PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

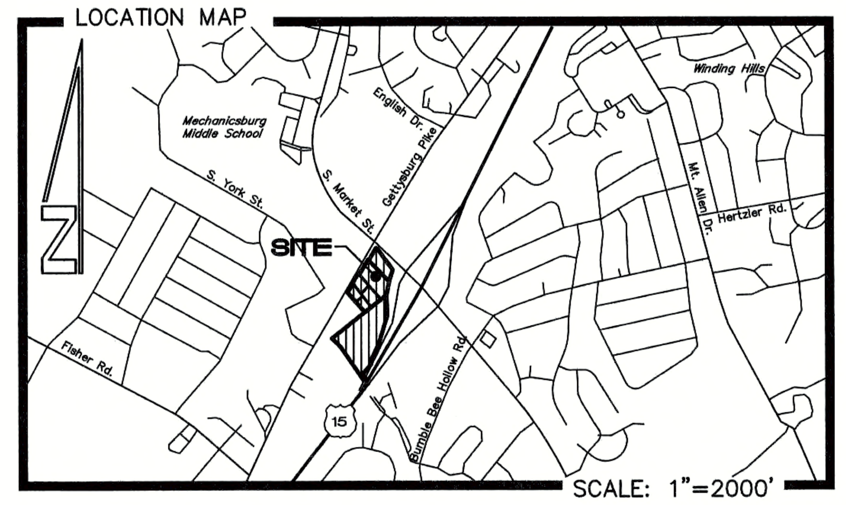
1. THE PURPOSE OF THIS PLAN IS THE CONSOLIDATION AND SUBDIVISION OF SEVEN EXISTING LOTS INTO TWO PROPOSED LOTS. LOT A WILL BE OWNED AND DEVELOPED BY LINLO PROPERTIES XVI LLC AND LOT B WILL BE OWNED BY DAYBREAK CHURCH. THE DEVELOPMENT OF LOT A WILL CONTAIN MIXED USES (COMMERCIAL / APARTMENT / RESTAURANT / OFFICE) AND HAVE AN ACCESS DRIVE TO DAYBREAK CHURCH (LOT B) LOT A WILL ALSO HAVE A WALKING TRAIL TO CONNECT TO DAYBREAK CHURCH.
2. VEHICULAR ACCESS TO THIS SITE IS RESTRICTED TO GETTYSBURG PIKE. THE SITE BOUNDARY ALONG ROUTE 114 AND ROUTE 15 IS DESIGNATED LIMITED ACCESS RIGHT-OF-WAY BY PENNDOT AND HAS PHYSICAL RIGHT-OF-WAY FENCING, SO IT IS CONSIDERED SIDE YARDS ALONG ROUTE 15 AND ROUTE 114.
3. NO LANDS OR FACILITIES ARE PROPOSED FOR DEDICATION TO PUBLIC USE. STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT.
4. NO PARKING IS PERMITTED ALONG ACCESS DRIVES.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BEFORE DRIVEWAY ACCESS TO A STATE ROAD IS PERMITTED, OR WORK IS PERMITTED WITHIN THE PENNDOT RIGHT-OF-WAY, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1045 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW".
6. NO PROTECTIVE COVENANTS ARE PROPOSED OTHER THAN WHAT IS SHOWN ON THIS PLAN.
7. THE BOUNDARY AND EXISTING FEATURES ARE DEPICTED PER FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. AUGUST 2020. BASIS OF HORIZONTAL DATUM IS NAD83 PA SOUTH GRID AND VERTICAL DATUM IS NAVD88.
8. THERE ARE NO WETLANDS, STREAMS, ROCK OUTCROPS, SOIL SUBSIDENCES, FLOODPLAINS, CONTAMINATED SOILS OR NATURAL SLOPES IN EXCESS OF 25% KNOWN TO EXIST ON THIS SITE.
9. ALL UTILITY LOCATIONS AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE AT THE TIME OF FIELD SURVEY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING EARTHWORK ACTIVITIES.
10. ALL PROPERTY CORNERS ARE TO BE MARKED/MONUMENTED IN ACCORDANCE WITH SECTION 220-5.11 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP.
11. 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.
12. AS-BUILT PAPER PLANS, MYLAR PLANS, AND ELECTRONIC DATA FILES IN AUTOCAD FORMAT SHALL BE PROVIDED TO THE TOWNSHIP UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL SHOW WATER SYSTEM, SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, ROADWAY NETWORK AND OTHER ASSOCIATED INFRASTRUCTURE FACILITIES AS CONSTRUCTED PER SECTION 220-4.2.C(3).
13. AN NPDES PERMIT AND EROSION & SEDIMENTATION CONTROL PLAN DEEMED ADEQUATE BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT ARE REQUIRED PRIOR TO COMMENCEMENT OF EARTHMOVING ACTIVITIES.
14. THE SITE 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.
15. UPPER ALLEN TOWNSHIP IS HEREBY GRANTED USE OF THE ACCESS DRIVES TO ACCESS DRAINAGE EASEMENTS FOR OBSERVATION, AND EMERGENCY MAINTENANCE.
16. STORMWATER MANAGEMENT PLANS APPROVED BY THE TOWNSHIP SHALL BE ON 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.
17. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UPPER ALLEN TOWNSHIP, LATEST EDITION.
18. ANY PROPOSED SIGNS MUST BE IN ACCORDANCE WITH THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE SECTION 245 OF ARTICLE XVIII. PROPOSED SIGNS WILL BE SUBMITTED WITH A SEPARATE APPLICATION.
19. THE CONTRACTOR SHALL REFERENCE FINAL ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, UTILITY CONNECTIONS AND ELEVATIONS.
20. ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN, AND SHALL BE VERIFIED BY THE SITE CONTRACTOR PRIOR TO GROUNDBREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREIN REFER TO THE FINISH GROUND SURFACE.
21. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
22. LINLO PROPERTIES AND DAYBREAK CHURCH HAVE CROSS ACCESS AGREEMENTS FOR VEHICLES AND PEDESTRIANS.
23. ALL WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE AND SANITARY SEWER FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS' NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
24. APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH CHAPTER 192 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. THE PROPERTY OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES AND WALKING TRAIL.
26. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO THE PUBLIC TO THE WALKING TRAIL FOR RECREATIONAL USE. A 10' EASEMENT CENTERED ON THE WALKING TRAIL IS GRANTED TO THE PUBLIC.
27. ALL PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM WITHIN THE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER/DEVELOPER.
28. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF UPPER ALLEN TOWNSHIP. ANY CONSTRUCTION METHODS OR SPECIFICATIONS NOT SHOWN ON THIS PLAN AND NOT SPECIFIED BY UPPER ALLEN TOWNSHIP SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS – PUBLICATION 408, AND CONSTRUCTION STANDARDS – PUBLICATION 72, LATEST EDITION. ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER SYSTEMS, UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA."

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

	WAIVER SECTION	DESCRIPTION	DATE OF WAIVER/ MODIFICATION/DEFERRAL APPROVAL
*	220-5.3.B	PERTAINING TO PUBLIC WALKS INSTEAD OF SIDEWALK WITHIN RIGHT-OF-WAY	APPROVED JULY 21, 2021
*	220-15.D(2)	REQUIREMENT THAT DEVELOPMENT CONTAIN OPEN SPACE	APPROVED JULY 21, 2021

* MODIFICATION ONLY

LOCATION MAP



SCALE: 1"=2000'

INDEX OF DRAWINGS :

DATE :
APRIL 1, 2021

REVISED :
MAY 3, 2021
JUNE 28, 2021
SEPTEMBER 24, 2021
DECEMBER 29, 2021

ZONING REQUIREMENTS :

FOR C-1 (NEIGHBORHOOD COMMERCIAL) ZONING
MINIMUM LOT AREA: NONE
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
MINIMUM STREET FRONTAGE: 75 FEET
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM IMPERVIOUS COVERAGE: 70%
MINIMUM LANDSCAPING/VEGETATIVE COVERAGE: 30%
MAXIMUM PRINCIPAL BUILDING HEIGHT:
NO PRINCIPAL BUILDING OR STRUCTURE SHALL EXCEED 35 FEET IN HEIGHT; HOWEVER, THIS HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH § 245-16.6

FOR C-2 (HIGHWAY COMMERCIAL) ZONING
MINIMUM LOT AREA: NONE
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
MINIMUM STREET FRONTAGE: 150 FEET
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM IMPERVIOUS COVERAGE: 70%
MINIMUM LANDSCAPING/VEGETATIVE COVERAGE: 30%
MAXIMUM PRINCIPAL BUILDING HEIGHT:
NO PRINCIPAL BUILDING OR STRUCTURE SHALL EXCEED 35 FEET IN HEIGHT; HOWEVER, THIS HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH § 245-16.6.

OFF-STREET PARKING CALCULATIONS :

RETAIL BUSINESS: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.

PROPOSED:
9,600 SQUARE FOOT RETAIL SPACE, DIVIDED BY 200 = 48 SPACES.
9,900 SQUARE FOOT RETAIL SPACE, DIVIDED BY 200 = 50 SPACES.

TOTAL OF 98 SPACES FOR THE RETAIL USE.

APARTMENT (MULTIPLE-FAMILY DWELLING): 2 SPACES PER DWELLING UNIT, PLUS 1 SPACE PER 4 UNITS FOR GUEST PARKING.

PROPOSED:
54 APARTMENTS, MULTIPLIED BY 2 = 108 SPACES.
54 APARTMENTS, DIVIDED BY 4 = 14 SPACES.

TOTAL OF 122 SPACES FOR THE RESIDENTIAL USE.

RESTAURANT: 1 SPACE FOR EVERY 4 SEATS OF DESIGN CAPACITY, PLUS ONE SPACE FOR EVERY TWO EMPLOYEES ON THE LARGE SHIFT.

PROPOSED:
40-SEAT RESTAURANT, DIVIDED BY 4 = 10 SPACES.
10 EMPLOYEES ON LARGEST SHIFT, DIVIDED BY 2 = 5 SPACES.

10-SEAT RESTAURANT, DIVIDED BY 4 = 3 SPACES.
8 EMPLOYEES ON LARGEST SHIFT, DIVIDED BY 2 = 4 SPACES.

TOTAL OF 22 SPACES FOR THE RESTAURANT USE.

OFFICE: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.

PROPOSED:
19,200 SQUARE FOOT OFFICE SPACE, DIVIDED BY 200 = 96 SPACES.

TOTAL OF 96 SPACES FOR THE OFFICE USE.

TOTAL NUMBER OF OFF-STREET PARKING SPACES PER INDIVIDUAL USE TABULATION: 338.

TOTAL NUMBER OF OFF-STREET PARKING SPACES PROPOSED: 286* (INCLUDES 10 ACCESSIBLE SPACES).

* PROJECT MEETS SECTION 245-17.4.C ALLOWING A REDUCTION IN PARKING TABULATED FOR EACH USE INDIVIDUALLY SINCE USES WILL UTILIZE PARKING AREAS AT DIFFERENT PERIODS OF THE DAY AND WILL REMAIN UNDER THE DIRECTION OF THE OWNER.

SITE DATA :

OWNER / APPLICANT:
LINLO PROPERTIES XVI, LLC
C/O LOWELL GATES, PRESIDENT
150 CORPORATE CENTER DRIVE, SUITE 100
CAMP HILL, PA 17011
PHONE: (717) 307-2002

PROPERTY OWNER:
DAYBREAK CHURCH OF THE
CHRISTIAN & MISSIONARY ALLIANCE
321 GETTYSBURG PIKE
MECHANICSBURG, PA 17055

SOURCE OF TITLE:
1. 42-28-2419-137 (NO ADDRESS GETTYSBURG PIKE) – 1.368 AC
INST. NO. 202018050 (LINLO PROPETIES XVI, LLC)
2. 42-28-2419-057 (225 GETTYSBURG PIKE) – 3.102 AC
INST. NO. 202018050 (LINLO PROPETIES XVI, LLC)
3. 42-28-2419-043 (229 GETTYSBURG PIKE) – 27,647 SQ FT
INST. NO. 202018181 (LINLO PROPETIES XVI, LLC)
4. 42-28-2419-044 (235 GETTYSBURG PIKE) – 23,506 SQ FT
INST. NO. 202017893 (LINLO PROPERTIES XVI, LLC)
5. 42-28-2419-049 (233 GETTYSBURG PIKE) – 24,025 SQ FT
INST. NO. 202017892 (LINLO PROPERTIES XVI, LLC)
6. 42-28-2419-042 (RR BUMBLE BEE HOLLOW ROAD) – 4.160 AC
INST. NO. 201338385 (DAYBREAK CHURCH)
7. 42-28-2419-041A-EX (321 GETTYSBURG PIKE) – 9.275 AC
DEED BOOK 268, PAGE 4929 (DAYBREAK CHURCH)

TOTAL SITE AREA:
GROSS (INCLUDING STREET RIGHT-OF-WAY) 14.36 ACRES
NET (EXCLUDING STREET RIGHT-OF-WAY) 13.73 ACRES

SITE IS ZONED C-1 (NEIGHBORHOOD COMMERCIAL) & C-2 (HIGHWAY COMMERCIAL)

EXISTING NUMBER OF LOTS: 7

PROPOSED NUMBER OF LOTS: 2

	LOT A (LINLO)	LOT B (DAYBREAK)
NET LOT AREA:	293,706 SF (6.743 AC)	304,280 SF (6.985 AC)
BUILDING COVERAGE:	±38,393 SF (13.1%)	±38,595 SF (12.7%)
IMPERVIOUS COVERAGE:	±202,822 SF (69.1%)	±182,747 SF (60.1%)
LANDSCAPED AREA:	±90,884 SF (30.9%)	±121,533 SF (39.9%)

PROPOSED USES (LOT A):
TWO (2) FAST-FOOD RESTAURANTS WITH DRIVE-IN FACILITIES
TWO (2) MIXED-USE BUILDINGS
– BUILDING 1: ±9,600 SF RETAIL & 13 REAR-LOADED GARAGES ON FIRST FLOOR, 27 APARTMENTS ON 2ND – 4TH FLOORS.
– BUILDING 2: 28 PARKING SPACES ON GROUND FLOOR ±9,900 SF RETAIL ON FIRST FLOOR, 27 APARTMENTS ON 2ND – 4TH FLOORS.
ONE (1) THREE-STORY ±19,200 SF OFFICE, RETAIL OR RESTAURANT PAD

PROPOSED WATER SUPPLY: PUBLIC (SUEZ WATER PENNSYLVANIA)

PROPOSED SEWAGE DISPOSAL: PUBLIC (UPPER ALLEN TOWNSHIP)

UTILITY LISTING FOR UPPER ALLEN TOWNSHIP:

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PA ONE-CALL FOR THIS PROJECT:
SERIAL NUMBER: 20201670175

- CABLE: COMCAST CABLE COMMUNICATIONS INC., 4601 SMITH ST., HARRISBURG, PA 17109, TELEPHONE: 717-651-1915
- ELECTRIC: PPL ELECTRIC UTILITIES, 642 S 20TH ST., HARRISBURG, PA 17104-2222, TELEPHONE: 1-570-348-1509
- GAS: UGI UTILITIES INC., 1301 AIP DR., MIDDLETOWN, PA 17057-5987, TELEPHONE: 717-930-0223
- SANITARY SEWER: TOWNSHIP OF UPPER ALLEN, 100 GETTYSBURG PIKE, MECHANICSBURG, PA 17055, TELEPHONE: 717-766-0756
- TELEPHONE: VERIZON PENNSYLVANIA LLC, 15 E MONTGOMERY AVE, PITTSBURGH, PA 15212
- WATER SERVICE: SUEZ WATER PENNSYLVANIA, 6310 ALLENTOWN BLVD, SUITE 104, HARRISBURG, PA 17112, TEL: (717) 901-6320

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 Lowell Gates

LOT A

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE 29th DAY OF December 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Lowell R. Gates, BEING President, 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 ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS 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.

* Lowell Gates

Commonwealth of Pennsylvania - Notary Seal
Lesa L. Kennedy, Notary Public
Cumberland County
My commission expires July 25, 2024
Commission number 1299691
Member, Pennsylvania Association of Notaries

** Lesa L Kennedy

MY COMMISSION EXPIRES July 25, 2024

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

LOT B

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE 29th DAY OF December 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Eric S. Jacobs, BEING President, 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 ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS 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]

Commonwealth of Pennsylvania - Notary Seal
Lesa L. Kennedy, Notary Public
Cumberland County
My commission expires July 25, 2024
Commission number 1299691
Member, Pennsylvania Association of Notaries

** Lesa L Kennedy

MY COMMISSION EXPIRES July 25, 2024

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

I, JOHN K. MURPHY, P.E., 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 COMPLETED BY ME ON AUGUST 2020; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOHN K. MURPHY — LAND SURVEYOR — SU-049365-E

I, JOHN K. MURPHY, P.E., P.L.S, ON DECEMBER 29 2021, 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 LIMESTONE.

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.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOHN K MURPHY — ENGINEER — No 43200-E

CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP THIS 21 DAY OF, JULY 2021.

CHAIRMAN ______

SECRETARY ______

THE CONDITIONS OF APPROVAL WERE SATISFIED

THIS ______ DAY OF, ______ 20__.

REVIEWED BY THE PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP THIS 24 DAY OF, MAY 2021.

ATTEST:

CHAIRMAN ______

SECRETARY ______

REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP

THIS ____ DAY OF, ______ 202_.

ENGINEER ______

REVIEWED ON MAY 14, 2021 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, ______ 202_.

RECORDED IN INSTRUMENT # ______

APPLICANT/DEVELOPER
LINLO PROPERTIES XVI, LLC
150 CORPORATE CENTER DR, SUITE 100
CAMP HILL, PA 17011
(717) 307-2002

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

- Existing Property Line
- Existing Easement
- 170 — Existing 10' Contour
- 172 — Existing 2' Contour
- Existing Edge Of Pave
- Existing Edge Of Stone
- 18" RCP — Existing Storm Sewer Inlet, Pipe Size and Manhole
- x175.00 — Existing Spot Elevation
- Existing Utility Pole & Guy Wire
- E — Existing Overhead Utility Line
- Existing Property Corners (As Labeled)
- S — Existing Sanitary Sewer Line; Manhole
- W, WV — Existing Water Line, Valve, Fire Hydrant
- Existing Sign
- #7 — I.D. #/Soil Test Site Performed July 2020
- BrB — Soil Boundary and Soil Type
- Existing Fence
- Zoning Boundary Line
- Significant Individual Tree (As Labeled)
- Existing Well
- G — Existing Gas Line
- Existing On-Site Slopes (15–25%)

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	147.02'	573.69'	N41°19'46"W	146.62'

SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	DEPTH TO HIGH WATER TABLE PER S.C.S. SOIL SURVEY	DEPTH TO BEDROCK PER S.C.S. SOIL SURVEY	HYDROLOGIC SOIL GROUP
BdB	Bedington shaly Silt Loam	3–8	5'+	40"+	B
BdC	Bedington shaly Silt Loam	8–15	5'+	40"+	B

SOIL SYMBOL	SOIL LIMITATIONS PER S.C.S. SOIL SURVEY	CONTRACTOR RESOLUTIONS OF SOIL LIMITATIONS
BdB BdC	Cutbanks cave easily, droughty, easily erodible, poor percolation, poor for topsoil, frost action	Proposed grading shall be compacted with equipment, in layers, per standard construction practices to ensure that placed soil is tight and strong. Soil with significant clay content shall be proof rolled. Desirable seeding fertilizer and lime supplements for this site can be determined with a soil test. This would offset the possible low Ph. Slopes shall be re–graded, then stabilized with topsoil, seed and mulch, and matted if steep. Topsoil can be imported from other sources, as it is readily available in the area.In general, there are no unusual site characteristics here that are unlike those found elsewhere in the region where similar soils are present. No special construction methods or procedures seem necessary.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH
NO.	DATE	DESCRIPTION	BY

DESIGN : GLM/SRR
DRAWN : SRR/MH
CHECKED : JKM
DATE : 4/1/2021

ALPHA
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PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
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WWW.ALPHACEI.COM

SEAL

SEAL

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

EXISTING FEATURES PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

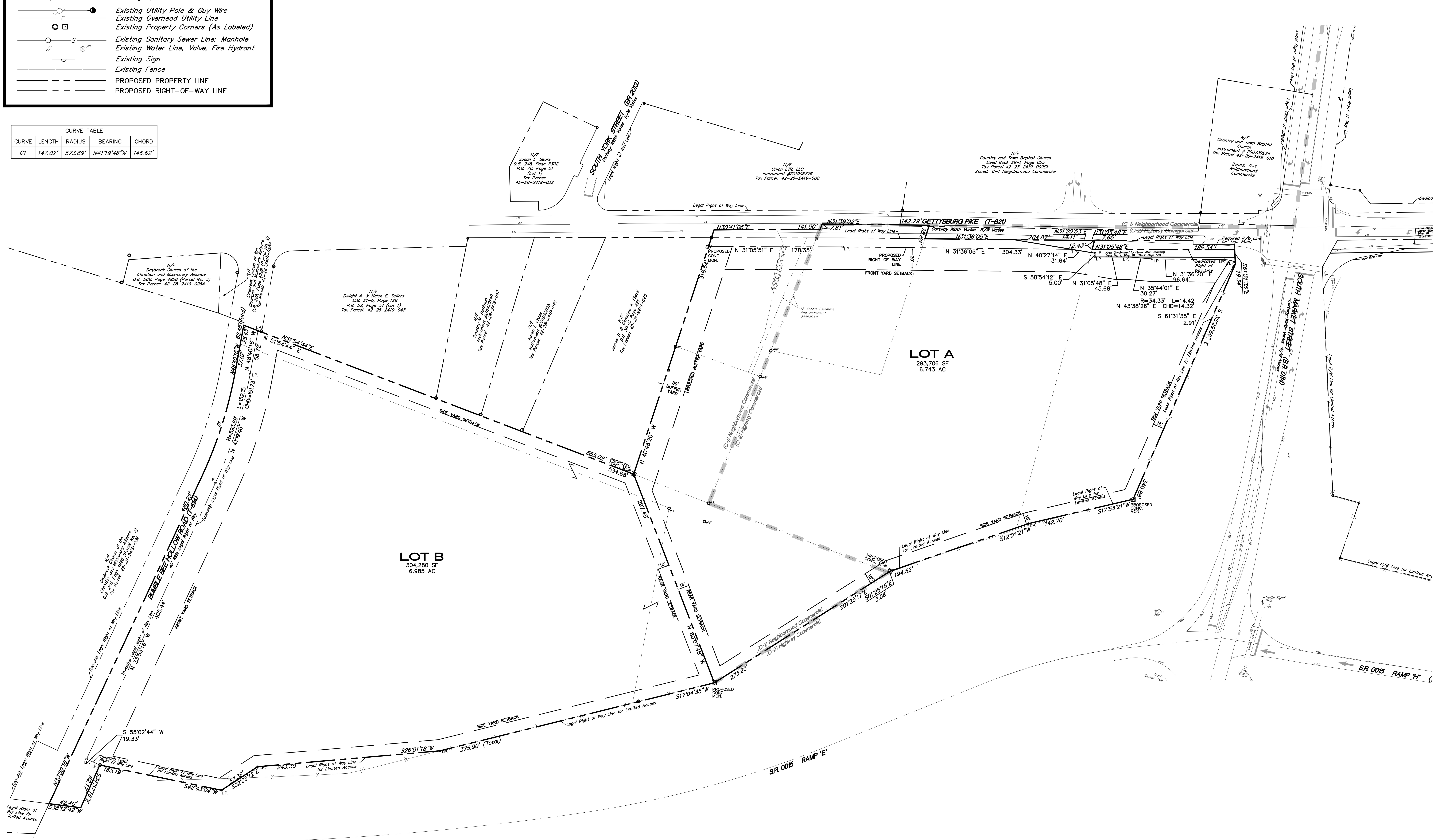
PROJECT NO. 319566
SURVEY BOOK : Z:\319566sur
SCALE : 1" = 60'
DWG FILE: Y:\2019\319566.aph\319566\dwg\Plans\Prelim–Final\02–EXISTING.dwg

LEGEND

	Existing Property Line
	Existing Easement
170	Existing 10' Contour
172	Existing 2' Contour
	Existing Edge Of Pave
	Existing Edge Of Stone
	Existing Storm Sewer Inlet, Pipe Size and Manhole
x175.00	Existing Spot Elevation
	Existing Utility Pole & Guy Wire
E	Existing Overhead Utility Line
	Existing Property Corners (As Labeled)
S	Existing Sanitary Sewer Line; Manhole
W	Existing Water Line, Valve, Fire Hydrant
	Existing Sign
	Existing Fence
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	147.02'	573.69'	N41°19'46"W	146.62'



NO.	DATE	DESCRIPTION	BY
4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH

DESIGN : GLM/SRR
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SEAL

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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

SUBDIVISION PLAT

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PROJECT NO. 319566

SURVEY BOOK :

SCALE : 1" = 60'

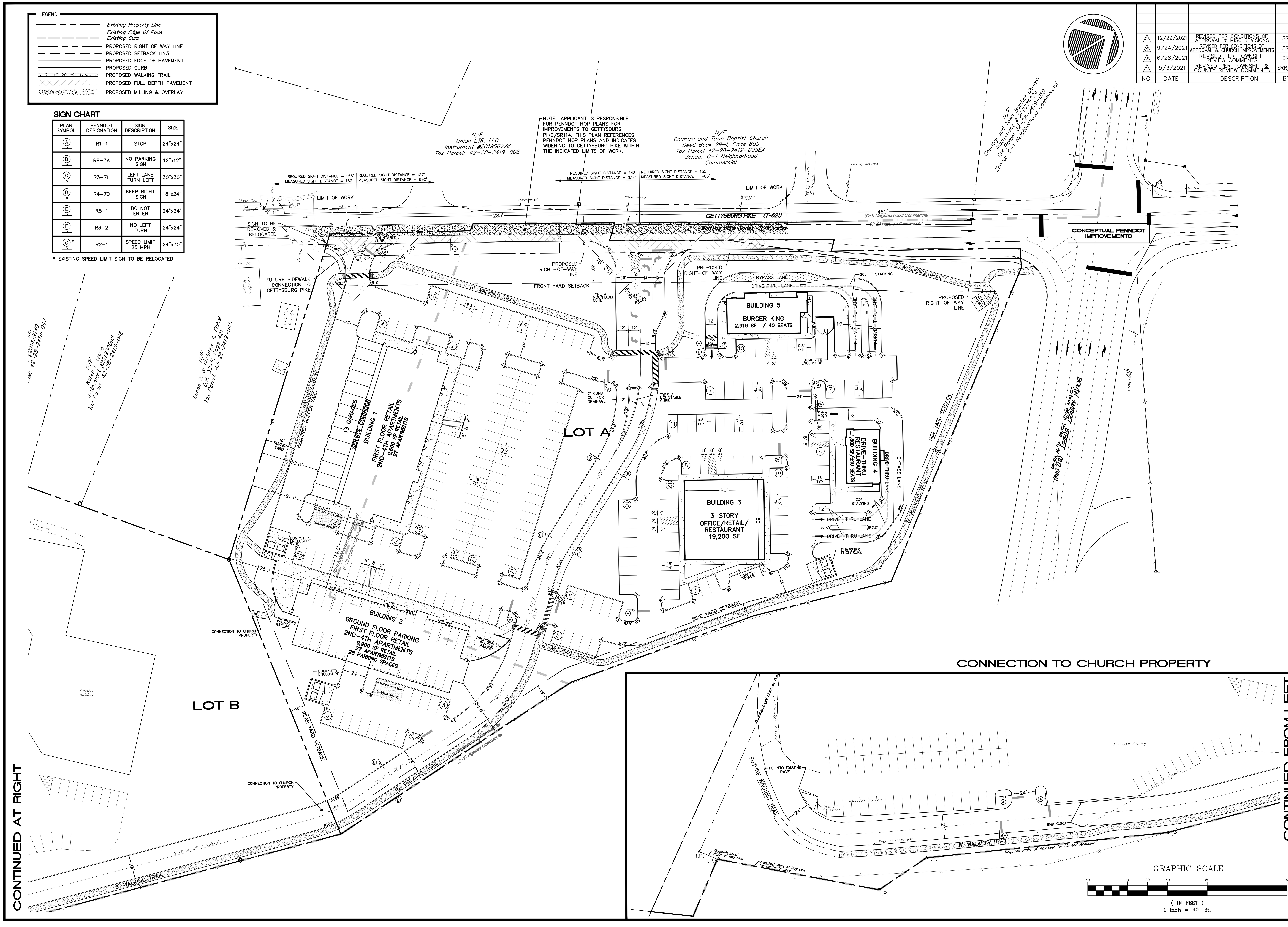
LEGEND

	Existing Property Line
	Existing Edge Of Pave
	Existing Curb
	PROPOSED RIGHT OF WAY LINE
	PROPOSED SETBACK LIN3
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED WALKING TRAIL
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED MILLING & OVERLAY

SIGN CHART

PLAN SYMBOL	PENNDOT DESIGNATION	SIGN DESCRIPTION	SIZE
A	R1–1	STOP	24"x24"
B	R8–3A	NO PARKING SIGN	12"x12"
C	R3–7L	LEFT LANE TURN LEFT	30"x30"
D	R4–7B	KEEP RIGHT SIGN	18"x24"
E	R5–1	DO NOT ENTER	24"x24"
F	R3–2	NO LEFT TURN	24"x24"
G*	R2–1	SPEED LIMIT 25 MPH	24"x30"

* EXISTING SPEED LIMIT SIGN TO BE RELOCATED



NO.	DATE	DESCRIPTION	BY
4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH

DESIGN : GLM/SRR
DRAWN : SRR/MH
CHECKED : JKM
DATE : 4/1/2021

ALPHA CONSULTING ENGINEERS, INC.
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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

SITE PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566

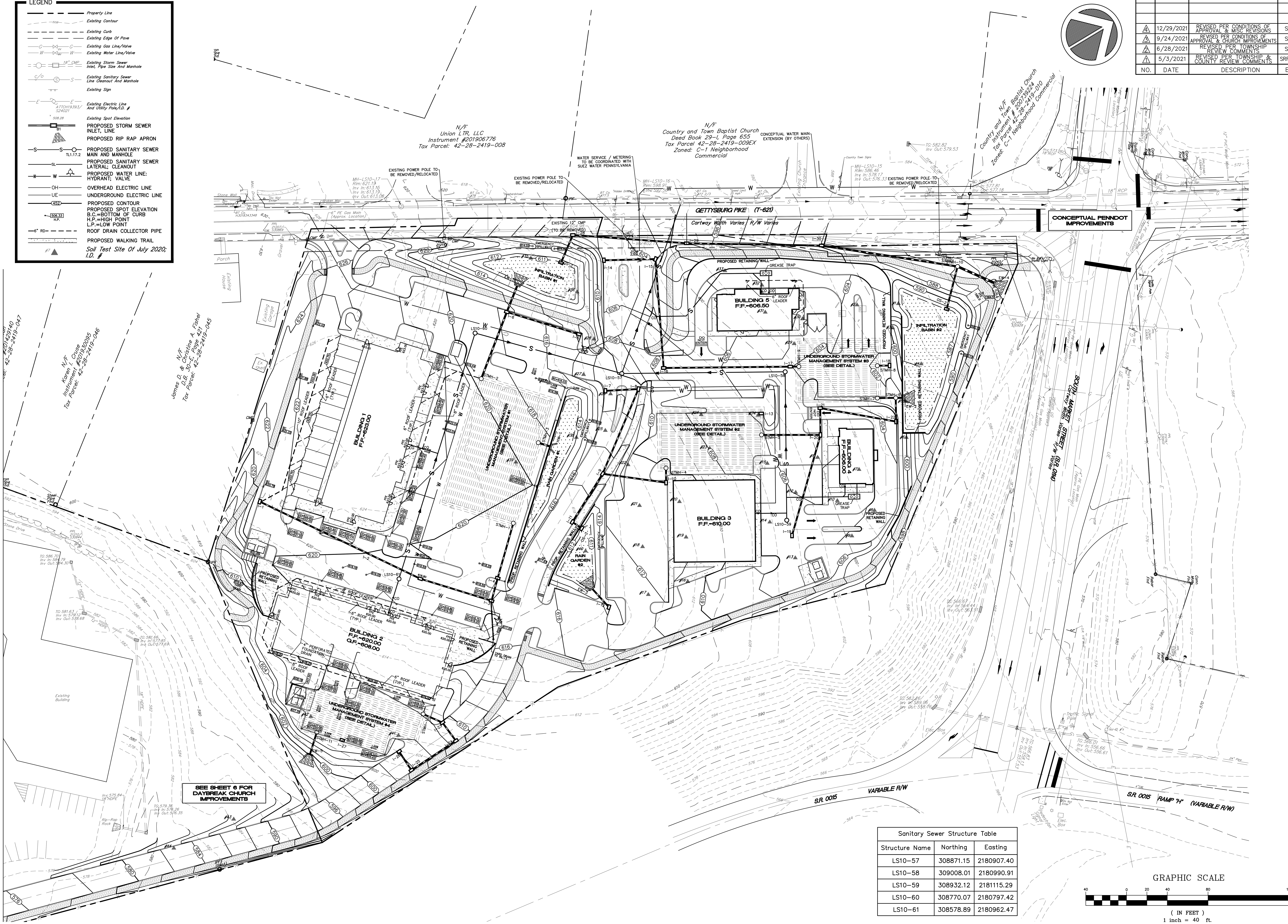
SURVEY BOOK : Z:\319566sur

SCALE : 1" = 40'

DWG FILE : Y:\2019\319566.aph\319566\dwg\Plans\Prelim–Final\04–SITE PLAN.dwg

LEGEND

	Property Line
508	Existing Contour
	Existing Curb
	Existing Edge Of Pave
G GV G	Existing Gas Line/Valve
W WV W	Existing Water Line/Valve
18" CMP	Existing Storm Sewer Inlet, Pipe Size And Manhole
C/O S	Existing Sanitary Sewer Line Cleanout And Manhole
	Existing Sign
E ATTCH19393/S24021 E	Existing Electric Line And Utility Pole/I.D. #
508.28	Existing Spot Elevation
B1	PROPOSED STORM SEWER INLET, LINE
	PROPOSED RIP RAP APRON
S S TL1.17.2	PROPOSED SANITARY SEWER MAIN AND MANHOLE
SL	PROPOSED SANITARY SEWER LATERAL; CLEANOUT
W	PROPOSED WATER LINE: HYDRANT; VALVE
OH	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
452	PROPOSED CONTOUR
506.33 H.P.	PROPOSED SPOT ELEVATION B.C.=BOTTOM OF CURB H.P.=HIGH POINT L.P.=LOW POINT
6" RD	ROOF DRAIN COLLECTOR PIPE
	PROPOSED WALKING TRAIL
#7	Soil Test Site Of July 2020; I.D. #



Sanitary Sewer Structure Table		
Structure Name	Northing	Easting
LS10-57	308871.15	2180907.40
LS10-58	309008.01	2180990.91
LS10-59	308932.12	2181115.29
LS10-60	308770.07	2180797.42
LS10-61	308578.89	2180962.47

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
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2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH

DESIGN : GLM/SRR
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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

GRADING & UTILITY PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

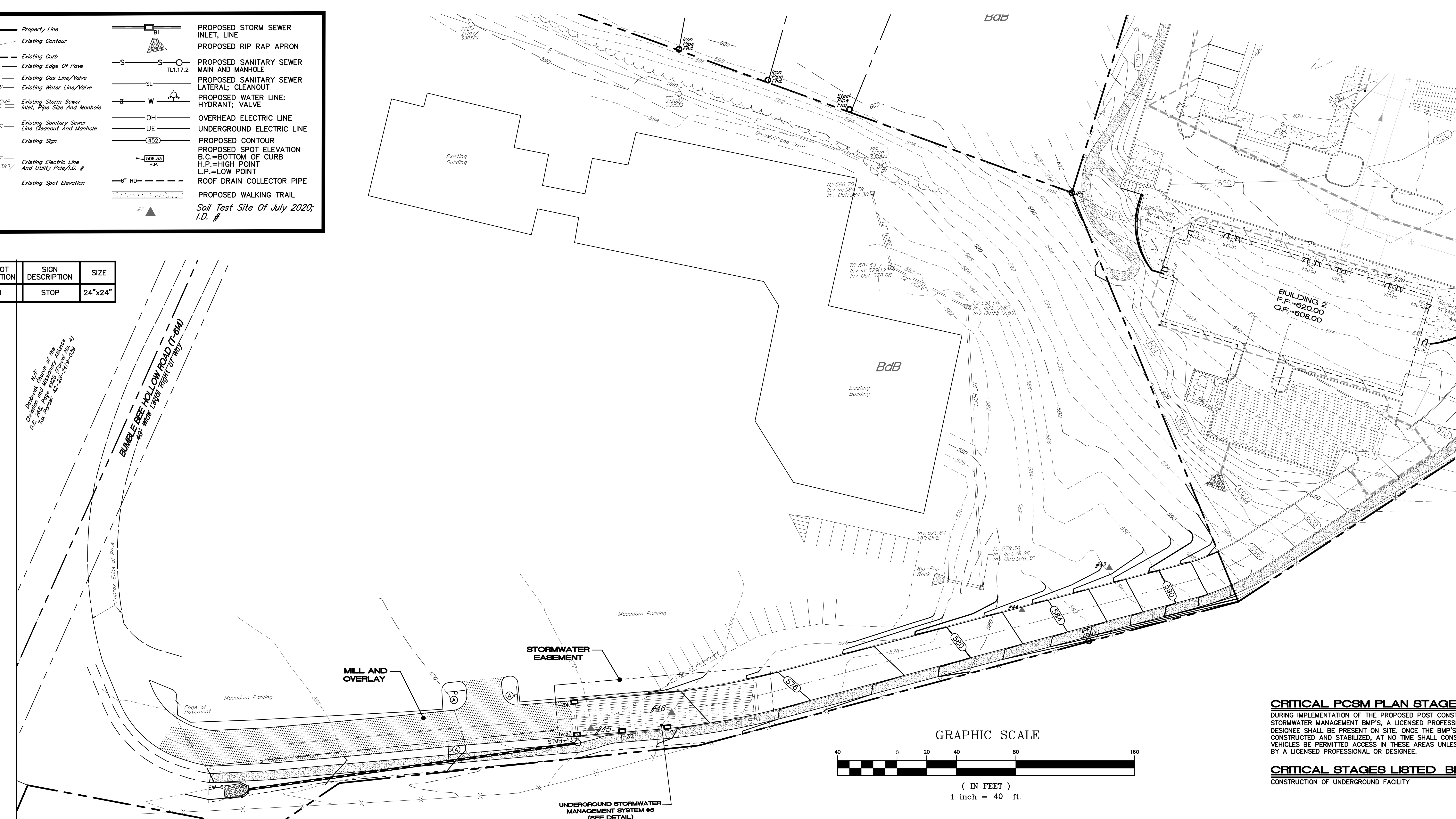
PROJECT NO. 319566
SURVEY BOOK : Z:\319566sur
SCALE : 1" = 40'
DWG FILE : Y:\2019\319566.aph\319566\dwg\Plans\Prelim-Final\05-GRADING PLAN.dwg

LEGEND

Property Line	PROPOSED STORM SEWER INLET, LINE
Existing Contour	PROPOSED RIP RAP APRON
Existing Curb	PROPOSED SANITARY SEWER MAIN AND MANHOLE
Existing Edge Of Pave	PROPOSED SANITARY SEWER LATERAL; CLEANOUT
Existing Gas Line/Valve	PROPOSED WATER LINE: HYDRANT; VALVE
Existing Water Line/Valve	OVERHEAD ELECTRIC LINE
Existing Storm Sewer Inlet, Pipe Size And Manhole	UNDERGROUND ELECTRIC LINE
Existing Sanitary Sewer Line Cleanout And Manhole	PROPOSED CONTOUR
Existing Sign	PROPOSED SPOT ELEVATION B.C.=BOTTOM OF CURB H.P.=HIGH POINT L.P.=LOW POINT
Existing Electric Line And Utility Pole/LD. #	ROOF DRAIN COLLECTOR PIPE
Existing Spot Elevation	PROPOSED WALKING TRAIL
	Soil Test Site Of July 2020; I.D. #

SIGN CHART

PLAN SYMBOL	PENNDOT DESIGNATION	SIGN DESCRIPTION	SIZE
A	R1-1	STOP	24"x24"



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CRITICAL PCSM PLAN STAGES:

DURING IMPLEMENTATION OF THE PROPOSED POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S, A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON SITE. ONCE THE BMP'S HAVE BEEN CONSTRUCTED AND STABILIZED, AT NO TIME SHALL CONSTRUCTION VEHICLES BE PERMITTED ACCESS IN THESE AREAS UNLESS AUTHORIZED BY A LICENSED PROFESSIONAL OR DESIGNEE.

CRITICAL STAGES LISTED BELOW:

CONSTRUCTION OF UNDERGROUND FACILITY

4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
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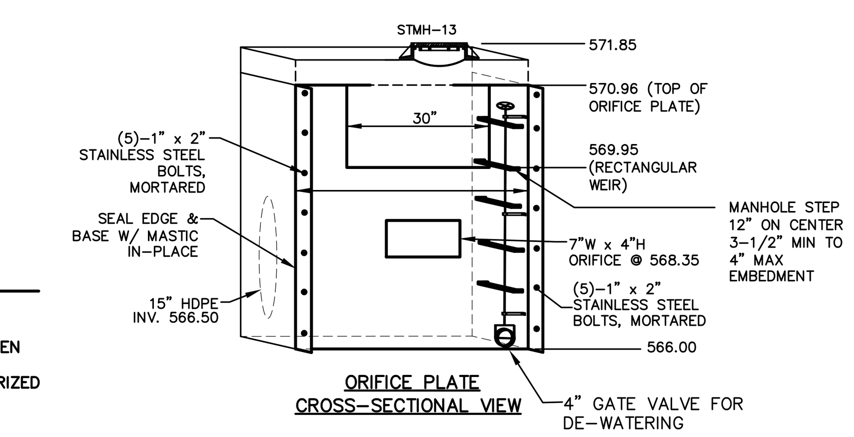
NO.	DATE	DESCRIPTION	BY

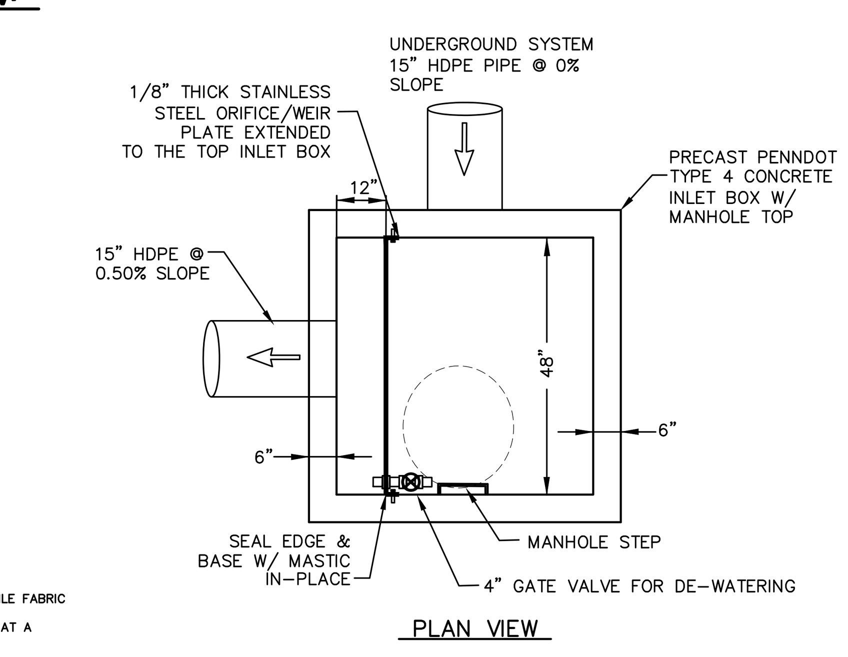
DESIGN : GLM/SRR
DRAWN : SRR/MH
CHECKED : JKM
DATE : 4/1/2021

GENERAL NOTES :

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN ACCESS DRIVEWAY, WALKING PATH, WITH REQUIRED STORMWATER FACILITIES.
2. THE SUBJECT PROPERTY IS LOCATED AT 321 GETTYSBURG PIKE IN UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA. IDENTIFIED AS TAX PARCEL NO. 42–28–2419–042.
3. THE BOUNDARY AND EXISTING FEATURES ARE DEPICTED PER FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. AUGUST 2020. BASIS OF HORIZONTAL DATUM IS NAD83 PA SOUTH GRID AND VERTICAL DATUM IS NAVD88.
4. THERE ARE NO WETLANDS, STREAMS, ROCK OUTCROPS, SOIL SUBSIDENCES, FLOODPLAINS, CONTAMINATED SOILS OR NATURAL SLOPES IN EXCESS OF 25% KNOWN TO EXIST ON THIS SITE.
5. ALL UTILITY LOCATIONS AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE AT THE TIME OF FIELD SURVEY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING EARTHWORK ACTIVITIES.
6. ALL PROPERTY CORNERS ARE TO BE MARKED/MONUMENTED IN ACCORDANCE WITH SECTION 220–5.11 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP.
7. THE SITE 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.
8. STORMWATER MANAGEMENT PLANS APPROVED BY THE TOWNSHIP SHALL BE ON 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.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
10. LINLO PROPERTIES AND DAYBREAK CHURCH HAVE CROSS ACCESS AGREEMENTS FOR VEHICLES AND PEDESTRIANS.
11. HE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
12. THE OWNER OF TAX PARCEL 42–28–2419–042 SHALL BE RESPONSIBLE FOR THE LONG–TERM MAINTENANCE AND OPERATION OF THE UNDERGROUND INFILTRATION FACILITY.
13. THE DEVELOPER/PROPERTY OWNER SHALL PROVIDE REPLACEMENT AND/OR REDESIGN AND MODIFICATION OF SWM VC BMPS THAT DO NOT DEWATER WITHIN 72–HOURS, WITHIN 18–MONTHS OF A NON–DROUGHT PERIOD FOLLOWING ESTABLISHMENT OF THEIR FINAL CONFIGURATION.
14. THE STORMWATER OPERATION AND MAINTENANCE (O&M) AGREEMENT PREPARED FOR THE PROJECT IS INTENDED TO BE PART OF THE STORMWATER MANAGEMENT PLAN.
15. ALL REQUIRED INSPECTIONS SHALL BE SCHEDULED BY THE APPLICANT.

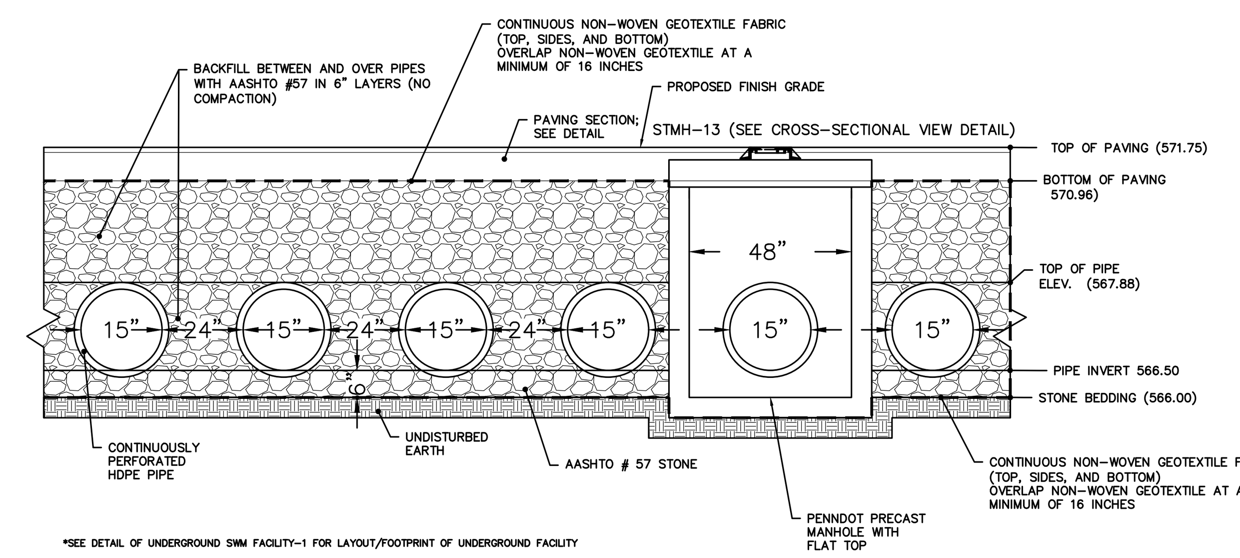


ORIFICE PLATE CROSS-SECTIONAL VIEW



PLAN VIEW

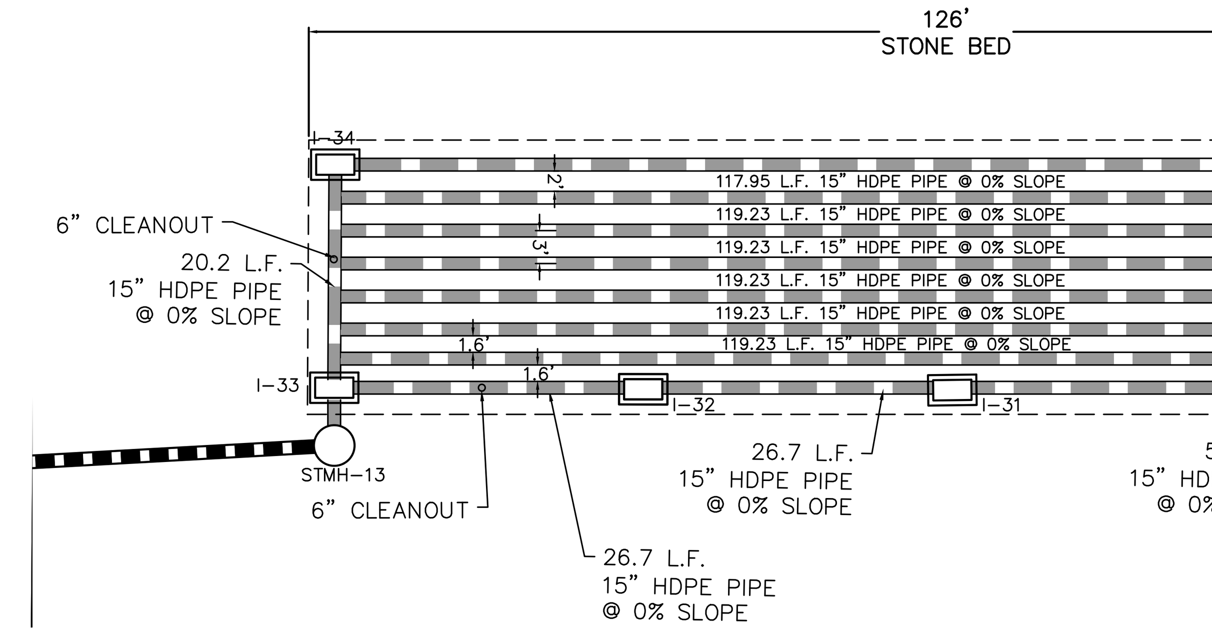
UNDERGROUND STORMWATER FACILITY-5 OUTLET STRUCTURE: MANHOLE STMH-13
NTS



*SEE DETAIL OF UNDERGROUND SWM FACILITY-1 FOR LAYOUT/FOOTPRINT OF UNDERGROUND FACILITY

CROSS SECTION
NTS

DETAIL OF UNDERGROUND SWM FACILITY-5
NTS



DETAIL OF UNDERGROUND SWM FACILITY-5
NTS

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

THE STORM WATER VOLUME AND QUALITY CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS WELL AS THE RATE CONTROL DEVICES CONSTRUCTED FOR THE DAYBREAK CHURCH IMPROVEMENTS, SHALL BE MAINTAINED TO FUNCTION AS DESIGNED AND SHALL IMPLEMENT THE PROCEDURES DESCRIBED BELOW. THE OWNER OF THE PROPERTY DAYBREAK CHURCH, SHALL OWN AND MAINTAIN ALL POST–CONSTRUCTION STORMWATER FACILITIES.

THE APPROVED FACILITIES ARE TO BE PERMANENT AND CAN ONLY BE REMOVED OR ALTERED AFTER APPROVAL BY ONE OR MORE OF THE FOLLOWING ENTITIES WHICH HAVE JURISDICTION: UPPER ALLEN TOWNSHIP; CUMBERLAND COUNTY CONSERVATION DISTRICT, AND/OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP).

THE FOLLOWING FACILITIES SHALL REQUIRE REGULAR INSPECTION AND MAINTENANCE:
- STORMWATER INLETS, CONVEYANCE PIPES AND OUTLET CONTROLS
- STORMWATER PIPE OUTLETS
- UNDERGROUND FACILITIES

INSPECTION REQUIREMENTS FOR ALL FACILITIES:

- THE OWNER SHALL COMPLETE A VISUAL INSPECTION OF THE FACILITIES AT A MINIMUM ONCE EVERY 12 MONTHS FOR THE FIRST FIVE YEAR AND ONCE EVERY THREE YEARS THEREAFTER OR DURING OR IMMEDIATELY AFTER THE CESSATION OF A MAJOR STORM EVENT.
- THE OWNER IS RESPONSIBLE TO SUBMIT A REPORT TO UPPER ALLEN TOWNSHIP WITHIN ONE MONTH FOLLOWING COMPLETION OF AN INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION REGARDING THE CONDITION OF BMPS, AND RECOMMEND ANY NECESSARY REPAIRS. ANY NEEDED REPAIRS SHALL COMMENCE WITHIN 60 DAYS OF THE REPORT ISSUANCE DATE.
- THE OWNER SHALL IMMEDIATELY NOTIFY UPPER ALLEN TOWNSHIP PRIOR TO INITIATING ANY "MAJOR" REPAIR ACTIVITIES (SUCH REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING, FOUNDATION MOVEMENT). ALL "MAJOR" REPAIRS SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST.

INSPECTION AND MAINTENANCE PROCEDURES FOR EACH FACILITY SHALL BE CONDUCTED AS FOLLOWS:

STORMWATER INLETS, DETENTION AND CONVEYANCE PIPES AND OUTLET CONTROLS:
GENERAL OBJECTIVES OF INSPECTION AND MAINTENANCE IS TO PREVENT CLOGGING OF INLET GRATES, PIPES AND OUTLET CONTROL ORIFICES, OVER ACCUMULATION OF SEDIMENT WITHIN PIPES, INLETS AND MANHOLES, STANDING WATER AND STRUCTURAL FAILURE.

INSPECTION PROCEDURES:
- INSPECTION SHALL INVOLVE AN EXAMINATION OF ON–LOT STORMWATER MANAGEMENT SYSTEM(S) FOR DEBRIS DEPOSITION (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL), SETTLEMENT, SINKHOLES, SEEPS, AND STRUCTURAL CRACKING.
- INSPECT ALL PIPE INLETS AND OUTLETS AND OUTLET CONTROL ORIFICES WITHIN THE INLET AND MANHOLES BOXES. ALSO INSPECT ALL INLET GRATES. ANY TRASH, DEBRIS OR SEDIMENT WHICH MAY CAUSE CLOGGING OR STANDING WATER SHALL BE REMOVED.
- INSPECT GENERAL CONDITION OF INLETS AND MANHOLES FOR CRACKING OF CONCRETE OR SETTLING.
- INSPECT PIPE CONNECTIONS WITHIN INLET AND MANHOLE BOXES FOR PIPES DISPLACEMENT.
- INSPECT AREAS ON THE GROUND SURFACE FOR ASPHALT SETTLING OVER PIPES.

MAINTENANCE PROCEDURES:
- ALL TRASH, DEBRIS AND SEDIMENT CAUSING CLOGGING OF PIPES, OUTLET CONTROL ORIFICES OR INLETS GRATES SHALL BE REMOVED BY HAND OR WITH A HOSE OR HIGH PRESSURE WASHER. PIPES SHALL BE FLUSHED WHEN ACCUMULATED DEBRIS OR SEDIMENT HAS REACHED A HEIGHT OF 0.2 X THE PIPE DIAMETER.
- INLET BOXES SHALL BE CLEANED WHEN OVER HALF FULL WITH SEDIMENT OR DEBRIS. CLEANING OF THE SUMPED INLETS ARE USUALLY CONDUCTED WITH A VAC TRUCK.
- THE OWNER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST IF ANY OF THE FOLLOWING IS OBSERVED AS A RESULT OF INSPECTION; STRUCTURAL DAMAGE TO A FACILITY (PIPE, INLET, MANHOLE), GROUND/ASPHALT SETTLING, STORM STRUCTURE SETTLING, PIPE DISPLACEMENT, SINKHOLE DEVELOPMENT OR SEEPING. REPAIR OR REPLACEMENT IS NECESSARY IF SIGNIFICANT DAMAGE HAS OCCURRED IN A WAY THAT RESULTS IN IS A SAFETY HAZARD, STRUCTURALLY UNSOUNDNESS, OR IF THE FACILITIES ARE NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER OR LESSEE SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE CONTRACTOR(S) INFORMATION.

STORMWATER PIPE OUTLETS:
GENERAL OBJECTIVES OF INSPECTION AND MAINTENANCE IS TO PREVENT EROSION AND SEDIMENTATION IMMEDIATELY DOWN–SLOPE OF PIPE OUTLETS.

INSPECTION PROCEDURES:
- INSPECT ALL PIPE OUTLETS. ANY TRASH, DEBRIS OR SEDIMENT WHICH MAY CAUSE CLOGGING OR BACK UP OF WATER WITHIN THE PIPE SHALL BE REMOVED.
- INSPECT GENERAL CONDITION OF ENDWALLS FOR CRACKING OF CONCRETE OR SETTLING.
- INSPECT AREA DOWN–SLOPE OF PIPE FOR EROSION OR SETTLING OF GROUND SURFACE OR DISPLACEMENT OF STONE FROM THE ROCK APRON.

STORMWATER PIPE OUTLETS: (CONT.)
MAINTENANCE PROCEDURES:
- ALL TRASH, DEBRIS AND SEDIMENT CAUSING BACK UP OF WATER WITHIN THE PIPES, SHALL BE REMOVED BY HAND OR WITH A HOSE OR HIGH PRESSURE WASHER.
- EXCESSIVE ACCUMULATION OF DEBRIS OR SEDIMENT DOWNSLOPE OF THE PIPE SHALL BE REMOVED IF IT HAS REACHED A HEIGHT OF 0.2 X THE PIPE DIAMETER.
- DISPLACED STONE WITHIN THE RIP–RAP APRON SHALL BE REPLACED. IF EROSION IS OCCURRING WITHIN THE AREA OF THE RIP–RAP APRON OR LAWN AREAS FURTHER DOWN–SLOPE, THESE AREAS SHALL BE RE–ESTABLISHED AND BROUGHT TO FINAL GRADE WITH TOPSOIL. STONE SHALL BE PLACED WITHIN THE RIP–RAP APRON OR, IN THE CASE OF LAWN AREAS, STABILIZED AN APPROPRIATE GRASS SEED MIXTURE.
- THE OWNER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST IF ANY OF THE FOLLOWING IS OBSERVED AS A RESULT OF INSPECTION; GROUND OR CONCRETE ENDWALL SETTLING, SINKHOLE DEVELOPMENT OR EXCESSIVE EROSION. REPAIR OR REPLACEMENT IS NECESSARY IF SIGNIFICANT DAMAGE HAS OCCURRED IN A WAY THAT RESULTS IN IS A SAFETY HAZARD, STRUCTURALLY UNSOUNDNESS, OR IF THE FACILITIES ARE NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER OR LESSEE SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE CONTRACTOR(S) INFORMATION.

STORMWATER UNDERGROUND FACILITY
GENERAL OBJECTIVES OF INSPECTION AND MAINTENANCE IS TO PREVENT CLOGGING OF PIPES AND OUTLET CONTROL ORIFICES, OVER ACCUMULATION OF SEDIMENT WITHIN PIPES, INLETS AND MANHOLES, STANDING WATER AND STRUCTURAL FAILURE.

INSPECTION PROCEDURES:
- ALL INLET STRUCTURES DRAINING TO THE FACILITIES SHOULD BE INSPECTED 4 TIMES PER YEAR AND BE CLEANED A MINIMUM OF 2 TIMES PER YEAR (SUMP AREAS IN BOTTOM OF INLETS). DEPOSE OF SEDIMENT, TRACH OR OTHER WASTE MATERIALS AT SUITABLE DISPOSAL / RECYCLING SITE AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. THIS APPLIES TO THE FOLLOWING INLETS AS IDENTIFIED BY NUMBERS ON THE PLAN SET: I–33, I–32, AND I–31 INSPECTION SHALL INVOLVE AN EXAMINATION OF ON–LOT STORMWATER MANAGEMENT SYSTEM(S) FOR DEBRIS DEPOSITION (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL), SETTLEMENT, SINKHOLES, SEEPS, AND STRUCTURAL CRACKING.
- INSPECT ALL PIPE INLETS AND OUTLETS AND OUTLET CONTROL ORIFICES WITHIN THE INLET AND MANHOLES BOXES. ALSO INSPECT ALL INLET GRATES. ANY TRASH, DEBRIS OR SEDIMENT WHICH MAY CAUSE CLOGGING OR STANDING WATER SHALL BE REMOVED.
- INSPECT GENERAL CONDITION OF INLETS AND MANHOLES FOR CRACKING OF CONCRETE OR SETTLING.
- INSPECT PIPE CONNECTIONS WITHIN INLET AND MANHOLE BOXES FOR PIPES DISPLACEMENT.
- INSPECT AREAS ON THE GROUND SURFACE FOR ASPHALT SETTLING OVER PIPES.

MAINTENANCE PROCEDURES:
- CLEAN THE PIPES AND CONTRIBUTING INLETS BY VACUUMING OUT ALL TRASH, DEBRIS AND SEDIMENT CAUSING CLOGGING OF PIPES, OUTLET CONTROL ORIFICES OR INLETS GRATES. PIPES SHALL BE FLUSHED WHEN ACCUMULATED DEBRIS OR SEDIMENT HAS REACHED A HEIGHT OF 0.2 X THE PIPE DIAMETER.
- INLET BOXES SHALL BE CLEANED WHEN OVER HALF FULL OF SEDIMENT OR DEBRIS. CLEANING OF THE SUMPED INLETS IS USUALLY CONDUCTED WITH A VAC TRUCK.
- CHECK THE CONTRIBUTORY WATERSHED FOR SOURCES OF DEBRIS/SILT, SUCH AS EROSION, LEAVES, MULCH WASHING FROM LANDSCAPE BEDS, LAWN CLIPPINGS WASHING TO THE INLETS. CORRECT THE CONTRIBUTING SITUATION SO DEBRIS / SILT DOES NOT ENTER THE PIPE SYSTEM.
- THE OWNER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST IF ANY OF THE FOLLOWING IS OBSERVED AS A RESULT OF INSPECTION; STRUCTURAL DAMAGE TO A FACILITY (PIPE, INLET, MANHOLE), GROUND/ASPHALT SETTLING, STORM STRUCTURE SETTLING, PIPE DISPLACEMENT, SINKHOLE DEVELOPMENT OR SEEPING. REPAIR OR REPLACEMENT IS NECESSARY IF SIGNIFICANT DAMAGE HAS OCCURRED IN A WAY THAT RESULTS IN IS A SAFETY HAZARD, STRUCTURALLY UNSOUNDNESS, OR IF THE FACILITIES ARE NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER OR LESSEE SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE CONTRACTOR(S) INFORMATION.

GENERAL PROVISIONS:
- A WRITTEN REPORT DOCUMENTING EACH INSPECTION SHALL BE RETAINED BY THE DESIGNEE, INCLUDING DATES OF INSPECTION, DATES OF REPAIR, LIST OF ITEMS INSPECTED, LIST OF ITEMS REPAIRED, LIST OF ITEMS REPLACED, COSTS OF REPLACED ITEMS, LIST OF MAINTENANCE TASKS PERFORMED, NAME AND ORGANIZATION OF THE PERSON CONDUCTING THE INSPECTION, AND THE CONTRACTOR(S) INFORMATION.
- THE OWNER SHALL COMPLETE A VISUAL INSPECTION OF THE FACILITIES AT A MINIMUM ONCE EVERY 12 MONTHS FOR THE FIRST FIVE YEAR AND ONCE EVERY THREE YEARS THEREAFTER OR DURING OR IMMEDIATELY AFTER THE CESSATION OF A MAJOR STORM EVENT.
- THE OWNER IS RESPONSIBLE TO SUBMIT A REPORT TO UPPER ALLEN TOWNSHIP WITHIN ONE MONTH FOLLOWING COMPLETION OF AN INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION REGARDING THE CONDITION OF BMPS, AND RECOMMEND ANY NECESSARY REPAIRS. ANY NEEDED REPAIRS SHALL COMMENCE WITHIN 60 DAYS OF THE REPORT ISSUANCE DATE.
- FOR ANY STRUCTURAL FACILITY (PIPE, INLET, MANHOLE), IT MUST BE REPAIRED OR REPLACED IF DAMAGED MORE THAN SUPERFICIALLY, IN A WAY THAT IS A SAFETY HAZARD, IF STRUCTURALLY UNSOUND, OR IF NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN.
- THE OWNER SHALL IMMEDIATELY NOTIFY UPPER ALLEN TOWNSHIP PRIOR TO INITIATING ANY "MAJOR" REPAIR ACTIVITIES (SUCH REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING, FOUNDATION MOVEMENT). ALL "MAJOR" REPAIRS SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST..
- ALL IMPERVIOUS SURFACES SHALL BE MAINTAINED CLEAN OF OIL, FUEL OR OTHER TOXIC SPILLS, IN ACCORDANCE WITH STATE, FEDERAL OR LOCAL REGULATIONS.
- THE PCSM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS MUST BE AVAILABLE FOR REVIEW AND INSPECTION BY THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE COUNTY CONSERVATION DISTRICT.

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SEAL

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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
DAYBREAK CHURCH IMPROVEMENTS PLAN
THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK :
SCALE : 1" = 40'

LEGEND

	Existing Property Line
	Existing Easement
	Existing 5' Contour
	Existing 1' Contour
	Existing Curb
	Existing Edge Of Pave
	Existing Edge Of Stone
	Existing Edge Of Dirt Road
	Existing Utility Pole
	Existing Overhead Utility Line
	Existing Property Corners
	Existing Storm Sewer Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Underground Electric
	Existing Cable TV
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED STORM SEWER
	PROPOSED SANITARY LATERAL
	STORWATER BASIN BOTTOM AND 3:1 SIDE SLOPES SEED MIX
	TYPE 1 BUFFER YARD AGAINST RESIDENTIAL PROPERTY

NOTE:

1. THIS PLAN REPRESENTS REQUIRED LANDSCAPING PER THE UPPER ALLEN TOWNSHIP CODIFIED ORDINANCES. THE OWNER/APPLICANT MAY INSTALL ADDITIONAL AND SUPPLEMENTAL LANDSCAPING AROUND THE BUILDINGS AND WITHIN THE THE LANDSCAPE AREAS.

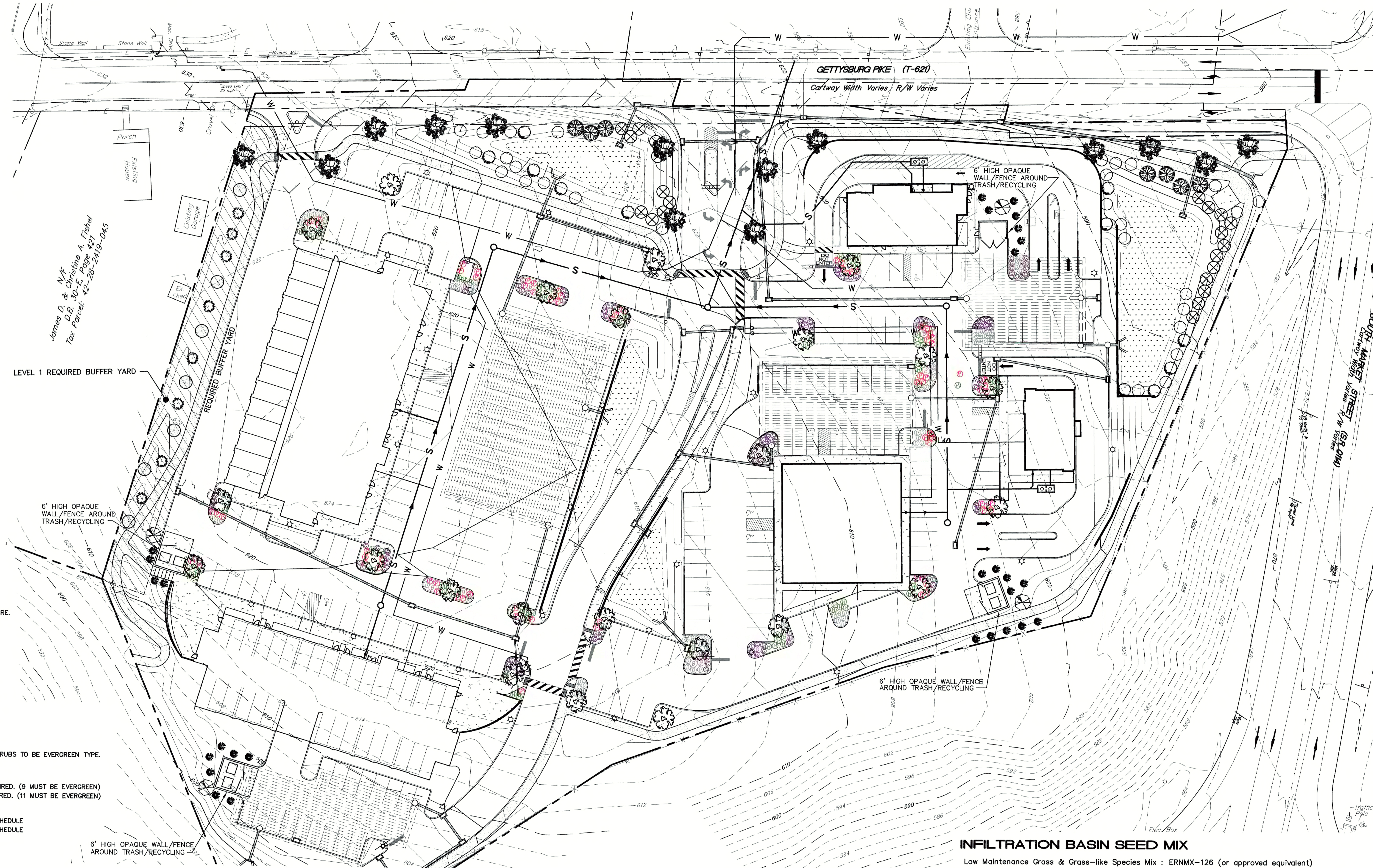
3. FOR ANY OF THE REQUIRED LANDSCAPING BELOW, THE DEVELOPER IS PERMITTED TO SUBSTITUTE SPECIES LISTED WITH OTHER OPTIONS, PROVIDED THEY ARE RECOMMENDED / ACCEPTABLE SPECIES LISTED IN THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, OR ARE OTHERWISE APPROVED BY THE TOWNSHIP.

SHORT TERM MAINTENANCE :

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

LONG TERM MAINTENANCE :

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 PLANTINGS SHOWN ON THE APPROVED PLAN WHICH DOES NOT SURVIVE OR IS DAMAGED SHALL BE REPLACED IN KIND BY THE OWNER WITHIN A SIX MONTH PERIOD.



REQUIRED LANDSCAPING:

TYPE 1 BUFFER YARD ADJACENT TO RESIDENTIAL USE :
REQUIREMENT: ONE SHADE TREE PER 50 LF AND ONE EVERGREEN PER 40 LF OF BUFFER YARD SCREEN

CALCULATION: 325 LF OF BUFFER YARD, DIVIDED BY 50 = 7 SHADE TREES REQUIRED.
325 LF OF BUFFER YARD, DIVIDED BY 40 = 8 EVERGREEN TREES REQUIRED.

COMPLIANCE: 7 SHADE TREES AND 8 EVERGREEN TREES ARE PROVIDED; SEE LANDSCAPE SCHEDULE.

LARGE (25 SPACES) PARKING LOT LANDSCAPE ISLANDS :
DEVELOPER MAY CHOOSE ANY TREES FROM THE APPROVED LIST IN SECTION 220-5.13.B(2). OF THE UPPER ALLEN TWP SLDO.

REQUIREMENT: ONE SHADE OR CANOPY TREE IN EACH PLANTING ISLAND.

COMPLIANCE: 12 TREES ARE PROVIDED AT BUILDING #1; SEE LANDSCAPE SCHEDULE

STREET TREES :
DEVELOPER MAY CHOOSE ANY TREES FROM THE APPROVED LIST IN SECTION 220-5.13.D(7)a. OF THE UPPER ALLEN TWP SLDO.

REQUIREMENT: MINIMUM 2 TREES FOR EVERY 100 FEET OF PUBLIC RIGHT-OF-WAY.
CALCULATION: 698 LF OF PUBLIC STREET RIGHT-OF-WAY FRONTAGE, DIVIDED BY 100 FEET = 6.98 X 2 TREES = 14 TREES REQUIRED.
COMPLIANCE: 14 STREET TREES ARE PROVIDED; SEE LANDSCAPE SCHEDULE.

DUMPSTER SCREENING :
DEVELOPER MAY CHOOSE ANY TREES FROM THE APPROVED LIST IN SECTION 220-5.13.B(3) OF THE UPPER ALLEN TWP SLDO.

REQUIREMENT: ONE SHADE TREE PER 40 FEET OF VISIBILITY, ONE EVERGREEN TREE PER 5 FEET OF VISIBILITY & MINIMUM 6-FOOT HIGH SOLID ENCLOSURE.

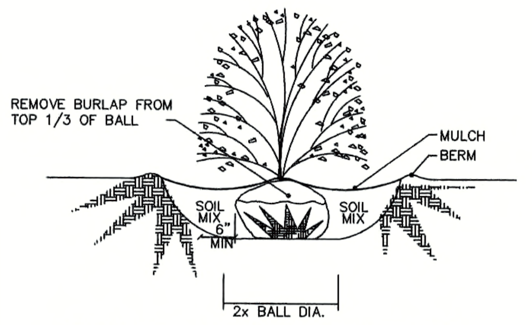
CALCULATION:
BUILDING 1: 22 LF OF VISIBILITY; 1 SHADE TREE & 4 EVERGREEN TREES ARE REQUIRED; SEE LANDSCAPE SCHEDULE.
BUILDING 2: 37 LF OF VISIBILITY; 1 SHADE TREE & 7 EVERGREEN TREES ARE REQUIRED; SEE LANDSCAPE SCHEDULE.
BUILDING 3/4: 48 LF OF VISIBILITY; 1 SHADE TREE & 10 EVERGREEN TREES ARE REQUIRED; SEE LANDSCAPE SCHEDULE.
BUILDING 5: 37 LF OF VISIBILITY; 1 SHADE TREE & 7 EVERGREEN TREES ARE REQUIRED; SEE LANDSCAPE SCHEDULE.

COMPLIANCE:
BUILDING 1: 1 SHADE TREE, 4 EVERGREEN TREES & A 6' HIGH ENCLOSURE WALL/FENCE WITH GATE ARE PROVIDED; SEE LANDSCAPE SCHEDULE.
BUILDING 2: 1 SHADE TREE & 7 EVERGREEN TREES & A 6' HIGH A ENCLOSURE WALL/FENCE WITH GATE ARE PROVIDED; SEE LANDSCAPE SCHEDULE.
BUILDING 3/4: 1 SHADE TREE & 10 EVERGREEN TREES & A 6' HIGH ENCLOSURE WALL/FENCE WITH GATE ARE PROVIDED; SEE LANDSCAPE SCHEDULE.
BUILDING 5: 1 SHADE TREE & 7 EVERGREEN TREES & A 6' HIGH ENCLOSURE WALL/FENCE WITH GATE ARE PROVIDED; SEE LANDSCAPE SCHEDULE.

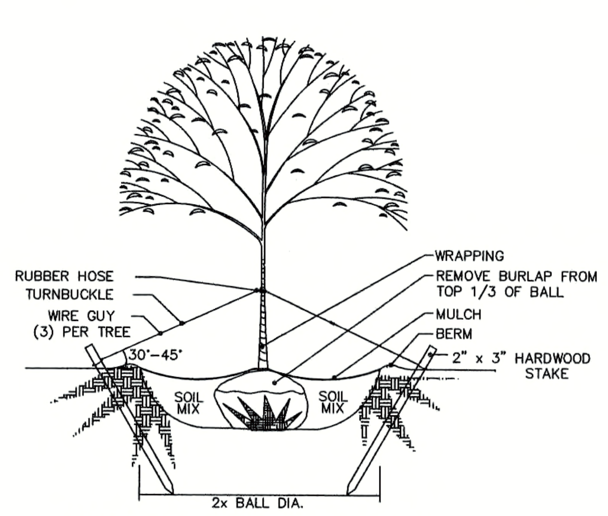
STORMWATER MANAGEMENT FACILITIES SCREENING :
REQUIREMENT: TYPE 3 BUFFER YARD WHEN ADJACENT TO PUBLIC ROADWAYS.
ONE SHADE TREE PER 30 LF, ONE EVERGREEN TREE PER 10 LF & ONE DECIDUOUS OR EVERGREEN SHRUB PER 10 L.F.; MIN. 70% OF SHRUBS TO BE EVERGREEN TYPE.
TOP OF DAM LENGTH USED TO QUANTIFY.

CALCULATION:
BASIN 1: TOP OF DAM LENGTH AT ELEVATION 614 = 129 FT. = 5 SHADE TREES, 13 EVERGREEN TREES & 13 DECIDUOUS OR EVERGREEN SHRUBS REQUIRED. (9 MUST BE EVERGREEN)
BASIN 2: TOP OF DAM LENGTH AT ELEVATION 590 = 160 FEET 6 SHADE TREES, 16 EVERGREEN TREES & 16 DECIDUOUS OR EVERGREEN SHRUBS REQUIRED. (11 MUST BE EVERGREEN)

COMPLIANCE:
BASIN 1: 5 SHADE TREES, 13 EVERGREEN TREES & 13 DECIDUOUS OR EVERGREEN SHRUBS PROVIDED. (77% ARE EVERGREEN); SEE LANDSCAPE SCHEDULE
BASIN 2: 6 SHADE TREES, 16 EVERGREEN TREES & 16 DECIDUOUS OR EVERGREEN SHRUBS PROVIDED. (75% ARE EVERGREEN); SEE LANDSCAPE SCHEDULE



SINGLE SHRUB PLANTING
NTS



SINGLE TREE PLANTING
NTS

PERMANENT SEEDING : (NON-BASIN AREAS)

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

LANDSCAPE LEGEND:

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	NATIVE (IF X)	MIN. SIZE (AT PLANTING TIME)	SPACING	COMMENTS
	23	WINTER KING HAWTHORN	Crataegus virdis 'Winter king'		2" CALIPER	SEE PLAN	Street tree per SALDO section 220-5.13.D.
	8	EMERALD GREEN ARBORVITAE	Thuja Occidentilis 'Emerald green'		5' HIGH	SEE PLAN	Evergreen buffer yard tree per SALDO section 2205,13.B(1).(b).
	7	FLOWERING DOGWOOD	Cornus florida (cultivars acceptable)	X	6' HIGH 2" CALIPER	SEE PLAN	Buffer yard shade tree per SALDO section 220-5.13.B(1)(b)
	4	REDBUD	Cercis canadensis (Cultivars acceptable)	X	6' HIGH 2" CALIPER	SEE PLAN	Dumpster shade tree per SALDO section 220-5.13.B(1)
	28	DWARF EASTERN WHITE PINE	Picea glauca 'Conica'	X	30" HIGH	SEE PLAN	Dumpster evergreen tree per SALDO section 220-5.13.B.(1)
	11	FLOWERING DOGWOOD	Cornus florida (cultivars acceptable)	X	6' HIGH 2" CALIPER	SEE PLAN	Shade tree for storwmater management facility screening buffer yard type 3 per S.A.L.D.O. 220-5.13.B.(1).g.
	29	DWARF EASTERN WHITE PINE	Pinus strobus 'nana'	x	18"-24" HIGH	SEE PLAN	Tree shrub for stormwater management facility screening buffer yard type 3 per S.A.L.D.O. 220-5.13.B.(1).g.
	7	WHITE FRINGETREE	Chionanthus virginicus	X	2'-3' HIGH	SEE PLAN	Deciduous shrub for stormwater management facility screening buffer yard type 3 per S.A.L.D.O. 220-5.13.B.(1).g.
	22	INKBERRY HOLLY (cultivars acceptable)	Ilex glabra 'Shamrock'	X	12"-18" HIGH	SEE PLAN	Evergreen shrub for stormwater management facility screening buffer yard type 3 per S.A.L.D.O. 220-5.13.B.(1).g.
	23	REDBUD	Cercis canadensis (Cultivars acceptable)	X	1" caliper	SEE PLAN	PARKING LOT LANDSCAPE ISLAND TREE PER S.A.L.D.O. SECTION 220-5.13.B.(2)
P	78	POTENTILLA (cultivars acceptable)	Potentilla fruticosa 'Abbottswood' cultivars such as:, 'Goldfinger' and/or 'Pink beauty'		1 GAL. CONT.	4' O.C.	PARKING LOT LANDSCAPE ISLANDS PER S.A.L.D.O. SECTION 220-5.13.B.(2)
H	85	INKBERRY HOLLY (cultivars acceptable)	Ilex glabra 'Shamrock'	X	2 GAL. CONT.	4' O.C.	PARKING LOT LANDSCAPE ISLANDS PER S.A.L.D.O. SECTION 220-5.13.B.(2)
B	16	Bobo Panicle Hydrangea	Hydrangea paniculata 'Bobo'	X	NO. 3 CONT.	SEE PLAN	PARKING LOT LANDSCAPE ISLANDS PER S.A.L.D.O. SECTION 220-5.13.B.(2)
C	106	Walker's Low Catmin	Nepeta x faassenii 'Walker's Low'	X	1 QT CONT.	3' O.C.	PARKING LOT LANDSCAPE ISLANDS PER S.A.L.D.O. SECTION 220-5.13.B.(2)
D	71	Slender Deutzia	Deutzia gracillis 'Nikko'		NO. 2 CONT.	4' O.C.	PARKING LOT LANDSCAPE ISLANDS PER S.A.L.D.O. SECTION 220-5.13.B.(2)

INFILTRATION BASIN SEED MIX

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

Rate	Botanical Name	Common Name
18%	Elymus virginicus	Virginia Wildrye (PA Ecotype)
20%	Puccinellia distans 'Fults'	Alkaligrass 'Fults'
15%	Agrostis stolonifera	Creeping Bentgrass
20%	Panicum clandestinum 'Tioga'	Deertongue 'Tioga'
15%	Poa palustris	Fowl Bluegrass
10%	Carex vulpinoidea	Fox Sedge
1%	Juncus effusus	Soft Rush
1%	Carex scoparia	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
WHENEVER CANOPY HEIGHT (OVERALL VEGETATION) REACHES 18"-24", USE A STRING TRIMMER TO TRIM THE BASIN FLOOR AND SWALE TO A HEIGHT OF 8". A LAWN MOWER IS NOT RECOMMENDED FOR TRIMMING AS THE MOWER HEIGHT WILL BE TOO LOW AND NATIVE SEEDLINGS 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 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 FOXTAIL IN THE SECOND GROWING SEASON IS NOTICED, TRIM PLANT MATERIAL TO A HEIGHT OF 8".

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH

DESIGN : GLM/SRR
DRAWN : SRR/MH
CHECKED : JKM
DATE : 4/1/2021

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
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115 LIMEKILN RD. P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
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SEAL

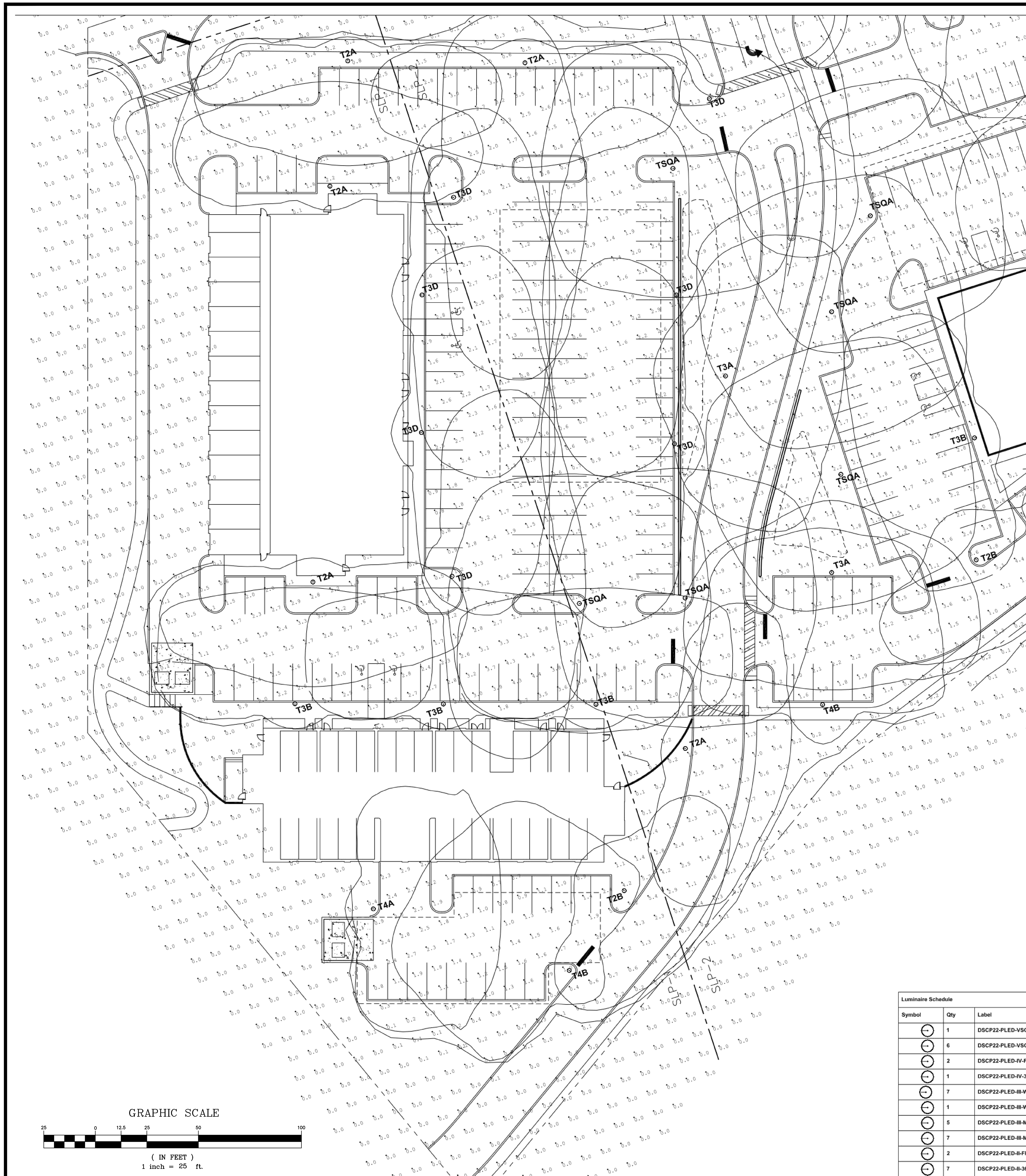
PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LANDSCAPE PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK : Z:\319566sur
SCALE : 1" = 40'
DWG FILE:



NOTE:

THESE CALCULATIONS HAVE BEEN PERFORMED UTILIZING IESNA STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE DOCUMENTED CALCULATIONS SUCH AS BUILDING DIMENSIONS, SURFACE REFLECTANCE, AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

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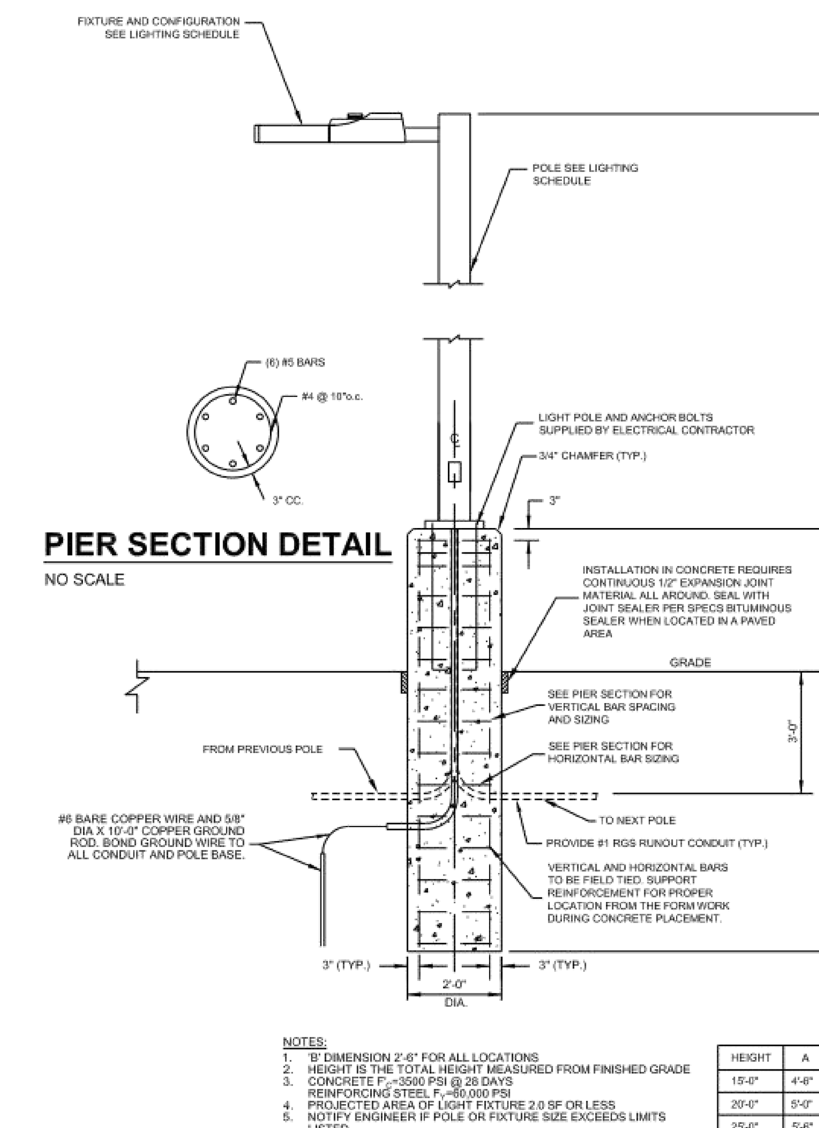

PIER SECTION DETAIL

NO SCALE

NOTES:
1. 'B' DIMENSION 2'-6" FOR ALL LOCATIONS
2. HEIGHT IS THE TOTAL HEIGHT MEASURED FROM FINISHED GRADE
3. CONCRETE F'_c=3500 PSI @ 28 DAYS
   REINFORCING STEEL F_Y=60,000 PSI
4. PROJECTED AREA OF LIGHT FIXTURE 2.0 SF OR LESS
5. NOTIFY ENGINEER IF POLE OR FIXTURE SIZE EXCEEDS LIMITS LISTED

HEIGHT	A
15'-0"	4'-6"
20'-0"	5'-0"
25'-0"	5'-6"
30'-0"	5'-6"
35'-0"	6'-0"

PARKING LOT LIGHT STANDARD BASE

NO SCALE

Calculation Summary

Label	CalcType	Units	Avg	Max	Min
Mills_Site_Entire	Illuminance	Fc	0.85	5.7	0.0

Luminaire Schedule

Symbol	Qty	Label	Tag	Arrangement	LLF	Description	Mounting Height
	1	DSCP22-PLED-VSQ-N-36LED-700mA	TSQB	SINGLE	0.950	DECORATIVE POLE ARM - SQUARE - NARROW	20 FT
	6	DSCP22-PLED-VSQ-M-36LED-700mA	TSQA	SINGLE	0.950	DECORATIVE POLE ARM - SQUARE - MEDIUM	20 FT
	2	DSCP22-PLED-IV-FT-36LED-700mA_1	T4B	SINGLE	0.950	DECORATIVE POLE ARM - TYPE IV - FORWARD THROW - HOUSE SHIELD	20 FT
	1	DSCP22-PLED-IV-36LED-700mA-40_1	T4A	SINGLE	0.950	DECORATIVE POLE ARM - TYPE IV - HOUSE SHIELD	20 FT
	7	DSCP22-PLED-III-W-36LED-700mA_1	T3D	SINGLE	0.950	DECORATIVE POLE ARM - TYPE III - WIDE - HOUSE SHIELD	20 FT
	1	DSCP22-PLED-III-W-36LED-700mA	T3C	SINGLE	0.950	DECORATIVE POLE ARM - TYPE III - WIDE	20 FT
	5	DSCP22-PLED-III-M-36LED-700mA_1	T3B	SINGLE	0.950	DECORATIVE POLE ARM - TYPE III - MEDIUM - HOUSE SHIELD	20 FT
	7	DSCP22-PLED-III-M-36LED-700mA	T3A	SINGLE	0.950	DECORATIVE POLE ARM - TYPE III - MEDIUM	20 FT
	2	DSCP22-PLED-II-FR-36LED-525mA_1	T2B	SINGLE	0.950	DECORATIVE POLE ARM - TYPE II - FRONT ROW - HOUSE SHIELD	20 FT
	7	DSCP22-PLED-II-36LED-700mA-40_1	T2A	SINGLE	0.950	DECORATIVE POLE ARM - TYPE II - HOUSE SHIELD	20 FT

TKS ARCHITECTS, INC.
930 CENTURY DRIVE SUITE 103
MECHANICSBURG, PA 17055
PHONE: 717.697.1799
www.tksarchitects.com

BARRY ISETT & associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS
610.398.0904
barryisett.com

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND PROMPTLY REPORT ANY ERRORS TO TKS ARCHITECTS

DATE:	09.14.21
DRAWN BY:	GLM
CHECKED BY:	KLP
PROJECT #:	21003

#	REVISIONS:	DATE:
1	COMMENT REVISIONS	
2		
3		
4		
5		

PROPOSED NEW FACILITY:

THE MILLS AT SHEPHERDSTOWN

Upper Allen Township
Cumberland County, PA

SITE LIGHTING POINT CALCS

DESIGN :	BARRY ISETT
DRAWN :	BARRY ISETT
CHECKED :	BARRY ISETT
DATE :	12/29/2021

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SEAL

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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LIGHTING PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566

SURVEY BOOK : Z:\319566sur

SCALE : 1" = 25'

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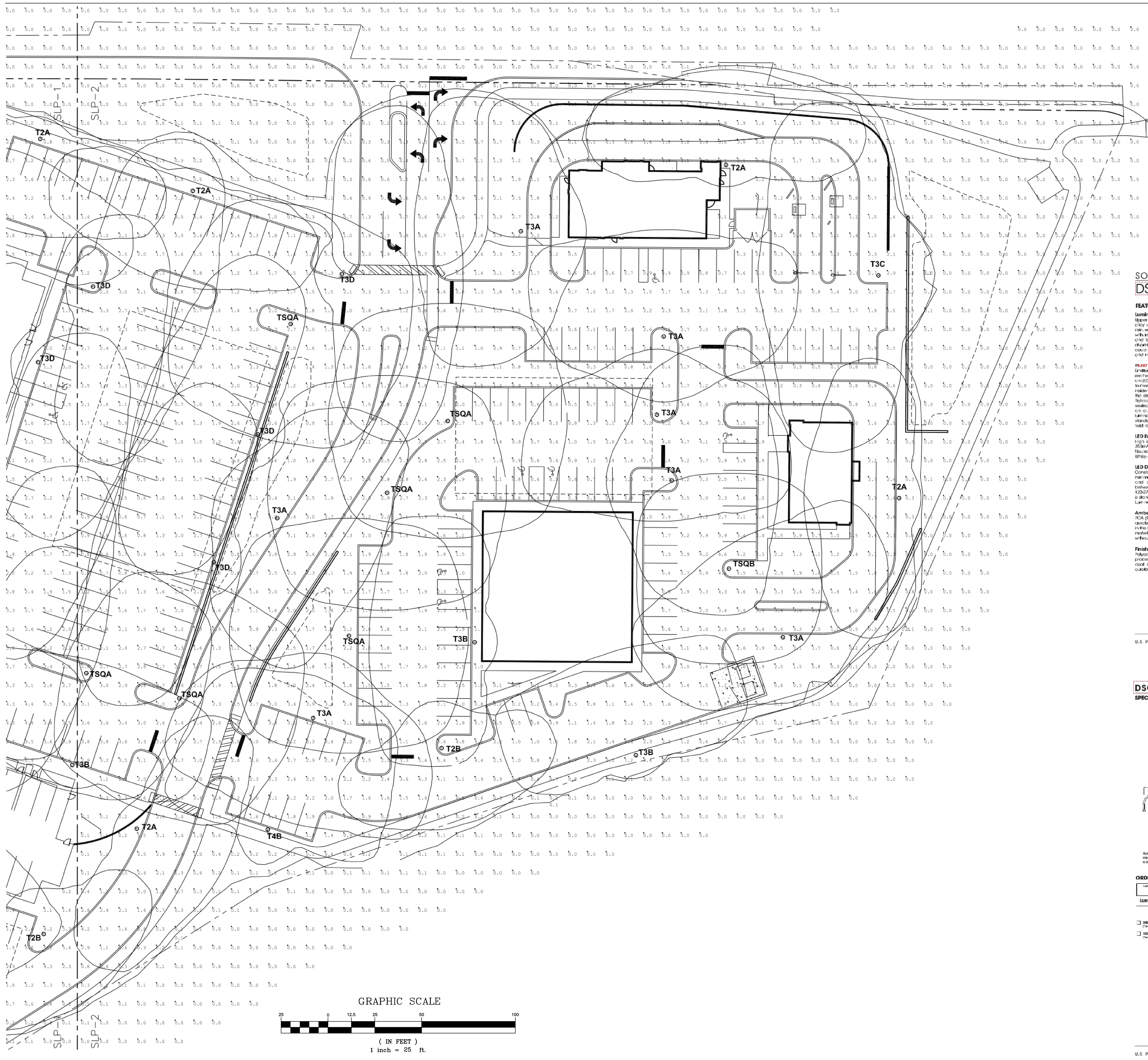

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SOLID STATE AREA LIGHTING

DSCP SERIES-PLED

PROJECT NAME:

FIXTURE TYPE:

FEATURES

Luminaire
Upper housing is heavy gauge cast aluminum (min. .125" wall; alloy >0.2% Cu for DSCP28) or spun aluminum with reveal (.125" min. wall for DSCP22). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is barriered from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

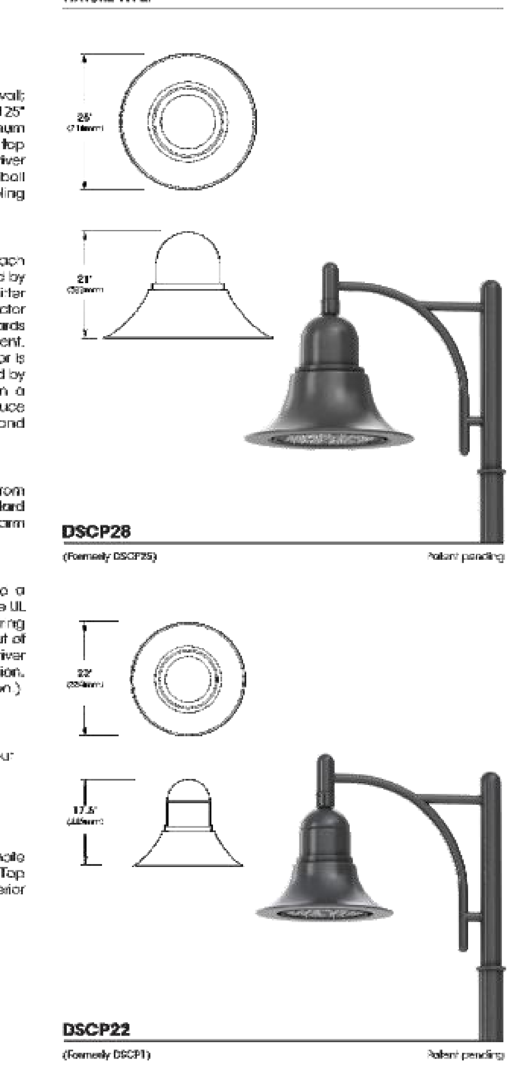
PLED® Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High output LED's are utilized with drive currents ranging from 350mA to 875mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



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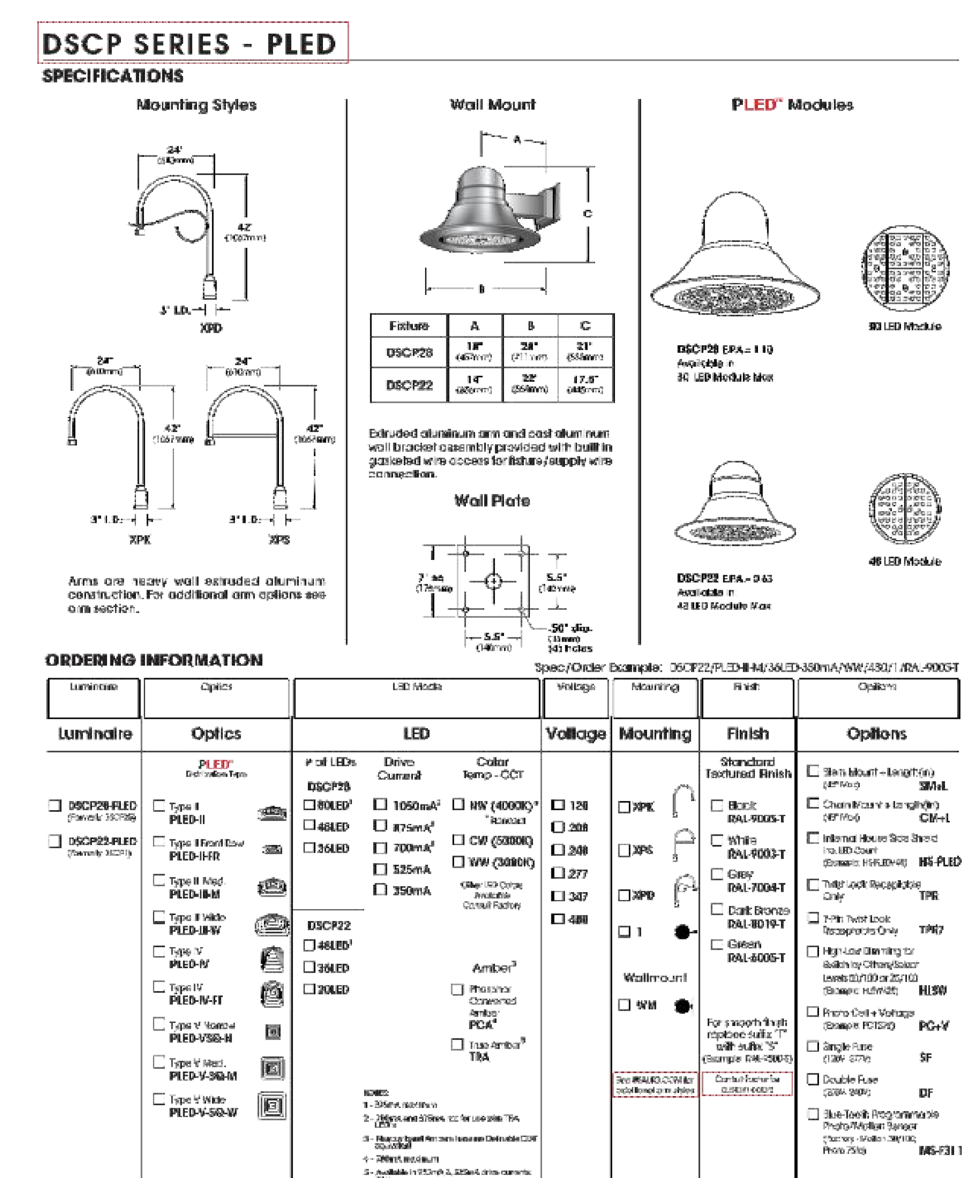

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DESIGN : BARRY ISETT
DRAWN : BARRY ISETT
CHECKED : BARRY ISETT
DATE : 12/29/2021

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND PROMPTLY REPORT ANY ERRORS TO TKS ARCHITECTS

DATE:	09.14.21
DRAWN BY:	GLM
CHECKED BY:	KLP
PROJECT #:	21003

SEAL

SEAL

#	REVISIONS:	DATE:
1	COMMENT REVISIONS	
2		
3		
4		
5		

PROPOSED NEW FACILITY:

THE MILLS AT SHEPHERDSTOWN
Upper Allen Township
Cumberland County, PA

SITE LIGHTING POINT CALCS

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LIGHTING PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

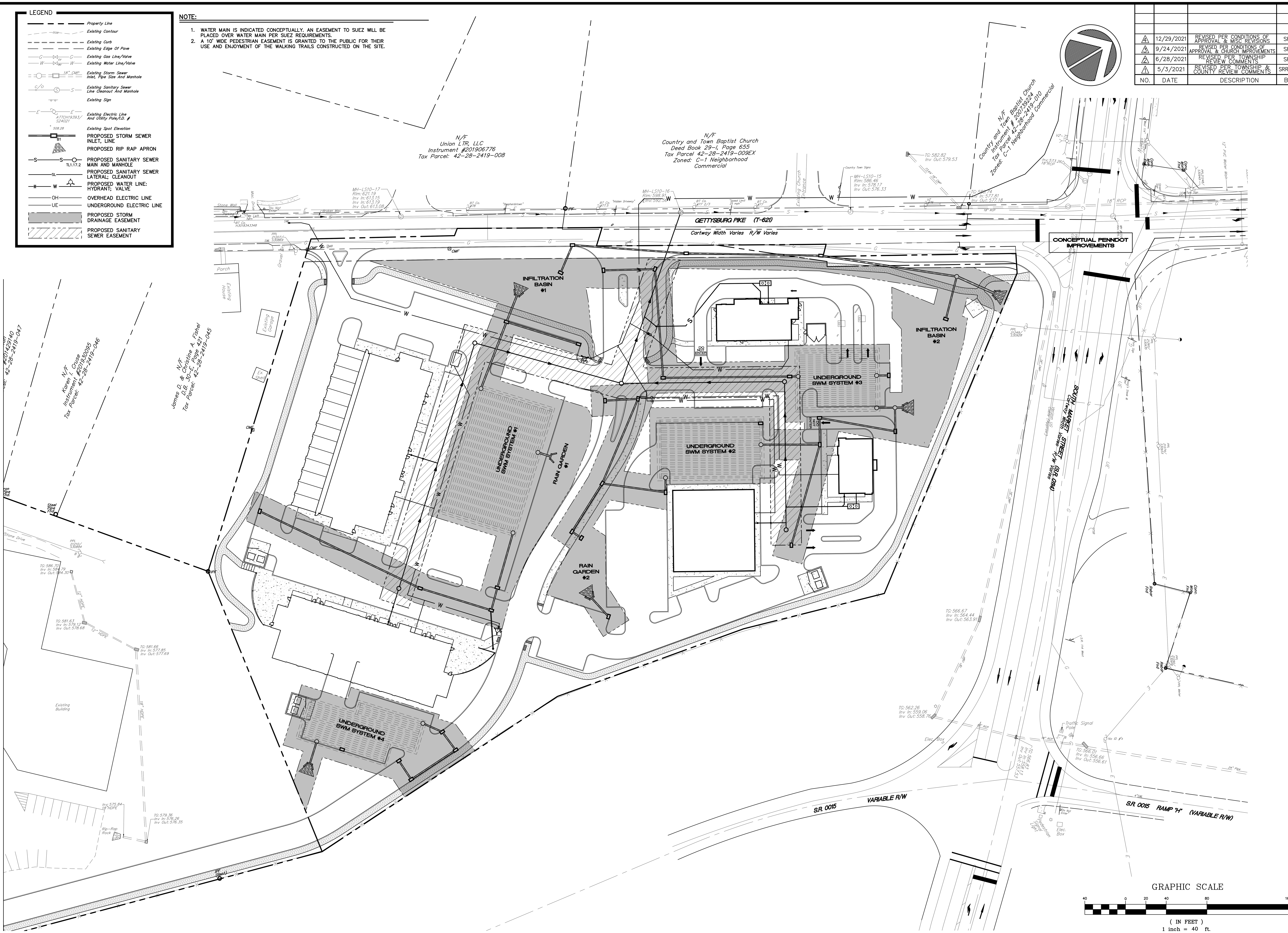
PROJECT NO. 319566
SURVEY BOOK : Z:\319566sur
SCALE : 1" = 25'
DWG FILE : Y:\2019\319566.aph\319566\dwg\Plans\Prelim-Final\08-LIGHTING PLAN.dwg
SHEET 9 of 18

LEGEND

Symbol	Description
— — —	Property Line
—508—	Existing Contour
= = =	Existing Curb
— — —	Existing Edge Of Pave
—G—⋈ GV —G—	Existing Gas Line/Valve
—W—⋈ WV —W—	Existing Water Line/Valve
18" CMP	Existing Storm Sewer Inlet, Pipe Size And Manhole
C/O —S—	Existing Sanitary Sewer Line Cleanout And Manhole
	Existing Sign
—E— ATTCH19393/ S24021	Existing Electric Line And Utility Pole/I.D. #
× 508.28	Existing Spot Elevation
B1	PROPOSED STORM SEWER INLET, LINE
	PROPOSED RIP RAP APRON
—S— —S—O TL1.17.2	PROPOSED SANITARY SEWER MAIN AND MANHOLE
—SL—	PROPOSED SANITARY SEWER LATERAL; CLEANOUT
— W —	PROPOSED WATER LINE: HYDRANT; VALVE
—OH—	OVERHEAD ELECTRIC LINE
—UE—	UNDERGROUND ELECTRIC LINE
	PROPOSED STORM DRAINAGE EASEMENT
	PROPOSED SANITARY SEWER EASEMENT

NOTE:

1. WATER MAIN IS INDICATED CONCEPTUALLY. AN EASEMENT TO SUEZ WILL BE PLACED OVER WATER MAIN PER SUEZ REQUIREMENTS.
2. A 10' WIDE PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC FOR THEIR USE AND ENJOYMENT OF THE WALKING TRAILS CONSTRUCTED ON THE SITE.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH

DESIGN : GLM/SRR
DRAWN : SRR/MH
CHECKED : JKM
DATE : 4/1/2021

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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

EASEMENT PLAN

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK :
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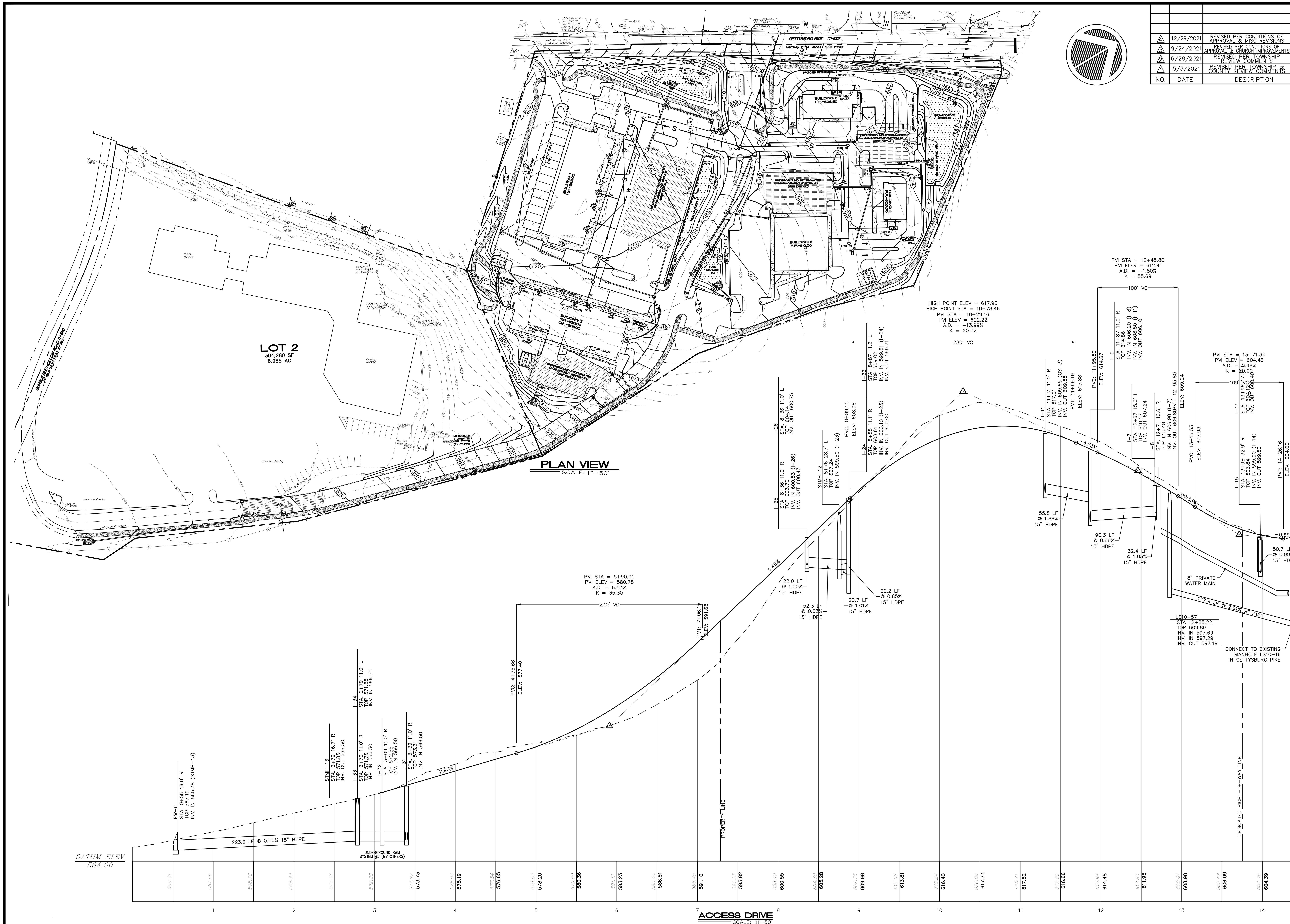

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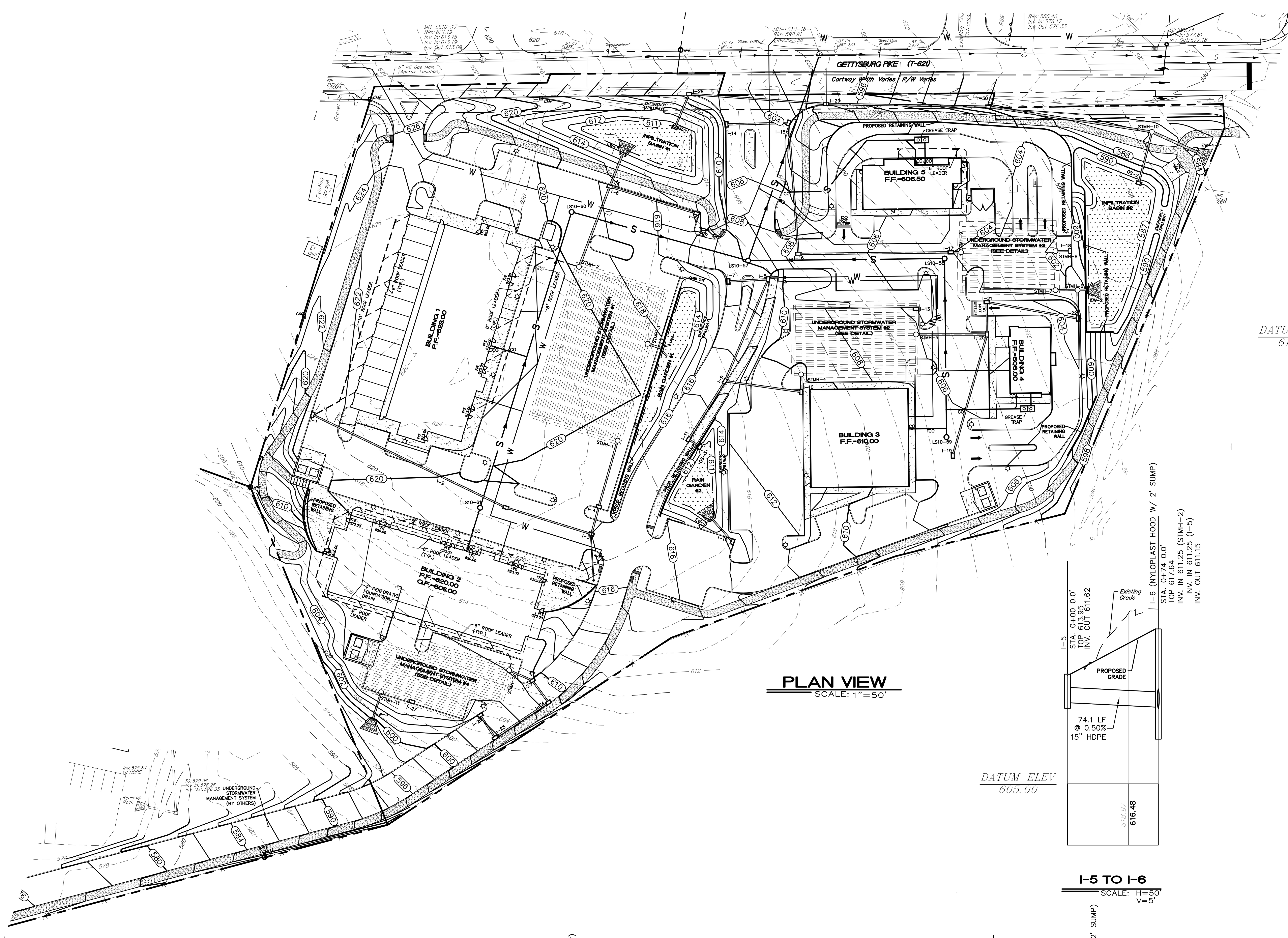
PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

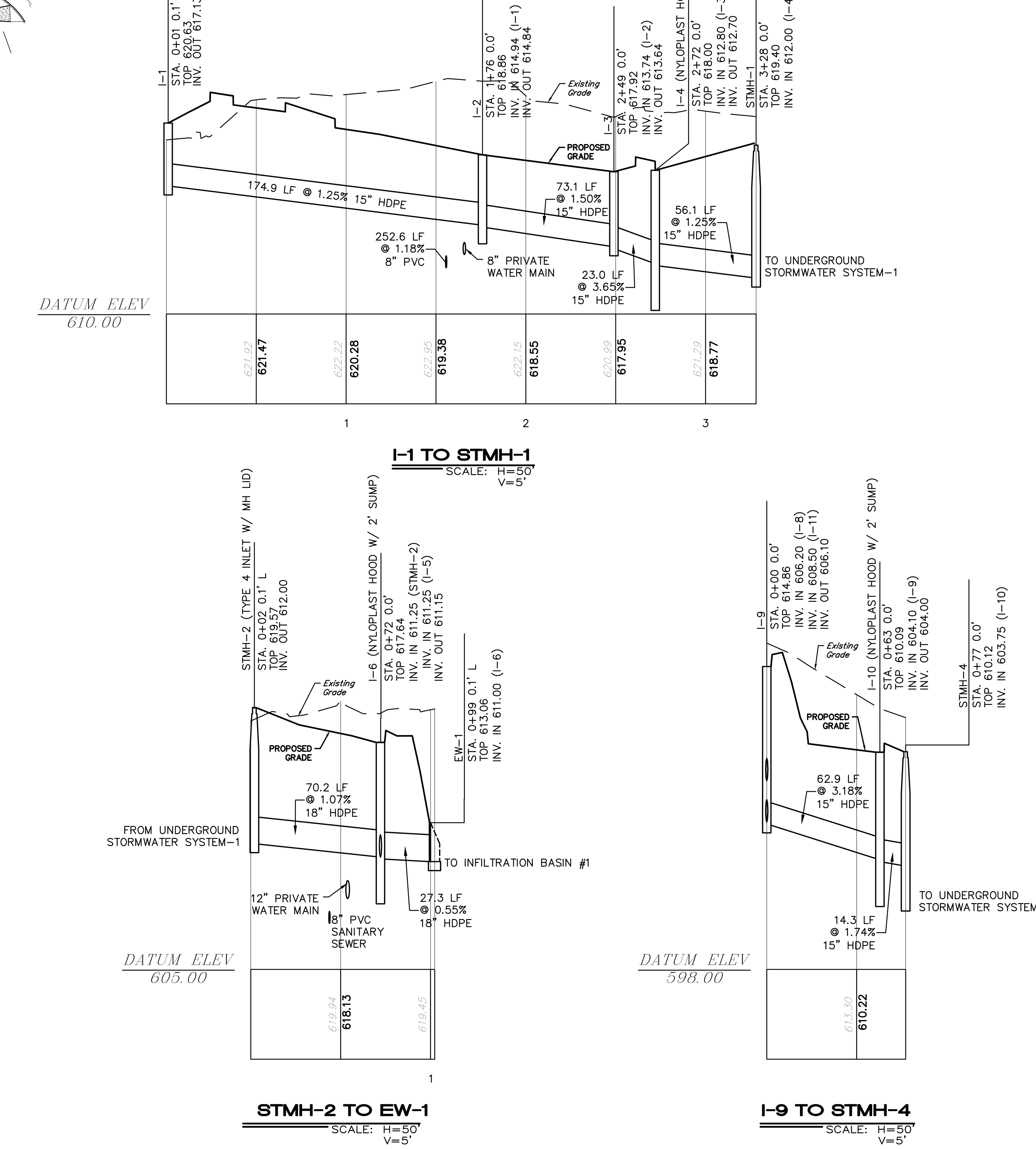
ACCESS DRIVE PROFILE

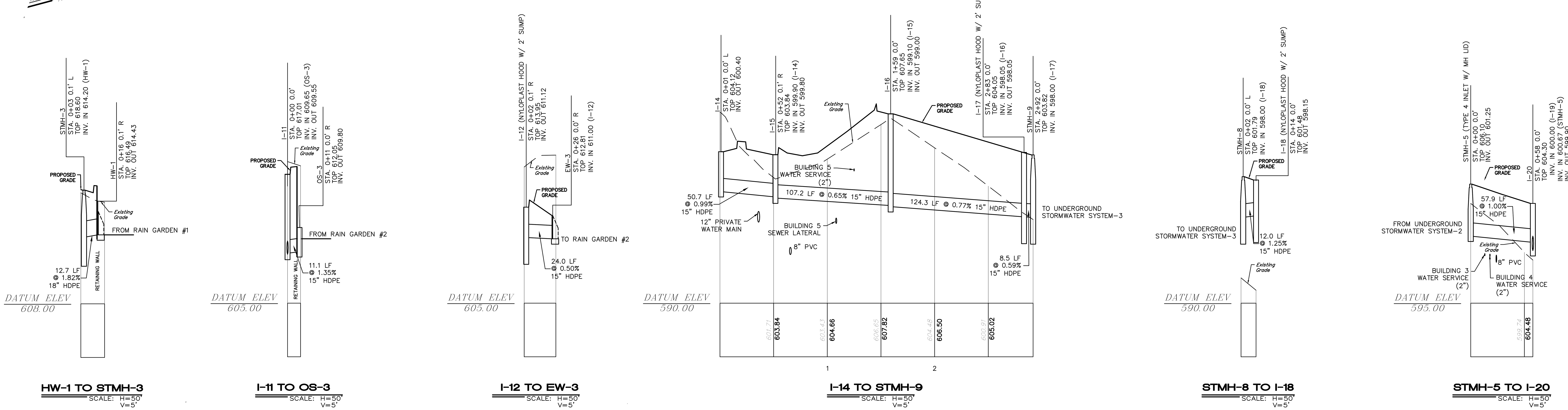
THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK : D:\319566sd
SCALE : AS NOTED
DWG FILE: Y:\2019\319566.sph\319566\dwg\Plans\Prelim-Final\11-PROFILES.dwg







NO.	DATE	DESCRIPTION	BY
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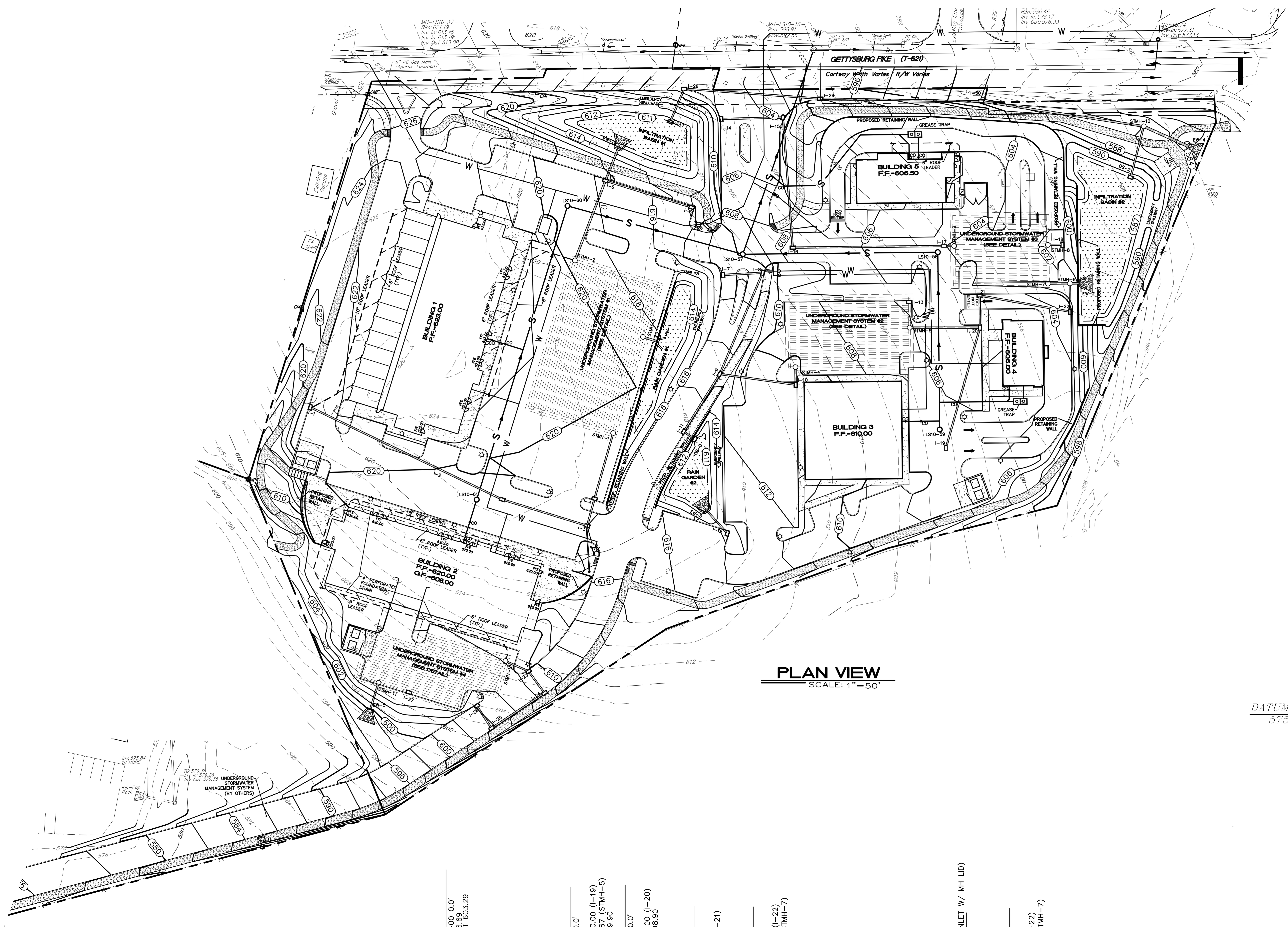
PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

STORMWATER PROFILES

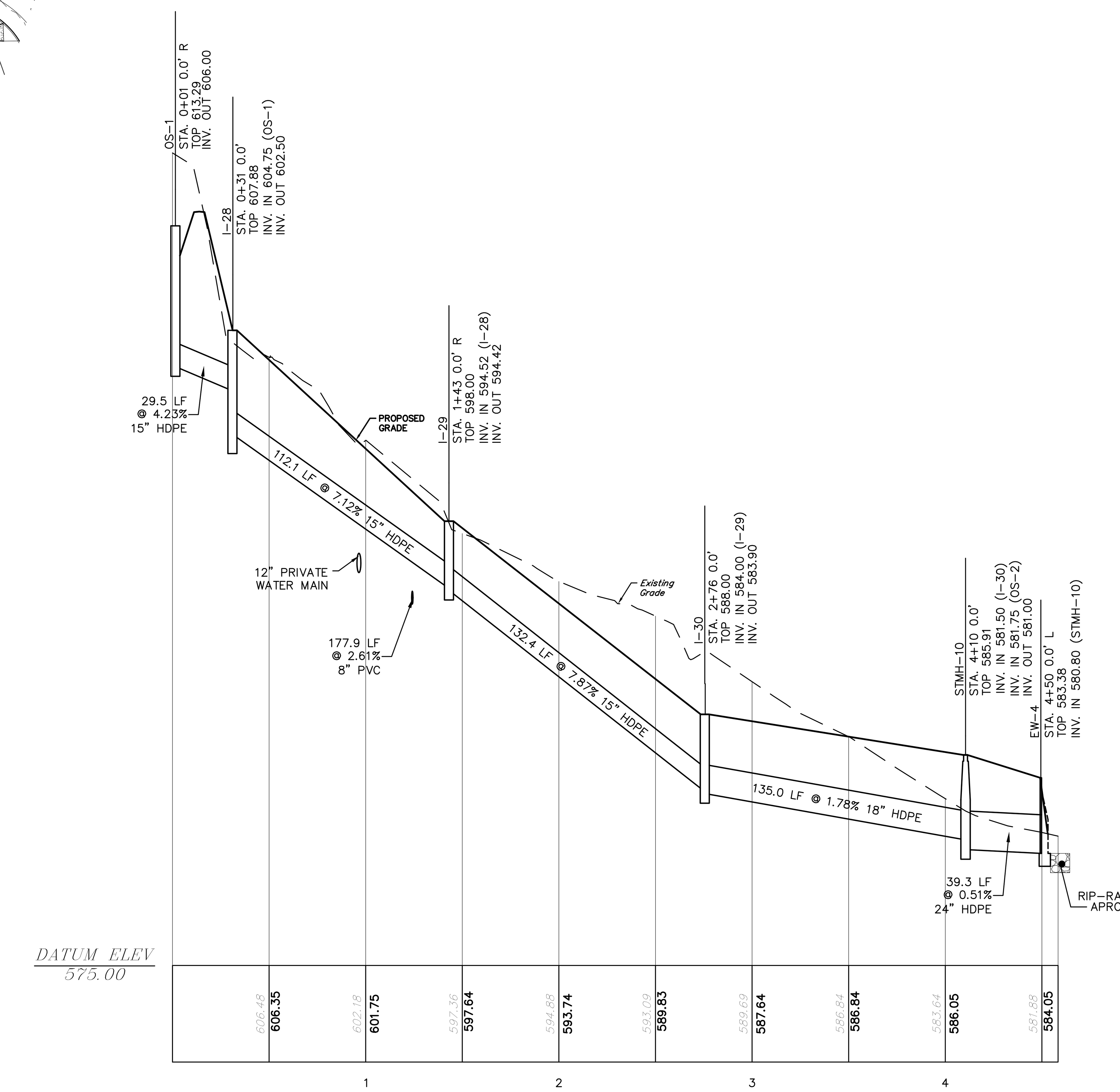
THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

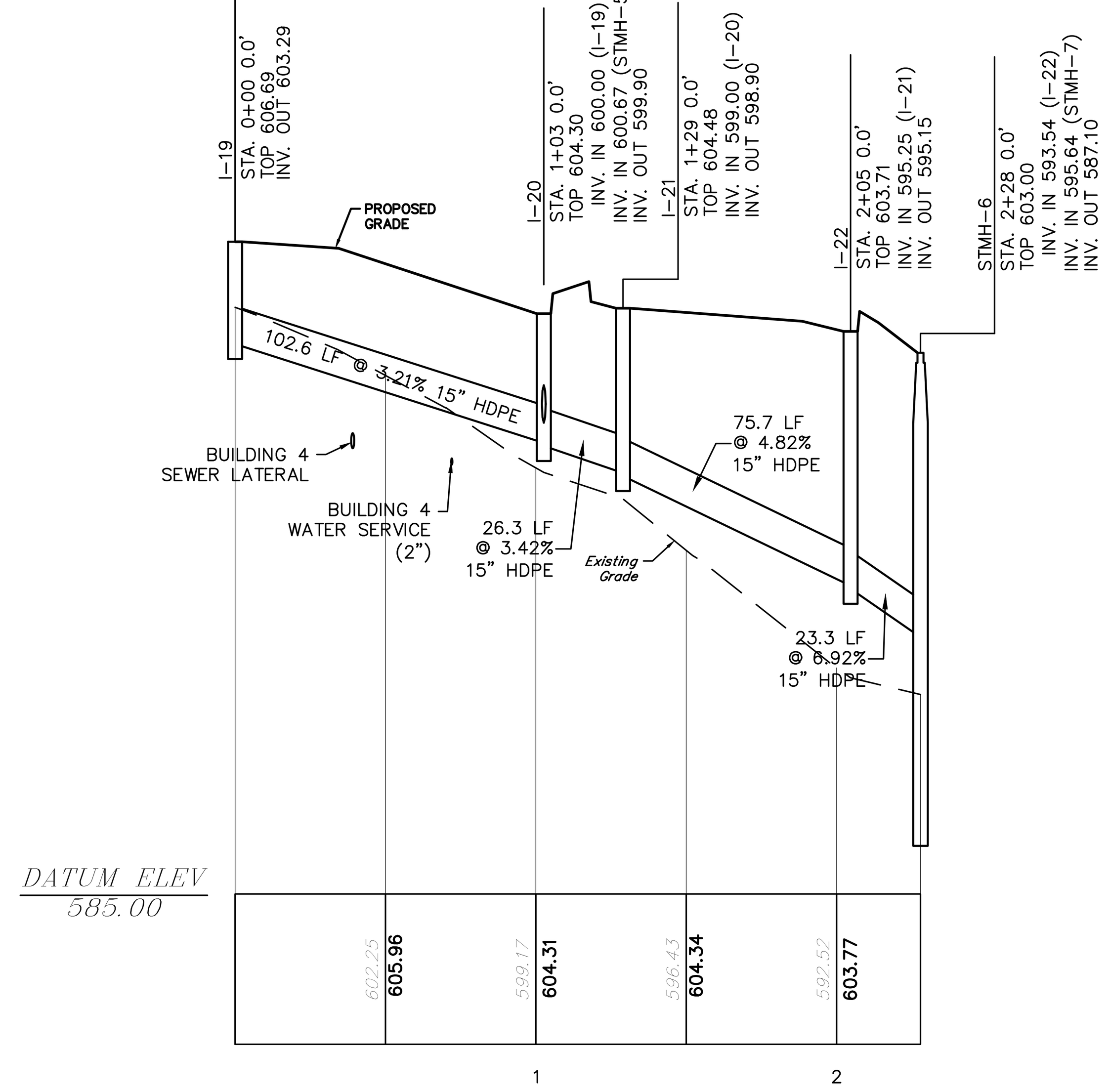
PROJECT NO. 319566
SURVEY BOOK : Z:\319566sur
SCALE : AS NOTED
DWG FILE : Y:\2019\319566.aph\319566\dwg\Plans\Prelim-Final\11-PROFILES.dwg



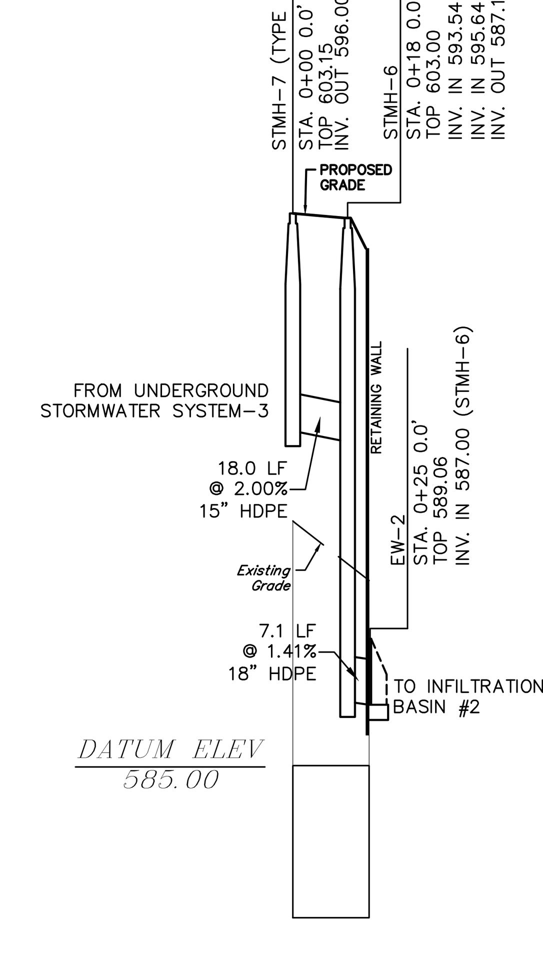
PLAN VIEW
SCALE: 1"=50'



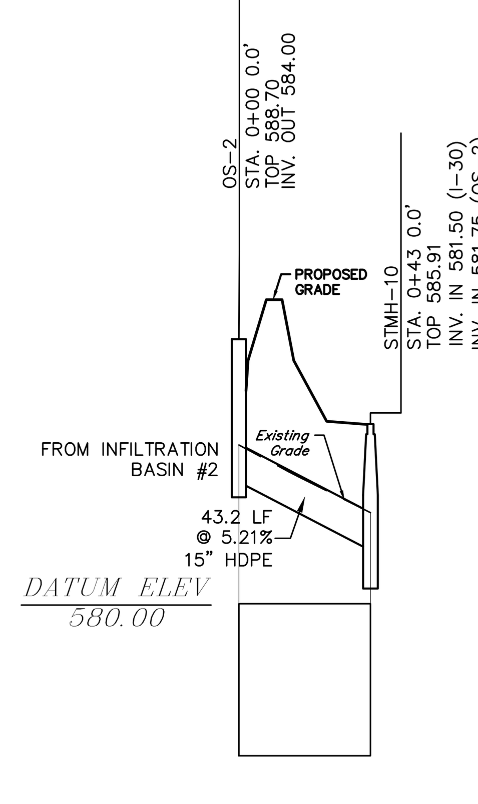
OS-1 TO EW-4
SCALE: H=50'
V=5'



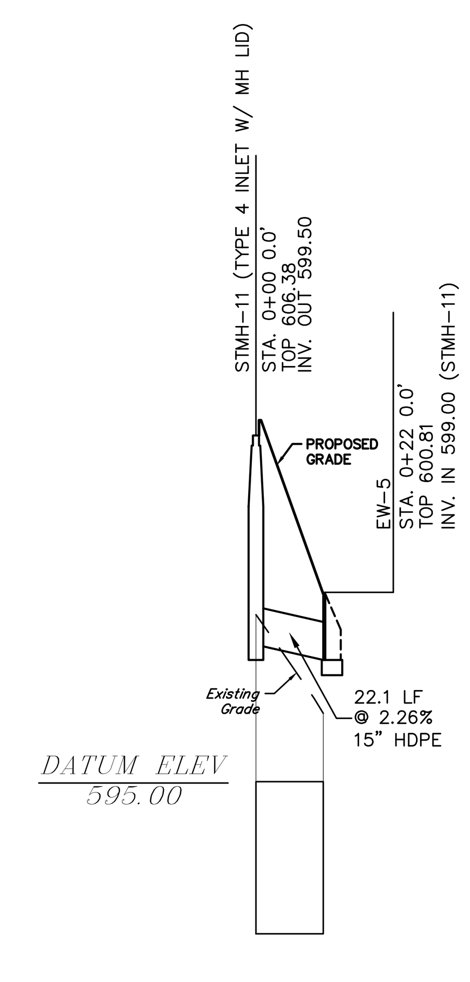
I-19 TO STMH-6
SCALE: H=50'
V=5'



STMH-7 TO EW-2
SCALE: H=50'
V=5'



OS-2 TO STMH-10
SCALE: H=50'
V=5'



STMH-11 TO EW-5
SCALE: H=50'
V=5'

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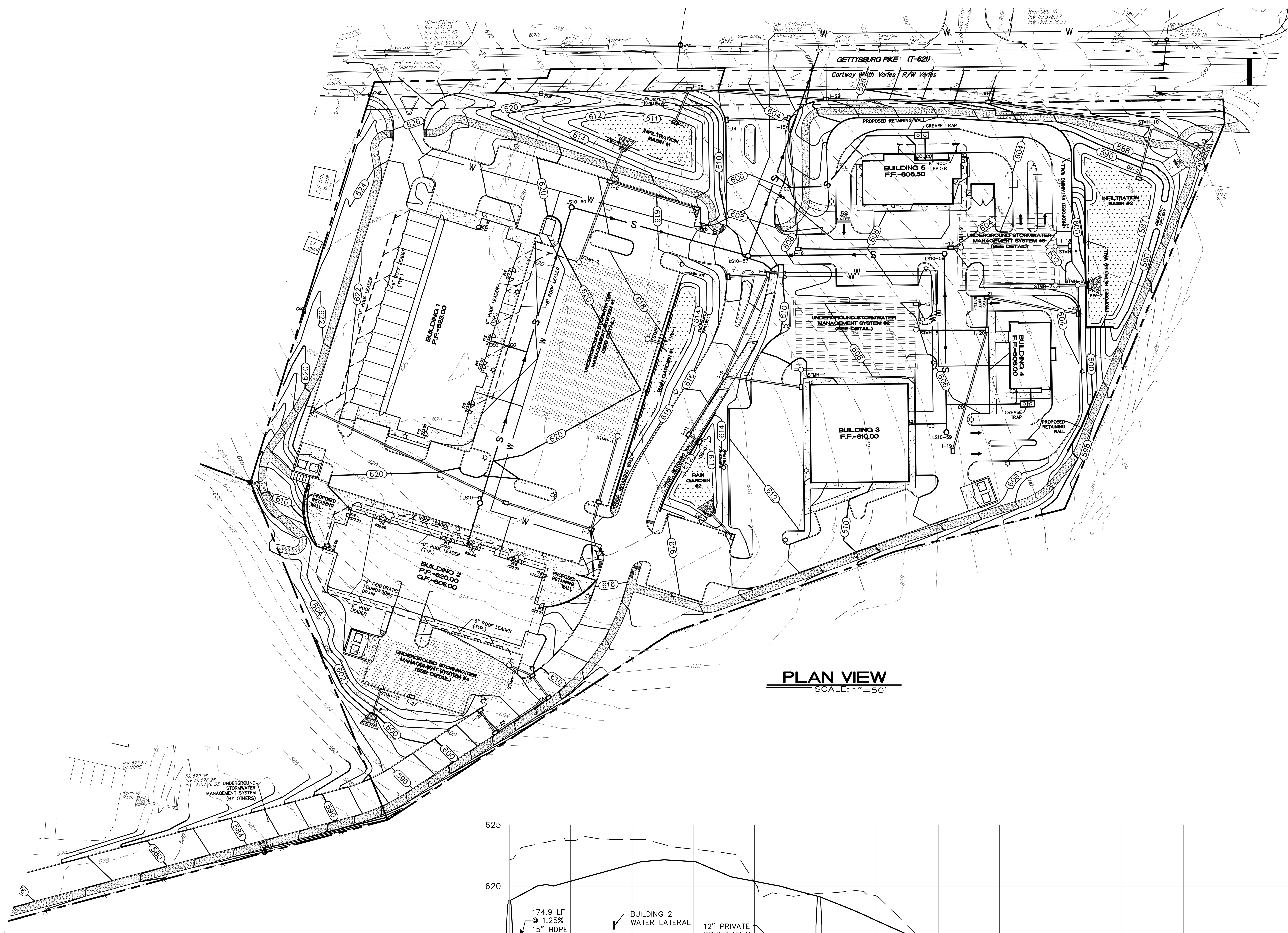
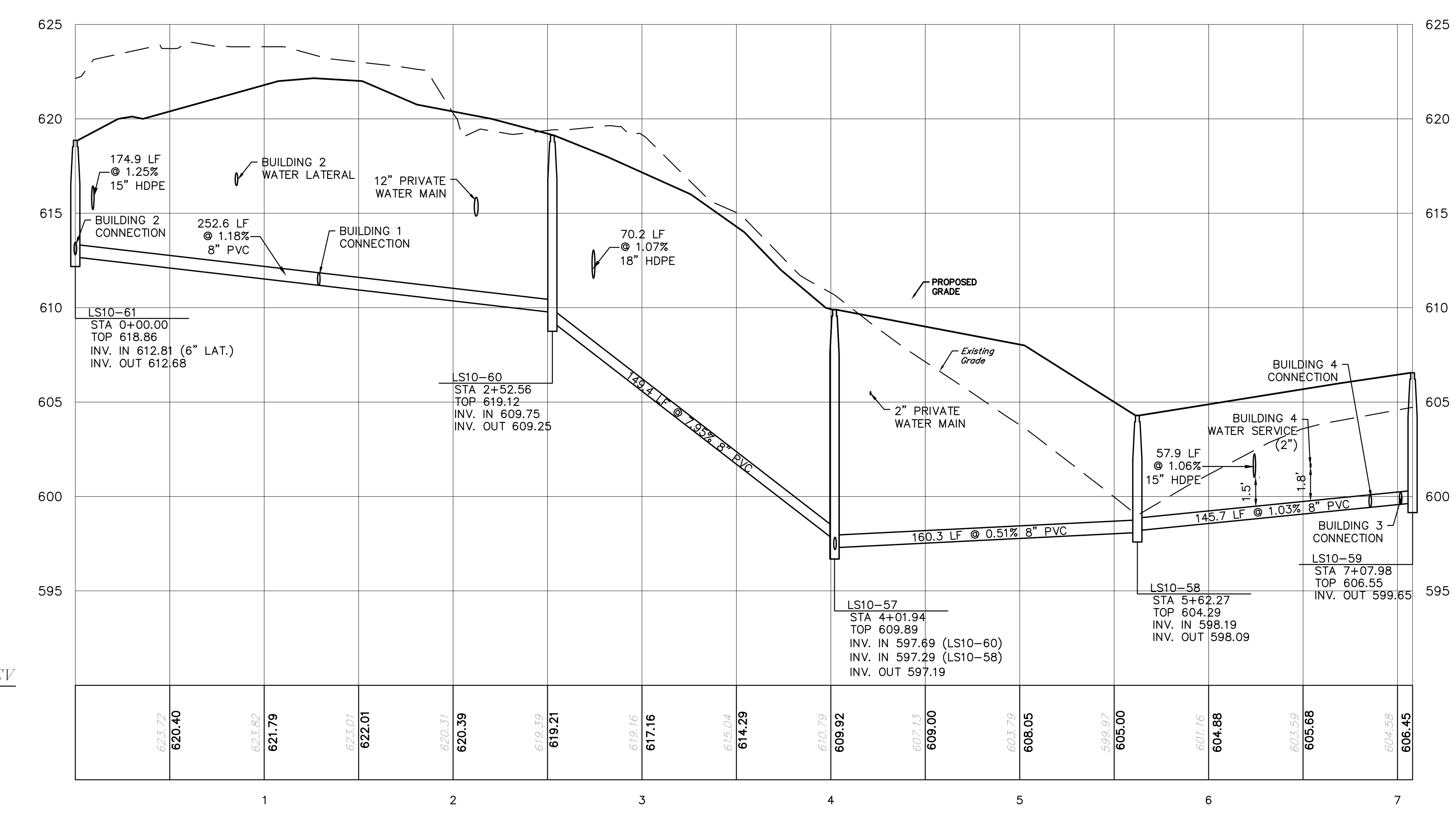
STORMWATER PROFILES
THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE: Y:\2019\319566.aph\319566\dwg\Plans\Prelim-Final\11-PROFILES.dwg



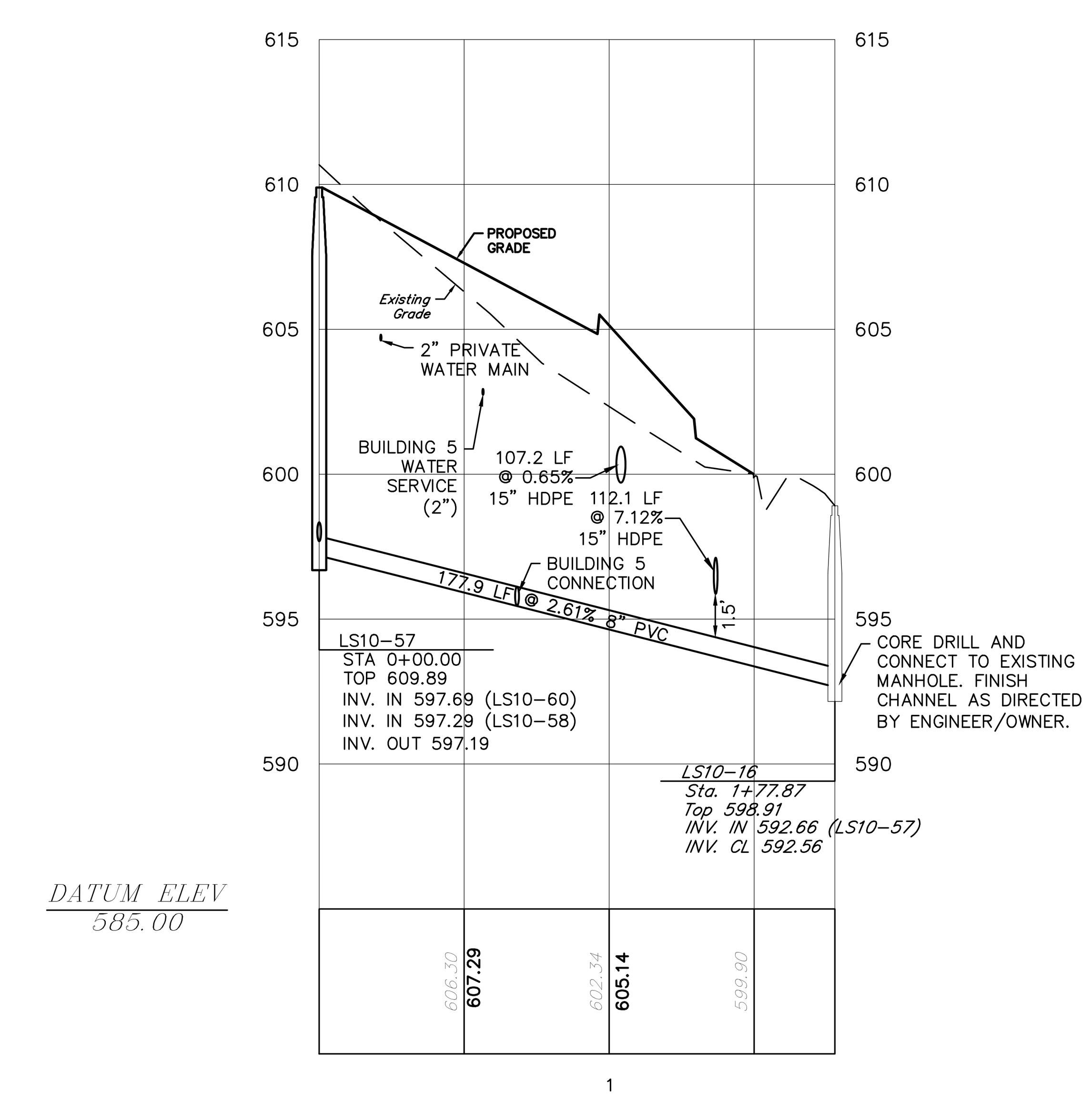
PLAN VIEW

SCALE: 1"=50'



SANITARY SEWER

SCALE: H=50' V=5'



SANITARY CONNECTION

SCALE: H=50' V=5'

NOTE:

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

NO.	DATE	DESCRIPTION	BY
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SANITARY SEWER PROFILES

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK : Z:\319566sur
SCALE : AS NOTED
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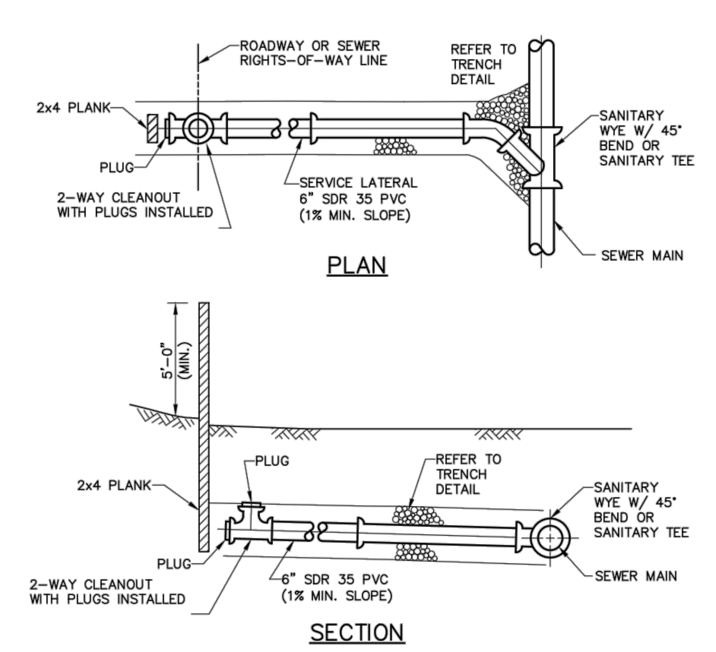


NOTES:

1. 2-WAY CLEANOUT NOT TO BE LOCATED IN SIDEWALK OR BENEATH OTHER CURB LINE UTILITIES.
2. THERE SHALL BE A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER SERVICE AND THE SERVICE LATERAL/BUILDING SEWER.
3. 2-WAY CLEANOUT TO BE LOCATED ON TOWNSHIP R/W LINE AND LOCATION TO BE SITE SPECIFIC WITH RESPECT TO CURB AND SIDEWALK.
4. WHERE 2-WAY CLEANOUT IS NOT REQUIRED, SERVICE CONNECTION SHALL BE EXTENDED TO THE RIGHTS-OF-WAY LINE AND PLUGGED.
5. DETECTION TAPE REQUIRED IN PIPE TRENCH AT A DEPTH OF NO MORE THAN 12-INCHES BELOW FINAL SURFACE GRADE OR PAVEMENT SUBGRADE.
6. 2-WAY CLEANOUTS MAY ALSO BE USED FOR TESTING AND OBSERVATION.

FILE NAME: LAT-1-SHALLOW.DWG

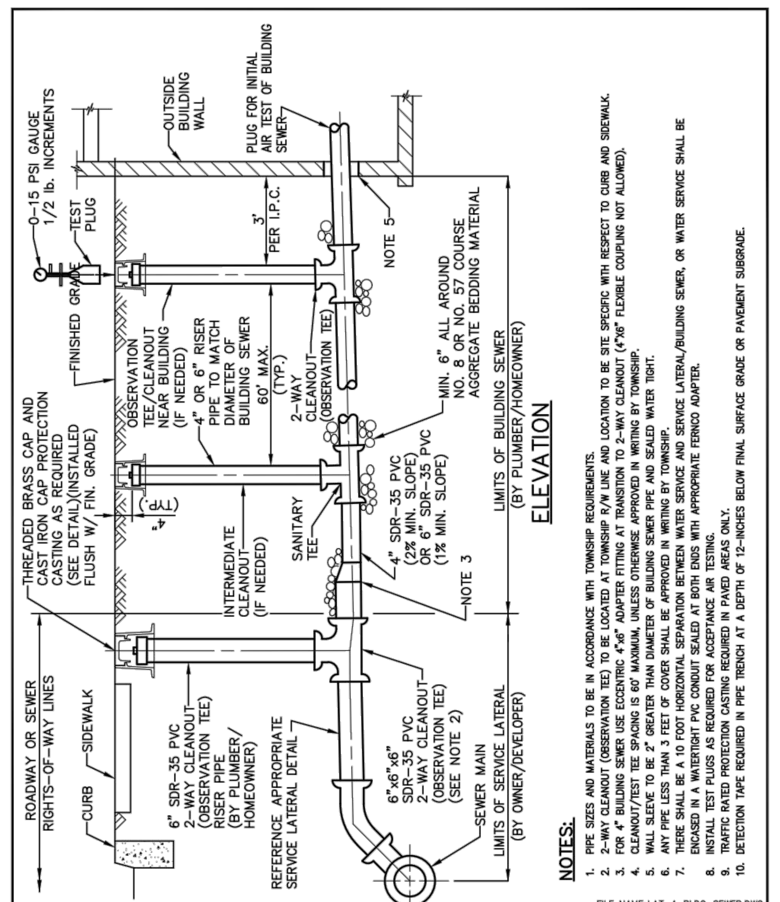
STANDARD DETAILS

SERVICE LATERAL – SHALLOW SEWER

UPPER ALLEN TOWNSHIP

DATE	REVISIONS
3/08	DWG. CREATED
12/13	DWG. UPDATED
1/17	DWG./NOTE REVISIONS

SCALE	DWG. NO.
NO SCALE	LAT-1

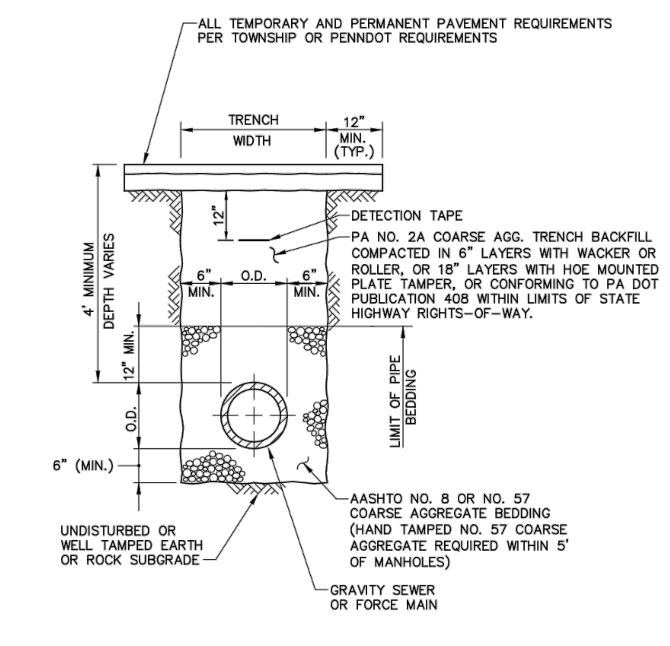


STANDARD DETAILS

BUILDING SEWER DETAIL

UPPER ALLEN TOWNSHIP

SCALE	DWG. NO.
NO SCALE	LAT-4



NOTE:

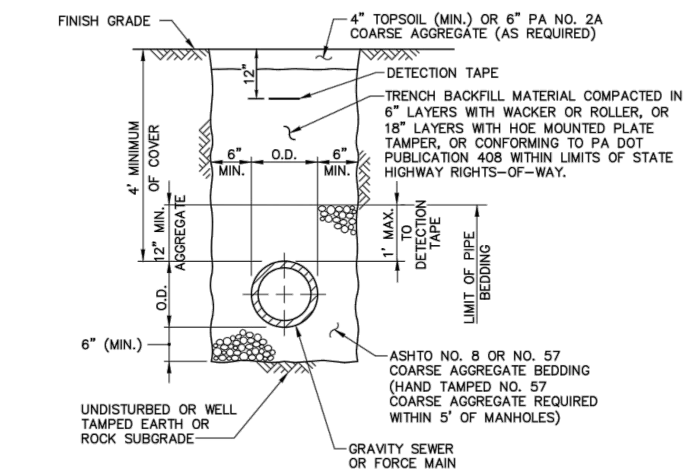
1. BACKFILL AND COMPACTION REQUIREMENT APPLIES TO PAVED ROADWAYS AND SHOULDERS OF PROPOSED AND EXISTING STREETS (OTHER THAN STATE HIGHWAYS), PAVED DRIVEWAYS, AND SIDEWALKS.

STANDARD DETAILS

TRENCH BACKFILL DETAIL IN PAVED AREAS

UPPER ALLEN TOWNSHIP

SCALE	DWG. NO.
NO SCALE	TR-1



BACKFILLING REQUIREMENTS:

1. UNPAVED AREAS OUTSIDE ROADWAYS – SUITABLE ON-SITE BACKFILL COMPACTED AS INDICATED ABOVE TO BOTTOM OF TOPSOIL. REPLACE TOPSOIL TO APPROXIMATE DEPTH OF EXISTING OR MIN. 4".
2. UNPAVED AREAS WITHIN R/W LIMITS OF STATE HIGHWAYS – CONFORMING TO REQUIREMENTS OF PA DOT PUBLICATION 408.
3. UNPAVED SHOULDERS OF PROPOSED AND EXISTING STREETS OTHER THAN STATE HIGHWAYS – AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE.
4. STONE DRIVEWAYS AND PARKING AREAS – PA NO. 2A COARSE AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE.
5. UNIMPROVED STREETS – AGGREGATE BACKFILL COMPACTED AS INDICATED ABOVE.

FILE NAME: TRENCH-2-ROW.DWG

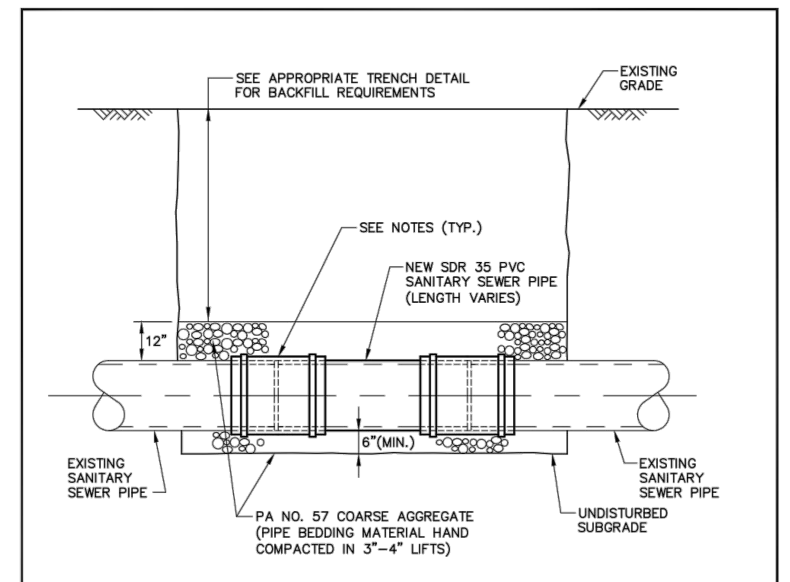
STANDARD DETAILS

TRENCH BACKFILL DETAIL IN UNPAVED AREAS

UPPER ALLEN TOWNSHIP

DATE	REVISIONS
3/08	DWG. CREATED
12/13	DWG. UPDATED
1/17	NOTE REVISIONS

SCALE	DWG. NO.
NO SCALE	TR-2



NOTES:

1. SLEEVES, ADAPTERS AND COUPLINGS.
   A. PVC TO PVC CONNECTION USE; GASKETED PVC REPAIR SLEEVE.
   B. PVC TO TCP/VCP CONNECTION; USE FERNCO STAINLESS STEEL ANTI-SHEAR COLLAR RUBBER ADAPTER, OR APPROVED EQUAL.
   C. PVC TO DIP/CIP CONNECTION; USE MECHANICAL JOINT COUPLING.
   D. PVC/DIP TO ACP CONNECTION; USE MECHANICAL JOINT COUPLING OR STAINLESS STEEL ANTI-SHEAR COLLAR RUBBER ADAPTER, AS APPROVED BY TOWNSHIP.
   E. DIP/CIP TO DIP/CIP CONNECTION; USE MECHANICAL JOINT COUPLING.
2. MECHANICAL JOINT COUPLINGS TO BE SMITH-BLAIR, DRESSER, OR APPROVED EQUAL.
3. RECONNECTIONS TO BE AIR TESTED IN ACCORDANCE WITH SPECIFICATIONS OR AS DIRECTED BY TOWNSHIP.

FILE NAME: SEWER-2-PIPE-RECONNECTION.DWG

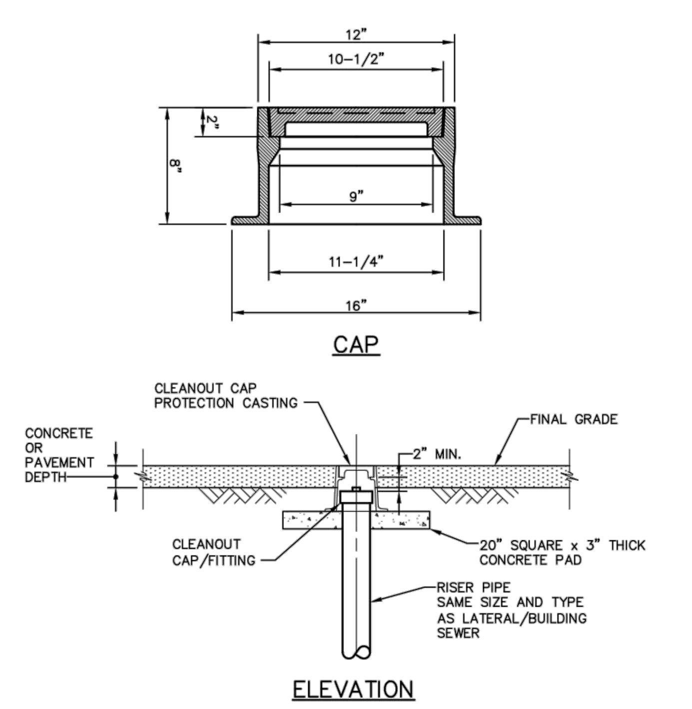
STANDARD DETAILS

PIPE REPAIR/RECONNECTION DETAIL

UPPER ALLEN TOWNSHIP

DATE	REVISIONS
3/08	DWG. CREATED
12/09	GENERAL REVISIONS
12/13	DWG. UPDATED
1/17	NOTE REVISIONS

SCALE	DWG. NO.
NO SCALE	SEW-2



NOTES:

1. CASTING FRAME AND COVER SHALL BE HEAVY DUTY WITH "S" MARKING ON COVER. (EAST JORDAN IRON WORKS CATALOG No. 1565, OR APPROVED EQUAL.)

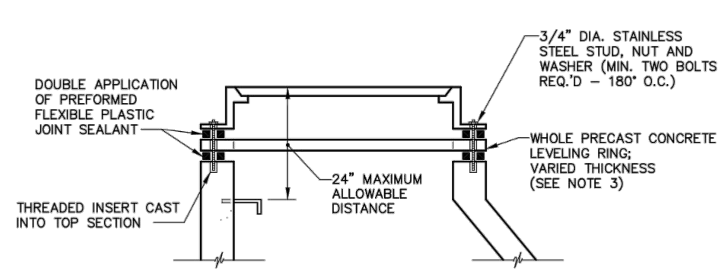
STANDARD DETAILS

CAP PROTECTION CASTING FOR CLEANOUT COVER IN VEHICULAR TRAFFIC AREAS

UPPER ALLEN TOWNSHIP

DATE	REVISIONS
3/08	DWG. CREATED
1/17	NOTE/TITLE REVISIONS

SCALE	DWG. NO.
NO SCALE	LAT-8



SECTION

NOTES:

1. NO CEMENT GROUTING BETWEEN MANHOLE, LEVELING RINGS AND FRAME, OR ON INSIDE OR OUTSIDE OF MANHOLE PERMITTED. SEALING WITH APPLICATION OF HIGH BUILD EPOXY COATING PERMITTED (SIKA GUARD 62 OR APPROVED EQUAL).
2. RUBBER ADJUSTMENT RISERS PERMITTED FOR PAVED AREAS AND MAY BE TAPERED FOR STREET GRADE ADJUSTMENT.
3. 3/4" DIA. STAINLESS STEEL EXPANSION ANCHOR BOLTS MAY BE USED IN PLACE OF THREADED STUDS AND INSERTS.

FILE NAME: MH-9-LEV-RINGS-BOLTED-FRAME.DWG

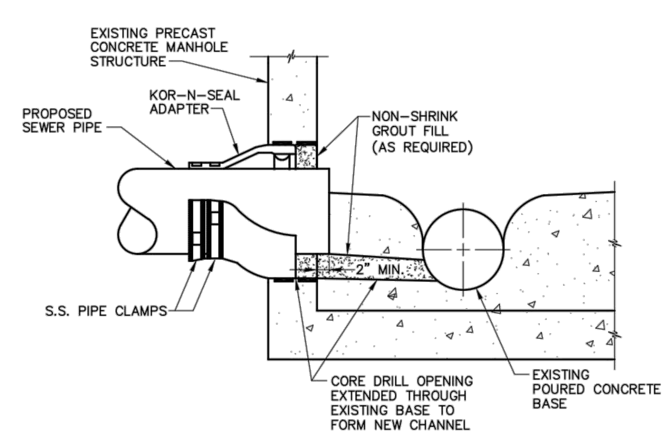
STANDARD DETAILS

LEVELING RINGS AND BOLTED FRAME DETAILS

UPPER ALLEN TOWNSHIP

DATE	REVISIONS
3/08	DWG. CREATED
12/13	DWG. UPDATED
12/16	NOTE REVISIONS

SCALE	DWG. NO.
NO SCALE	MH-9



NOTE:

1. NEW PIPE CHANNEL RECONSTRUCTION IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
2. NON-SHRINK CEMENT GROUT MUST CONTAIN TYPE II PORTLAND CEMENT FOR SULFATE RESISTANCE.

STANDARD DETAILS

CONNECTION TO EXISTING MANHOLE

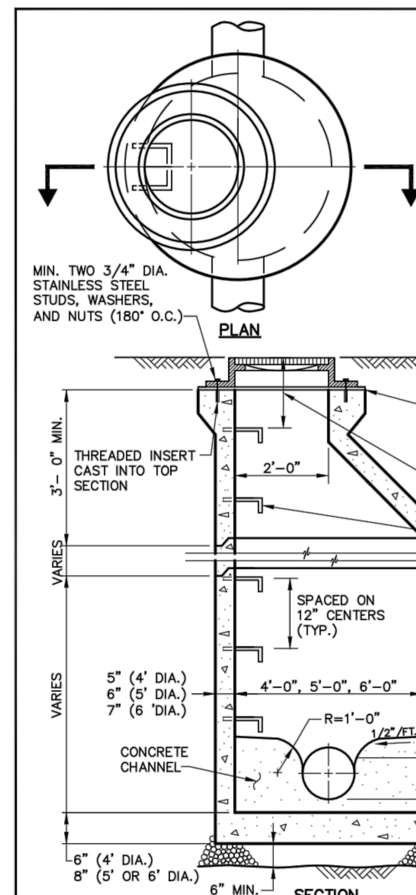
UPPER ALLEN TOWNSHIP

DATE	REVISIONS
3/08	DWG. CREATED
12/13	DWG. UPDATED
12/16	DWG./NOTE REVISIONS

SCALE	DWG. NO.
NO SCALE	MH-12

NOTES:

1. BOLTING OF MANHOLE FRAME AND COVER REQUIRED FOR ALL MANHOLES.
2. 3/4" DIA. STAINLESS STEEL EXPANSION ANCHOR BOLTS MAY BE USED IN PLACE OF THREADED STUDS AND INSERTS.
3. MANHOLE THREADED INSERT SPACING TO MATCH HOLE CENTER SPACING ON SPECIFIED FRAME AND COVER FOR EACH MANHOLE.
4. MANHOLE FRAMES SHALL BE SET WITH DOUBLE APPLICATION OF PREFORMED PLASTIC GASKET SEALANT MATERIAL.
5. PIPES SHALL PROTRUDE MIN. 2" INSIDE MANHOLE WALL.
6. ANNULAR SPACE AROUND PIPES TO BE FILLED WITH NON-SHRINK CEMENT GROUT FLUSH WITH MANHOLE WALL.
7. FOR LENGTH OF PIPE CONNECTIONS TO MANHOLES, REFERENCE SPECIFICATION SECTION 02601.
8. REFERENCE SPECIFICATION SECTION 02601 FOR ANTI-FLOATATION REQUIREMENTS.
9. ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.

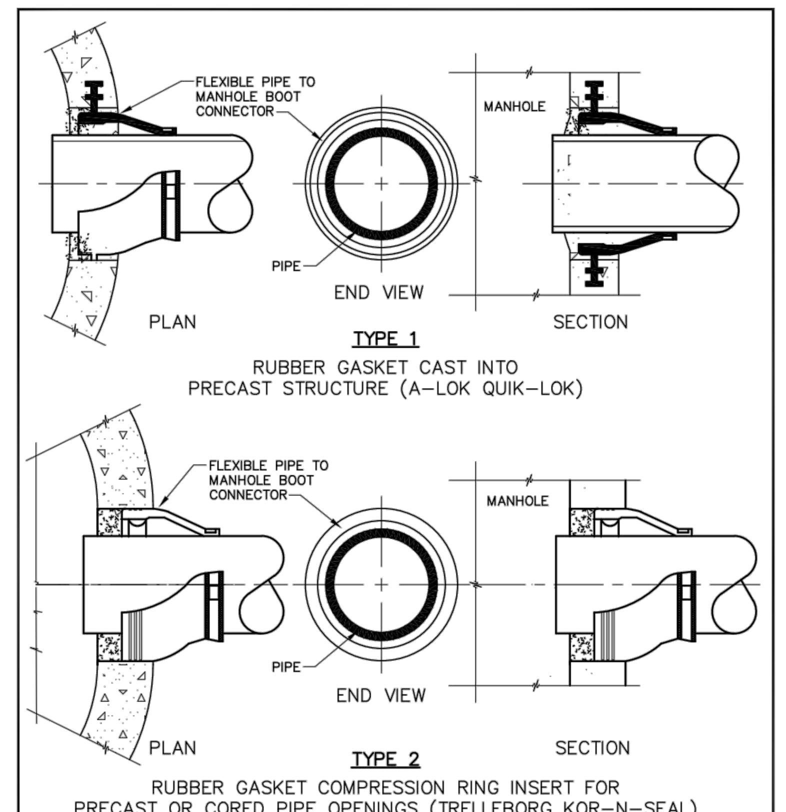


STANDARD DETAILS

STANDARD PRECAST CONCRETE MANHOLE WITH PRECAST CONCRETE BASE

UPPER ALLEN TOWNSHIP

SCALE	DWG. NO.
NO SCALE	MH-4



NOTE:

AFTER PIPE-TO-MANHOLE INSTALLATION, SEAL ANNULAR SPACE AROUND PIPE ON INSIDE OF MANHOLE WITH TYPE II NON-SHRINK CEMENT GROUT. (TYP. OF ALL CONNECTIONS).

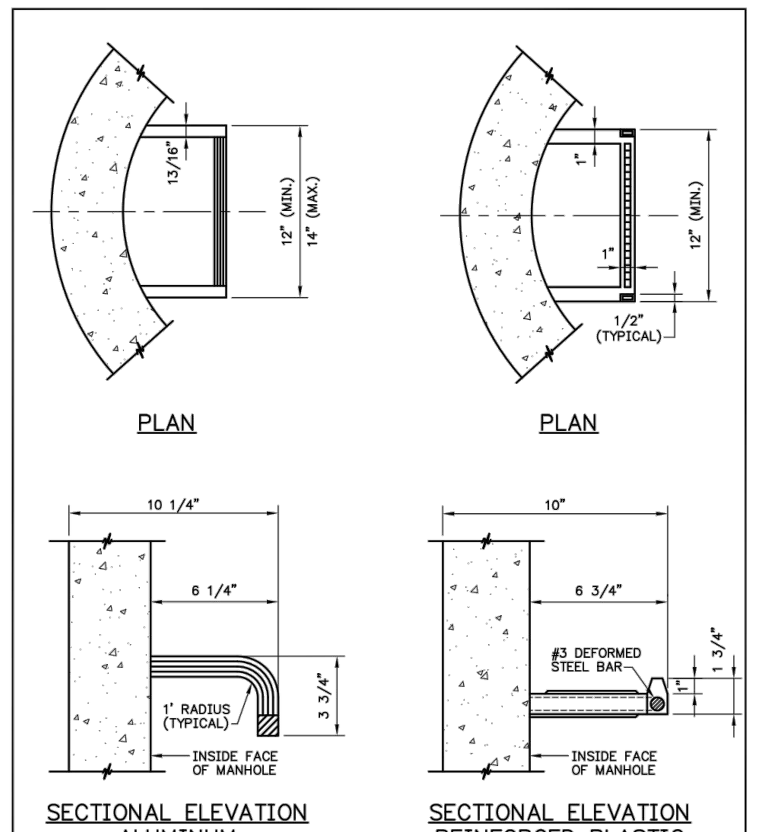
STANDARD DETAILS

MANHOLE PIPE GASKETS

UPPER ALLEN TOWNSHIP

DATE	REVISIONS
3/08	DWG. CREATED
12/13	DWG. UPDATED
1/17	DWG. UPDATED

SCALE	DWG. NO.
NO SCALE	MH-13

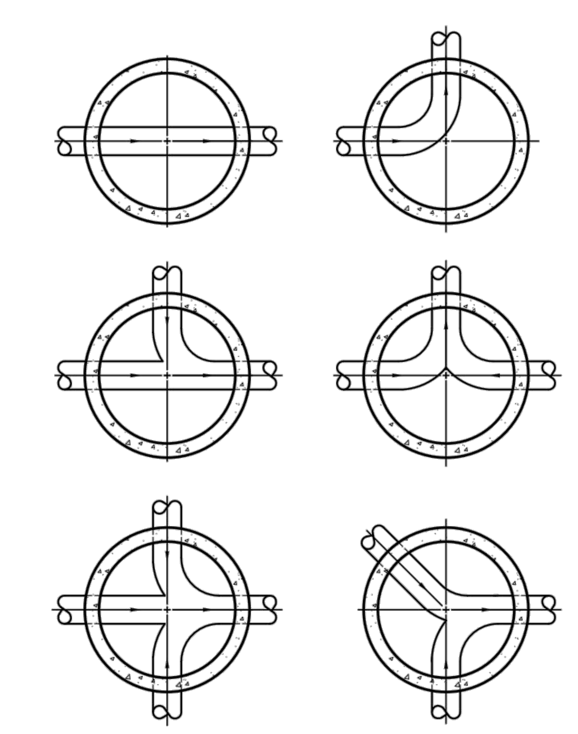


STANDARD DETAILS

MANHOLE STEPS

UPPER ALLEN TOWNSHIP

SCALE	DWG. NO.
NO SCALE	MH-10

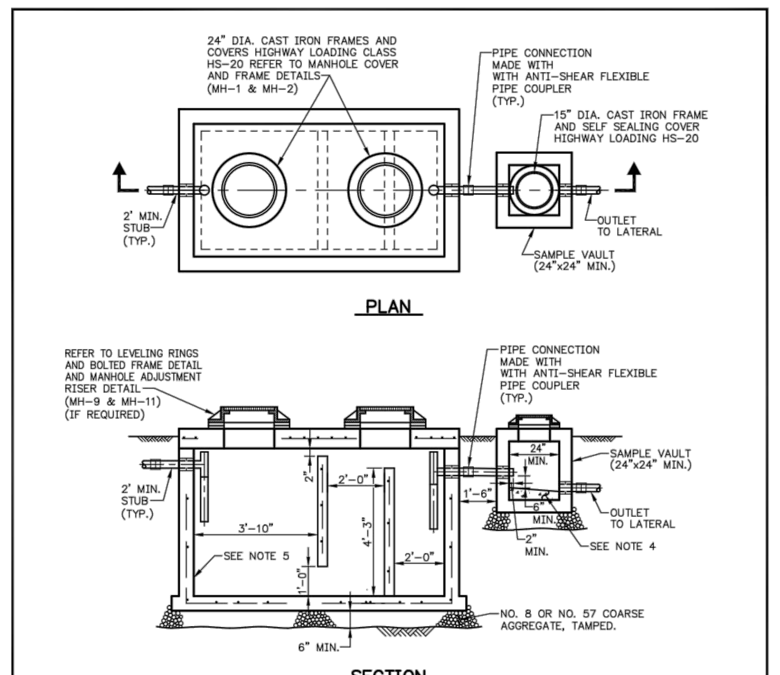


STANDARD DETAILS

TYPICAL PLAN OF MANHOLE CHANNELS

UPPER ALLEN TOWNSHIP

SCALE	DWG. NO.
NO SCALE	MH-15



NOTES:

1. MINIMUM SIZE OF GREASE INTERCEPTOR PERMITTED IS 1,000 GALLONS.
2. GREASE INTERCEPTOR SIZE AND DESIGN SHALL COMPLY WITH SECTION 200-3.13, PARA. E, OF THE TOWNSHIP CODE.
3. ACCEPTABLE MANUFACTURERS: MONARCH PRODUCTS OR APPROVED EQUAL.
4. CONCRETE FOR SLOPE TO BE 3500 psi MIX DESIGN MEETING SECTION 2601 PART 3 PARAGRAPH E OF THE STANDARD SPECIFICATIONS.
5. COAT ALL INTERIOR CONCRETE SURFACES WITH 100% SOLIDS EPOXY RESIN SYSTEM.

FILE NAME: GR-1-GREASE-INT.DWG

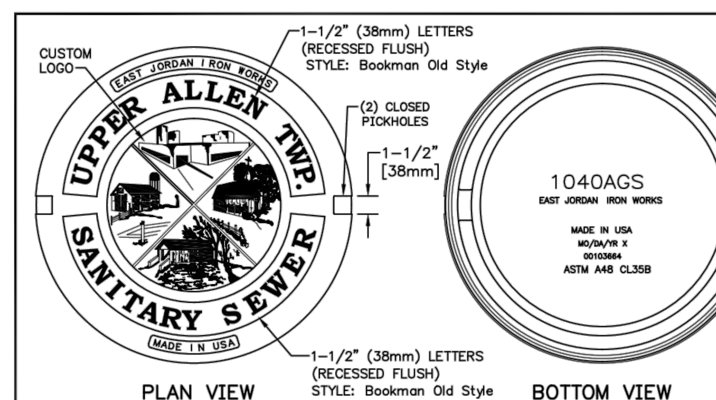
STANDARD DETAILS

TYPICAL GREASE INTERCEPTOR AND SAMPLING VAULT

UPPER ALLEN TOWNSHIP

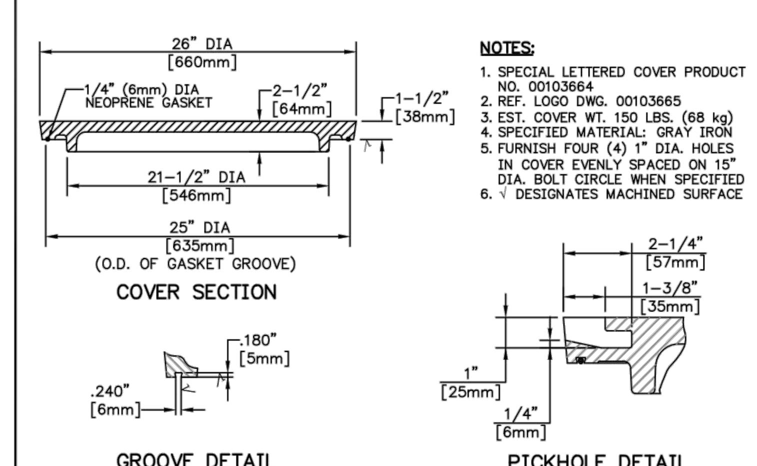
DATE	REVISIONS
11/08	DWG. CREATED
11/14	GENERAL REVISIONS

SCALE	DWG. NO.
NO SCALE	GR-1



NOTES:

1. SPECIAL LETTERED COVER PRODUCT NO. 00103664
2. REF. LOGO DWG. 00103665
3. EST. COVER WT. 150 LBS. (68 kg)
4. SPECIFIED MATERIAL: GRAY IRON
5. FURNISH FOUR (4) 1" DIA. HOLES IN COVER EVENLY SPACED ON 15" DIA. BOLT CIRCLE WHEN SPECIFIED
6. √ DESIGNATES MACHINED SURFACE

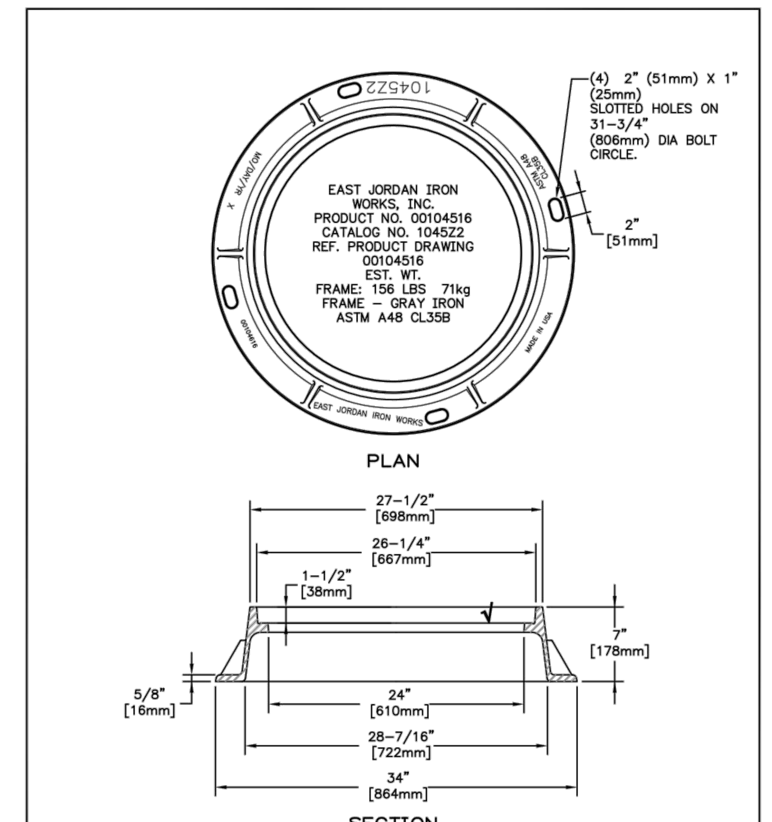


STANDARD DETAILS

HEAVY DUTY MANHOLE SELF-SEALING COVER

UPPER ALLEN TOWNSHIP

SCALE	DWG. NO.
NO SCALE	MH-1



√ MACHINED SURFACE

STANDARD DETAILS

HEAVY DUTY MANHOLE FRAME (H-25)

UPPER ALLEN TOWNSHIP

SCALE	DWG. NO.
NO SCALE	MH-2

NO.	DATE	DESCRIPTION	BY
4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH

DESIGN : GLM/SRR
DRAWN : SRR/MH
CHECKED : JKM
DATE : 4/1/2021

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
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

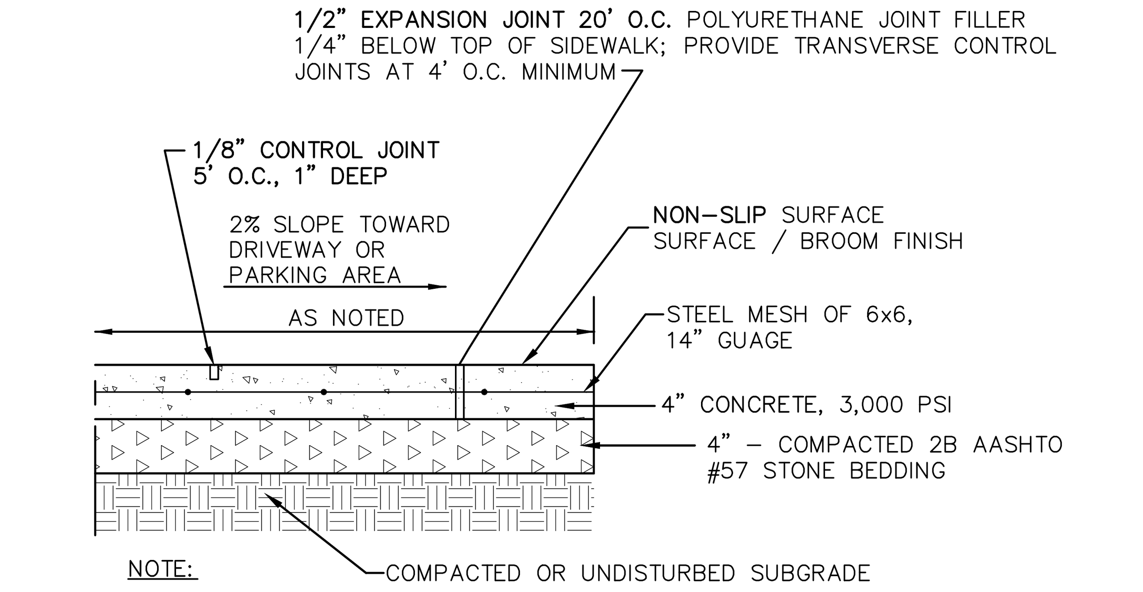
PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

SANITARY SEWER DETAILS

THE MILLS AT SHEPHERDSTOWN CROSSING

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

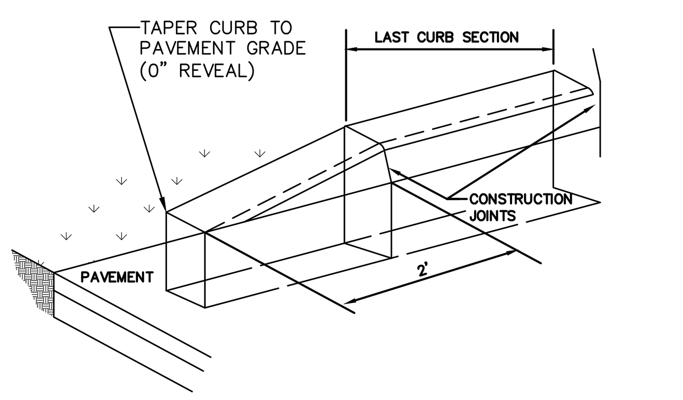
PROJECT NO. 319566
SURVEY BOOK :
SCALE : AS NOTED



NOTE:

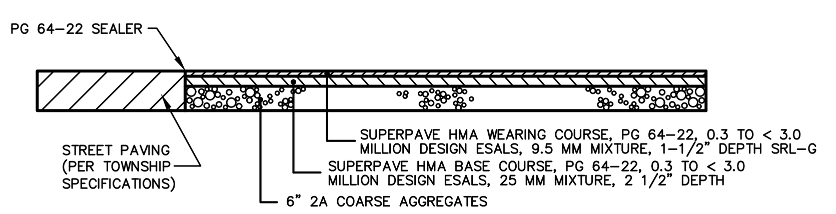
1. MINIMUM WALK WIDTH SHALL BE 5', UNLESS OTHERWISE NOTED ON THE SITE PLAN.
2. CURB RAMPS MUST BE INSTALLED AT CURBING PER ADA REQUIREMENTS.

CONCRETE SIDEWALK DETAIL
NTS

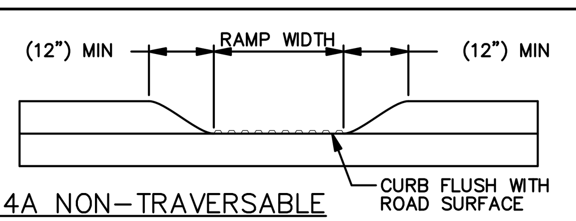


NOTE: THIS SHALL BE INSTALLED AT ALL CURB ENDS.

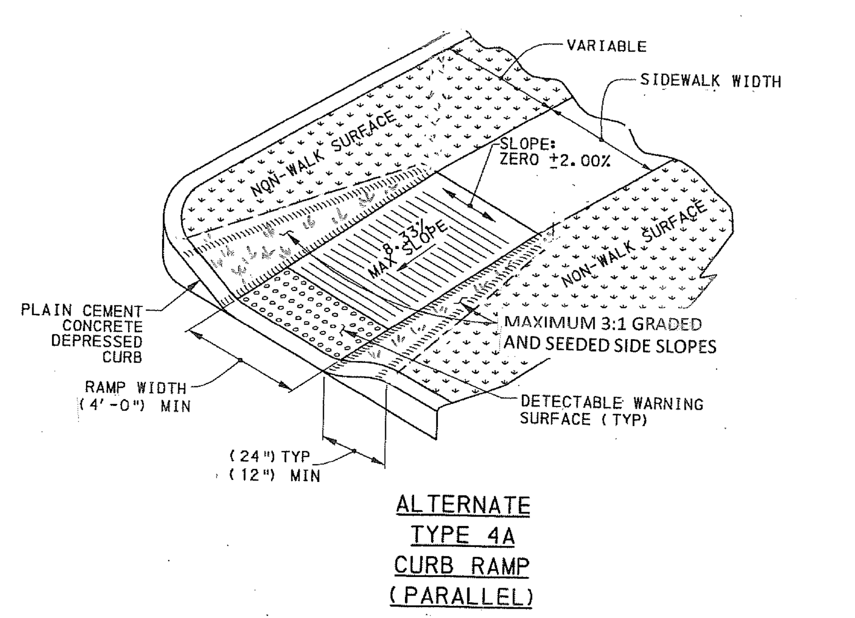
VERTICAL CURB TERMINUS DETAIL
NTS



ACCESS DRIVE/PARKING AREA PAVEMENT SECTION
NTS



TYPE 4A NON-TRAVERSABLE ROLLED FLARE TRANSITION

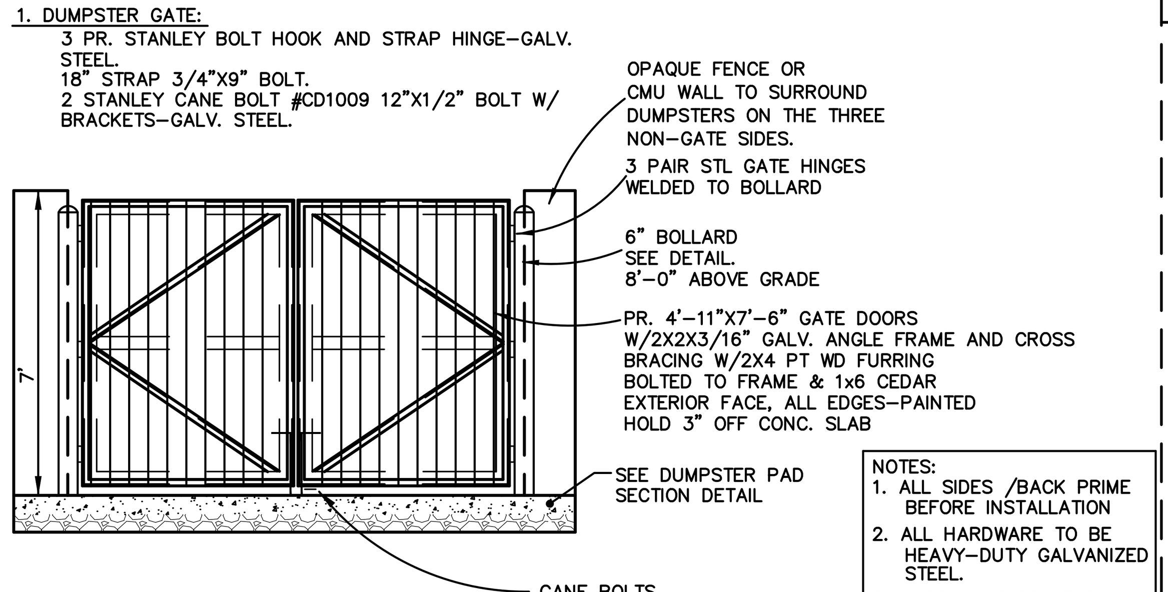


ALTERNATE TYPE 4A CURB RAMP (PARALLEL)

HANDICAMP RAMP DETAIL
NTS

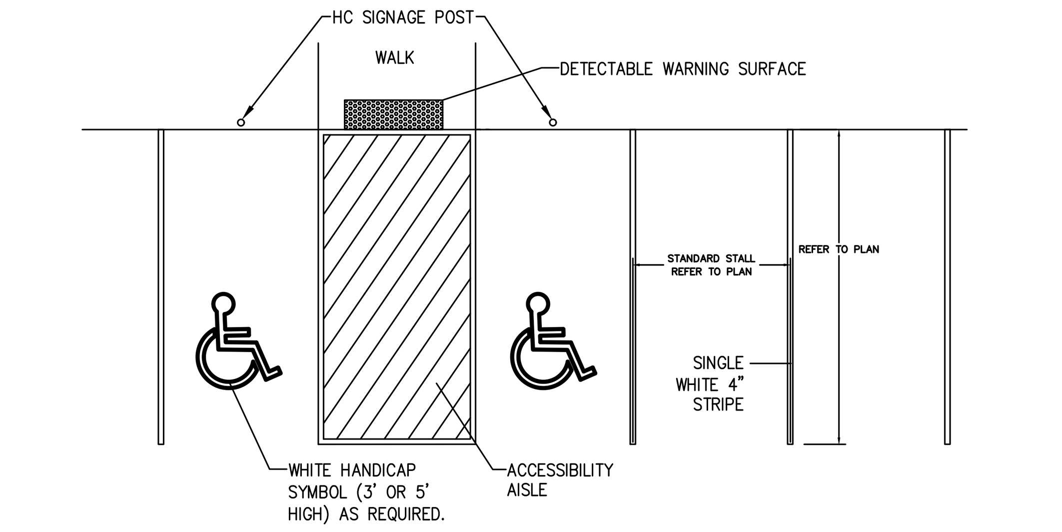
TRASH GATE HARDWARE

1. DUMPSTER GATE:
   3 PR. STANLEY BOLT HOOK AND STRAP HINGE-GALV. STEEL.
   18" STRAP 3/4"X9" BOLT.
   2 STANLEY CANE BOLT #CD1009 12"X1/2" BOLT W/ BRACKETS-GALV. STEEL.



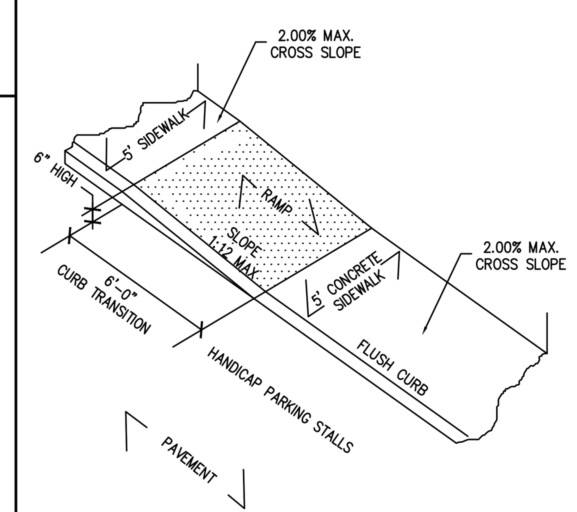
NOTES:
1. ALL SIDES /BACK PRIME BEFORE INSTALLATION
2. ALL HARDWARE TO BE HEAVY-DUTY GALVANIZED STEEL.
3. GATE MUST BE SELF-LATCHING.

TRASH ENCLOSURE DETAIL
NTS



4. ACCESSIBLE RAMPS
4.1. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE A "WARNING SURFACE TILE" WITH SCREW DOWN TRUNCATED DOMES PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE(S).
4.2. RAMPS ARE TO BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJACENT CONCRETE SURFACES (MIN. 70% COLOR CONTRAST)

HANDICAP PARKING SPACE MARKING DETAIL
NTS

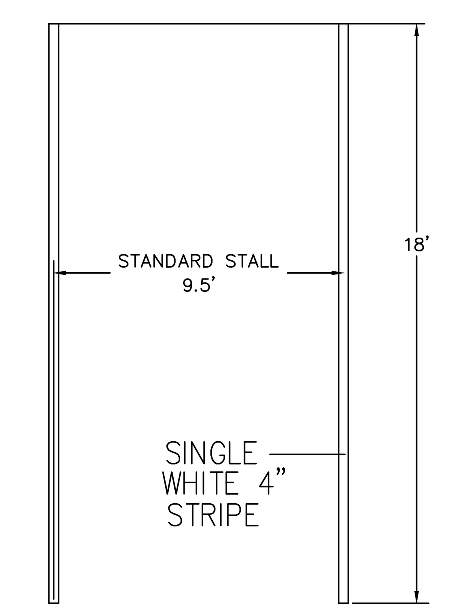


NOTES:
1. ALL SIGNAGE TO BE FROM LATEST EDITION OF MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

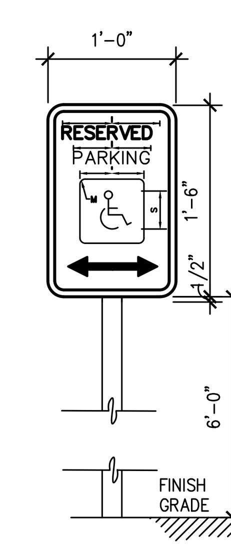
CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.

5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

IN-LINE HANDICAP RAMP AT PARKING SPACES DETAIL
NTS



TYP. PARKING SPACE MARKING DETAIL
NTS



NOTES:
1. ALL SIGNAGE TO BE FROM LATEST EDITION OF MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
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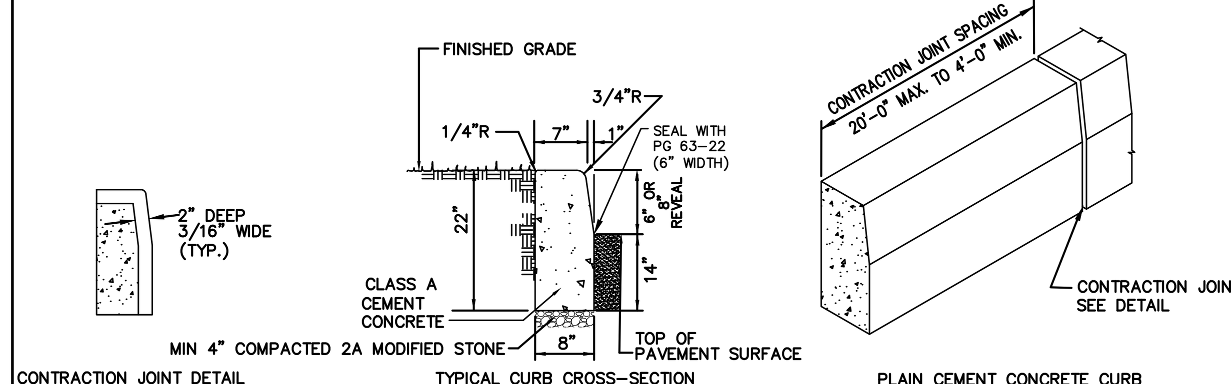
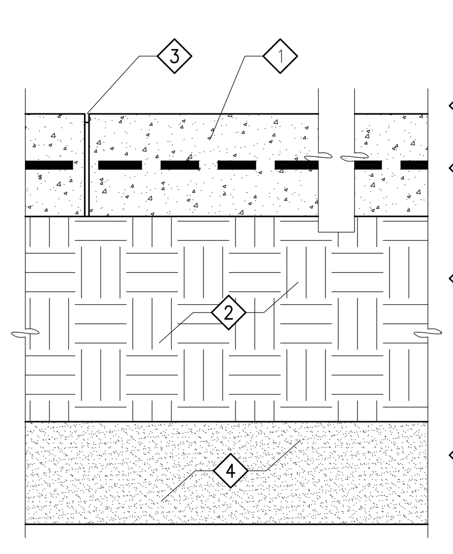
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

HANDICAP PARKING SIGNAGE
NTS



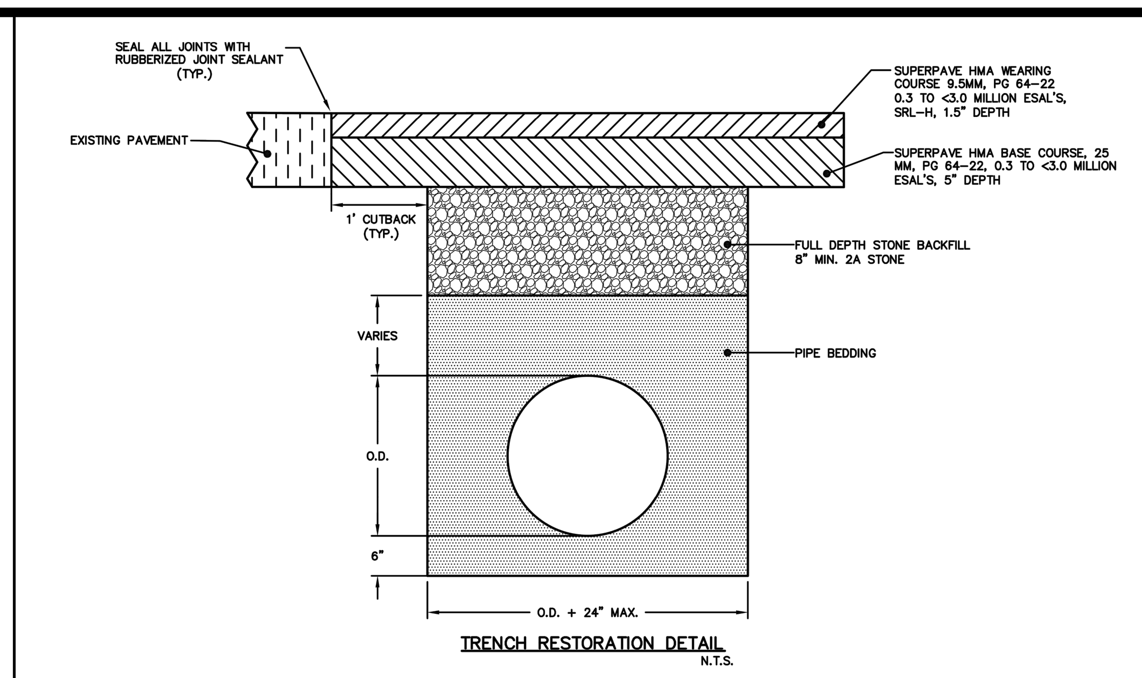
NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS PENNDOT RC-64m, LATEST EDITION.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. EXPANSION JOINTS SHALL BE INSTALLED AT 60' INTERVALS, AT STRUCTURES, AND AT THE END OF EACH WORK DAY.

VERTICAL CONCRETE CURB DETAIL
NTS

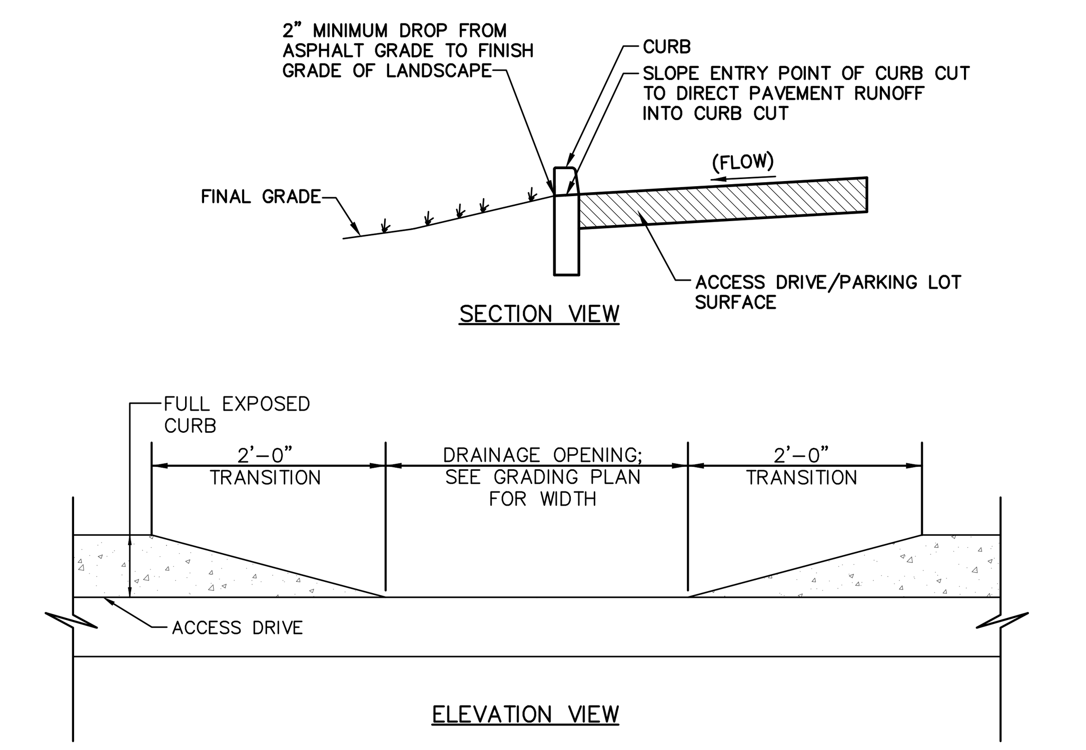


1. 8" - 4000 PSI CONCRETE W/6x6 W/2.1x2.1 WWF.
2. 12" STABILIZED BASE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557)
3. 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP. SET 1/2" BELOW PAVEMENT TOP @ 20'-0" O.C. MAXIMUM. PROVIDE A GEOTECHNICAL FABRIC SUCH AS MIRAFI 140N, OR EQUAL, BELOW ALL CONTROL JOINTS.
4. CLEAN FILL OR EXISTING SUBBASE MATERIAL FREE OF ORGANIC MATTER COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR DRY DENSITY.

DUMPSTER PAD PAVING SECTION
NTS



TOWNSHIP STREET RESTORATION AND WIDENING DETAIL
NTS



CURB CUT FOR DRAINAGE DETAIL
NTS

NOTE: SEE GRADING OR SITE PLAN FOR CURB CUT LOCATIONS AND WIDTH OF OPENINGS.

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

THE STORM WATER VOLUME AND QUALITY CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS WELL AS THE RATE CONTROL DEVICES CONSTRUCTED FOR THE SHEPHERDSTOWN CROSSING DEVELOPMENT, SHALL BE MAINTAINED TO FUNCTION AS DESIGNED AND SHALL IMPLEMENT THE PROCEDURES DESCRIBED BELOW. THE OWNER OF THE PROJECT, LINLO PROPERTIES, VI, LLC., SHALL OWN AND MAINTAIN ALL POST-CONSTRUCTION STORMWATER FACILITIES.

THE APPROVED FACILITIES ARE TO BE PERMANENT AND CAN ONLY BE REMOVED OR ALTERED AFTER APPROVAL BY ONE OR MORE OF THE FOLLOWING ENTITIES WHICH HAVE JURISDICTION: UPPER ALLEN TOWNSHIP; CUMBERLAND COUNTY CONSERVATION DISTRICT, AND/OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP).

THE FOLLOWING FACILITIES SHALL REQUIRE REGULAR INSPECTION AND MAINTENANCE:
- STORMWATER INLETS, CONVEYANCE PIPES AND OUTLET CONTROLS
- STORMWATER PIPE OUTLETS
- UNDERGROUND FACILITIES
- STORMWATER INFILTRATION BASINS

INSPECTION REQUIREMENTS FOR ALL FACILITIES:

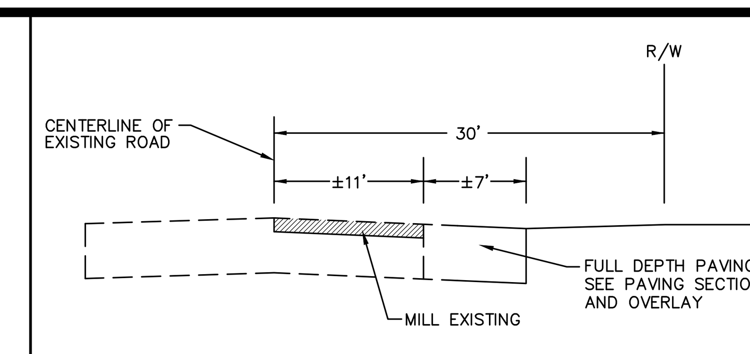
- THE OWNER SHALL COMPLETE A VISUAL INSPECTION OF THE FACILITIES AT A MINIMUM ONCE EVERY 12 MONTHS FOR THE FIRST FIVE YEAR AND ONCE EVERY THREE YEARS THEREAFTER OR DURING OR IMMEDIATELY AFTER THE CESSATION OF A MAJOR STORM EVENT.
- THE OWNER IS RESPONSIBLE TO SUBMIT A REPORT TO UPPER ALLEN TOWNSHIP WITHIN ONE MONTH FOLLOWING COMPLETION OF AN INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION REGARDING THE CONDITION OF BMPS, AND RECOMMEND ANY NECESSARY REPAIRS. ANY NEEDED REPAIRS SHALL COMMENCE WITHIN 60 DAYS OF THE REPORT ISSUANCE DATE.
- THE OWNER SHALL IMMEDIATELY NOTIFY UPPER ALLEN TOWNSHIP PRIOR TO INITIATING ANY "MAJOR" REPAIR ACTIVITIES (SUCH REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING, FOUNDATION MOVEMENT). ALL "MAJOR" REPAIRS SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST.

INSPECTION AND MAINTENANCE PROCEDURES FOR EACH FACILITY SHALL BE CONDUCTED AS FOLLOWS:

STORMWATER INLETS, DETENTION AND CONVEYANCE PIPES AND OUTLET CONTROLS:
GENERAL OBJECTIVES OF INSPECTION AND MAINTENANCE IS TO PREVENT CLOGGING OF INLET GRATES, PIPES AND OUTLET CONTROL ORIFICES, OVER ACCUMULATION OF SEDIMENT WITHIN PIPES, INLETS AND MANHOLES, STANDING WATER AND STRUCTURAL FAILURE.

INSPECTION PROCEDURES:
- INSPECTION SHALL INVOLVE AN EXAMINATION OF ON-LOT STORMWATER MANAGEMENT SYSTEM(S) FOR DEBRIS DEPOSITION (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL), SETTLEMENT, SINKHOLES, SEEPS, AND STRUCTURAL CRACKING.
- INSPECT ALL PIPE INLETS AND OUTLETS AND OUTLET CONTROL ORIFICES WITHIN THE INLET AND MANHOLES BOXES. ALSO INSPECT ALL INLET GRATES. ANY TRASH, DEBRIS OR SEDIMENT WHICH MAY CAUSE CLOGGING OR STANDING WATER SHALL BE REMOVED.
- INSPECT GENERAL CONDITION OF INLETS AND MANHOLES FOR CRACKING OF CONCRETE OR SETTLING.
- INSPECT PIPE CONNECTIONS WITHIN INLET AND MANHOLE BOXES FOR PIPES DISPLACEMENT.
- INSPECT AREAS ON THE GROUND SURFACE FOR ASPHALT SETTLING OVER PIPES.

MAINTENANCE PROCEDURES:
- ALL TRASH, DEBRIS AND SEDIMENT CAUSING CLOGGING OF PIPES, OUTLET CONTROL ORIFICES OR INLETS GRATES SHALL BE REMOVED BY HAND OR WITH A HOSE OR HIGH PRESSURE WASHER. PIPES SHALL BE FLUSHED WHEN ACCUMULATED DEBRIS OR SEDIMENT HAS REACHED A HEIGHT OF 0.2 X THE PIPE DIAMETER.
- INLET BOXES SHALL BE CLEANED WHEN OVER HALF FULL WITH SEDIMENT OR DEBRIS. CLEANING OF THE SUMPED INLETS ARE USUALLY CONDUCTED WITH A VAC TRUCK.
- THE OWNER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST IF ANY OF THE FOLLOWING IS OBSERVED AS A RESULT OF INSPECTION; STRUCTURAL DAMAGE TO A FACILITY (PIPE, INLET, MANHOLE), GROUND/ASPHALT SETTLING, STORM STRUCTURE SETTLING, PIPE DISPLACEMENT, SINKHOLE DEVELOPMENT OR SEEPING. REPAIR OR REPLACEMENT IS NECESSARY IF SIGNIFICANT DAMAGE HAS OCCURRED IN A WAY THAT RESULTS IN IS A SAFETY HAZARD, STRUCTURALLY UNSOUNDNESS, OR IF THE FACILITIES ARE NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER OR LESSEE SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE CONTRACTOR(S) INFORMATION.



TYPICAL GETTYSBURG ROAD SECTION
NTS

SAWCUT EXISTING PAVING TO PROVIDE A NEAT, CLEAN JOINT

STORMWATER PIPE OUTLETS:
GENERAL OBJECTIVES OF INSPECTION AND MAINTENANCE IS TO PREVENT EROSION AND SEDIMENTATION IMMEDIATELY DOWN-SLOPE OF PIPE OUTLETS.

INSPECTION PROCEDURES:
- INSPECT ALL PIPE OUTLETS. ANY TRASH, DEBRIS OR SEDIMENT WHICH MAY CAUSE CLOGGING OR BACK UP OF WATER WITHIN THE PIPE SHALL BE REMOVED.
- INSPECT GENERAL CONDITION OF ENDWALLS FOR CRACKING OF CONCRETE OR SETTLING.
- INSPECT AREA DOWN-SLOPE OF PIPE FOR EROSION OR SETTLING OF GROUND SURFACE OR DISPLACEMENT OF STONE FROM THE ROCK APRON.

MAINTENANCE PROCEDURES:
- ALL TRASH, DEBRIS AND SEDIMENT CAUSING BACK UP OF WATER WITHIN THE PIPES, SHALL BE REMOVED BY HAND OR WITH A HOSE OR HIGH PRESSURE WASHER.
- EXCESSIVE ACCUMULATION OF DEBRIS OR SEDIMENT DOWNSLOPE OF THE PIPE SHALL BE REMOVED IF IT HAS REACHED A HEIGHT OF 0.2 X THE PIPE DIAMETER.
- DISPLACED STONE WITHIN THE RIP-RAP APRON SHALL BE REPLACED. IF EROSION IS OCCURRING WITHIN THE AREA OF THE RIP-RAP APRON OR LAWN AREAS FURTHER DOWN-SLOPE, THESE AREAS SHALL BE RE-ESTABLISHED AND BROUGHT TO FINAL GRADE WITH TOPSOIL. STONE SHALL BE PLACED WITHIN THE RIP-RAP APRON OR, IN THE CASE OF LAWN AREAS, STABILIZED AN APPROPRIATE GRASS SEED MIXTURE.
- THE OWNER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST IF ANY OF THE FOLLOWING IS OBSERVED AS A RESULT OF INSPECTION; GROUND OR CONCRETE ENDWALL SETTLING, SINKHOLE DEVELOPMENT OR EXCESSIVE EROSION. REPAIR OR REPLACEMENT IS NECESSARY IF SIGNIFICANT DAMAGE HAS OCCURRED IN A WAY THAT RESULTS IN IS A SAFETY HAZARD, STRUCTURALLY UNSOUNDNESS, OR IF THE FACILITIES ARE NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER OR LESSEE SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE CONTRACTOR(S) INFORMATION.

UNDERGROUND DETENTION FACILITY
GENERAL OBJECTIVES OF INSPECTION AND MAINTENANCE IS TO PREVENT CLOGGING OF PIPES AND OUTLET CONTROL ORIFICES, OVER ACCUMULATION OF SEDIMENT WITHIN PIPES, INLETS AND MANHOLES, STANDING WATER AND STRUCTURAL FAILURE.

INSPECTION PROCEDURES:
- ALL INLET STRUCTURES DRAINING TO THE FACILITIES SHOULD BE INSPECTED 4 TIMES PER YEAR AND BE CLEANED A MINIMUM OF 2 TIMES PER YEAR (SUMP AREAS IN BOTTOM OF INLETS). DEPOSE OF SEDIMENT, TRACH OR OTHER WASTE MATERIALS AT SUITABLE DISPOSAL / RECYCLING SITE AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. THIS APPLIES TO THE FOLLOWING INLETS AS IDENTIFIED BY NUMBERS ON THE PLAN SET: I-4, I-6, I-10, I-12, I-17, I-18, AND I-23 INSPECTION SHALL INVOLVE AN EXAMINATION OF ON-LOT STORMWATER MANAGEMENT SYSTEM(S) FOR DEBRIS DEPOSITION (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL), SETTLEMENT, SINKHOLES, SEEPS, AND STRUCTURAL CRACKING.
- INSPECT ALL PIPE INLETS AND OUTLETS AND OUTLET CONTROL ORIFICES WITHIN THE INLET AND MANHOLES BOXES. ALSO INSPECT ALL INLET GRATES. ANY TRASH, DEBRIS OR SEDIMENT WHICH MAY CAUSE CLOGGING OR STANDING WATER SHALL BE REMOVED.
- INSPECT GENERAL CONDITION OF INLETS AND MANHOLES FOR CRACKING OF CONCRETE OR SETTLING.
- INSPECT PIPE CONNECTIONS WITHIN INLET AND MANHOLE BOXES FOR PIPES DISPLACEMENT.
- INSPECT AREAS ON THE GROUND SURFACE FOR ASPHALT SETTLING OVER PIPES.

MAINTENANCE PROCEDURES:
- CLEAN THE PIPES AND CONTRIBUTING INLETS BY VACUUMING OUT ALL TRASH, DEBRIS AND SEDIMENT CAUSING CLOGGING OF PIPES, OUTLET CONTROL ORIFICES OR INLETS GRATES. PIPES SHALL BE FLUSHED WHEN ACCUMULATED DEBRIS OR SEDIMENT HAS REACHED A HEIGHT OF 0.2 X THE PIPE DIAMETER.
- INLET BOXES SHALL BE CLEANED WHEN OVER HALF FULL OF SEDIMENT OR DEBRIS. CLEANING OF THE SUMPED INLETS IS USUALLY CONDUCTED WITH A VAC TRUCK.
- CHECK THE CONTRIBUTORY WATERSHED FOR SOURCES OF DEBRIS/SILT, SUCH AS EROSION, LEAVES, MULCH WASHING FROM LANDSCAPE BEDS, LAWN CLIPPINGS WASHING TO THE INLETS. CORRECT THE CONTRIBUTING SITUATION SO DEBRIS / SILT DOES NOT ENTER THE PIPE SYSTEM.
- THE OWNER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST IF ANY OF THE FOLLOWING IS OBSERVED AS A RESULT OF INSPECTION; STRUCTURAL DAMAGE TO A FACILITY (PIPE, INLET, MANHOLE), GROUND/ASPHALT SETTLING, STORM STRUCTURE SETTLING, PIPE DISPLACEMENT, SINKHOLE DEVELOPMENT OR SEEPING. REPAIR OR REPLACEMENT IS NECESSARY IF SIGNIFICANT DAMAGE HAS OCCURRED IN A WAY THAT RESULTS IN IS A SAFETY HAZARD, STRUCTURALLY UNSOUNDNESS, OR IF THE FACILITIES ARE NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER OR LESSEE SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE CONTRACTOR(S) INFORMATION.

STORMWATER INFILTRATION BASINS/RAIN GARDENS:
GENERAL OBJECTIVES OF INSPECTION AND MAINTENANCE IS TO PREVENT LONG TERM STANDING WATER AFTER RAINFALL EVENTS, PREVENT WEEDS AND NOXIOUS PLANTS. ALSO, CONDUCT INSPECTION AND MAINTENANCE PROCEDURES FOR INLETS AND OUTFLOW PIPES WITHIN THE BASINS AS OUTLINED ABOVE WITHIN THE "STORMWATER INLETS, DETENTION AND CONVEYANCE PIPES AND OUTLET CONTROLS" SECTION.

INSPECTION PROCEDURES:
- INSPECT FACILITIES AFTER MAJOR RAINFALL EVENTS FOR STANDING WATER WHICH REMAINS IN THE BASIN FOR OVER TWO (2) DAYS.
- INSPECT CONDITION OF GRASS COVER. GRASSES WITHIN THE FLOOR OF THE FACILITY SHOULD BE DENSE AND MAINTAINED AT A MINIMUM LENGTH OF 6" AND MAXIMUM LENGTH OF 12". THE EXISTENCE OF INVASIVE SPECIES SHOULD BE MINIMAL.
- INSPECT FLOOR OF FACILITY FOR THE EXISTENCE OF GROUND SETTLING OR SINKHOLES.
- INSPECT FOR THE PRESENCE OF TRASH, DEBRIS OR SEDIMENT.

MAINTENANCE PROCEDURES:
- ALL TRASH, DEBRIS AND SEDIMENT WITHIN THE FACILITY SHALL BE REMOVED.
- AREAS WHERE GRASS COVER IS SPARSE SHALL BE TILLED, BROUGHT TO FINAL GRADE WITH A TOPSOIL/SAND/ORGANIC MATTER MIXTURE AND RE-SEEDED WITH THE SPECIFIED PERMANENT MIXTURE.
- INVASIVE SPECIES SHALL BE REMOVED, AND THESE AREAS SHALL BE TILLED, BROUGHT TO FINAL GRADE WITH A TOPSOIL/SAND/ORGANIC MATTER MIXTURE AND RE-SEEDED WITH THE SPECIFIED PERMANENT MIXTURE.
- IF STANDING WATER REMAINS IN THE FACILITY FOR AN EXTENDED PERIOD OF TIME AFTER A RAINFALL EVENT, THE OWNER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST.
- THE DEVELOPER SHALL CONTACT A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST IF ANY OF THE FOLLOWING IS OBSERVED AS A RESULT OF INSPECTION; SETTLING OF THE FLOOR OF THE FACILITY OR SINKHOLE DEVELOPMENT. REPAIR OR REPLACEMENT IS NECESSARY IF SIGNIFICANT DAMAGE HAS OCCURRED IN A WAY THAT RESULTS IN IS A SAFETY HAZARD, STRUCTURALLY UNSOUNDNESS, OR IF THE FACILITIES ARE NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER OR LESSEE SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE CONTRACTOR(S) INFORMATION.

SOIL AMENDMENT AREA FOR BASIN(S) FLOOR AREA:
- YEAR 1: FIRST GROWING SEASON MAINTENANCE
- WHENEVER CANOPY HEIGHT (OVERALL VEGETATION) REACHES 18"-24", USE A STRING TRIMMER TO TRIM THE BASIN FLOOR AND SWALE TO A HEIGHT OF 8". A LAWN MOWER IS NOT RECOMMENDED FOR TRIMMING AS THE MOWER HEIGHT WILL BE TOO LOW AND NATIVE SEEDLINGS 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 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 FOXTAIL IN THE SECOND GROWING SEASON IS NOTICED, TRIM PLANT MATERIAL TO A HEIGHT OF 8".
- MAINTAIN GROUNDCOVER VEGETATION. STRING TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, AND TO SUPPRESS WEEDS AND INVASIVE / EXOTIC VEGETATION. STRING TRIM ONLY WHEN DRY, TO AVOID SOIL COMPACTION.
- FOR ANY EROSION, RILLS AND GULLIES, CORRECT AS NEEDED. RE-VEGETATE AND REPAIR AREAS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN; AND IMMEDIATELY REPAIR ANY EROSION DAMAGE BY REPLACING TOPSOIL ON ALL AREAS THAT EXPERIENCE MINOR EROSION, AND SEEDING, MULCHING AND MATTING SUCH AREAS IMMEDIATELY IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.

GENERAL PROVISIONS:
- A WRITTEN REPORT DOCUMENTING EACH INSPECTION SHALL BE RETAINED BY THE DESIGNEE, INCLUDING DATES OF INSPECTION, DATES OF REPAIR, LIST OF ITEMS INSPECTED, LIST OF ITEMS REPAIRED, LIST OF ITEMS REPLACED, COSTS OF REPLACED ITEMS, LIST OF MAINTENANCE TASKS PERFORMED, NAME AND ORGANIZATION OF THE PERSON CONDUCTING THE INSPECTION, AND THE CONTRACTOR(S) INFORMATION.
- THE OWNER SHALL COMPLETE A VISUAL INSPECTION OF THE FACILITIES AT A MINIMUM ONCE EVERY 12 MONTHS FOR THE FIRST FIVE YEAR AND ONCE EVERY THREE YEARS THEREAFTER OR DURING OR IMMEDIATELY AFTER THE CESSATION OF A MAJOR STORM EVENT.
- THE OWNER IS RESPONSIBLE TO SUBMIT A REPORT TO UPPER ALLEN TOWNSHIP WITHIN ONE MONTH FOLLOWING COMPLETION OF AN INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION REGARDING THE CONDITION OF BMPS, AND RECOMMEND ANY NECESSARY REPAIRS. ANY NEEDED REPAIRS SHALL COMMENCE WITHIN 60 DAYS OF THE REPORT ISSUANCE DATE.
- FOR ANY STRUCTURAL FACILITY (PIPE, INLET, MANHOLE), IT MUST BE REPAIRED OR REPLACED IF DAMAGED MORE THAN SUPERFICIALLY, IN A WAY THAT IS A SAFETY HAZARD, IF STRUCTURALLY UNSOUND, OR IF NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN.
- THE OWNER SHALL IMMEDIATELY NOTIFY UPPER ALLEN TOWNSHIP PRIOR TO INITIATING ANY "MAJOR" REPAIR ACTIVITIES (SUCH REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING, FOUNDATION MOVEMENT). ALL "MAJOR" REPAIRS SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST..
- ALL IMPERVIOUS SURFACES SHALL BE MAINTAINED CLEAN OF OIL, FUEL OR OTHER TOXIC SPILLS, IN ACCORDANCE WITH STATE, FEDERAL OR LOCAL REGULATIONS.
- THE PCSM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS MUST BE AVAILABLE FOR REVIEW AND INSPECTION BY THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE COUNTY CONSERVATION DISTRICT.

NO.	DATE	DESCRIPTION	BY
4	12/29/2021	REVISED PER CONDITIONS OF APPROVAL & MISC REVISIONS	SRR
3	9/24/2021	REVISED PER CONDITIONS OF APPROVAL & CHURCH IMPROVEMENTS	SRR
2	6/28/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	SRR
1	5/3/2021	REVISED PER TOWNSHIP & COUNTY REVIEW COMMENTS	SRR/MH

DESIGN : GLM/SRR
DRAWN : SRR/MH
CHECKED : JKM
DATE : 4/1/2021

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

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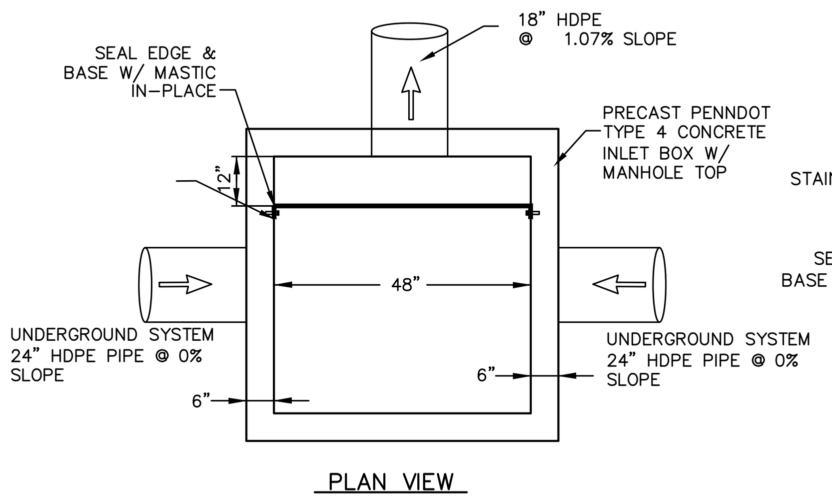
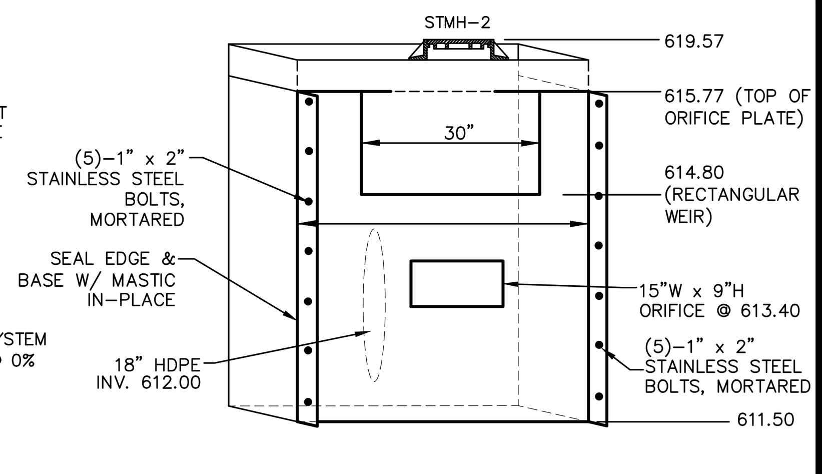
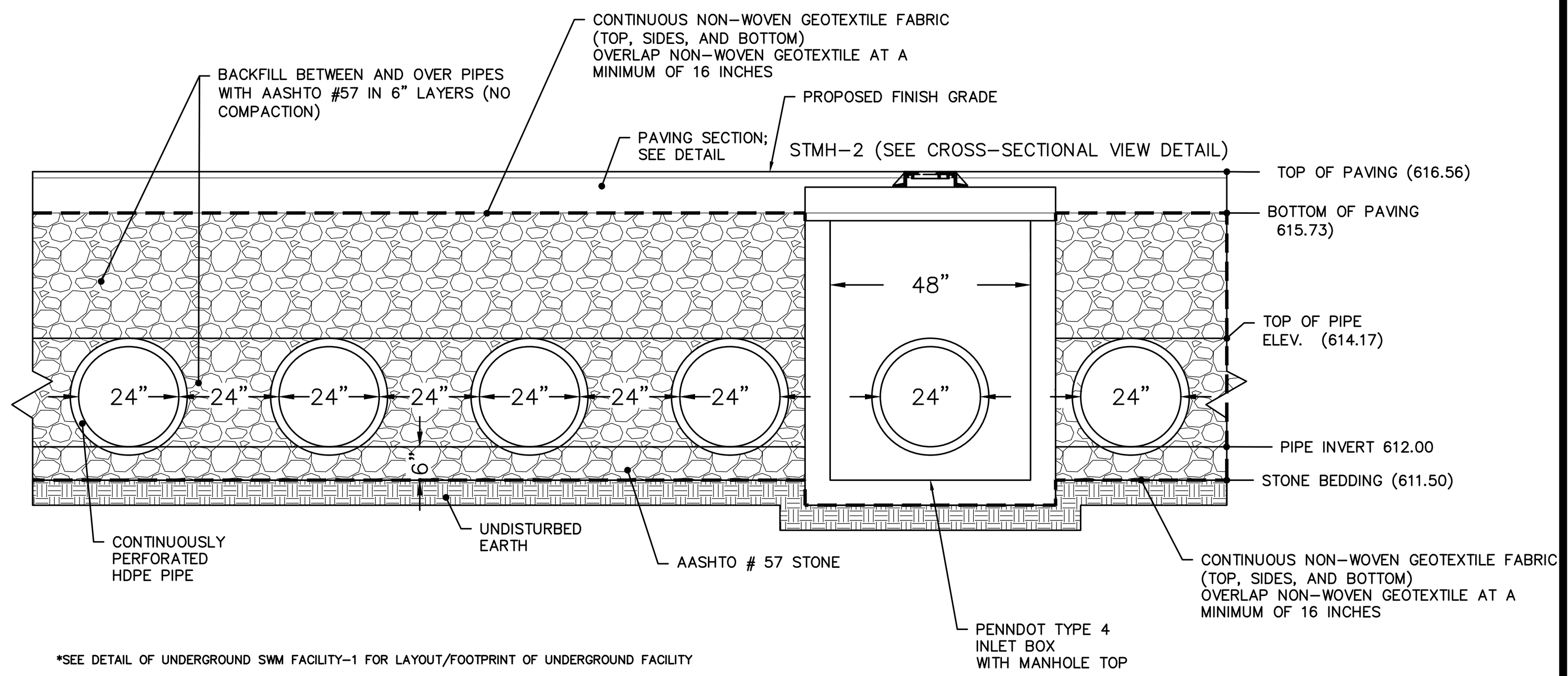
PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MISCELLANEOUS DETAILS
THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE: Y:\2019\319566.sph\319566\dwg\Plans\Prelim-Final\16-DETAILS.dwg
SHEET 16 of 18





UNDERGROUND STORMWATER FACILITY-1
OUTLET STRUCTURE: MANHOLE STMH-2
NTS



CROSS SECTION
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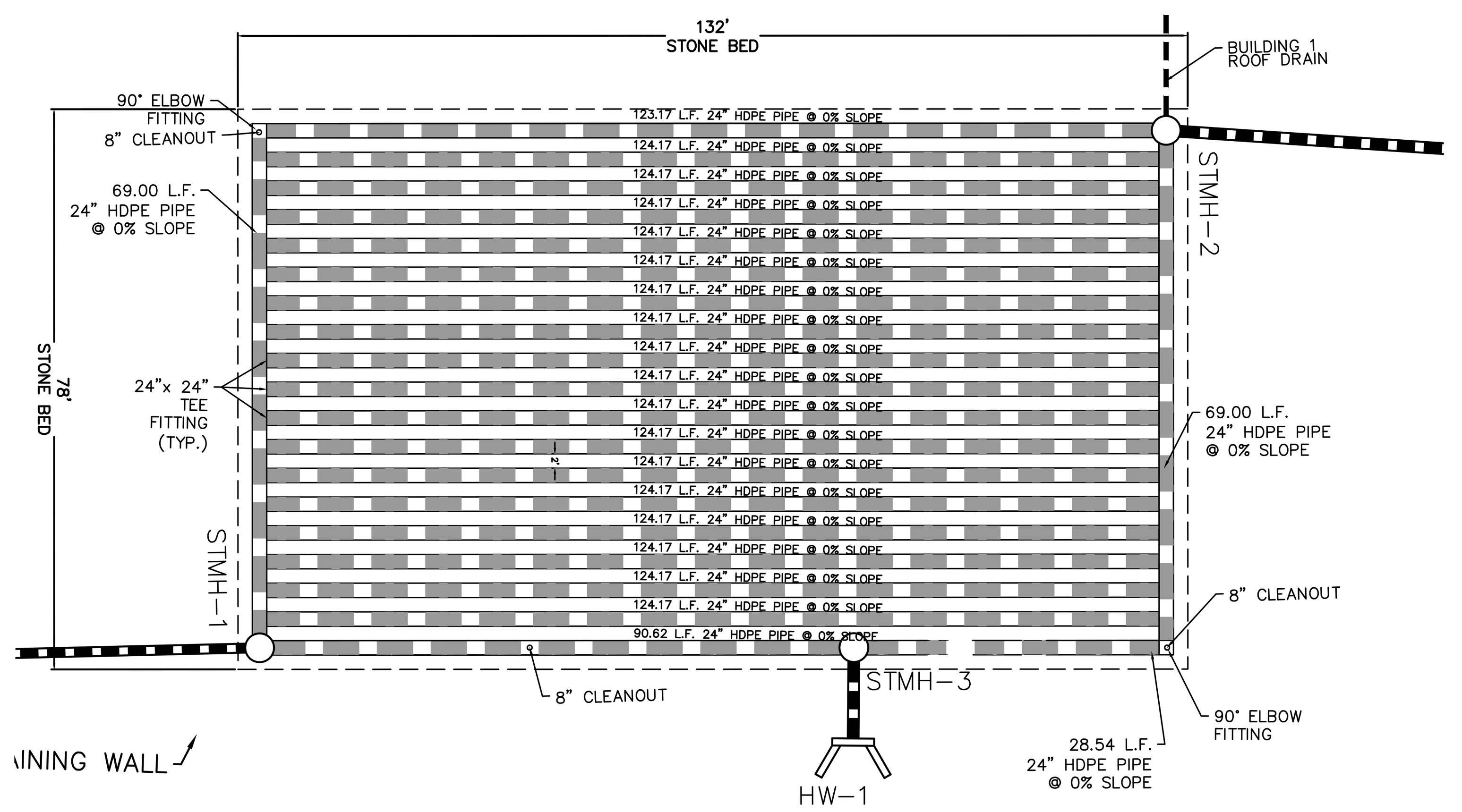
DETAIL OF UNDERGROUND SWM FACILITY-1
NTS



DETAIL OF UNDERGROUND SWM FACILITY-1
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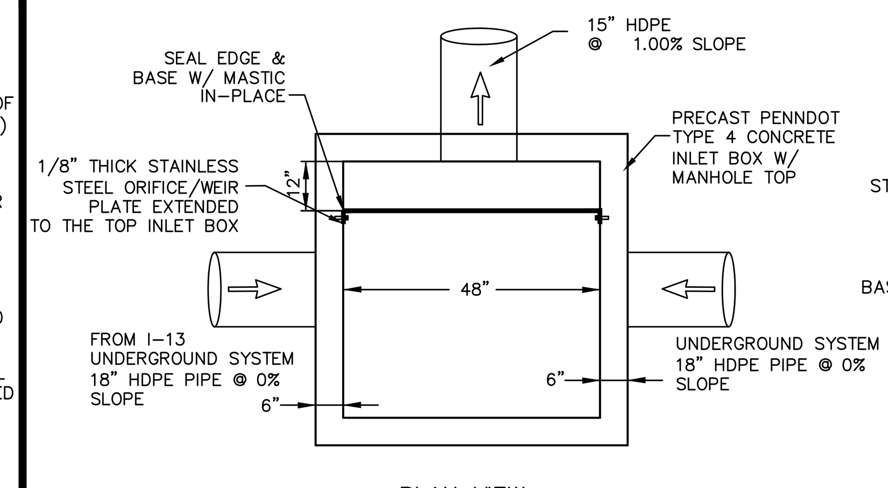

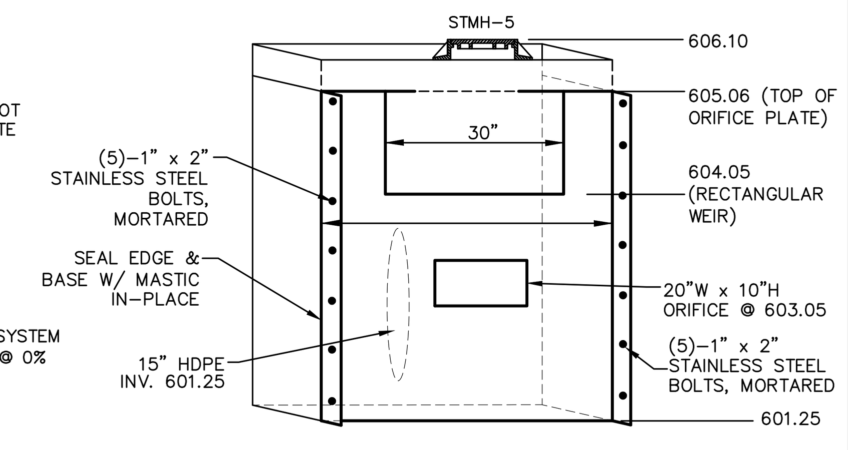

UNDERGROUND STORMWATER FACILITY-2
OUTLET STRUCTURE: MANHOLE STMH-5
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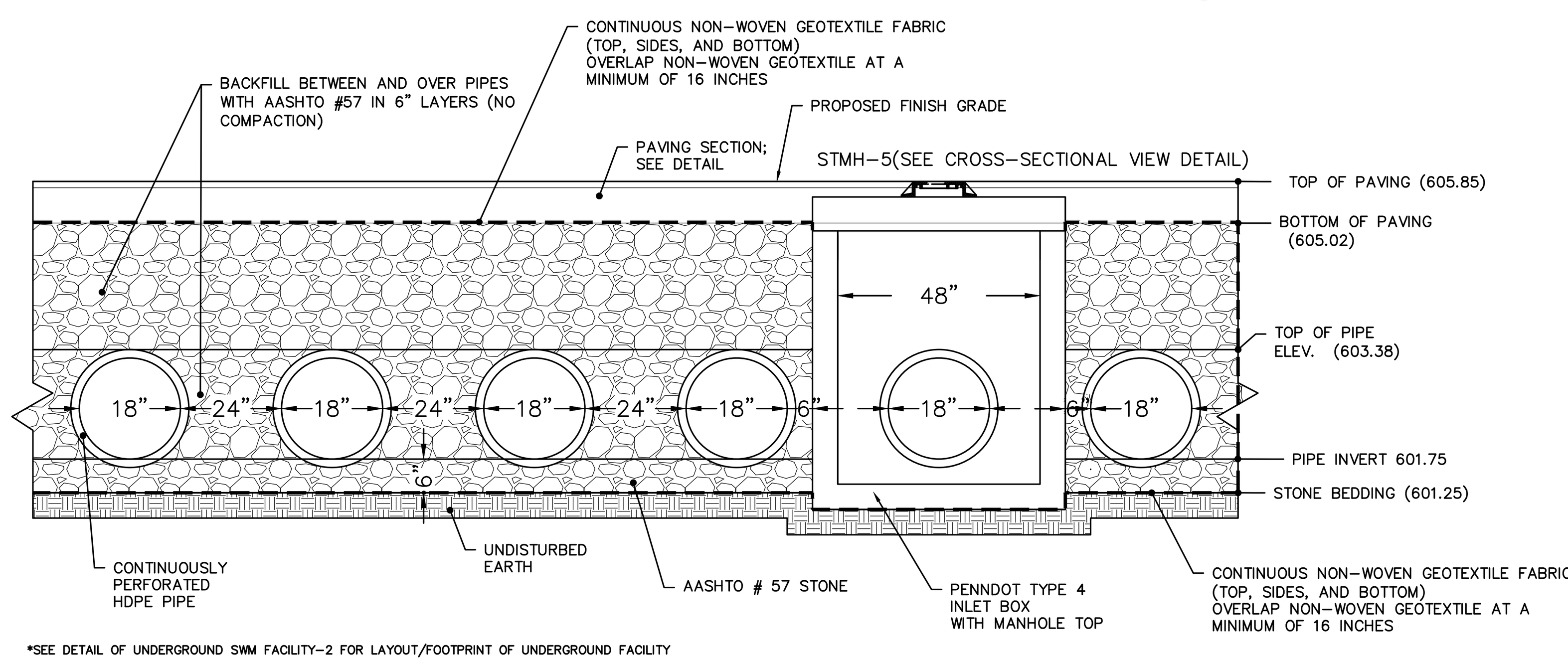

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DETAIL OF UNDERGROUND SWM FACILITY-2
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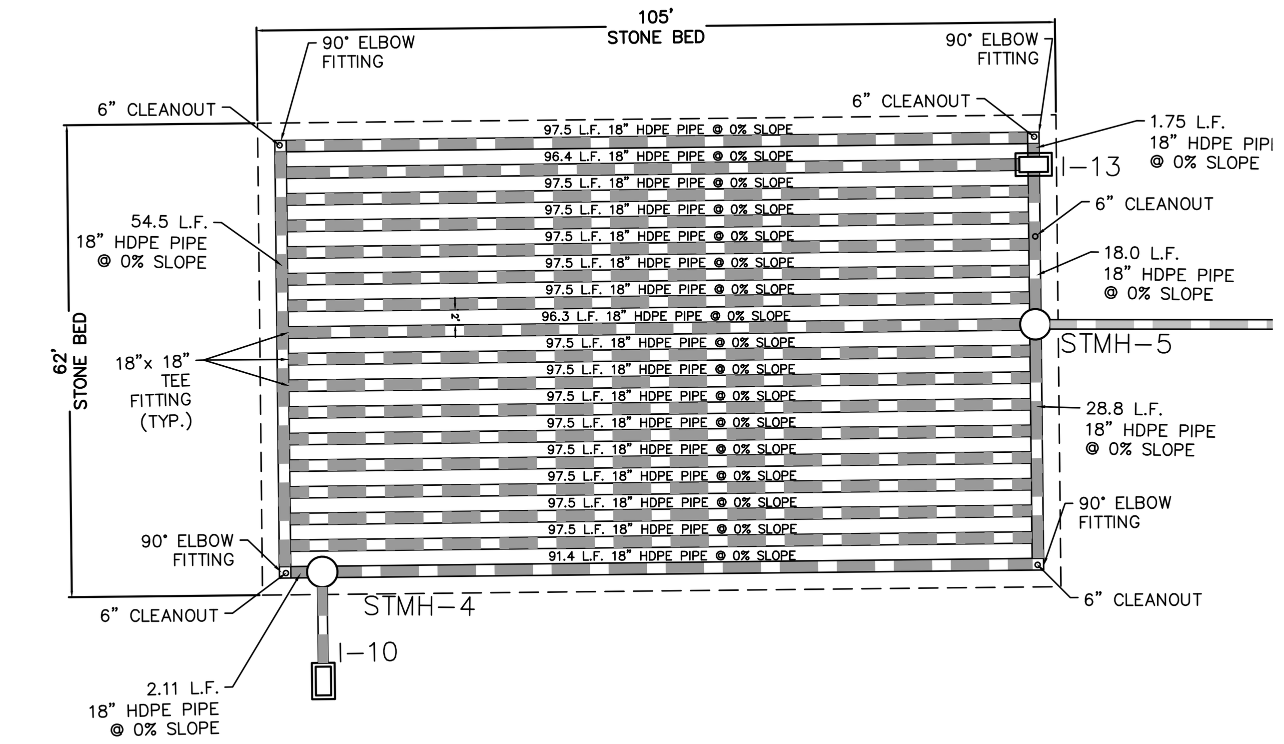

DETAIL OF UNDERGROUND SWM FACILITY-2
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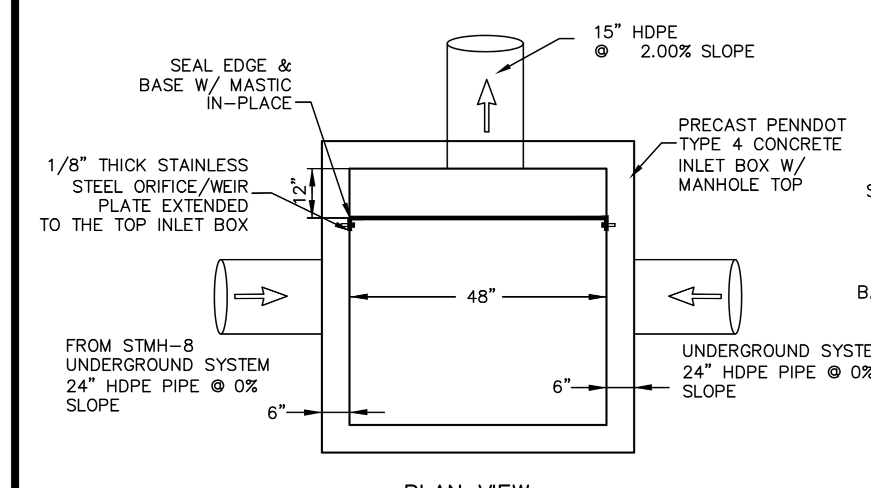
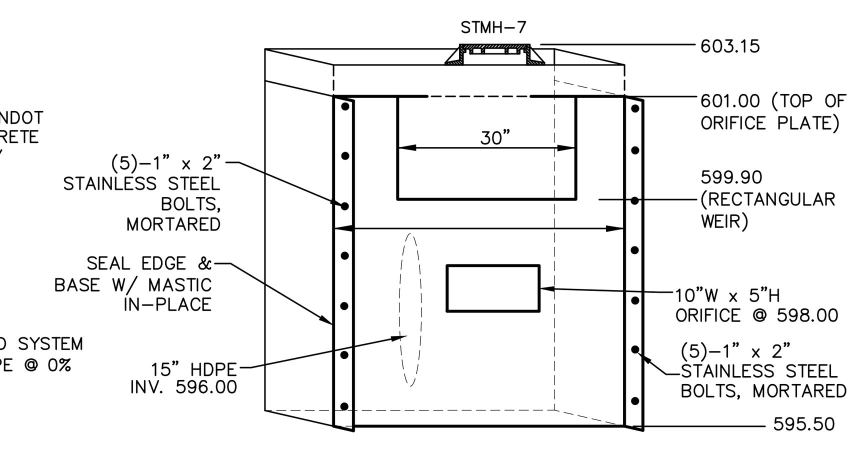
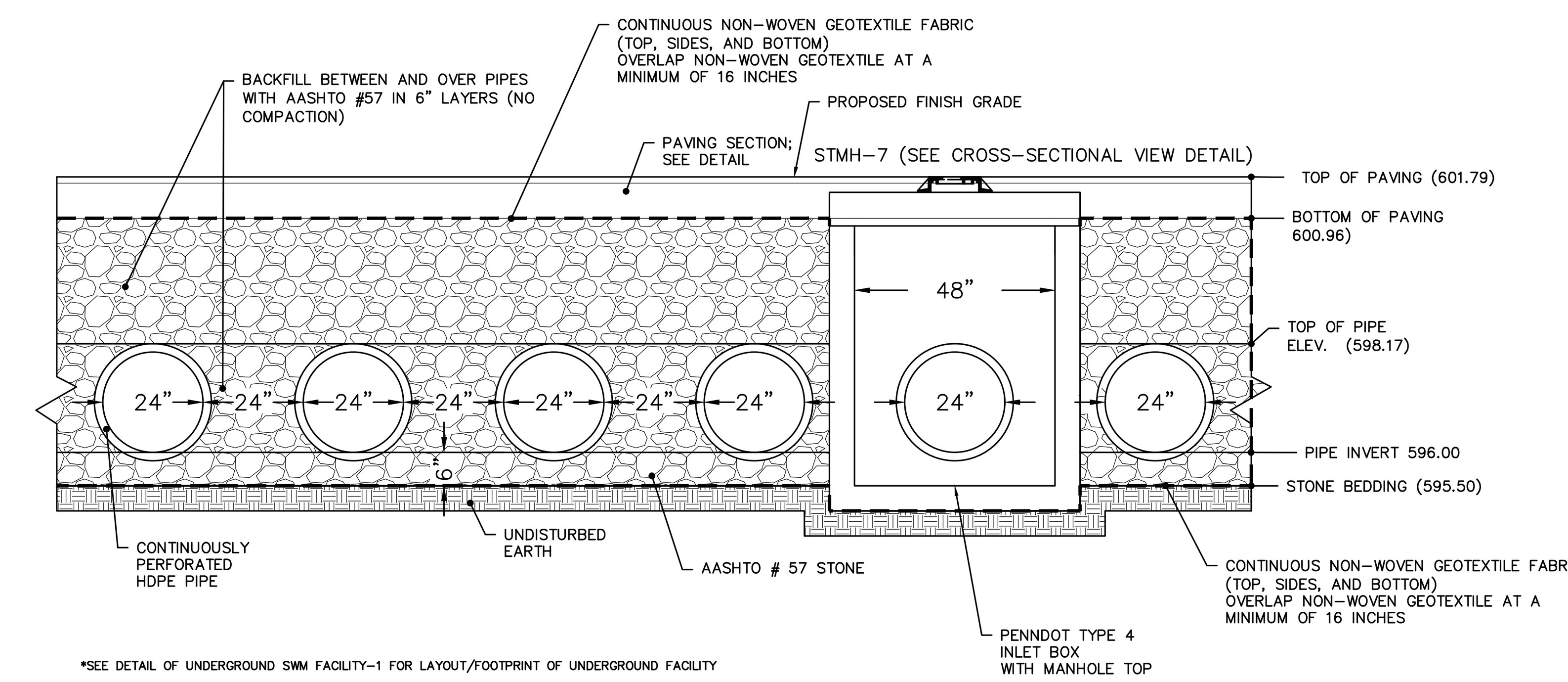




UNDERGROUND STORMWATER FACILITY-3
OUTLET STRUCTURE: MANHOLE STMH-7
NTS



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DETAIL OF UNDERGROUND SWM FACILITY-3
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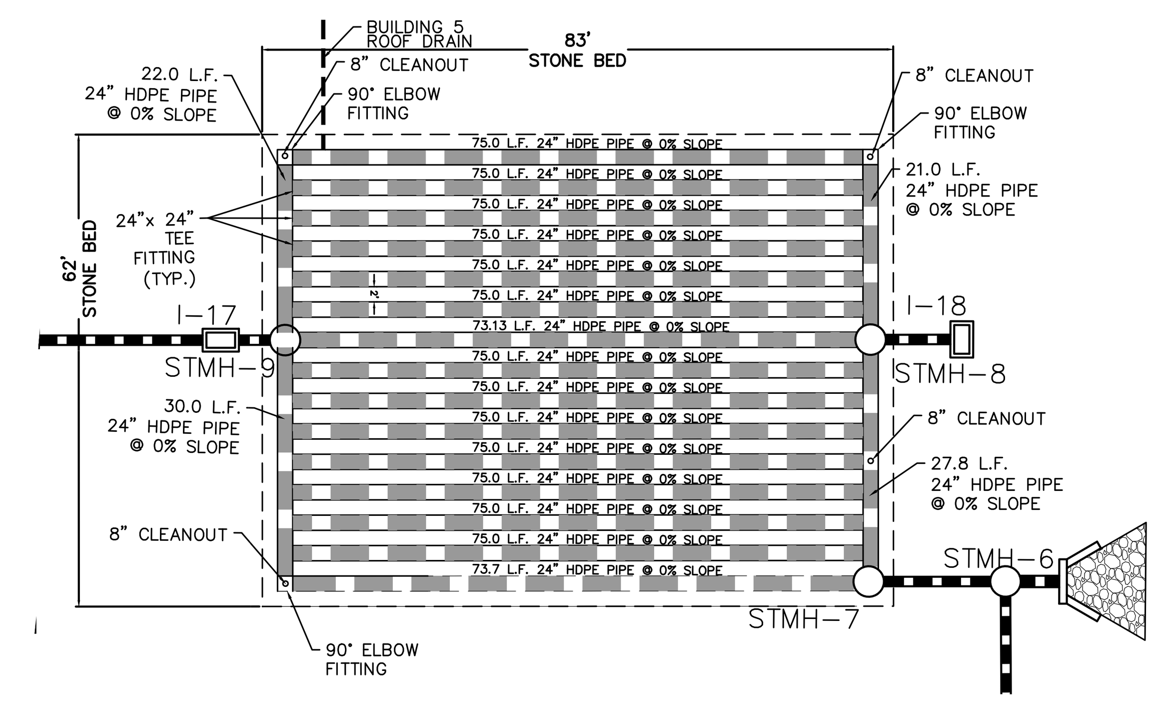
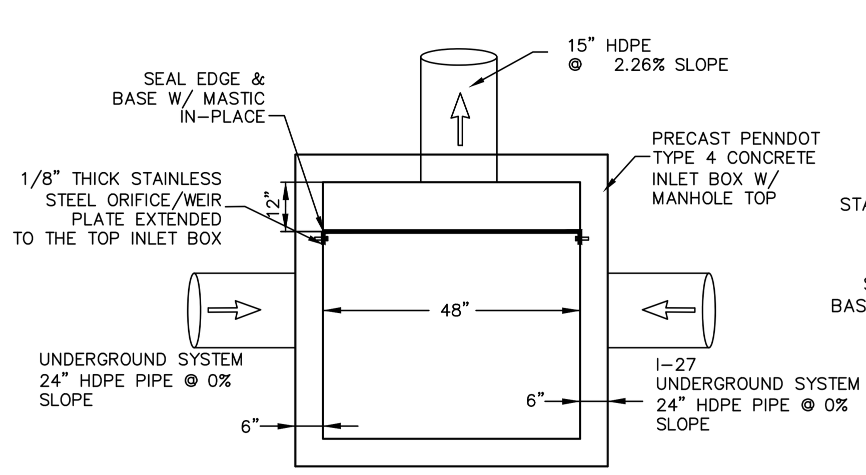
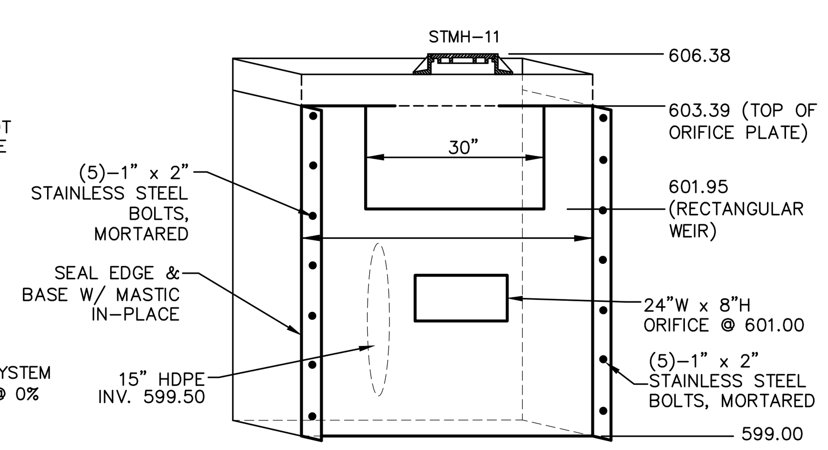
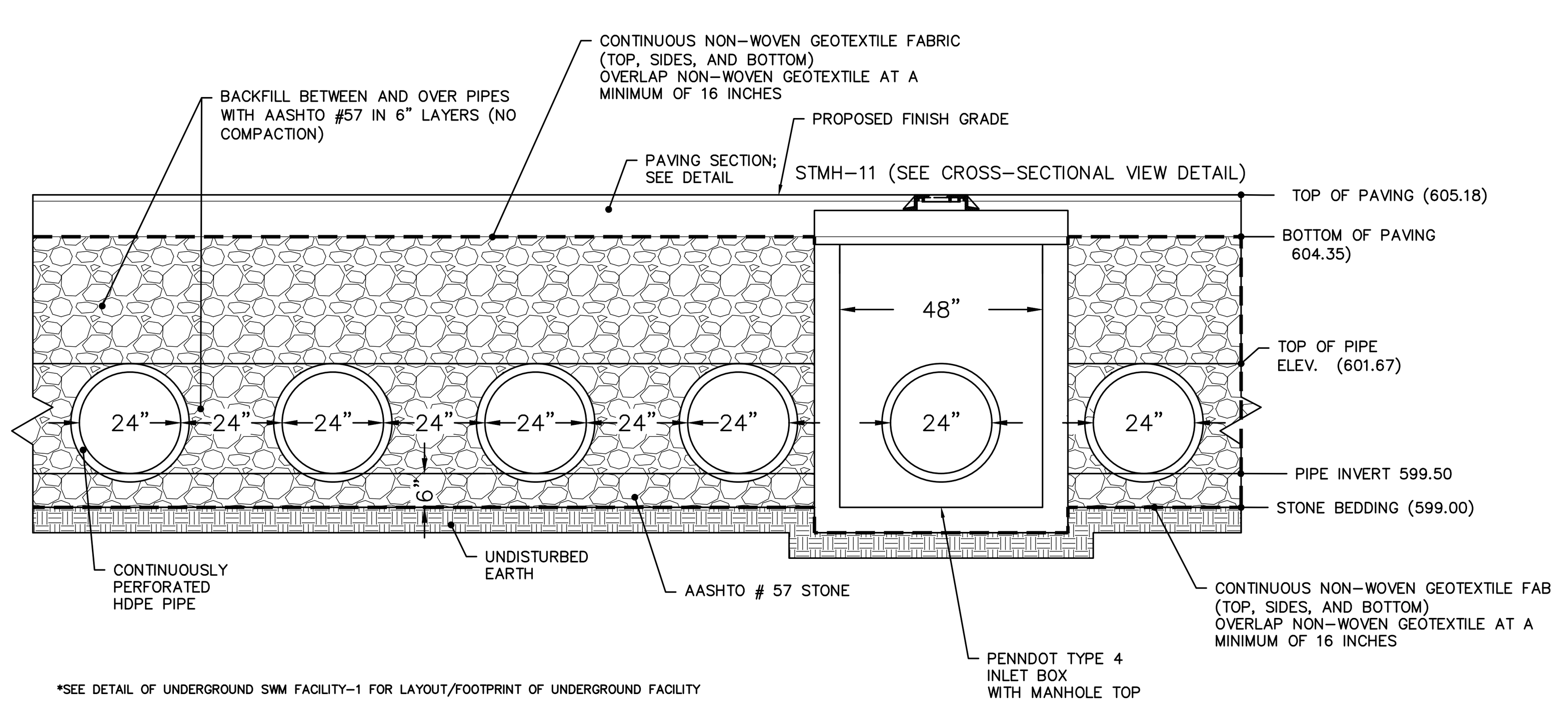


DETAIL OF UNDERGROUND SWM FACILITY-3





UNDERGROUND STORMWATER FACILITY-4
OUTLET STRUCTURE: MANHOLE STMH-12
NTS



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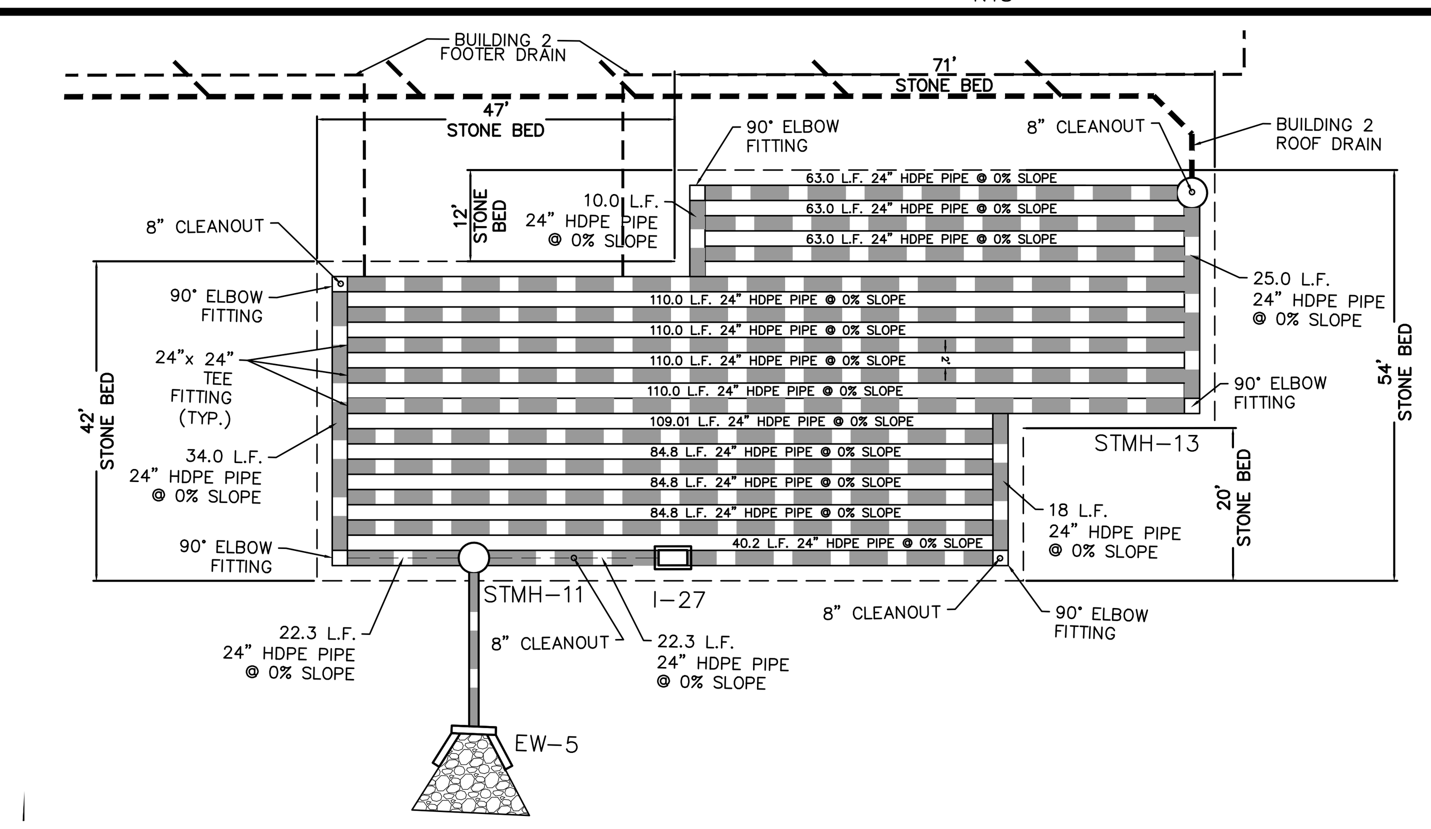
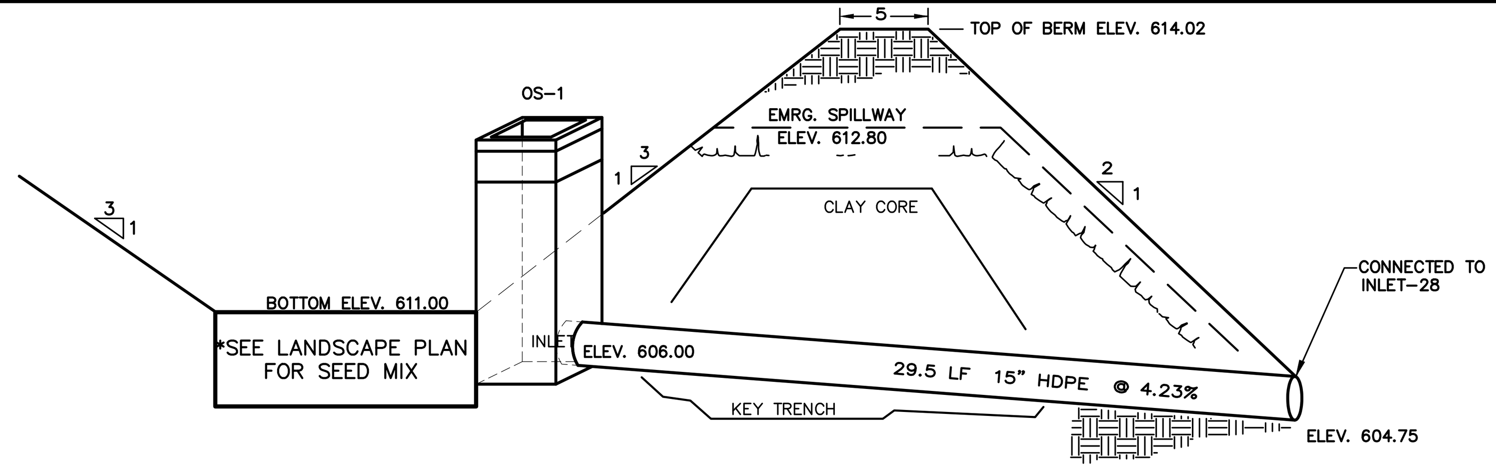
DETAIL OF UNDERGROUND SWM FACILITY-4
NTS



DETAIL OF UNDERGROUND SWM FACILITY-4
NTS

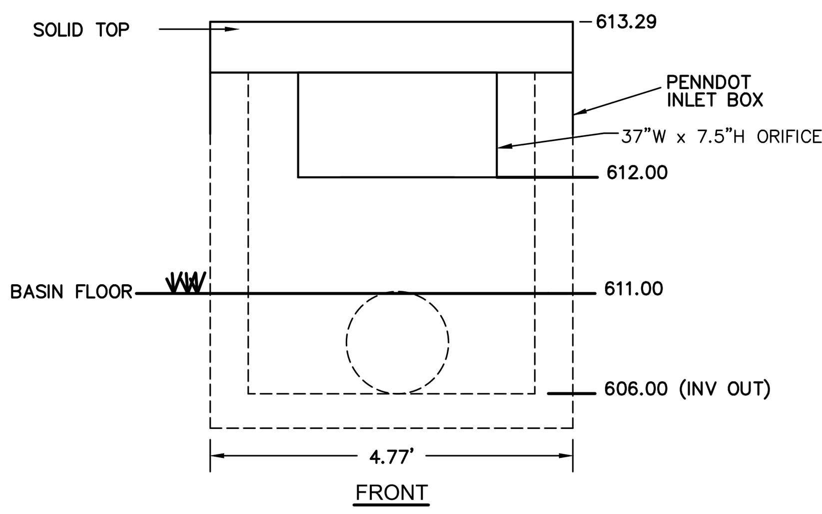
PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MISCELLANEOUS DETAILS
THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE: Y:\2019\319566.apn\319566\dwg\Plans\Prelim-Final\18-DETAILS.dwg



INFILTRATION BASIN # 1 DETAIL
NTS

* SEE DETAIL (THIS SHEET)



INFILTRATION BASIN # 1 OUTLET STRUCTURE
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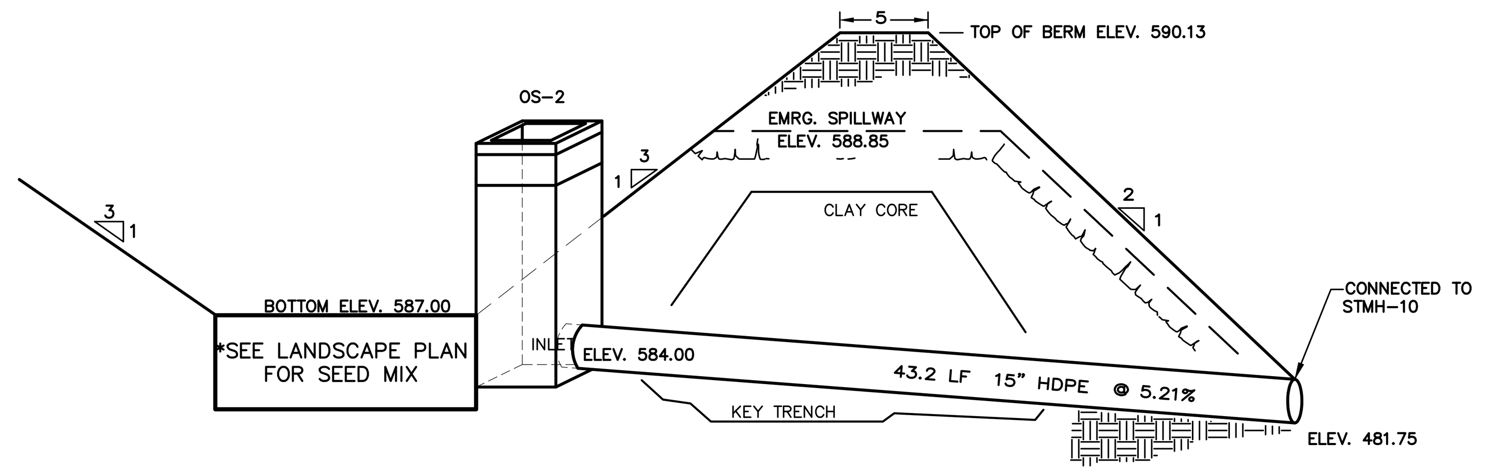

INFILTRATION BASIN # 2 DETAIL
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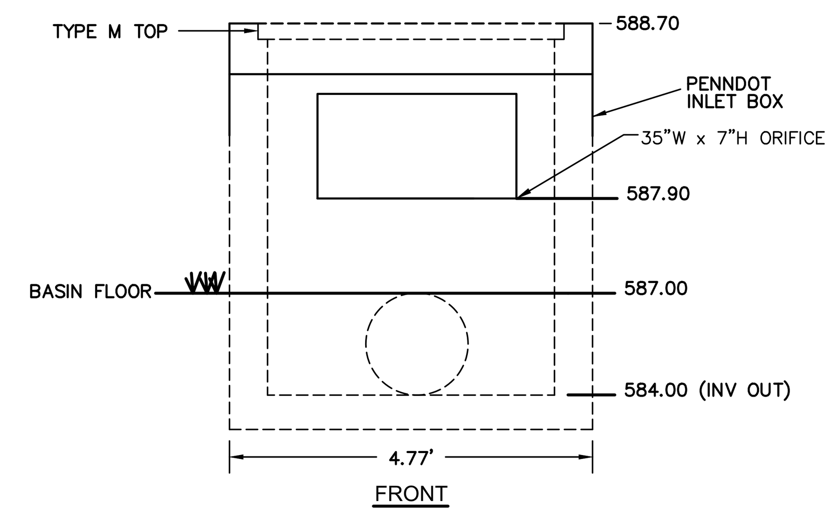

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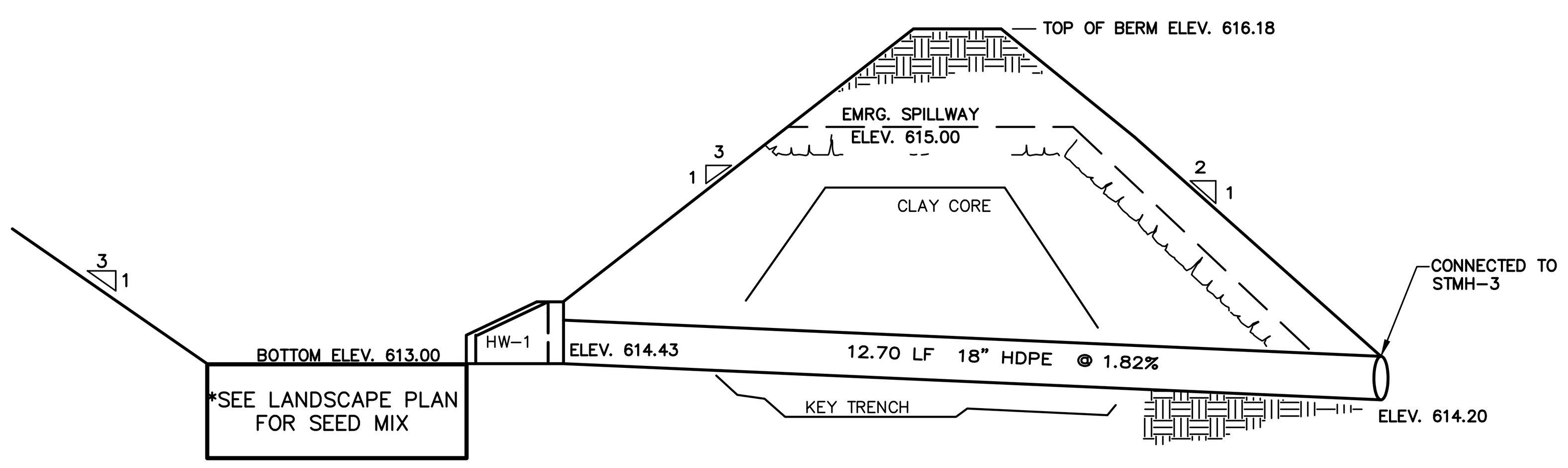

RAIN GARDEN # 1 DETAIL
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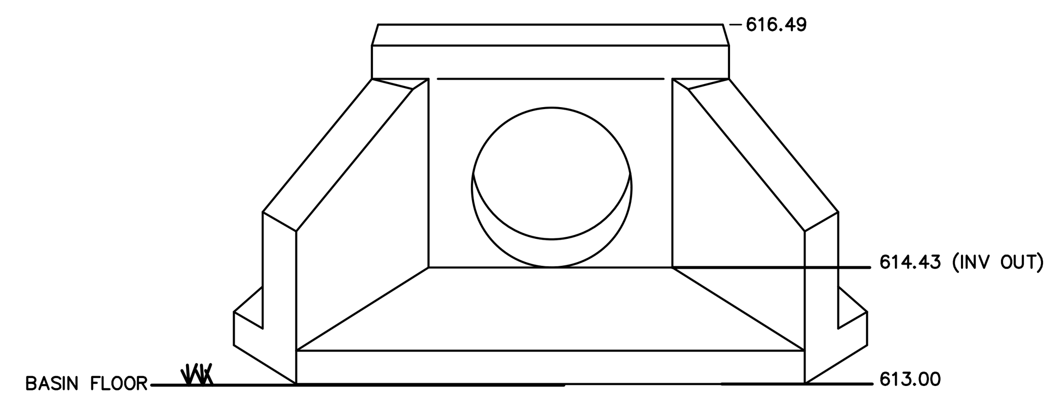

RAIN GARDEN # 1 OUTLET STRUCTURE
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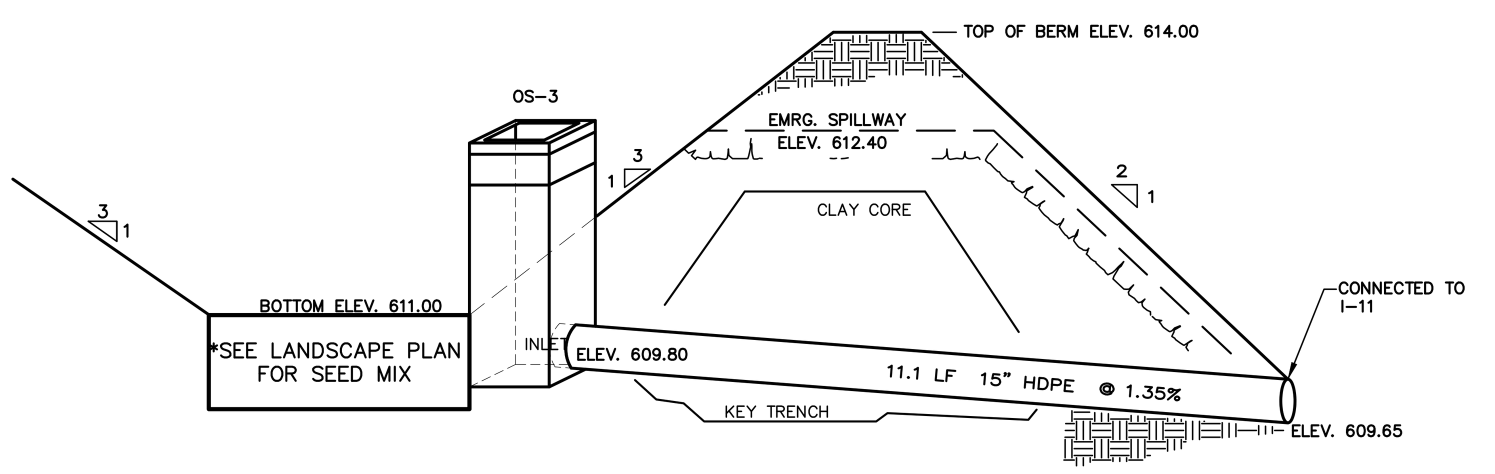

RAIN GARDEN # 2 DETAIL
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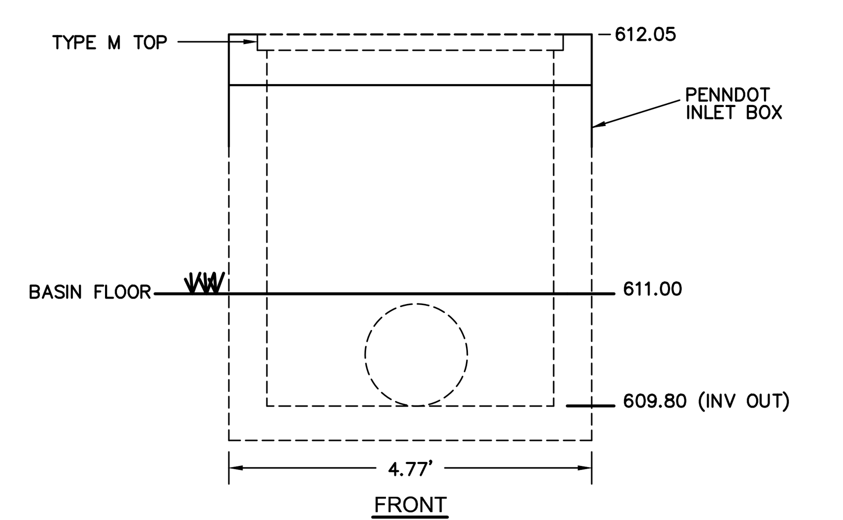

RAIN GARDEN # 2 OUTLET STRUCTURE
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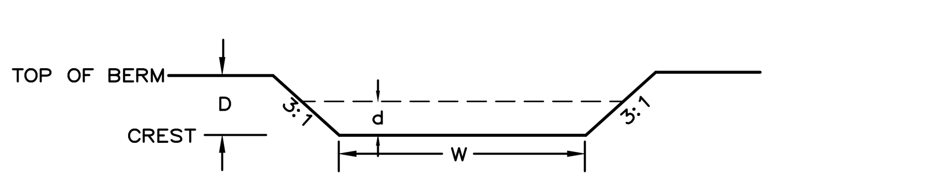
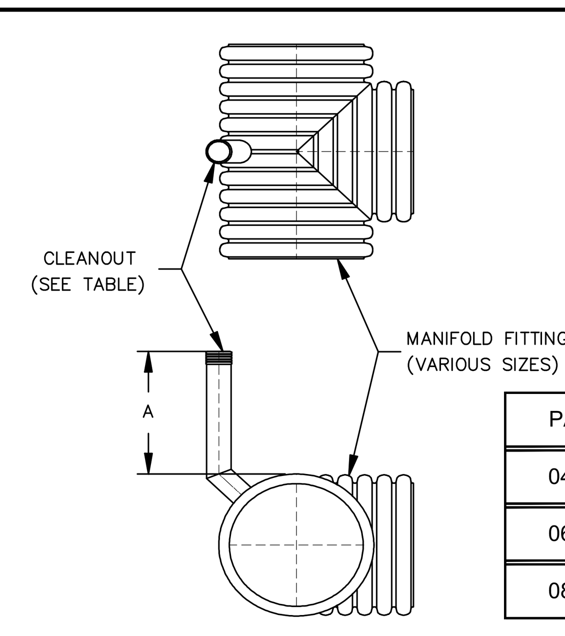


NOTES:
- ALL SPILLWAYS TO BE GRASS LINED WITH ERONET S-75 LINING.
- WATER DEPTH (d) REPRESENTS WATER DEPTH THROUGH SPILLWAY IN THE EVENT OF A CLOGGED OUTLET STRUCTURE

BASIN	TOP OF BERM	CREST ELEV.	CREST WIDTH, W	D	d	CHANNEL LINING
B-1	614.02	612.80	25'	1.22'	0.22'	S-75
B-2	590.13	588.85	25'	1.28'	0.28'	S-75
RG-1	616.18	615.00	15'	1.18'	0.18'	S-75
RG-2	614.00	612.40	15'	1.60'	0.10'	S-75

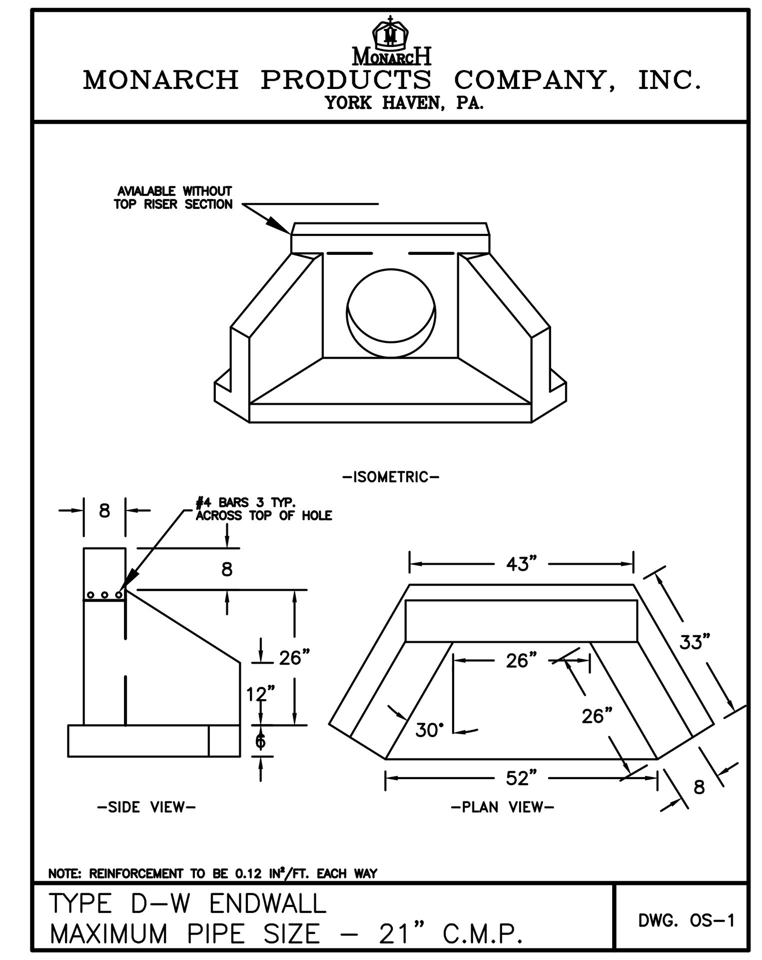
EMERGENCY SPILLWAY DETAIL
NTS

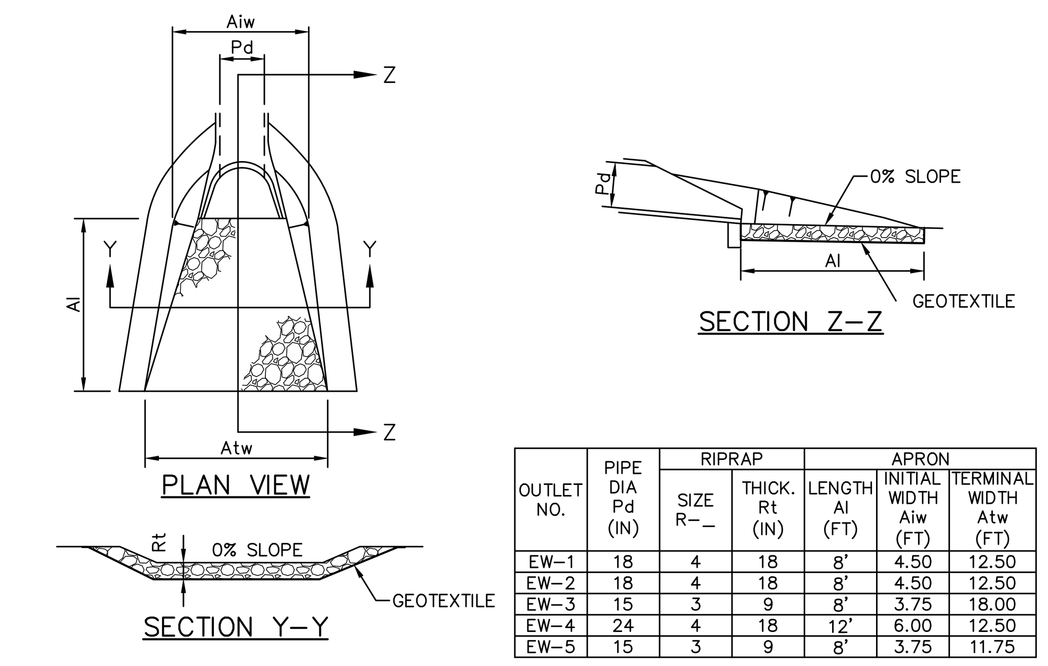


PART #	PIPE SIZE	A
0402AN	4 in (100 mm)	36.0 in (914 mm)
0602AN	6 in (150 mm)	36.0 in (914 mm)
0802AN	8 in (200 mm)	36.0 in (914 mm)

THIS COMPONENT ITEM CAN ONLY BE ORDERED WITH STANDARD MANIFOLD FITTINGS OR STANDARD PIPE. WHEN ORDERING THIS COMPONENT ITEM, BE SURE TO INCLUDE SHOP DRAWING SHOWING THE LOCATION OF CLEANOUT RISER ON STANDARD MANIFOLD.

DUAL WALL FABRICATED MANIFOLD CLEANOUT RISER
NTS





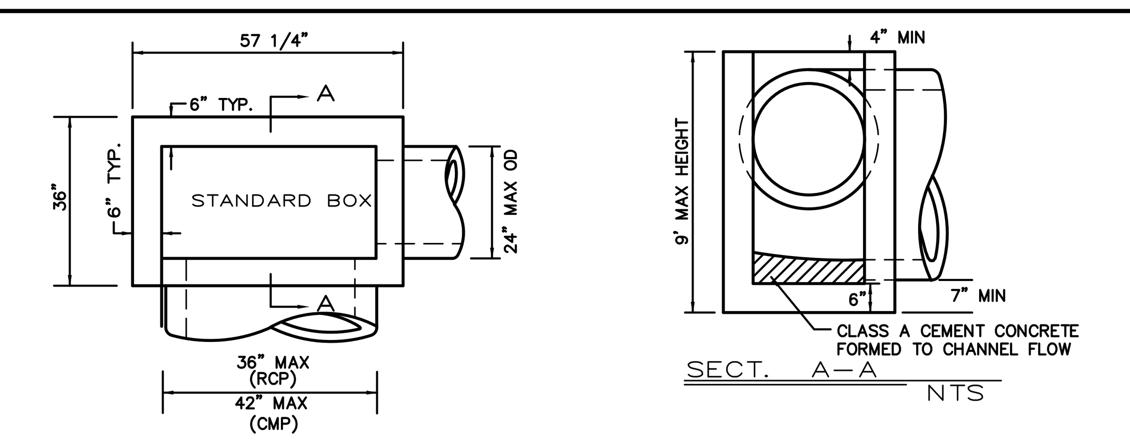
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R-_	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
EW-1	18	4	18	8'	4.50	12.50
EW-2	18	4	18	8'	4.50	12.50
EW-3	15	3	9	8'	3.75	18.00
EW-4	24	4	18	12'	6.00	12.50
EW-5	15	3	9	8'	3.75	11.75

NOTES:

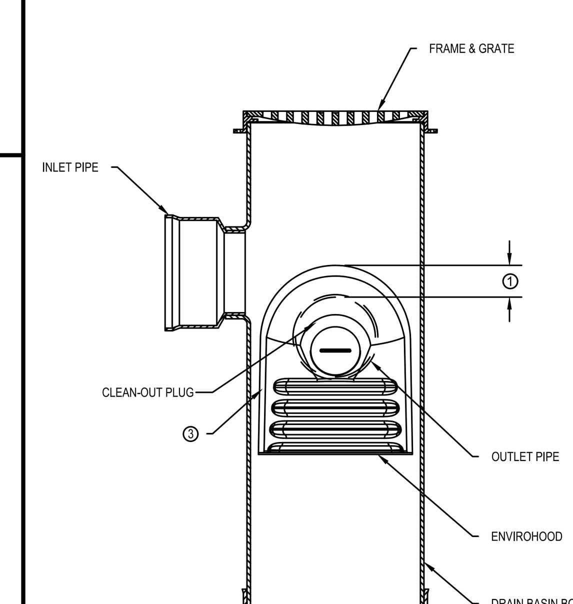
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

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



INLET BOX DETAILS
NTS



NOTES:
1. MEASURE 3.5" INCHES UP FROM THE INVERT OF THE OUTLET PIPE & MAKE A HORIZONTAL MARK.
2. INSERT THE ENVIROHOOD & PLACE THE TOP EDGE OF THE FLANGE ON THE HORIZONTAL MARK. POSITION THE ENVIROHOOD DIRECTLY OVER THE OUTLET PIPE SO THAT THE ENTIRE OUTLET IS COVERED & THE FLANGES OF THE ENVIROHOOD DO NOT BLOCK THE INLET PIPES (SEE DRAWING NO. 7004-110-111 FOR MINIMUM ANGLE BETWEEN ADAPTERS).
3. MARK & PRE-DRILL (TO MATCH THE HOLES IN THE ENVIROHOOD) $\frac{3}{16}$" PILOT HOLES, FOR THE #14 X 1 $\frac{1}{4}$" SS SELF TAPPING HEX DRIVE SCREWS, THAT ARE PROVIDED IN THE INSTALL KIT. INSTALL $\frac{1}{4}$ X 1" NEOPRENE BACKED WASHERS ON EACH SCREW.
4. ATTACH THE ENVIROHOOD TO THE DRAIN BASIN WITH THE #14 SS SCREWS, & TIGHTEN TO APPROXIMATELY 10-15 LBS.
5. THE FOLLOWING INLETS SHALL BE INSTALLED WITH THE NYLOPAST ENVIROHOOD WATER QUILITY SNOUT INLETS 4,6,10,12,17,18 AND 23. SEE GRADING UTILITY PLAN FOR LOCATIONS.

NYLOPLAST ENVIROHOOD
NTS

DRAWN BY JJC	MATERIAL		Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 6-28-13			
APPD BY JJC	PROJECT NO./NAME		TITLE ENVIROHOOD FIELD INSTALLATION
DATE 6-28-13			
DWG SIZE A	SCALE 1:16	SHEET 1 OF 1	DWG NO. 7004-110-119 REV A

NO.	DATE	DESCRIPTION	BY
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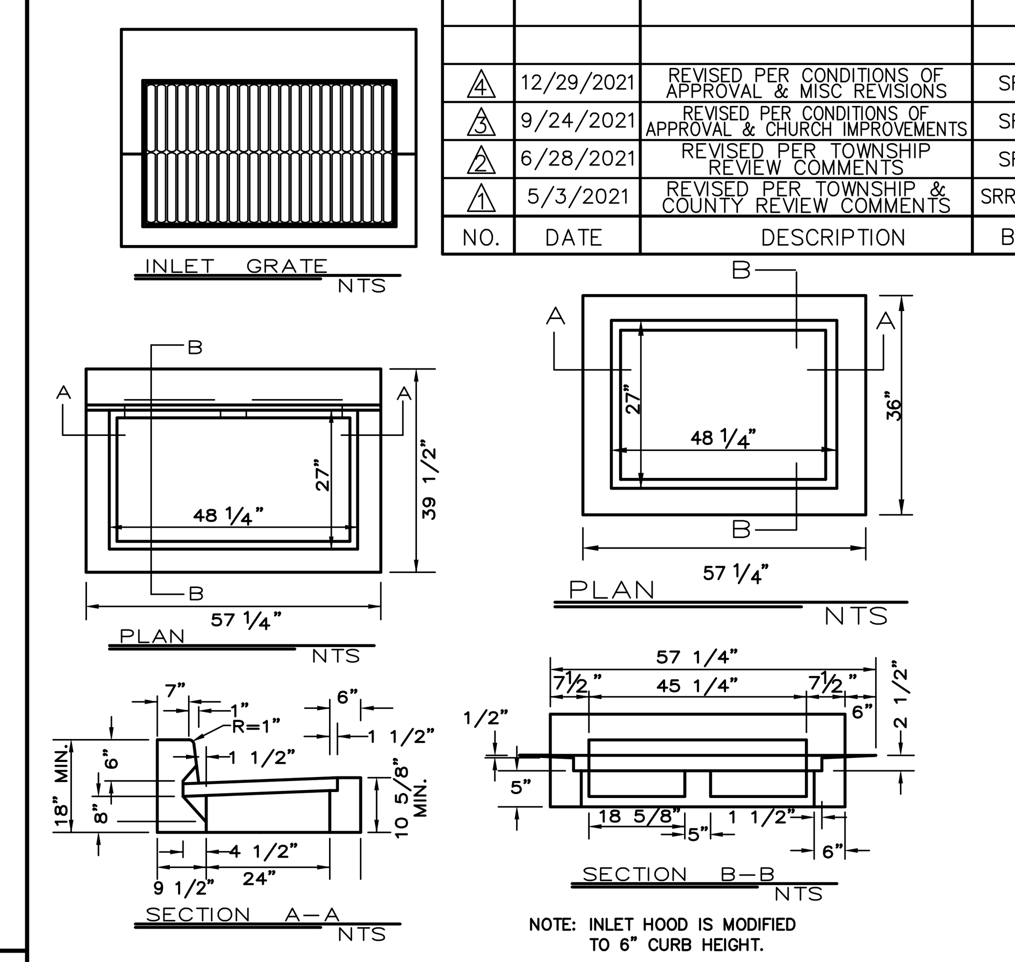
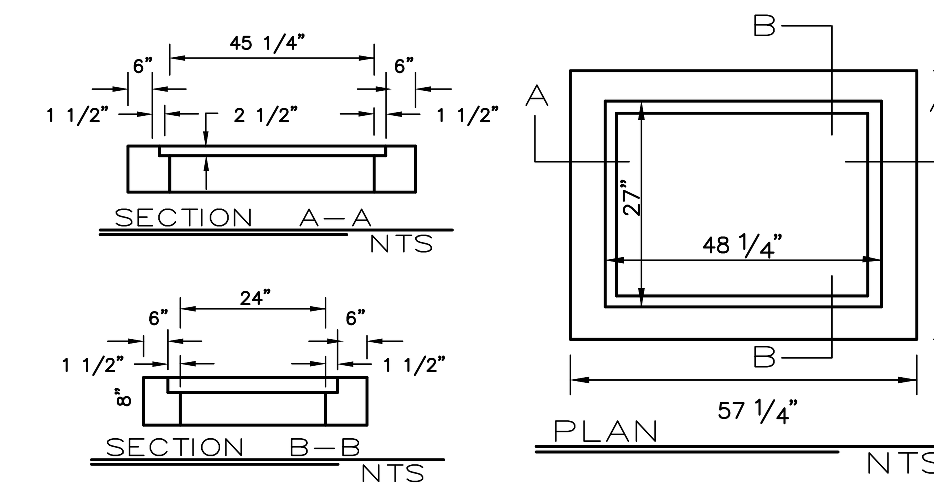
CHECKED : JKM
DATE : 4/1/2021



TYPE "C" INLET
NTS

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

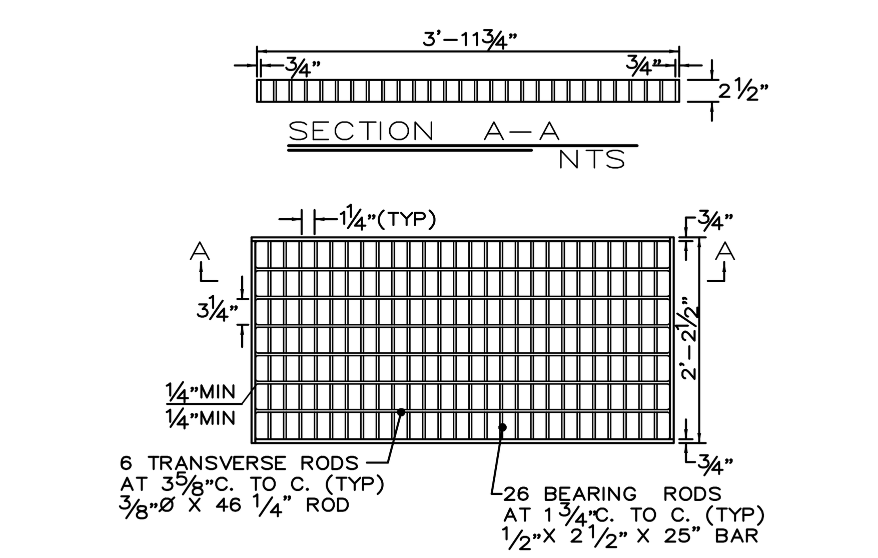
SEAL



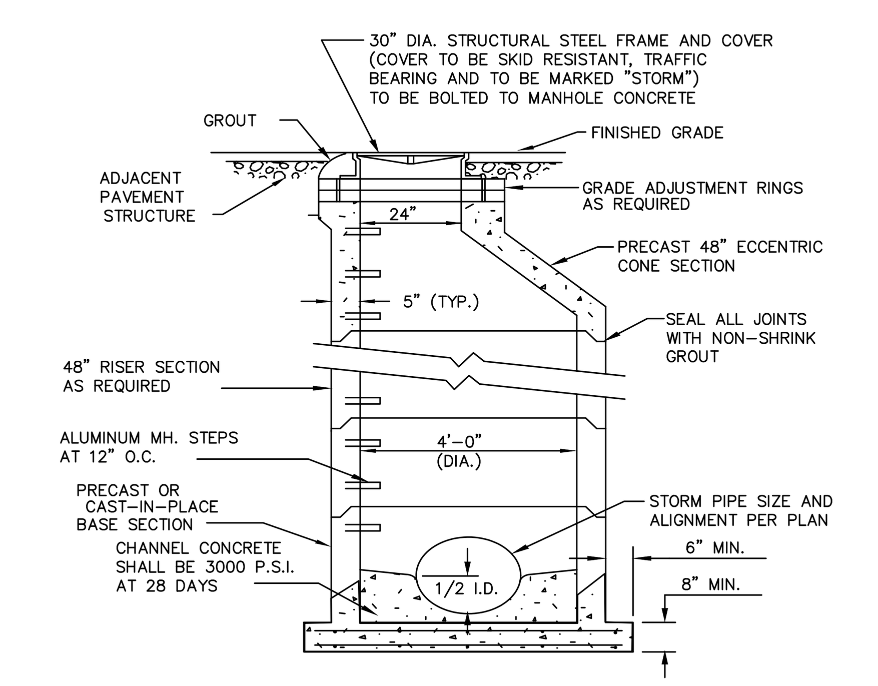
TYPE "M" INLET
NTS

SEE PENNDOT SPECIFICATIONS, PUBLICATION 72M, RC-46M CURRENT EDITION FOR INLET TOP AND BOX SPECIFICATIONS.

SEAL



BICYCLE SAFE STEEL GRATE
NTS



NOTES:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH PENN DOT PUBLICATION 72, RC-39 FOR PRECAST CONCRETE MANHOLES.
2. ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PENN DOT PUBLICATION 408, LATEST EDITION.
3. SEE THE STORM SEWER PROFILES, WHICH MAY INDICATE A LARGER DIAMETER MANHOLE.

TYPICAL STORM SEWER MANHOLE
NTS

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MISCELLANEOUS DETAILS
THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE : Y:\2019\319566.aph\319566\dwg\Plans\Prelim-Final\16-DETAILS.dwg