADJUSTED TO MEET PROPOSED FINISHED GRADES.
13. EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING UTILITY SERVICES AND MAINS.
14. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES AS NECESSARY TO MATCH PROPOSED GRADES AND/OR PROVIDE THE REQUIRED MINIMUM COVER.
15. NATURAL GAS, WATER, ELECTRIC AND TELECOM UTILITY LINES ARE APPROXIMATE AN THERE EXACT LOCATION AND DESIGN ARE TO BE CONFIRMED WITH THE APPLICABLE UTILITY PROVIDER.

STORMWATER MANAGEMENT FACILITIES CONSTRUCTION NOTES (AS APPLICABLE)

1. SITE PREPARATION
   AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. WHERE POSSIBLE, ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. UNLESS RESTRICTED FROM SUCH, ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 15 FEET OF THE TOE OF THE EMBANKMENT. AREAS TO BE COVERED BY THE STORMWATER FACILITIES SHALL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. TREES, BRUSH, AND STUMPS SHALL BE CUT APPROXIMATELY LEVEL WITH THE GROUND SURFACE. FOR DRY STORMWATER MANAGEMENT PONDS, A MINIMUM OF A 25-FOOT RADIUS AROUND THE OUTLET STRUCTURE SHALL BE CLEARED. ALL CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND THE STORMWATER FACILITIES AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.
2. EARTH FILL
   A. MATERIAL
      THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT, AND CUTOFF TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL AND MUST HAVE AT LEAST 30% PASSING THE 200 SIEVE. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER. MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.
   B. PLACEMENT
      AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8 INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.
   C. COMPACTION
      THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR COMPACTION SHALL BE ACHIEVED BY A MINIMUM OF FOUR COMPLETE PASSES OF A SHEEPSFOOT OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE, YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT. WHEN REQUIRED BY THE REVIEWING AGENCY THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR).
3. CUTOFF TRENCH
   THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE BOTTOM WIDTH OF THE TRENCH SHALL BE GOVERNED BY THE EQUIPMENT USED FOR EXCAVATION, WITH THE MINIMUM WIDTH BEING FOUR FEET. THE DEPTH SHALL BE AT LEAST TWO FEET BELOW EXISTING GRADE OR AS SHOWN ON THE PLANS. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.
4. EMBANKMENT CORE
   THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER SURFACE ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. IN ADDITION, THE CORE SHALL BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF EMBANKMENT.
5. STRUCTURE BACKFILL WITH FLOWABLE FILL
   BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL SHALL COMPLETELY FILL ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE. THE MIXTURE SHALL HAVE A 100-200 PSI, 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM pH OF 4.0 AND A MINIMUM RESISTIVITY OF 2,000 OHM-CM. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER, AND ON THE SIDES OF THE PIPE. IT ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS. AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE CORE OF THE EMBANKMENT OR OTHER EMBANKMENT MATERIALS.
6. PIPE CONDUITS
   ALL PIPES SHALL BE CIRCULAR IN CROSS-SECTION UNLESS OTHERWISE SPECIFIED.
7. REINFORCED CONCRETE PIPE
   A. MATERIALS – REINFORCED CONCRETE PIPE SHALL HAVE BELL AND SPIGOT JOINTS WITH RUBBER GASKETS AND SHALL EQUAL OR EXCEED ASTM C-361.
   B. BEDDING – REINFORCED CONCRETE PIPE CONDUITS SHALL BE LAID IN A CONCRETE BEDDING/CRADLE FOR THEIR ENTIRE LENGTH. THIS BEDDING/CRADLE SHALL CONSIST OF HIGH SLUMP CONCRETE PLACED UNDER THE PIPE AND UP THE SIDES OF THE PIPE AT LEAST 50% OF ITS OUTSIDE DIAMETER WITH A MINIMUM THICKNESS OF 6 INCHES. WHERE A CONCRETE CRADLE IS NOT SPECIFIED, FLOWABLE FILL MAY BE USED AS DESCRIBED IN THE "STRUCTURE BACKFILL" SECTION OF THIS STANDARD. GRAVEL BEDDING IS NOT PERMITTED.
   C. LAYING PIPE – BELL AND SPIGOT PIPE SHALL BE PLACED WITH THE BELL END UPSTREAM. JOINTS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL. AFTER THE JOINTS ARE SEALED FOR THE ENTIRE LINE, THE BEDDING SHALL BE PLACED SO THAT ALL SPACES UNDER THE PIPE ARE FILLED. CARE SHALL BE EXERCISED TO PREVENT ANY DEVIATION FROM THE ORIGINAL LINE AND GRADE OF THE PIPE.
   D. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL", ABOVE.
8. PLASTIC PIPE
   A. MATERIALS – PVC PIPE SHALL BE A MINIMUM OF SDR-35 CONFORMING TO ASTM D-1785 OR ASTM D-2241. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE, COUPLINGS AND FITTINGS SHALL CONFORM TO THE FOLLOWING: 4" THROUGH 10" PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M252 TYPE S, AND 12" THROUGH 60" SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S OR ASTM F2306.
   B. JOINTS AND CONNECTIONS TO ANTI-SEEP COLLARS SHALL BE COMPLETELY WATERTIGHT.
   C. BEDDING –THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHERE ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.
   D. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL", ABOVE.
9. OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS, OR AS REQUIRED BY MUNICIPAL CONSTRUCTION STANDARDS AND SPECIFICATIONS.
10. CONCRETE STRUCTURES
    A. CONCRETE SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 606 AND 714; AND AS MODIFIED HEREON.
    B. REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 709.
11. ROCK RIP-RAP
    ROCK RIP-RAP SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408.

STORM DRAINAGE PIPE INSTALLATION NOTES

1. STORM DRAIN PIPES SHALL BE ADS N-12 ST IB HDPE PIPE WITH BELL & SPIGOT PIPE JOINTS (FOR SOIL TIGHT CONNECTIONS), ADS N-12 WT HDPE PIPE (FOR WATER TIGHT CONNECTIONS), AND/OR ASTM C-76 RCP WITH BELL AND SPIGOT JOINTS OR APPROVED EQUAL. REFER TO PLAN AND PROFILES FOR MATERIALS USED.
2. CURVILINEAR INSTALLATION OF ADS (N-12) PIPE SHALL USE PRO-LINK WT JOINTS FOR WATER TIGHT CONNECTIONS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS. CURVILINEAR PIPE WITH PRO-LINK WT BELL/BELL COUPLER OR MITERED BELL COUPLER SHALL BE INSTALLED WITH A MAXIMUM THREE INCH (3") DEFLECTION AT EACH JOINT. TO ACHIEVE A RADIUS OF LESS THAN 200 FEET, INSTALL TEN FOOT (10') PIPE LENGTHS WITH A GASKETED BELL/BELL COUPLER. ALL INSTALLATION MUST BE COORDINATED WITH A MANUFACTURER'S REPRESENTATIVE.
3. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
4. WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION, THE CONTRACTOR SHALL COMPACT ALL SELECT FILL MATERIAL TO 95% OF ASTM D-698 (AASHTO T-99) WITH A MOISTURE CONTENT ± 3% OF OPTIMUM UP TO THE PIPE BEDDING

SINKHOLE PRONE SOILS

ANY PORTION OF THE SITE THAT IS UNDERLAIN BY LIMESTONE MAY GENERALLY BE PRONE TO SOLUTION ACTIVITY AND FORMATION OF SINKHOLES. IF SINKHOLES ARE DISCOVERED DURING CONSTRUCTION OPERATIONS:

1. THE CONTRACTOR SHOULD CEASE OPERATIONS WITHIN THE AFFECTED AREA AND CONTACT THE GEOTECHNICAL ENGINEER.
2. ALL SOFT SOILS SHOULD BE EXCAVATED TO REVEAL THE THROAT OF THE SINKHOLE. PINNACLES AND OVERHANGS SHOULD BE REMOVED AND CREVICES CLEANED-OUT AND FILLED WITH LEAN CONCRETE AS NECESSARY TO FACILITATE COMPACTION.
3. THE APPROPRIATE REMEDIAL TREATMENT – WHICH MAY CONSIST OF GROUT OR CONCRETE PLACEMENT, REVERSE FILTER CONSTRUCTION UTILIZING ROCK AND AGGREGATE, AND/OR STABILIZATION VIA PLACEMENT OF GEOTEXTILES – SHOULD BE IMPLEMENTED.
4. DURING EARTHMOVING OPERATIONS, EXCAVATIONS SHOULD BE BACKFILLED AS SOON AS PRACTICAL AND ANY DEPRESSIONS SHOULD BE RE-GRADED TO AVOID PONDED WATER.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF CONSTRUCTION OUTLINED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN, UNLESS APPROVED OTHERWISE BY THE LOCAL CONSERVATION DISTRICT, THE MUNICIPALITY, AND SITE DESIGN CONCEPTS, INC.
2. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO SITE DESIGN CONCEPTS, INC. PRIOR TO CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN DURING SITE DEMOLITION AND CONSTRUCTION ACTIVITIES SO AS NOT TO DISTURB EXISTING PROPERTY CORNER MONUMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH REPLACEMENT OF ANY PROPERTY CORNERS DAMAGED DURING SITEWORK OPERATIONS.
4. UNLESS NOTED OTHERWISE HEREIN, MISCELLANEOUS SIGNS, MAILBOXES, FENCES, ETC. LOCATED WITHIN CONSTRUCTION AREAS SHALL BE REMOVED AND RELOCATED BY THE CONTRACTOR, AS REQUIRED.
5. IF DISCREPANCIES BETWEEN SCALED AND LABELED DIMENSIONS SHOWN ON THESE PLANS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT SITE DESIGN CONCEPTS, INC. FOR CLARIFICATION.
6. UNLESS NOTED OTHERWISE, IN CASE OF CONFLICTS BETWEEN THE PLANS AND DETAILS SHOWN HEREIN AND MUNICIPAL ORDINANCES OR CONSTRUCTION SPECIFICATIONS, THE MUNICIPAL REQUIREMENTS SHALL TAKE PRECEDENCE.
7. ANY EXISTING BITUMINOUS PAVING, CONCRETE CURB, CONCRETE PADS, SIDEWALK, UTILITY OR OTHER EXISTING IMPROVEMENT (SCHEDULED TO REMAIN) THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND REPLACED, OR REPAIRED WITH MATERIAL EQUAL TO OR EXCEEDING THAT WHICH WAS DISTURBED, OR AS SPECIFIED BY THE OWNER, PROJECT OR MUNICIPAL ENGINEER, AS APPLICABLE. WHEN REMOVING AND REPLACING CONCRETE CURB, CONCRETE PADS AND/OR SIDEWALK, REMOVAL SHALL BE TO THE NEAREST EXPANSION JOINT IF POSSIBLE, TO CREATE A CLEAN, TOOLED (NON-SAWCUT) JOINT. PROVIDE DOWELS AT JOINTS AND INSTALL NEW EXPANSION JOINT MATERIAL AS REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC AND TRAFFIC CONTROL, AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY ROAD CLOSING WITH THE MUNICIPALITY AND/OR PENNDOT.
9. TEMPORARY TRAFFIC CONTROLS AND TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. CONTRACTOR SHALL MONITOR CONSTRUCTION VEHICLES AS REQUIRED TO AVOID TRACKING MUD AND DEBRIS ONTO ANY PAVED STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE STREET(S) AND/OR ACCESS DRIVE(S) CLEARED AND THE SITE IN AN APPROPRIATE WORKMAN-LIKE MANNER.
11. ALL EXISTING LAWN AREAS DISTURBED BY PROPOSED CONSTRUCTION SHALL BE RESTORED TO PROVIDE A MINIMUM SIX INCHES (6") TOPSOIL, GRADED TO SMOOTH, TRUE LINES AND SEEDED AND MULCHED PER SPECIFICATIONS HEREIN.
12. ANY LAND AREA THAT CANNOT BE ADEQUATELY STABILIZED WITH SEEDING AND MULCHING SHALL BE STABILIZED WITH AN EROSION CONTROL OR TURF REINFORCEMENT MATTING.
13. HANDICAP CURB RAMPS SHALL BE PROVIDED TO PROPOSED SIDEWALKS AT ALL PROPOSED STREET INTERSECTIONS AND AT LOCATIONS INDICATED ON THE SITE PLAN(S). RAMPS SHALL BE CONSTRUCTED PER MUNICIPAL AND A.D.A REQUIREMENTS.
14. PROPOSED STORMWATER MANAGEMENT FACILITIES:

    PROPOSED STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO MANAGE POST DEVELOPMENT STORM RUNOFF FROM PROPOSED IMPERVIOUS AREAS SHOWN ON THIS PLAN. NO PROVISIONS HAVE BEEN MADE TO MANAGE STORMWATER RUNOFF FROM ADDITIONAL FUTURE IMPERVIOUS AREAS NOT SHOWN ON THIS PLAN.

    ALL PROPOSED STORM INLETS LOCATED WITHIN EXISTING/PROPOSED PUBLIC RIGHTS-OF-WAY SHALL BE PENNDOT 2'x4' TYPE M OR C AS SPECIFIED ON THE PROFILES, UNLESS OTHERWISE NOTED OR REQUIRED DUE TO PIPE SIZES, CONFIGURATIONS OR GEOMETRY. THE REAR EDGE OF THE TOP OF GRATE OF ALL TYPE-C INLETS LOCATED IN PROPOSED STREETS SHALL BE DEPRESSED ONE AND ONE-HALF (1-1/2) INCHES BELOW THE FLOWLINE. VANE GRATES SHALL BE PROVIDED ON INLETS AS SPECIFIED ON THE PROFILES. ALL INLETS SHALL INCLUDE A BICYCLE-SAFE INLET GRATE. ALL PROPOSED STORM PIPES SHALL BE WATERTIGHT SMOOTH LINED CORRUGATED POLYETHYLENE (SLCP) UNLESS NOTED OTHERWISE.

    THE DESIGN OF THE PERMANENT STORMWATER INFILTRATION AND/OR STORMWATER QUALITY BMPS IS BASED ON REPRESENTATIVE SOIL TESTING PROCEDURES ACCEPTED BY PA DEP. DUE TO POSSIBLE VARIANCES IN THE SOIL PROPERTIES ENCOUNTERED WITHIN THE AREA OF THE ACTUAL BMP FACILITY, AND THE POTENTIAL ALTERATION OF PERCOLATION PROPERTIES OF THE SOIL DURING CONSTRUCTION, SITE DESIGN CONCEPTS, INC. DOES NOT GUARANTEE OR WARRANTY THAT THE BMPS WILL FUNCTION IN ACCORDANCE WITH THE PARAMETERS USED TO DESIGN THE BMPS.
15. PROPOSED SITE GRADING HAS BEEN SHOWN TO PROVIDE A GENERAL REPRESENTATION OF THE FINISHED GROUND CONTOUR AND DRAINAGE PATTERNS FOR STORMWATER DESIGN PURPOSES.
16. ALL DIMENSIONS IN AREAS OF PROPOSED CURBING ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
17. ALL ELEVATIONS ARE AT THE CENTER OF STRUCTURE AT THE FLOWLINE OF THE FACE OF CURB OR AT THE CENTER OF STRUCTURE IN GRASSED AREAS, UNLESS OTHERWISE NOTED.
18. FAILURE TO SPECIFICALLY MENTION ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
19. THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN AND SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR CONSTRUCTION.
20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
21. CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
22. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH HORIZONTALLY AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS AND CURBS.
23. WHERE IT IS NECESSARY TO CONNECT TO OR EXTEND AN EXISTING ROAD OR PAVEMENT, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
24. SITE CONTRACTOR SHALL PROVIDE DETAILED AS-BUILT INFORMATION TO PROJECT ENGINEER FOR ALL PROPOSED SANITARY SEWER AND STORMWATER MANAGEMENT, CONVEYANCE AND B.M.P. STRUCTURES / FACILITIES (PUBLIC AND PRIVATE) FOR PROJECT ENGINEER'S USE IN PREPARATION OF RECORD DRAWINGS. AS-BUILT MYLAR PLANS AND ELECTRONIC DATA FILES SHALL BE PROVIDED TO THE TOWNSHIP. ALL DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR ATTESTING TO THE CORRECTNESS OF THE FACILITY INFORMATION SHOWN, IN ACCORDANCE WITH SECTION 220-4.2.C(3) OF THE CODIFIED ORDINANCES.

GEOTECHNICAL NOTES

THE SITE IS GENERALLY SUITABLE FOR CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE FOLLOWING PROCEDURES ARE REQUIRED:

1. CLEARING, GRUBBING, DEMOLITION OF EXISTING STRUCTURES, AND THE STRIPPING OF ORGANIC SURFACE SOILS SHOULD BE PERFORMED IN ADVANCE OF ANY GRADING OPERATIONS IN STRUCTURAL AREAS.
2. AFTER CLEARING, GRUBBING, AND STRIPPING HAVE BEEN COMPLETED, THE RESULTING STRUCTURAL FILL SUBGRADE SHOULD BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO LOCATE ANY UNSUITABLE OR UNSTABLE AREAS PRIOR TO STRUCTURAL FILL PLACEMENT. ANY SUBGRADE SOILS IDENTIFIED AS BEING UNSUITABLE OR UNSTABLE SHOULD BE UNDERCUT TO A STABLE SOIL STRATUM AND BACKFILLED WITH CONTROLLED, COMPACTED STRUCTURAL FILL.
3. SOILS SHALL BE DRIED BY PLACING IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND DISCING AND AERATING THE SOIL OR TREATING WITH LIME OR CEMENT UNTIL MOISTURE FALLS WITHIN THE ACCEPTABLE LIMITS.
4. SPRINGS AND AREAS OF HIGH GROUNDWATER TABLE ENCOUNTERED DURING CONSTRUCTION SHALL BE DEWATERED USING A PUMPED WATER FILTER BAG. IN AREAS OF PERMANENT EXCAVATION, CEASE WORK AND CONTACT THE PROJECT AND GEOTECHNICAL ENGINEER.
5. STRUCTURAL FILLS SUPPORTING FOUNDATIONS, SLABS, AND ROADWAYS AND WITHIN EMBANKMENT SLOPES STEEPER THAN 3(H):1(V) SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95% OF ASTM D-698 (AASHTO T-99) AT +/- 3% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4) INCHES.
6. STRUCTURAL FILLS WITHIN THE TOP ONE (1) FOOT OF PAVEMENT SUBGRADE SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 98% OF ASTM D-698 (AASHTO T-99) AT +/- 2% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4) INCHES.
7. STRUCTURAL FILLS IN STORMWATER MANAGEMENT FACILITIES SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95% OF ASTM D-698 (AASHTO T-99) AT 2 TO 5% OF THE OPTIMUM MOISTURE CONTENT. WHERE HAND-GUIDED COMPACTION EQUIPMENT SUCH AS JUMPING-JACKS OR PLATE-TAMPERS ARE USED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED FOUR (4) INCHES.
8. UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER, THE MAXIMUM PARTICLE SIZE FOR STRUCTURAL FILLS WITHIN THE UPPERMOST ONE (1) FOOT OF FLOOR SLAB SUBGRADE AND PAVEMENT AND FILLS IN THE VICINITY OR UTILITIES SHOULD BE LIMITED TO FOUR (4) INCHES. FOR FILLS BELOW THE UPPERMOST ONE (1) FOOT AND FILLS WITHIN NON-STRUCTURAL AND LANDSCAPED AREAS, THE MAXIMUM PARTICLE SIZE SHOULD BE LIMITED TO EIGHT (8) INCHES.
9. ALL BLASTING REQUIRED FOR ROCK REMOVAL FOR SITE GRADING, INSTALLATION OF PROPOSED SANITARY SEWER AND OTHER UTILITIES OR FACILITIES SHALL BE COMPLETED AT THE SAME TIME IN ACCORDANCE WITH ALL GOVERNING REGULATORY REQUIREMENTS.
10. PAVEMENT SUBGRADE SHOULD BE GRADED AND SEALED AT THE END OF EACH WORKDAY. PLACEMENT OF SUBBASE AND ASPHALT PAVING SHOULD BE PERFORMED AS QUICKLY AS POSSIBLE TO MINIMIZE THE IMPACT OF REPEATED SATURATION OF THE SUBGRADE SOILS.
11. ALL NEW FILL SLOPES STEEPER THAN 5(H):1(V) SHOULD BE KEYED INTO THE EXISTING SLOPES TO PROTECT THE STABILITY OF THE EMBANKMENT.
12. FILL CONTAINING A MAJORITY OF ROCKY MATERIAL MAY BE DIFFICULT TO EXCAVATE IF LOCATED IN AREAS OF UTILITY TRENCH AND FOOTING EXCAVATIONS. THEREFORE, THE CONTRACTOR MAY WANT TO CONSIDER LIMITING THE USE OF ROCK FILL IN AREAS OF PROPOSED EXCAVATION, OR TO STAGE THE EARTHWORK OPERATIONS TO ALLOW THE PLACEMENT OF ROCK FILL AT THE BOTTOM OF THE DEEPER FILL AREAS, BELOW ANY ANTICIPATED STRUCTURE EXCAVATIONS.
13. ALL UNSUITABLE MATERIAL MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEER.
14. A GEOTECHNICAL ENGINEER OR OTHER TECHNICAL PROFESSIONAL SHALL BE PRESENT DURING THE CONSTRUCTION OF SLOPES EXCEEDING 3:1 FILL OR 2:1 CUT.
15. AVOID RUNNING UTILITIES ALONG FOUNDATIONS LINES.
16. MINIMIZE IRRIGATED LANDSCAPED AREAS ADJACENT TO BUILDINGS.
17. COMPACTION TESTING TO ENSURE, ADEQUATE COMPACTION IS ACHIEVED PER REQUIREMENTS NOTED HEREIN OR THOSE OF ANY AGENCY WITH JURISDICTION, IS REQUIRED AT THE BASE OF ALL STORM, SANITARY SEWER AND WATER SYSTEM STRUCTURES AND PIPES THAT ARE LOCATED IN FILL AREAS, PRIOR TO INSTALLATION OF SAID FACILITIES. RESULTS OF ALL COMPACTION TESTS SHALL BE PROVIDED TO THE OWNER, PROJECT ENGINEER AND AGENCY WITH JURISDICTION.

LAND DEVELOPMENT NOTES

1. THE PURPOSE OF THIS LAND DEVELOPMENT PLAN IS TO DEPICT A PROPOSED BUILDING ADDITION, PATIO AREA, AND PARKING LOT EXPANSION ON PARCEL 366 LOCATED AT 2210 ASPEN DRIVE, UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA.
2. PARCEL INFORMATION:
   UNIFORM PARCEL IDENTIFIER: 42-29-2454-366
   DEED REFERENCE: DEED/RECORD BOOK 202230244
   PLAN REFERENCE: PLAN/RECORD BOOK 202200350
3. EXISTING LAND TRACT IS ZONED: C2, HIGHWAY COMMERCIAL
4. ADJACENT LAND TRACTS ARE ZONED:
   NORTH: C2, HIGHWAY COMMERCIAL
   SOUTH: C2, HIGHWAY COMMERCIAL
   EAST: R2, MEDIUM DENSITY RESIDENTIAL
   WEST: C2, HIGHWAY COMMERCIAL
5. EXISTING LAND TRACT(S) USE: RESTAURANT
   PROPOSED LAND TRACT USE: RESTAURANT
6. EXISTING LOT IS SERVED BY AN EXISTING PUBLIC WATER SUPPLY BY VEOLIA AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY UPPER ALLEN TOWNSHIP.
7. MINIMUM REQUIRED LOT AREA: AS REQUIRED PER DIMENSIONAL REGULATIONS
   EXISTING LOT AREA: 90,116 S.F. (2.07 AC.) GROSS/NET
   PROPOSED LOT AREA: 98,940 S.F. (2.271AC.) GROSS/NET
8. MINIMUM REQUIRED LOT WIDTH: 150 FT. (AT BLDG. SETBACK LINE)

   EXISTING LOT WIDTH (ALONG ASPEN DRIVE): 590 FT.
   (ALONG KIM ACRES DRIVE): 125 FT.
9. MINIMUM REQUIRED SETBACKS:
   PRINCIPAL BUILDINGS & STRUCTURES:
   FRONT: 30 FT.
   SIDE: 15 FT.
   REAR: 15 FT.

   *VARIANCES GRANTED TO PERMIT A 15' BUILDING SETBACK ALONG SOUTH MARKET STREET (ZHB APP. 05-12).

   *WHEN A WRITTEN AGREEMENT IS PROVIDED BY ADJOINING PROPERTY OWNERS, NO SIDE YARD SHALL BE REQUIRED WHERE TWO OR MORE COMMERCIAL PROPERTIES ABUT SIDE BY SIDE.
10. MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT. (PRINCIPAL BLDGS./STRUCTURES).
    EXISTING/PROPOSED BUILDING HEIGHT: <35 FT.
11. MAXIMUM ALLOWABLE BUILDING COVERAGE: 50%.
    EXISTING BUILDING COVERAGE: 6% (5,640 S.F.±/90,116 S.F.)
    PROPOSED BUILDING COVERAGE: 9% (8,680 S.F.±/98,940 S.F.)
12. MAXIMUM ALLOWABLE LOT COVERAGE: 70%.
    EXISTING LOT COVERAGE: 31% (30,514 S.F.±/90,116 S.F.)
    PROPOSED LOT COVERAGE: 61% (60,213 S.F.±/98,940 S.F.)
13. PARKING REQUIREMENTS:
    BASIS: RESTAURANT
    REQUIREMENTS = ONE SPACE FOR EVERY 4 SEATS OF DESIGN CAPICITY, PLUS 1 SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT

    ANALYSIS: EXISTING 68 SEATS / 4 + 12 EMPLOYEES / 2 = 23 SPACES
    PROPOSED 150 SEATS / 4 + 12 EMPLOYEES / 2 = 44 SPACES

    TOTAL REQUIRED NO. OF SPACES = 67
    EXISTING NO. OF SPACES = 60
    PROPOSED NO. OF SPACES = 45
    NO. OF SPACES TO BE REMOVED = 1
    TOTAL NO. OF SPACES = 104

    REQUIRED NO. OF ADA HANDICAP PARKING SPACES = 5
    EXISTING NO. OF ADA HANDICAP PARKING SPACES = 3
    PROPOSED NO. OF ADA HANDICAP PARKING SPACES = 2
    TOTAL NO. OF ADA HANDICAP PARKING SPACES = 5

    MINIMUM REQUIRED PARKING SPACE SIZE = 18'L. X 9.5'W.
14. LOADING REQUIREMENTS:
    BASIS: RESTAURANT

    TOTAL REQUIRED NO. OF LOADING SPACES = 1
    EXISTING NO. OF LOADING SPACES = 1
    PROPOSED NO. OF LOADING SPACES = 0
    TOTAL NO. OF LOADING SPACES = 1

    MINIMUM LOADING SPACE SIZE = 35'L. x 10'W. x 14'H.
15. NO NEW STREETS PROPOSED WITH THIS PROJECT.
16. PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF UPPER ALLEN, COMMUNITY NUMBER 420372, PANEL 0286, SUFFIX F, MAP NUMBER 42041C0286F, EFFECTIVE DATE: SEPTEMBER 7, 2023.
17. SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN OCTOBER, 2023.
18. PROPERTY LINE BEARING BASIS DESCRIBED ON HERON AS "PLAN NORTH" IS BASED UPON THE PROPERTY LINE BEARING BASIS AS SHOWN ON A SUBDIVISION PLAN FOR 2210 ASPEN DRIVE, RECORDED IN CUMBERLAND COUNTY RECORDER OF DEEDS, INSTRUMENT NO. 202200350.
19. THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
20. SITE BENCH MARK: CONCRETE MONUMENT (PRIMARY CONTROL POINT) LOCATED ON THE NORTH SIDE OF SOUTH MARKET STREET ELEV.= 564.83. VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.
21. CLEAR SIGHT TRIANGLE REQUIREMENTS FOR ALL INTERSECTIONS OF STREETS WITH STREETS, DRIVES, DRIVE WITH STREETS AND PRIVATE ROAD WITH STREETS:
    75 FT. MEASURED ALONG CENTERLINE OF INTERSECTING STREETS.
    45 FT. MEASURED ALONG CENTERLINE OF A PRIVATE DRIVE OR PRIVATE ROAD AND THE INTERSECTED STREET.

    NO BUILDING OR STRUCTURE IS PERMITTED WITHIN CLEAR SIGHT TRIANGLE. HOWEVER, OBSTRUCTIONS AND PLANTINGS LESS THAN THREE (3) FEET IN HEIGHT SHALL BE PERMITTED.
22. THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE.
23. ALL PROPERTY CORNERS NOT CURRENTLY SET SHALL BE SET IN ACCORDANCE WITH UPPER ALLEN TOWNSHIP SPECIFICATIONS.
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATION, PUBLICATION 408, CURRENT EDITION OR UPPER ALLEN TOWNSHIP CONSTRUCTION SPECIFICATIONS.
25. ALL EXTERIOR LIGHTING SHALL CONFORM TO REQUIREMENTS CONTAINED IN THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE AND BE ARRANGED SO AS NOT TO REFLECT OR GLARE ON ADJOINING LOTS OR STREETS.
26. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS PROHIBITED BY THE UTILITY COMPANY.
27. THE OWNER HEREBY GRANTS UPPER ALLEN TOWNSHIP OR ITS REPRESENTATIVE A GENERAL ACCESS EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITIES.
28. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT OR PLANTING STRIP THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR PLANTING STRIP OR CONFLICT WITH AN EASEMENT AGREEMENT. NO STRUCTURES SHALL BE PLACED IN ANY EASEMENT OR PLANTING STRIP UNLESS OTHERWISE NOTED IN AN AGREEMENT WITH UPPER ALLEN TOWNSHIP. THE PROPOSED WALKWAY FROM THE PROPOSED PARKING LOT TO THE PROPOSED PATIO AND BUILDING ADDITION AREA TRAVERSE THE PROPOSED DRAINAGE EASEMENT AND ONE PROPOSED PARKING LIGHT POLE IS LOCATED IN THE EASEMENT. THESE FACILITIES ARE PRIVATELY OWNED AND THE PROPERTY OWNER IS RESPONSIBLE FOR ANY REPAIR, REMOVAL, AND GENERAL MAINTENANCE OF THE FACILITIES AND STRUCTURES LOCATED IN PROPOSED DRAINAGE EASEMENT. AT NO SUCH TIME SHOULD THE FACILITIES BE DEDICATED TO THE TOWNSHIP. FURTHERMORE, NO ADDITIONAL STRUCTURES, WALLS OR FENCE SHALL BE PERMITTED TO BE ERECTED IN THE EASEMENT.
29. THERE ARE NO KNOWN PROTECTIVE COVENANTS OR DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
30. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
31. THE CONTRACTOR SHALL SAW CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT ALONG ASPEN DRIVE.
32. ALL PARKING LOT LINE STRIPING SHALL BE 4 INCH WHITE STANDARD TRAFFIC PAINT UNLESS OTHERWISE NOTED.
33. THE PROJECT SITE IS UNDERLAIN BY CARBONATE OR DOLOMITE GEOLOGY AND THE AREA IS SUBJECT TO SINKHOLES. SPECIAL CONSTRUCTION REQUIREMENTS MAY BE NECESSARY TO MITIGATE THE EFFECTS OF THE POTENTIAL FOR SINKHOLES.
34. THERE ARE NO SIGNIFICANT STEEP SLOPES AREAS (25% OR GREATER), NATURAL OR HISTORICAL FEATURES, STREAMS, WETLANDS, ROCK OUTCROPS, SOIL SUBSIDENCES FLOODPLAINS OR CONTAMINATED SOILS LOCATED ON THIS PARCEL.
35. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE 'STATE HIGHWAY LAW', OR AMENDMENTS THEREOF, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.
36. SIGNAGE SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS WITHIN UPPER ALLEN TOWNSHIP ZONING CHAPTER 245, ARTICLE XVIII OF THE CODIFIED ORDINANCES OR ANY SUCH APPLICABLE ORDINANCES THAT ARE IN EFFECT AT THE TIME OF THE APPLICATION SUBMISSION FOR SIGNAGE.
37. THE APPLICANT AGREES TO PAY A FEE TO UPPER ALLEN TOWNSHIP IN LIEU OF PROVIDING RECREATIONAL OR OPEN SPACE LAND.
38. LAND OWNER:
    ANTONINO PURPURA
    2210 ASPEN DRIVE
    MECHANICSBURG, PA 17055

    PROPERTY ADDRESS:
    2210 ASPEN DRIVE
    MECHANICSBURG, PA 17055

REVISIONS

NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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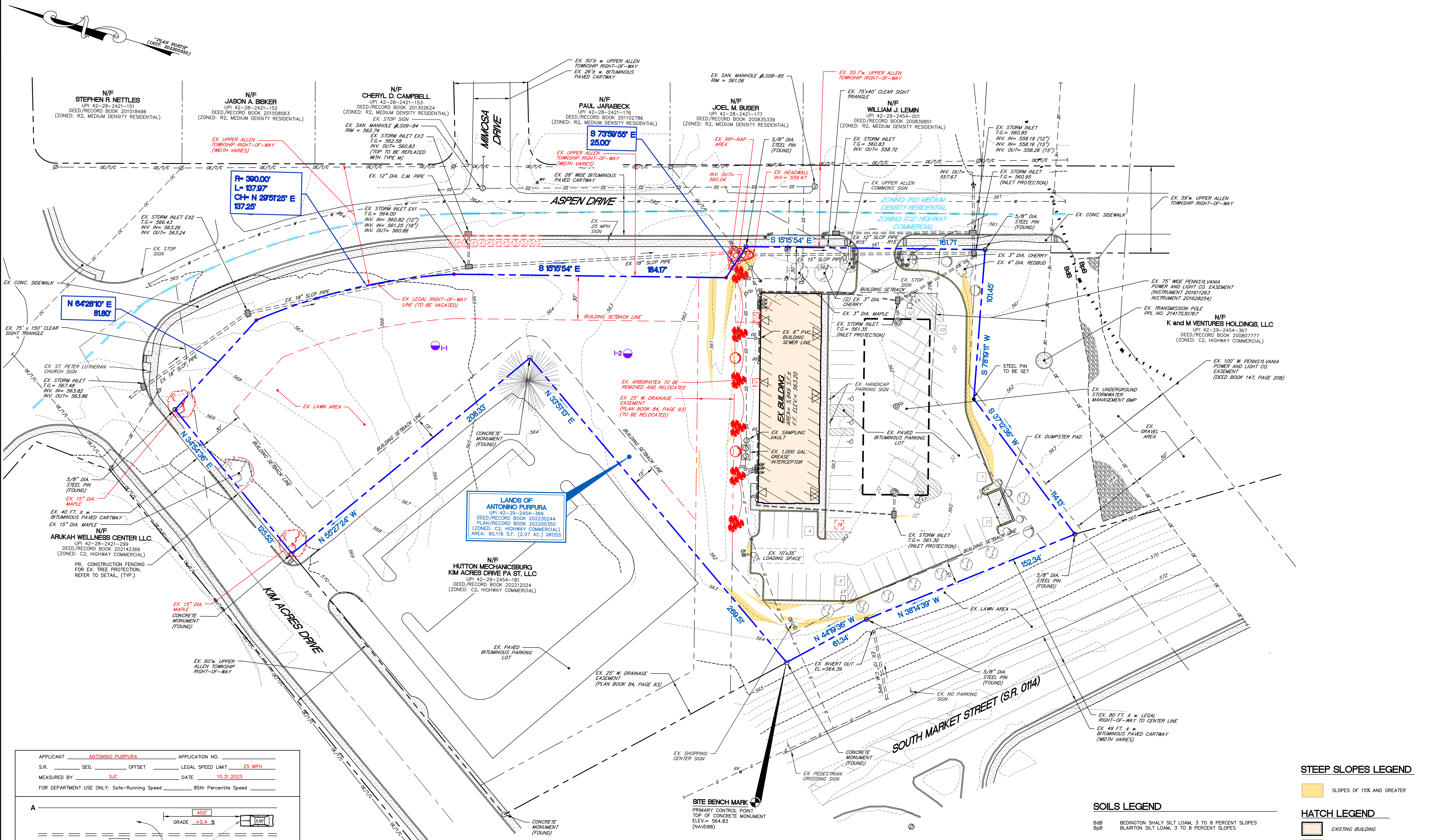
TITLE
GENERAL NOTES AND PLAN LEGEND

PROJECT
BUILDING AND PARKING LOT EXPANSION
FOR
ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-2 SHT. 2 OF 11
REV.	1

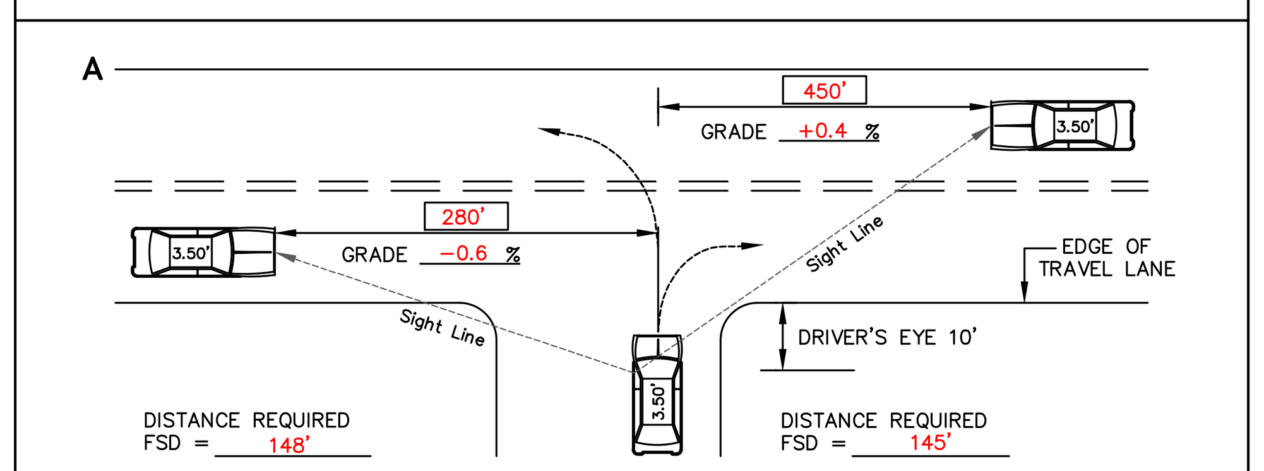
P:\CIVIL JOBS\1484.1A-Antonino Purpura-2210 Aspen Dr Restaurant Expan LD-Upper Allen Twp\DRAWINGS\LAND DEVELOPMENT\1484.1A-LD-1.dwg 12/22/2023 9:33 AM



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

APPLICANT ANTONINO PURPURA APPLICATION NO. ____
S.R. ____ SEG. ____ OFFSET ____ LEGAL SPEED LIMIT 25 MPH
MEASURED BY SJC DATE 10.31.2023
FOR DEPARTMENT USE ONLY: Safe-Running Speed ____ 85th Percentile Speed ____



THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER AT AN DRIVEWAY LOCATION CAN CONTINUOUSLY SEE ANOTHER VEHICLE APPROACHING ON THE ROADWAY.

EXISTING ACCESS DRIVE ENTRANCE SIGHT DISTANCE MEASUREMENTS AT ASPEN DRIVE

NO SCALE

SOILS LEGEND

BdB BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES
BpB BLAIRTON SILT LOAM, 3 TO 8 PERCENT SLOPES

DEMOLITION NOTE:

1. ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED AND REMOVED FROM THE SITE, ABANDONED IN-PLACE WITH DEVELOPER'S APPROVAL, OR REUSED ON-SITE WITH DEVELOPER'S APPROVAL ARE SHOWN AS RED.

NOTES:

1. SITE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS, DEPTHS AND CROSSINGS WITH PROPOSED SITE IMPROVEMENTS PRIOR TO INSTALLATION. THE SITE ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF ANY CONFLICTS.

2. UNDERGROUND UTILITIES ARE SHOWN BASED UPON SURFACE EVIDENCE, PRIOR PLANS OF RECORD, AND/OR ANY AVAILABLE AS-BUILT UTILITY PLANS.

SOIL INFILTRATION TEST TABLE

TEST PIT NUMBER	EX. ELEV. AT TEST LOCATION	TEST ELEVATION	INFILTRATION RATE (W/SAFETY FACTOR*)
I-1a	565.50	561.00	0.44 IN/HR
I-1b	565.50	561.00	0.50 IN/HR
I-2a	562.50	558.00	0.12 IN/HR
I-2b	562.50	558.00	0.57 IN/HR

*A MINIMUM SAFETY FACTOR OF 2 HAS BEEN APPLIED TO THE AVERAGE INFILTRATION RATE. REFER TO INFILTRATION TESTING REPORT.

STEEP SLOPES LEGEND

SLOPES OF 15% AND GREATER

HATCH LEGEND

EXISTING BUILDING
EXISTING LINE STRIPING
EXISTING CONCRETE
EXISTING GRAVEL
EXISTING ROCK RIP-RAP (T.B.R.)
EXISTING CONCRETE (T.B.R.)

SOIL TEST LEGEND

I-1 PROPOSED INFILTRATION TEST LOCATION

REVISIONS

NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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TITLE
EXISTING SITE CONDITIONS AND DEMOLITION PLAN

PROJECT
BUILDING AND PARKING LOT EXPANSION
FOR
ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

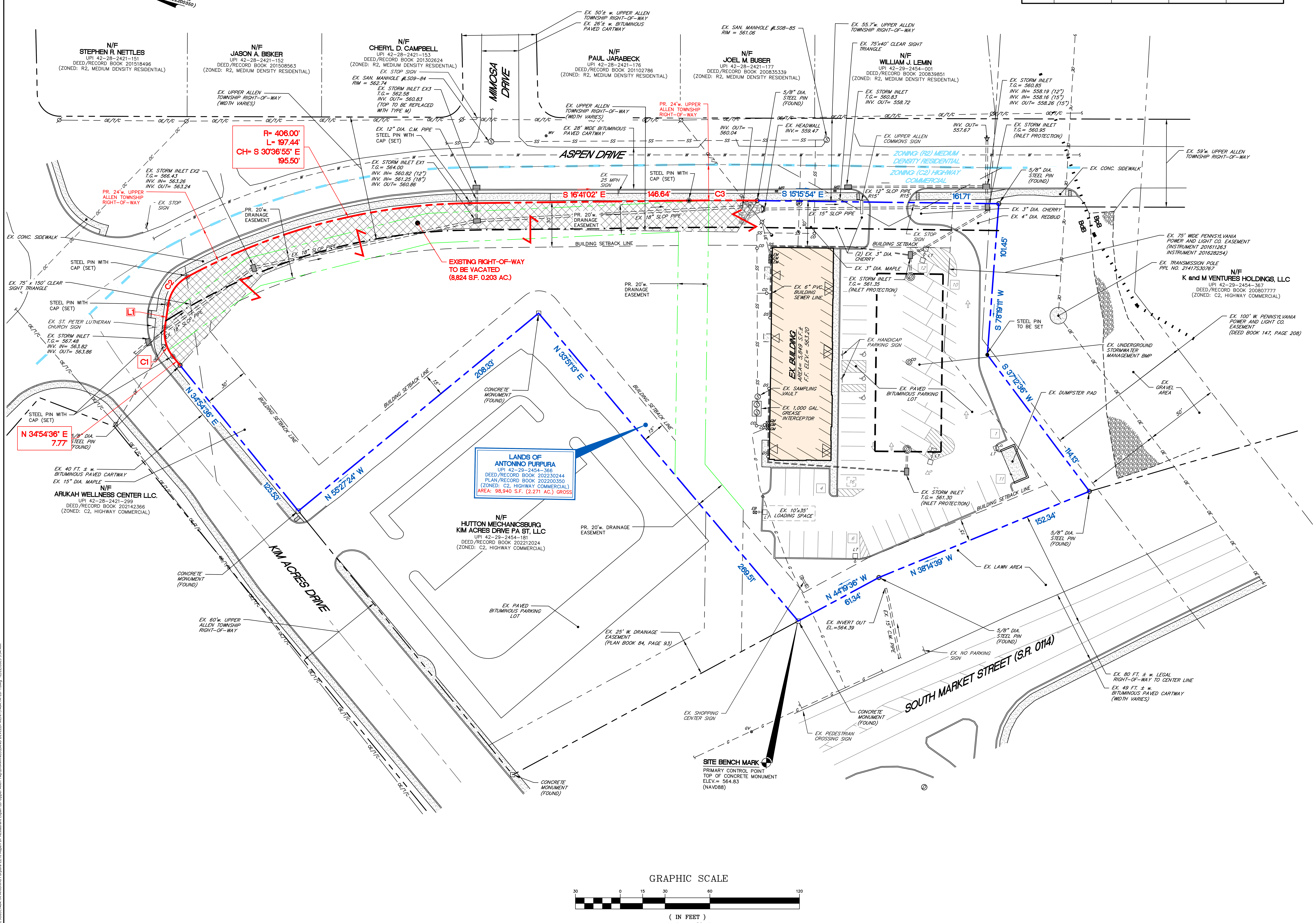
SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-3 SHT. 3 OF 11
REV.	1

LINE TABLE

LINE	BEARING	LENGTH
L1	N 82°22'10" E	15.71'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C1	25.00'	20.71'	N 58°38'23" E	20.12'
C2	25.00'	23.16'	S 71°05'19" E	22.34'
C3	1,845.00'	45.70'	S 15°58'27" E	45.70'



HATCH LEGEND

- EXISTING BUILDING
- EXISTING LINE STRIPING
- EXISTING CONCRETE
- EXISTING ROCK RIP-RAP
- EXISTING GRAVEL
- EXISTING RIGHT-OF-WAY TO BE VACATED

REVISIONS

NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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TITLE
EXISTING RIGHT-OF-WAY VACATION PLAN

PROJECT
BUILDING AND PARKING LOT EXPANSION
FOR
ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-4 SHT. 4 OF 11
REV.	1

"PLAN NORTH" (UNOFFICIAL 202200350)

N/F
STEPHEN R. NETTLES
UPI 42-28-2421-151
DEED/RECORD BOOK 201518496
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)

N/F
JASON A. BISKER
UPI 42-28-2421-152
DEED/RECORD BOOK 201508563
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)

N/F
CHERYL D. CAMPBELL
UPI 42-28-2421-153
DEED/RECORD BOOK 201302624
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)

EX. 50'± w. UPPER ALLEN TOWNSHIP RIGHT-OF-WAY
EX. 26'± w. BITUMINOUS PAVED CARTWAY
PR. SAW CUT LINE
EX. STOP SIGN
EX. SAN. MANHOLE #S09-84 RIM = 562.74
PR. INLET TOP REPLACEMENT WITH TYPE M
PR. ADA RAMP (REFER TO DETAIL)
MIMOSA DRIVE

N/F
PAUL JARABECK
UPI 42-28-2421-176
DEED/RECORD BOOK 201102786
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)
PR. BITUMINOUS PAVEMENT (REFER TO TOWNSHIP STANDARD DETAIL)
PR. ADA RAMP (REFER TO DETAIL)
PR. 8"h. VERTICAL CONC. CURB TO MATCH EXISTING, END AT PR. RIGHT-OF-WAY
PR. 24'± UPPER ALLEN TOWNSHIP RIGHT-OF-WAY

EX. SAN. MANHOLE #S08-85 RIM = 561.06

N/F
JOEL M. BUSER
UPI 42-28-2421-177
DEED/RECORD BOOK 200835339
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)

EX. 75'±40' CLEAR SIGHT TRIANGLE

N/F
WILLIAM J. LEMIN
UPI 42-29-2454-001
DEED/RECORD BOOK 200839851
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)

EX. 28' WIDE BITUMINOUS PAVED CARTWAY
ASPEN DRIVE
EX. 25 MPH SIGN
EX. UPPER ALLEN COMMONS SIGN
ZONING: (R2) MEDIUM DENSITY RESIDENTIAL
ZONING: (C2) HIGHWAY COMMERCIAL
EX. 59'w. UPPER ALLEN TOWNSHIP RIGHT-OF-WAY
EX. CONC. SIDEWALK

PR. 8"h. VERTICAL CONC. CURB TO MATCH EXISTING, END AT PR. RIGHT-OF-WAY
PR. 4'w. CURB CUT (TYP. OF 2, REFER TO DETAIL)
PR. 75' x 40' CLEAR SIGHT TRIANGLE
PR. 24'w. UPPER ALLEN TOWNSHIP RIGHT-OF-WAY
EX. STOP SIGN
PR. SUBSURFACE INFILTRATION BED 1 (REFER TO DETAILS)
PR. 20'w. DRAINAGE EASEMENT
PR. 5'w. CONC. SIDEWALK (REFER TO DETAIL)
BUFFER YARD LINE
BUILDING SETBACK LINE
PR. STOP SIGN (REFER TO DETAIL)
PR. ONE-WAY SIGN
EX. STOP SIGN
EX. CONC. SIDEWALK
EX. 75' x 150' CLEAR SIGHT TRIANGLE
EX. ST. PETER LUTHERAN CHURCH SIGN
PR. FLUSH CURB
PR. BITUMINOUS PAVEMENT (REFER TO DETAIL)
PR. ONE-WAY SIGN
PR. 6"h. VERTICAL CONC. CURB (TYP., REFER TO DETAIL)
PR. SUBSURFACE INFILTRATION BED 2 (REFER TO DETAILS)
PR. PAINTED TRAFFIC FLOW ARROW (TYP. OF 11, REFER TO DETAIL)
PR. BUILDING ADDITION AREA= 1,970 S.F.± F.F. ELEV.= 563.20
EX. BUILDING AREA= 5,849 S.F.± F.F. ELEV.= 563.20
EX. 6" PVC BUILDING SEWER LINE
EX. SAMPLING VAULT
EX. 1,000 GAL. GREASE INTERCEPTOR
EX. HANDICAP PARKING SIGN
EX. PAVED BITUMINOUS PARKING LOT
EX. DUMPSTER PAD
EX. GRAVEL AREA
EX. UNDERGROUND STORMWATER MANAGEMENT BMP
EX. 75' WIDE PENNSYLVANIA POWER AND LIGHT CO. EASEMENT (INSTRUMENT 201611263 INSTRUMENT 201628254)
EX. TRANSMISSION POLE PPL NO. 214172307B7
EX. 100' W. PENNSYLVANIA POWER AND LIGHT CO. EASEMENT (DEED BOOK 147, PAGE 208)

N/F
K and M VENTURES HOLDINGS, LLC
UPI 42-29-2454-367
DEED/RECORD BOOK 200807777
(ZONED: C2, HIGHWAY COMMERCIAL)

PR. ADA PARKING SPACE (TYP. OF 2, NEW LINE STRIPPING ONLY)
PR. DETECTABLE WARNING SURFACE (REFER TO DETAIL)
PR. ADA PARKING SIGN (TYP. OF 2, REFER TO DETAIL)
EX. 10'x35' LOADING SPACE
BUILDING SETBACK LINE
EX. LAWN AREA

LANDS OF
ANTONINO PURPURA
UPI 42-29-2454-366
DEED/RECORD BOOK 202230244
PLAN/RECORD BOOK 202200350
(ZONED: C2, HIGHWAY COMMERCIAL)
AREA: 98,940 S.F. (2.271 AC.) GROSS

PR. CONC. PATIO, 3,400 S.F. (REFER TO DETAIL)
PR. 20'w. DRAINAGE EASEMENT

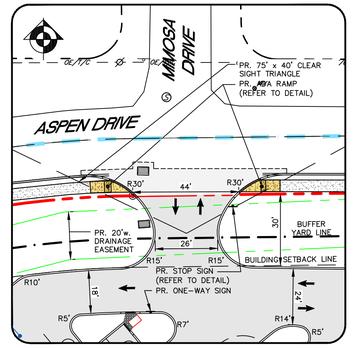
N/F
HUTTON MECHANICSBURG KIM ACRES DRIVE PA ST, LLC
UPI 42-29-2454-181
DEED/RECORD BOOK 202212024
(ZONED: C2, HIGHWAY COMMERCIAL)

EX. PAVED BITUMINOUS PARKING LOT
EX. 25' W. DRAINAGE EASEMENT (PLAN BOOK 84, PAGE 93)
EX. SHOPPING CENTER SIGN
EX. PEDESTRIAN CROSSING SIGN
EX. NO PARKING SIGN
SOUTH MARKET STREET (S.R. 0114)
EX. 80 FT. ± w. LEGAL RIGHT-OF-WAY TO CENTER LINE
EX. 49 FT. ± w. BITUMINOUS PAVED CARTWAY (WIDTH VARIES)

N/F
ARUKAH WELLNESS CENTER LLC.
UPI 42-28-2421-299
DEED/RECORD BOOK 202142366
(ZONED: C2, HIGHWAY COMMERCIAL)

EX. 40 FT. ± w. BITUMINOUS PAVED CARTWAY
KIM ACRES DRIVE
EX. 60'w. UPPER ALLEN TOWNSHIP RIGHT-OF-WAY

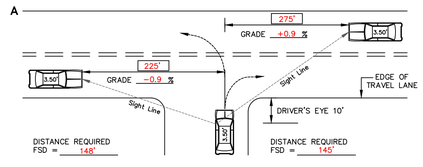
SITE BENCH MARK
PRIMARY CONTROL POINT
TOP OF CONCRETE MONUMENT
ELEV.= 564.83
(NAVD88)



ACCESS DRIVE WITH REQUIRED 30' RADII PLAN

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

APPLICANT ANTONINO PURPURA APPLICATION NO.
S.R. SEG. OFFSET LEGAL SPEED LIMIT 25 MPH
MEASURED BY SJC DATE 10.31.2023
FOR DEPARTMENT USE ONLY: Safe-Running Speed 85th Percentile Speed



THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER AT AN DRIVEWAY LOCATION CAN CONTINUOUSLY SEE ANOTHER VEHICLE APPROACHING ON THE ROADWAY.

PR. ACCESS DRIVE ENTRANCE SIGHT DISTANCE MEASUREMENTS AT ASPEN DRIVE

NO SCALE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

HATCH LEGEND
- EXISTING BUILDING
- EXISTING LINE STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED LINE STRIPING
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT (TOWNSHIP STANDARD)

SOIL TEST LEGEND
I-1 PROPOSED INFILTRATION TEST LOCATION

REVISIONS			
NO.	DATE	COMMENTS	
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS	

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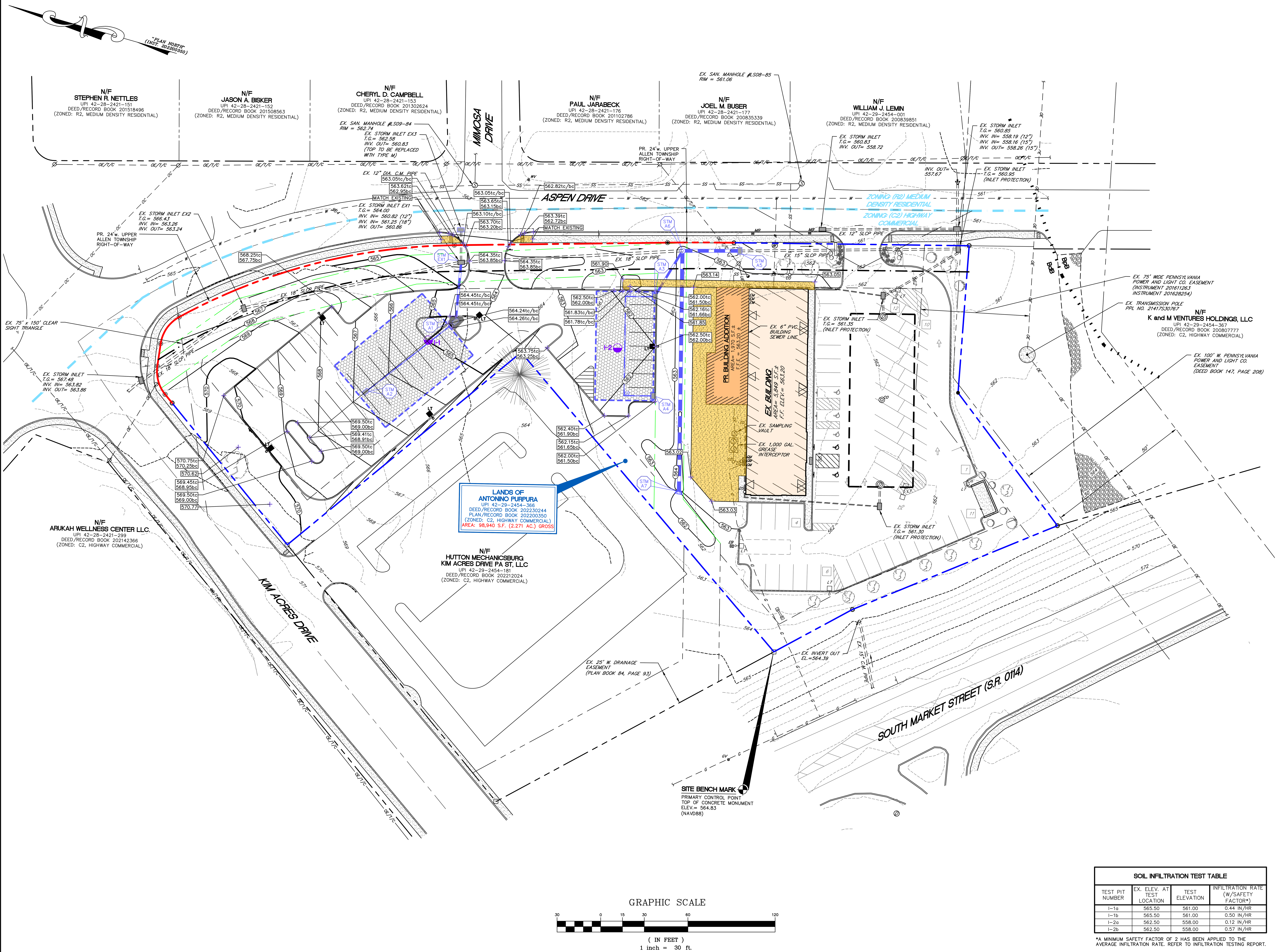
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE: SITE LAYOUT PLAN

PROJECT: BUILDING AND PARKING LOT EXPANSION FOR ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-5 SHT. 5 OF 11
REV.	1

P:\CIVIL JOBS\1484.1A Antonino Purpura 2210 Aspen Dr Restaurant Expan\LD Upper Allen Twp\DRAWINGS\LAND DEVELOPMENT\1484.1A-LD-1.dwg 12/22/2023 9:54 AM


PLAN NORTH (INST. 202200350)
N/F STEPHEN R. NETTLES
UPI 42-28-2421-151
DEED/RECORD BOOK 201518496
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)
N/F JASON A. BISKER
UPI 42-28-2421-152
DEED/RECORD BOOK 201508563
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)
N/F CHERYL D. CAMPBELL
UPI 42-28-2421-153
DEED/RECORD BOOK 201302624
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)
MIMOSA DRIVE
N/F PAUL JARABECK
UPI 42-28-2421-176
DEED/RECORD BOOK 201102786
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)
N/F JOEL M. BUSER
UPI 42-28-2421-177
DEED/RECORD BOOK 200835339
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)
N/F WILLIAM J. LEMIN
UPI 42-29-2454-001
DEED/RECORD BOOK 200839851
(ZONED: R2, MEDIUM DENSITY RESIDENTIAL)
ASPEN DRIVE
ZONING (R2) MEDIUM DENSITY RESIDENTIAL
ZONING (C2) HIGHWAY COMMERCIAL
PR. BUILDING ADDITION
EX. BUILDING AREA= 5,849 S.F.± F.F. ELEV.= 563.20
N/F K and M VENTURES HOLDINGS, LLC
UPI 42-29-2454-367
DEED/RECORD BOOK 200807777
(ZONED: C2, HIGHWAY COMMERCIAL)
LANDS OF ANTONINO PURPURA
UPI 42-29-2454-366
DEED/RECORD BOOK 202230244
PLAN/RECORD BOOK 202200350
(ZONED: C2, HIGHWAY COMMERCIAL)
AREA: 98,940 S.F. (2.271 AC.) GROSS
N/F ARUKAH WELLNESS CENTER LLC.
UPI 42-28-2421-299
DEED/RECORD BOOK 202142366
(ZONED: C2, HIGHWAY COMMERCIAL)
N/F HUTTON MECHANICSBURG KIM ACRES DRIVE PA ST, LLC
UPI 42-29-2454-181
DEED/RECORD BOOK 202212024
(ZONED: C2, HIGHWAY COMMERCIAL)
KIM ACRES DRIVE
SOUTH MARKET STREET (S.R. 0114)
EX. 25' W. DRAINAGE EASEMENT (PLAN BOOK 84, PAGE 93)
SITE BENCH MARK
PRIMARY CONTROL POINT
TOP OF CONCRETE MONUMENT
ELEV.= 564.83
(NAVD88)
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

HATCH LEGEND

- EXISTING BUILDING
- EXISTING LINE STRIPING
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED LINE STRIPING
- PROPOSED CONCRETE
- PROPOSED SUBSURFACE INFILTRATION BED
- PROPOSED RIVER GRAVEL

SOIL TEST LEGEND

I-1 PROPOSED INFILTRATION TEST LOCATION

SOIL INFILTRATION TEST TABLE

TEST PIT NUMBER	EX. ELEV. AT TEST LOCATION	TEST ELEVATION	INFILTRATION RATE (W/SAFETY FACTOR*)
I-1a	565.50	561.00	0.44 IN/HR
I-1b	565.50	561.00	0.50 IN/HR
I-2a	562.50	558.00	0.12 IN/HR
I-2b	562.50	558.00	0.57 IN/HR

*A MINIMUM SAFETY FACTOR OF 2 HAS BEEN APPLIED TO THE AVERAGE INFILTRATION RATE. REFER TO INFILTRATION TESTING REPORT.

REVISIONS

NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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TITLE
SITE GRADING PLAN

PROJECT
BUILDING AND PARKING LOT EXPANSION
FOR
ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-6 SHT. 6 OF 11
REV.	1

LANDSCAPE REQUIREMENTS:

1. SECTION 220-513 – FOR COMMERCIAL AND INDUSTRIAL SUBDIVISIONS AND LAND DEVELOPMENTS, A MINIMUM OF 10% OF THE DEVELOPED AREA SHALL BE LANDSCAPED OR IN BUFFER YARDS.
   98,940 S.F. DEVELOPED AREA
   38,727 S.F. LANDSCAPE AREA = 39%

2. SECTION 220-5.13.B.2.b – PARKING ISLANDS: EACH REQUIRED PLANTING ISLAND SHALL CONTAIN AT LEAST ONE SHADE OR CANOPY TREE.
   7 PROPOSED PARKING ISLANDS
   6 PROPOSED SHADE OR CANOPY TREES*
   *ONE ISLAND IS LOCATED OVER A PROPOSED UNDERGROUND INFILTRATION BASIN

3. SECTION 220-5.13.B.1 – BUFFERYARD, TYPE 2: (WIDTH 18' PER UPPER ALLEN ZONING ORDINANCE SECTION 245-16.5.G) AT 578 L.F. (ASPEN DRIVE)
   BASIS: ONE (1) SHADE TREE PER 40 LINEAR FEET AND ONE (1) EVERGREEN TREE PER 30 LINEAR FEET OF BUFFER YARD SCREEN AND ONE (1) DECIDUOUS OR EVERGREEN SHRUB PER 20 LINEAR FEET OF BUFFER YARD SCREEN. AT LEAST 60% OF SHRUB PLANTINGS SHALL BE OF THE EVERGREEN TYPE

   ANALYSIS: 578 L.F./40 L.F. = 15 SHADE TREES REQUIRED
   578 L.F./30 L.F. = 19 EVERGREENS REQUIRED
   578 L.F./20 L.F. = 29 SHRUBS REQUIRED

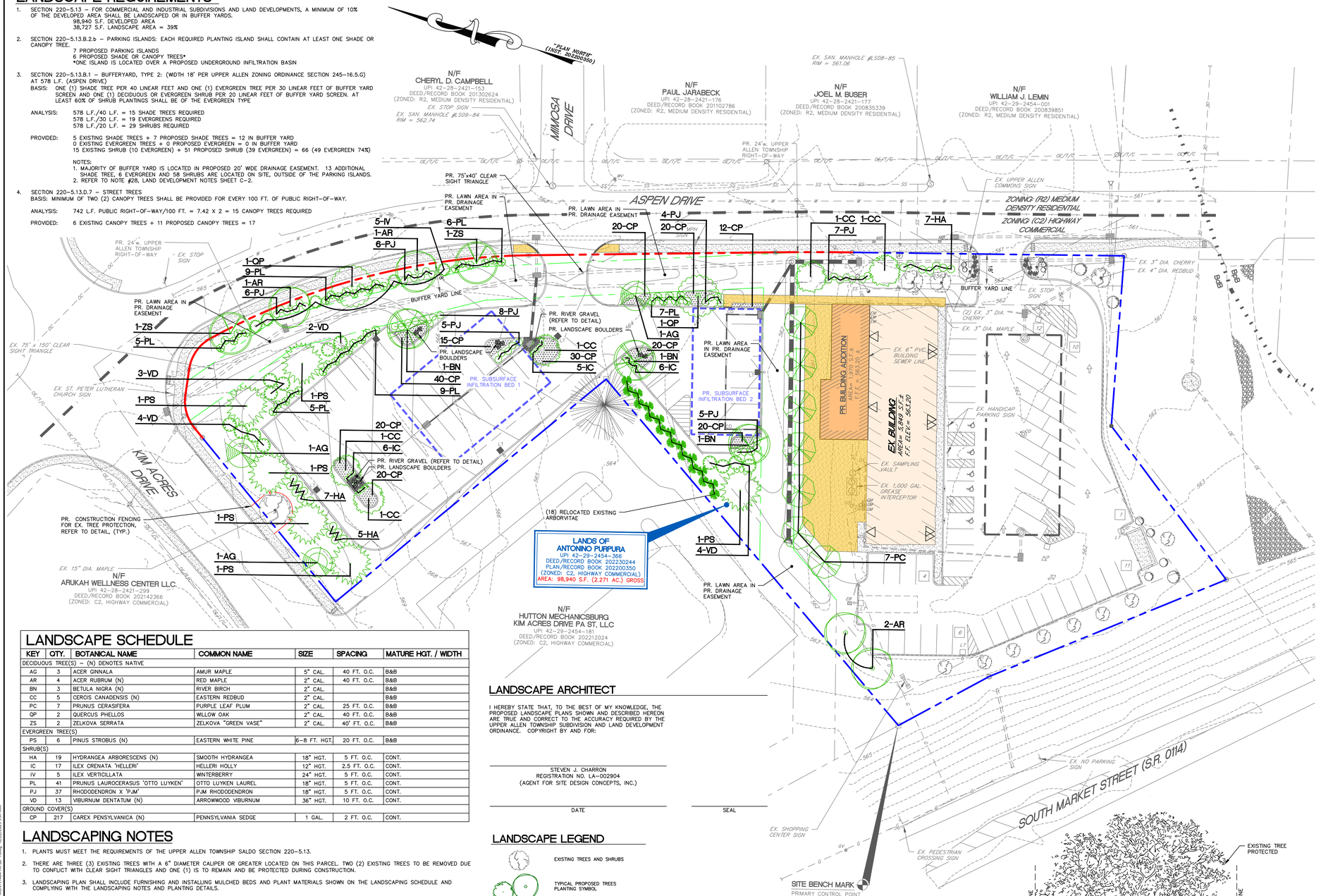
   PROVIDED: 5 EXISTING SHADE TREES + 7 PROPOSED SHADE TREES = 12 IN BUFFER YARD
   0 EXISTING EVERGREEN TREES + 0 PROPOSED EVERGREEN = 0 IN BUFFER YARD
   15 EXISTING SHRUB (10 EVERGREEN) + 51 PROPOSED SHRUB (39 EVERGREEN) = 66 (49 EVERGREEN 74%)

   NOTES:
   1. MAJORITY OF BUFFER YARD IS LOCATED IN PROPOSED 20' WIDE DRAINAGE EASEMENT. 13 ADDITIONAL SHADE TREE, 6 EVERGREEN AND 58 SHRUBS ARE LOCATED ON SITE, OUTSIDE OF THE PARKING ISLANDS.
   2. REFER TO NOTE #28, LAND DEVELOPMENT NOTES SHEET C-2.

4. SECTION 220-5.13.D.7 – STREET TREES
   BASIS: MINIMUM OF TWO (2) CANOPY TREES SHALL BE PROVIDED FOR EVERY 100 FT. OF PUBLIC RIGHT-OF-WAY.

   ANALYSIS: 742 L.F. PUBLIC RIGHT-OF-WAY/100 FT. = 7.42 X 2 = 15 CANOPY TREES REQUIRED

   PROVIDED: 6 EXISTING CANOPY TREES + 11 PROPOSED CANOPY TREES = 17



LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HGT. / WIDTH
DECIDUOUS TREE(S) – (N) DENOTES NATIVE						
AG	3	ACER GINNALA	AMUR MAPLE	5" CAL.	40 FT. O.C.	B&B
AR	4	ACER RUBRUM (N)	RED MAPLE	2" CAL.	40 FT. O.C.	B&B
BN	3	BETULA NIGRA (N)	RIVER BIRCH	2" CAL.		B&B
CC	5	CERCIS CANADENSIS (N)	EASTERN REDBUD	2" CAL.		B&B
PC	7	PRUNUS CERASIFERA	PURPLE LEAF PLUM	2" CAL.	25 FT. O.C.	B&B
QP	2	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	40 FT. O.C.	B&B
ZS	2	ZELKOVA SERRATA	ZELKOVA "GREEN VASE"	2" CAL.	40' FT. O.C.	B&B
EVERGREEN TREE(S)						
PS	6	PINUS STROBUS (N)	EASTERN WHITE PINE	6-8 FT. HGT.	20 FT. O.C.	B&B
SHRUB(S)						
HA	19	HYDRANGEA ARBORESCENS (N)	SMOOTH HYDRANGEA	18" HGT.	5 FT. O.C.	CONT.
IC	17	ILEX CRENATA 'HELLERI'	HELLERI HOLLY	12" HGT.	2.5 FT. O.C.	CONT.
IV	5	ILEX VERTICILLATA	WINTERBERRY	24" HGT.	5 FT. O.C.	CONT.
PL	41	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	18" HGT.	5 FT. O.C.	CONT.
PJ	37	RHODODENDRON X 'PJM'	PJM RHODODENDRON	18" HGT.	5 FT. O.C.	CONT.
VD	13	VIBURNUM DENTATUM (N)	ARROWWOOD VIBURNUM	36" HGT.	10 FT. O.C.	CONT.
GROUND COVER(S)						
CP	217	CAREX PENSYLVANICA (N)	PENNSYLVANIA SEDGE	1 GAL.	2 FT. O.C.	CONT.

LANDSCAPE ARCHITECT

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED LANDSCAPE PLANS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

STEVEN J. CHARRON
REGISTRATION NO. LA-002904
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE

SEAL

LANDSCAPE LEGEND

EXISTING TREES AND SHRUBS

TYPICAL PROPOSED TREES PLANTING SYMBOL

3-ZV PROPOSED TREE KEY AND QUANTITY LABEL

HATCH LEGEND

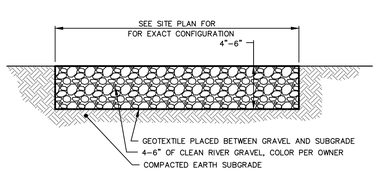
- EXISTING BUILDING
- EXISTING LINE STRIPING
- EXISTING CONCRETE
- EXISTING ROCK RIP-RAP AREA
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED LINE STRIPING
- PROPOSED CONCRETE
- PROPOSED RIVER GRAVEL
- PROPOSED GROUND COVER PLANTINGS

LANDSCAPING NOTES

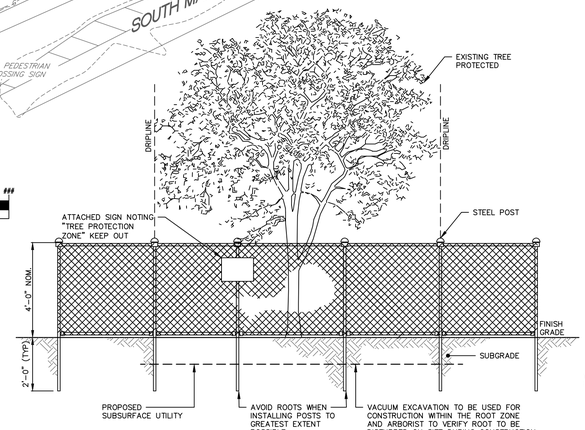
1. PLANTS MUST MEET THE REQUIREMENTS OF THE UPPER ALLEN TOWNSHIP SALDO SECTION 220-5.13.
2. THERE ARE THREE (3) EXISTING TREES WITH A 6" DIAMETER CALIPER OR GREATER LOCATED ON THIS PARCEL. TWO (2) EXISTING TREES TO BE REMOVED DUE TO CONFLICT WITH CLEAR SIGHT TRIANGLES AND ONE (1) IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
3. LANDSCAPING PLAN SHALL INCLUDE FURNISHING AND INSTALLING MULCHED BEDS AND PLANT MATERIALS SHOWN ON THE LANDSCAPING SCHEDULE AND COMPLYING WITH THE LANDSCAPING NOTES AND PLANTING DETAILS.
4. PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1-1990. PLANT SIZES AND CONTAINER SIZES SHOWN ON THE LANDSCAPE SCHEDULE ARE MINIMUM.
5. THE TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE LOCALITY OF THE PROJECT. VARIETIES OF TREES SHALL BE SUBJECT TO THE APPROVAL OF THE AUTHORITY WHICH ACCEPTS OWNERSHIP OF THE STREET.
6. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS INSECT EGGS AND LARVAE.
7. CONTRACTOR SHALL LABEL AT LEAST ONE (1) PLANT OF EACH VARIETY WITH A SECURED, ATTACHED TAG BEARING THE LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME TO HELP CONFIRM PLANT TYPE. CONTRACTOR TO NOTIFY ENGINEER/LANDSCAPE ARCHITECT THREE (3) PRIOR TO SCHEDULED PLANTING SO ENGINEER/LANDSCAPE ARCHITECT CAN BE ON SITE FOR PLANT VERIFICATION.
8. SUBSTITUTIONS, ADDITIONS, AND DELETIONS ARE PERMISSIBLE UPON APPROVAL FROM OWNER/ENGINEER/LANDSCAPE ARCHITECT AND MUNICIPALITY (WHERE REQUIRED).
9. LANDSCAPING CONTRACTOR TO WARRANT ALL SITE LANDSCAPE PLANTS FOR A ONE (1) YEAR PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANT MATERIALS INSTALLATION. SUBSTANTIAL COMPLETION DATE SHALL BE DETERMINED BY THE OWNER/ENGINEER/LANDSCAPE ARCHITECT.. CONTRACTOR TO WARRANT ALL PLANTS AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH AS DETERMINED BY THE OWNER OR OWNER'S AGENT. CONTRACTOR TO REMOVE AND REPLACE DEAD PLANTINGS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. REPLACEMENT PLANTS SHALL CONFORM TO ALL ORIGINAL REQUIREMENTS AND SHALL BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF ONE PLANTING SEASON.
10. STREET TREES ARE TO BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF TWO YEARS BY THE DEVELOPER. PLANTING OF TREES SHALL OCCUR WITHIN THE STANDARD PLANTING SEASON (MARCH THROUGH NOVEMBER). NO MORE THAN 1/3 OF THE TREE SHALL BE DAMAGED OF DEAD WITHOUT REPLACEMENT. REPLACEMENT TREES SHALL CONFORM TO ALL ORIGINAL REQUIREMENTS AND SHALL BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF TWO PLANTING SEASONS.
11. MULCH IS TO BE SHREDDED BARK. MULCH BED THICKNESS SHALL BE (THREE) 3 INCHES MINIMUM AFTER LIGHT TAMPING, EXCEPT THAT MULCH DEPTH AT ANNUAL FLOWERS SHALL BE 1-1/2". PLACE MULCH BED OVER WEED BARRIER MAT OR EQUAL, UNLESS NOTED OTHERWISE.
12. WEED BARRIER FABRIC SHALL BE INSTALLED IN PLANTER BEDS AT DIRECTION FROM OWNER. WEED BARRIER MAT SHALL BE EXCLUDED FROM AREA AROUND ANNUAL FLOWERS OR AS NOTED.
13. ALL LANDSCAPE PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUYWIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, PRUNING, MULCHING, WEEDING, AND WATERING.
14. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND THE BURLAPPING OF TREES SAHLL FOLLOW THE CODE OF STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60, CURRENT EDITION, AS AMENDED.
15. TREE PROTECTION FENCING TO BE INSTALL AT BEGINNING OF CONSTRUCTION AND REMAIN IN PLACE UNTIL THE ENTIRE SITE IS STABILIZED.

GRAPHIC SCALE

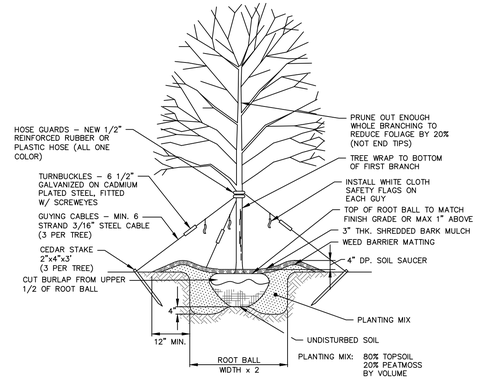
(IN FEET)
1 inch = ## ft.



RIVER GRAVEL DETAIL
NO SCALE

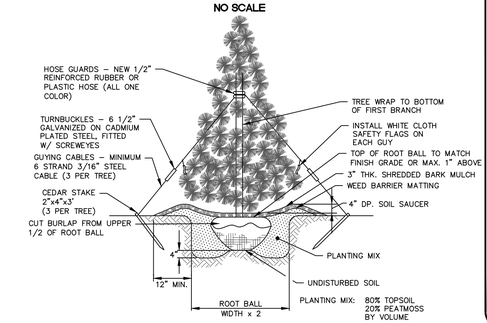


TREE PROTECTION FENCE DETAIL
NO SCALE



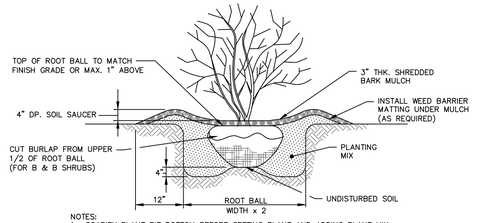
NOTES:
1. SCARIFY PLANT PIT BOTTOM BEFORE SETTING PLANT AND ADDING PLANT MIX.
2. CUT AWAY AND REMOVE ALL PLASTIC COVERINGS AND ALL NYLON CORDS.
3. PROVIDE GUY WIRES ONLY AS REQUIRED BY OWNER/ENGINEER/ LANDSCAPE ARCHITECT.

TYPICAL DECIDUOUS TREE PLANTING DETAIL
NO SCALE



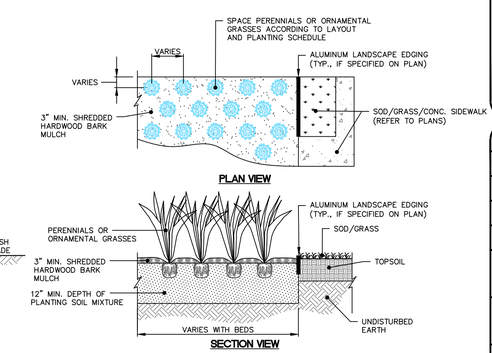
NOTES:
1. SCARIFY PLANT PIT BOTTOM BEFORE SETTING PLANT AND ADDING PLANT MIX.
2. CUT AWAY AND REMOVE ALL PLASTIC COVERINGS AND ALL NYLON CORDS.
3. PROVIDE GUY WIRES ONLY AS REQUIRED BY OWNER/ENGINEER/ LANDSCAPE ARCHITECT.

TYPICAL EVERGREEN TREE PLANTING DETAIL
NO SCALE



NOTES:
1. SCARIFY PLANT PIT BOTTOM BEFORE SETTING PLANT AND ADDING PLANT MIX.
2. CUT AWAY AND REMOVE ALL PLASTIC COVERINGS AND ALL NYLON CORDS.
3. PLANTING MIX: 80% TOPSOIL, 20% PEATMOSS BY VOLUME

TYPICAL SHRUB PLANTING DETAIL
NO SCALE



PERENNIAL/GROUNDCOVER PLANTING DETAIL
NO SCALE

NO.	DATE	REVISIONS COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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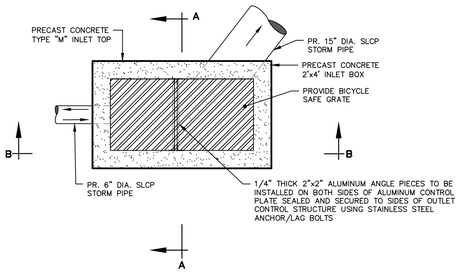
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE: SITE LANDSCAPE PLAN

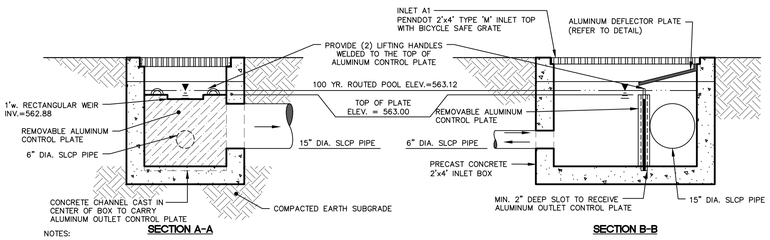
PROJECT: BUILDING AND PARKING LOT EXPANSION FOR ANTONINO PURPURA 2210 ASPEN DRIVE UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-7 SHT. 7 OF 11
REV.	1

P:\Civil_JOBS\1484.1A-Antonino Purpura 2210 Aspen Dr Restaurant Expan LD- Upper Allen Twp\DRAWINGS\LAND DEVELOPMENT\1484.1A-LD-1.dwg 12/22/2023 9:47 AM



TOP VIEW



SECTION A-A

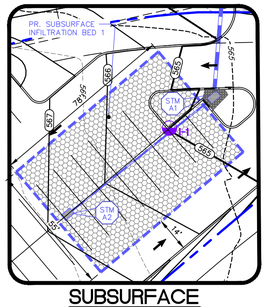
SECTION B-B

NOTES:

1. CONSTRUCT OUTLET CONTROL STRUCTURE PER PENNDOT RC-34 SPECIFICATIONS, WITH A 2'X4' INLET BOX WITH A STANDARD TYPE 'M' INLET TOP.
2. REFER TO SITE GRADING AND UTILITY PLAN FOR EXACT OUTLET PIPE CONFIGURATION FROM OUTLET STRUCTURE TO PIPE OUTFALL AND FOR LOCATION AND LIMITS OF SUBSURFACE INFILTRATION BED.
3. OUTLET STRUCTURE TO BE SUPPLIED BY MONARCH PRODUCTS, INC., OR EQUAL APPROVED BY PROJECT ENGINEER.
4. REMOVABLE ALUMINUM CONTROL PLATE BOTTOM AND SIDE JOINTS WITH OUTLET CONTROL STRUCTURE TO BE MADE WATERTIGHT BY USING MARINE-GRADE SEALANT AT THESE JOINTS.
5. REMOVABLE ALUMINUM CONTROL PLATE IS PERMANENT AND IS ONLY TO BE REMOVED DURING AN EMERGENCY DEWATERING EVENT.

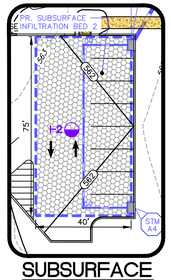
SUBSURFACE STONE INFILTRATION BED (SIB) NO. 1 OUTLET CONTROL STRUCTURE (A1) DETAIL

NO SCALE



SUBSURFACE INFILTRATION BED 1 PLAN VIEW

SCALE: 1" = 30'



SUBSURFACE INFILTRATION BED 2 PLAN VIEW

SCALE: 1" = 30'

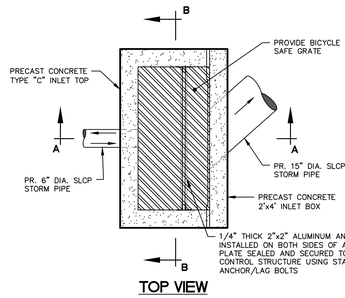
SIB NO.	BED AREA (SF.)	STONE TOP ELEV.	STONE BOTTOM ELEV.	PERF. PIPE ELEV.	PERF. PIPE SIZE
1	4,290	563.00	561.00	561.50	6"
2	3,000	560.50	557.50	558.00	6"

NOTES:

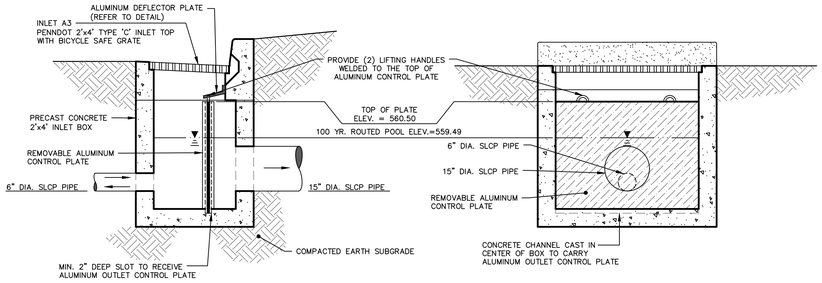
1. GRATES FOR CLEANOUTS SHALL BE AASHTO H10 OR H20 LOAD RATED DEPENDING ON THEIR PLACEMENT (H20 FOR VEHICULAR LOADING).
2. DISTRIBUTION PIPES FOR SUBSURFACE INFILTRATION BED SHALL BE CONTINUOUSLY PERFORATED SMOOTH INTERIOR, WITH A MINIMUM INSIDE DIAMETER OF 6 INCHES.
3. CLEANOUTS WITH GRATES MAY BE PROVIDED AT ENDS OF DISTRIBUTION PIPES CONSISTING OF HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL MEET ASSHTO M252, TYPE S OR AASHTO M294, TYPE S.
4. SIB BACKFILL MATERIAL SHALL BE AASHTO NO. 3 STONE (OR APPROVED EQUAL) WHEN SIB IS LOCATED UNDER ANY PROPOSED PAVEMENT AREA.
5. REFER TO SITE PLAN FOR STONE BED CONFIGURATION.

SUBSURFACE STONE INFILTRATION BED (S.I.B.) DETAIL

NO SCALE



TOP VIEW



SECTION A-A

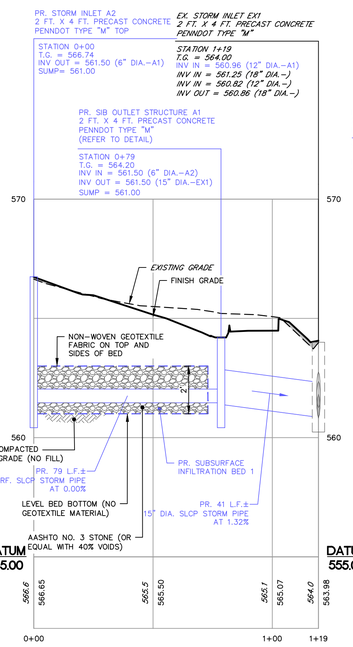
SECTION B-B

NOTES:

1. CONSTRUCT OUTLET CONTROL STRUCTURE PER PENNDOT RC-34 SPECIFICATIONS, WITH A 2'X4' INLET BOX WITH A STANDARD TYPE 'C' INLET TOP.
2. REFER TO SITE GRADING AND UTILITY PLAN FOR EXACT OUTLET PIPE CONFIGURATION FROM OUTLET STRUCTURE TO PIPE OUTFALL AND FOR LOCATION AND LIMITS OF SUBSURFACE INFILTRATION BED.
3. OUTLET STRUCTURE TO BE SUPPLIED BY MONARCH PRODUCTS, INC., OR EQUAL APPROVED BY PROJECT ENGINEER.
4. REMOVABLE ALUMINUM CONTROL PLATE BOTTOM AND SIDE JOINTS WITH OUTLET CONTROL STRUCTURE TO BE MADE WATERTIGHT BY USING MARINE-GRADE SEALANT AT THESE JOINTS.
5. REMOVABLE ALUMINUM CONTROL PLATE IS PERMANENT AND IS ONLY TO BE REMOVED DURING AN EMERGENCY DEWATERING EVENT.

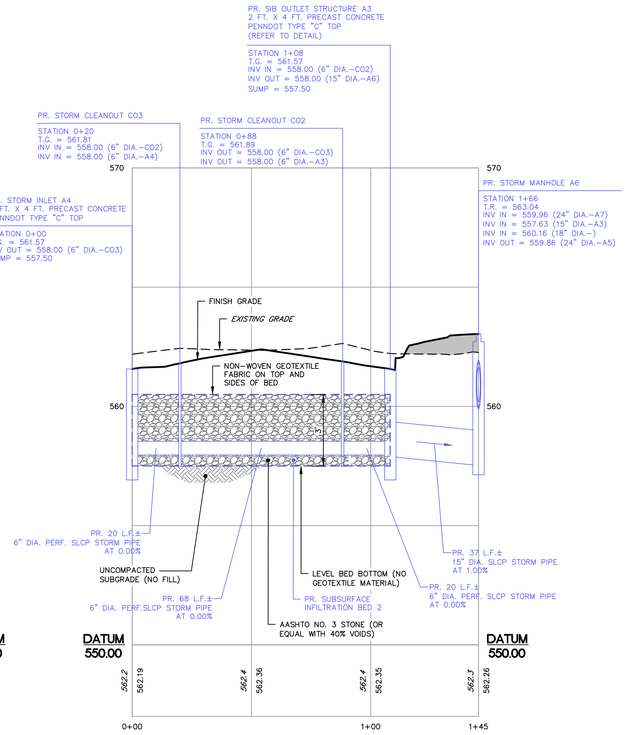
SUBSURFACE STONE INFILTRATION BED (SIB) NO. 2 OUTLET CONTROL STRUCTURE (A3) DETAIL

NO SCALE



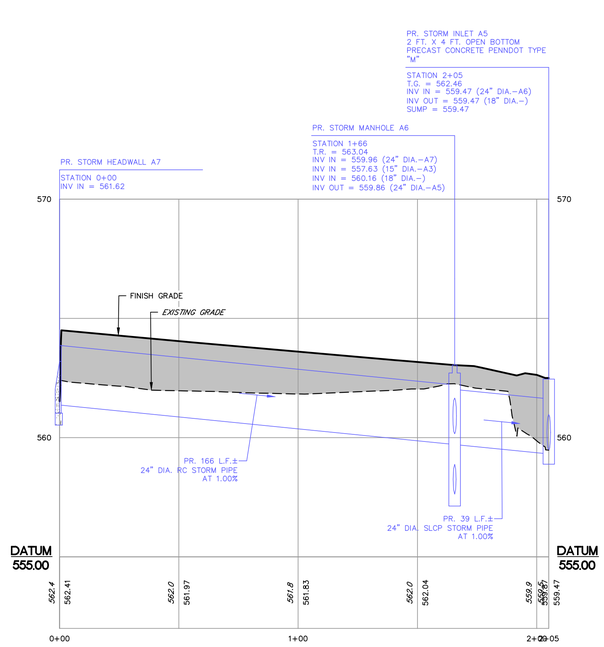
INLET A2 TO INLET EX-1

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



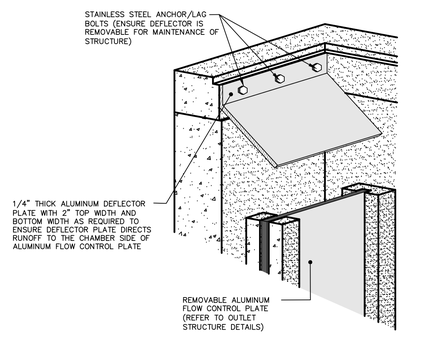
INLET A4 TO MANHOLE A6

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



HEADWALL A7 TO INLET A5

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



OUTLET STRUCTURE REMOVABLE ALUMINUM DEFLECTOR PLATE DETAIL

NO SCALE

REVISIONS

NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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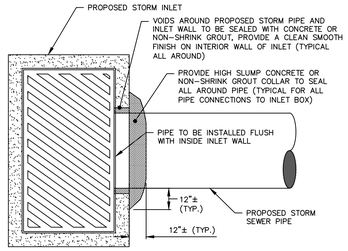
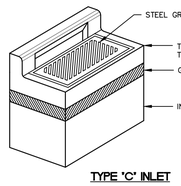
TITLE: POST CONSTRUCTION STORMWATER MANAGEMENT PROFILES AND DETAILS
PROJECT: BUILDING AND PARKING LOT EXPANSION FOR ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-8 SHT. 8 OF 11
REV.	1

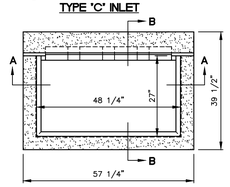


TYPICAL GROUTING/ENCASEMENT AT STORM INLET/BOX PIPE CONNECTION

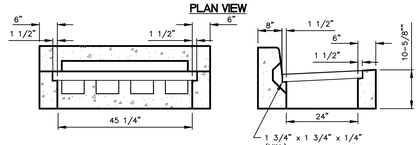
NO SCALE



TYPE 'C' INLET



PLAN VIEW



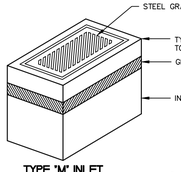
SECTION A-A SECTION B-B

TYPE 'C' CONCRETE TOP UNIT

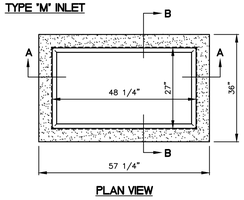
NOTE:
1. STRUCTURE SHALL BE CONSTRUCTED PER PENNDOT RC-34 STANDARDS FOR ROADWAY CONSTRUCTION

PENNDOT 2'x4' TYPE "C" STORM INLET

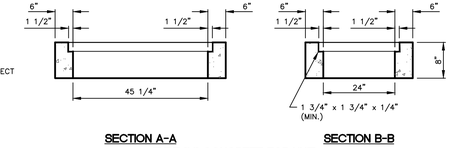
NO SCALE



TYPE 'M' INLET



PLAN VIEW



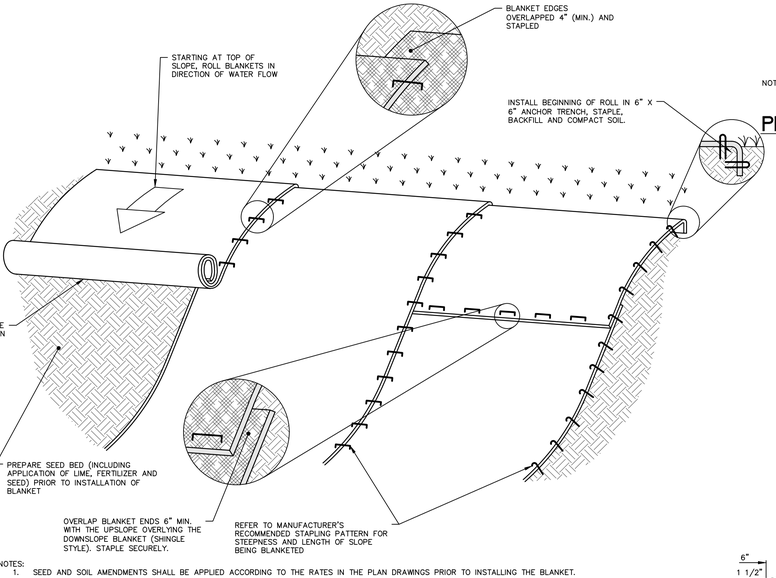
SECTION A-A SECTION B-B

TYPE 'M' CONCRETE TOP UNIT

NOTE:
1. STRUCTURE SHALL BE CONSTRUCTED PER PENNDOT RC-34 STANDARDS FOR ROADWAY CONSTRUCTION

PENNDOT 2'x4' TYPE "M" STORM INLET

NO SCALE



NOTES:
1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.
7. USE NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET, OR AMERICAN EXCELSIOR CURLEX AS APPLICABLE, OR APPROVED EQUIVALENT.
8. MATTING ON ALL SLOPE 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND ALL DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER.

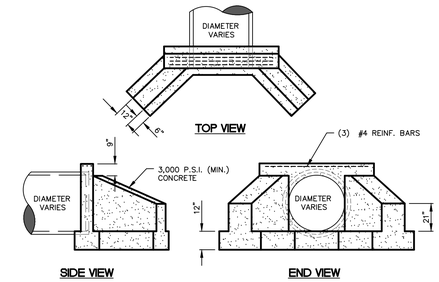
TYPICAL EROSION CONTROL BLANKET INSTALLATION DETAIL FOR SLOPES

NO SCALE

SINKHOLE PRONE SOILS

ANY PORTION OF THE SITE THAT IS UNDERLAIN BY LIMESTONE MAY GENERALLY BE PRONE TO SOLUTION ACTIVITY AND FORMATION OF SINKHOLES. IF SINKHOLES ARE DISCOVERED DURING CONSTRUCTION OPERATIONS:

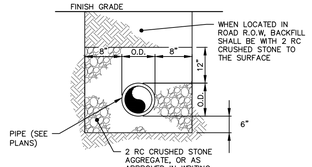
1. THE CONTRACTOR SHOULD CEASE OPERATIONS WITHIN THE AFFECTED AREA AND CONTACT THE GEOTECHNICAL ENGINEER.
2. ALL SOFT SOILS SHOULD BE EXCAVATED TO REVEAL THE THROAT OF THE SINKHOLE. PINNACLES AND OVERHANGS SHOULD BE REMOVED AND CREVICES CLEANED-OUT AND FILLED WITH LEAN CONCRETE AS NECESSARY TO FACILITATE COMPACTION.
3. THE APPROPRIATE REMEDIAL TREATMENT – WHICH MAY CONSIST OF GROUT OR CONCRETE PLACEMENT, REVERSE FILTER CONSTRUCTION UTILIZING ROCK AND AGGREGATE, AND/OR STABILIZATION VIA PLACEMENT OF GEOTEXTILES – SHOULD BE IMPLEMENTED.
4. DURING EARTHMOVING OPERATIONS, EXCAVATIONS SHOULD BE BACKFILLED AS SOON AS PRACTICAL AND ANY DEPRESSIONS SHOULD BE RE-GRADED TO AVOID PONDED WATER.



NOTES:
1. INSTALL AS PER PENNDOT RC-31 CONSTRUCTION SPECIFICATIONS; ENDWALL DIMENSIONS AND CONFIGURATION SHALL BE BASED ON PIPE DIAMETER.
2. PROVIDE 1" CHAMFER ON ALL EXPOSED EDGES.

STANDARD PENNDOT TYPE 'DW' ENDWALL

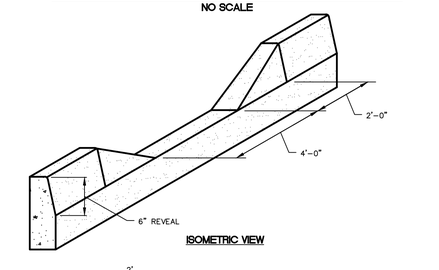
NO SCALE



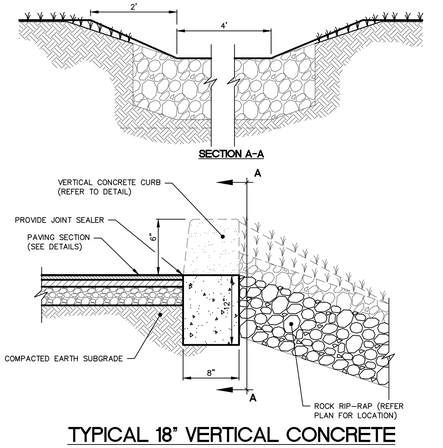
NOTES:
1. ALL PIPES SHALL BE BEDDED AS SHOWN ABOVE USING 2 RC STONE WITH THE EXCEPTION OF PVC PIPE AND PLASTIC PIPE.
2. BEDDING MATERIALS FOR ALL DIAMETERS OF PVC PIPE SHALL BE NO. 1B STONE.
3. BEDDING MATERIALS FOR ALL DIAMETERS OF PLASTIC PIPE SHALL BE 1A STONE.

TYPICAL STORM SEWER PIPE TRENCH BEDDING AND BACKFILLING DETAIL

NO SCALE



ISOMETRIC VIEW



TYPICAL 18" VERTICAL CONCRETE CURB WITH 4 FT. CURB CUT

NO SCALE

INSPECTION / MAINTENANCE / REPAIRS FOR BMP FACILITIES

STORMWATER MANAGEMENT BMP'S SHALL BE INSPECTED BY THE LANDOWNER OR THE OWNER'S DESIGNEE ACCORDING TO THE FOLLOWING LIST OF MINIMUM FREQUENCIES:

1. AT LEAST TWO TIMES EACH YEAR.
2. DURING OR IMMEDIATELY AFTER THE CESSATION OF A STORM EVENT EXCEEDING 1 INCH OF RAINFALL.
3. ALL WASTE AND MATERIALS DEPOSITED IN AND REMOVED FROM POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BMP FACILITIES AND FROM IMPERVIOUS AREAS (EX. SWEEPING OF STREETS AND PARKING LOTS) DURING OPERATION AND MAINTENANCE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE

SUBSURFACE INFILTRATION BEDS

MAINTENANCE & INSPECTION

- INSPECTION SHALL INCLUDE SUBSURFACE INFILTRATION BED, OUTLET CONTROL STRUCTURE, INLET STRUCTURES, AND MEADOW OR GRASS AREAS DRAINING TO BEDS.
- IF FOUND DURING INSPECTIONS, REMOVE SEDIMENT, TRASH AND OTHER DEBRIS FROM SUBSURFACE INFILTRATION BED, INLET STRUCTURES AND MEADOW AND GRASS AREAS DRAINING TO BEDS. IMMEDIATELY IMPLEMENT NEEDED REPAIRS OR ACTIONS.
- DURING INSPECTIONS AFTER RAIN EVENTS, INSPECT SUBSURFACE INFILTRATION BED, INLETS, AND MEADOW OR GRASS AREAS DRAINING TO BED TO DETERMINE IF THE FACILITIES DRAIN BETWEEN 24 AND 72 HOURS.
- ALUMINUM CONTROL PLATE IN OUTLET CONTROL STRUCTURES A1 AND A2 ARE PERMANENT AND ONLY TO BE REMOVED DURING AN EMERGENCY DEWATERING EVENT.
- MAINTAIN SUBSURFACE INFILTRATION BED MEADOW AREAS IN GOOD CONDITION (I.E. UNIFORM PERENNIAL VEGETATIVE COVERAGE). IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS.
- PROHIBIT STORAGE OF HAZARDOUS MATERIALS ON ANY AREA THAT DRAINS TO SUBSURFACE INFILTRATION BEDS.

REPAIR OR REPLACEMENT – SUBSURFACE INFILTRATION BEDS

- IF STANDING WATER CONSISTENTLY REMAINS WITHIN 72 HOURS OF A STORM EVENT EXCEEDING 1" OF RAINFALL, CONTACT THE ENGINEER FOR RECOMMENDATIONS INCLUDING INCLUDING FLUSHING/VACUUMING SERVICES OR POSSIBLY ADDITIONAL STORMWATER DESIGN THAT WOULD ALLOW BEDS TO BE USED FOR RATE CONTROL ONLY.

INLET SUMPS

MAINTENANCE & INSPECTION

- INLETS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. POST-CONSTRUCTION, THEY SHALL BE EMPTIED WHEN OVER HALF FULL OF SEDIMENT (AND TRASH) AND CLEANED AT LEAST TWICE A YEAR.
- THEY SHALL BE INSPECTED AFTER RUNOFF EVENTS OF 1 INCH OR GREATER.
- CHECKING SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS IN THE STRUCTURE WILL BE HELPFUL IN PLANNING MAINTENANCE. THE POLLUTANTS COLLECTED IN STRUCTURES WILL CONSIST OF GRIT AND SEDIMENT ON THE BOTTOM OF THE STRUCTURE.
- IT IS BEST TO SCHEDULE MAINTENANCE BASED ON THE SOLIDS COLLECTED IN THE SUMP. OPTIMALLY, THE STRUCTURE SHOULD BE CLEANED WHEN THE SUMP IS HALF FULL (e.g. WHEN 6 INCHES OF MATERIAL COLLECTS IN A 12 INCH SUMP, CLEAN IT OUT).
- STRUCTURES SHOULD ALSO BE CLEANED IF A SPILL OR OTHER INCIDENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE.
- MAINTENANCE IS BEST DONE WITH A VACUUM TRUCK.
- ALL COLLECTED WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL AGENCY REQUIREMENTS

PERMANENT SEEDING AND MULCHING SPECIFICATIONS AND NOTES

PERMANENT GRASS OR LEGUME COVER.

A. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS OTHERWISE DIRECTED BY THE OWNER.

B. MULCHING SHALL BE USED TO PROTECT SEEDING AND TO REDUCE RUNOFF. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/ACRE.

C. THE BELOW PERMANENT SEEDING MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE SEED MIXTURES SHALL CONSIST OF:

SEED TYPE	% BY WT.	SEEDING RATE	SEEDING DATES
LAWN MIX (USED THROUGHOUT SITE)			
KY. BLUEGRASS	30%	4 LBS./1,000 S.F.	MARCH 15 TO JUNE 1
CREEP RED FESCUE	55%		AUGUST 1 TO OCTOBER 15
PERENNIAL RYEGRASS	15%		

D. IN THE ABSENCE OF SOIL TEST RESULTS, FERTILIZER OF 10-20-20 AT AN APPLICATION RATE OF 1,000 LB./ACRE SHALL BE APPLIED WITH THE PERMANENT SEEDING.

E. IN THE ABSENCE OF SOIL TEST RESULTS, LIME AT AN APPLICATION RATE OF 6 TONS/ACRE OF AGRICULTURAL GRADE LIME SHALL BE APPLIED WITH THE PERMANENT SEEDING.

F. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL – ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

TEMPORARY SEEDING AND MULCHING SPECIFICATIONS AND NOTES

1. TEMPORARY GRASS COVER.

A. IN ORDER TO ESTABLISH A QUICK GRASS COVER OVER DISTURBED AREAS, A TEMPORARY SEED MIXTURE SHALL BE USED.

B. STABILIZATION EFFORTS DURING THE NON-GERMINATING PERIOD, OCT. 15 TO MARCH 15 SHOULD CONSIST OF MULCHING WITH CLEAN STRAW AT A RATE OF 3 TONS/AC. (EQUIVALENT TO 0.75" TO 1" DEEP). CLEAN STRAW MULCH SHOULD NOT BE FINELY CHOPPED OR BROKEN DURING APPLICATION.

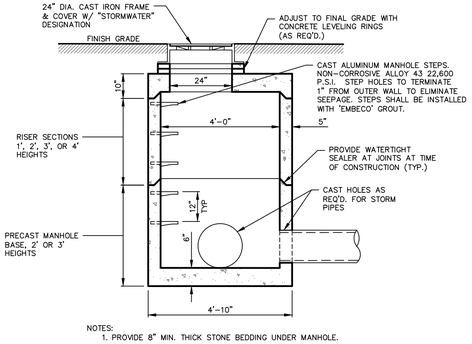
C. THE BELOW MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE MIX TO BE USED SHALL BE DEPENDENT UPON THE DATE UTILIZED.

SEED TYPE	% BY WT.	SEEDING RATE	SEEDING DATES
ANNUAL RYEGRASS	100%	1 LB./1,000 S.F. 40 LB./AC.	MARCH 15 TO OCTOBER 15
WINTER RYE	100%	3.5 LBS./1,000 S.F.	MARCH 15 TO OCTOBER 15

D. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/AC. FERTILIZER MIX. OF 5-5-5 AT AN APPLICATION RATE OF 1,000 LB./ACRE SHALL BE APPLIED WITH THE TEMPORARY SEEDING.

E. LIME SHALL BE APPLIED AT A RATE OF 2,000 LB./ACRE OF AGRICULTURAL GRADE LIME APPLIED WITH THE TEMPORARY SEEDING.

F. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL – ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.



NOTES:
1. PROVIDE 8" MIN. THICK STONE BEDDING UNDER MANHOLE.
2. USE PRECAST MANHOLE FROM MONARCH PRODUCTS, INC. OR APPROVED EQUAL.

TYPICAL PRECAST CONCRETE FLAT LID STORMWATER MANHOLE

NO SCALE

NO.	DATE	REVISIONS COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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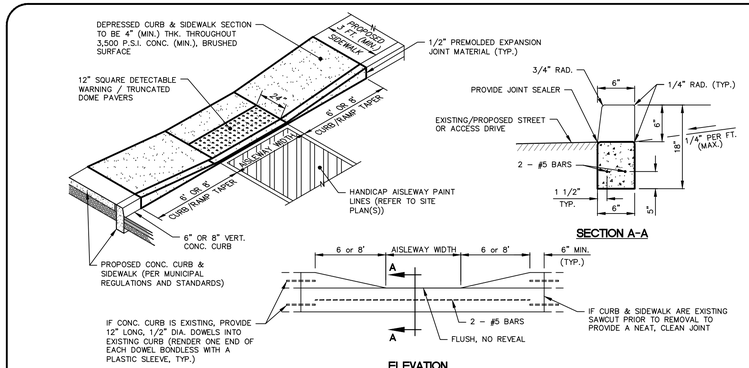
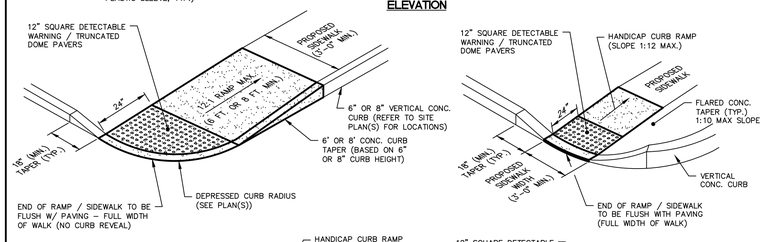
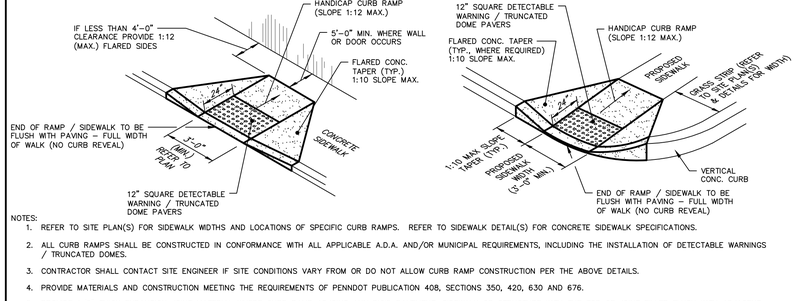
TITLE: POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

PROJECT: BUILDING AND PARKING LOT EXPANSION FOR ANTONINO PURPURA 2210 ASPEN DRIVE UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-9 SHT. 9 OF 11
REV.	1

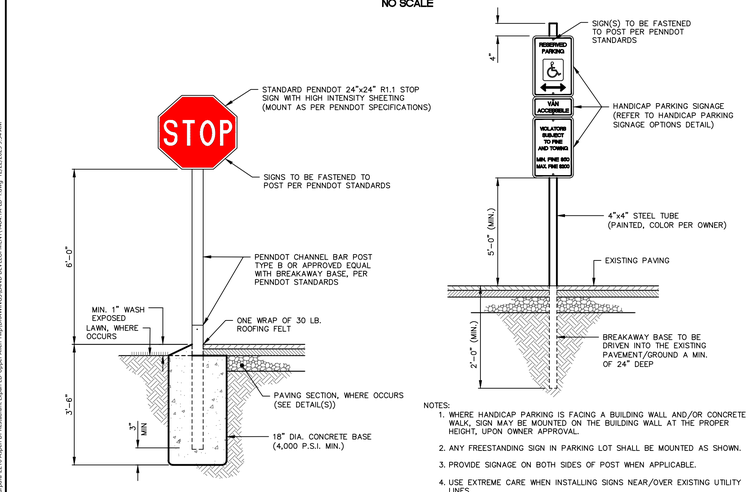






NOTES:
1. REFER TO SITE PLAN(S) FOR SIDEWALK WIDTHS AND LOCATIONS OF SPECIFIC CURB RAMPS. REFER TO SIDEWALK DETAIL(S) FOR CONCRETE SIDEWALK SPECIFICATIONS.
2. ALL CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ALL APPLICABLE A.D.A. AND/OR MUNICIPAL REQUIREMENTS, INCLUDING THE INSTALLATION OF DETECTABLE WARNINGS / TRUNCATED DOMES.
3. CONTRACTOR SHALL CONTACT SITE ENGINEER IF SITE CONDITIONS VARY FROM OR DO NOT ALLOW CURB RAMP CONSTRUCTION PER THE ABOVE DETAILS.
4. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTIONS 350, 420, 630 AND 676.
5. PROVIDE 1/2" THICK EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
6. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
7. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
8. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH.
9. WHENEVER POSSIBLE CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.
10. REFER TO A.D.A. DETECTABLE WARNING / TRUNCATED DOME REQUIREMENTS AND TYPICAL DETAIL(S).

TYPICAL SIDEWALK CURB RAMP DETAILS
NO SCALE

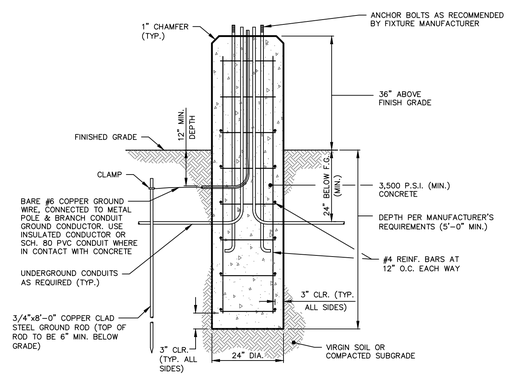


NOTES:
1. ANY FREESTANDING SIGN IN PARKING LOT SHALL BE MOUNTED AS SHOWN.
2. REFER TO SITE PLAN FOR LOCATION AND TYPE OF SIGN.

TYPICAL STOP SIGN WITH STEEL POST DETAIL
NO SCALE

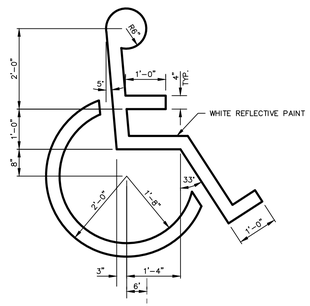
NOTES:
1. WHERE HANDICAP PARKING IS FACING A BUILDING WALL AND/OR CONCRETE WALK, SIGN MAY BE MOUNTED ON THE BUILDING WALL AT THE PROPER HEIGHT, UPON OWNER APPROVAL.
2. ANY FREESTANDING SIGN IN PARKING LOT SHALL BE MOUNTED AS SHOWN.
3. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN APPLICABLE.
4. USE EXTREME CARE WHEN INSTALLING SIGNS NEAR/OVER EXISTING UTILITY LINES.
5. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.

TYPICAL HANDICAP PARKING SIGN WITH STEEL POST DETAIL
NO SCALE



NOTES:
1. ALL CONCRETE IS TO MEET LATEST EDITION OF ACI-318 CONSTRUCTION STANDARDS.
2. REINFORCING TO BE GRADE 60 DEFORMED.
3. FOUNDATION TO BE INSTALLED PER LIGHT POLE MANUFACTURERS SPECIFICATIONS.

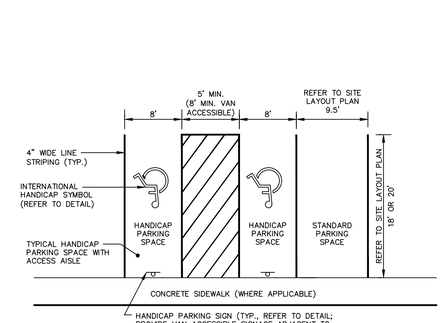
TYPICAL LIGHT POLE FOUNDATION DETAIL
NO SCALE



℄ PARKING SPACE

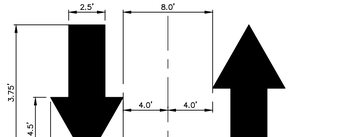
NOTES:
1. REFER TO SITE PLAN FOR SYMBOL LOCATIONS.
2. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.

INTERNATIONAL HANDICAP PAINTED PARKING SPACE SYMBOL
NO SCALE



NOTES:
1. A.D.A. ACCESSIBLE VEHICLE STANDING (PARKING) SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
2. LINE WIDTH SHALL BE 4" UNLESS INDICATED OTHERWISE. COLOR SHALL BE WHITE, SURFACES SHALL BE DRY, CLEAN AND FREE OF TRAFFIC. ALL LINES SHALL BE STRAIGHT, TRUE AND NEAT. PAINT SHALL BE APPLIED IN TWO COATS HAVING A FINAL DRY THICKNESS OF 12 MILS. MINIMUM.
3. LINE PAINTING, AS INDICATED ON DRAWINGS, SHALL BE HIGHWAY APPROVED TYPE, IN ACCORDANCE WITH PENNDOT SPECIFICATIONS.
4. STANDARD HANDICAP SYMBOL SHALL BE PAINTED WHITE ON BLUE PAINTED CIRCLE AS REQUIRED BY UNIFORM ACCESSIBILITY STANDARDS AND DETAIL PROVIDED BY THE ENGINEER.
5. A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, LISTED IN APPENDIX A OF THE TITLE III REGULATIONS, SECTION 4.1.2(5)(B) STATES ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NO LESS THAN ONE SHALL BE SERVED BY AN ACCESS AISLE 96" MIN. WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.6.4. IN THIS CASE A "VAN ACCESSIBLE" SIGN MUST BE PROVIDED IN ADDITION TO A "RESERVED PARKING" SIGN.
6. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.

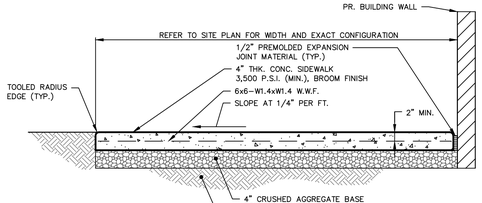
TYPICAL HANDICAP PARKING SPACE STRIPING
NO SCALE



℄ DRIVE

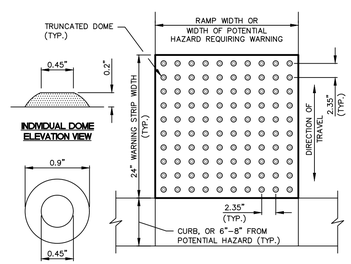
NOTES:
1. ALL TRAFFIC ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS. SURFACES SHALL BE DRY, CLEAN AND FREE OF TRAFFIC. ALL LINES SHALL BE STRAIGHT, TRUE AND NEAT. PAINT SHALL BE APPLIED IN TWO COATS HAVING A FINAL DRY THICKNESS OF 12 MILS. MINIMUM.
2. LINE PAINTING, AS INDICATED ON DRAWINGS, SHALL BE HIGHWAY APPROVED TYPE, IN ACCORDANCE WITH SECTION 962, OF PENN DOT 408 SPECIFICATIONS.
3. REFER TO SITE PLAN(S) FOR SPECIFIC ARROW PAVEMENT MARKING LOCATIONS AND CONFIGURATIONS.
4. FOR ONE WAY FLOW, DIRECTIONAL ARROW(S) SHALL BE CENTERED IN CARTWAY/TRAVEL LANE.

TYPICAL ONE OR TWO WAY TRAFFIC FLOW ARROW PAVEMENT MARKING
NO SCALE



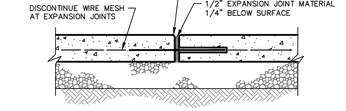
NOTES:
1. PROVIDE EXPANSION JOINTS AT MINIMUM 20 FT. CENTER TO CENTER.
2. PROVIDE SCORED CONTROL JOINTS AT MINIMUM 5 FT. CENTER TO CENTER.
3. ALL CONCRETE IS TO MEET ACI-318 CONSTRUCTION STANDARDS.
4. PROVIDE TOOLED RADIUS EDGES ON ALL EXPOSED EDGES/CORNERS.

TYPICAL CONCRETE PATIO/SIDEWALK DETAIL
NO SCALE



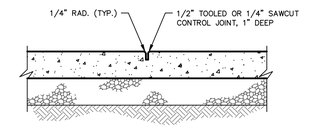
NOTES:
1. REFER TO SITE PLAN(S) FOR LOCATIONS OF CURB RAMPS AND OTHER POTENTIAL HAZARD AREAS REQUIRING DETECTABLE WARNINGS. REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.
2. DETECTABLE WARNINGS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE A.D.A. STANDARDS.
3. DETECTABLE WARNINGS SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. WARNINGS SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE OR OTHER POTENTIAL HAZARD IS 6 TO 8 INCHES FROM THE CURB LINE OR OTHER POTENTIAL HAZARD. WHERE ISLANDS OR MEDIANS ARE LESS THAN 48 INCHES WIDE, THE DETECTABLE WARNING SHALL EXTEND ACROSS THE FULL LENGTH OF THE CUT THROUGH THE ISLAND OR MEDIAN.
4. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
5. THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE (LIGHT ON DARK, DARK ON LIGHT, OR SAFETY YELLOW). THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE.
6. DETECTABLE WARNINGS SHALL BE STAMPED CONCRETE, APPLIED MATS, PANELS OR PAVERS INSTALLED IN ACCORDANCE WITH A.D.A. REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.

TYPICAL A.D.A. DETECTABLE WARNING TRUNCATED DOME DETAIL
NO SCALE



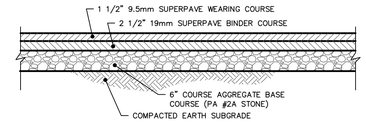
NOTES:
1. PROVIDE EXPANSION JOINTS AT MINIMUM 20' ON CENTER, OR AS SPECIFIED OTHERWISE ON THE PLANS/DETAILS.
2. NO. 4 REBAR SPACED AT 24" ON CENTER (MAXIMUM) – ONE END TO BE RENDERED BONDLESS.

TYPICAL CONCRETE EXPANSION JOINT DETAIL
NO SCALE



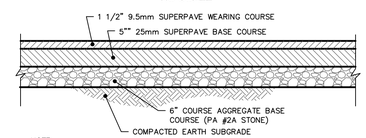
NOTE:
1. PROVIDE SCORED CONTROL JOINTS AT MINIMUM 5 FT. ON CENTER.

TYPICAL CONCRETE SIDEWALK CONTROL JOINT DETAIL
NO SCALE



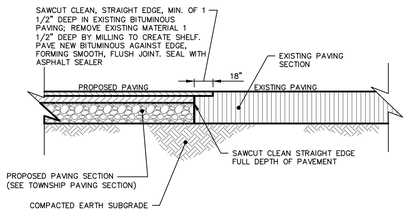
NOTE:
1. IF SATURATED SUBGRADE CONDITIONS ARE ENCOUNTERED, CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY.

TYPICAL NORMAL DUTY BITUMINOUS PAVING SECTION
NO SCALE



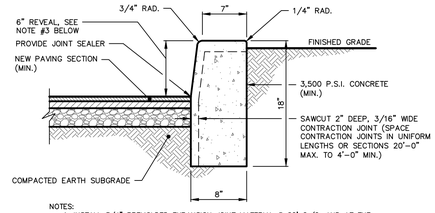
NOTE:
1. IF SATURATED SUBGRADE CONDITIONS ARE ENCOUNTERED, CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY.

TYPICAL BITUMINOUS PAVING SECTION (TOWSNHIP STANDARD, ASPEN DRIVE)
NO SCALE



NOTES:
1. PROVIDE PROPOSED PAVING NOTCH AT ALL LOCATIONS ALONG CONNECTION OF PROPOSED BITUMINOUS PAVING WITH EXISTING PAVING.
2. CONTRACTOR TO VERIFY THAT SUFFICIENT PAVEMENT DEPTH OF EXISTING ASPHALT UNDERLINES BITUMINOUS OVERLAP.

PROPOSED BITUMINOUS PAVING SAWCUT AND MILLING AT JOINT WITH EXISTING PAVING
NO SCALE



NOTES:
1. INSTALL 3/4" PREMOLDED EXPANSION JOINT MATERIAL @ 20' C./C. AND AT THE BEGINNING & END OF ALL CURVES.
2. INSTALL CURB AS PER PENNDOT RC-64 CONSTRUCTION SPECIFICATIONS.
3. PROPOSED CONCRETE CURB TO BE 8" HIGH FROM PROPOSED ADA RAMPS ALONG ASPEN DRIVE TO EXISTING CONCRETE CURB.

STANDARD 18" VERTICAL CONCRETE CURB
NO SCALE

NO.	DATE	REVISIONS / COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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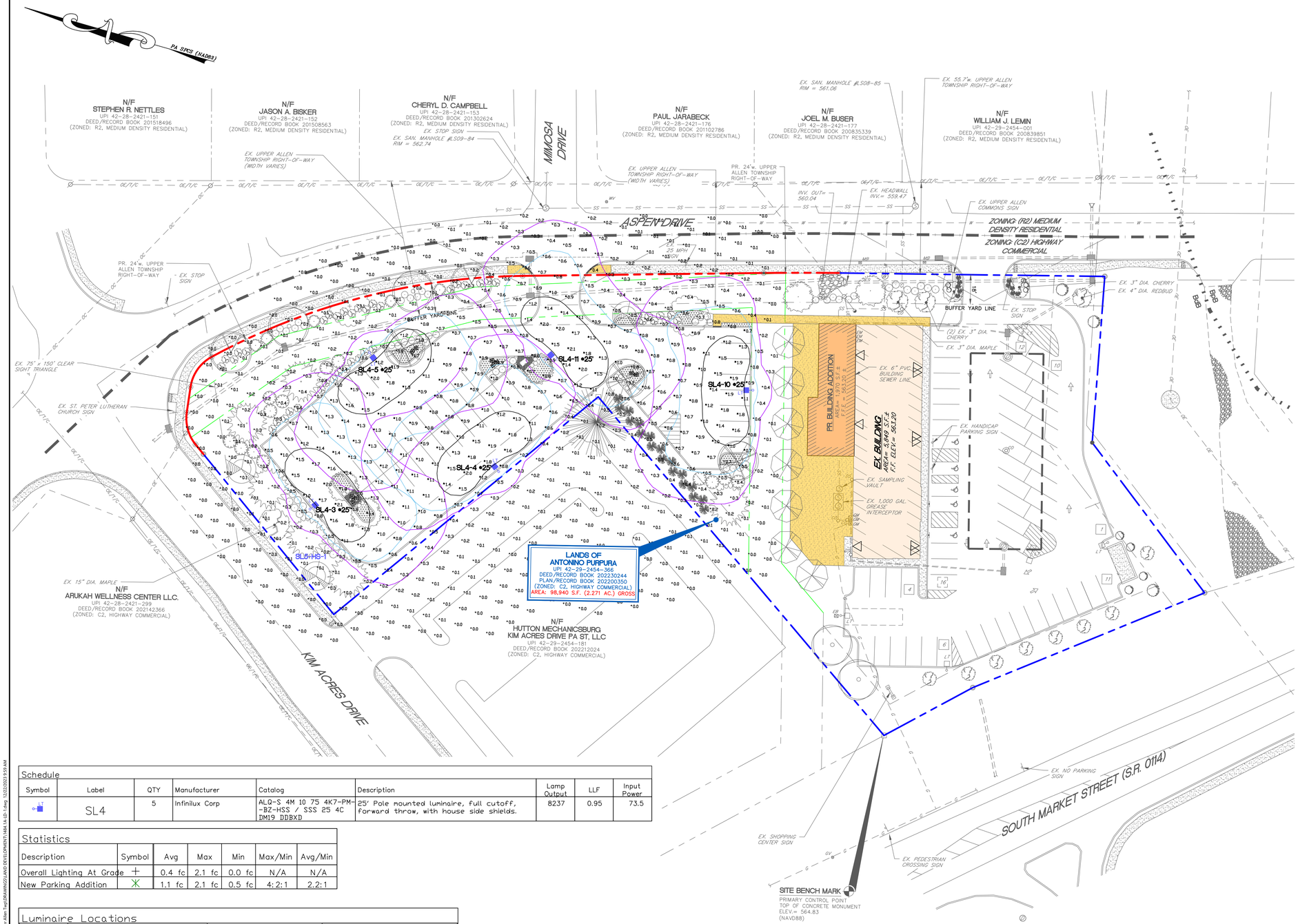
TITLE
SITE DETAILS

PROJECT
BUILDING AND PARKING LOT EXPANSION
FOR
ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-10 SHT. 10 OF 11
REV.	1

P:\CIVIL JOBS\1484.1A-Antonino Purpura-2210 Aspen Dr Restaurant Expan LD-Upper Allen Twp\DRAWINGS\LAND DEVELOPMENT\1484.1A-LD-1.dwg 12/22/2023 9:54 AM



Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	SL4	5	Infinilux Corp	ALQ-S 4M 10 75 4K7-PM--BZ-HSS / SSS 25 4C DM19 DDBXD	25' Pole mounted luminaire, full cutoff, forward throw, with house side shields.	8237	0.95	73.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Lighting At Grade	+	0.4 fc	2.1 fc	0.0 fc	N/A	N/A
New Parking Addition	X	1.1 fc	2.1 fc	0.5 fc	4:2:1	2.2:1

Luminaire Locations										
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
4	SL4	2182595.00	308156.50	25.00	25.00	35.16	0.00	2182596.00	308157.90	0.00
5	SL4	2182643.00	308253.30	25.00	25.00	214.29	0.00	2182642.00	308251.80	0.00
10	SL4	2182685.00	308021.50	25.00	25.00	344.95	0.00	2182685.00	308023.20	0.00
11	SL4	2182669.00	308148.40	25.00	25.00	121.53	0.00	2182670.00	308147.50	0.00
3	SL4	2182540.00	308262.30	25.00	25.00	124.23	0.00	2182542.00	308261.30	0.00

Notes:
1. All mounting heights are 25' above grade.
2. All fixtures are supplied with house side shields for glare control.
3. Average lighting levels exceed 2.0fc per Township Ordinance.
4. Maximum lighting levels do not exceed 6.0fc per Township Ordinance.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Technical Specifications

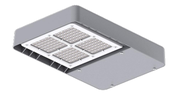
Date:	Location:
Type:	Project:
Catalog #:	

Altair Series
Small LED Area Luminaire
with Revolutionary eQuantum Optical System

eLuminaire

The Altair family of LED area luminaires feature modern styling and a sleek architectural profile. The fixture is smaller than bulky, traditional 'shoe box' luminaires for easier handling and installation. The Altair utilizes state of the art LEDs combined with advanced eQuantum optics for precise control and energy-efficiency.

Typical applications include: Street and area lighting, parking lots/garages, site lighting, parks, industrial, retail and sports lighting.



Product Performance
- Wattage Range: 44W-160W
- Low brightness, low glare due to small Mid-power LEDs driven at low drive currents
- Input Voltage: 120-277V, 277-480V
- 20kA surge protection standard
- CCT: 3000K, 4000K and 5000K, Amber available*
- CRI: 70, 80 and 90 CRI*
- UL1598 Compliant
- Driver mounted quick change component door with retaining cable
- Optional universal pole mounting kit available
- 0-10V dimmable power supply
- 5 year warranty (materials and workmanship)

* Consult factory for additional options

Key Data	
Model	ALQ-S
Lumen Range	6,000-20,000
Wattage Range	44-160
Efficacy Range	Up to 157 LPW
Fixture Life	L70@25°C > 100,000 hours
Dimensions	15.7" x 10.6" x 4.8"
Weight	11.0 lbs
EPA	0.31

Product Specifications
Construction & Materials
- Multi stage pre-treatment and high-durability TGIC powder coat finish, optional anodized pre-treatment marine finish
- PMMA (Polymethyl methacrylate) high durability, non-discoloring lens
- Twist Lock receptacle accommodates industry standard 5-pin and 7-pin sensors
- Robust low profile design

Electrical System
- Input Voltage: 120-277VAC, 277-480VAC
- Power Factor: > 0.9
- Total Harmonic Distortion: <20%
- 20kA surge protection standard
- Operating Temperature Range: -40°C to 60°C

Optical System
- Type III, IV, V square, FR (Auto Dealer Front Row) and TC (Tennis/Pickle Ball Court)

Testing & Certifications
- cETLus Listed
- UL1598, CSA STD.22.2 compliant
- IK07 Impact Rated
- 3G Vibration Rated
- IP65 Rated
- RoHS Compliant
- Meets ARRA requirements

Lumen Maintenance
L70@ 25°C >100,000 hours

Technical Specifications

eLuminaire

Altair Series

Ordering Information Example: ALQ-S-4M-20-4K9-MV-SV-PA-HSS

Catalog Number:

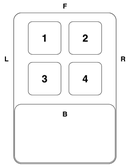
Series	Distribution	Output Type*	CCT Code	Voltage	Fixture Color
ALQ-S - Small	3M - Type 3, Medium 4M - Type 4, Medium 5MQ - Type 5, Square FR - Auto Dealer Front Row TC - Tennis/Pickleball Courts COD* - Custom Optic Orientation	**ALQ-S** 06 - 6,000 Lumens, 44W 08 - 8,000 Lumens, 55W 10 - 10,000 Lumens, 74W 12 - 12,000 Lumens, 94W 14 - 14,000 Lumens, 108W 16 - 16,000 Lumens, 122W 18 - 18,000 Lumens, 137W 20 - 20,000 Lumens, 160W SLO - Specific Lumen Output	3K8 - 3000K, 80 CRI 4K7 - 4000K, 70 CRI 4K8 - 4000K, 80CRI 5K7 - 5000K, 70CRI AMKX - Amber (Specific Lumen Output) Other CCTs - Consult Factory	MV - 120-277V HV - 277-480V	WH - White SV - Silver BL - Black BZ - Bronze TC - Green RAL - Custom Color (Specify RAL)

Mounting Options	Driving Options
PA - Square pole mounting arm kit PR - Round pole mounting arm kit (4.0" min round pole) UM - Universal arm mount for square or round pole (4.0" min round pole) SK - Adjustable slip fitter knuckle (fits 2-3/8" OD tenon) MA - Mast arm adapter (fits 2-3/8" OD horizontal tenon) WM - Wall mount kit TN - Tenon Adapter	**SFXXX*** - Single Fuse (120, 277, 347) P3 - NEMA 3-Pin Photocontrol Receptacle PMT - NEMA Photocontrol Multi-Tap 105-285V P347 - NEMA Photocontrol 347V SS450 - SimplySNAP On-Site Controller TL7-HVG - Twist Lock7 110-480V AN - Marine Grade Pre-Anodized Finish with ASTM 316 Stainless Steel Fasteners D2D - 120-277VAC Dusk to Dawn Photocell	**DFXXX*** - Double Fuse (208, 240, 480) P7 - NEMA 7-Pin Photocontrol Receptacle P480 - NEMA Photocontrol 480V PSC - Photocontrol Shorting Cap DM10-087-08-A - Wireless Controller w/Antenna TE - Tool Less Entry HSS - House Side Shield

* Specify custom optic orientation details
* See page 5 for specific lumen outputs for each distribution
* Consult factory for custom mounting solutions
* Specify voltage (XXX = 120, 277, etc)

See pages 6-7 for mounting dimensions and details

Custom Optic Orientation Details (For COD Distribution Only)



Position	Distribution (3M, 4M, 5MQ, FR, TC)	Orientation (F, B, L, R)
1		
2		
3		
4		

HATCH LEGEND
- EXISTING BUILDING
- EXISTING LINE STRIPING
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED LINE STRIPING
- PROPOSED CONCRETE

REVISIONS		
NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS

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TITLE: SITE LIGHTING PLAN

PROJECT: BUILDING AND PARKING LOT EXPANSION FOR ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-11 SHT. 11 OF 11
REV.	1

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