

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR

THE WILLOWS AT ASHCOMBE MANSION

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

GENERAL NOTES:

- PROPOSED DEVELOPMENT IS THE CONSOLIDATION OF TWO EXISTING LOTS INTO ONE PROPOSED LOT (SUBDIVISION), THE PROPERTY KNOWN AS THE ASHCOMBE MANSION, LOCATED AT 1100 GRANTHAM ROAD, IS CURRENTLY ZONED AS LOW-DENSITY RESIDENTIAL (R-1), AND THE PROPERTY WILL BE USED AS A RESORT. THE PROPOSED FACILITY WILL PROVIDE PRIVATE RENTAL FOR OCCASIONS SUCH AS BUSINESS MEETINGS, WEDDINGS, RECEPTIONS, BANQUETS, PRIVATE PARTIES, FUND-RAISING EVENTS, CONFERENCES AND SIMILAR FUNCTIONS, INCLUDING OVERNIGHT GUESTS, ALTHOUGH NOT OTHERWISE OPEN TO THE GENERAL PUBLIC. THERE WILL BE NO CHANGE TO THE EXISTING BUILDING.
- AT A STATED MEETING ON DECEMBER 18, 2019, THE UPPER ALLEN BOARD OF COMMISSIONERS APPROVED THE CONDITIONAL USE OF A RESORT WITH AN ACCESSORY RESORT BREW PUB, SUBJECT TO CONDITIONS FOUND ON SHEET TWO (2) OF THIS PLAN SET. THE USE (S) SHALL COMPLY WITH ALL CONDITIONS ON THE CONDITIONAL USE PERMIT.
- NO LANDS OR FACILITIES ARE PROPOSED FOR DEDICATION TO PUBLIC USE. STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- NO PARKING IS PERMITTED ALONG ACCESS DRIVES.
- THE FOLLOWING ZONING DISTRICTS ARE LOCATED ADJACENT TO THE SITE: MEDIUM DENSITY RESIDENTIAL (R-2), NEIGHBORHOOD COMMERCIAL (C-1), & PLANNED RESIDENTIAL DEVELOPMENT (PRD)
- STORMWATER MANAGEMENT PLANS APPROVED BY THE TOWNSHIP SHALL BE ON THE SITE THROUGHOUT THE DURATION OF THE REGULATED CONSTRUCTION ACTIVITY. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND ANY REQUIRED PERMITS SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A COMBINATION OF FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., AS OF OCTOBER 29, 2018 AND RECORD DRAWINGS PROVIDED BY J. MICHAEL BRILL & ASSOCIATES, INC.
- UPPER ALLEN TOWNSHIP IS HEREBY GRANTED USE OF THE ACCESS DRIVES TO ACCESS DRAINAGE EASEMENTS FOR OBSERVATION, AND EMERGENCY MAINTENANCE.
- STEEP SLOPES, WETLANDS, AND FLOODPLAIN/FLOODWAY ARE KNOWN TO EXIST ON THIS SITE. NO STRUCTURES ARE TO BE LOCATED WITHIN THESE ENVIRONMENTALLY SENSITIVE AREAS.
- PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE STEEP SLOPE PROTECTION OVERLAY DISTRICT, ARTICLE IX OF CHAPTER 245. THIS DESIGN IS IN COMPLIANCE WITH ARTICLE IX, PER SECTION 245-9.2 OF THE CODIFIED ORDINANCE OF UPPER ALLEN TOWNSHIP.
- 100-YEAR FLOOD ELEVATION WAS OBTAINED FROM THE PRELIMINARY FEMA FLOOD MAP DATED MAY OF 2019. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN THE FLOODPLAIN/FLOODWAY AREA.
- A WETLAND DELINEATION AND PHASE I BOG TURTLE HABITAT ASSESSMENT REPORT WAS PREPARED BY ADVANTAGE ENGINEERS IN MARCH OF 2018.
- A PHASE II BOG TURTLE VISUAL SURVEY REPORT WAS PREPARED BY AMY S. GREENE ENVIRONMENTAL CONSULTANTS, INC. ON JULY 13, 2018. NO BOG TURTLES OR OTHER STATE-LISTED THREATEND OR ENDANGERED SPECIES WERE IDENTIFIED DURING THE SURVEYS.
- EXISTING OVERHEAD UTILITY POLES AND SERVICE LINES SHALL BE RELOCATED AS NECESSARY FOR CONSTRUCTION. RELOCATION OF FACILITIES SHALL BE DONE BY AND COORDINATED WITH THE UTILITY COMPANY WHO OWNS THE FACILITIES.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER EXTENSIONS FOR UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY.
- THE PROPOSED WATER SYSTEM DESIGN SHOWN HEREON IS SCHEMATIC ONLY. THE FINAL WATER DESIGN SHALL BE PREPARED BY SUEZ WATER COMPANY. CONSTRUCTION OF THE WATER SYSTEM SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE WATER COMPANY.
- WITHIN CLEAR SIGHT TRIANGLES SHOWN HEREON, NO FENCE, SIGN OR OTHER ABOVE GRADE STRUCTURE SHALL BE ERECTED, AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH SHALL BE MAINTAINED OR PERMITTED WHICH MAY CAUSE DANGER TO TRAFFIC BY OBSCURING THE VIEW BETWEEN THREE FEET AND NINE FEET ABOVE THE GRADE OF THE STREET OR DRIVEWAY.
- THE SITE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER, PUBLIC WORKS AND SEWER DEPARTMENT STAFF, AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- CONSTRUCTION OF ALL WORK RELATED TO STORM DRAINAGE REQUIRES INSPECTION BY THE TOWNSHIP. THE CONTRACTOR MUST PROVIDE MINIMUM 48 HOURS OF NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
- AS-BUILT MYLAR PLANS, PAPER 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 220-13.C(2) OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP.
- ANY ADDITIONAL ACCESSORY USES ON SITE THAT WOULD OCCUPY A NEW BUILDING OR BUILDING ADDITION SHALL BE SUBJECT TO PROVISIONS OF THE SUBDIVISION LAND DEVELOPMENT ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES.
- THE APPLICANT SHALL BE IN COMPLIANCE WITH CHAPTER 192 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A MINIMUM 6-INCH WATER LINE SHALL BE INSTALLED TO SERVICE THE PROPOSED FIRE HYDRANT.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

THE FOLLOWING WAIVERS/MODIFICATIONS/DEFERRALS ARE REQUESTED FROM THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER/MODIFICATION REQUEST	DATE OF WAIVER/MODIFICATION/DEFERRAL APPROVAL
* 220-9.A	PERTAINING TO PROCESS A COMBINED PRELIMINARY AND FINAL PLAN.	1/17/20	5/20/20
220-16.B.(3)	PERTAINING TO LOCATION OF SIDEWALK	1/17/20	5/20/20
* 220-16.A(1)	PERTAINING TO CURBING ALONG ACCESS DRIVES AND PARKING	1/17/20	5/20/20
** 220-16.A.(2)	PERTAINING TO INSTALLATION OF CURBING ALONG GETTYSBURG PIKE AND GRANTHAM ROAD	1/17/20	5/20/20

*MODIFICATION ONLY**DEFERRED ONLY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, _____, BEING _____, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

* _____
** _____

* SIGNATURE OF THE INDIVIDUAL
** SIGNATURE AND SEAL OF THE NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS

MY COMMISSION EXPIRES _____

CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP
THIS ____ 20 ____ DAY OF, _____ MAY ____ 2020.

THE CONDITIONS OF APPROVAL WERE SATISFIED
THIS ____ DAY OF, _____ 2020.

CHAIRMAN _____
SECRETARY _____

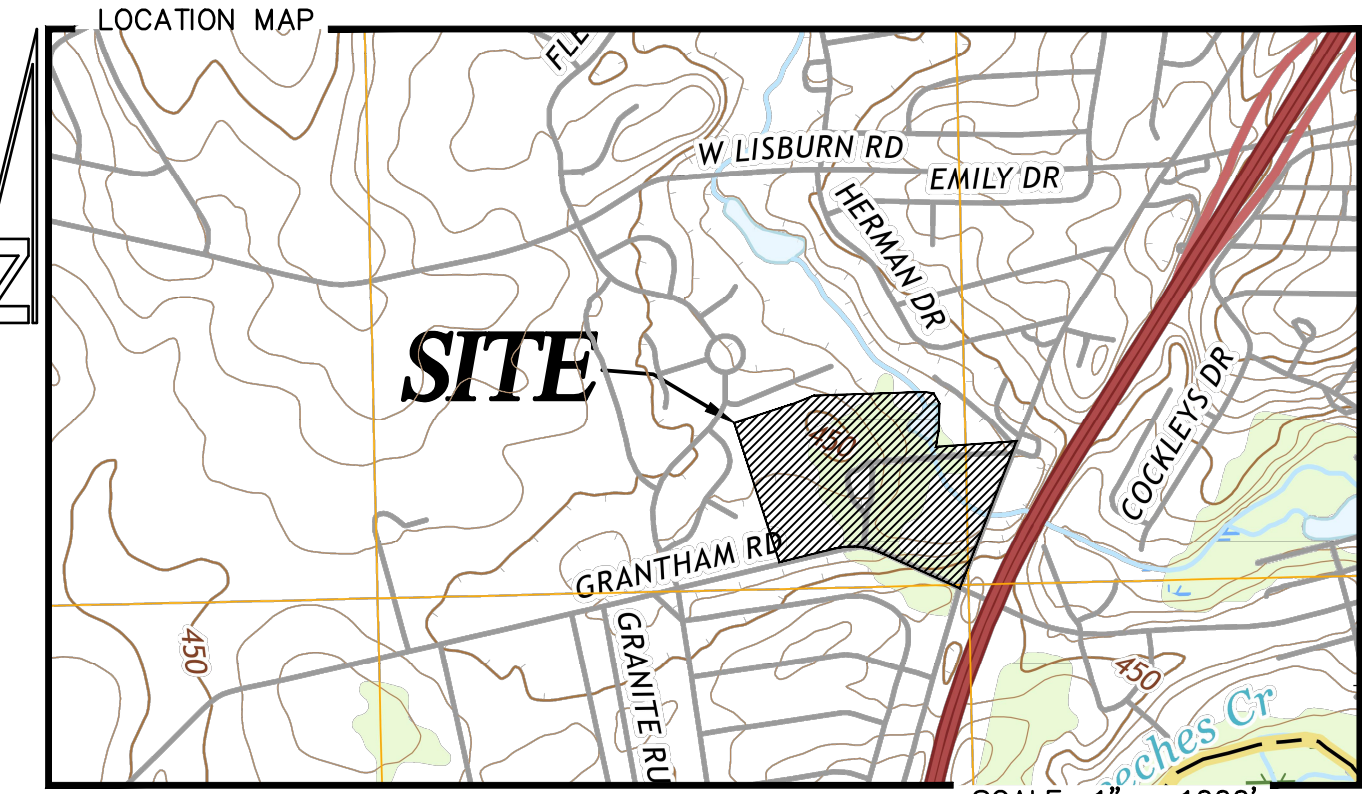
THIS PLAN RECOMMENDED FOR APPROVAL BY THE UPPER ALLEN TOWNSHIP PLANNING COMMISSION
THIS ____ 27 ____ DAY OF, _____ APRIL ____ 2020.

CHAIRMAN _____
SECRETARY _____

I, JOHN K. MURPHY, P.L.S., 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 IN AREA OF DEVELOPMENT COMPLETED BY ME ON _____; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

I, JOHN K. MURPHY, P.E., ON _____ 2020, HAVE REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AND THAT ACCORDING TO GEOLOGIC MAPPING, THIS SITE IS NOT DIRECTLY UNDERLAIN BY KARST FEATURES.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN, AND THAT ALL ELEMENTS OF THE PLAN ARE IN CONFORMITY WITH TOWNSHIP CODE AND ANY APPLICABLE STATE REGULATIONS.



INDEX OF DRAWINGS :

- COVER SHEET
- EXISTING FEATURES/DEMOLITION PLAN
- SITE PLAN
- GRADING/UTILITY PLAN
- LANDSCAPE PLAN
- LIGHTING PLAN
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- ROAD PROFILE PLAN
- ROAD PROFILE PLAN
- STORMWATER PROFILE PLAN
- MISCELLANEOUS DETAILS
- STORMWATER DETAILS
- SANITARY SEWER DETAILS
- EROSION CONTROL DETAILS

DATE :

JANUARY 17, 2020

REVISIONS:

MARCH 10, 2020

APRIL 23, 2020

MAY 11, 2020

OCTOBER 23, 2020

UTILITY LISTING FOR UPPER ALLEN TOWNSHIP:

- CABLE: COMCAST CABLE COMMUNICATIONS INC. 4601 SMITH ST. HARRISBURG, PA 17109 CONTACT: MICHAEL SWEIGARD TELEPHONE: 717-651-1915 EMAIL: mike_sweigard@cable.comcast.com
- ELECTRIC: PPL ELECTRIC UTILITIES 503 NEW MARKET ST. WILKES BARRE, PA 18702 CONTACT: MARK SANTAYANA EMAIL: mcsantayana@pplweb.com
- GAS: UGI UTILITIES INC. 1301 AIP DR. MIDDLETOWN, PA 17057-5987 CONTACT: CHESTER WENTZ TELEPHONE: 717-930-0223 EMAIL: cwentz@ugi.com
- SANITARY SEWER: TOWNSHIP OF UPPER ALLEN 100 GETTYSBURG PIKE MECHANICSBURG, PA 17055 CONTACT: KODI HOCKENBERRY TELEPHONE: 717-766-0756 EMAIL: klockenberry@uatwp.org
- TELEPHONE: VERIZON PENNSYLVANIA LLC 1026 HAY ST PITTSBURGH, PA 15221 CONTACT : DEBORAH BARUM EMAIL: deborah.d.della@verizon.com
- WATER SERVICE: SUEZ WATER PENNSYLVANIA INC 4211 E PARK CIR HARRISBURG, PA 17111 CONTACT: NAT SHEFFER TELEPHONE: 717-564-3664 EMAIL: nathaniel.sheffer@suez.com



STORMWATER MANAGEMENT PLAN CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE STORMWATER MANAGEMENT FACILITIES AND BMP'S ARE PERMANENT FIXTURES AND CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY UPPER ALLEN TOWNSHIP.

APPLICANT/OWNER _____

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP

THIS ____ DAY OF, _____ 2020.

ENGINEER _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT:

REVIEWED ON FEBRUARY 10, 2020 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING _____

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

THIS ____ DAY OF, _____ 2020.

RECORDED IN INSTRUMENT # _____

SITE DATA:

- APPLICANT: DEBORAH MYERS WELSH ASHCOMBE MANSION PROPERTY, LLC 2850 FORD FARM ROAD MECHANICSBURG, PA 17055-0298 PHONE: (717) 497-318
- TOTAL SITE AREA: LOT #1 = 6.32 AC (GROSS AREA) - 0.22 AC (R/W AREA) = 6.10 AC LOT #2 = 16.17 AC (GROSS AREA) - 0.95 AC (R/W AREA) = 15.22 AC TOTAL = 22.49 AC (GROSS AREA) - 1.17 AC (R/W AREA) = 21.32 AC
- SITE IS ZONED R-1: LOW-DENSITY RESIDENTIAL.
- TAX REFERENCE: 42-11-0276-29A (LOT #1) 42-11-0276-29B (LOT #2)
- PROPOSED USES: RESORT.
- CURRENT SITE ADDRESSES ARE 1100 GRANTHAM ROAD, MECHANICSBURG, PA 17055
- EXISTING BUILDING COVERAGE: 0.17 AC/21.32 AC = 0.80%
- EXISTING IMPERVIOUS COVERAGE: 0.73 AC/21.32 AC = 3.40%
- PROPOSED IMPERVIOUS COVERAGE: 4.04 AC/21.32 AC = 18.90%
- PROPOSED LANDSCAPED AREA: 82.18%
- REQUIRED AND PROPOSED OFF-STREET PARKING: (AS OF THE DATE OF THIS PLAN)

1 SPACE PER GUEST ROOM
1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT
1 SPACE FOR EACH 400 SQUARE FEET OF PUBLIC MEETING AREA

REQUIRED PARKING CALCULATIONS:

RESORT: 31 GUEST ROOMS, 25 EMPLOYEES, 13,800 S.F. OF MEETING SPACE
31 + 25 + (13,800 ÷ 35) = 91

EXISTING PARKING SPACES: 0 SPACES
REQUIRED SPACES: 91
PROPOSED NEW SPACES: 155 SPACES
TOTAL SPACES PROVIDED: 155 SPACES

12. EXISTING WATER SUPPLY: PUBLIC (SUEZ WATER PENNSYLVANIA INC)

13. EXISTING SEWAGE DISPOSAL: PUBLIC (UPPER ALLEN TOWNSHIP)

GROSS FLOOR AREA:

COTTAGES (26):
1ST FL. CONDITIONED: 10,987 SF
2ND FL. CONDITIONED: 1,225 SF
SPA: 800 SF
UNCONDITIONED: 6,768 SF

MANSION ADDITION:
CONDITIONED: 5,178 SF
1ST FL. UNCONDITIONED: 12,094 SF
CRAWLSPACE/BASEMENT: 4,099 SF

APPLICANT/DEVELOPER

ASHCOMBE MANSION PROPERTY, LLC
DEBORAH MYERS WELSH, PRESIDENT
1100 GRANTHAM ROAD
MECHANICSBURG, PA 17055
PHONE: (717) 497-3187

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

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

LEGEND

Property Line
Adjoiner Property Line
Existing Right-of-way
Easement Line
Existing Edge Of Pavement
Existing Contour
Existing Water Meter
Existing Water Valve
Existing Electric Meter
Existing Utility Pole & Guy Wire
Existing Sanitary Sewer Manhole
Existing Storm Sewer Manhole
Existing Street Sign
Existing Storm Sewer Pipe & Inlet
Existing Fence Line
Existing Outdrill
Existing Water Line
Existing Sanitary Line
Existing Overhead Electric Line
Existing Overhead Telephone Line
Existing Underground Electric Line
Finished Floor Elevation
Concrete Monument Found
Iron Pipe Found
4" SWL
4" DLE
Slopes over 15%

SITE SOIL TYPE

HuA--HUNTINGTON SILT LOAM, 0 TO 5 PERCENT SLOPES
Wa--WARNERS SILT LOAM
EdB--EDOM SILTY CLAY LOAM, 3 TO 8 PERCENT SLOPES
BdC--BEDINGTON SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES
Pe--PENLAU SILT LOAM
BdB--BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET. ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET 1.
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
13. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE (PENNDOT) STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
14. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
15. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE ASHCOMBE MANSION CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

ITEMS RED IN COLOR ARE TO BE REMOVED, REPLACED OR RELOCATED

GENERAL NOTES

1. EXISTING FEATURES DEPICTED BY A COMBINATION OF FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. AS OF OCTOBER 29, 2018 AND RECORD DRAWINGS PROVIDED BY J. MICHAEL BRILL & ASSOCIATES, INC.
2. THE RIGHT-OF-WAY DEPICTED FOR S.R. 2026 (GRANTHAM ROAD) WAS TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY RURAL ROUTE NO. 21027 TR. ROUTE NO. 311, ROUTE NO. 12 TR. ROUTE NO. 15, FROM STATION 179+50 TO 181+50 (R.R. 21027) AND FROM STATION 467+56 TO 469+40 (RT. 123) IN CUMBERLAND COUNTY, DATED MAY 2, 1932.
3. A PORTION OF THE SITE DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN (ZONE "X") AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 267 OF 480, MAP NUMBER 42041C0267C, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
4. ALL UNDERGROUND UTILITIES ARE SHOWN PER FIELD SURVEY AND ALSO PA ONE CALL #20181801694. THE UTILITY LOCATIONS SHOWN HEREON ARE CONSIDERED TO BE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION/CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
5. ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

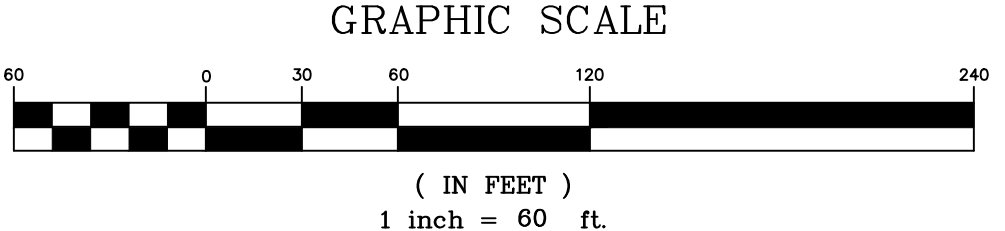
CONDITIONAL USE:

THIS LAND DEVELOPMENT AND SUBDIVISION HAS RECEIVED CONDITIONAL USE APPROVAL WITH CONDITIONS FOR A RESORT DEVELOPMENT BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON DECEMBER 18, 2019, SUBJECT TO THE FOLLOWING CONDITIONS:

The Upper Allen Township Board of Supervisors at its meeting held December 18, 2019, approved the above referenced Conditional Use Application subject to the following conditions:

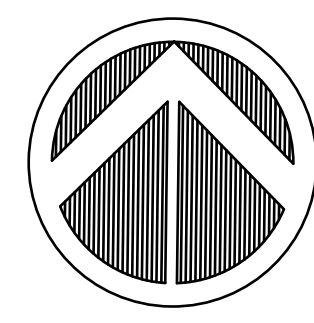
Zoning Ordinance of 2017:

1. The Applicant shall comply with the Zoning Regulations governing the uses and design of the property or obtain any zoning relief necessary to develop the property in general conformance with the plans presented at the Conditional Use Public Hearing.
2. The two (2) parcels included in the proposed development shall be consolidated into one (1) parcel. At no time may the principal use and any accessory use(s) be located on separate lots.
3. The building designs for all structures and facilities proposed by the Applicant shall be substantially in compliance with the plans presented in the Conditional Use Application.
4. The granted approval of the Conditional Use Application shall not relieve the Applicant from filing and having the Township approve any permit, land development or site plan which may be required by other Township regulations or form, otherwise, complying with all applicable Township Regulations.
5. Outdoor dining and beverage service for permanent, regularly used, or temporary outdoor seats for the resort brew pub are restricted to 50 outdoor seats. All outdoor dining and beverage service for outdoor seats for the resort and resort brew pub shall extend no later than 10:00 p.m. This outdoor seating restriction does not apply to dining and beverage service within the proposed tent.
6. The resort brew pub will not use any outdoor barbecue or other method of cooking that creates smoke, excess odors, or any other nuisance to surrounding property owners.
7. Hours of operation for the resort brew pub are restricted to 11:00 a.m. to Midnight.
8. The resort brew pub will seat no more than 200 persons indoors and food sales must account for at least 35% of gross revenue.
9. The resort brew pub shall not provide live, acoustic, or recorded music outside of the resort brew pub building. Rather, the resort brew pub shall be permitted to provide live acoustic, or recorded music only within the resort brew pub building.
10. The uses on the property shall meet all other requirements of the Township that may apply.
11. No more than one (1) principal commercial (i.e. non-residential) use shall be conducted on the property.
12. There cannot be a separate monument sign for the resort brew pub. Signage for the brew pub shall be limited to one wall sign or projecting sign on the brew pub building, in compliance with Article XVII of Chapter 245.
13. Notwithstanding the limitations Section 245-18.2, projecting signs, wall signs and monument signs shall be permitted for the resort in compliance with Article XVII of Chapter 245.
14. Applicant will comply with all State and Federal laws regarding the manufacture and sale of food and liquor and malt beverages.



NO.	DATE	DESCRIPTION	BY
4	10/23/20	REVISIONS PER REVIEW LETTER 5/20/20	MKS
3	5/11/20	REVISIONS PER REVIEW LETTER 5/7/20	MKS
2	4/23/20	REVISIONS PER REVIEW LETTER 4/15/20	MKS
1	3/10/20	REVISIONS PER REVIEW LETTER 2/18/20	MH

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	165.30'	375.00'	N77°25'40"W	163.96'
C2	84.29'	375.00'	S83°30'18"W	84.11'



DESIGN :	MKS
DRAWN :	MH
CHECKED :	JKM
DATE :	01/17/2020

PLANNING ENGINEERING SURVEYING
115 LIMEKILL RD., P.O. BOX "G"
NEW CUMBERLAND, PA 17070
TEL: (717) 770-7200
FAX: (717) 770-9400
WWW.ALPHACON.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
EXISTING FEATURES/DEMOLITION PLAN
FOR
THE WILLOWS AT ASHCOMBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318032

SURVEY BOOK :
2/2018/318032.sur/318032sur/field

SCALE : 1" = 60'

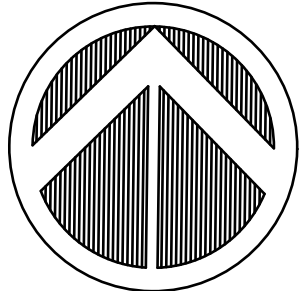
DWG FILE
2/2018/318032.sur/318032/2/2018/318032.sur/318032.sur/02-EX03DWG

SHEET **2** of **14**

LEGEND	
---	Property Line
---	Adjoining Property Line
---	Existing Right-of-way
---	Easement Line
---	Existing Edge Of Pavement

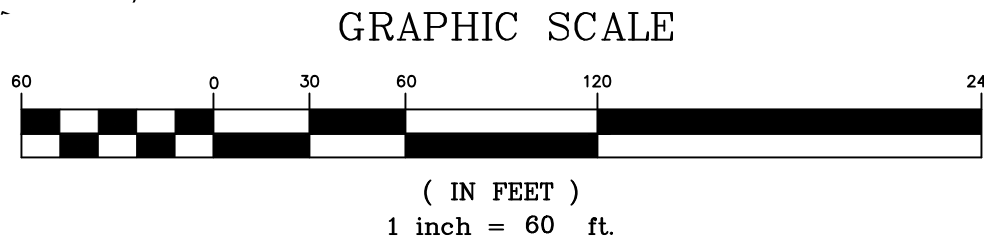
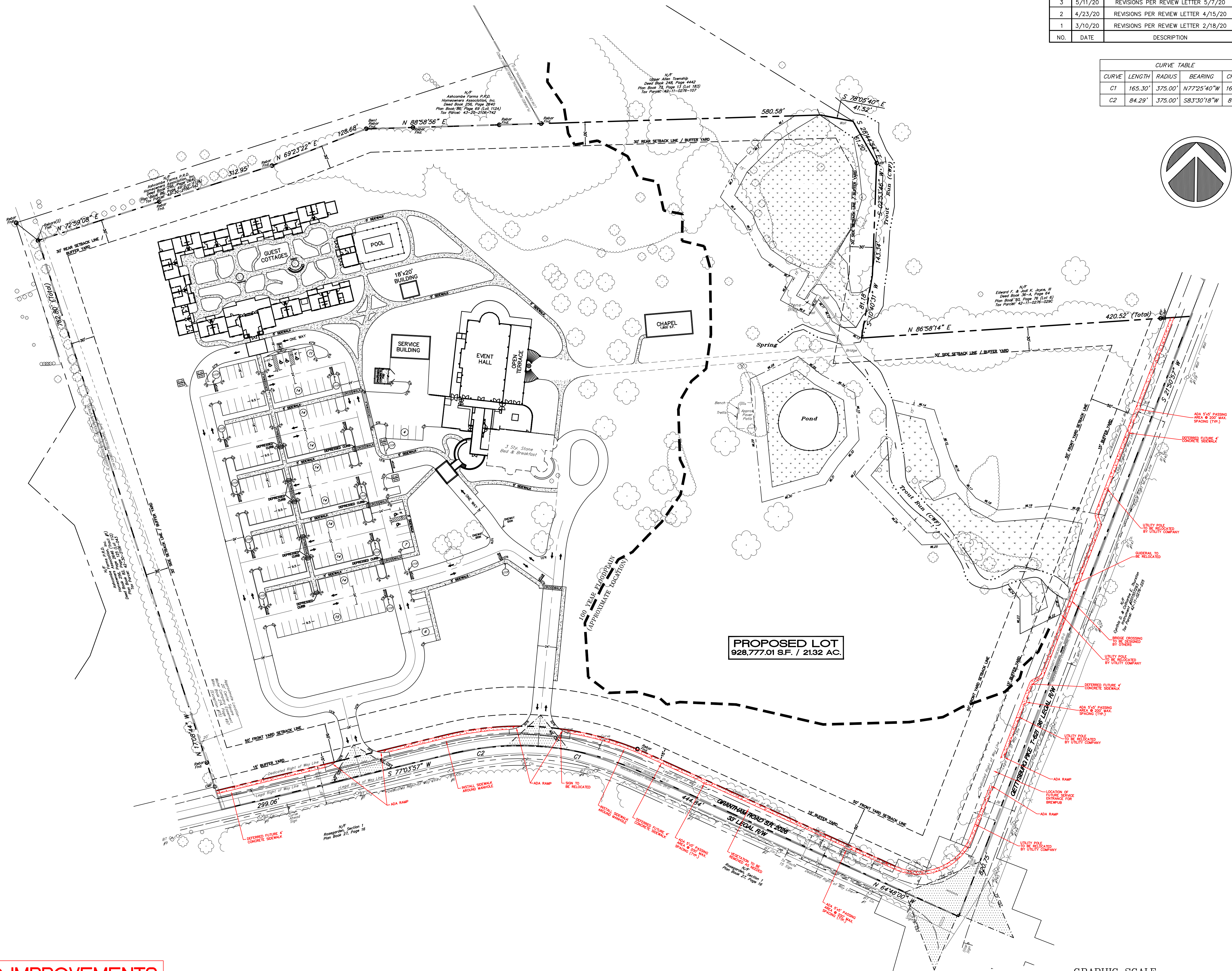
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				DRAWN :	MH
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3	5/11/20	REVISIONS PER REVIEW LETTER 5/7/20	MKS	DATE :	01/17/2020
2	4/23/20	REVISIONS PER REVIEW LETTER 4/15/20	MKS		
1	3/10/20	REVISIONS PER REVIEW LETTER 2/18/20	MH		
NO.	DATE	DESCRIPTION	BY		

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	165.30'	375.00'	N77°25'40"W	163.96'
C2	84.29'	375.00'	S83°30'18"W	84.11'



CONSERVATION EASEMENT		
LINE	LENGTH	BEARING
WL1	36.98'	S57°47'41"W
WL2	59.87'	S45°36'28"W
WL3	46.84'	S28°47'49"W
WL4	42.92'	S41°51'53"E
WL5	51.09'	S26°49'18"E
WL6	32.91'	S54°09'06"E
WL7	14.70'	S63°39'01"E
WL8	33.55'	S30°00'00"W
WL9	41.11'	S60°31'06"E
WL10	24.30'	N32°45'04"E
WL11	15.07'	S39°22'03"E
WL12	18.08'	S23°50'41"E
WL13	42.91'	S59°35'20"E
WL14	55.24'	S75°46'04"E
WL15	63.85'	S17°20'39"E
WL16	30.50'	S22°39'31"E
WL17	31.97'	S40°26'45"E
WL18	31.90'	S60°48'55"E
WL19	67.87'	N86°14'35"E
WL20	70.19'	S79°18'39"E
WL21	25.12'	S12°33'44"E
WL22	58.27'	S64°34'00"W
WL23	43.65'	N0°36'11"E
WL24	24.84'	N37°38'40"W
WL25	35.02'	S88°32'32"W
WL26	122.05'	N43°13'45"W
WL27	63.89'	N39°52'23"E
WL28	67.72'	S65°27'31"W
WL29	158.07'	S4°45'33"E
WL30	84.01'	N74°58'14"E
WL31	29.06'	N34°49'40"E
WL32	42.24'	N40°13'23"E
WL33	60.47'	N4°32'18"W
WL34	48.56'	N60°45'46"W
WL35	37.77'	N51°01'02"W

DEFERRED IMPROVEMENTS
ARE PROVIDED IN RED



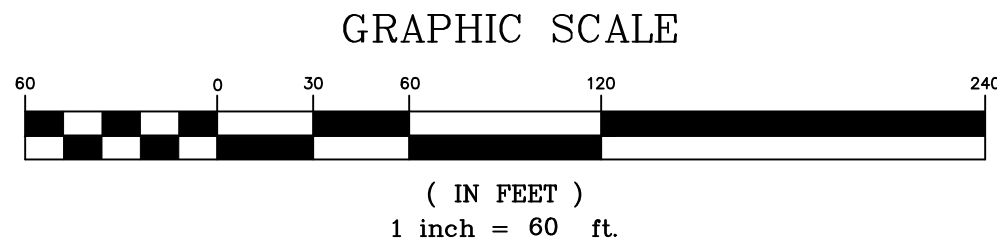
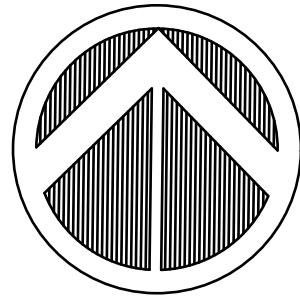
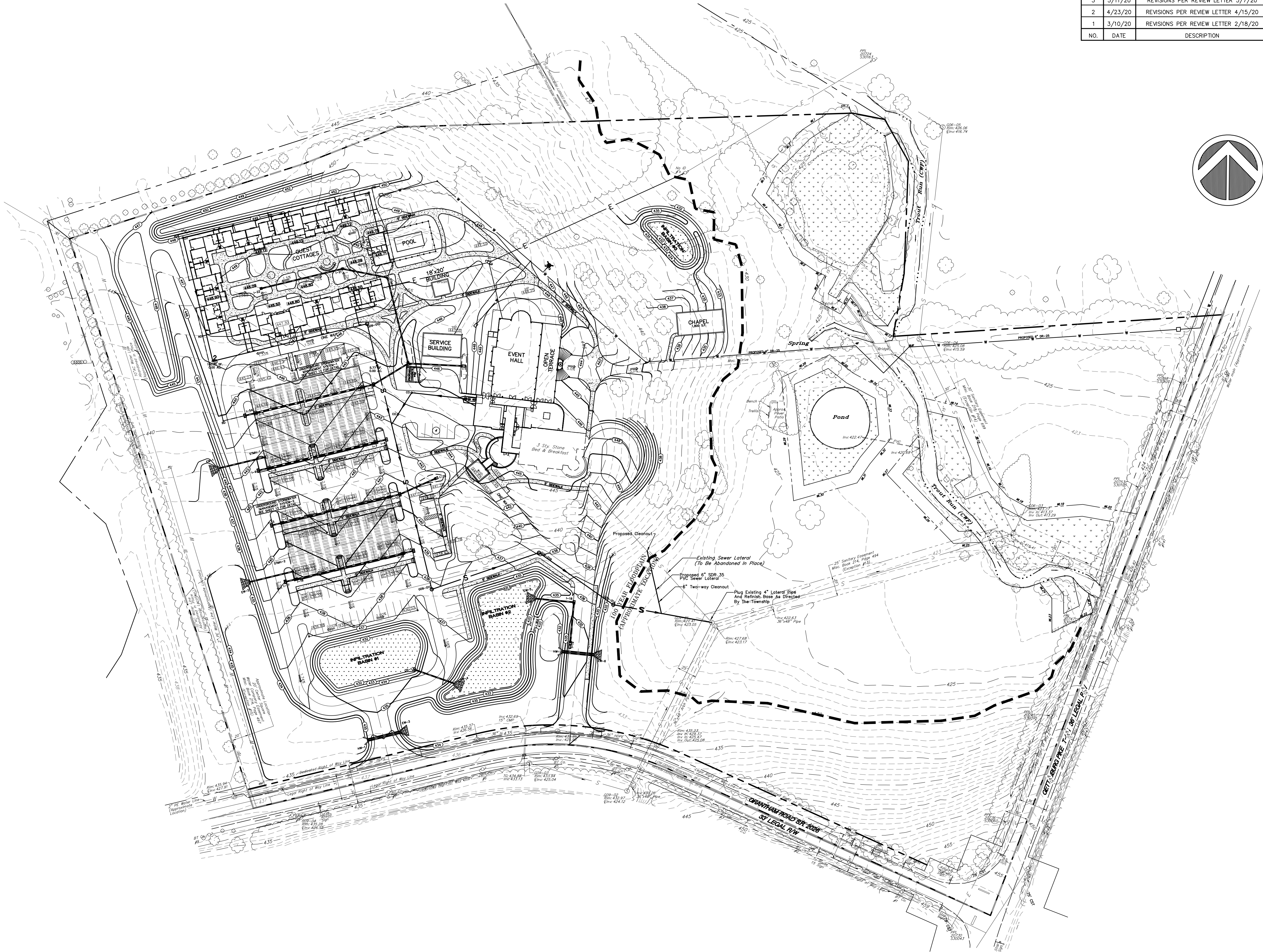
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PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
SITE PLAN
FOR
THE WILLOWS AT ASHCOMBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318032
SURVEY BOOK :
2:\2018\318032.dwg\318032.dwg
SCALE : 1" = 60'
DWG FILE
2:\2018\318032.dwg\318032.dwg
SHEET 3 of 14

LEGEND	
	Property Line
	Adjoiner Property Line
	Existing Right-Of-Way
	Easement Line
	Existing Edge Of Pavement
	Existing Contour
	Existing Water Meter
	Existing Water Valve
	Existing Electric Meter
	Existing Utility Pole & Guy Wire
	Existing Sanitary Sewer Manhole
	Existing Storm Sewer Manhole
	Existing Street Sign
	Existing Storm Sewer Pipe & Inlet
	Existing Fence Line
	Existing Guiderail
	Existing Water Line
	Existing Sanitary Line
	Existing Overhead Electric Line
	Existing Overhead Telephone Line
	Existing Underground Electric Line
	Finished Floor Elevation
	Concrete Monument Found
	Iron Pipe Found
	4" Solid White Paint Line
	4" Double Yellow Paint Line
	Wetland Area (Typical)
	Concrete (Typical)
	Soil Boundary
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	H.P.=HIGH POINT
	L.P.=LOW POINT
	FTE=FIRST FLOOR ELEVATION
	PROPOSED STORM SEWER LINE AND INLET
	PROPOSED SANITARY SEWER LATERAL, CLEANOUT
	PROPOSED WATERLINE
	PROPOSED GASLINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELEPHONE
	PROPOSED SIDEWALK, ACCESSIBLE RAMP



				DESIGN : MKS
				DRAWN : MH
				CHECKED : JKM
				DATE : 01/17/2020
4	10/23/20	REVISIONS PER REVIEW LETTER 5/20/20	MKS	
3	5/11/20	REVISIONS PER REVIEW LETTER 5/7/20	MKS	
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1	3/10/20	REVISIONS PER REVIEW LETTER 2/18/20	MH	
NO.	DATE	DESCRIPTION	BY	

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 NEW CUMBERLAND, PA 17070
 NEW CUMBERLAND, PA 17070
 FAX (717) 770-2400
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ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
 GRADING/UTILITY PLAN
 FOR
 THE WILLOWS AT ASHCOMBE MANSION
 UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	318032
SURVEY BOOK :	Z:\2018\318032.sur\318032sur\field
SCALE :	1" = 60'
DWG FILE	T:\2018\318032.sur\318032.dwg
SHEET	4 of 14

Diagram illustrating the components of a single tree planting method. The tree is shown in a 2' BALL DIA. hole. Labels include: RUBBER HOSE, TURNBUCKLE, WIRE GUY (3) PER TREE, WRAPPING, REMOVE BURLAP FROM TOP 1/3 OF BALL, MULCH, BERM, 2' x 3" HARDWOOD STAKE, 50% SOIL, 50% MULCH, 6" MIN. (depth of hole), and 2' BALL DIA. (width of hole).

SINGLE TREE PLANTING
NTS

EVERGREEN TREE PLANTING ALTERNATIVES			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	
PM	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	
PS	<i>Pinus strobus</i>	EASTERN WHITE PINE	
N	<i>Juniperus virginiana</i>	EASTERN RED CEDAR	
		TOTAL REQUIRED	4

*REQUIRED SIZING:
EVERGREEN TREES (INCLUDING ARBOVITAE TREES OR SHRUBS: MIN. FIVE-FOOT PLANTING HEIGHT)
DECIDUOUS TREES (MIN. TWO-INCH CALIPER AND SIX-FOOT PLANTING HEIGHT)
DECIDUOUS/EVERGREEN SHRUBS (MIN. EIGHTEEN-INCH PLANTING HEIGHT, REACHING A MINIMUM OF 30-INCHES WITHIN TWO YEARS. ALL SHRUBS MUST HAVE A MINIMUM SPREAD OF 12 INCHES TO 18 INCHES WHEN PLANTED.

YEAR 2: SECOND & SUBSEQUENT GROWING SEASON MAINTENANCE
PRIOR TO NEW SPRING GROWTH REACHING A HEIGHT OF 2", STRING TRIM ANY MATERIAL STANDING FROM PREVIOUS YEAR CLOSE TO THE GROUND. IF MIX CONTAINS SEDGES, TRIMMING SHALL BE NO LOWER THAN 2" ABOVE THE CROWNS THAT PRODUCED THE PRIOR YEARS GROWTH.

IF A HEAVY INFESTATION OF RAGWEED OR FORTALIA IN THE SECOND GROWING SEASON IS NOTICED, TRIM PLANT MATERIAL TO A HEIGHT OF 8".

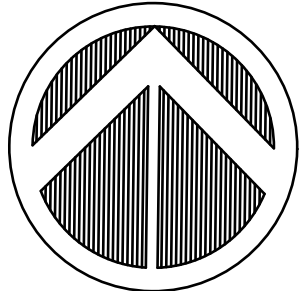
LONG TERM MAINTENANCE:

1. ANNUAL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL, AND LAWN CARE.
2. THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL GRASS AREAS.
3. ANY PLANTING SHOWN ON THE APPROACH DOES NOT SURVIVE OR IS DAMAGED SHALL BE REPLACED IN KIND BY THE OWNER WITHIN A SIX MONTH PERIOD.
4. THE APPLICANT GUARANTEES THAT ALL REQUIRED LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED IN A HEALTHY AND SOUND CONDITION, OR OTHERWISE BE REPLACED BY EQUIVALENT IMPROVEMENTS, FOR A PERIOD OF TWENTY-FOUR MONTHS FOLLOWING TOWNSHIP INSPECTION / APPROVAL.

LEGEND		PROPERTY LINE
_____		ADJOINER PROPERTY LINE
_____		EXISTING RIGHT-OF-WAY
_____		EASEMENT LINE
_____		EXISTING EDGE OF PAVEMENT
_____ 75' _____		EXISTING CONTOUR
_____ HWM _____		EXISTING WATER METER
_____ GUY _____		EXISTING WATER VALVE
_____ ELEM _____		EXISTING ELECTRIC METER
_____ () _____		EXISTING UTILITY POLE & GUY WIRE
_____ (S) _____		EXISTING SANITARY SEWER MANHOLE
_____ (B) _____		EXISTING STORM SEWER MANHOLE
_____ () _____		EXISTING STREET SIGN
_____ () _____		EXISTING STORM SEWER PIPE & INLET
_____ X _____		EXISTING FENCE LINE
_____ () _____		EXISTING GUIDERAIL
_____ W _____		EXISTING WATER LINE
_____ S _____		EXISTING SANITARY LINE
_____ E _____		EXISTING OVERHEAD ELECTRIC LINE
_____ T _____		EXISTING OVERHEAD TELEPHONE LINE
_____ UE _____		EXISTING UNDERGROUND ELECTRIC LINE
_____ FFE _____		FINISHED FLOOR ELEVATION
_____ CMF () _____		CONCRETE MONUMENT FOUND
_____ IRP () _____		IRON PIPE FOUND
_____ 4" SOL. _____		4" SOLID WHITE PAINT LINE
_____ 4" D/L _____		4" DOUBLE YELLOW PAINT LINE
_____ () _____		WETLAND AREA (TYPICAL)
_____ () _____		CONCRETE (TYPICAL)
_____		SOIL BOUNDARY
_____		PROPOSED EDGE OF PAVEMENT
_____		PROPOSED CURB
_____		PROPOSED RETAINING WALL
_____ () _____		PROPOSED CONTOUR
_____ () _____		PROPOSED SPOT ELEVATION
_____ () _____		H.P.=HIGH POINT
_____ () _____		L.P.=LOW POINT
_____ () _____		FFE=FIRST FLOOR ELEVATION
_____ () _____		PROPOSED STORM SEWER
_____ () _____		LINE AND INLET
_____ () _____		PROPOSED SANITARY SEWER
_____ () _____		LATERAL; CLEANOUT
_____ W _____		PROPOSED WATERLINE
_____ G _____		PROPOSED GASLINE
_____ UE _____		PROPOSED UNDERGROUND ELECTRIC
_____ UT _____		PROPOSED UNDERGROUND TELEPHONE
_____ A.R. _____		PROPOSED SIDEWALK; ACCESSIBLE RAMP

				DESIGN : MKS
				DRAWN : MH
4	10/23/20	REVISIONS PER REVIEW LETTER 5/20/20	MKS	CHECKED : JKM
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NO.	DATE	DESCRIPTION	BY	

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	165.30'	375.00'	N77°25'40"W	163.96'
C2	84.29'	375.00'	S83°30'18"W	84.11'



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SEAL

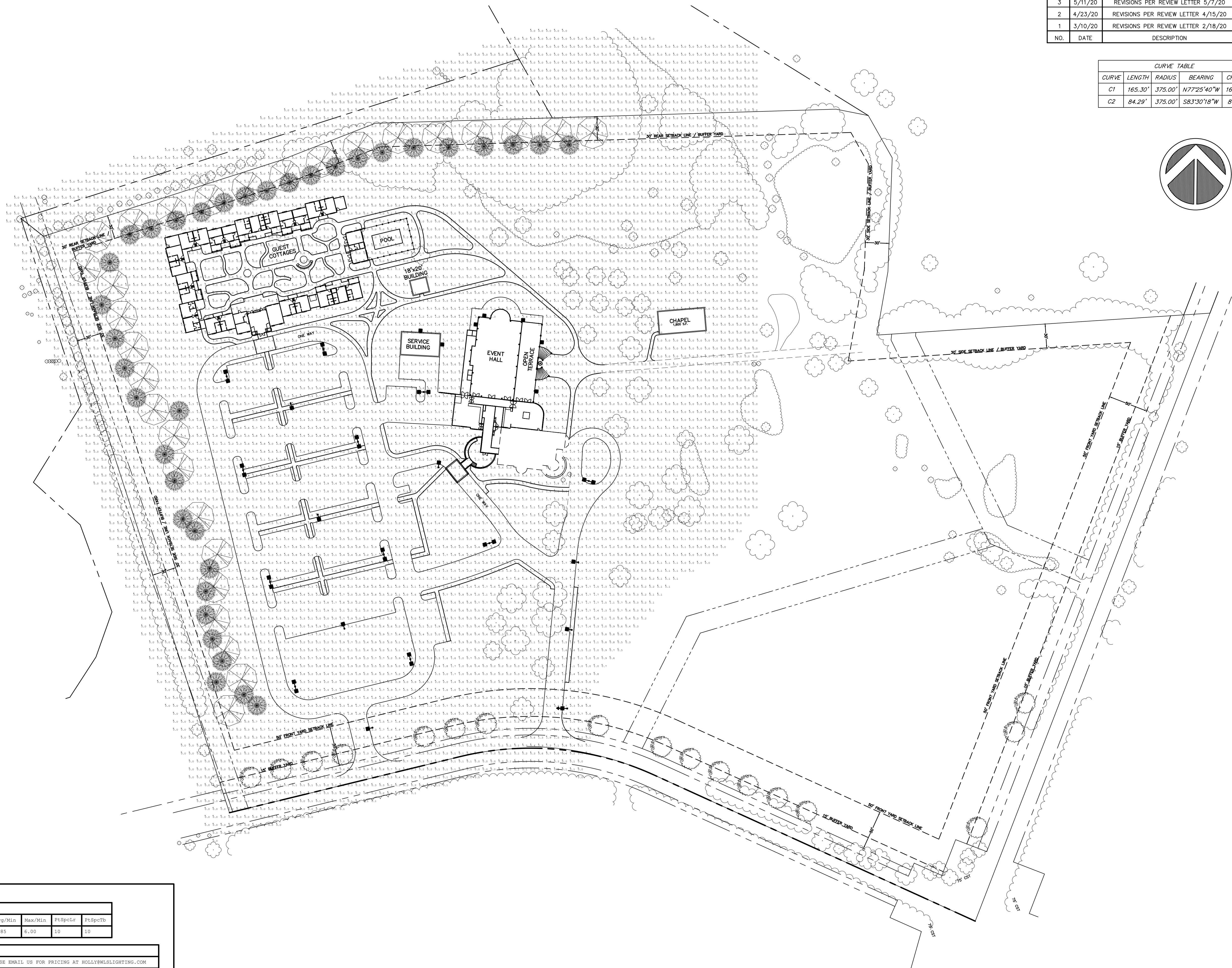
SEAL

PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
PHOTOMETRIC PLAN

THE WILLOWS AT ASHCOMBE MANSION

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA





PROJECT NO. 318032	
SURVEY BOOK : Z:\2018\318032.sur\318032.sur\field	
SCALE : 1" = 60'	
DWG FILE	Y:\2018\318032.dwg\318032\ Plans\Final\ 07 PHOTOMETRIC PLAN
SHEET 6 of 14	



NOTE:

1. THE STYLE OF LIGHTS AND THEIR DETAILS SHALL COMPLY WITH SECTION 245-16.10, 245-17.8 AND 220-32 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP.
2. THE MAXIMUM AVERAGE FOOTCANDLES CANNOT EXCEED (6) FOOTCANDLES.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCtR	PtSpTb
PARKING AND DRIVES	Pc	2.31	5.4	0.6	3.85	6.00	10	10

Luminaire Schedule						
WLS1911 THE WILLOWS AT ARBONCOM MANSION OFFER ALLEN TOWNSHIP, PA PM HOLLY PLEASE EMAIL US FOR PRICING AT HOLLYWLS@LIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LP	Description	Lum. Watts
	12	A	16897	0.980	WLS-QSQ-A-50H-K-60K 25' MOUNTING HEIGHT	130
	7	B	16897	0.980	WLS-QSQ-A-50H-K-60K 25' MOUNTING HEIGHT	130
	1	C	13389	0.980	WLS-QSQ-A-3M-K-40K-RLS 25' MOUNTING HEIGHT	130
	7	E	4270	0.980	WLS-XEPM-B-3M-4M-4L-40K 15' MOUNTING HEIGHT	130


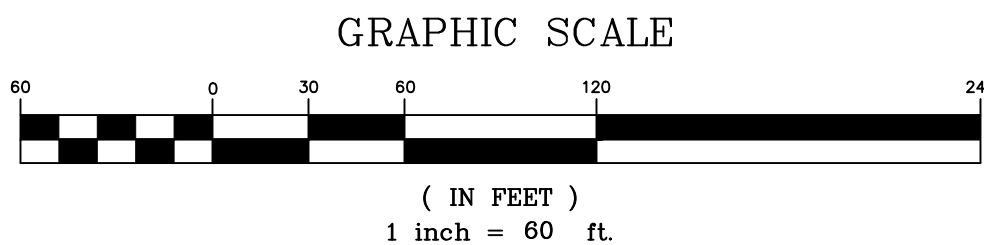
GRAPHIC SCALE



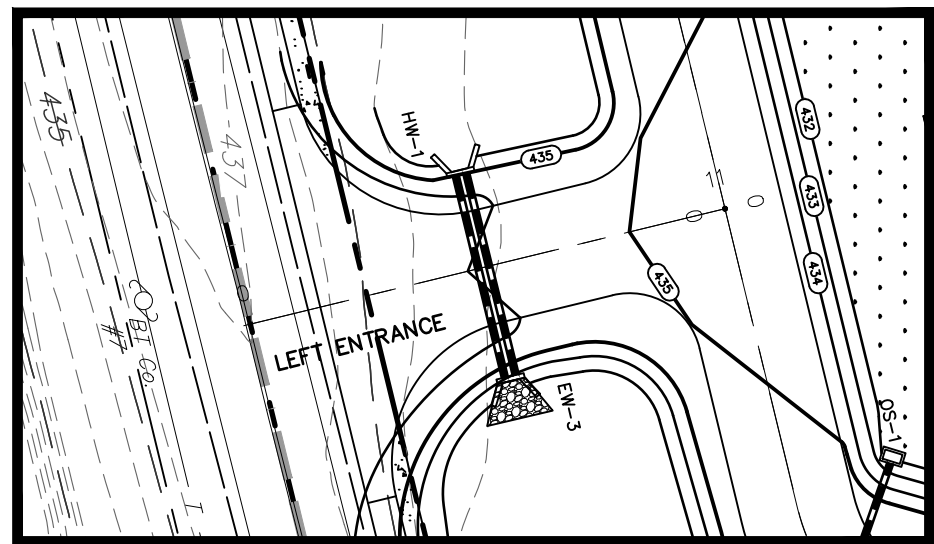
(IN FEET)
1 inch = 60 ft

E & S LEGEND	
	COMPOST FILTER SOXX
	CONCRETE WASHOUT
	EROSION CONTROL BLANKET NAC S75 (OR APPROVED EQUIVALENT)
	WASH ROCK
	ROCK CONSTRUCTION ENTRANCE
	INLET PROTECTION
	LIMIT OF DISTURBANCE (10.64 AC.)
	NPDES (22.49 AC.)

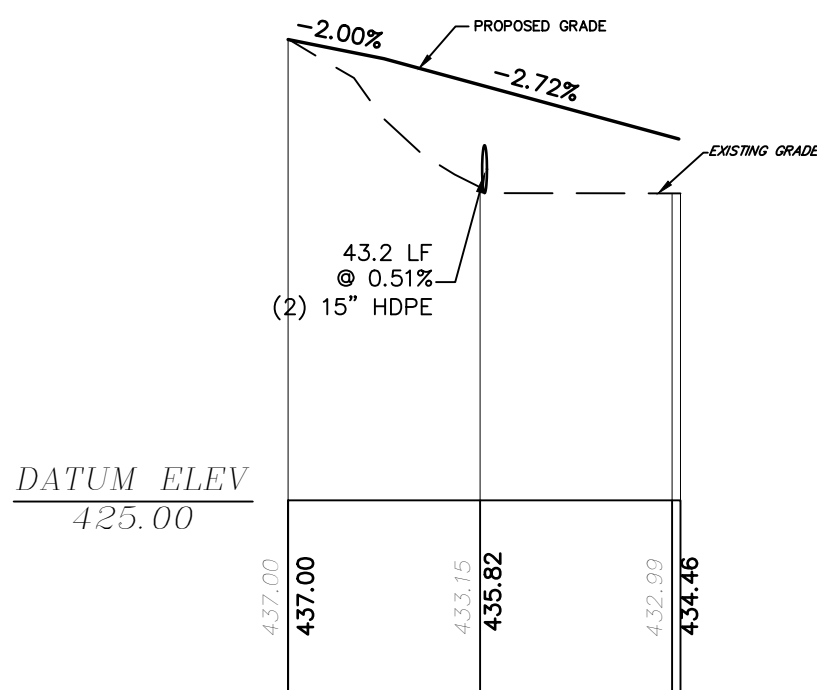
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CHECKED :	JKM
DATE :	01/17/2020



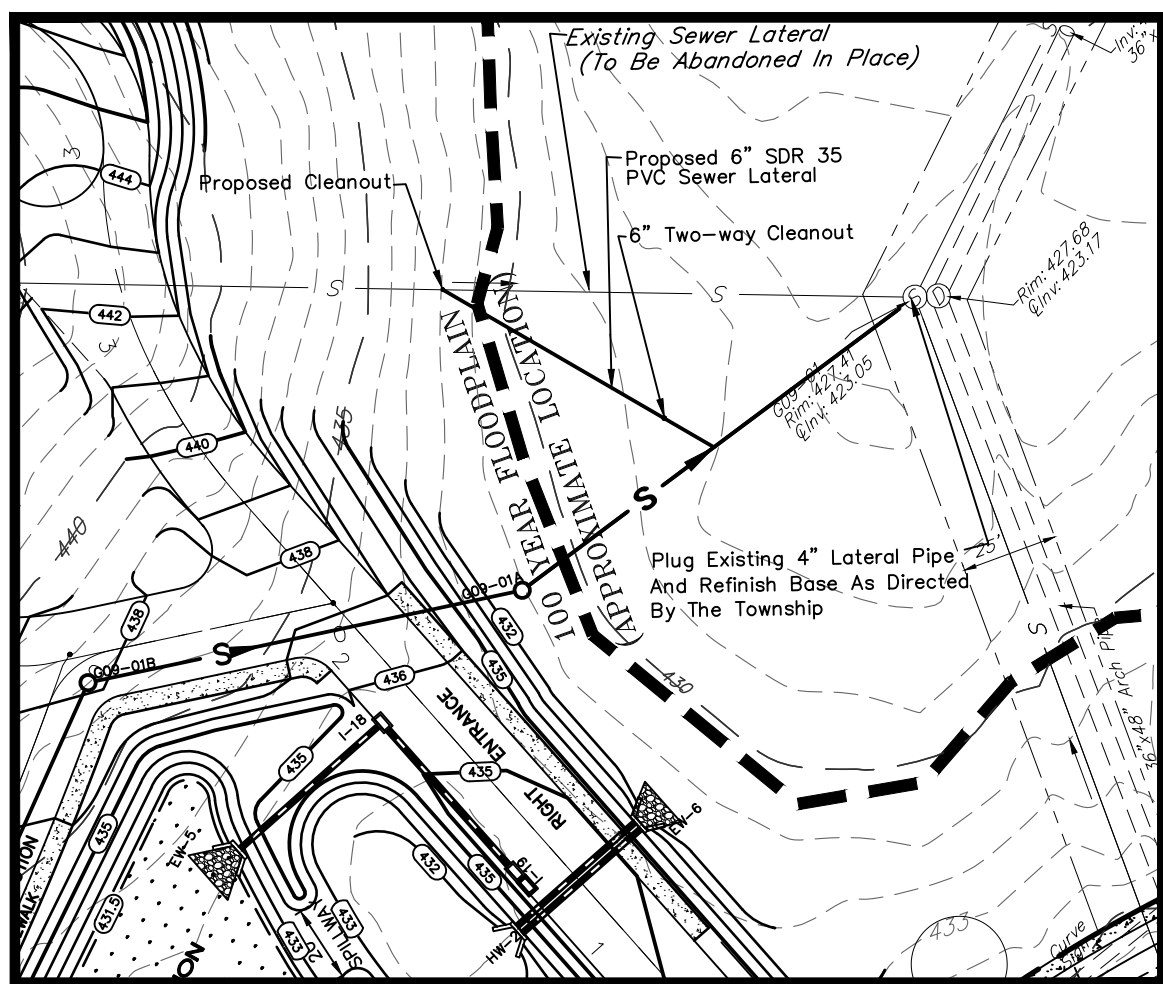
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SHEET 7 of 14	



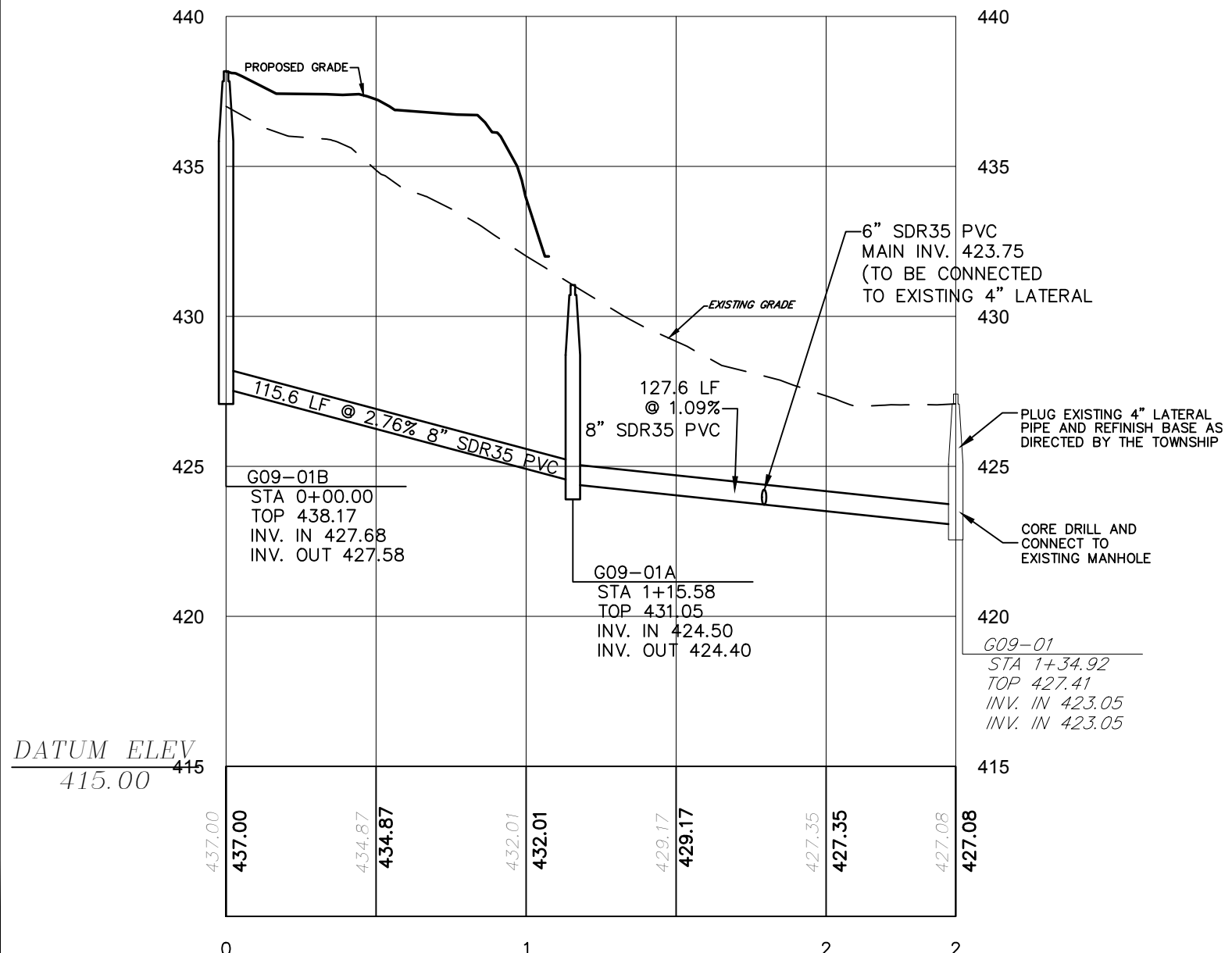
LEFT ENTRANCE PLAN VIEW
SCALE: 1:50



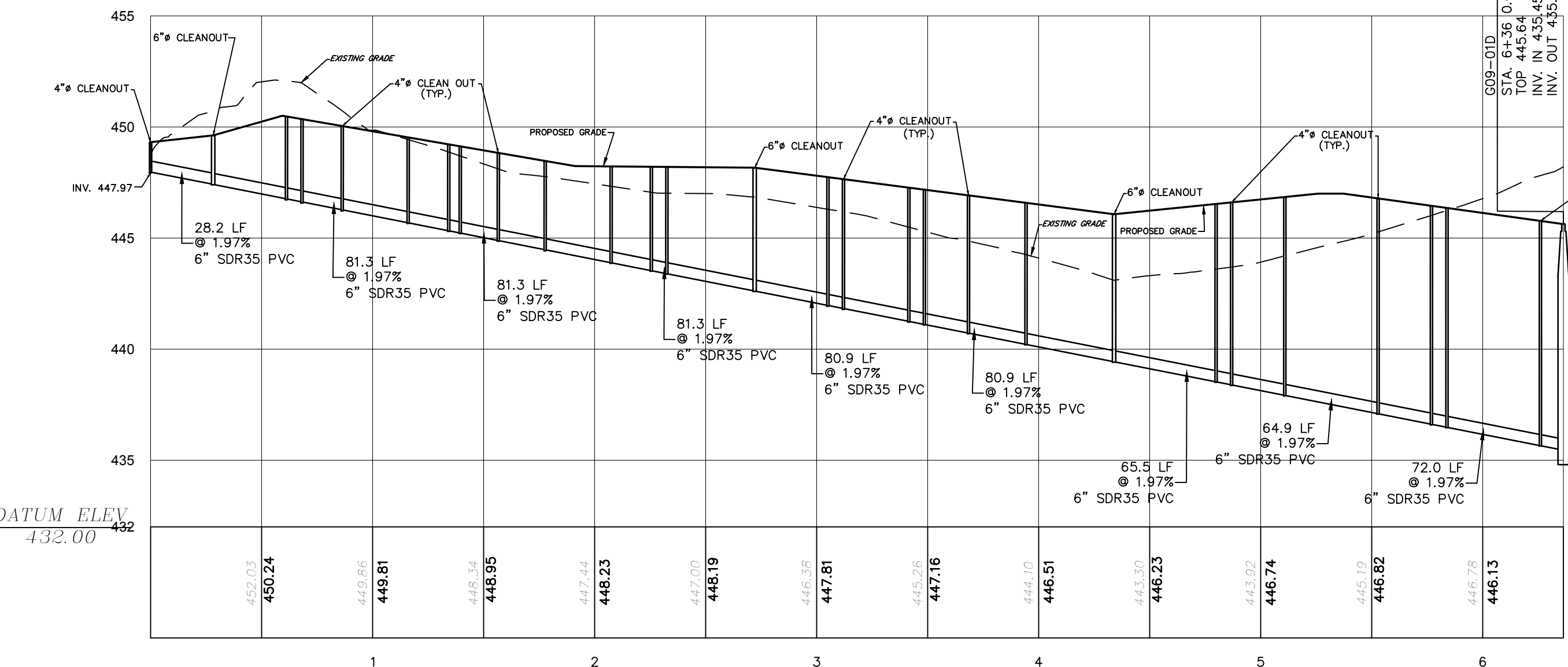
LEFT ENTRANCE PROFILE
SCALE: H=50'
V=5'



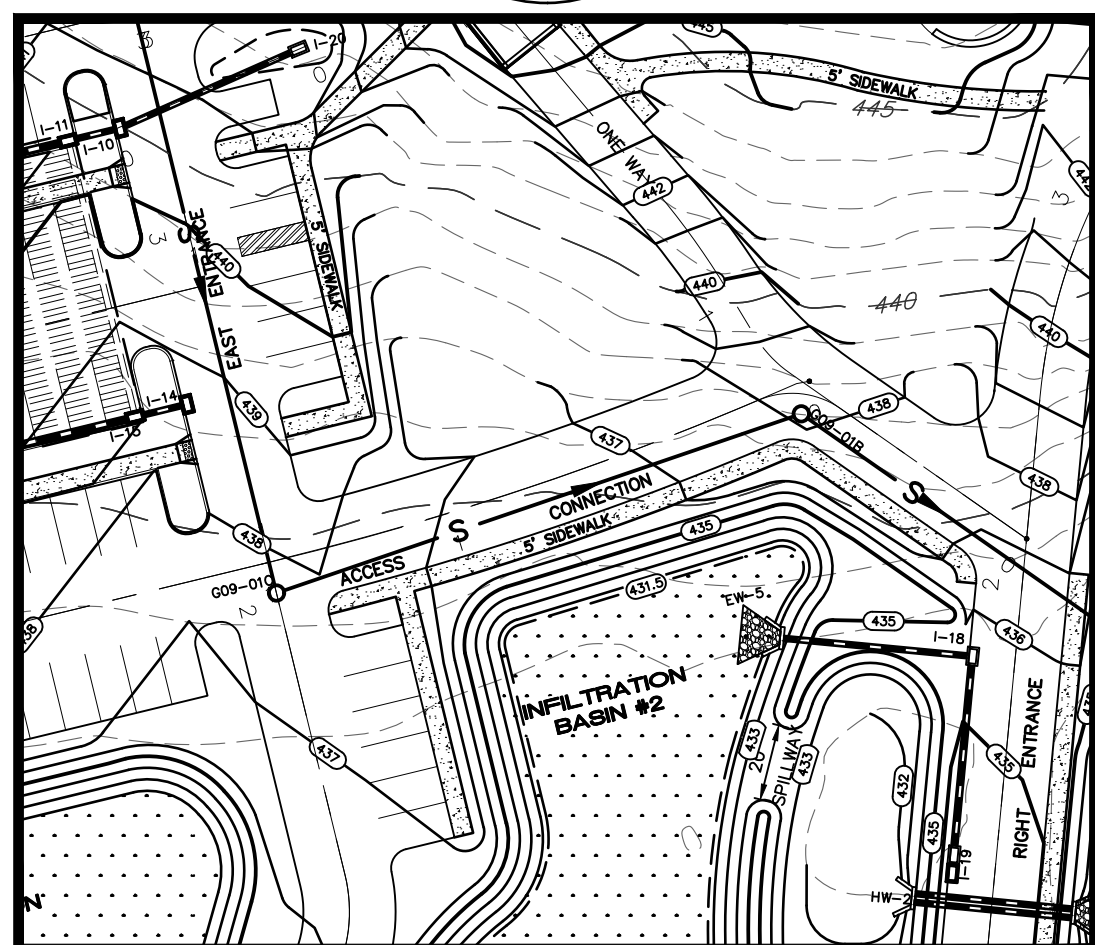
PLAN VIEW
SCALE: 1:50



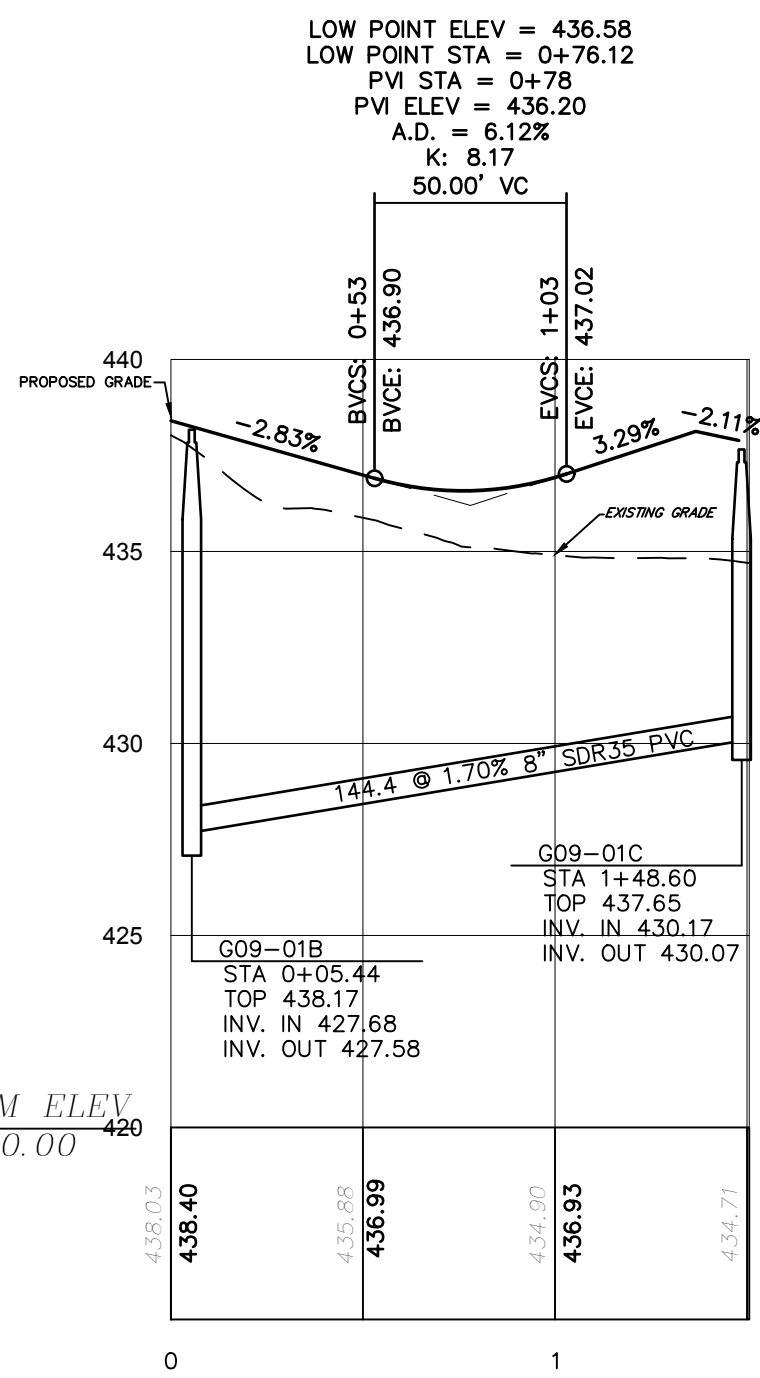
EX. MH G09-01TO MH G09-01B PROFILE
SCALE: H=50'
V=5'



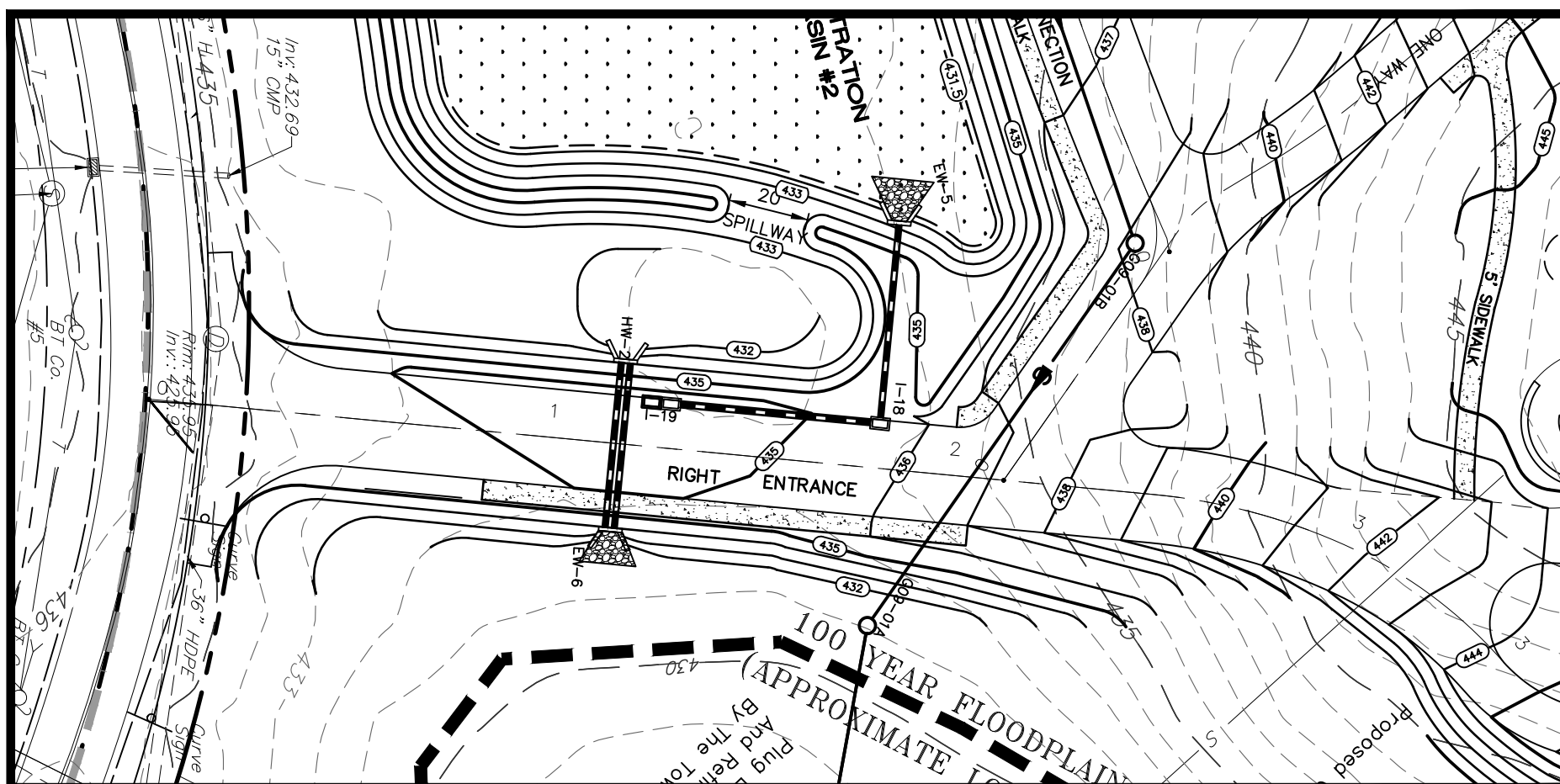
SANITARY SEWER CLEANOUT PROFILE
SCALE: H=50'
V=5'



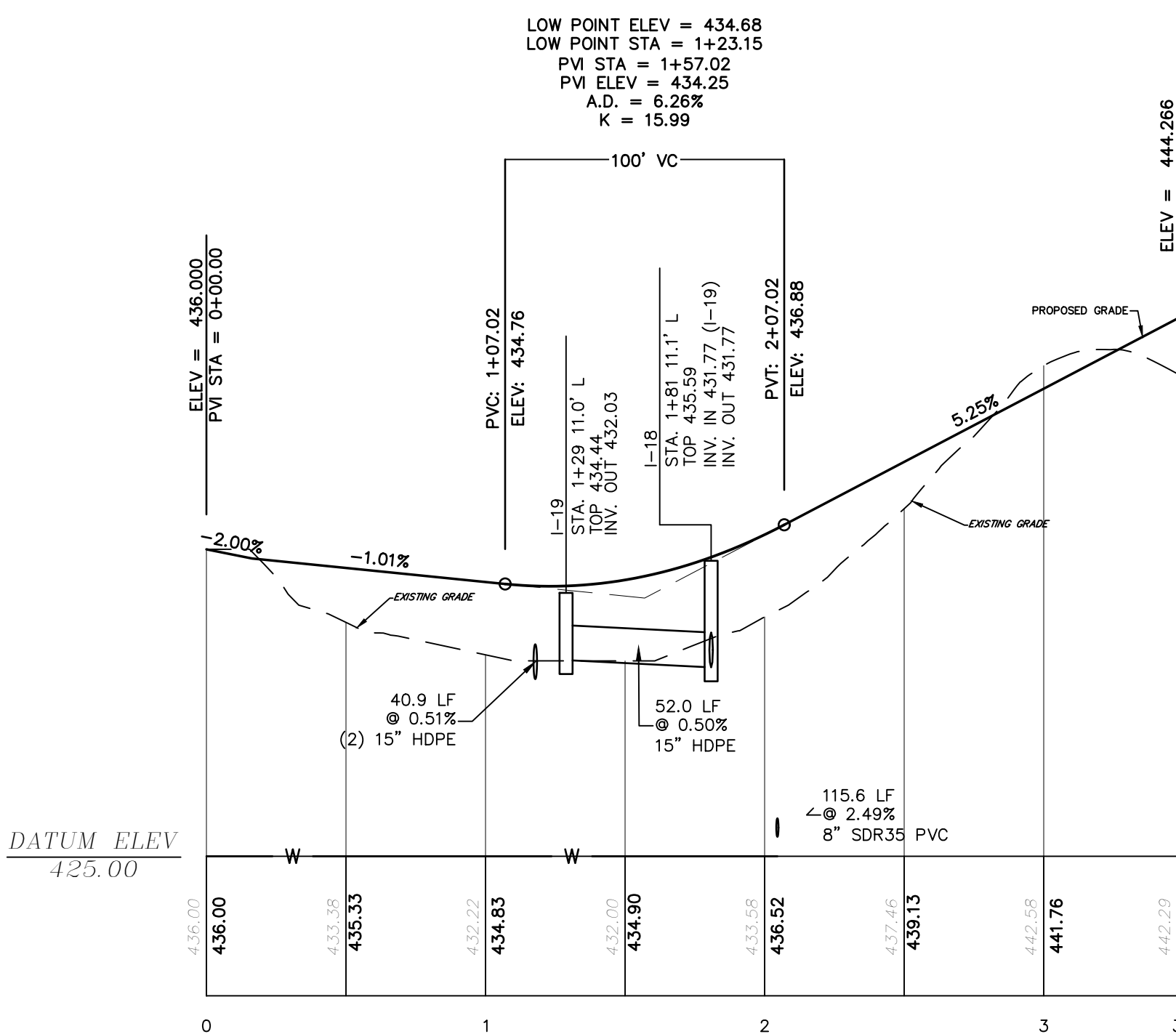
ACCESS CONNECTION ENTRANCE PLAN VIEW
SCALE: 1:50



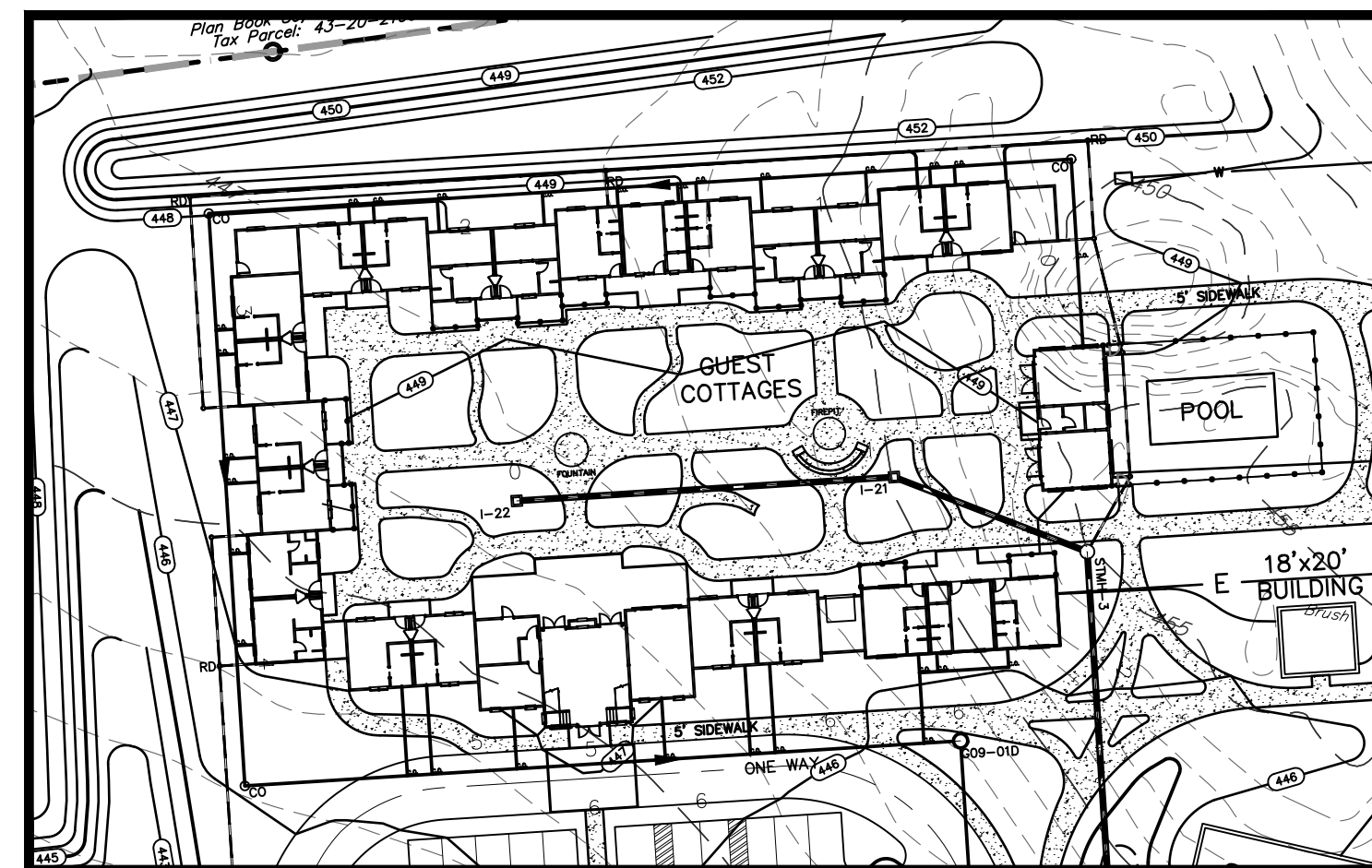
ACCESS CONNECTION PROFILE
SCALE: H=50'
V=5'



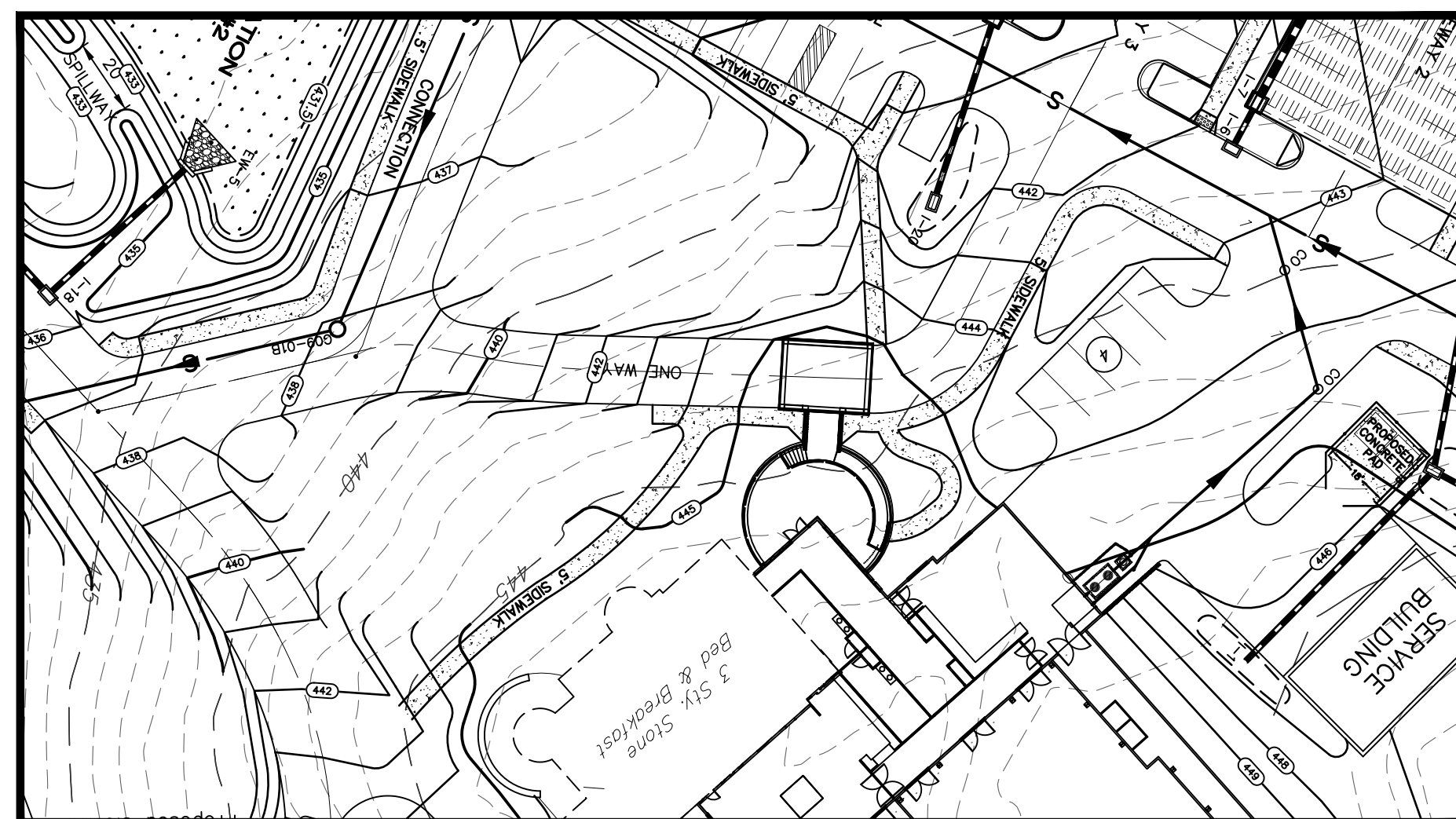
RIGHT ENTRANCE PLAN VIEW
SCALE: 1:40



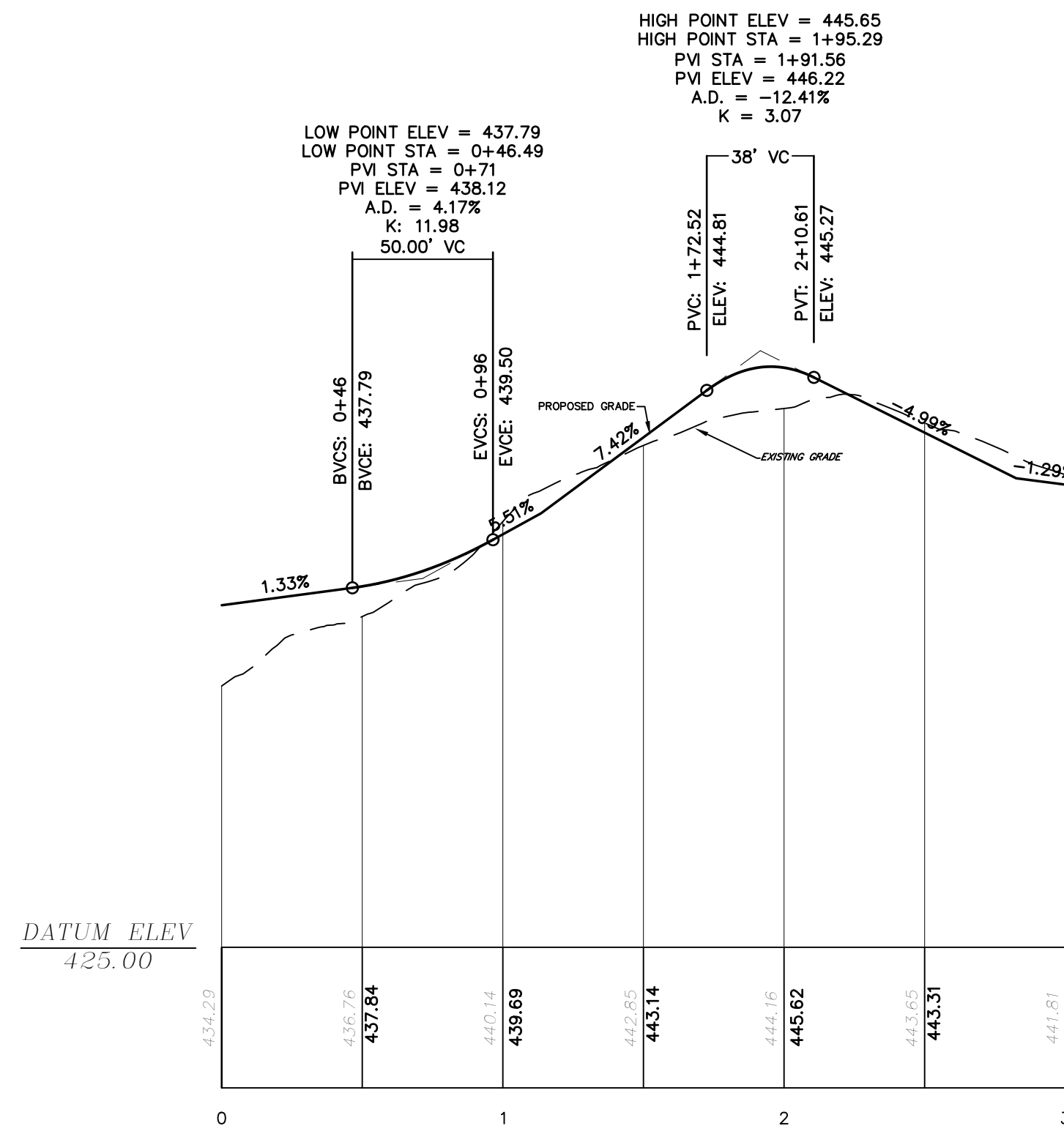
RIGHT ENTRANCE PROFILE
SCALE: H=50'
V=5'



SANITARY SEWER CLEANOUT PLAN VIEW
SCALE: 1:40



ONE WAY DROP OFF PLAN VIEW
SCALE: 1:40



ONE WAY DROP OFF PROFILE
SCALE: H=50'
V=5'

STORM SEWER NOTES:

- THE FOLLOWING INLETS SHALL BE INSTALLED WITH THE NYLOPLAST ENVIRONMENTAL WATER QUALITY SNOOT. THIS DETAIL CAN BE FOUND ON SHEET 11 OF 14.
- INLETS 3,5A,6,9,10,13,14,&17.

SANITARY SEWER NOTES:

- PIPE LENGTH SHOWN ON PROFILE REPRESENTS DISTANCE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE SHOWN ON PROFILE IS CALCULATED BASED ON DISTANCE FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

NO.	DATE	DESCRIPTION	BY
4	10/23/20	REVISIONS PER REVIEW LETTER 5/20/20	MKS
3	5/11/20	REVISIONS PER REVIEW LETTER 5/7/20	MKS
2	4/23/20	REVISIONS PER REVIEW LETTER 4/15/20	MKS
1	3/10/20	REVISIONS PER REVIEW LETTER 2/18/20	MH

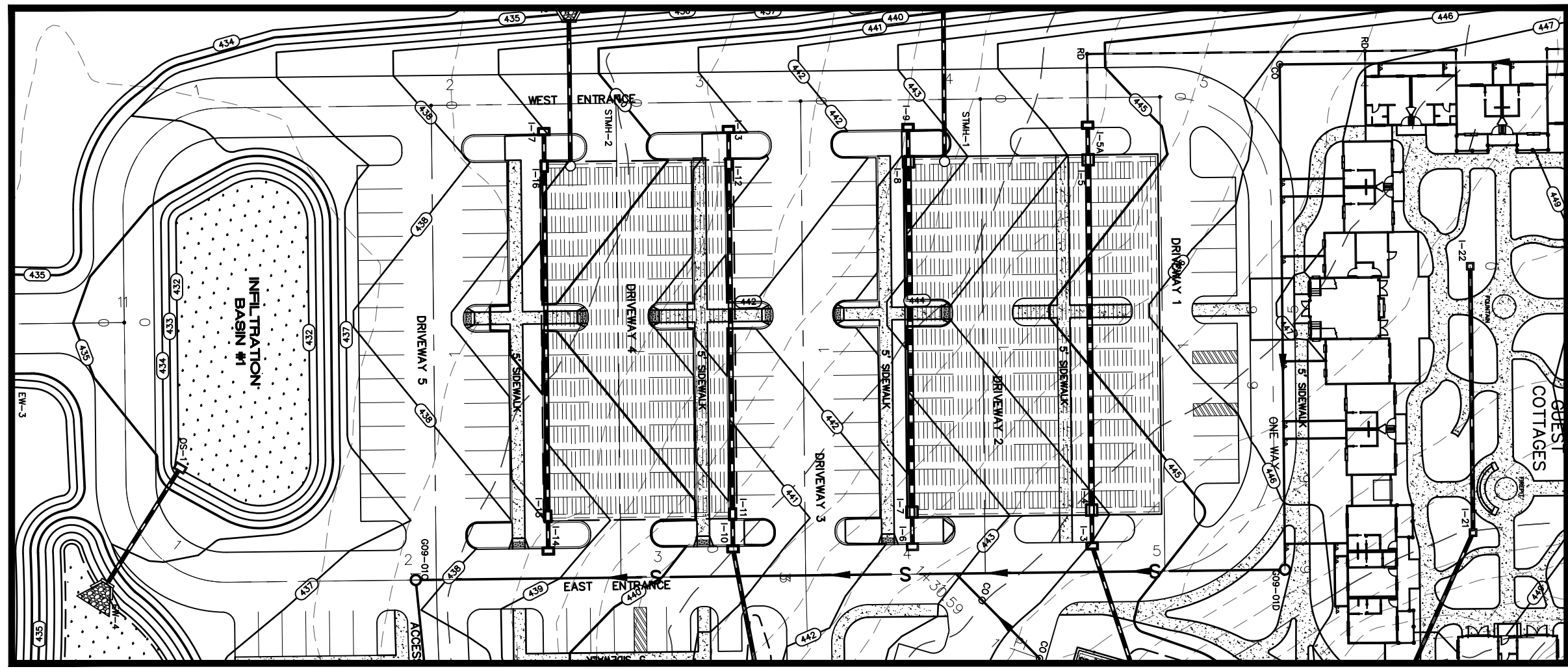
DESIGN :	MKS
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PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
PROFILE PLAN
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THE WILLOWS AT ASHCORBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

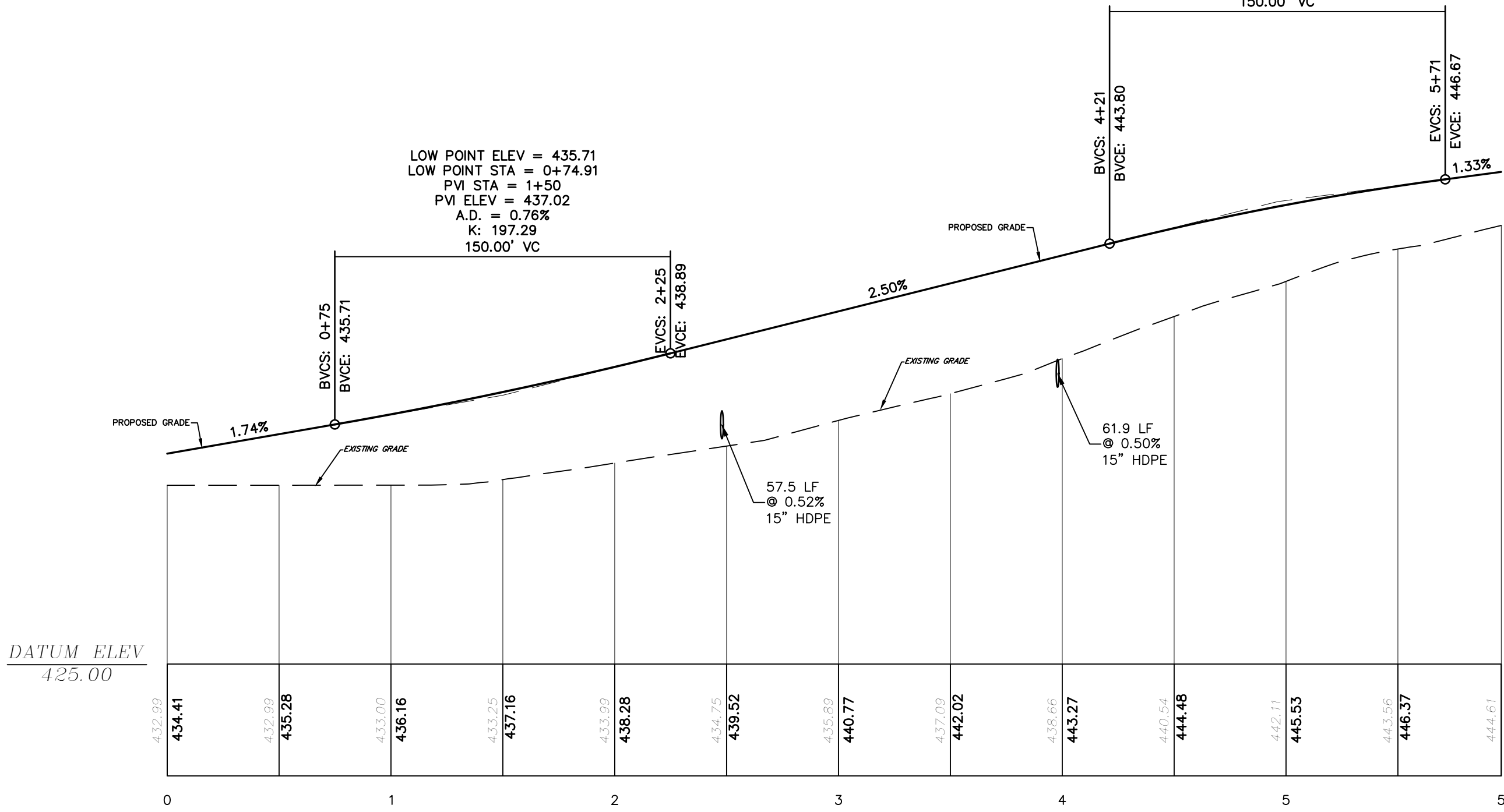
PROJECT NO.
318032
SURVEY BOOK :
Z:\2018\318032.dwg\318032.dwg
SCALE : AS NOTED
DWG FILE : 318032.dwg
SHEET 8 of 14



PLAN VIEW
SCALE: 1"=50'

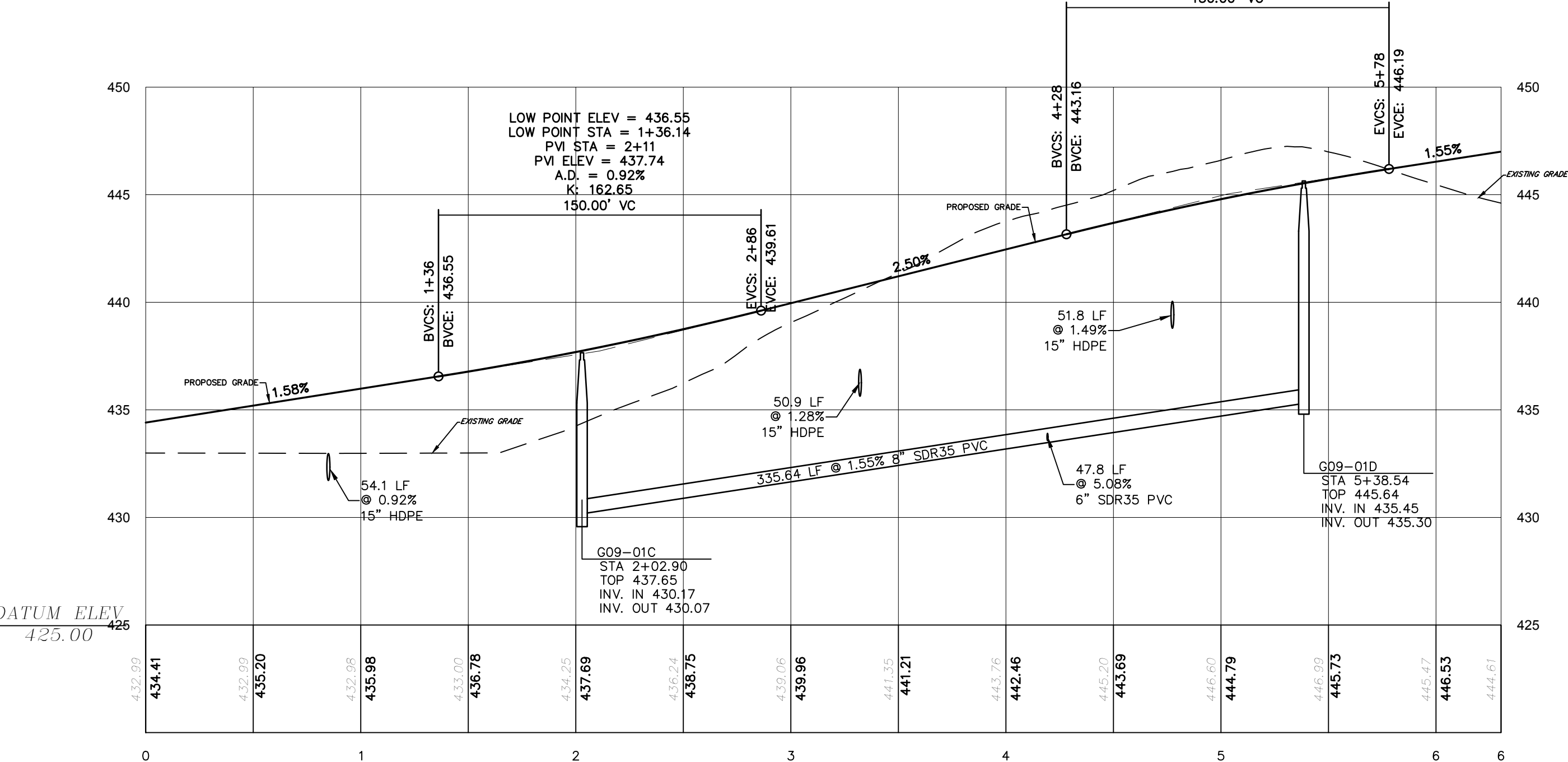
HIGH POINT ELEV = 446.67
HIGH POINT STA = 5+71.14
PVI STA = 4+96
PVI ELEV = 445.67
A.D. = -1.17%
K: 128.34
150.00' VC

LOW POINT ELEV = 435.71
LOW POINT STA = 0+74.91
PVI STA = 1+50
PVI ELEV = 437.02
A.D. = 0.76%
K: 197.29
150.00' VC



WEST ENTRANCE PROFILE
SCALE: H=50'
V=5'

HIGH POINT ELEV = 446.19
HIGH POINT STA = 5+78.14
PVI STA = 5+03
PVI ELEV = 445.03
A.D. = -0.95%
K: 157.71
150.00' VC



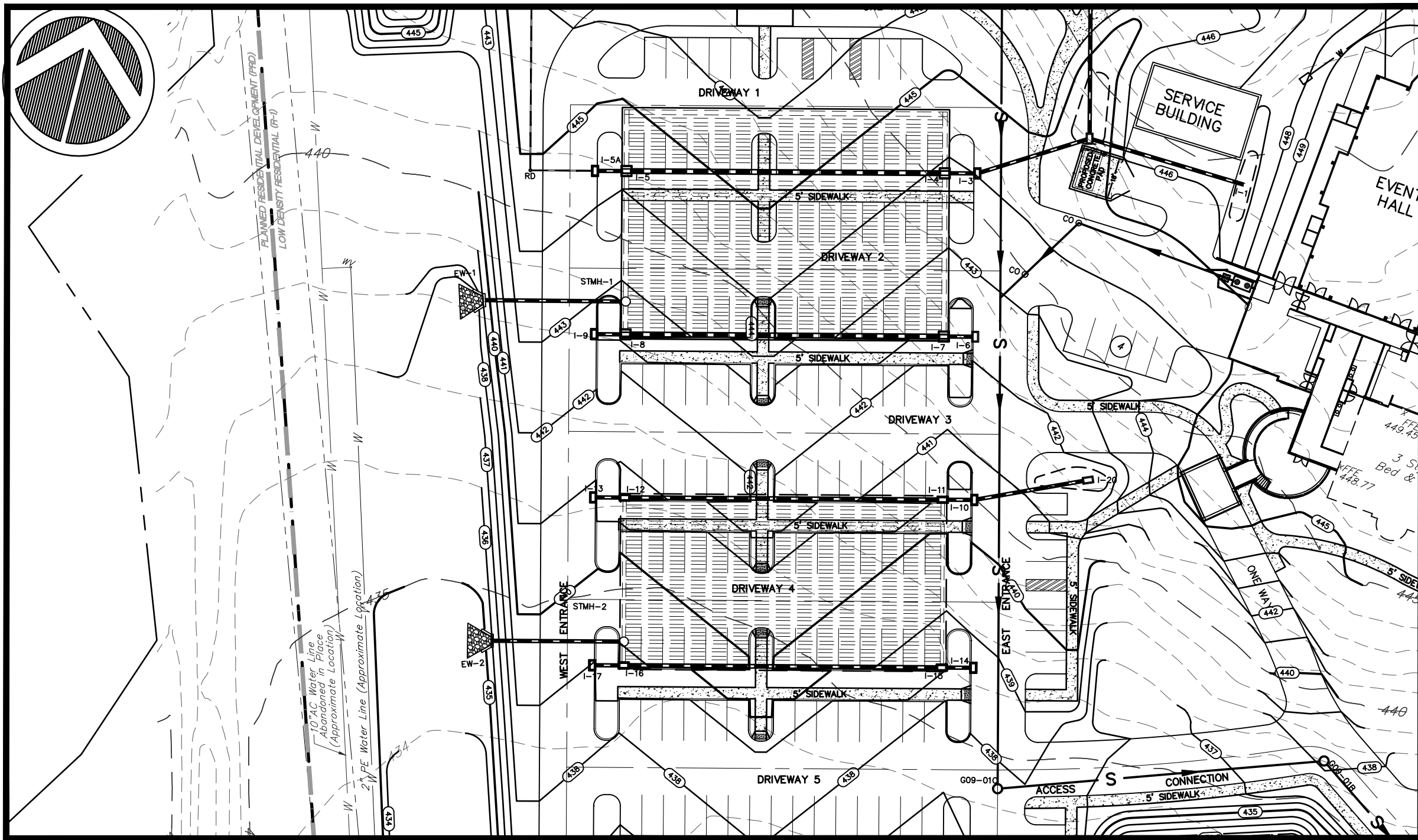
EAST ENTRANCE PROFILE
SCALE: H=50'
V=5'

STORM SEWER NOTES:

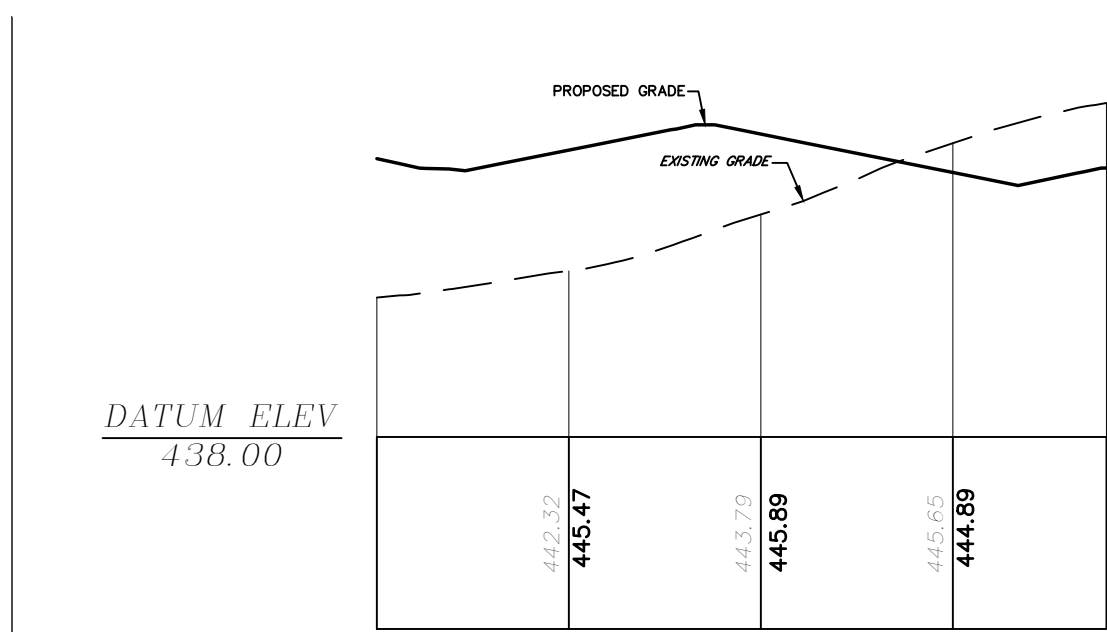
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SANITARY SEWER NOTES:

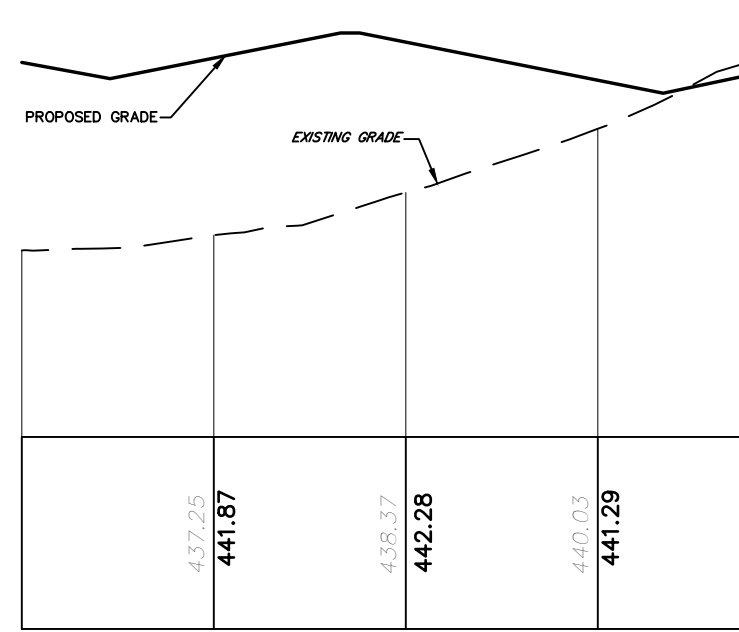
- PIPE LENGTH SHOWN ON PROFILE REPRESENTS DISTANCE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE SHOWN ON PROFILE IS CALCULATED BASED ON DISTANCE FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.



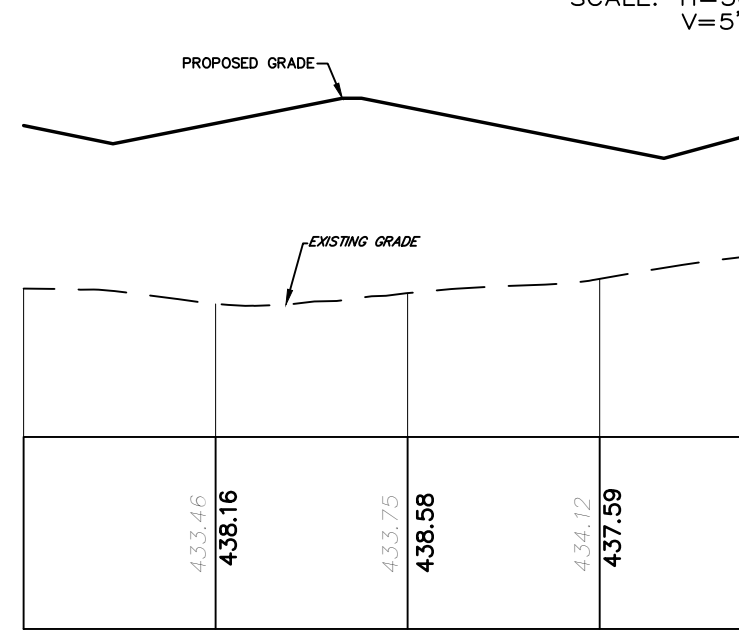
PLAN VIEW
SCALE: 1"=50'



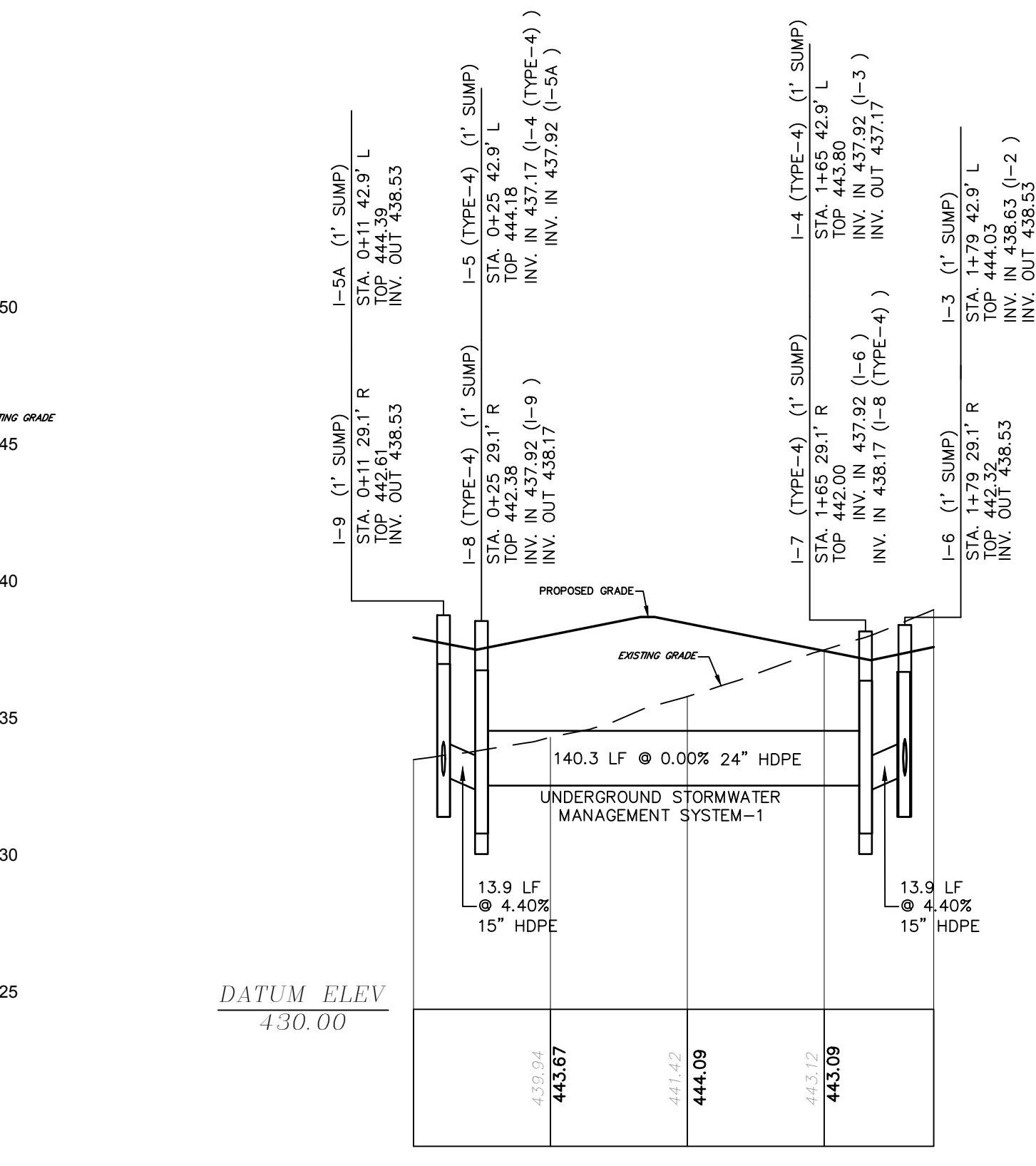
DRIVEWAY 1 PROFILE
SCALE: H=50'
V=5'



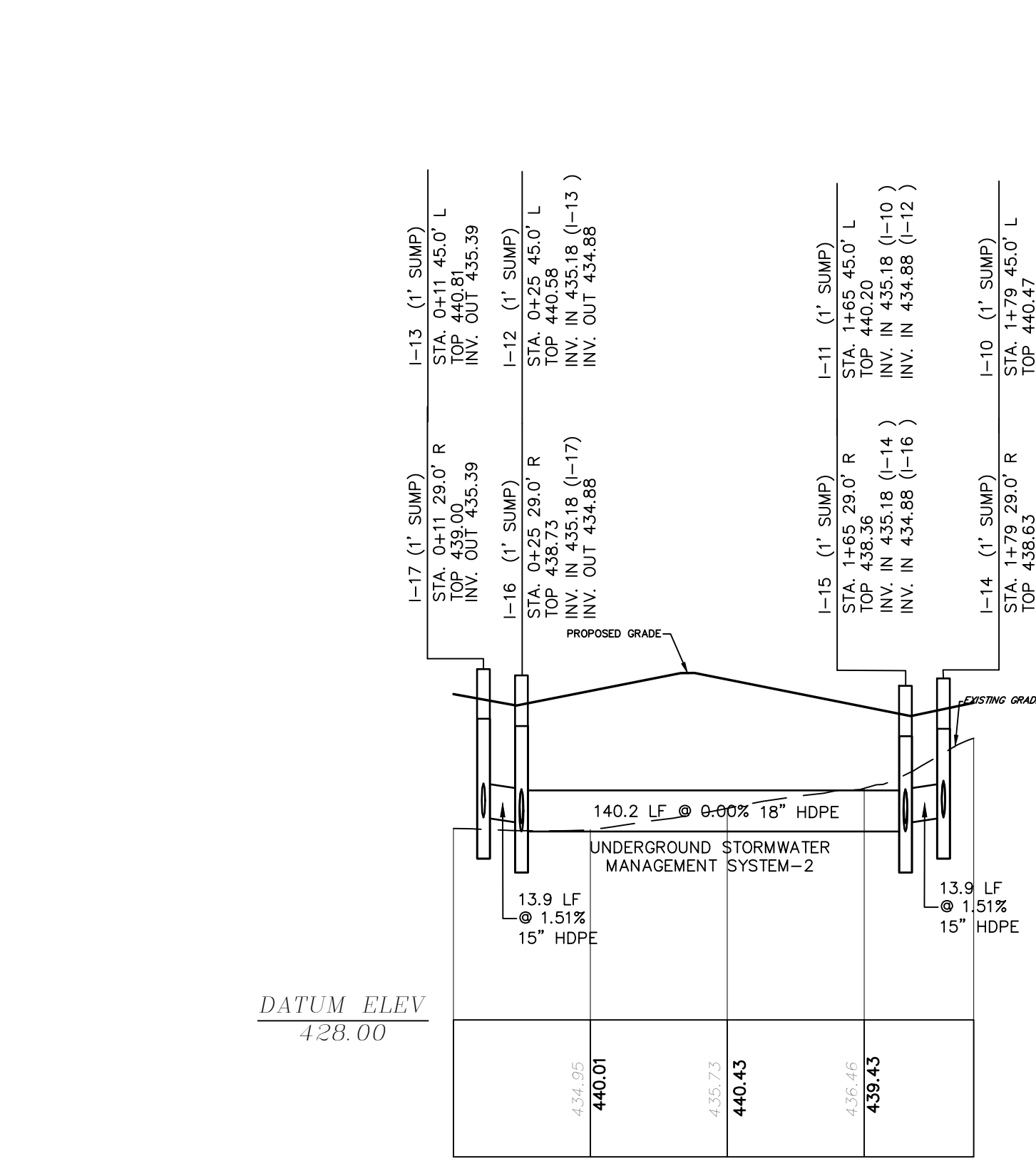
DRIVEWAY 3 PROFILE
SCALE: H=50'
V=5'



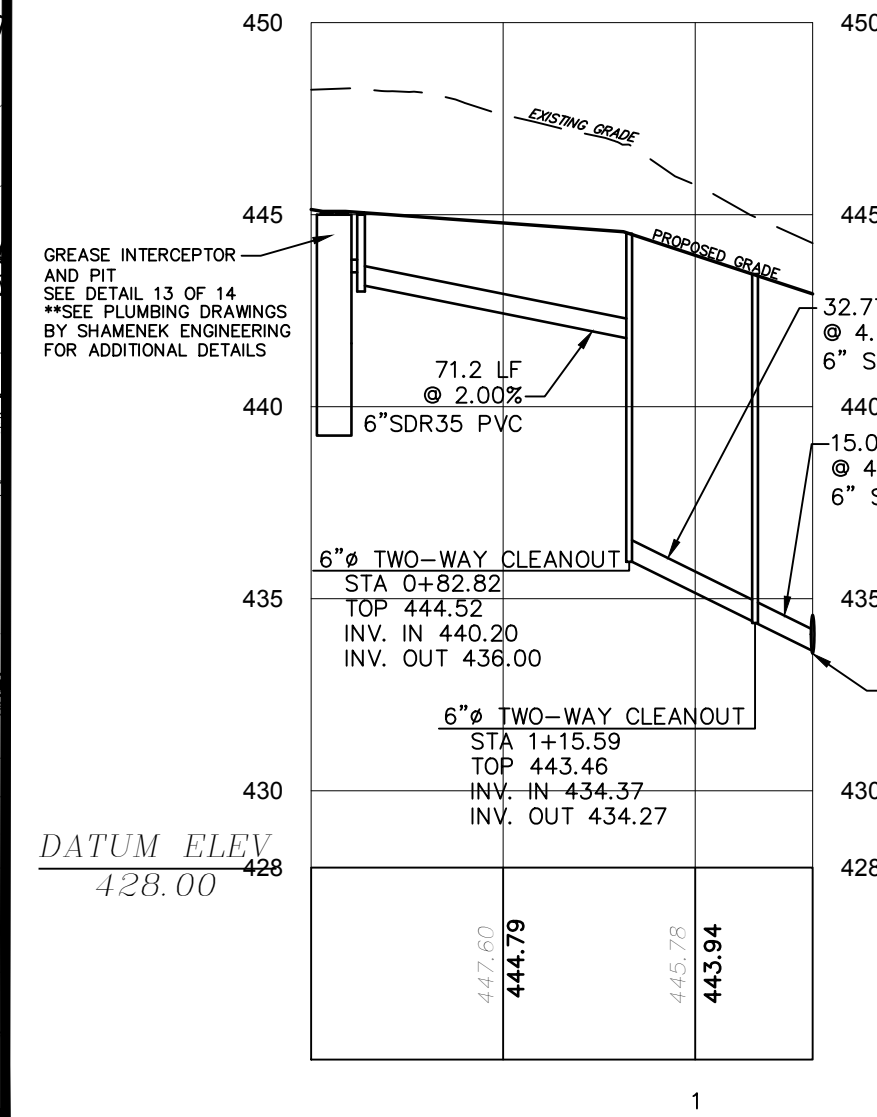
DRIVEWAY 5 PROFILE
SCALE: H=50'
V=5'



DRIVEWAY 2 PROFILE
SCALE: H=50'
V=5'



DRIVEWAY 4 PROFILE
SCALE: H=50'
V=5'



GREASE INTERCEPTOR
AND SAMPLE VAULT
SCALE: H=50'
V=5'

DESIGN :	MKS
DRAWN :	MH
CHECKED :	JKM
DATE :	01/17/2020

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PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
FOR
THE WILLOWS AT ASHCORBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

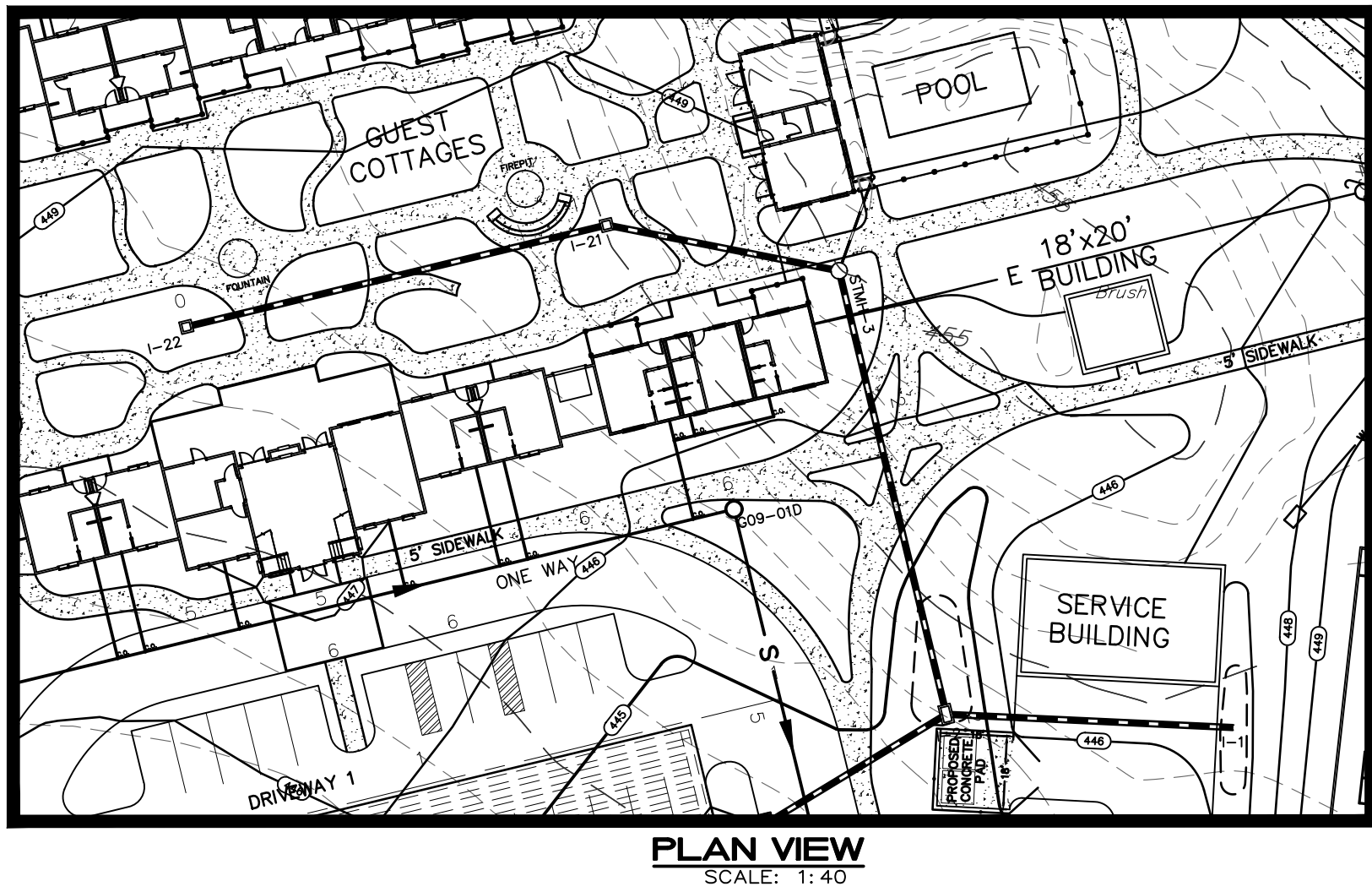
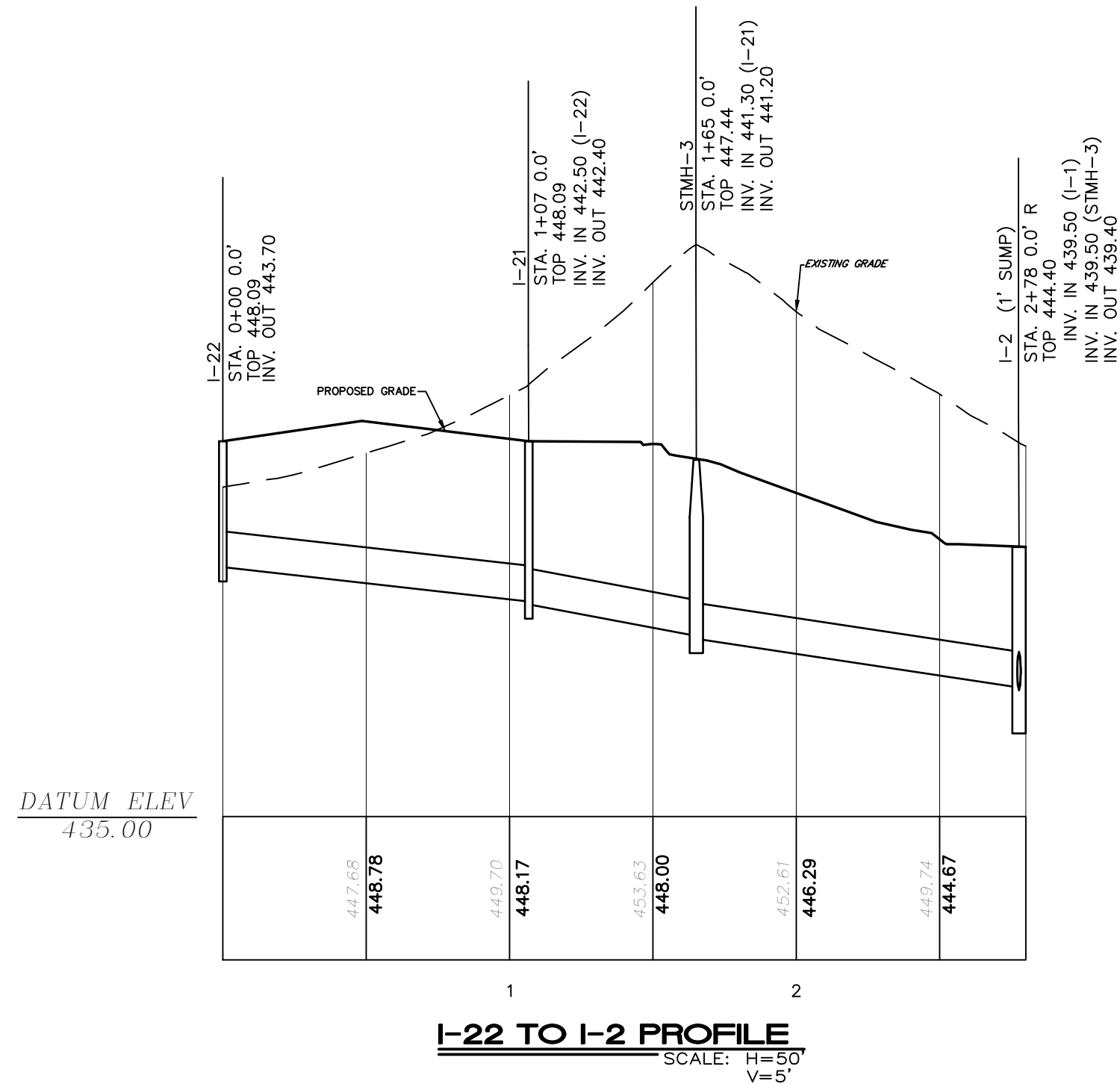
PROJECT NO.
318032

SURVEY BOOK :
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SCALE : AS SHOWN

DWG FILE : 2018\318032.dwg\318032.dwg

SHEET 9 of 14

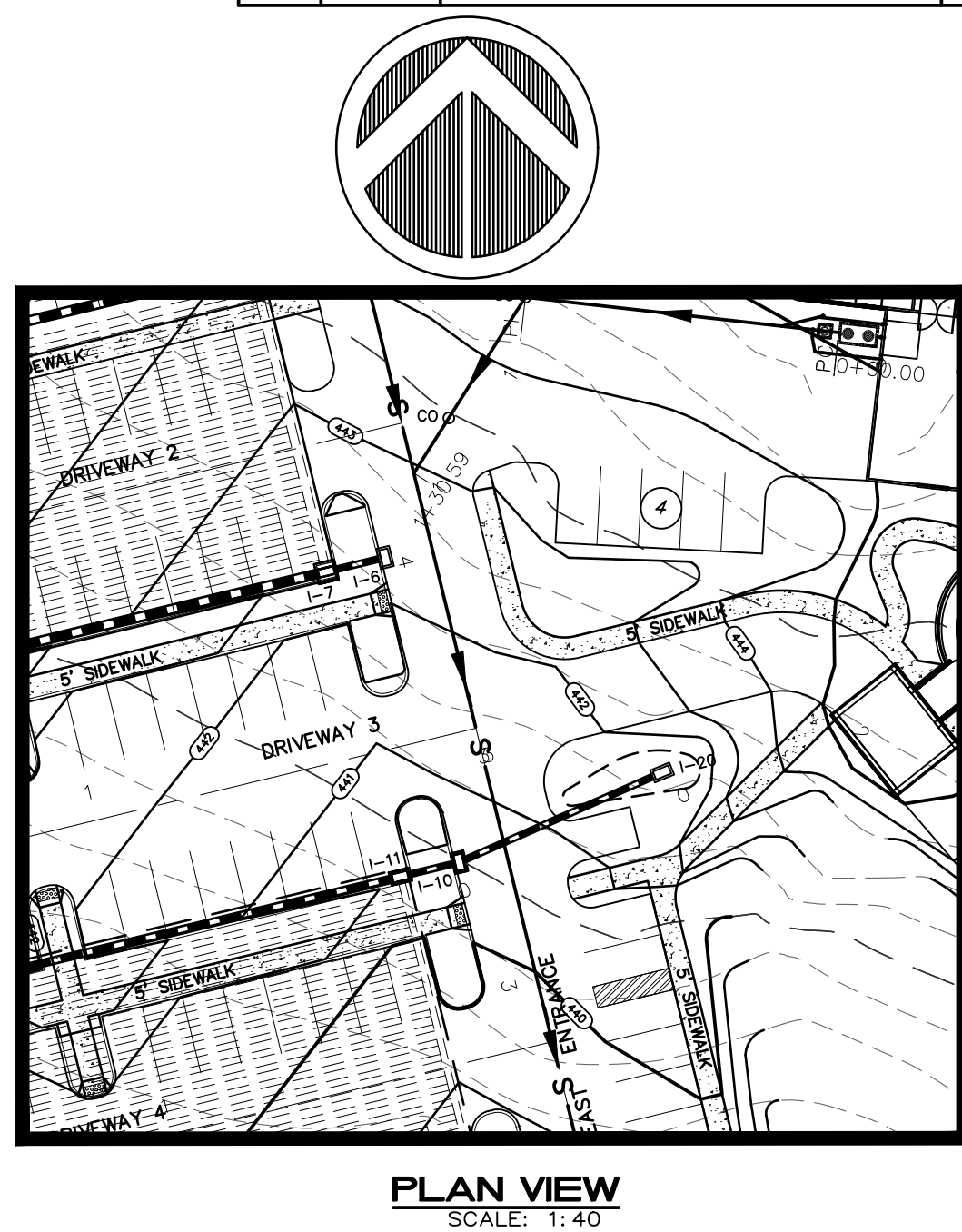


DATUM ELEV
435.00

I-1 TO I-2 PROFILE
SCALE: H=50
V=5'

DATUM ELEV
428.00

I-20 TO I-10 PROFILE
SCALE: H=50
V=5'



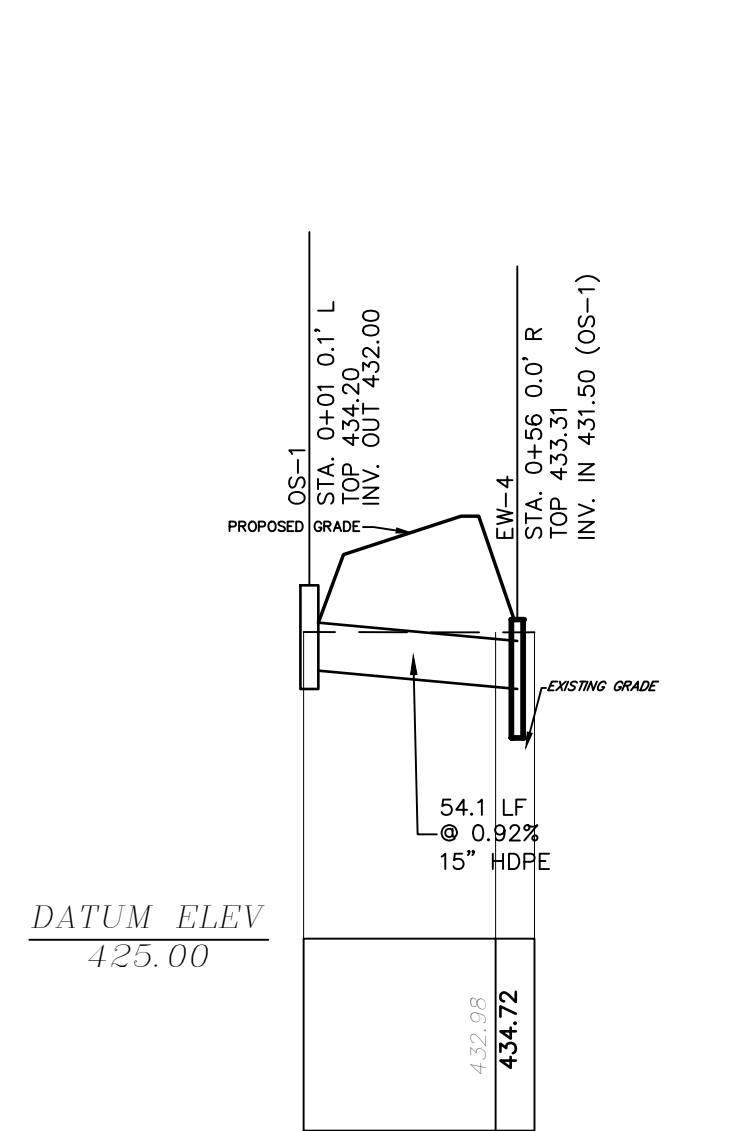
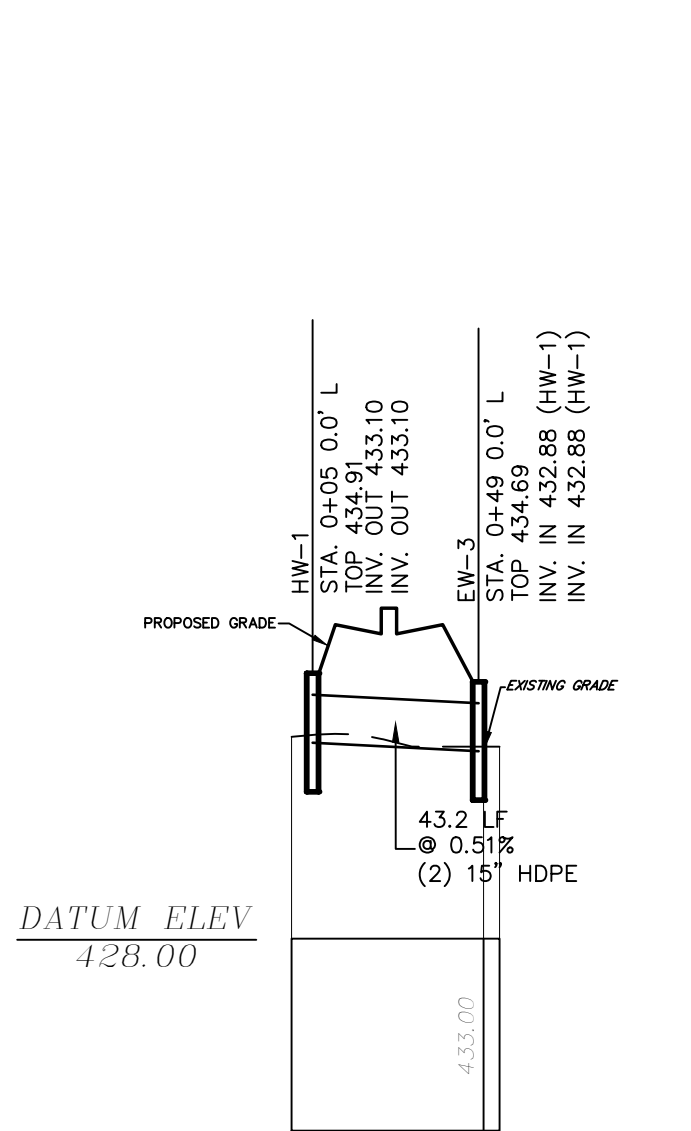
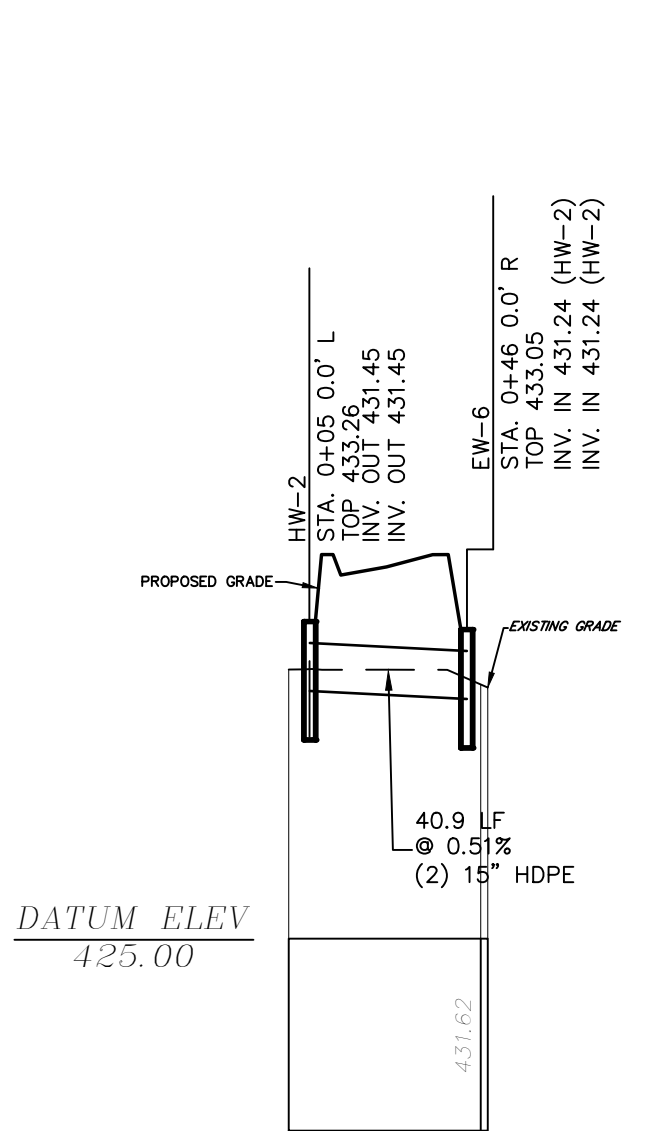
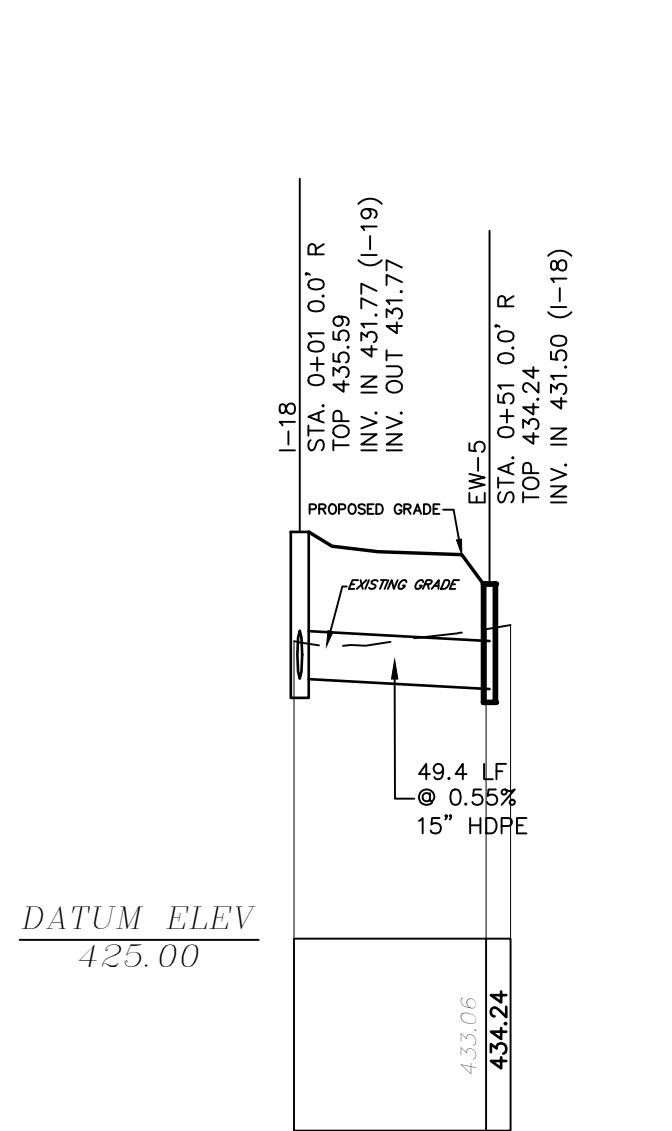
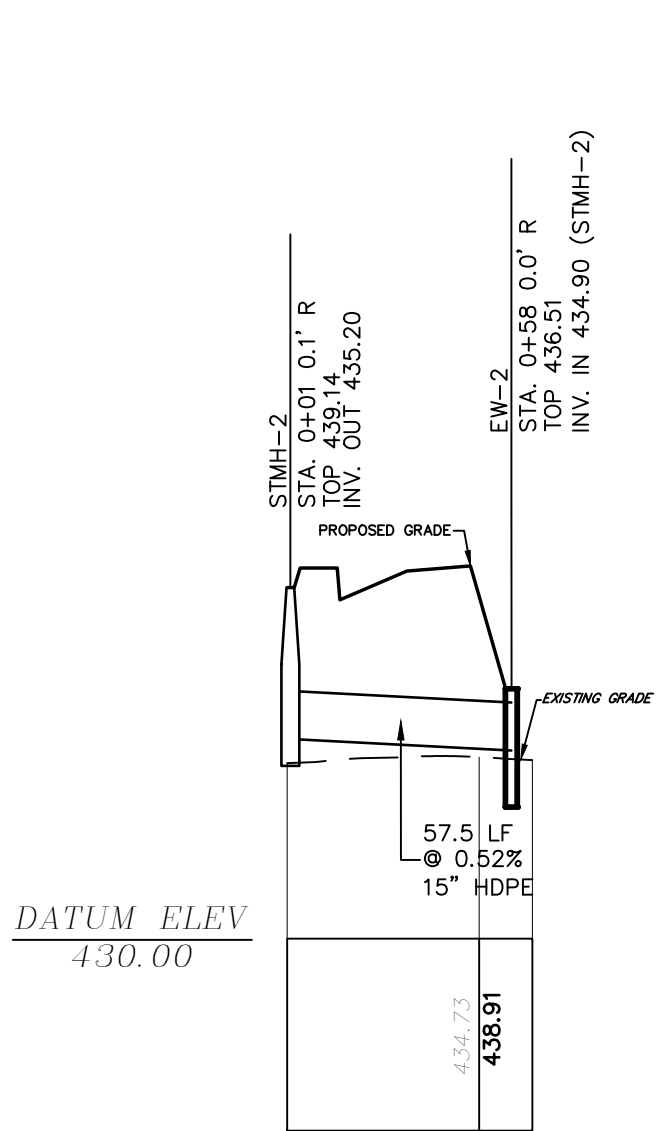
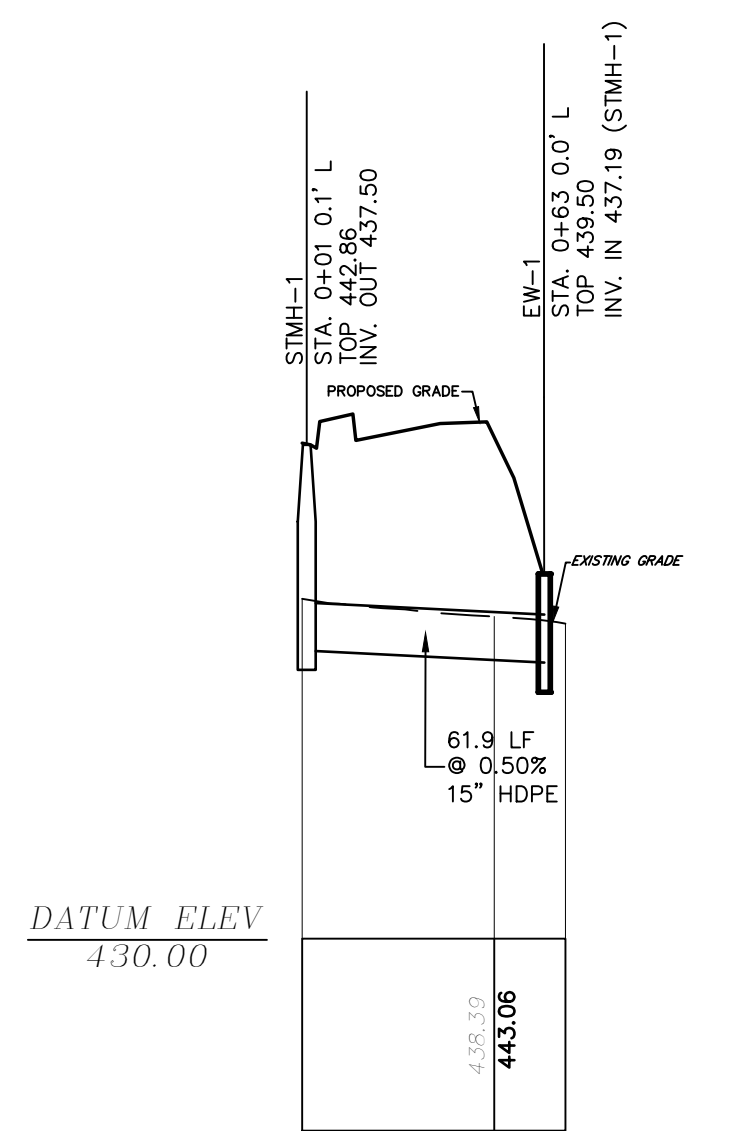
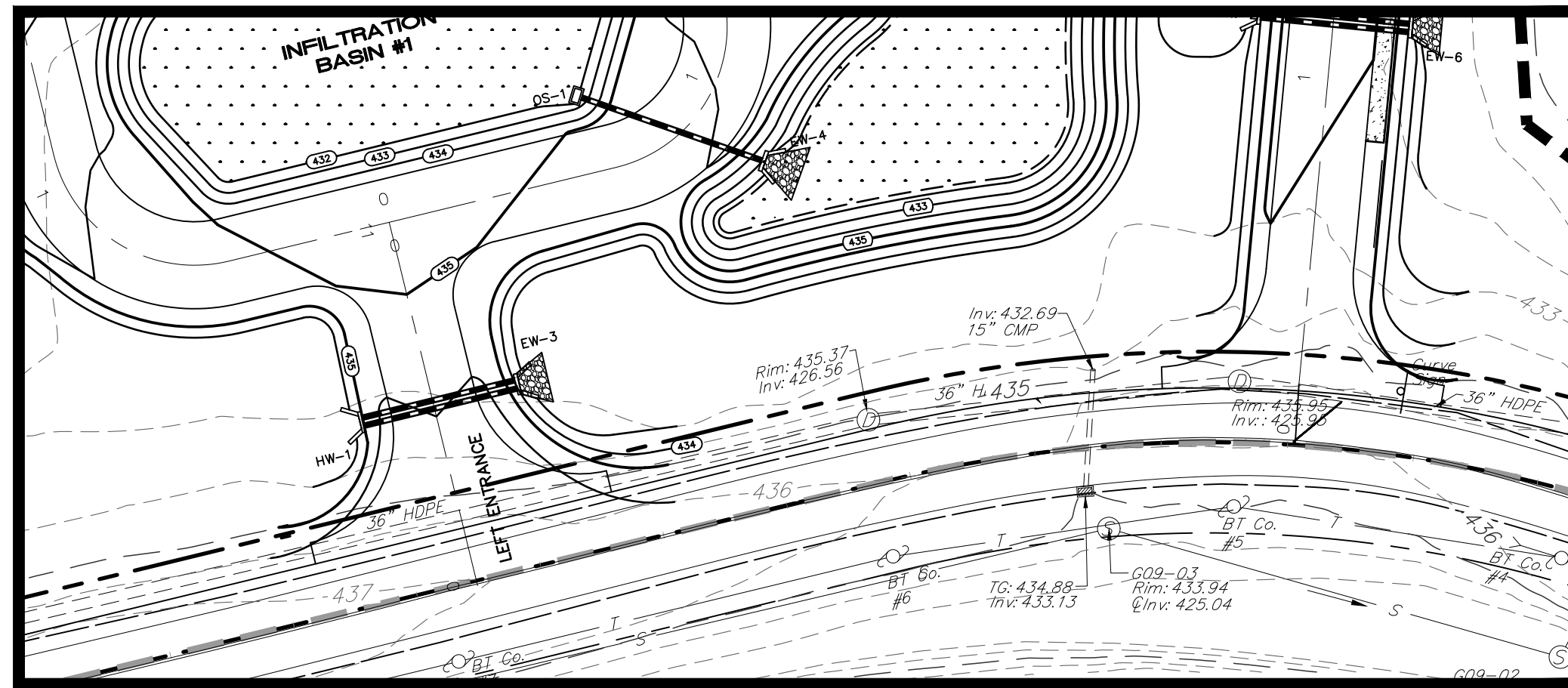
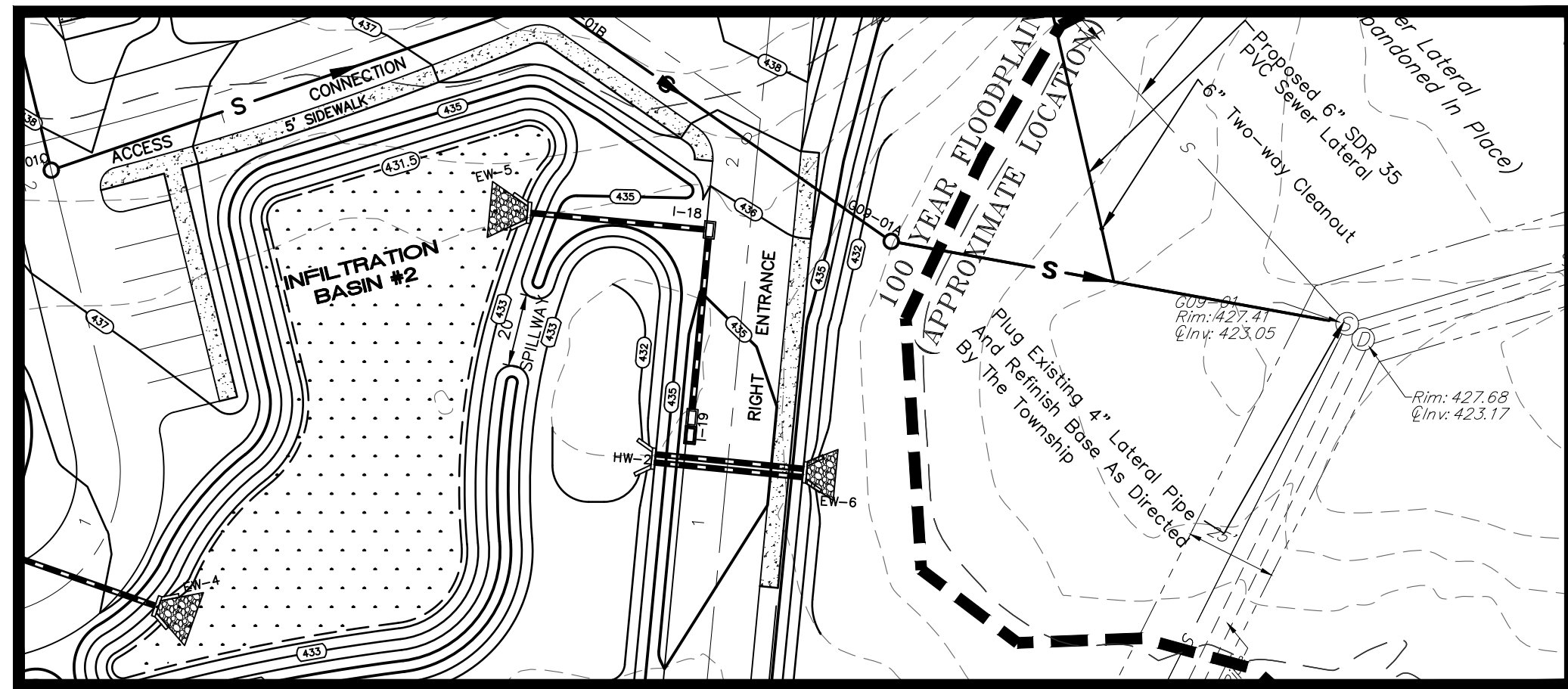
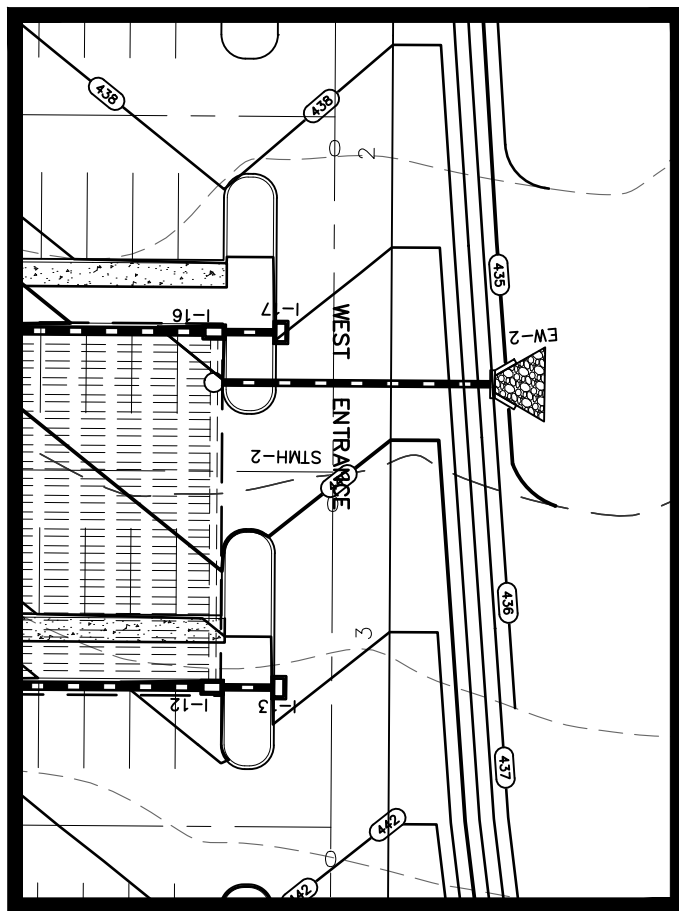
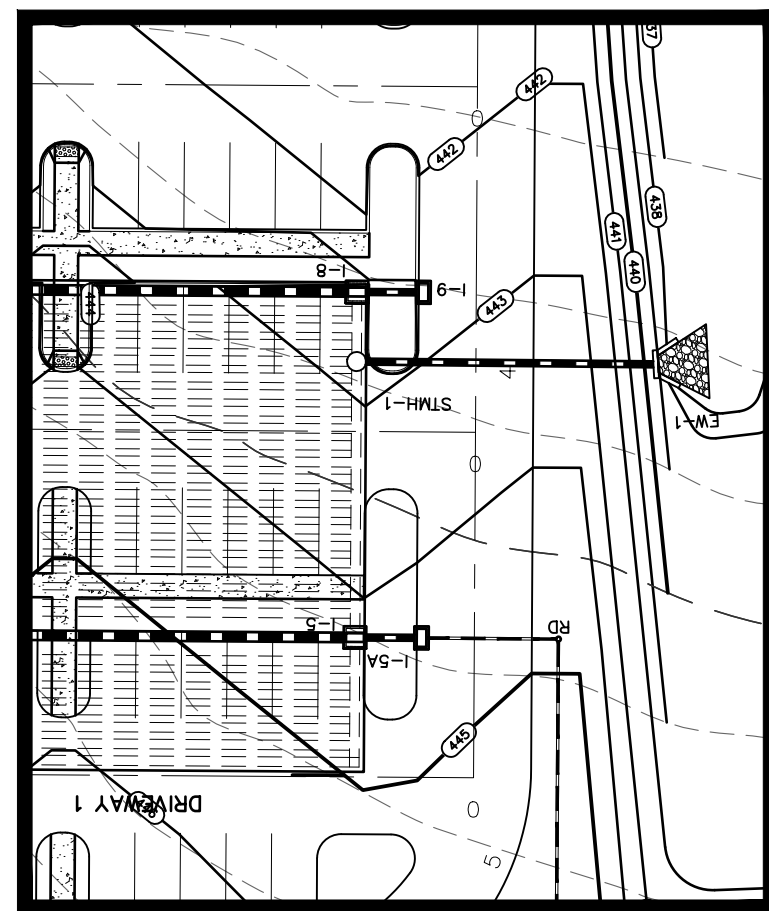
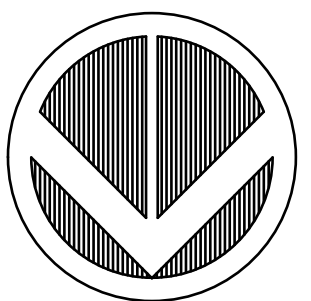
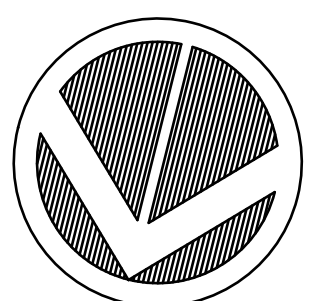
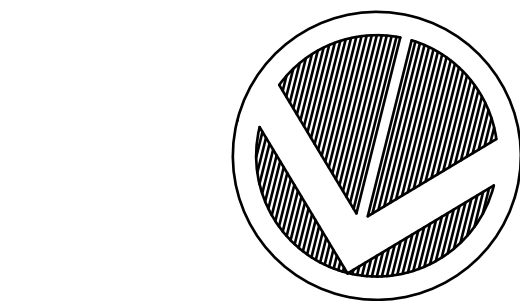
- NOTES:
- THE FOLLOWING INLETS SHALL BE INSTALLED WITH THE NYLOPLAST ENVIRONHOOD WATER QUALITY SNOOT. THIS DETAIL CAN BE FOUND ON SHEET 11 OF 14.
 - INLETS 3,5A,6,9,10,13,14&17.

NO.	DATE	DESCRIPTION	BY
4	10/23/20	REVISIONS PER REVIEW LETTER 5/20/20	MKS
3	5/11/20	REVISIONS PER REVIEW LETTER 5/7/20	MKS
2	4/23/20	REVISIONS PER REVIEW LETTER 4/15/20	MKS
1	3/10/20	REVISIONS PER REVIEW LETTER 2/18/20	MH

DESIGN :	MKS
DRAWN :	MH
CHECKED :	JKM
DATE :	01/17/2020

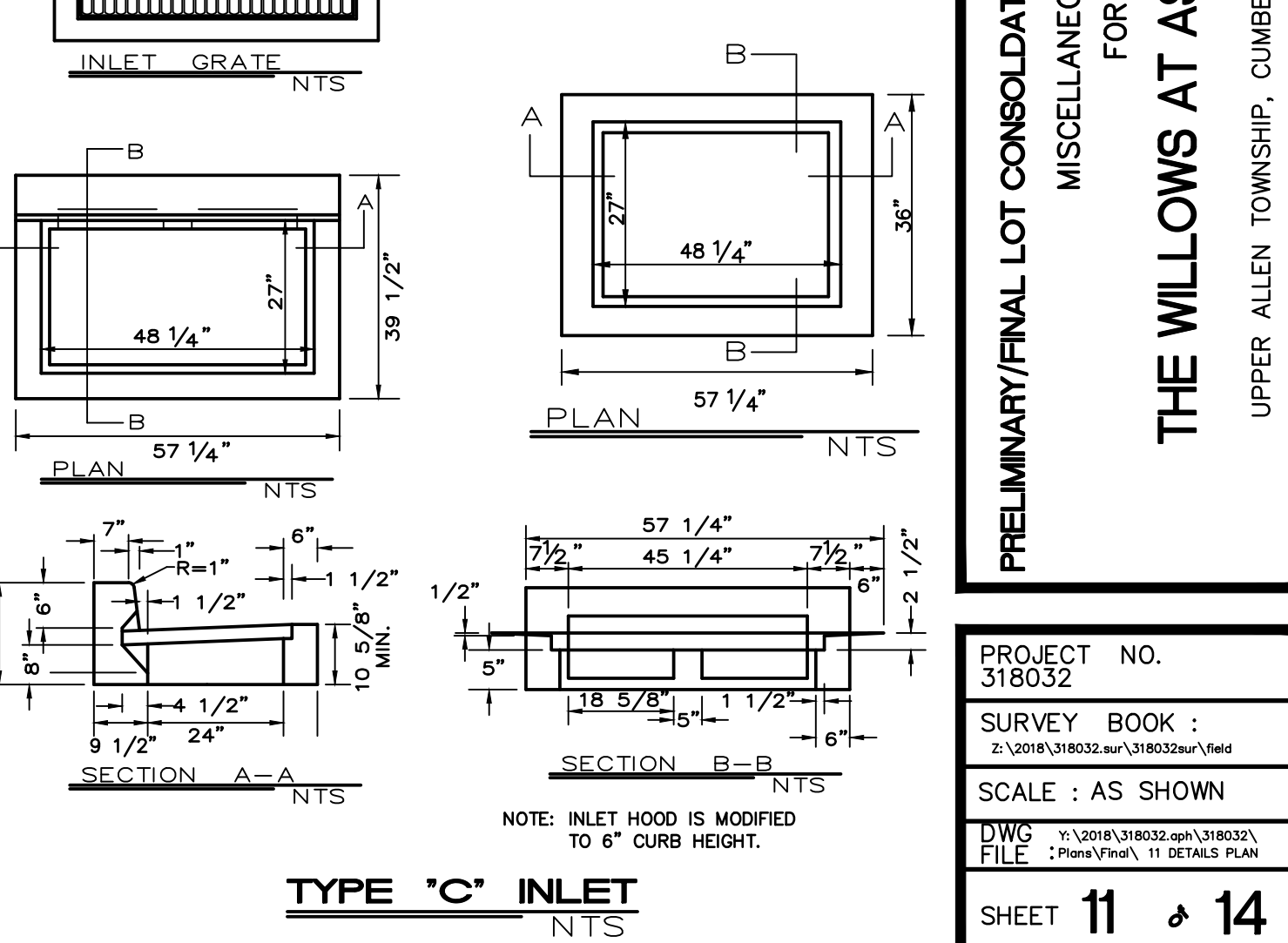
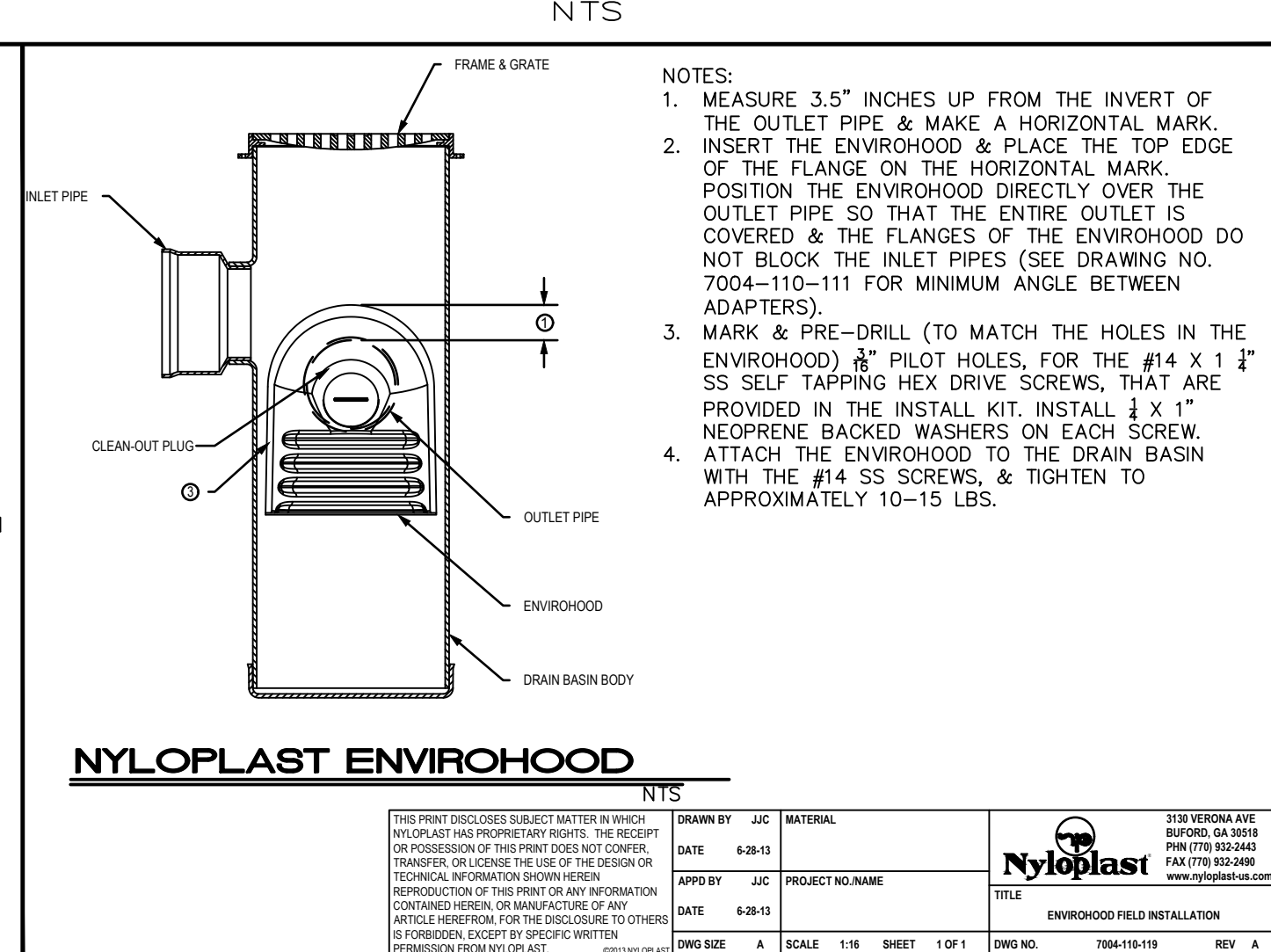
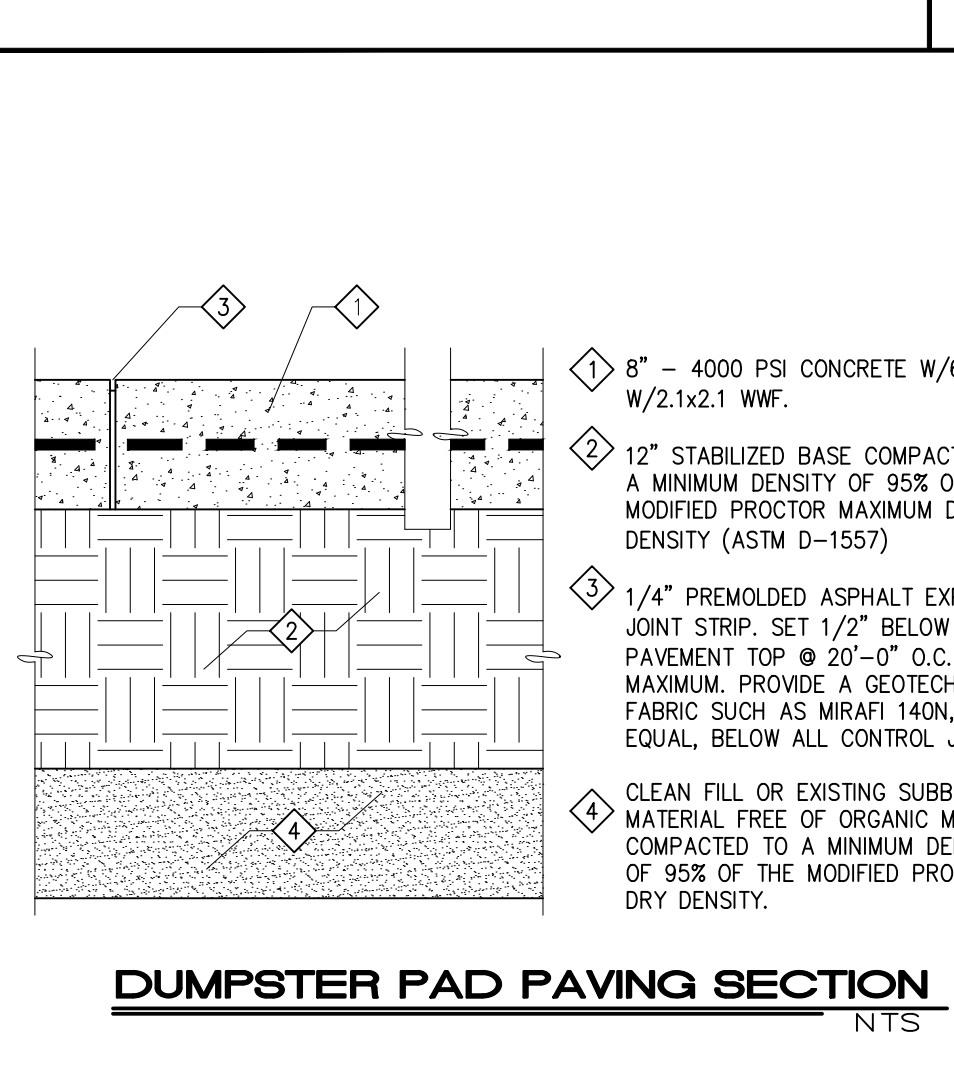
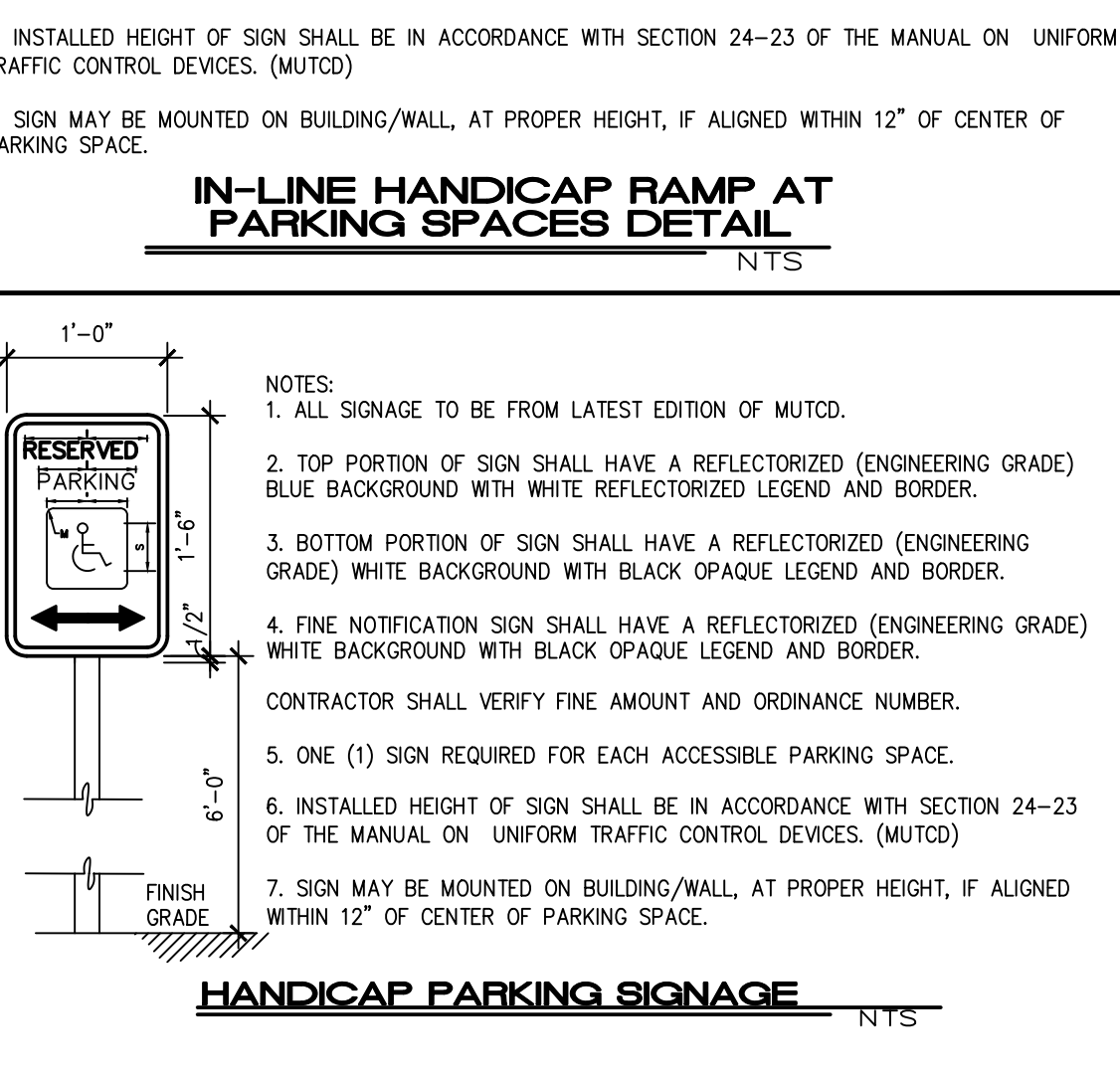
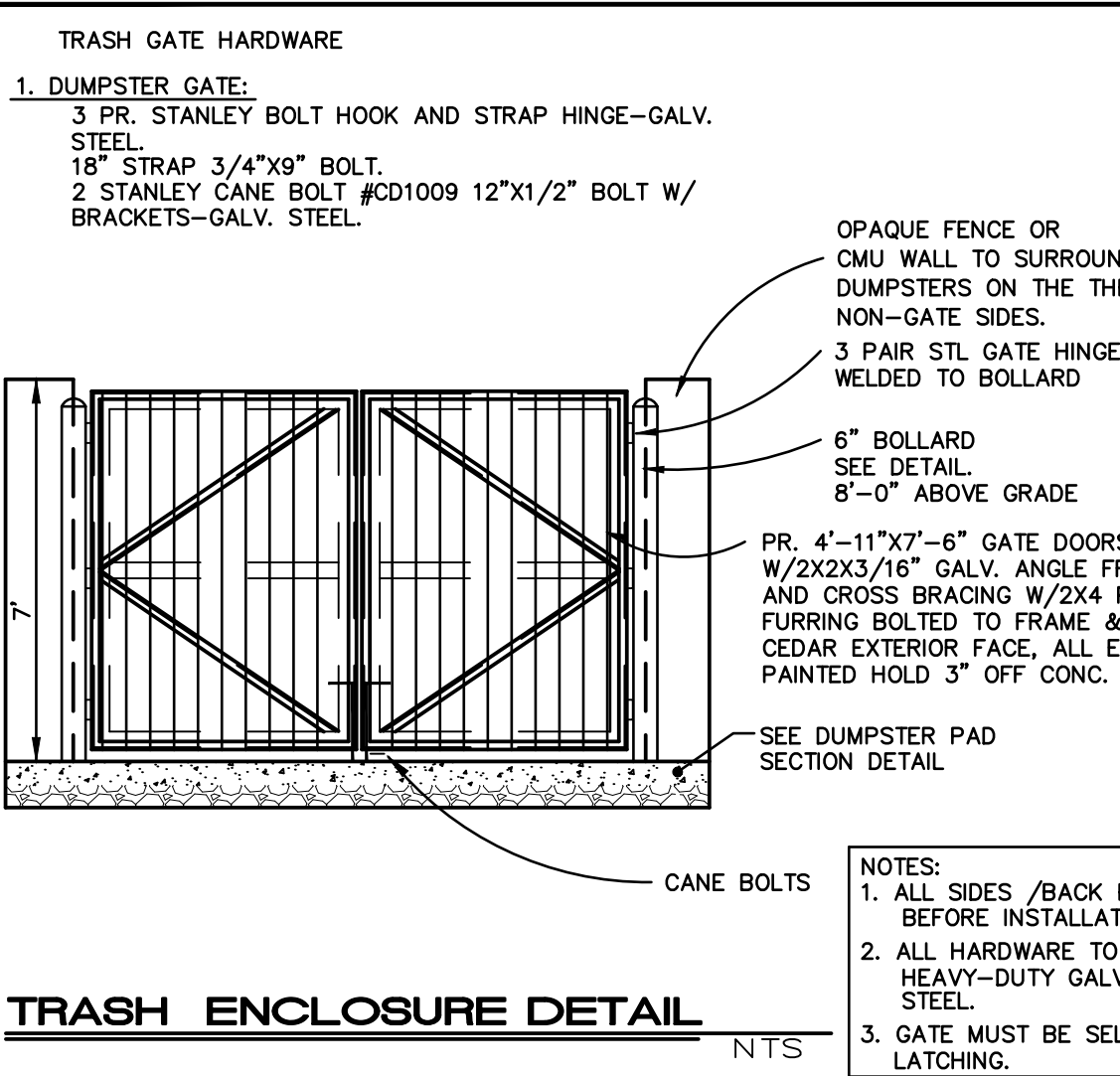
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NEW GUMBERLAND, PA 17070
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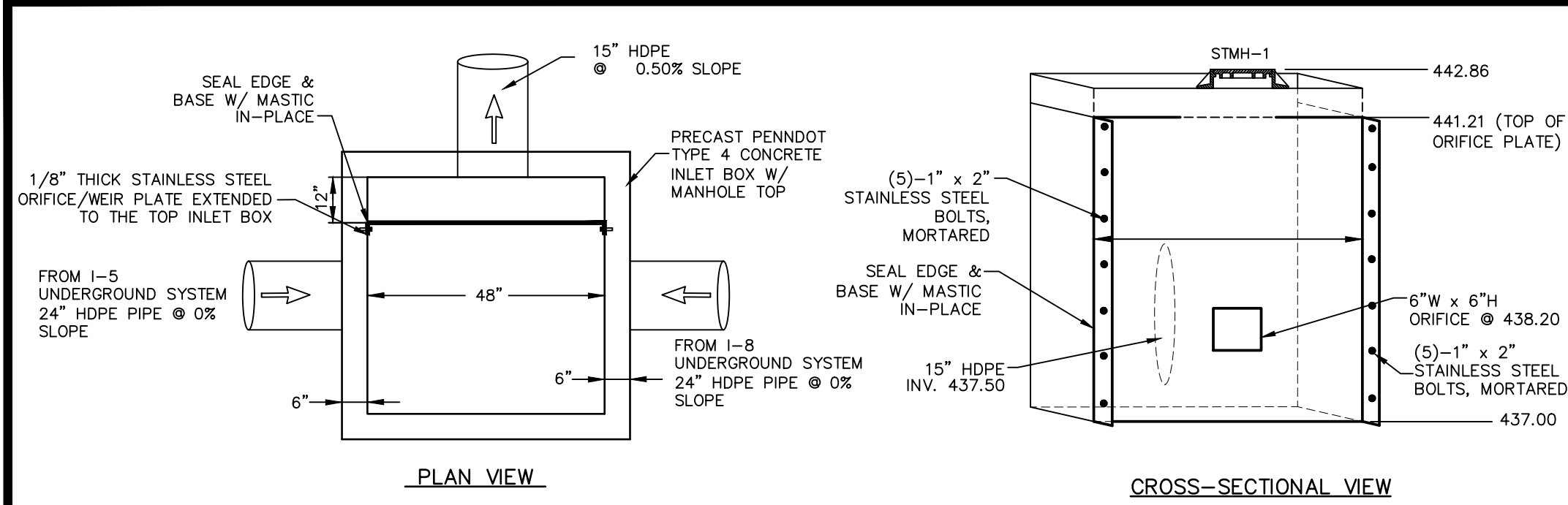
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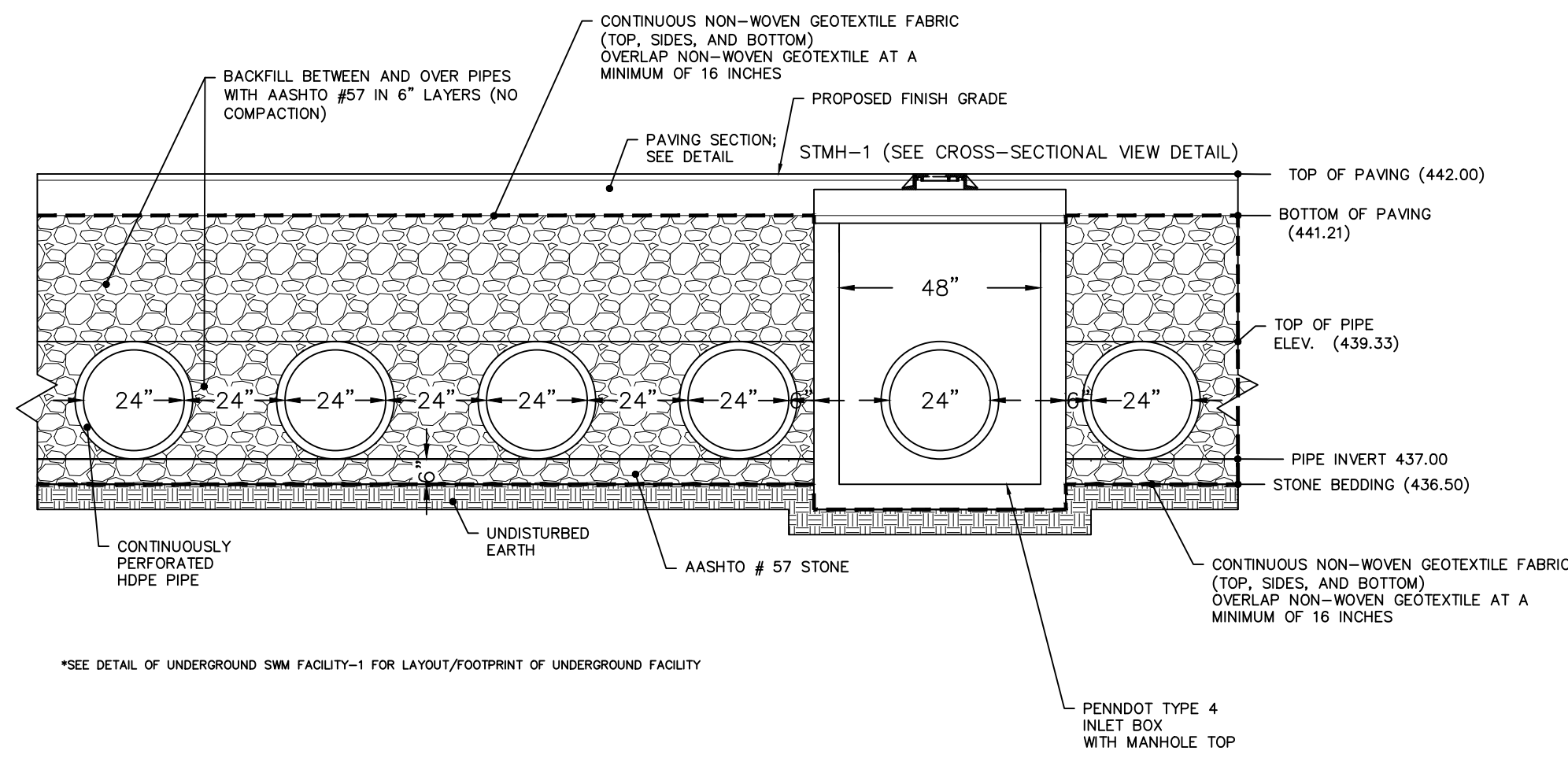
PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
FOR
STORMWATER PROFILE PLAN
THE WILLOWS AT ASHCORBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	318032
SURVEY BOOK :	2: \2018\318032.dwg\318032sur\field
SCALE :	AS SHOWN
DWG FILE	1: \2018\318032.dwg\318032sur\2: Profile\Plan.dwg
SHEET	10 of 14

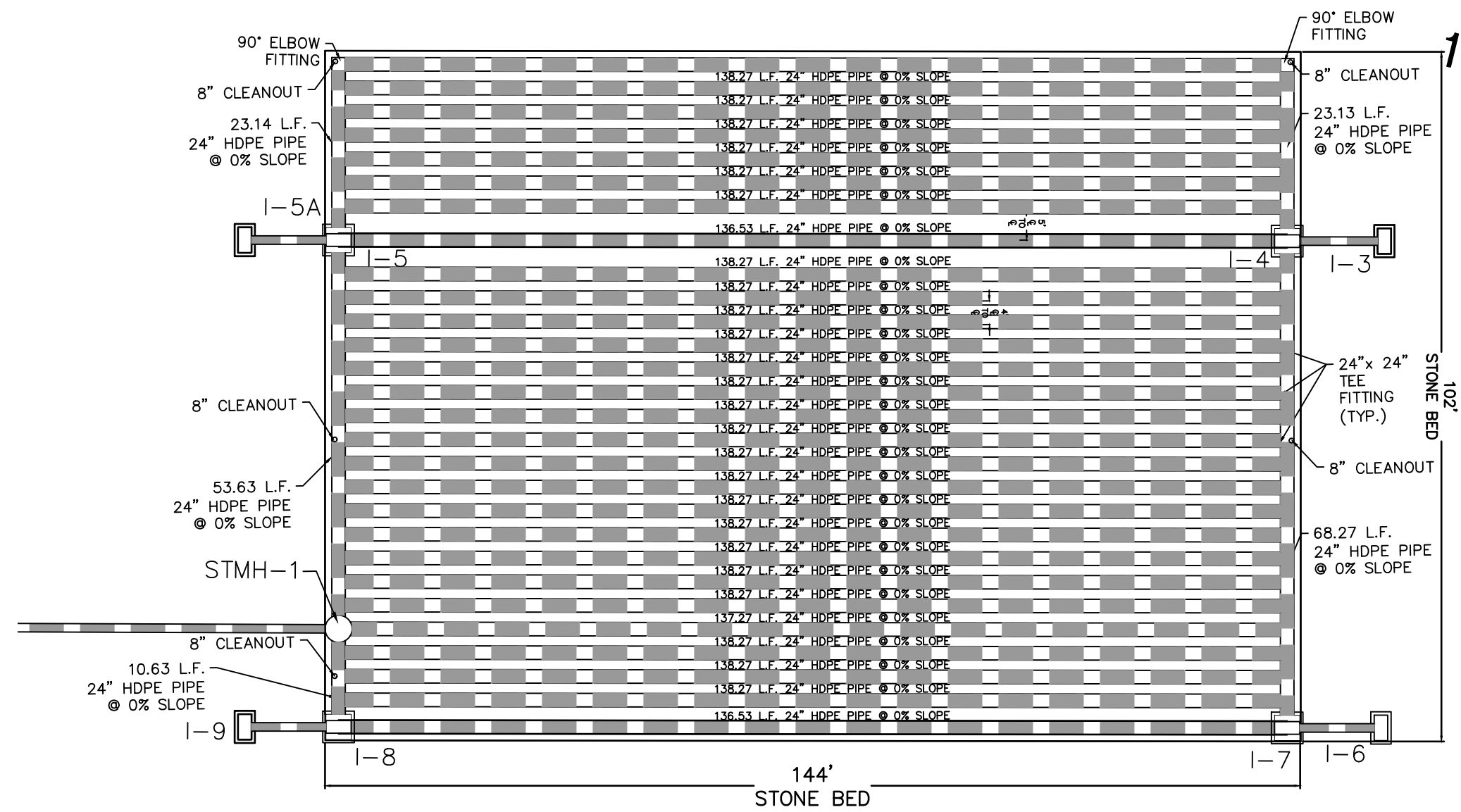




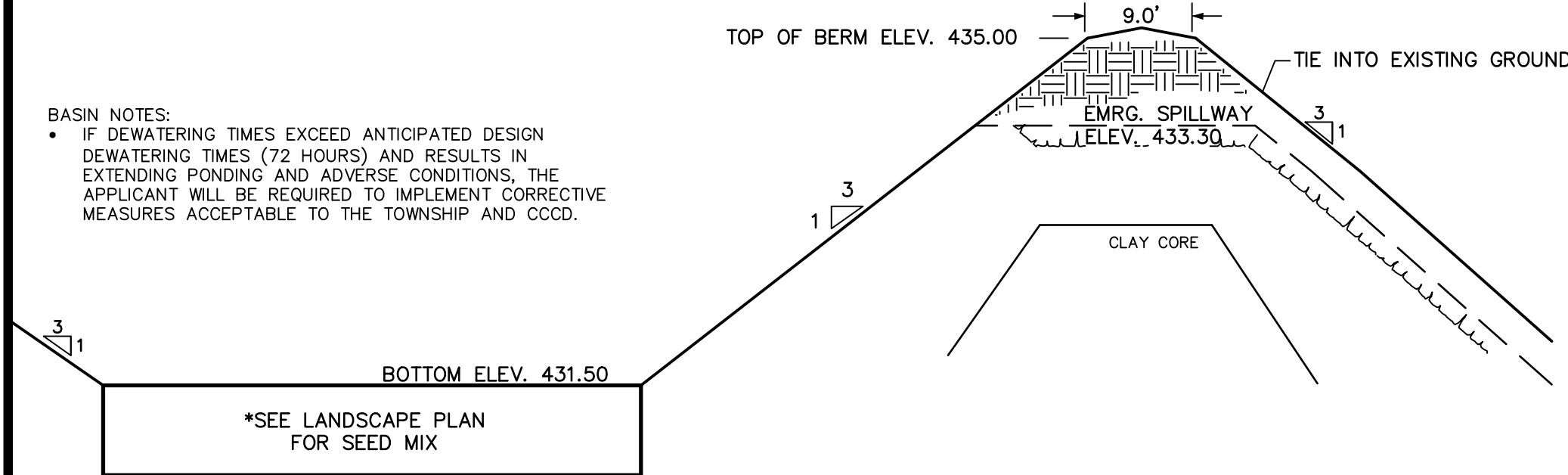
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OUTLET STRUCTURE: MANHOLE STMH-1**
NTS



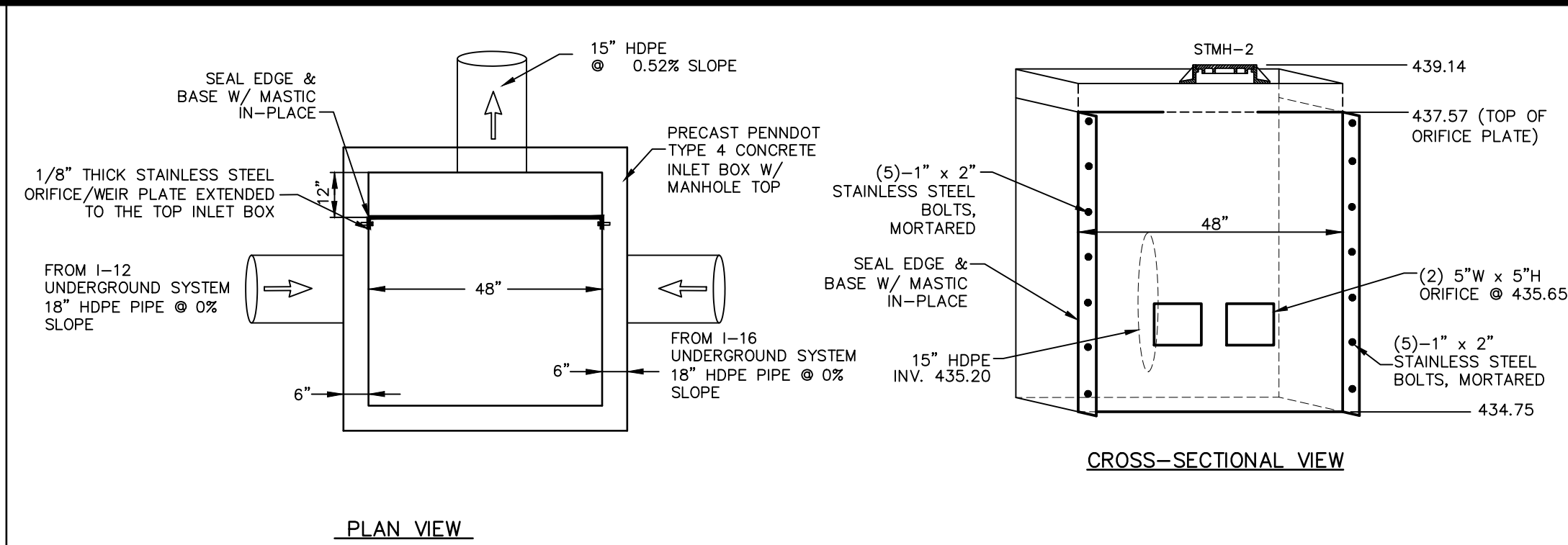
**CROSS SECTION
DETAIL OF UNDERGROUND SWM FACILITY-1**
NTS



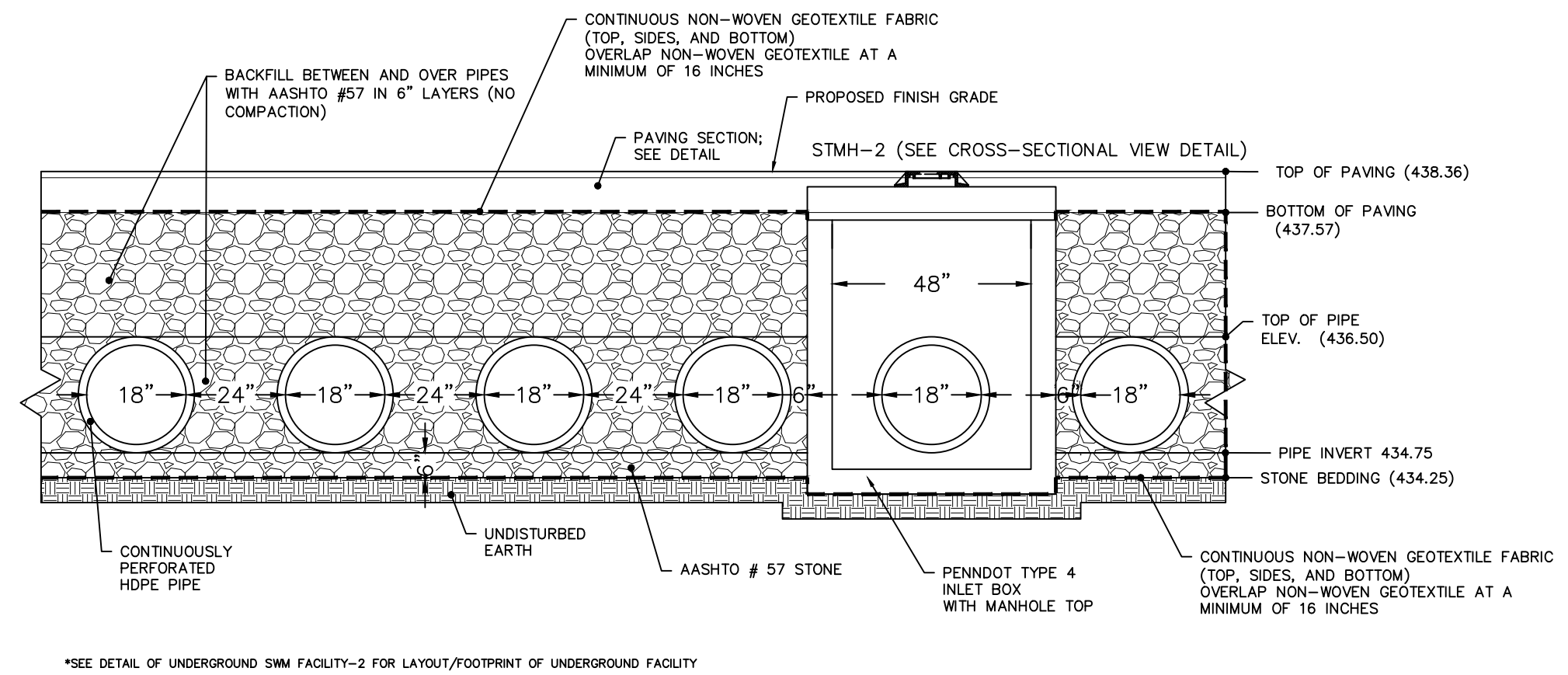
DETAIL OF UNDERGROUND SWM FACILITY-1
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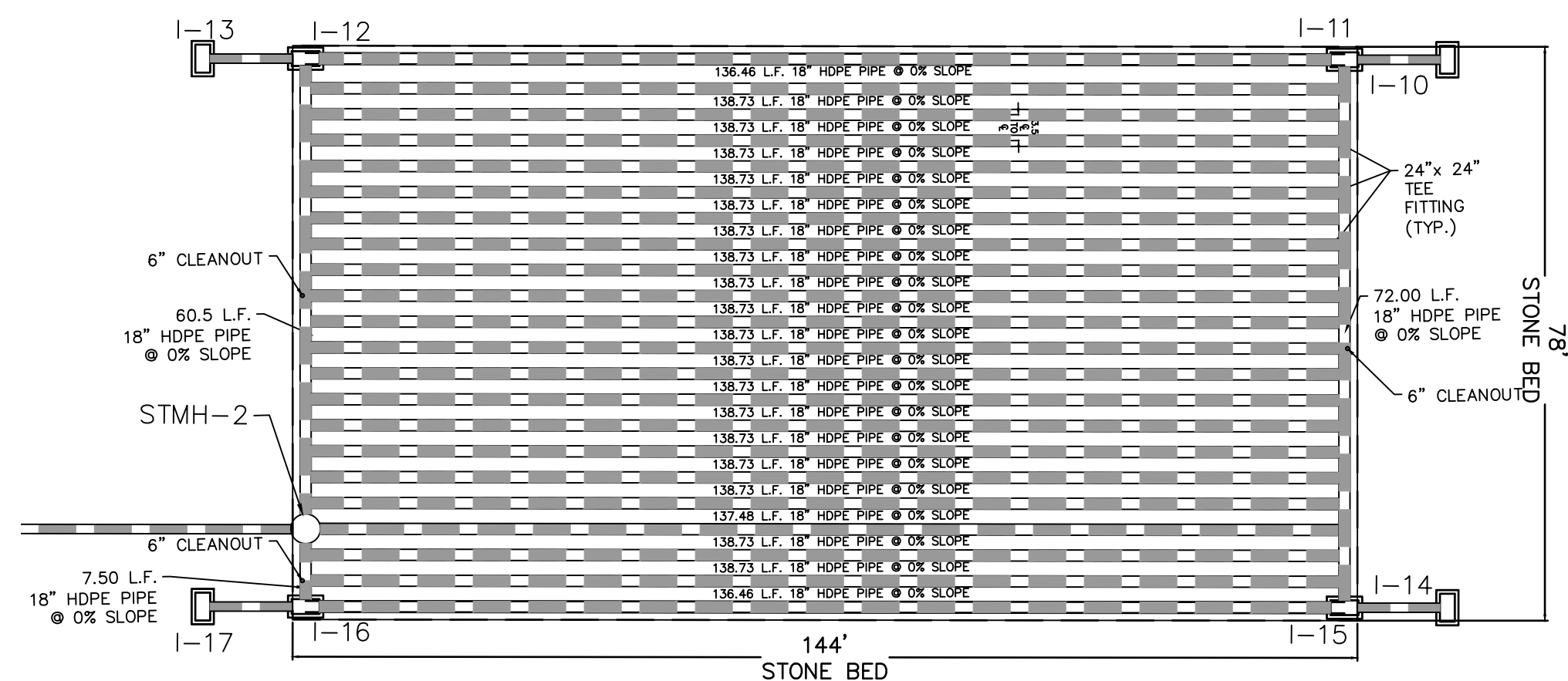
INFILTRATION BASIN-2
NTS



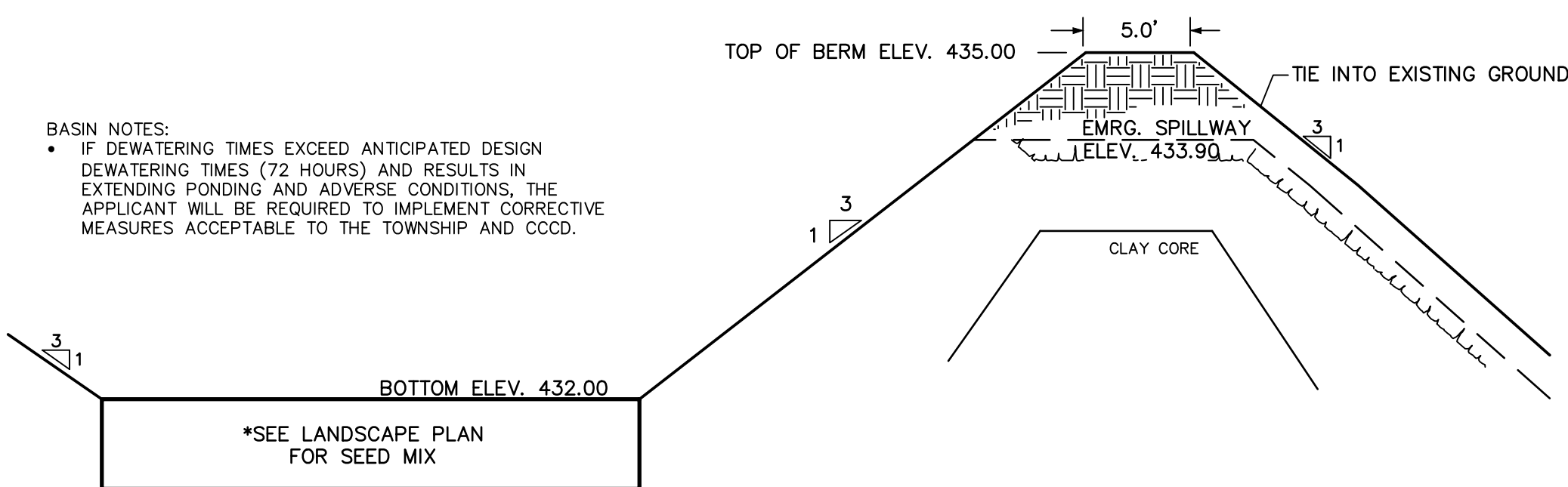
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OUTLET STRUCTURE: MANHOLE STMH-2**
NTS



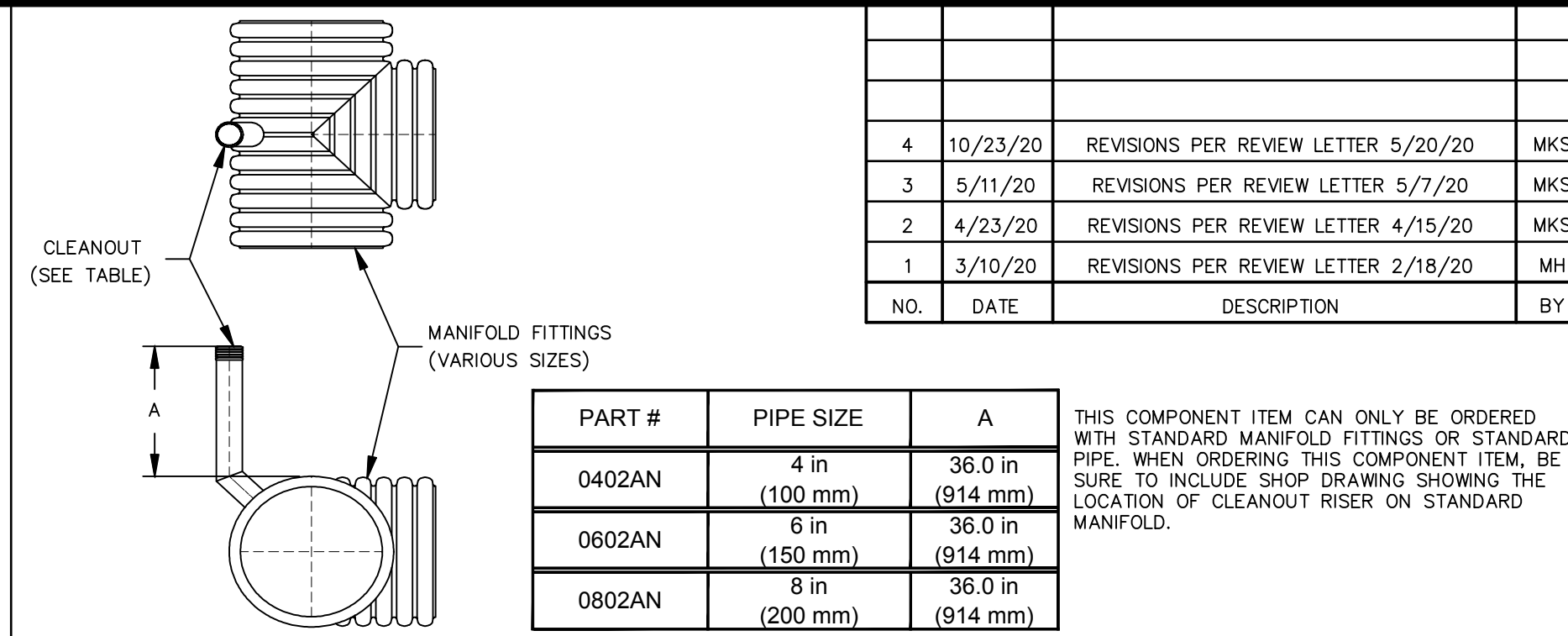
**CROSS SECTION
DETAIL OF UNDERGROUND SWM FACILITY-2**
NTS



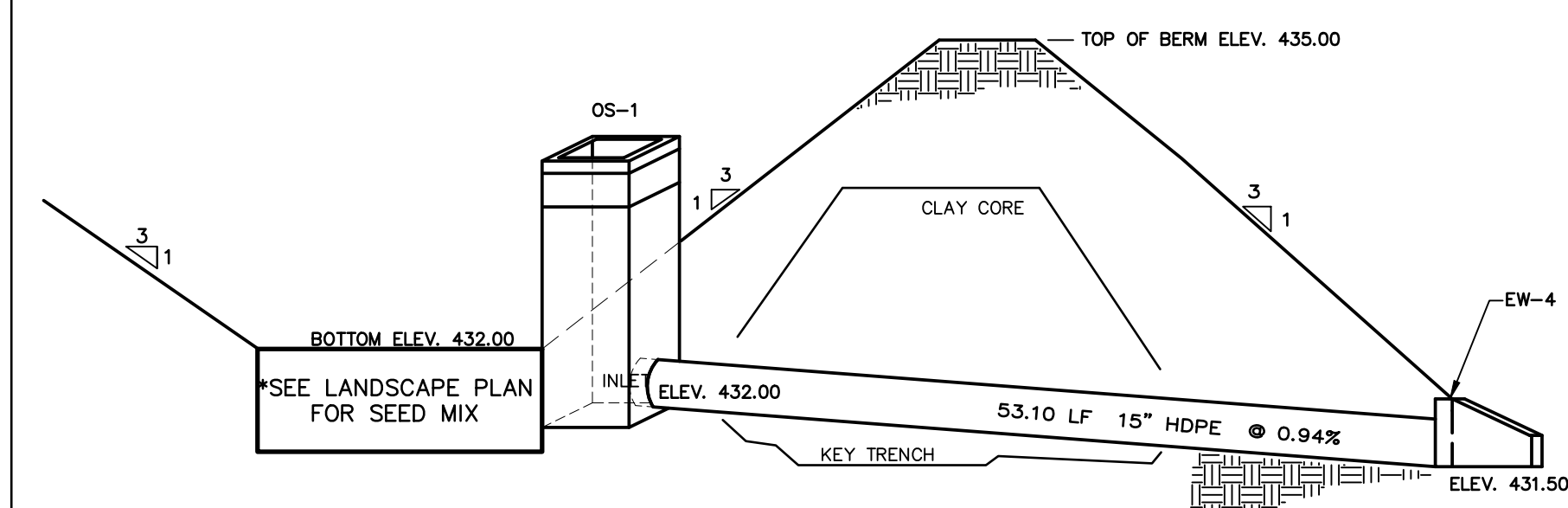
DETAIL OF UNDERGROUND SWM FACILITY-2
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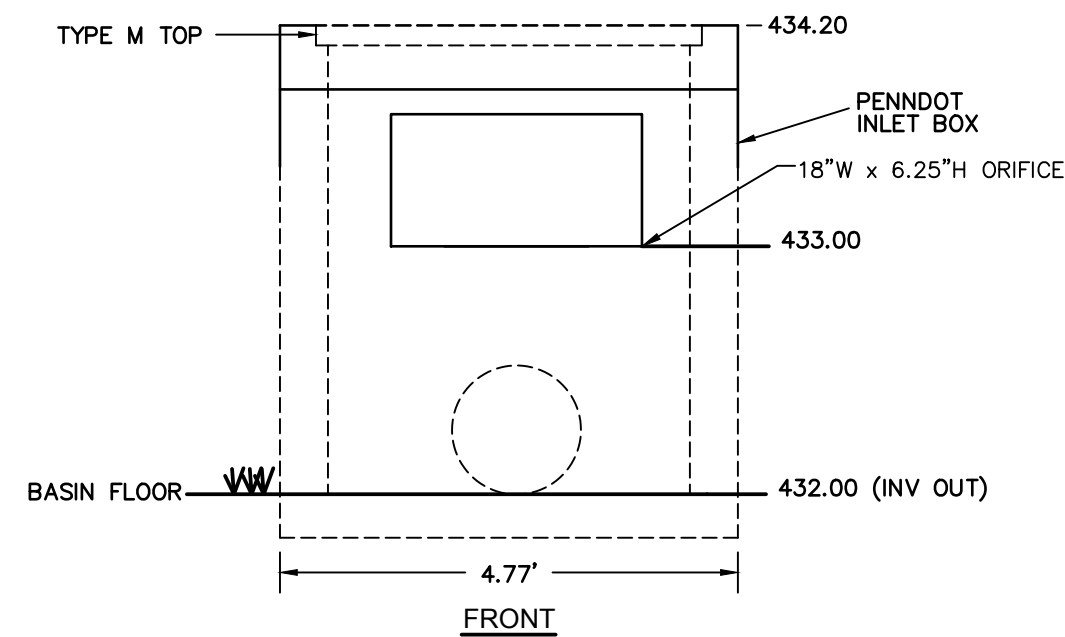
INFILTRATION BASIN-3
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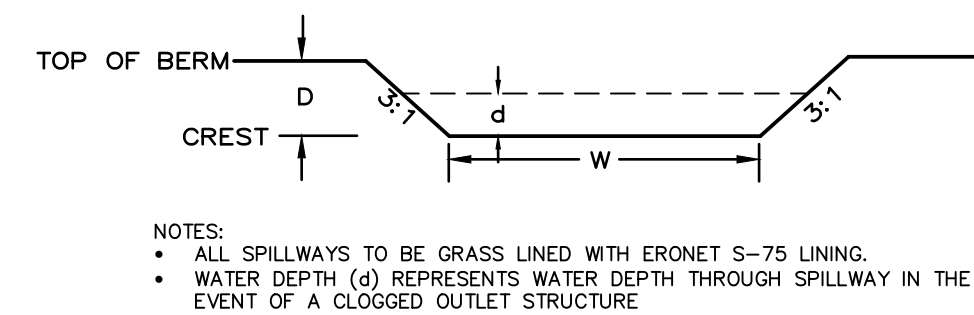
DUAL WALL FABRICATED MANIFOLD CLEANOUT RISER
NTS



INFILTRATION BASIN # 1 DETAIL
NTS

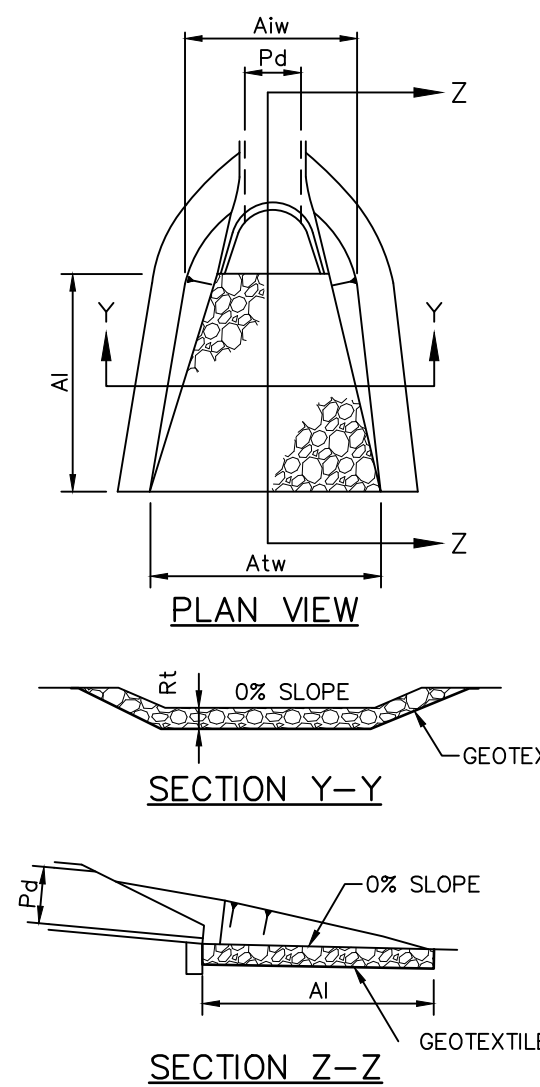


**INFILTRATION BASIN # 1
OUTLET STRUCTURE**
NTS



BASIN	TOP OF BERM ELEV.	CREST ELEV.	CREST WIDTH, W	D	d	CHANNEL LINING
2	435.00	433.30	20'	1.70'	0.64"	S-75
3	435.00	433.90	20'	1.10'	0.09'	S-75

EMERGENCY SPILLWAY DETAIL
NTS



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R-- (IN)	THICK. Rt (IN)	LENGTH Al (FT)	APRON WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW-1	15	3	9	8'	3.75	11.75
EW-2	15	3	9	8'	3.75	11.75
EW-3	15	3	9	8'	3.75	11.75
EW-4	15	3	9	8'	3.75	11.75
EW-5	15	3	9	8'	3.75	11.75
EW-6	15	3	9	8'	3.75	11.75

NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

**RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL**
NTS

DESIGN :	MKS
DRAWN :	MH
CHECKED :	JKM
DATE :	01/17/2020

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SEAL

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PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
FOR
STORMWATER DETAILS PLAN
THE WILLOWS AT ASHCORBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

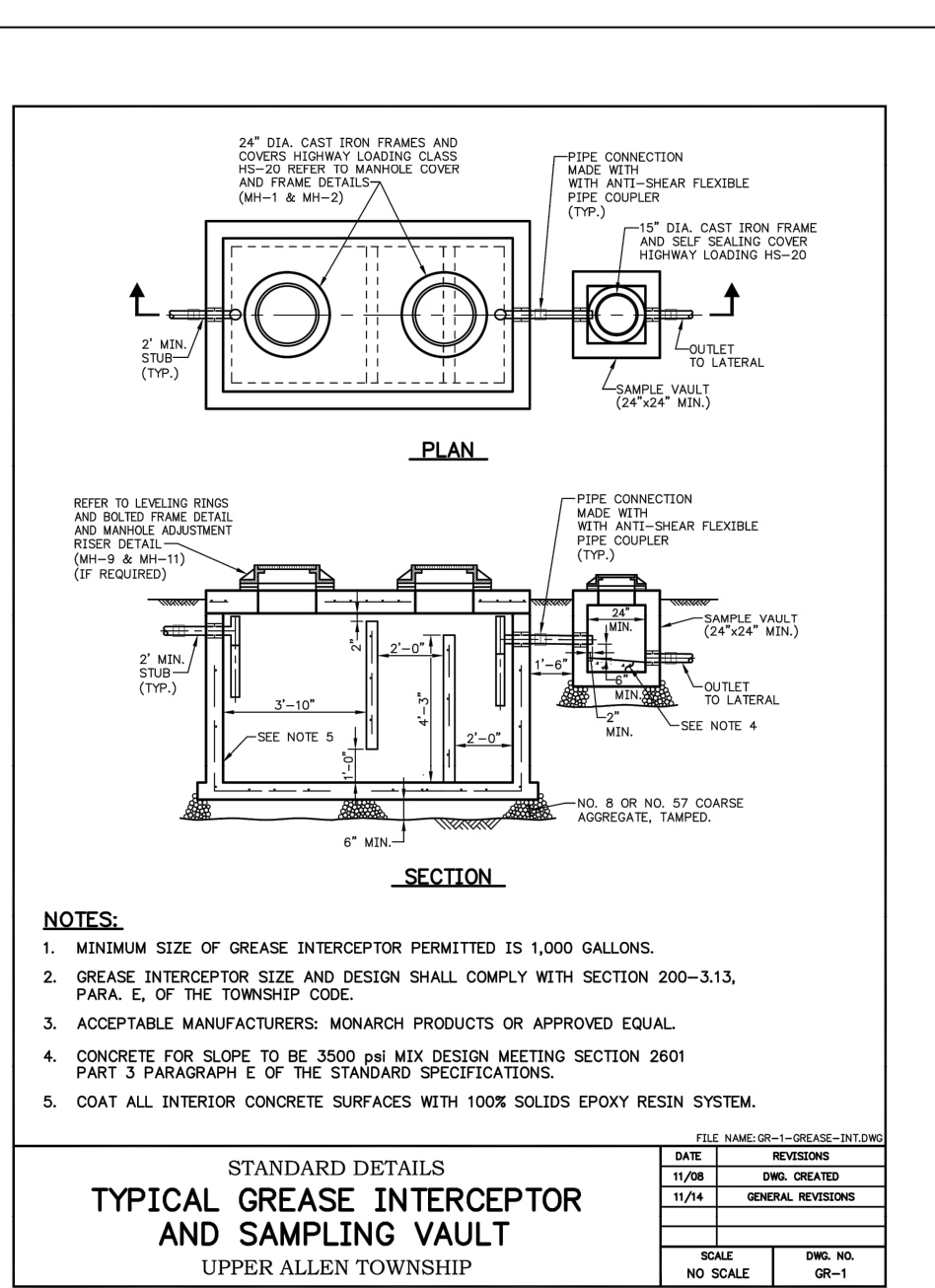
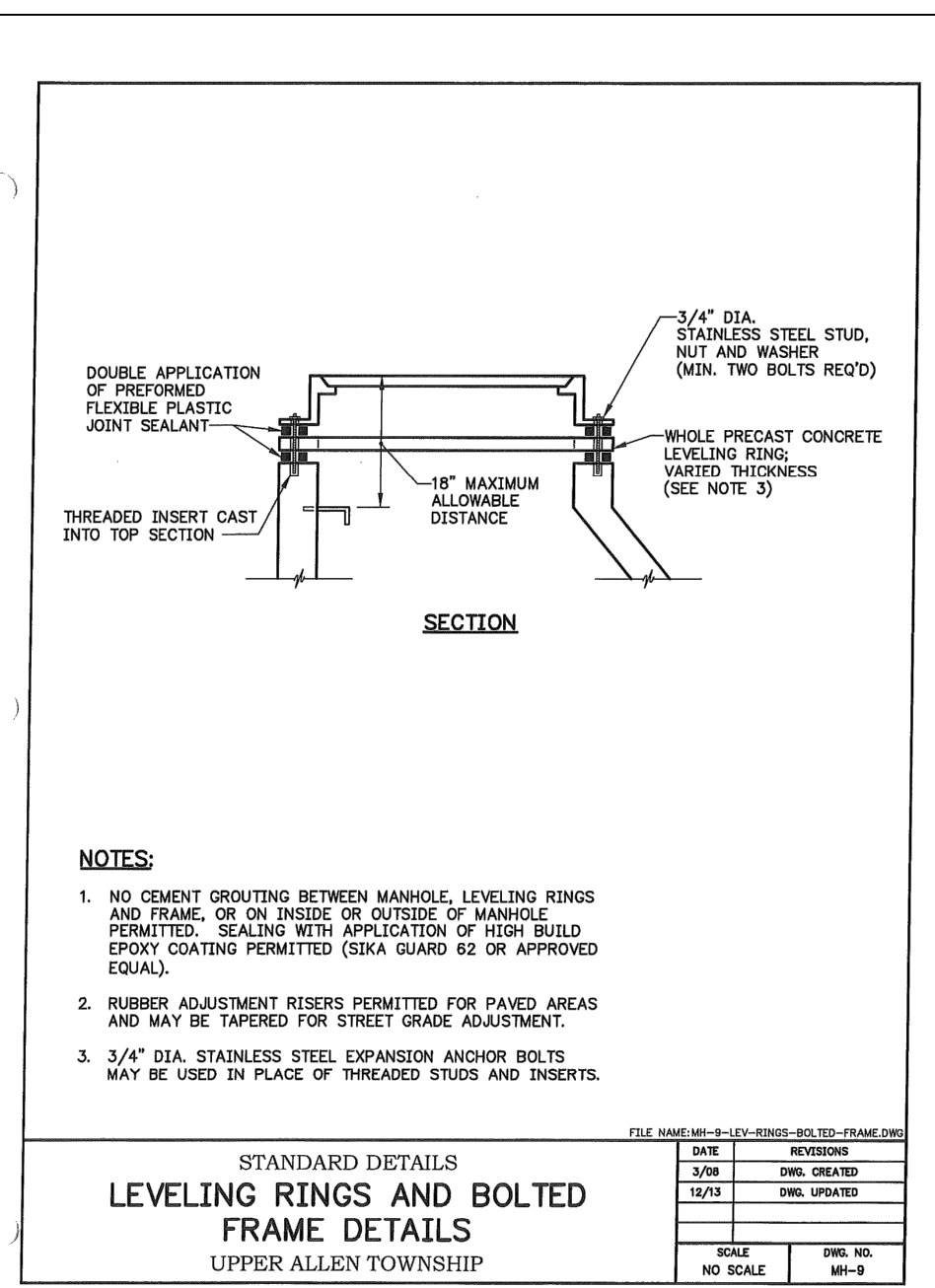
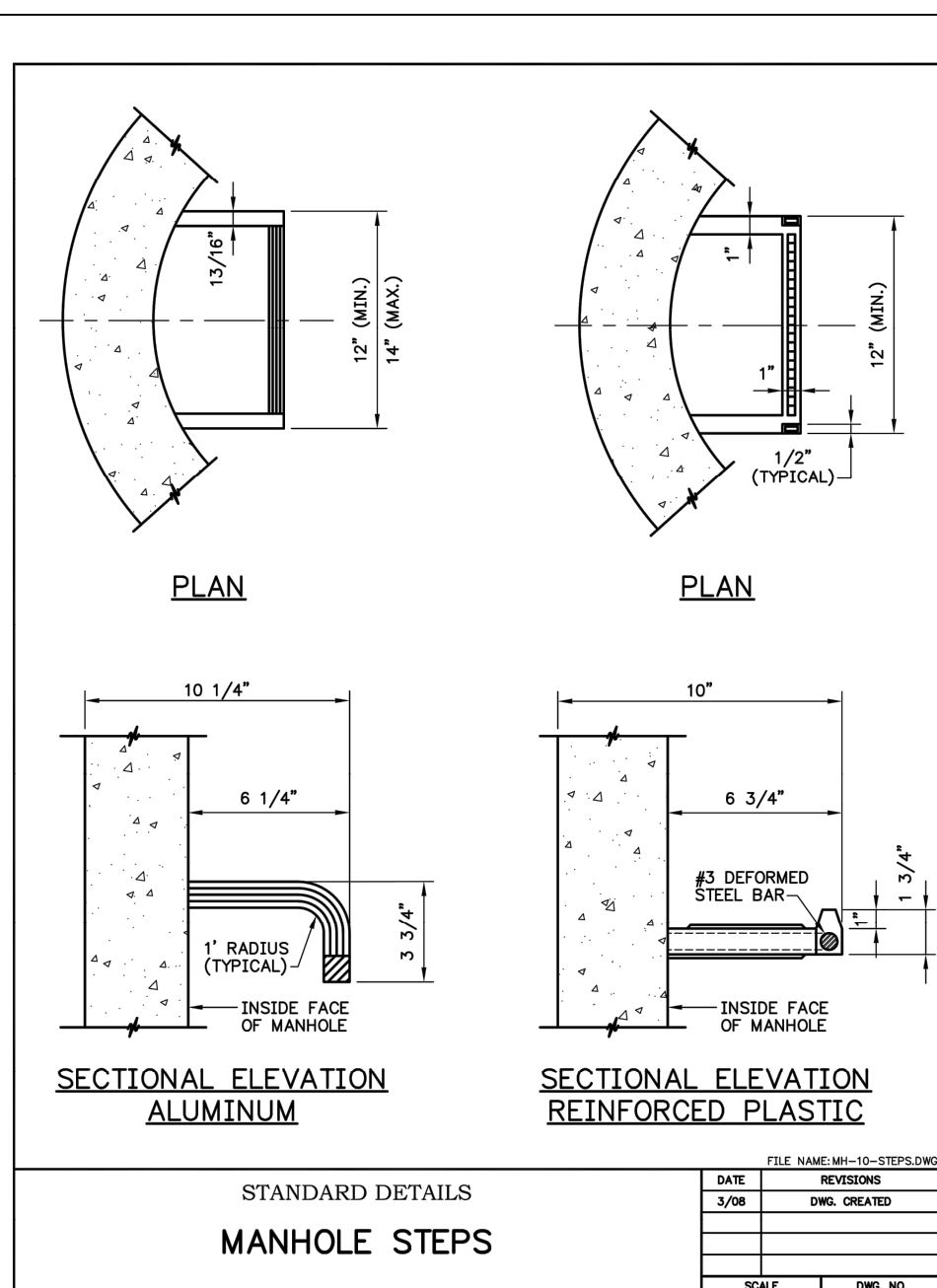
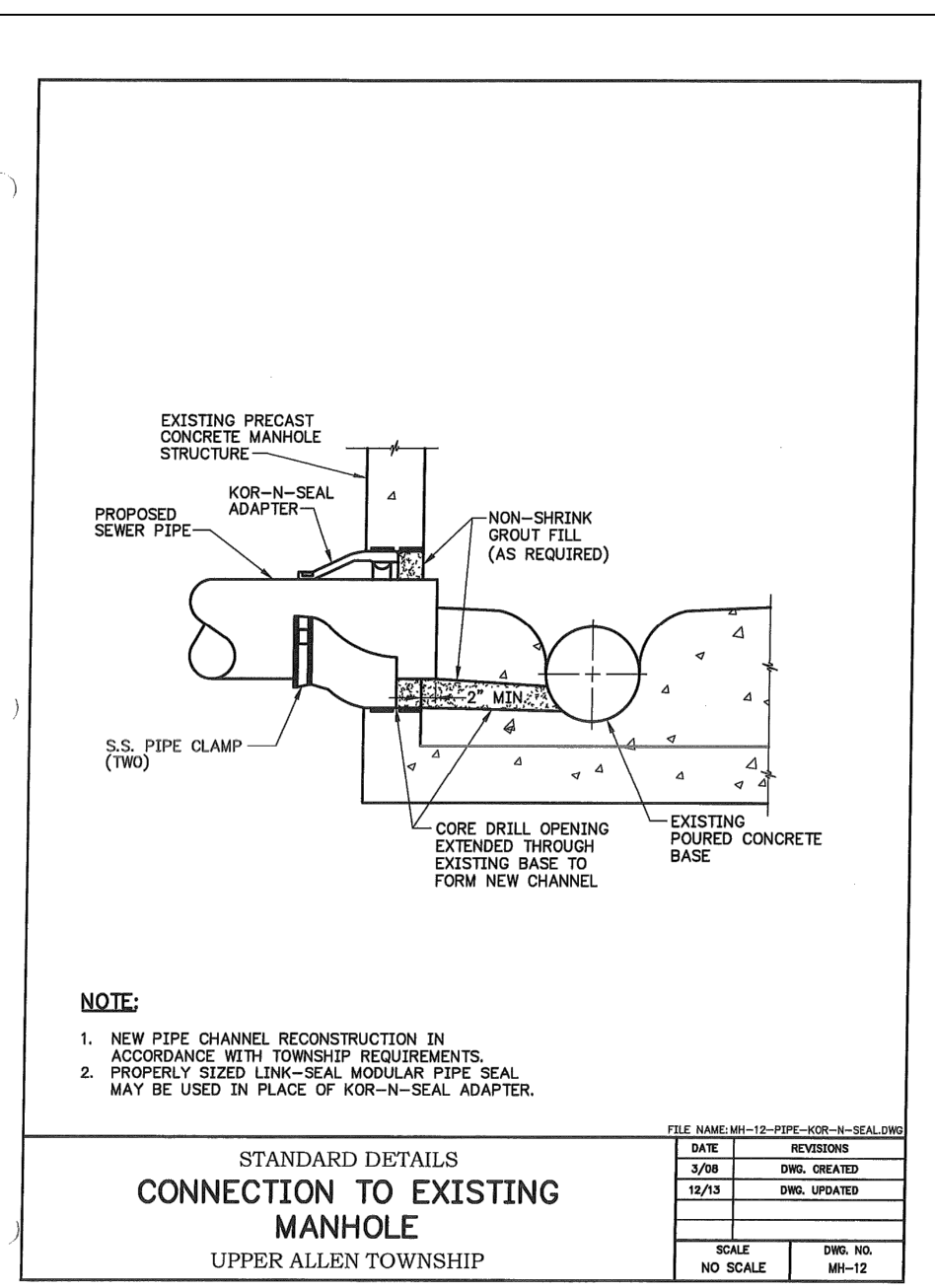
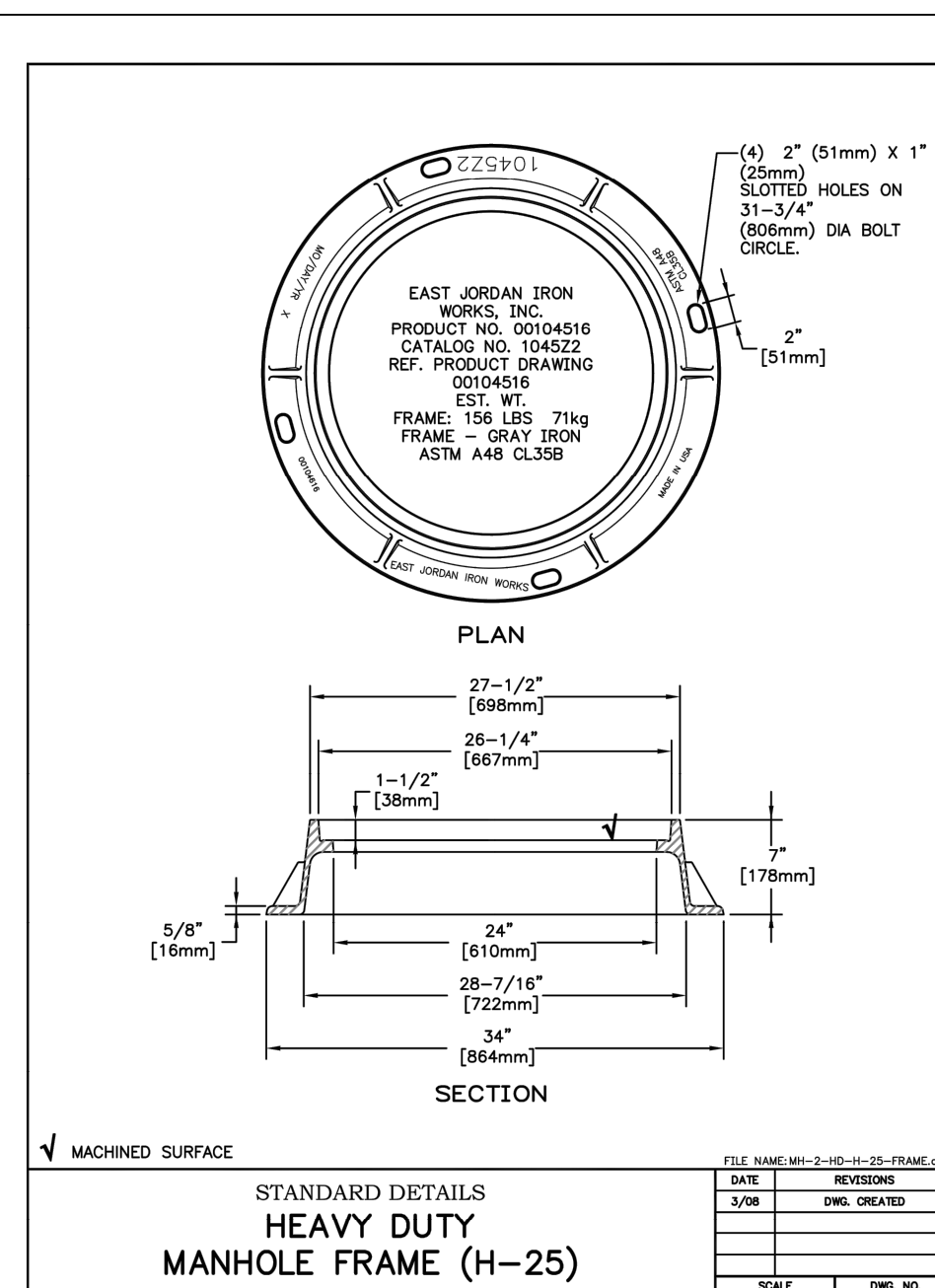
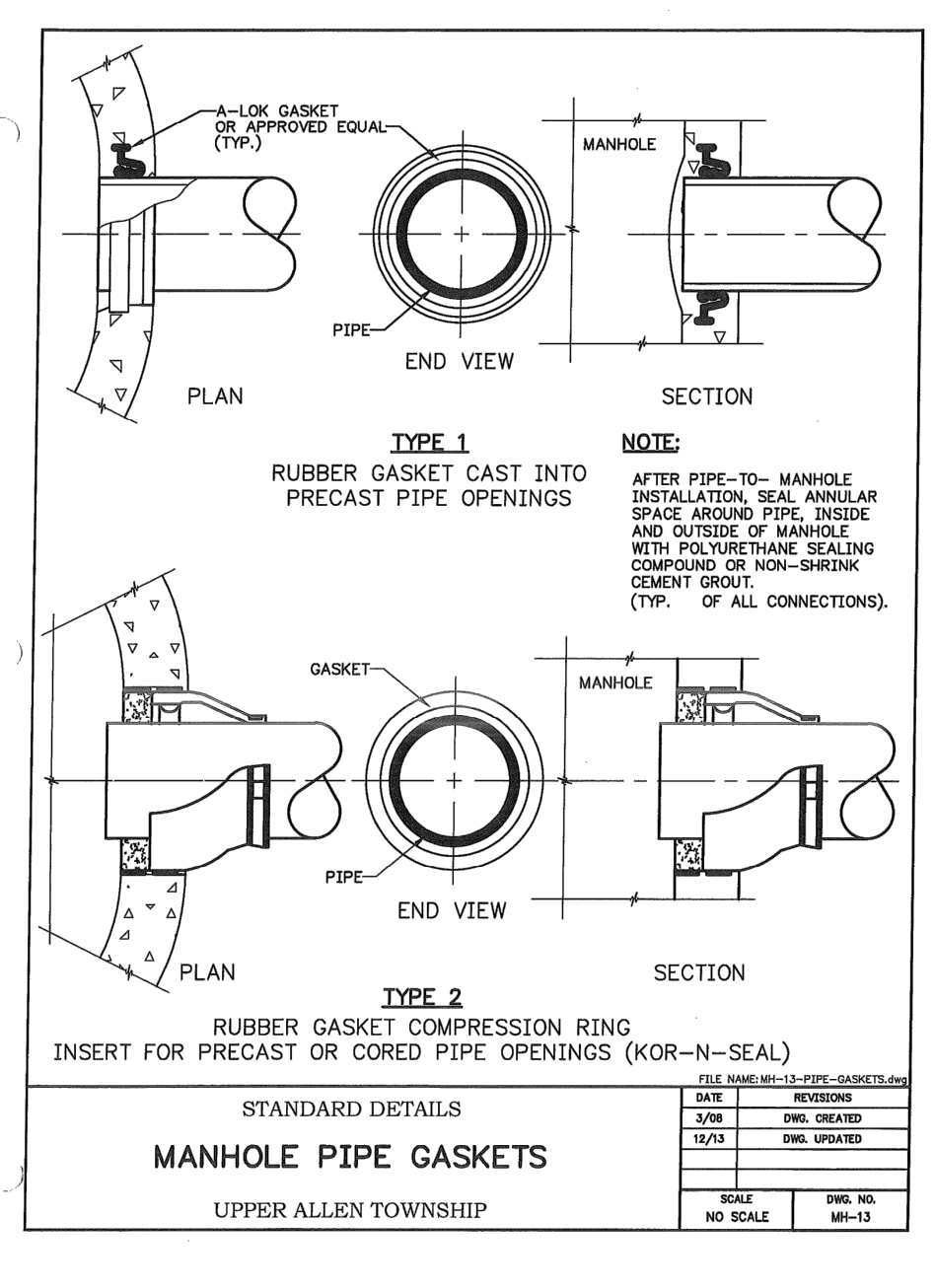
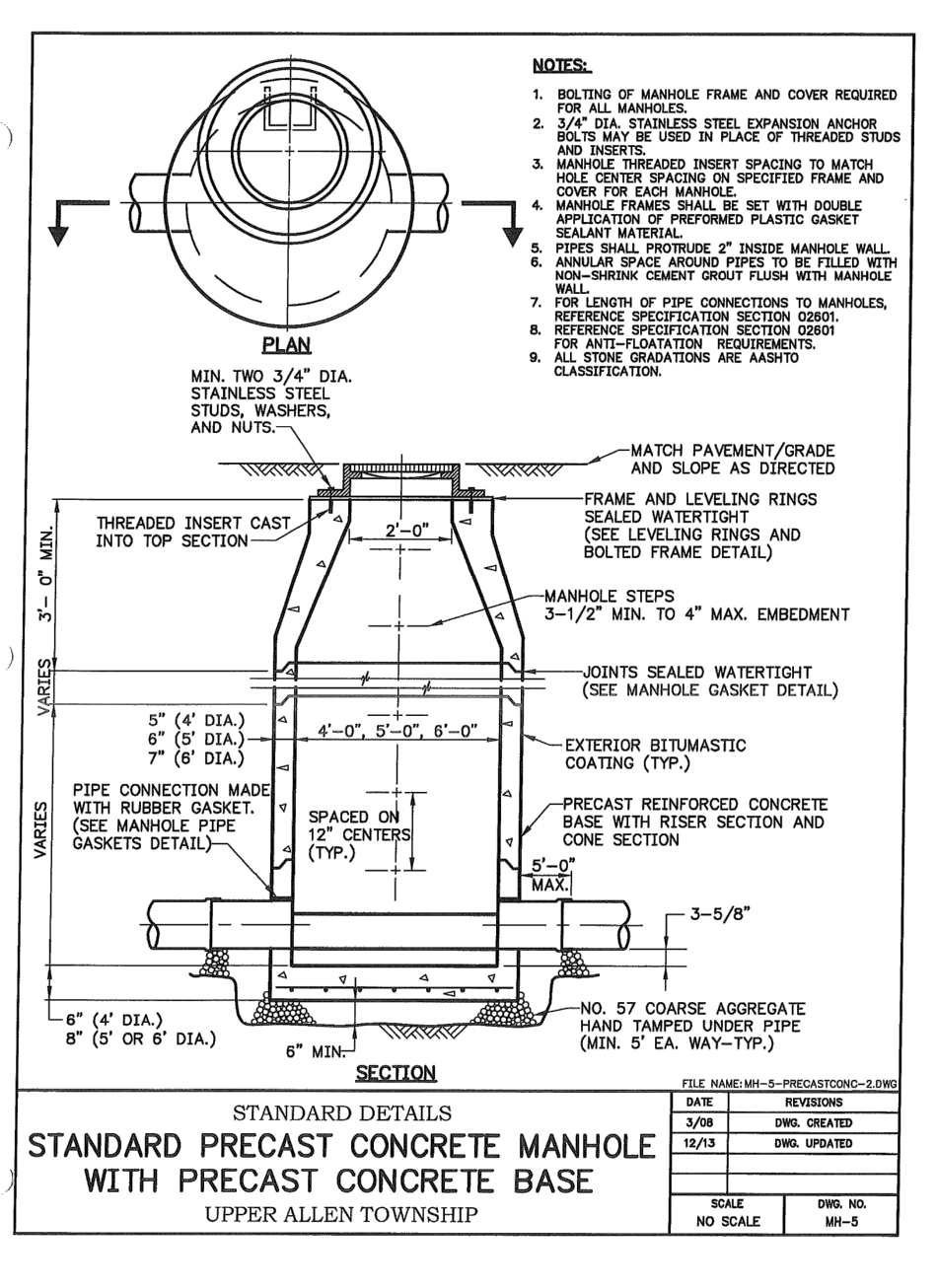
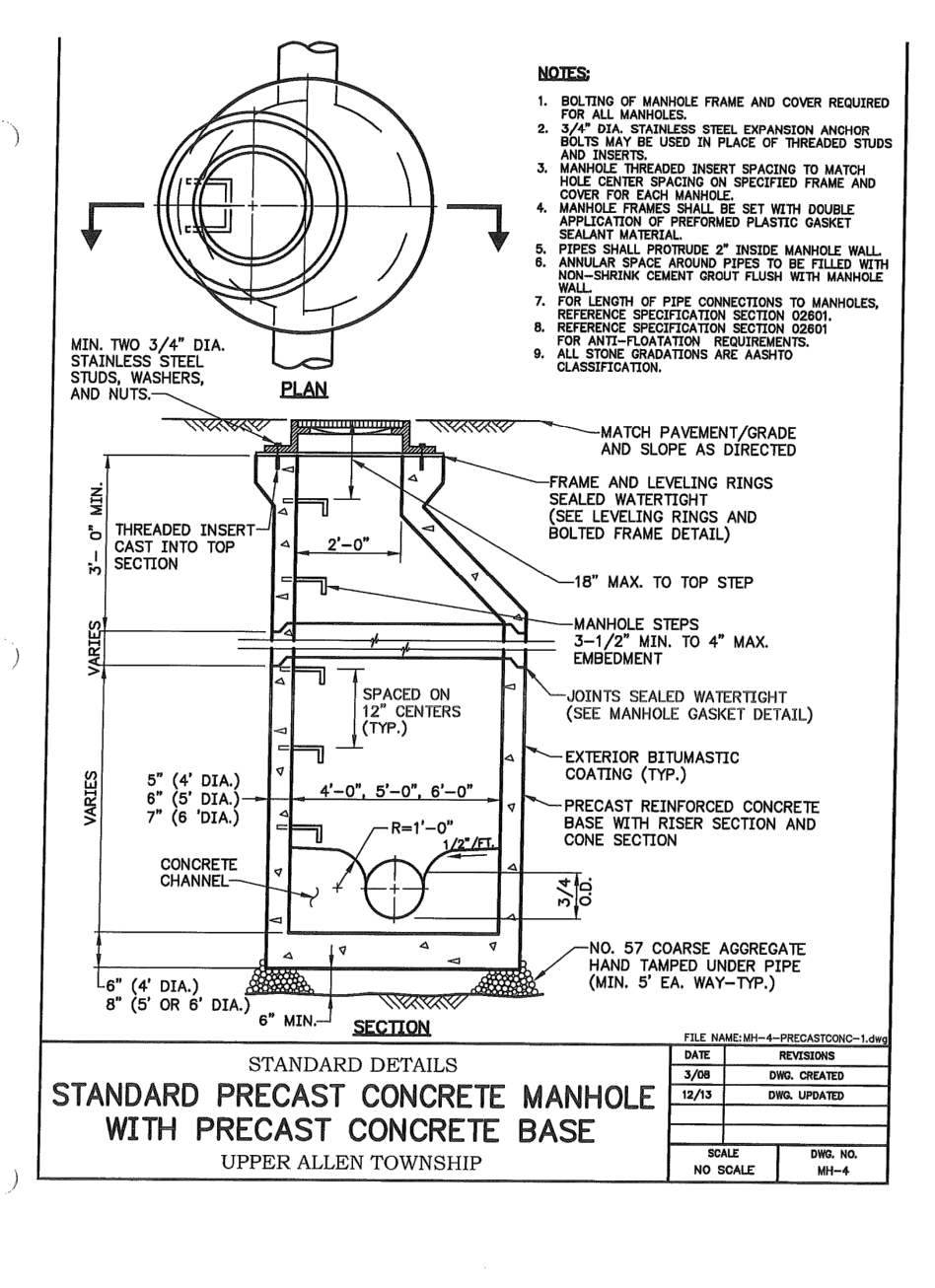
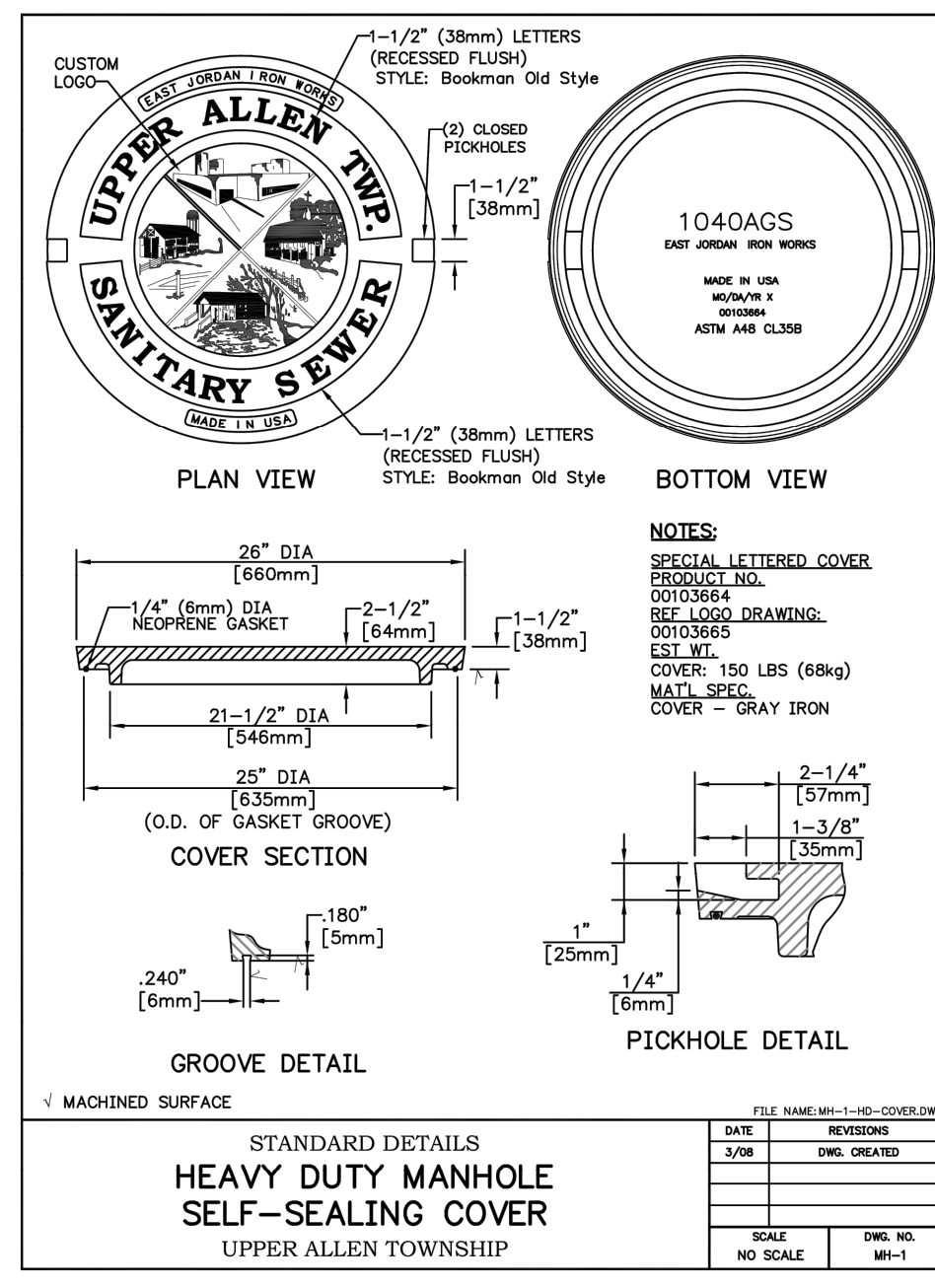
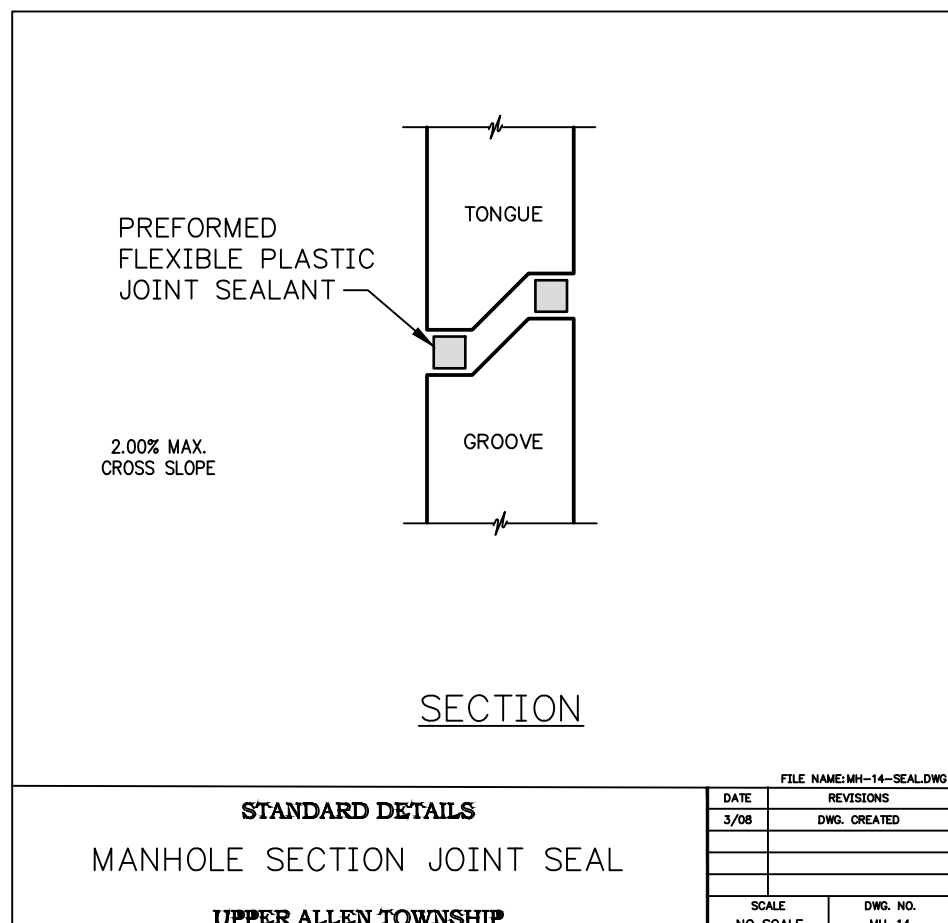
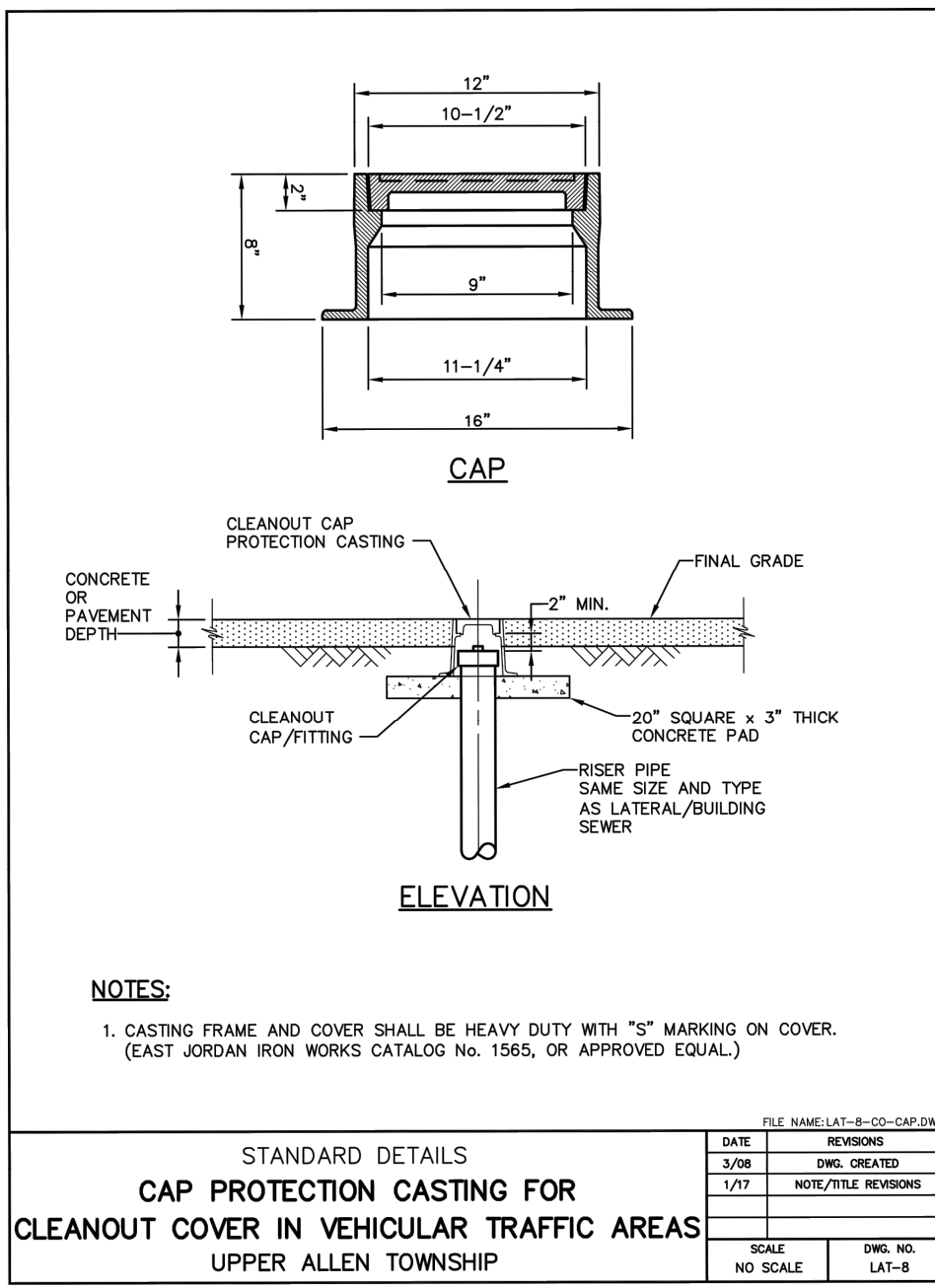
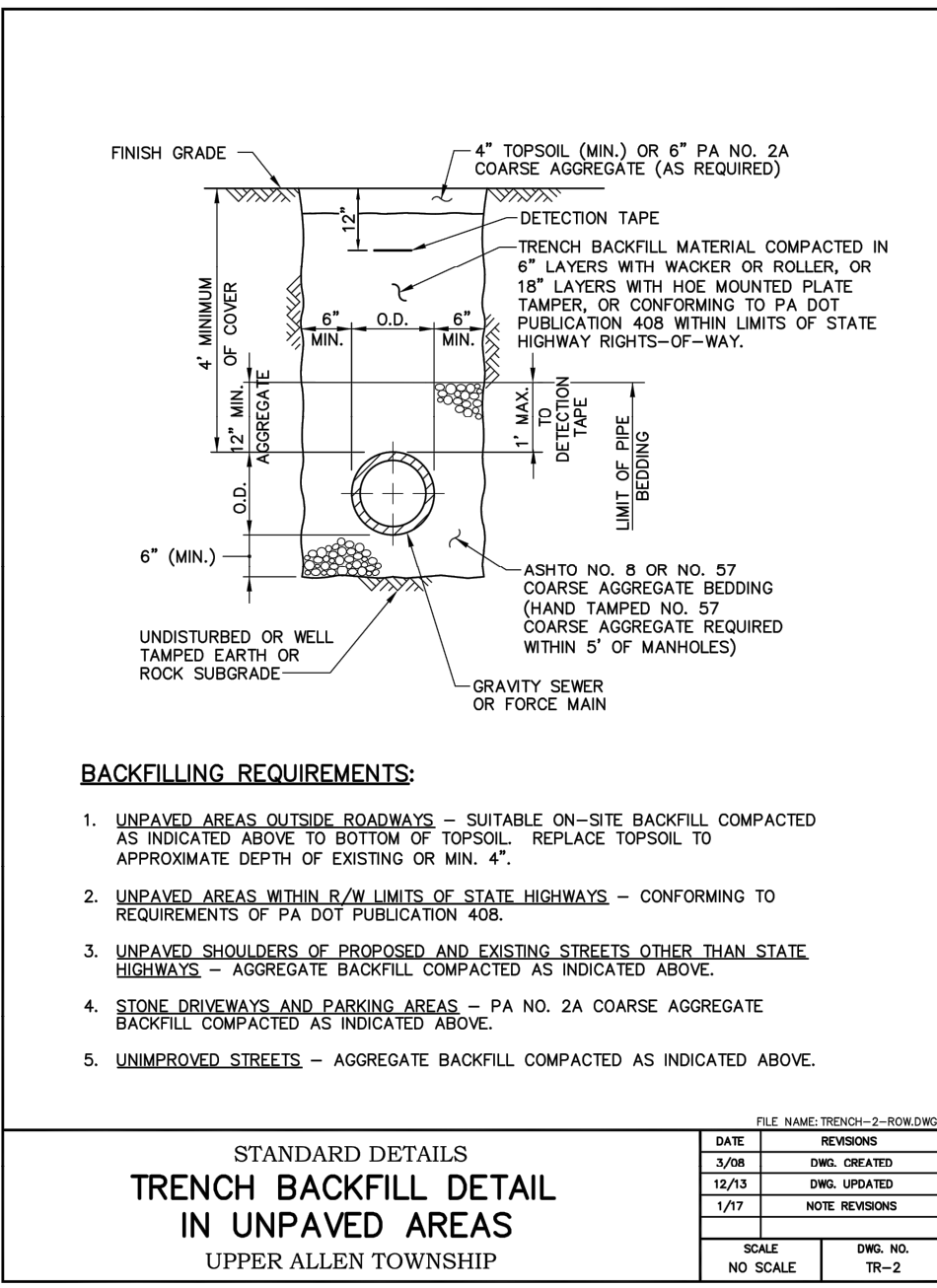
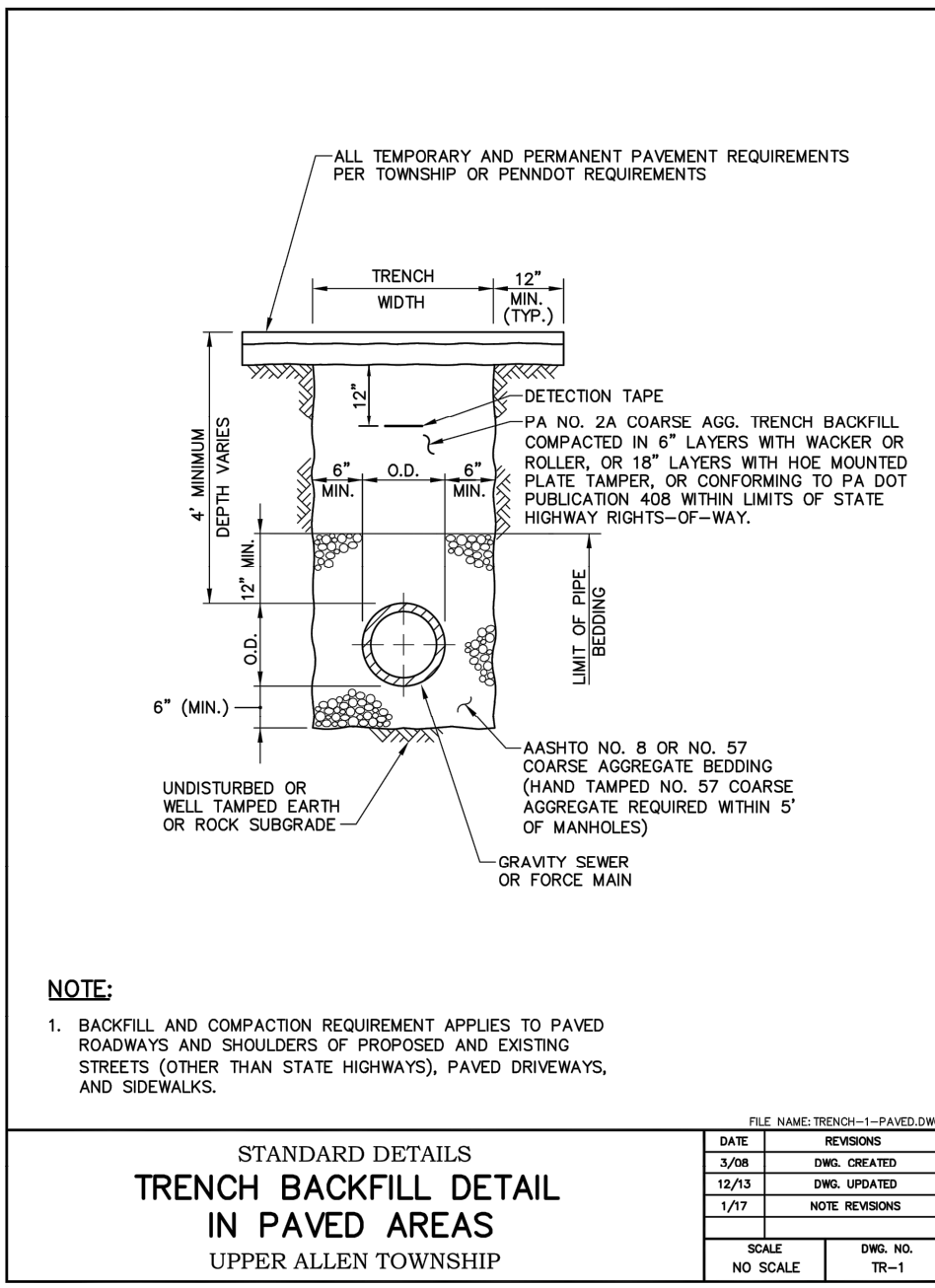
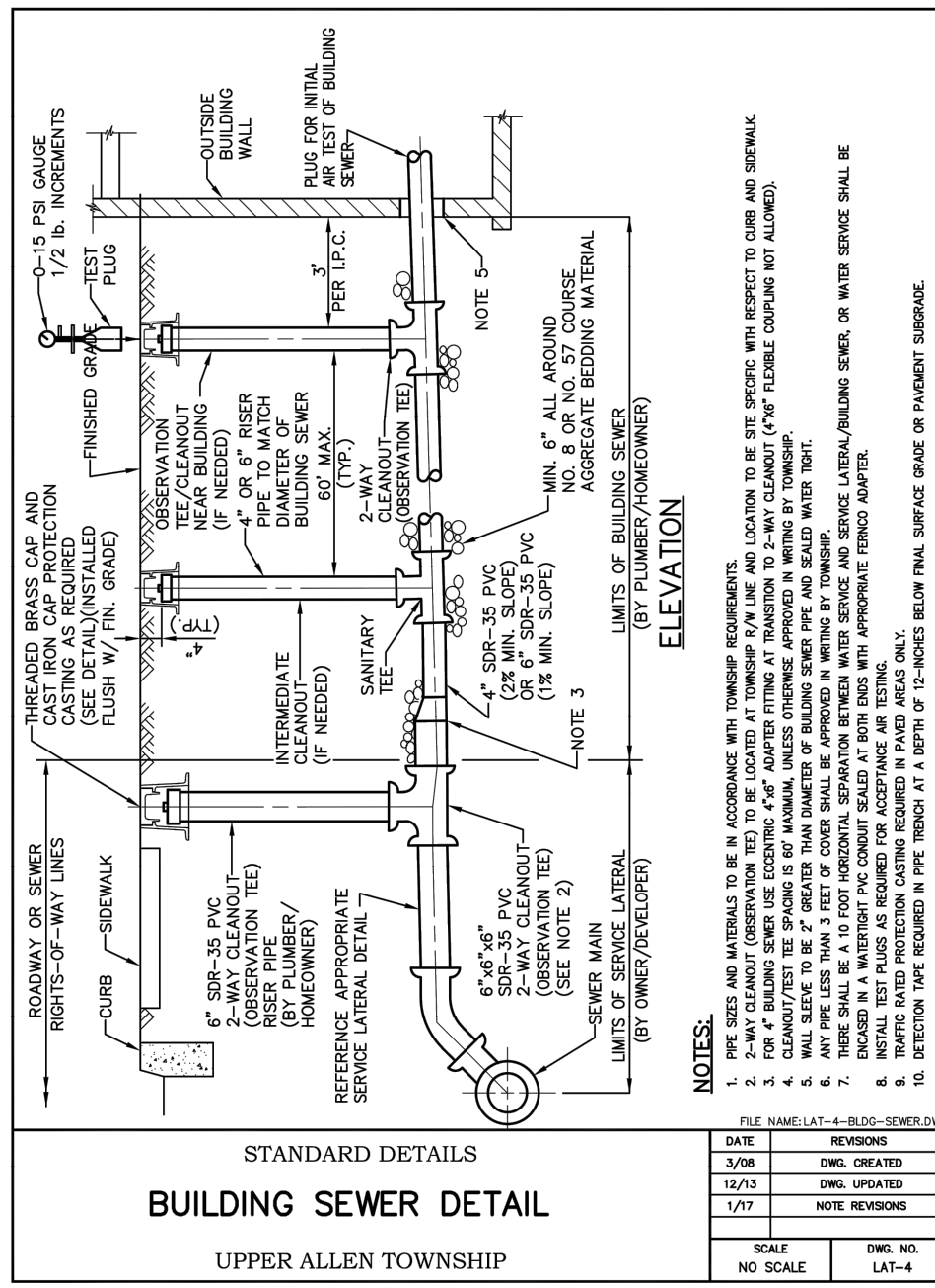
PROJECT NO.
318032

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FILE : Plans\Drawn\12 SWM DETAILS PLAN

SHEET 12 of 14



DESIGN :	MKS
DRAWN :	MH
CHECKED :	JKM
DATE :	01/17/2020

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PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
FOR
SANTARY SEWER DETAILS

THE WILLOWS AT ASHCOMBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318032

SURVEY BOOK :
2:\2018\318032\dwg\318032.mxd

SCALE : AS SHOWN

DWG FILE : 2:\2018\318032\dwg\318032.dwg
2:\2018\318032\dwg\318032.dwg

SHEET 13 of 14

MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF ALL EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES THROUGHOUT THE PERIOD OF CONSTRUCTION AND UNTIL SUCH TIME THAT THE SITE IS DEEMED PERMANENTLY STABILIZED. THE ITEMS OF RESPONSIBILITY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. THE ROCK CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT THE END OF EACH WORKDAY. ROCK CONSTRUCTION ENTRANCES WITH WASH RACKS SHOULD BE MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK WHEN NECESSARY. AT THE END OF EACH WORKDAY, THE ROCK PILE SHALL BE MAINTAINED AT A THICKNESS OF 8 INCHES. A STOCKPILE OF ROCK SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ANY SEDIMENTS THAT HAVE BEEN DEPOSITED ON PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY. DRAIN SPACE UNDER THE WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK.

2. COMPOST SOCK SEDIMENT TRAP SHALL BE INSPECTED AT THE END OF EACH WORKDAY, WEEKLY, AND AFTER EACH RAINFALL. SEDIMENT COLLECTED FROM THE WASH RACK RUNOFF SHALL BE REMOVED WHEN IT REACHES 3 HEIGHT OF THE SOCKS.

3. ALL COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF FOR WASHOUTS, OVERTOPPING, AND PHYSICAL DAMAGE. ANY DAMAGE SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS, PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER AS DESCRIBED IN THIS PLAN.

4. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. ACCUMULATED SEDIMENT SHOULD BE DISPOSED IN THE APPROVED MANNER AS DESCRIBED IN THIS PLAN. BAGS THAT WILL BE RINSED SHALL BE RINSED AT A LOCATION WHERE THE RINSE WATER WILL ENTER A SEDIMENT TRAP OR SEDIMENT BASIN. DAMAGED FILTER BAGS SHOULD BE REPLACED. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS.

5. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

6. THE PROPER TIMING OF THE INSTALLATION AND REMOVAL OF ALL FACILITIES AS HEREIN SPECIFIED SHALL BE ASSURED. THE OPERATOR OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THE SITE. SEDIMENT REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES IS TO BE PLACED WITH THE TOPSOIL STOCKPILE AREAS ON SITE.

7. ALL SEEDED AREAS SHALL BE INSPECTED THREE (3) WEEKS AFTER SEED APPLICATION TO ENSURE A MINIMUM UNIFORM SEVENTY PERCENT (70%) VEGETATIVE COVERAGE OF THE SEEDED AREAS ARE COVERED. IF LESS THAN SEVENTY PERCENT (70%) UNIFORM COVERAGE IS ACHIEVED, THEN RE-SEEDING SHALL BE INITIATED.

8. WEEKLY INSPECTIONS SHOULD BE MADE TO ALL EROSION AND SEDIMENTATION CONTROLS. REPAIRS SHOULD BE COMPLETED WITHIN 24 HOUR PERIOD, AND AFTER EVERY MEASURABLE STORM EVENT.

9. THE PERMITTEE AND/OR CO-PERMITTEE MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT BY QUALIFIED TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMP'S ARE OPERATING AND EFFECTIVE IN PREVENTING POLLUTION TO WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE:

A. A SUMMARY OF THE SITE CONDITIONS, E&S BMP'S, AND COMPLIANCE; AND

B. THE DATE, TIME, AND NAME OF THE PERSON CONDUCTING THE INSPECTION.

GENERAL NOTES

1. PROPER IMPLEMENTATION OF THIS EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN WILL SERVE TO MINIMIZE INCREASED STORMWATER FROM THE PROJECT BOUNDARIES AND SHALL CONTROL ACCELERATED RUN-OFF DURING CONSTRUCTION AND EARTHMOVING ACTIVITIES.

2. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.

3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, AND RETENING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

4. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

5. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE DISTURBED AREA STABILIZATION REGULATIONS. DISTURBED AREAS WHICH ARE NOT AT FINAL GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

6. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER AND ALL AREAS OF CONCENTRATED FLOWS.

7. ANY SEDIMENT REMOVED FROM BMP'S DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO SITE GRADING.

8. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

9. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL / IMPORT OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING OR EXPORTING THE EXCESS HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE AND FEDERAL REGULATIONS.

10. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE OPERATOR SHALL STABILIZE IMMEDIATELY THE DISTURBED AREAS TO PROTECT FROM ACCELERATED EROSION.

11. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

12. THE ANTICIPATED CONSTRUCTION WASTE ASSOCIATED WITH THIS PROJECT WOULD BE THE NORMAL TYPICAL SUPPLIES (IE. PIPES, WOOD, CURBING, PAVEMENT, & UTILITIES ETC.) USED TO CONSTRUCT A PROJECT LIKE THIS. THESE WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

13. PERMANENT STABILIZATION IS DEFINED AS MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

14. TO MINIMIZE THE AMOUNT OF LAND CLEARING AND GRADING, A SEQUENCE OF CONSTRUCTION FOR EARTHMOVING ACTIVITIES HAS BEEN PROVIDED ON THIS PLAN THAT WAS FORMULATED TO EXPOSE ONLY THE MINIMAL AREA NECESSARY TO COMPLETE THIS PROJECT.

15. TO MINIMIZE THE AMOUNT OF SOIL COMPACTION OCCURRING ON SITE, EARTHMOVING ACTIVITIES WILL EXPOSE ONLY THE AREA NECESSARY TO COMPLETE THIS PROJECT.

16. THIS SITE IS UNDERLAIN BY KARST GEOLOGY AND MAY BE SUBJECT TO THE DEVELOPMENT OF SINKHOLES. SPECIAL CONSTRUCTION MAY BE REQUIRED TO MITIGATE THE EFFECT OF SINKHOLES ON BUILDINGS AND OTHER SITE IMPROVEMENTS.

17. IF A SINKHOLE IS TO FORM, FIRST DIVERT ANY STORMWATER RUNOFF AWAY FROM THAT AREA UNTIL THE SINKHOLE HAS BEEN REPAIRED. THEN INSTALL THE INVERTED FILTER AS DETAILED IN THIS PLANS SET. A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST SHOULD BE CONTACTED TO EVALUATE THE SINKHOLE TO DETERMINE IF ANY OTHER MEASURES WILL NEED TO BE TAKEN.

TEMPORARY SEEDING

LIMING RATE FOR TEMPORARY STABILIZATION SHOULD BE (1) TON OF PULVERIZED AGRICULTURAL LIMESTONE PER ACRE. FERTILIZER RATE FOR TEMPORARY STABILIZATION SHOULD BE 10-20-20 FERTILIZER AT 11 POUNDS PER 1,000 SQUARE YARDS. TEMPORARY SEED SHALL BE: FORMULA E, ANNUAL RYEGRASS (LOLUM MULTIFLORUM), APPLIED AT A RATE OF 10 POUNDS PER 1,000 SQUARE YARDS. SEED SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 804.

PERMANENT SEEDING

LIMING RATE FOR PERMANENT STABILIZATION SHOULD BE (4) TONS OF PULVERIZED AGRICULTURAL LIMESTONE PER ACRE. FERTILIZER RATE FOR PERMANENT STABILIZATION SHOULD BE 10-20-20 FERTILIZER AT 11 POUNDS PER 1,000 SQUARE YARDS. PERMANENT SEED SHALL BE: 10% ANNUAL RYEGRASS, 40% FESCUE, 20% PERENNIAL RYEGRASS AND SOX. BLUEGRASS APPLIED AT THE RATE OF 6 POUNDS PER 1000 SQUARE YARDS. SEEDING SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 804. THE CONTRACTOR SHALL INSPECT SEEDED AREAS THREE (3) WEEKS AFTER APPLICATION. ANY AREA WITH LESS THAN SEVENTY PERCENT (70%) COVERAGE SHALL BE RESEEDED.

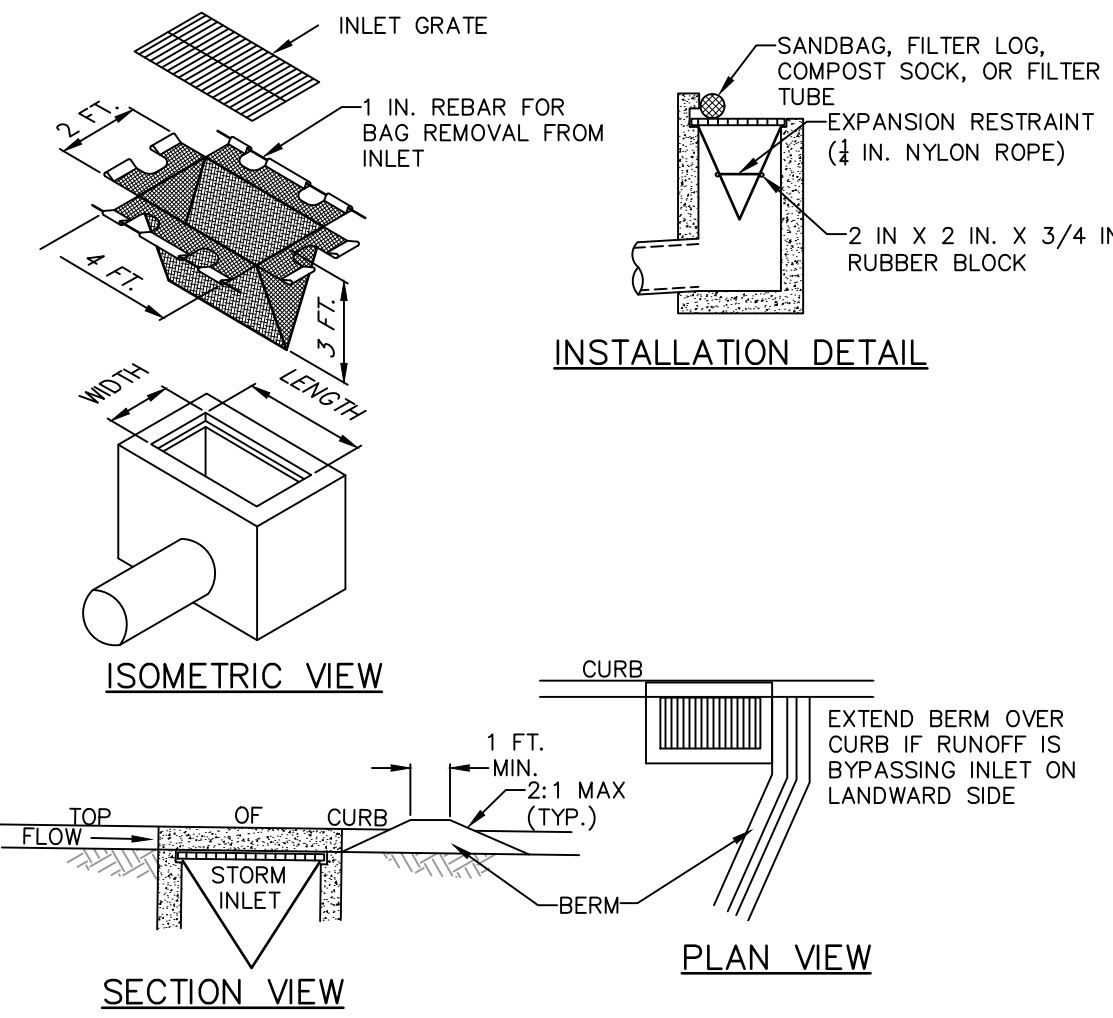
MULCHING

MULCH MATERIAL SHALL BE HAY OR STRAW AS DEFINED IN SECTION 805 OF PENNDOT PUBLICATION 408 AND SHALL BE FREE FROM FOREIGN MATERIAL, COARSE STEMS, AND ANY SUBSTANCE TOXIC TO PLANT GROWTH. MULCH SHALL BE FREE FROM FOREIGN MATERIAL, COARSE STEMS, AND ANY SUBSTANCE TOXIC TO PLANT GROWTH. MULCH SHALL BE FREE FROM MATURE SEED BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS, BOTH AS DEFINED BY LAW. PLACE MULCH IMMEDIATELY AFTER SEEDING IN A UNIFORM CONTINUOUS BLANKET AT A MINIMUM RATE OF 1,200 POUNDS PER 1,000 SQUARE YARDS (3 TONS PER ACRE).

STRAW MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD NOT OPERATE ON THE CONTOUR. (NOTE: CRIMPING OF STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED).

ASPHALT, EITHER EMULSIFIES OR CUT-BACK, CONTAINING NO SOLVENTS OR OTHER DILUTING AGENTS TOXIC TO PLANT OR ANIMAL LIFE, UNIFORMELY APPLIED AT THE RATE OF 31 GALLONS PER 1000 SQ. YD. MAY BE USED TO TACK MULCH. SYNTHETIC BINDERS (CHEMICAL BINDERS) MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15

FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE

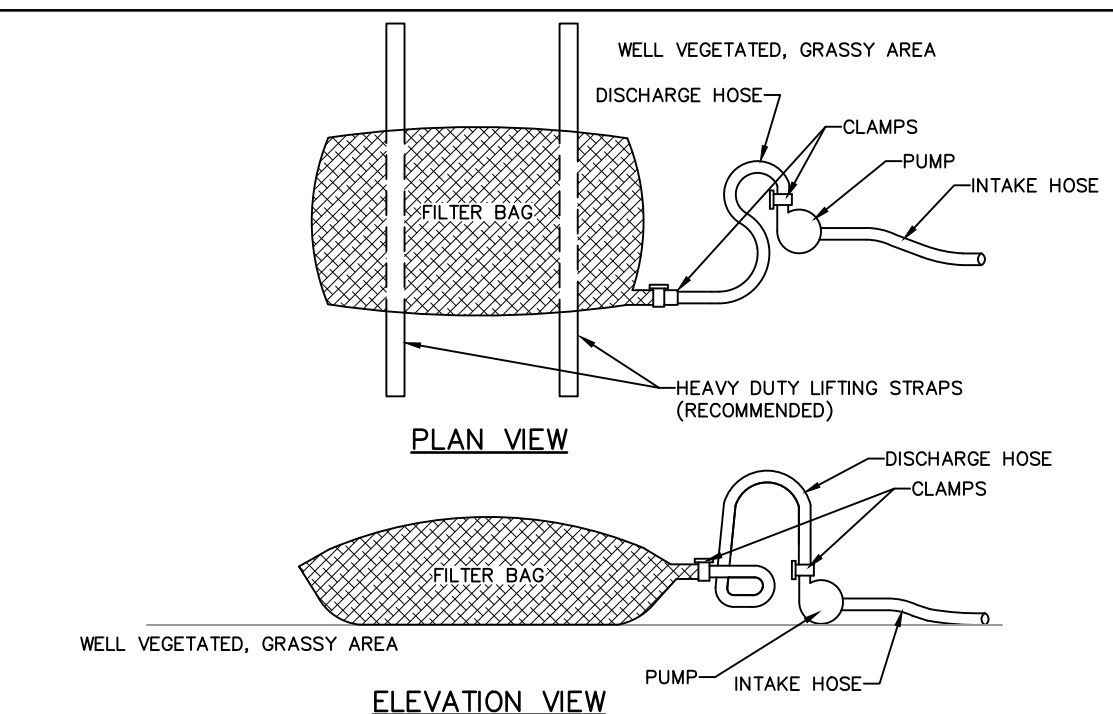
TOPSOIL APPLICATION:

GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.

TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM --- 2 INCHES ON FILL OUTCROPS. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SOONER OR LATER CAN BE COVERED WITH A MINIMUM OF ADDITIONAL PREPARATION OR THE EXISTING MATERIALS IN PLACE. TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE POOL PLAN.

DEPTH (IN)	PER 1,000 SQUARE FEET	PER ACRE
1	3.4	288
2	6.8	577
3	10.2	865
4	13.6	1154
5	17.0	1442
6	20.4	1731

ADAPTED FROM VA DSWC



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED, 1/4" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
ADG % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE INTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EY WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

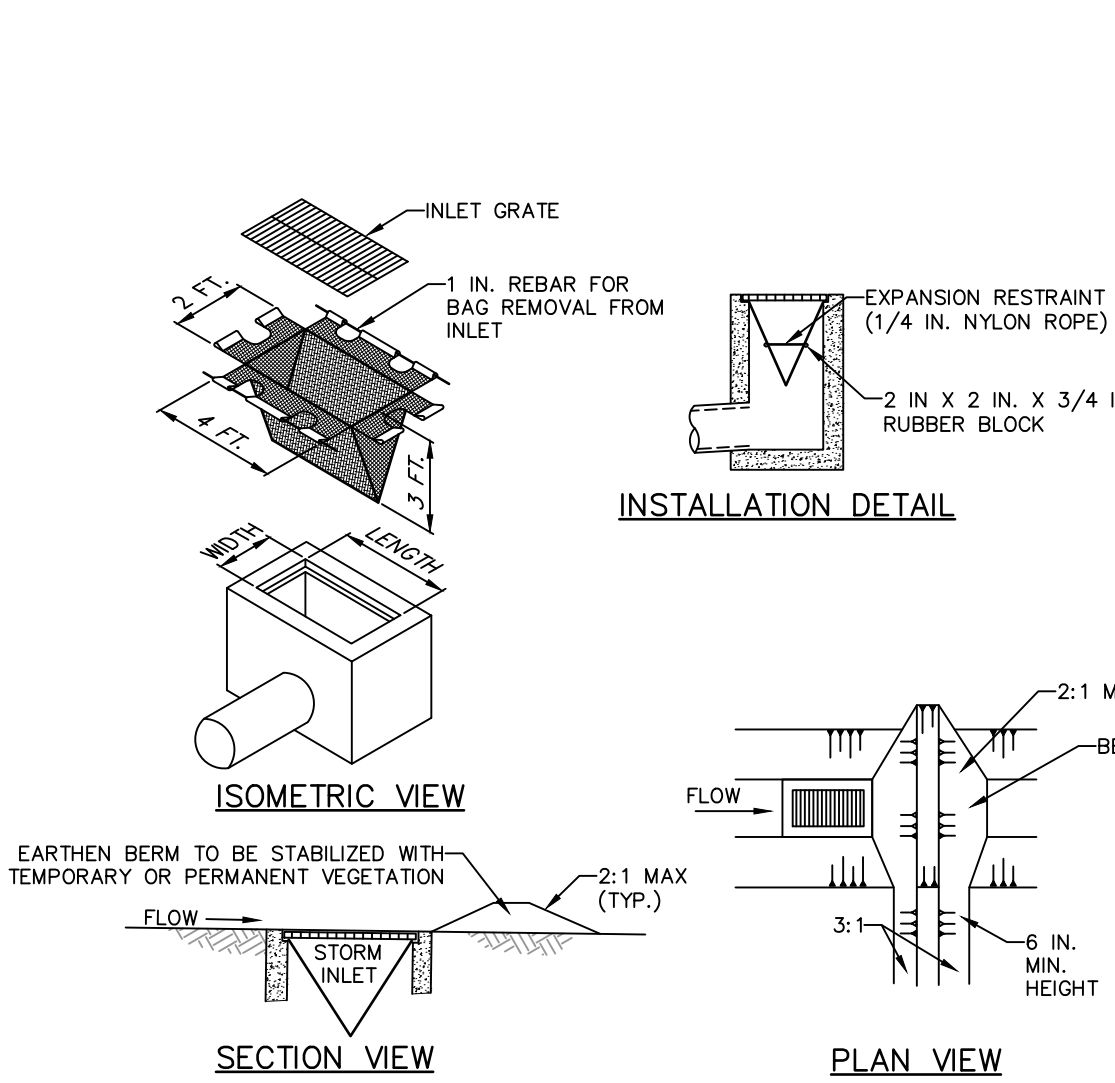
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SORENEED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

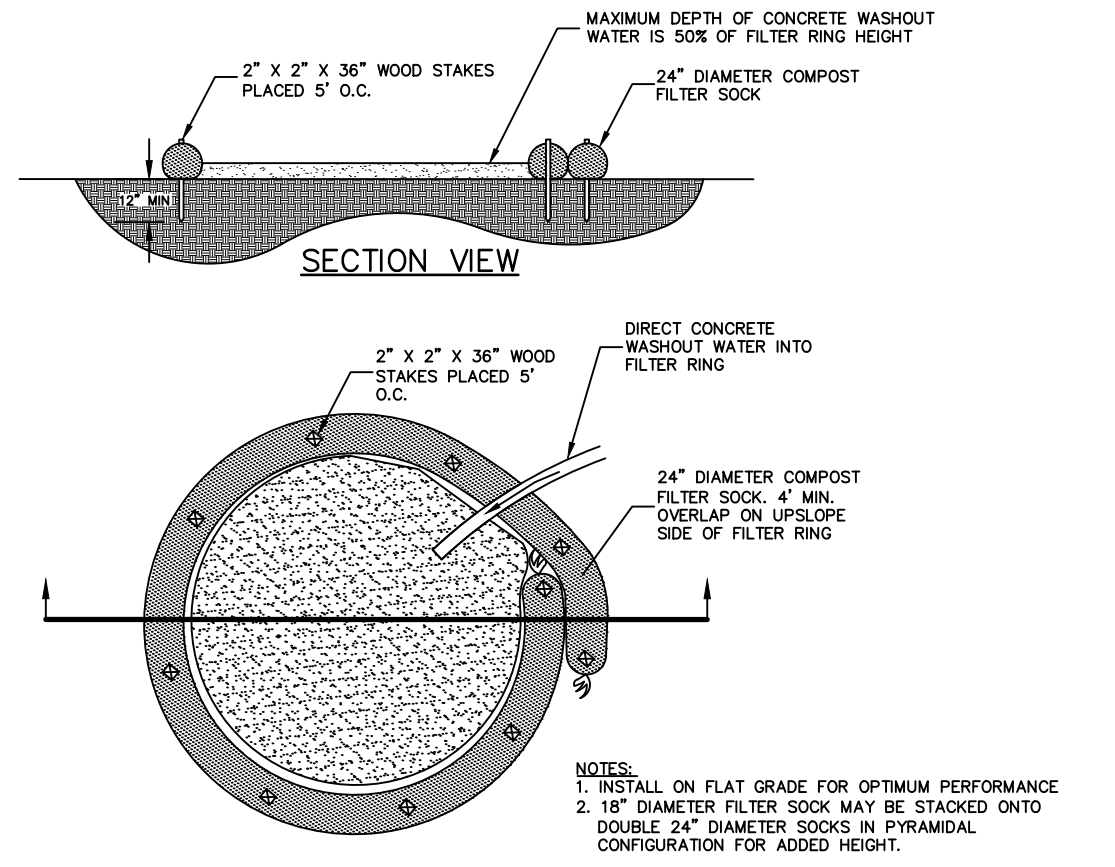
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16

FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



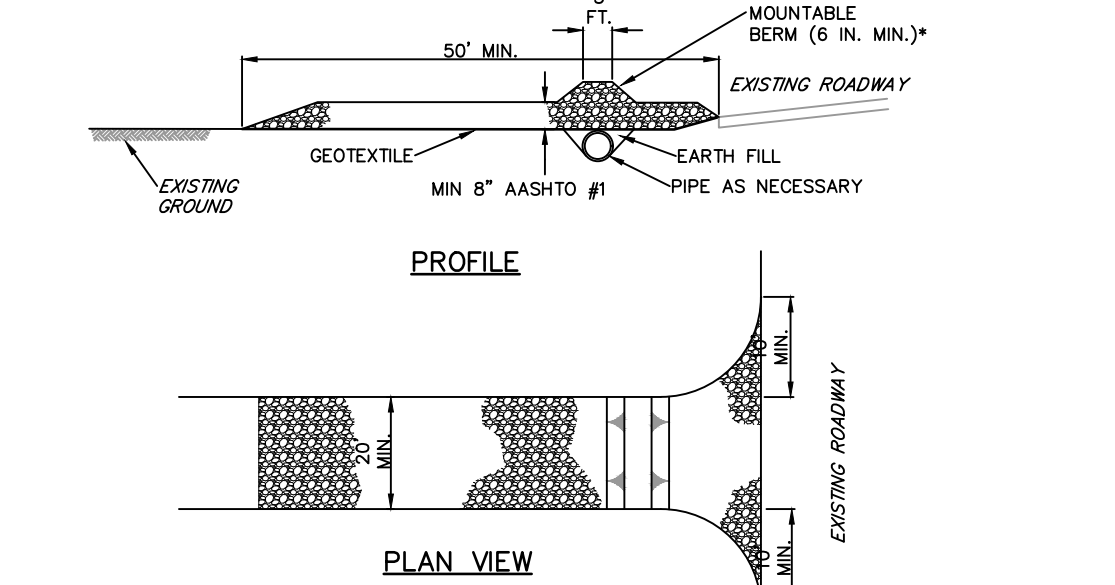
NOTES:

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE. 2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

STANDARD CONSTRUCTION DETAIL

EROSION CONTROL CONCRETE WASHOUT

NOT TO SCALE



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

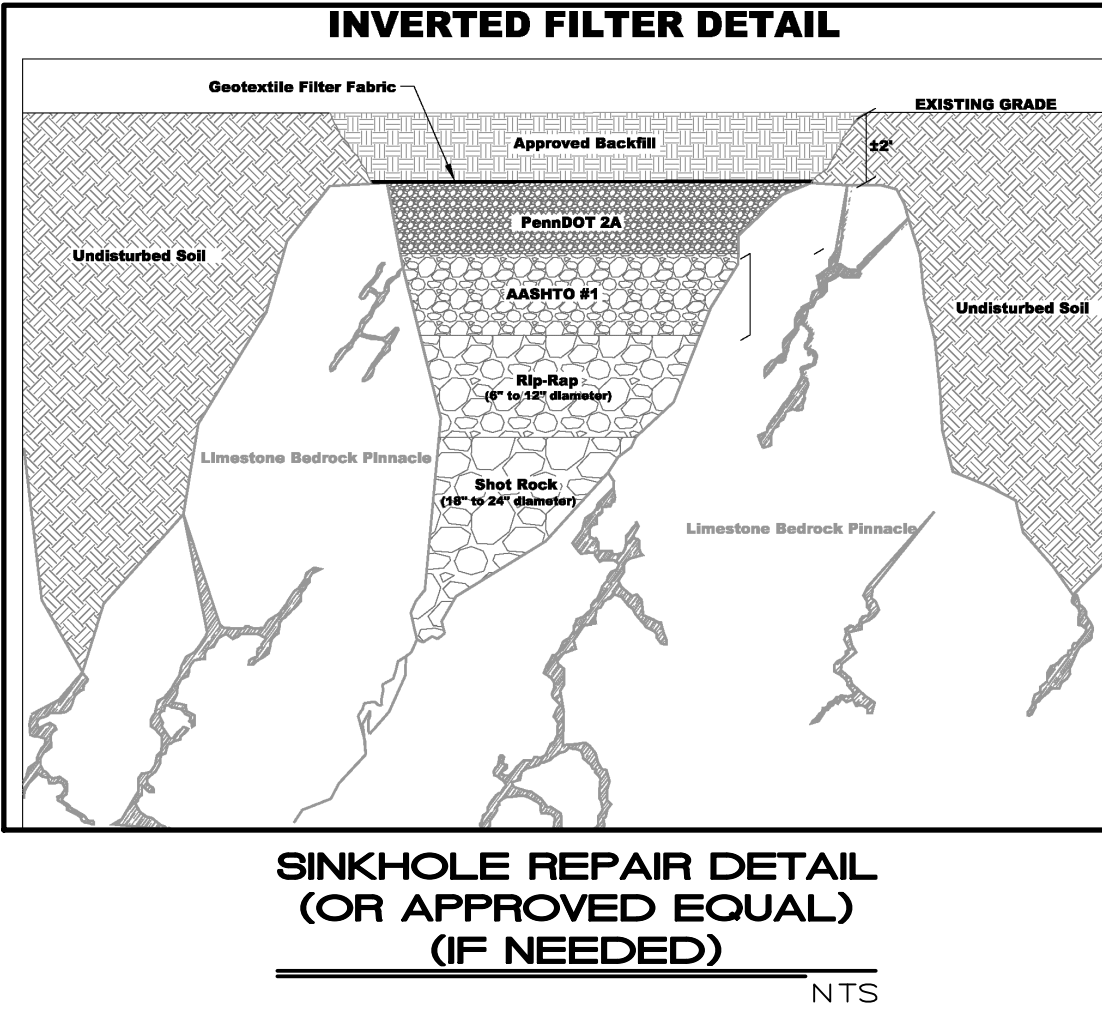
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CURBPIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

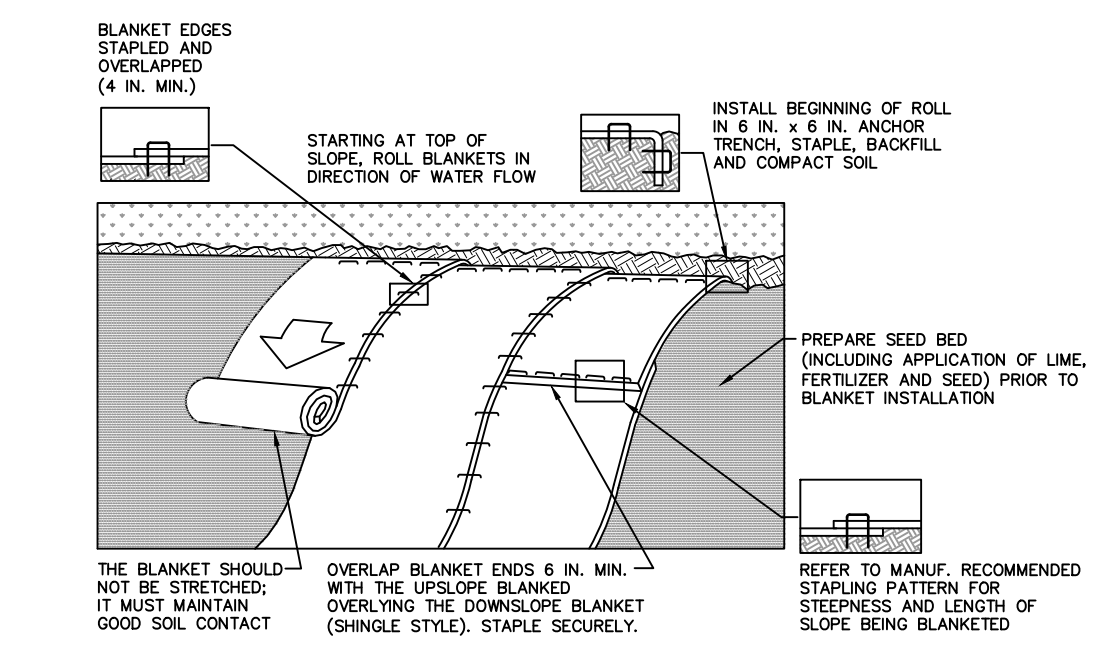


SINKHOLE REPAIR DETAIL

(OR APPROVED EQUAL)

(IF NEEDED)

NTS



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAPLE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

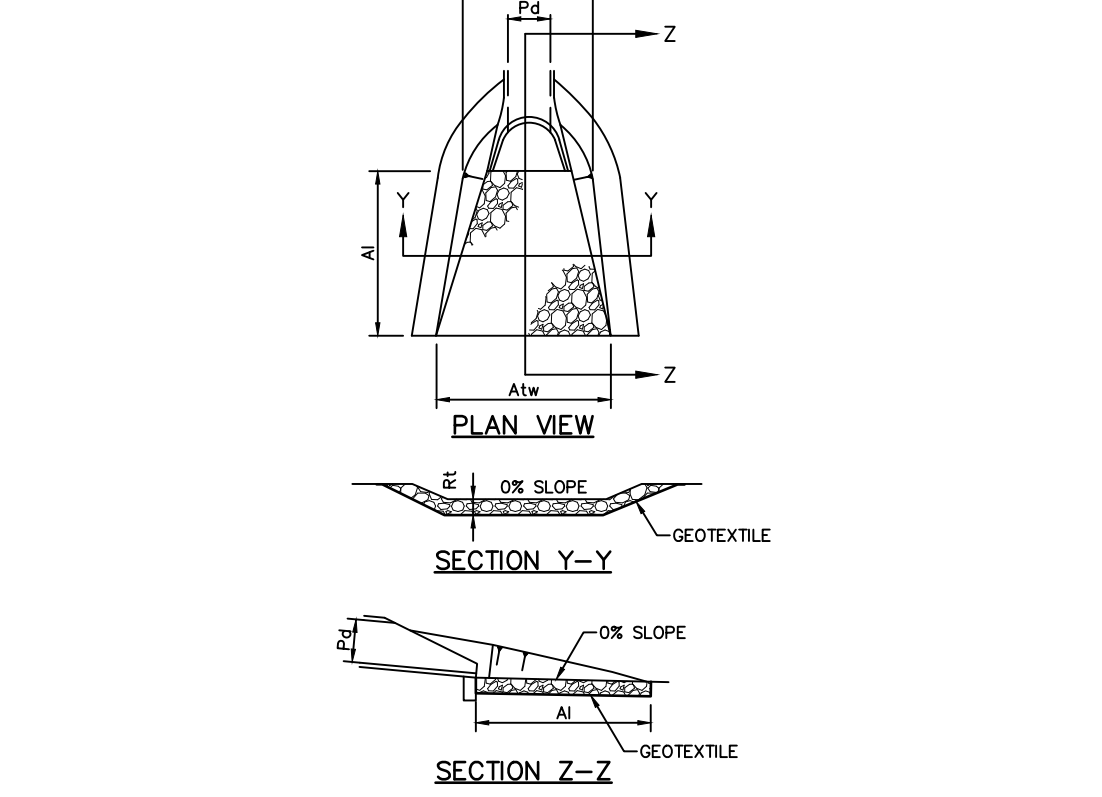
THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER. DISTURBED AREAS DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1

EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #9-1

RIPRAP APRON AT PIPE OUTLET

WITH FLARED END SECTION OR ENDWALL

OUTLET NO.	PIPE DIA (IN)	RIPRAP SIZE (IN)	THICK (IN)	LENGTH (FT)	APRON INITIAL TERMINAL WIDTH (FT)	APRON WIDTH (FT)
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NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1

RIPRAP APRON AT PIPE OUTLET

WITH FLARED END SECTION OR ENDWALL

NOT TO SCALE

INFILTRATION BASIN FLOOR SEED MIX

Low Maintenance Grass & Grass-like Species Mix : ERMNX-126 (or approved equivalent)

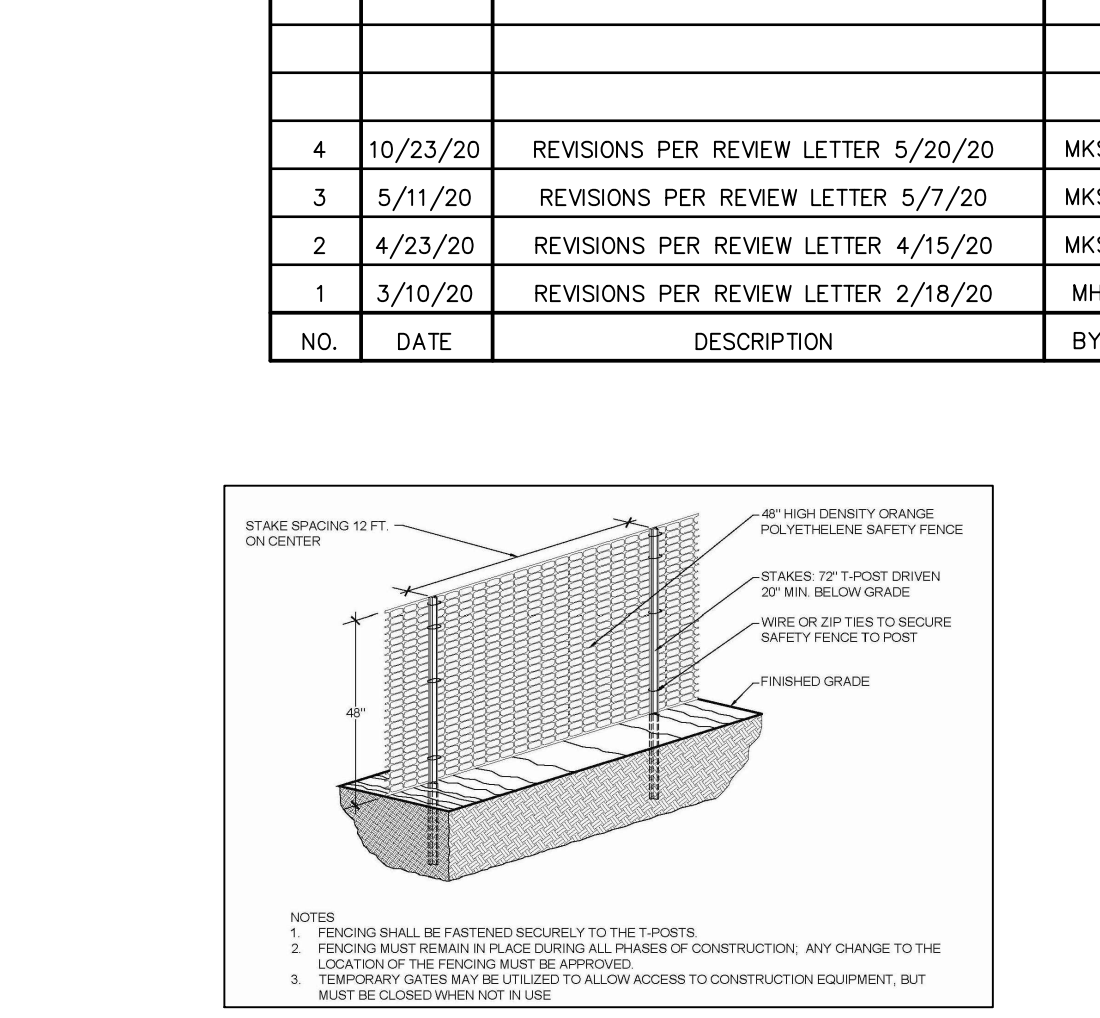
Rate	Botanical Name	Common Name
10%	<i>Elymus virginicus</i>	Virginia Wildrye (PA Ecotype)
20%	<i>Puccinellia distans</i> Fuitts'	Alkaligrass Fuitts'
15%	<i>Agrostis stolonifera</i>	Creeping Bentgrass
10%	<i>Panicum clandestinum</i> Tioga'	Deertongue Tioga'
15%	<i>Poa palustris</i>	Poa Bluegrass
10%	<i>Garex vulpinoidea</i>	Fox Sedge
1%	<i>Juncus effusus</i>	Soft Rush
1%	<i>Garex scoparia</i>	Blunt Broom Sedge (PA Ecotype)
100%		

Application Rate: 20-40 lb per acre, or 1 lb per 1,000 sqft.

YEAR 1: FIRST GROWING SEASON MAINTENANCE
WINTER CANOPY HEIGHT (OVERALL VEGETATION) REACHES 18"-24". USE A STRONG TRIMMER TO TRIM THE BASIN FLOOR AND WEEDS TO A HEIGHT OF 8". A LAWN MOWER IS NOT RECOMMENDED FOR TRIMMING AS THE MOWER HEIGHT WILL BE TOO LOW AND NATIVE SEEDINGS WILL BE KILLED. TRIMMING SHOULD CEASE BY MID-SEPTEMBER.
PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE, SUCH AS RODEO.

YEAR 2: SECOND & SUBSEQUENT GROWING SEASON MAINTENANCE
PRIOR TO NEW SPRING GROWTH REACHING A HEIGHT OF 24" TRIMMING ANY MATERIAL STANDING FROM PREVIOUS YEAR CLOSE TO THE GROUND. IF MIX CONTAINS SEEDS, TRIMMING SHALL BE NO LOWER THAN 2" ABOVE THE CROWNS THAT PRODUCED THE PRIOR YEAR'S GROWTH.

IF A HEAVY INFESTATION OF RAGWEED OR FOXTAIL IN THE SECOND GROWING SEASON IS NOTICED, TRIM PLANT MATERIAL TO A HEIGHT OF 8".



ORANGE CONSTRUCTION FENCING DETAIL