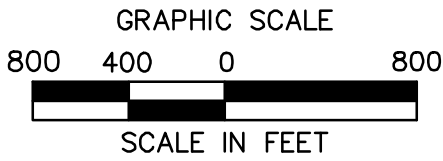


LOCATION MAP

SCALE: 1"=800'



ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20231515029, SUBMITTED ON 05/31/2023.

UTILITIES AND RESPONSES PROVIDED BY PA ONE CALL:

UPPER ALLEN TWP
100 GETTYSBURG PIKE
MECHANICSBURG, PA. 17055
CONTACT: KODI HOCKENBERRY
EMAIL: KHOCKENBERRY@UATWP.ORG

VERIZON PENNSYLVANIA LLC
1026 HAY STREET
PITTSBURGH, PA. 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.dello@verizon.com
PHONE: 412-344-3901

UGI UTL INC
1301 AIP DRIVE
MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN
EMAIL: sbateman@ugi.com
PHONE: 610-807-3174

UPPER ALLEN TWP PUBLIC WORKS DEPT
100 GETTYSBURG PIKE
MECHANICSBURG, PA. 17055
CONTACT: COLLIN BARGE
EMAIL: CBARGE@UATWP.ORG
PHONE: 717-697-9548

VEOLIA WATER PENNSYLVANIA INC
6319 ALLENTOWN BOULEVARD
HARRISBURG, PA. 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE: 717-901-6317

COMCAST
4601 SMITH STREET
HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: mike_sweigard@cable.comcast.com
PHONE: 717-298-6450

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

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED K CARE - UA (GENIUS KIDS) 151 OLD SCHOOLHOUSE LANE

PARCEL ID 42-26-0243-045

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PREPARED FOR:

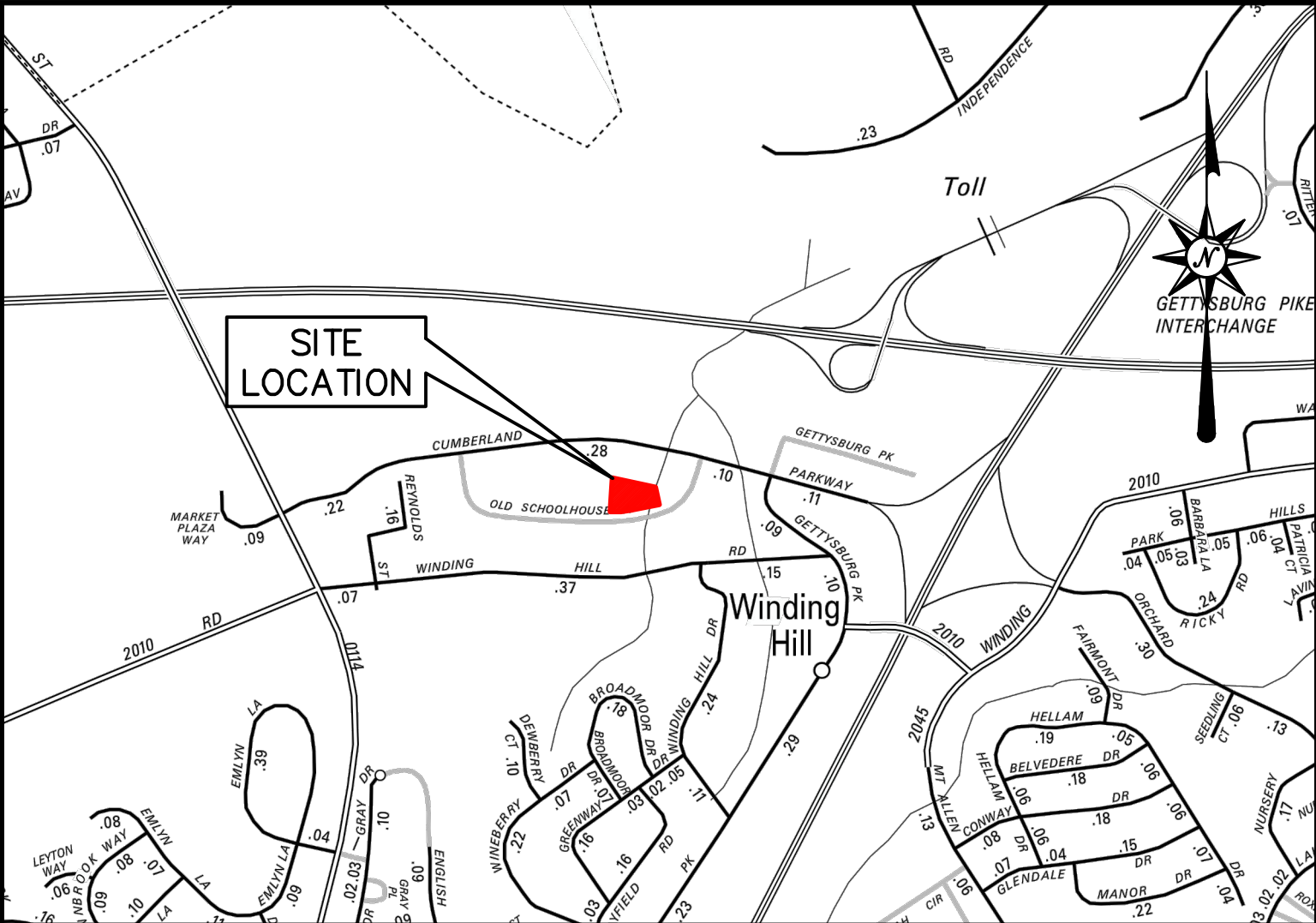


K CARE - UA LLC
C/O MR. KIRAN GUDoor,
1802 SILVER PINE CIRCLE,
MECHANICSBURG, PA 17050

PREPARED BY:

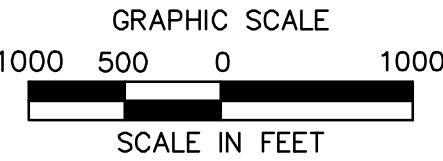


2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax



VICINITY MAP

SCALE: 1"=1000'



CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND
OFFER OF DEDICATION CORPORATION

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF CUMBERLAND:

ON THIS, THE _____ DAY OF _____, 20 ____ BEFORE ME, _____, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED
HIMSELF TO BE THE PRESIDENT OR VICE PRESIDENT OF _____ A CORPORATION,
AND THAT HE, AS SUCH PRESIDENT OR VICE PRESIDENT, BEING AUTHORIZED TO DO SO,
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE
NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT OR VICE PRESIDENT.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CUMBERLAND COUNTY PLANNING DEPARTMENT'S REVIEW
CERTIFICATE

REVIEWED BY CUMBERLAND COUNTY PLANNING DEPARTMENT, THIS _____ DAY OF
_____, 20____

ATTEST: _____
DIRECTOR OF PLANNING

UPPER ALLEN TOWNSHIP COMMISSIONERS

CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS UPPER ALLEN TOWNSHIP,
THIS _____ DAY OF _____, 20____. THE CONDITIONS OF APPROVAL WERE
SATISFIED THIS _____ DAY OF _____, 20____

ATTEST: _____ SECRETARY _____ PRESIDENT

UPPER ALLEN TOWNSHIP PLANNING COMMISSION

CONDITIONAL APPROVAL GRANTED BY PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP ON
DAY OF _____, 20____

THE CONDITIONS OF APPROVAL WERE SATISFIED THIS _____ DAY OF _____, 20____.

ATTEST: _____ SECRETARY _____ CHAIRMAN

LANDOWNER ACKNOWLEDGEMENT OF
STORMWATER MANAGEMENT SYSTEM

I, _____ DO HEREBY ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO
BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER TOWNSHIP
APPROVAL OF A REVISED PLAN.

DEVELOPER

K CARE - UA LLC
C/O MR. KIRAN GUDoor
1802 SILVER PINE CIRCLE,
MECHANICSBURG, PA 17050

OWNER

K CARE - UA LLC
C/O MR. KIRAN GUDoor
1802 SILVER PINE CIRCLE,
MECHANICSBURG, PA 17050

DATES

ISSUE DATE: JULY 31, 2023
LAST REVISED: JANUARY 4, 2024

CV-1 No.01 of 19

Sheet List Table

- 01 COVER SHEET
- 02 GENERAL NOTES
- 03 EXISTING CONDIONS & DEMOLITION PLAN
- 04 SITE PLAN
- 05 GRADING AND DRAINAGE PLAN
- 06 SITE UTILITIES PLAN
- 07 PROFILES
- 08 LIGHTING PLAN
- 09 LANDSCAPING PLAN
- 10 LANDSCAPING NOTES AND DETAILS
- 11 DETAIL SHEET
- 12 DETAIL SHEET
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- 16 DETAIL SHEET
- 17 EROSION & SEDIMENT CONTROL PLAN
- 18 E&S NOTES
- 19 E&S DETAILS

CARBONATE GEOLOGY CERTIFICATION

I, _____, CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES
ARE NOT UNDERLAIN BY CARBONATE GEOLOGY.

STORM DRAINAGE PLAN CERTIFICATION

I, ALARIC J. BUSHER, ON THIS _____, HEREBY CERTIFY THAT THE STORMWATER
MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER
ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

ALARIC J. BUSHER
REG. NO. PE 60320

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS IN AND FOR CUMBERLAND COUNTY,
PENNSYLVANIA, IN INSTRUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 20____

WETLAND CERTIFICATION

THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY
KNOWLEDGE, THERE ARE NO STATE OR FEDERALLY REGULATED WETLANDS ON SITE.

DATE: JOSEPH P. KEMPF

CERTIFICATION OF ACCURACY

I, _____, 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 _____; THAT ALL THE
MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE
ACCURATELY SHOWN.

GREGORY L. CONDON, P.L.S.
REG. NO. PLS SU32480E

WAIVERS AND MODIFICATIONS REQUESTED

APPROVAL DATE

THE FOLLOWING WAIVERS AND MODIFICATION OF REQUIREMENTS HAVE BEEN GRANTED AS PART OF THIS PLAN TO THE BOARD OF
COMMISSIONERS:
8 220-5.3.B (5) SIDEWALK LOCATED WITHIN THE STREET RIGHT-OF-WAY
8 220-5.4.B.(3)(g). ACCESS DRIVE TANGENTIAL ARC OF 30 FEET MINIMUM

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO DESIGN A ±8,500 SF DAY CARE CENTER ALONG WITH ASSOCIATED SITE IMPROVEMENTS
SITUATED ON AN APPROX. 1-ACRE PARCEL.

SITE WORK GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH OWNER STANDARDS, UPPER ALLEN TOWNSHIP STANDARDS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. REFER TO OTHER PLANS BY MEISTER-COX ARCHITECTS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING, ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTRACTOR MUST DEVELOP A PLAN TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
5. CONTRACTOR SHALL SUBMIT AN AS-BUILT TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A LICENSED ENGINEER TO DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION. AS-BUILT SURVEY SHALL COMPLY WITH ALL NPDES NOTICE OF TERMINATION REQUIREMENTS, MUNICIPAL ORDINANCE REQUIREMENTS AND INCLUDE ALL SITE ELEMENTS, TOPOGRAPHY, STORM WATER MANAGEMENT FACILITY STRUCTURES/BASINS AND LANDSCAPE ELEMENTS. CONTRACTOR SHALL SUBMIT THE AS-BUILT SURVEY IN BOTH PDF AND AUTOCAD DWG FILE FORMAT TO DESIGN ENGINEER.
6. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL, THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
7. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
8. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 242-1778 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DETECTING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
9. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
10. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
11. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
12. ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
13. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
14. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
15. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
16. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING AND ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN ALL COUNTY AND TOWNSHIP CONSTRUCTION PERMITS, INCLUDING ANY SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
18. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
19. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
20. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
21. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
22. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT REGULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
23. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
24. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
25. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
26. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
27. PAVEMENT MARKING KEY:
- 4" SYL 4" SOLID YELLOW DOUBLE LINE
4" SYL 4" SOLID YELLOW LINE
4" SWL 4" SOLID WHITE LINE
12" SWB 12" SOLID WHITE STOP BAR
4" SWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
28. PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
29. ALL PAVEMENT MARKINGS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
30. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS.
31. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND UPPER ALLEN TOWNSHIP.
32. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "EXISTING CONDITIONS PLAN"; SCALE 1"=20', DATED 06/06/2023, BY BISCON.
33. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
34. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
35. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY NATIONAL WETLANDS INVENTORY (NWI) MAPPING.
36. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
37. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
38. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARD FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
39. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
40. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
41. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
42. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
43. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
44. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
45. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
46. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT, OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
47. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

48. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
49. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
50. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
51. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING ONSITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.
52. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY ALL NECESSARY FEES.
53. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
54. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM UPPER ALLEN TOWNSHIP BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
55. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
56. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITY. EXISTING UTILITIES CONSISTING OF DETECTING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE AND SANITARY SEWER FACILITIES REQUIRED TO BE INSPECTED BY TOWNSHIP. CONTRACTOR TO PROVIDE A MINIMUM 48 HOUR NOTICE TO TOWNSHIP PRIOR TO STARTING WORK.
57. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE REROUTED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
58. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH UPPER ALLEN TOWNSHIP ENGINEER, CUMBERLAND COUNTY CONSERVATION DISTRICT, OWNER AND THE CIVIL ENGINEER IS SCHEDULED AT LEAST 48 HOURS PRIOR TO START OF SITE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE PENNSYLVANIA811 MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
59. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITIES OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
60. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
61. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
62. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
63. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE PA DEP AND HEALTH CODE REQUIREMENTS.
64. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
65. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
66. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
67. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
68. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
69. HORIZONTAL DATUM IS NAVD 88 PA SOUTH GRID AND VERTICAL DATUM IS NAVD 88.
70. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT (CCCD) AGENT PRIOR TO THE START OF WORK ON THE SITE.
71. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE PA DEP AND THE PA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. ADDED TO THE PROJECT SPECIFICATIONS MANUAL. CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR CUMBERLAND COUNTY CONSERVATION DISTRICT (CCCD) WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
72. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
73. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.
74. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
75. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY MEISTER-COX ARCHITECTS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
76. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
77. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
78. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
79. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
80. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT, AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
81. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
82. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
83. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
84. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
85. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
86. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
87. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
88. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT, AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
89. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
90. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
91. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWEDED FLUSH WITH FINAL GRADE AS NECESSARY.
92. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
93. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL

CONTRACTOR.

94. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
95. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL 2-4" PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, 2-4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
96. ALL WATER LINES TO HAVE A MINIMUM COVER OF 54". ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.
97. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
98. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
99. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.
100. PIPING SHALL BE LAID FROM DOWNGRADE END OF PIPE RUN IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
101. POLYVINYL CHLORIDE PIPE (PVC) FOR STORM PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURER'S RECOMMENDED PROCEDURE.
102. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
103. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE DUAL WALLED N-12 AS MANUFACTURED BY ADS, OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M294. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATER TIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING. ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPES SHALL BE SMOOTH LINED.
104. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE DUAL WALLED N-12 AS MANUFACTURED BY ADS, OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SLIT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1058 GRADE 242. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING. ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPES SHALL BE SMOOTH LINED.
105. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
106. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
107. POLYVINYL CHLORIDE PIPE (PVC) FOR SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM D2321 AND MANUFACTURER'S RECOMMENDED PROCEDURE.
108. DUCTILE IRON PIPE SHALL CONFORM TO LOCAL JURISDICTION OR AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A21.4 FOR WATER MAINS AND SERVICES 3" ID AND LARGER. JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER GLANDS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH-ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE.
109. PVC WATER MAIN PIPING SHALL CONFORM TO AWWA C900.
110. PE WATER PIPING SHALL CONFORM TO AWWA C901.
111. 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.
112. 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.
113. ALL BITUMINOUS ROADWAY RESTORATION FOR WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE TOWNSHIP STREET CUT ORDINANCE AND THE STANDARD CONSTRUCTION AND MATERIALS SPECIFICATIONS.
114. SITE IS SERVICED BY PUBLIC WATER.
115. SITE IS SERVICED BY PUBLIC SEWER.
116. ALL SIGNAGE TO CONFORM TO ALL APPLICABLE REQUIREMENTS WITHIN CHAPTER 245, ARTICLE XVII OF THE CODIFIED ORDINANCE OR SUCH APPLICABLE ORDINANCES THAT ARE IN EFFECT AT THE TIME OF THE APPLICATION FOR THE SIGN. A BUILDING AND/OR ZONING PERMIT IS REQUIRED FOR ALL SIGNAGE PRIOR TO INSTALLATION OF ANY SIGNS.
117. AS-BUILT MYLAR PLANS AND ELECTRONIC DATA FILES SHALL BE PROVIDED TO THE TOWNSHIP. ALL DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR ATTESTING TO THE CORRECTNESS OF THE FACILITY INFORMATION SHOWN, IN ACCORDANCE WITH SECTION 220-4.2.C(3) OF THE CODIFIED ORDINANCES.
118. IN LIEU OF LAND DEDICATION, A FEE SHALL BE PAID TO TOWNSHIP RECREATION LAND ACQUISITION AND IMPROVEMENT FUND PER SECTION 220-5.15.D(3)(B) OF THE CODIFIED ORDINANCES.

DEFINITIONS

MUNICIPALITY SHALL MEAN UPPER ALLEN
COUNTY SHALL MEAN CUMBERLAND
STATE SHALL MEAN PENNSYLVANIA
WATER UTILITY PROVIDER SHALL MEAN VEOLIA PENNSYLVANIA LLC
SANITARY UTILITY PROVIDER SHALL MEAN UPPER ALLEN TOWNSHIP SEWER DEPT
GAS UTILITY PROVIDER SHALL MEAN UGL UTILITIES INC
TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN COMCAST
ELECTRIC UTILITY PROVIDER SHALL MEAN PEL ELECTRIC UTILITIES CORPORATION



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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED K CARE - UA (GENIUS KIDS)
OLD SCHOOLHOUSE LANE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISONS	No.	Date	Desc.
	1	09/29/2023	PER TOWNSHIP SKETCH PLAN COMMENTS
	2	01/04/2024	PER TOWNSHIP PLAN REVIEW COMMENTS

Designed	C.L.H.
Drawn	N.M.
Reviewed	A.J.B.
Scale	NONE
Project No.	2202027
Date	07/31/23
CAD File:	GN220202701

Title
GENERAL NOTES

Sheet No.

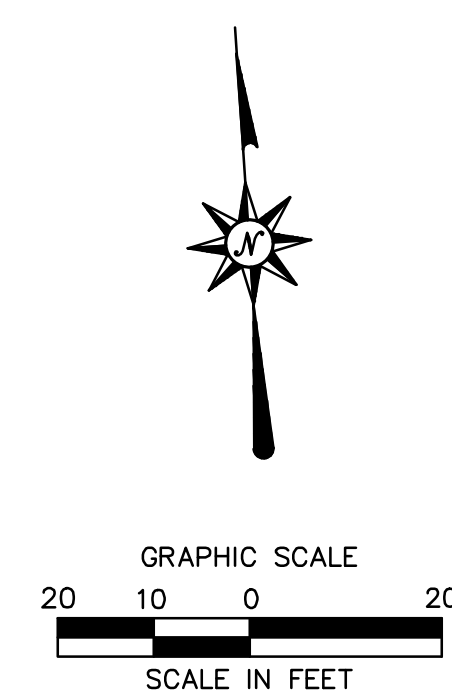
GN-1
No.02 of 19

BENCHMARK #1:
EAST PROPERTY CORNER, CONCRETE MONUMENT
ELEVATION=459.18

BENCHMARK #2:
NORTH-EAST PROPERTY CORNER, IRON PIN
ELEVATION=453.76

BENCHMARK #3:
NORTH PROPERTY, CONCRETE MONUMENT
ELEVATION=452.43

BENCHMARK #4:
NORTH-WEST PROPERTY CORNER, IRON PIN
ELEVATION=450.10



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20231515029

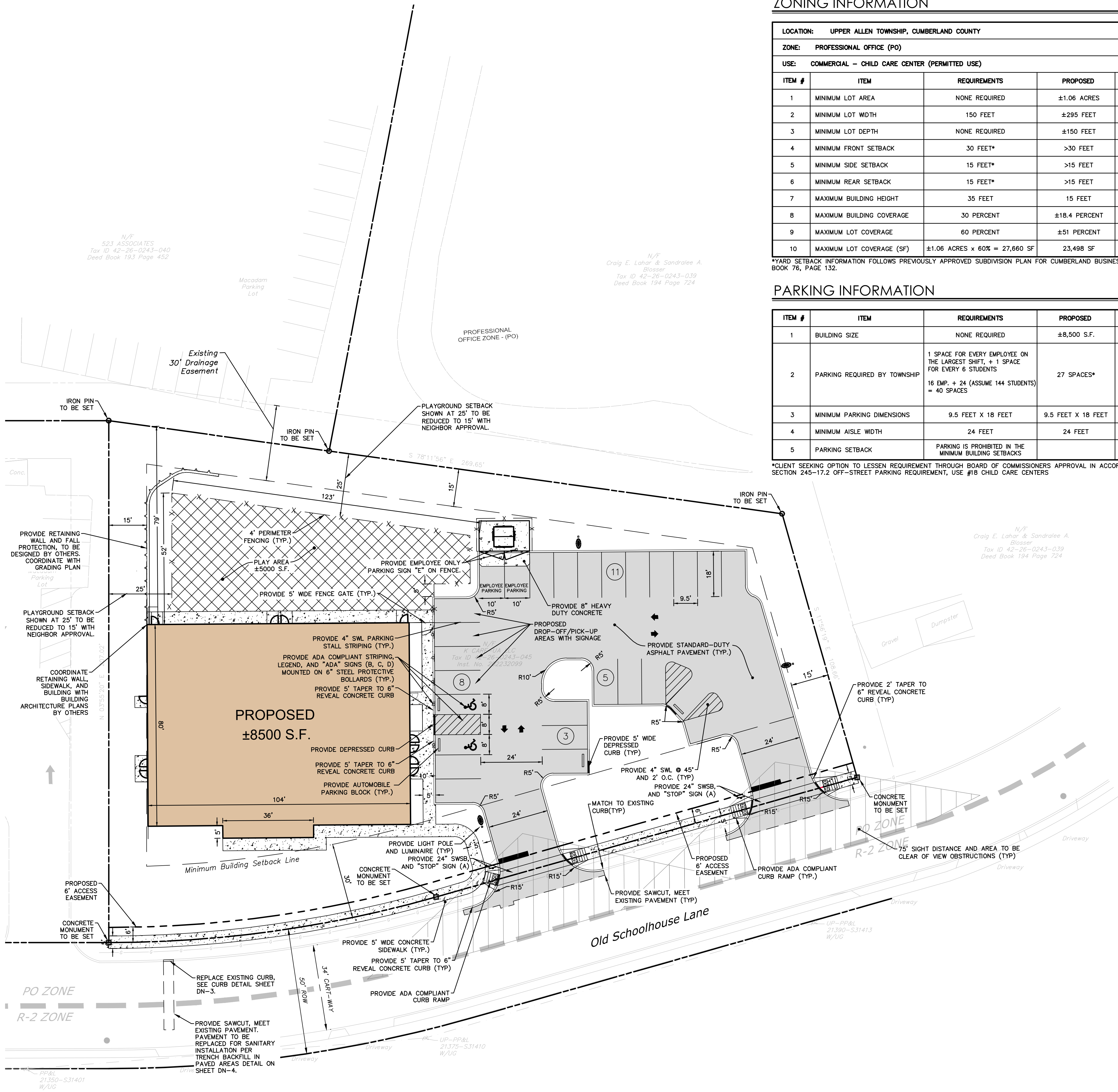
REVISIONS		Desc.
No.	Date	
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Designed	C.L.H.
Drawn	N.M.
Reviewed	A.J.B.
Scale	1" = 20'
Project No.	220202
Date	07/31/23

LEGEND	
	PROPERTY LINE
	SIGN
	4' PERIMETER FENCING
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE
	CLEAR SIGHT TRIANGLE AREA
	SITE LIGHTING (LIGHT POLE IN GRASSED AREAS)

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 24"x24"	
B	R7-8D 12"x18"	
C	R7-8A 6"x12"	
D	R7-8F 12"x18"	
E	R7-8F 18"x12"	



ZONING INFORMATION

LOCATION: UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: PROFESSIONAL OFFICE (PO)				
USE: COMMERCIAL - CHILD CARE CENTER (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±1.06 ACRES	NO
2	MINIMUM LOT WIDTH	150 FEET	±295 FEET	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	±150 FEET	NO
4	MINIMUM FRONT SETBACK	30 FEET*	>30 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET*	>15 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET*	>15 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	15 FEET	NO
8	MAXIMUM BUILDING COVERAGE	30 PERCENT	±18.4 PERCENT	NO
9	MAXIMUM LOT COVERAGE	60 PERCENT	±51 PERCENT	NO
10	MAXIMUM LOT COVERAGE (SF)	±1.06 ACRES x 60% = 27,660 SF	23,498 SF	NO

*YARD SETBACK INFORMATION FOLLOWS PREVIOUSLY APPROVED SUBDIVISION PLAN FOR CUMBERLAND BUSINESS PARKING, BOOK 76, PAGE 132.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±8,500 S.F.	NO
2	PARKING REQUIRED BY TOWNSHIP	1 SPACE FOR EVERY EMPLOYEE ON THE LARGEST SHIFT, + 1 SPACE FOR EVERY 6 STUDENTS 16 EMP. + 24 (ASSUME 144 STUDENTS) = 40 SPACES	27 SPACES*	NO
3	MINIMUM PARKING DIMENSIONS	9.5 FEET X 18 FEET	9.5 FEET X 18 FEET	NO
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET	NO
5	PARKING SETBACK	PARKING IS PROHIBITED IN THE MINIMUM BUILDING SETBACKS		NO

*CLIENT SEEKING OPTION TO LESSEN REQUIREMENT THROUGH BOARD OF COMMISSIONERS APPROVAL IN ACCORDANCE WITH SECTION 245-17.2 OFF-STREET PARKING REQUIREMENT, USE #18 CHILD CARE CENTERS



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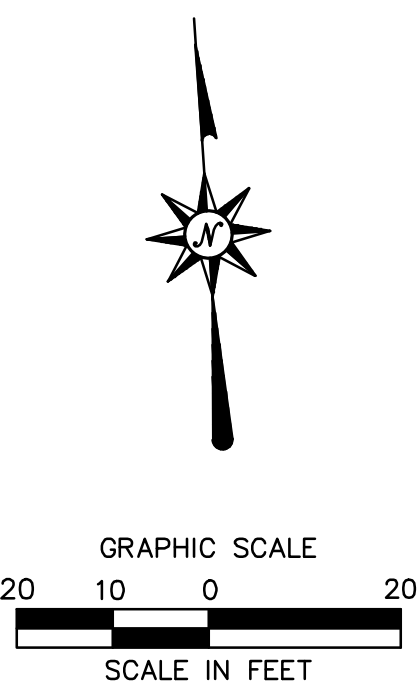
Architecture
Engineering
Environmental
Land Surveying

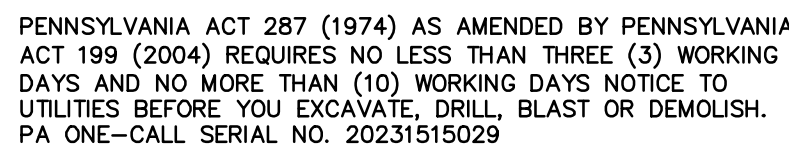
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED K CARE - UA (GENIUS KIDS)
OLD SCHOOLHOUSE LANE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS		Desc.
No.	Date	PER TOWNSHIP SKETCH PLAN COMMENTS PER TOWNSHIP PLAN REVIEW COMMENTS
1	09/29/2023	
2	01/04/2024	
Designed		C.L.H.
Drawn		N.M.
Reviewed		A.J.B.
Scale		1" = 20'
Project No.		2202027
Date		07/31/23
CAD File:		SP220202701
Title		SITE PLAN
Sheet No.		

SP-1
No.04 of 19





REVISIONS		Desc.
No.	Date	
1	09/29/2023	PER TOWNSHIP SKETCH PLAN COMMENTS
2	01/04/2024	PER TOWNSHIP PLAN REVIEW COMMENTS

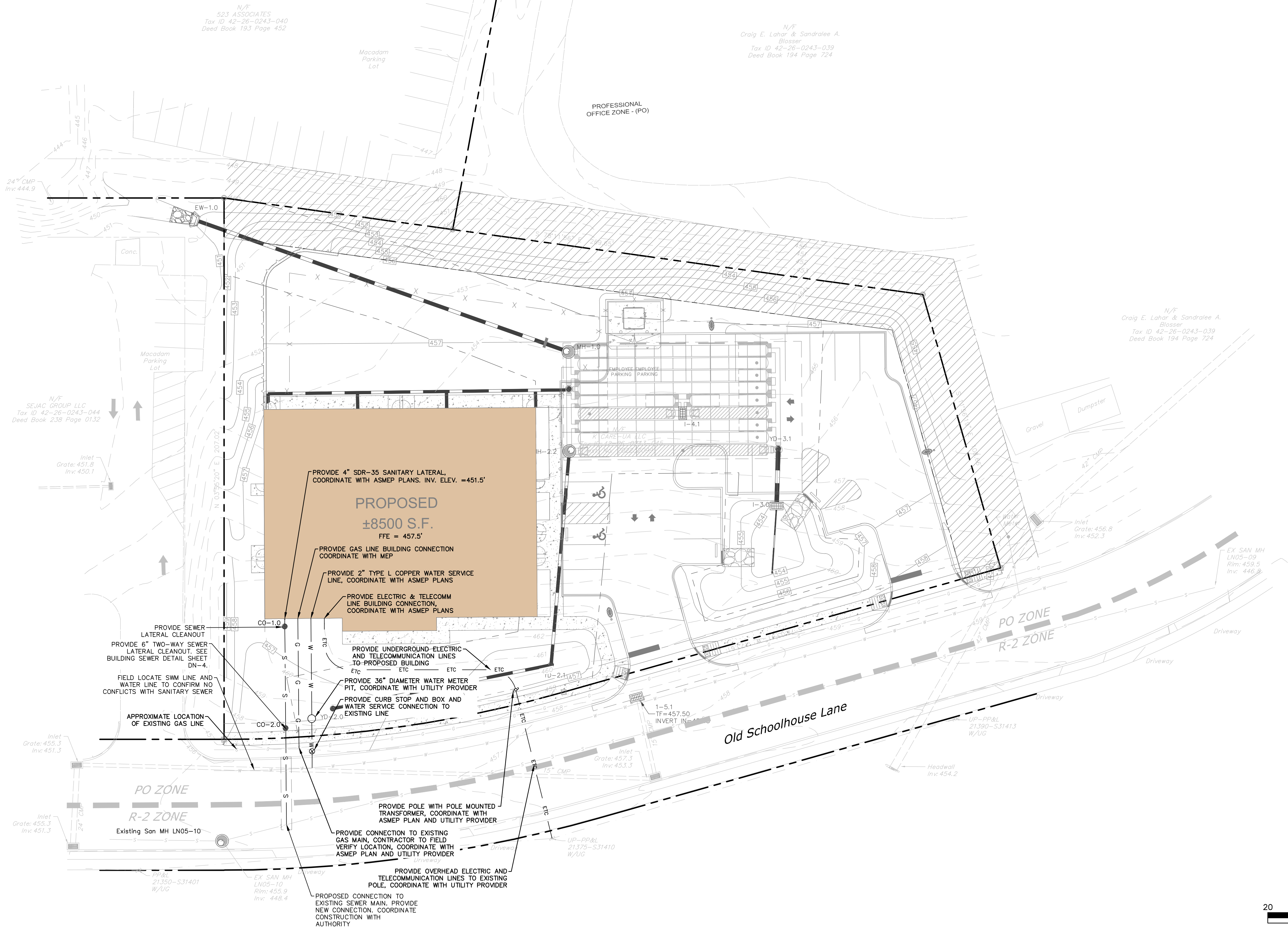
Designed	C.L.R.
Drawn	N.M.
Reviewed	A.J.L.
Scale	1" = 2'
Project No.	220202
Date	07/31/2

Title
GRADING AND
DRAINAGE PLAN

Sheet No.

GD-1
No.05of 19

LEGEND		
NPDES	NPDES	NPDES BOUNDARY LINE
LOD		LIMIT OF DISTURBANCE
		PROPERTY LINE
		R.O.W.
W	W	WATER LINE
S	S	SANITARY SEWER PIPE
G	G	GAS LINE
E	E	UNDERGROUND ELECTRIC LINE
⊗		WATER VALVE
●		SANITARY SEWER MANHOLE
○		SANITARY CLEANOUT
⊕		ELECTRIC AND TELECOMMUNICATION POLE



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20231515029

1/10/2024, CHERIEVEY, C:\WORK\2023\20230720\DWG\SU202020701.DWG:SU-1

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FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

REVISIONS	
No.	Desc.
1	PER TOWNSHIP SKETCH PLAN COMMENTS
2	PER TOWNSHIP PLAN REVIEW COMMENTS

Designed	C.L.H.
Drawn	N.M.
Reviewed	A.J.B.
Scale	1" = 20'
Project No.	2202027
Date	07/31/23

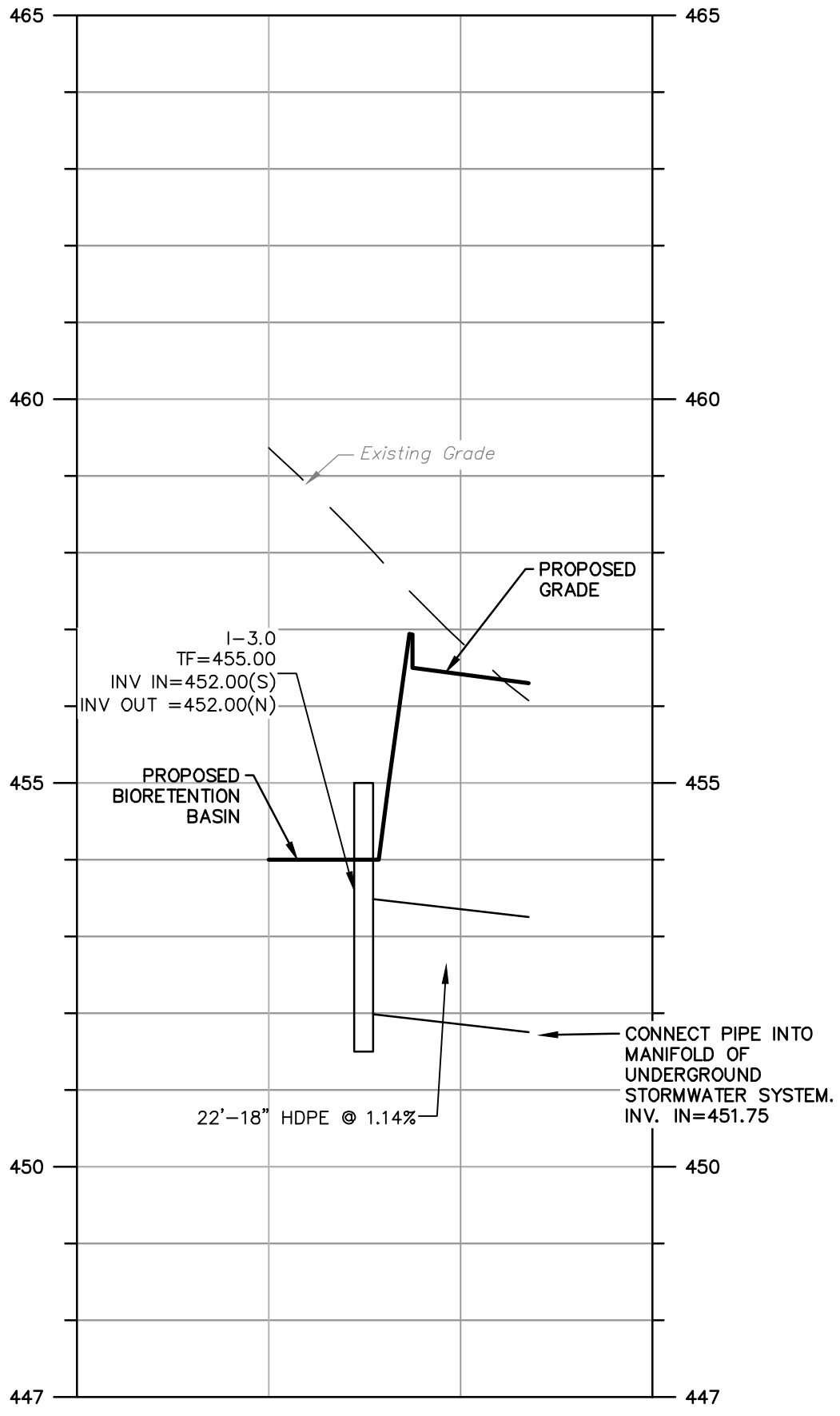
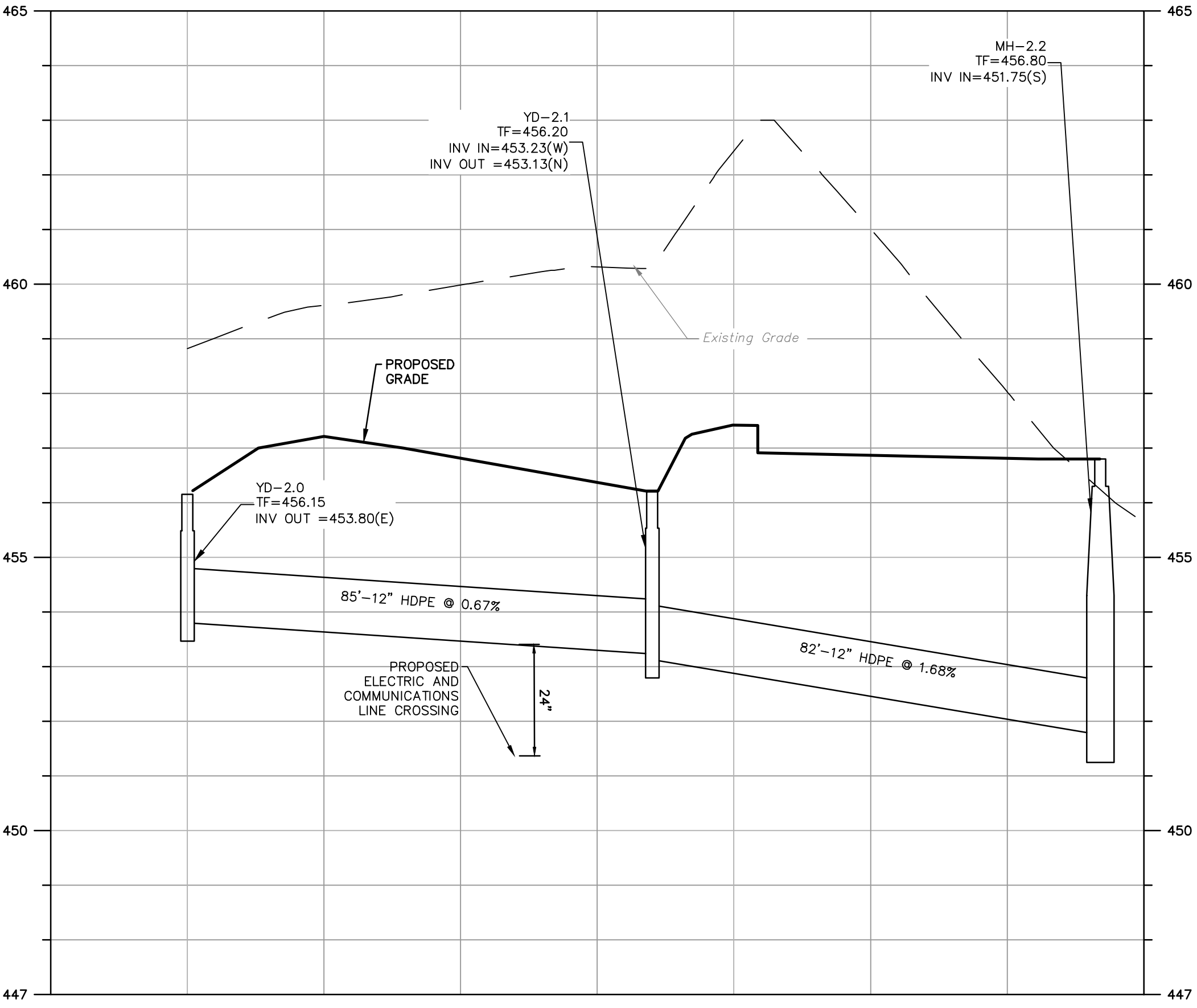
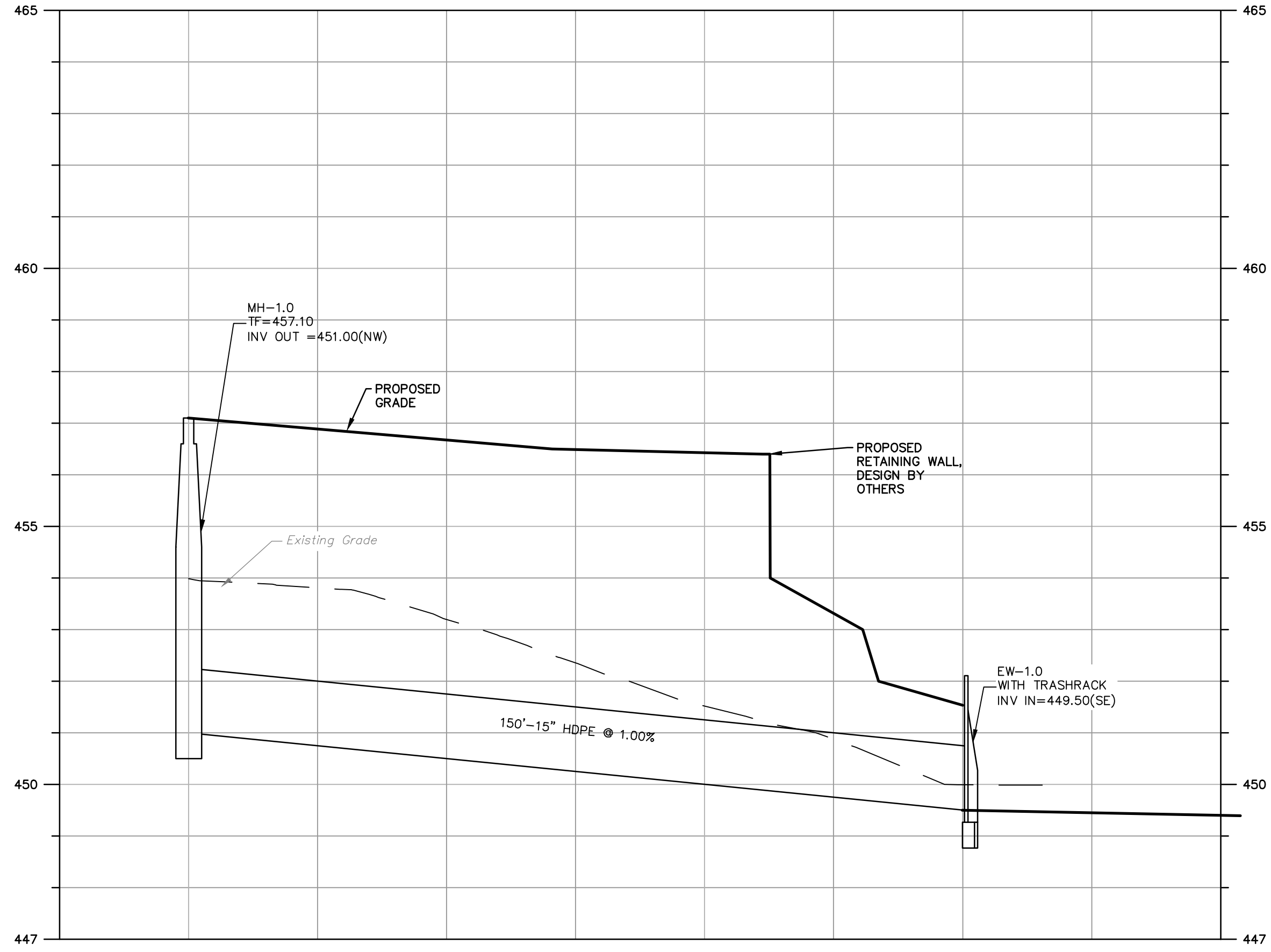
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Title: SITE UTILITIES PLAN

Sheet No.
SU-1
No.06 of 19

STORM: MH-1.0 to EW-1.0

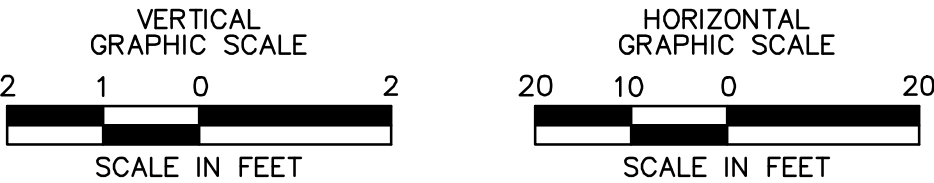
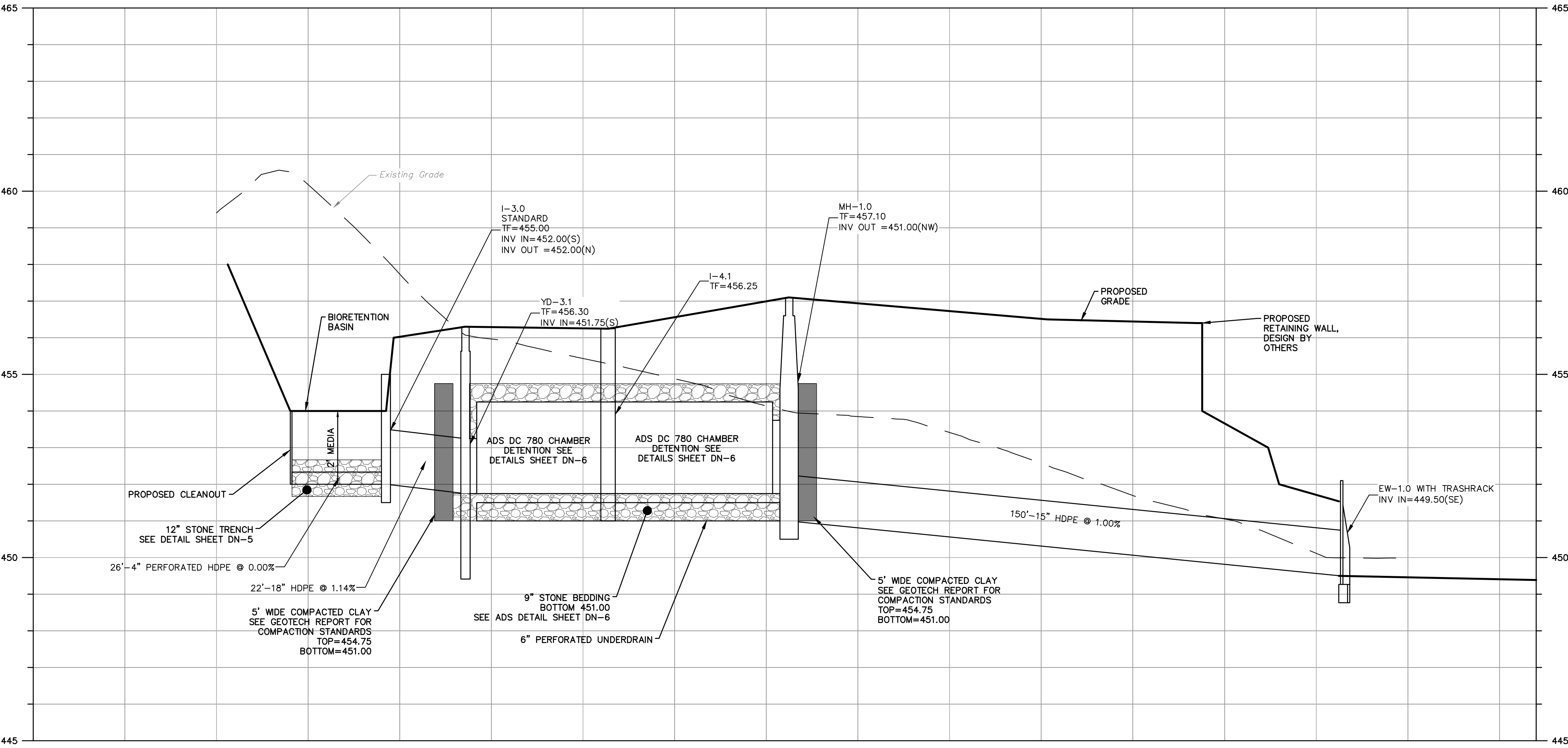
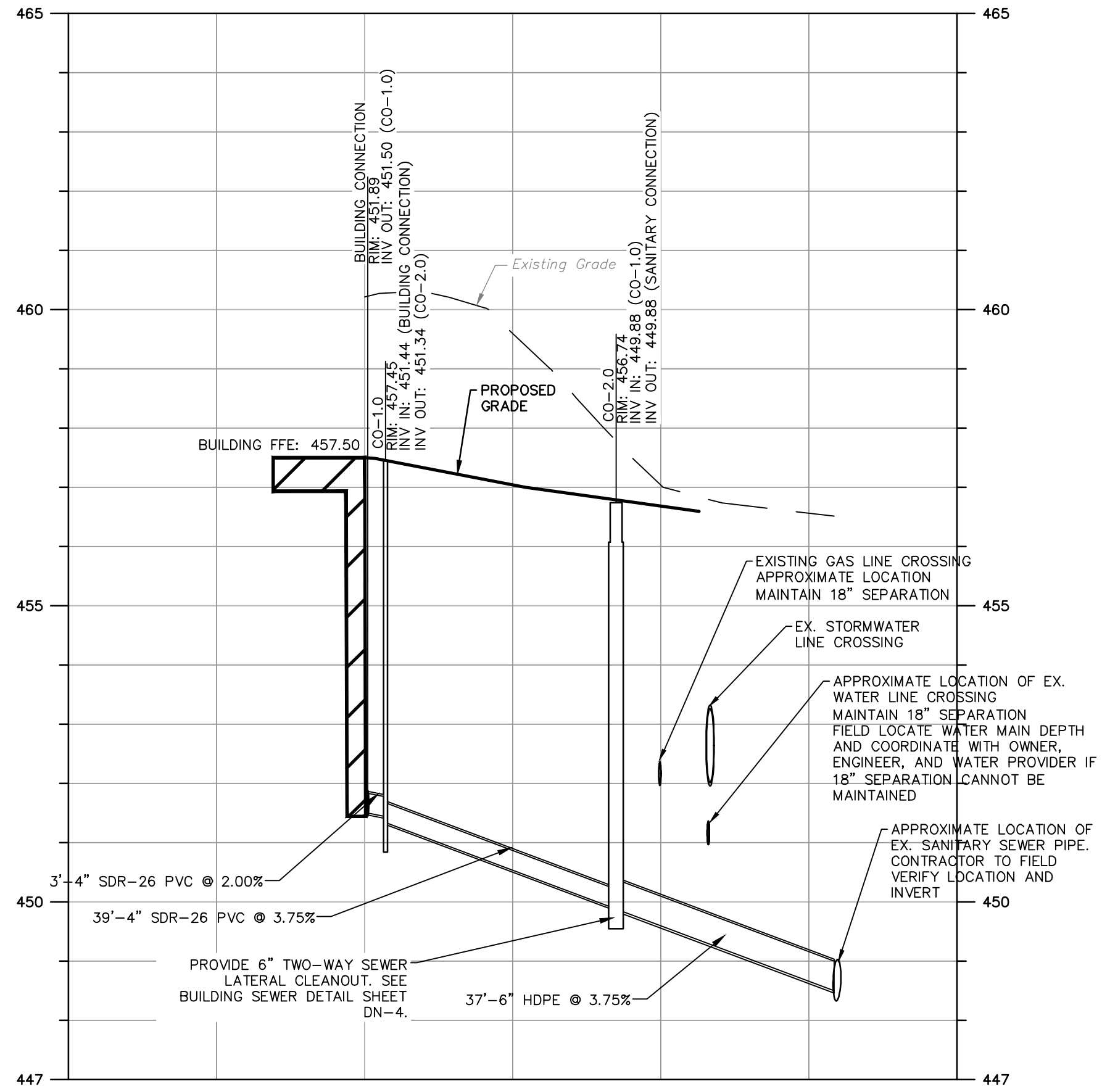
STORM: YD-2.0 to MH-2.2

STORM: I-3.0 to ADS SYSTEM



BIORETENTION BASIN TO EW-1.0

SANITARY SEWER: BUILDING TO SEWER MAIN



SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	QR	3	QUERCUS ROBUR X BICOLOR 'CHIMNEY FIRE'	CHIMNEY FIRE RED OAK	2"-2.5" CAL.	B&B
CANOPY TREES						
	AC	4	ACER GINNALA	AMUR MAPLE	2-2.5" CAL.	B&B
	AR	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2-2.5" CAL.	B&B
	CB	2	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2.5" CAL. 6' HT.	B&B
	CA	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2-2.5" CAL.	B&B
EVERGREEN TREES						
	PG	3	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	6-7' HT.	B&B
	PS	3	PINUS STROBUS	EASTERN WHITE PINE	6'-7' HT.	B&B
	TO	23	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6'-7' HT.	B&B
ORNAMENTAL TREES						
	AGA	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL, 6' HT MIN	B&B
SHRUBS AND GRASSES						
	AQL	13	ABELIA X GRANDIFLORA 'LITTLE RICHARD'	LITTLE RICHARD GLOSSY ABELIA	18"-24" HT.	CONT.
	AM	6	ARONIA MELANOCARPA 'LOWSCAPE MOUND'	LOWSCAPE MOUND ARONIA	12"-24" HT.	CONT.
	CS	15	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	18"-24" HT.	CONT.
	HV	3	HAMAMELIS VERNALIS	OZARK WITCHHAZEL	18"-24" HT.	CONT.
	IGS	19	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18"-24" HT.	CONT.
	IV	32	ILEX VERTICILLATA	WINTERBERRY	18"-24" HT.	CONT.
	IVH	12	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18"-24" HT.	CONT.
	MP	8	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18"-24" HT.	CONT.
	PA	14	PENNETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	2 GAL.	CONT.
	RM	5	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	18"-24" HT. AND SPREAD	CONT.
GROUND COVER						
	AI	18	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 GAL.	CONT.
	LM	41	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONT.
	MD	45	MONARDA DIDYMA	BEE BALM	1 GAL.	CONT.
	RH	54	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.	CONT.

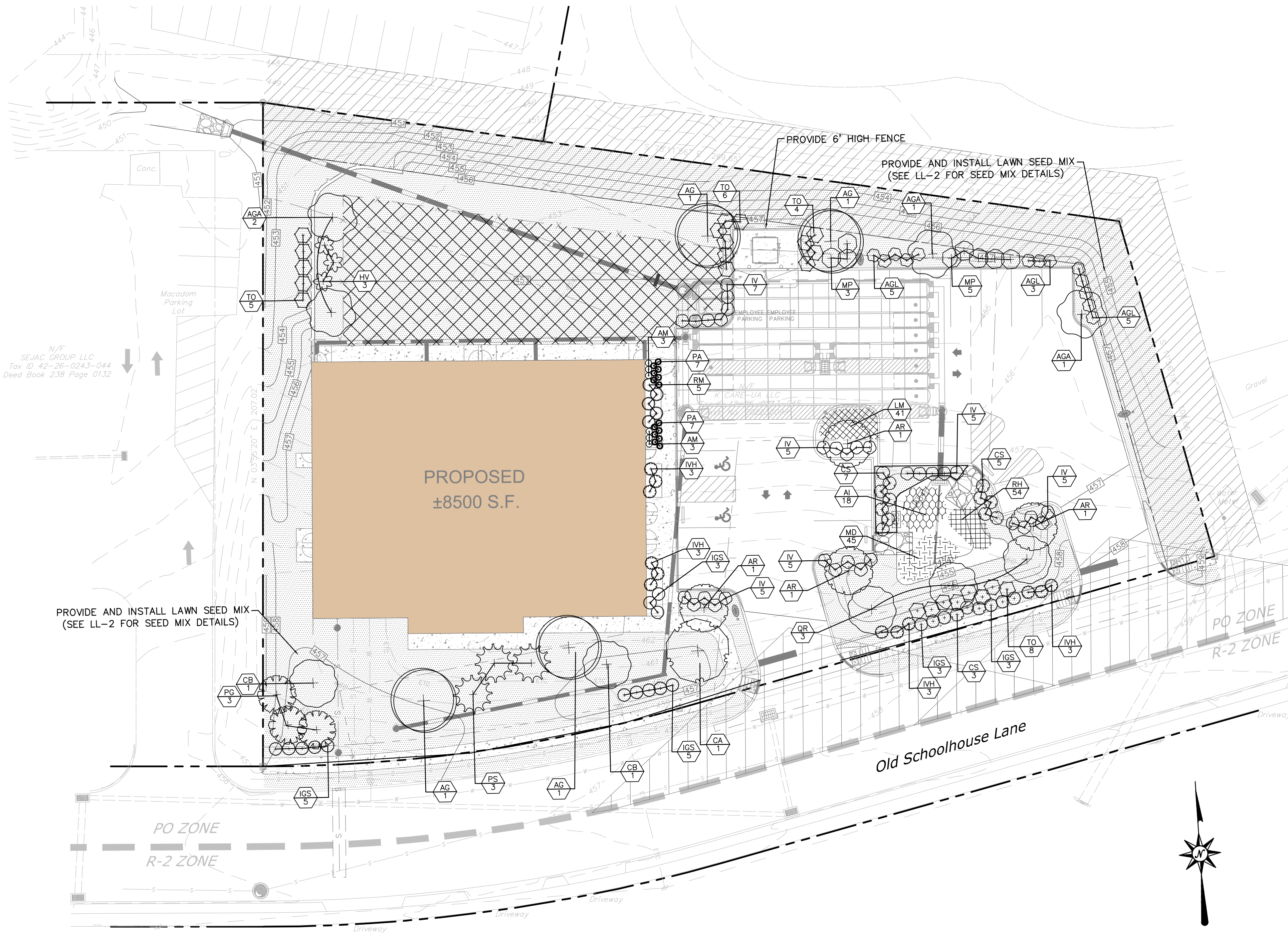
- NOTES:
- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 - 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
 - 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.



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LANDSCAPE PLAN LEGEND

- | | |
|--|-------------------------------------------------------------------|
| | PROPERTY LINE |
| | L.O.D. |
| | LIMITS OF DISTURBANCE LINE |
| | PROVIDE AND INSTALL LAWN SEED MIX (SEE LL-2 FOR SEED MIX DETAILS) |



ORDINANCE REQUIREMENTS - SALDO

SECTION: §220-5.13		REQUIRED	PROPOSED	WAIVER
220-5.13	In residential subdivisions of 10 or more units, all commercial and industrial subdivisions and land developments with greater than 10 parking spaces, the developer shall provide buffer yards and landscaping in accordance with this section. For commercial and industrial subdivisions and land developments, a minimum of 10% of the developed area shall be landscaped or in buffer yards.	10% of developed area should be landscaped 1.06 Acres x 10% = 4,627.3 S.F.	>10%	No
B(1)	Buffer Yard Type 2: One shade tree per 40 linear feet and one evergreen tree per 30 linear feet of buffer yard screen and one deciduous or evergreen shrub per 20 linear feet of buffer yard screen. At least 60% of shrub plantings shall be of the evergreen type.	174' buffer long Old Schoolhouse Lane One shade tree per 40 linear feet = 5 One evergreen tree per 30 linear feet = 6 One deciduous or evergreen shrub per 20 linear feet = 9 (6+ evergreen)	5 shade trees, 6 evergreen trees, 10 shrubs proposed for bufferyard	No
B(1)e	All dumpsters, transformers, fuel storage tanks and unsightly utilities shall meet the following screening requirements regardless of location or district: one shade tree per 40 linear feet and one evergreen tree per five linear feet of visibility, in addition, all trash disposal areas shall be effectively screened with no less than a six-foot solid fence so as not to be visible from parking areas, roadways or adjacent properties. Refuse collection systems shall also be in accordance with § 220-5.17 of this chapter.	48 L.F. of fence around dumpster One shade tree per 40 linear feet = 2 One evergreen tree per 5 linear feet = 10	6' solid fence and 2 shade tree and 10 evergreen tree around dumpster	No
B(1)g.[5]	Landscape buffering and screening techniques shall be required for stormwater management facilities that are adjacent to dissimilar adjoining properties and public and private roads. Buffer Yard Type 3: One shade tree per 30 linear feet and one evergreen tree per 10 linear feet and one deciduous or evergreen shrub per 10 linear feet of buffer yard screen. At least 70% of shrub plantings shall be of the evergreen type	78' Along Old Schoolhouse Lane One shade tree per 30 linear feet = 3 one evergreen tree per 10 linear feet = 8 one shrub per 10 linear feet = 8(5+ evergreen)	3 shade tree and 8 evergreen tree, 9 shrubs proposed for stormwater management facility buffer	No
B(2)b	Landscaping Islands: Each required planting island shall contain at least one shade or canopy tree, chosen from the list of approved plantings in Subsection D(7)(a)[1] herein.	1 landscaping island = 1 shade or canopy tree	1 canopy tree in landscape island	No
D(7)	A minimum of two canopy trees shall be provided for every 100 feet of public right-of-way. Street trees shall be placed a minimum of 40 feet apart along the right-of-way and shall be located so as to maximize the growth potential of the plant material, minimize the potential for root interference with public infrastructure, and enhance the quality of the development.	Old Schoolhouse Lane = 305 feet 6 canopy trees along public right-of-way	6 canopy trees within bufferyard area along public right-of-way	No

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER. AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT, CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEED) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.
5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCUMULATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.
7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
12. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

- A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL, EARTH ODDS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
- B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT 3% - 6% FOR LAWN OR GRASS AREAS.
4% - 8% FOR TREE AND SHRUB PLANTERS.
8%-16% FOR RETENTION OR DETENTION BASINS.
(BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)

PH 6.0 - 7.3

- C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
- D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
- E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF PENNSYLVANIA, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
- F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
- LOAM
 - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%.
 - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%.
- G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
- SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
 - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
- H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS:
- APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A PH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:
- ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)
- | PLANTINGS | SPRING | FALL |
|-----------|--------------------|---------------------------|
| | APRIL 1 TO JUNE 15 | SEPTEMBER 1 TO OCTOBER 15 |

16. SEEDING MIXTURES: REFER TO SEED MIX NOTES.
- SEEDING AREA SHALL BE ACCEPTED WHEN SEED AREA ACHIEVES 90% COVERAGE.

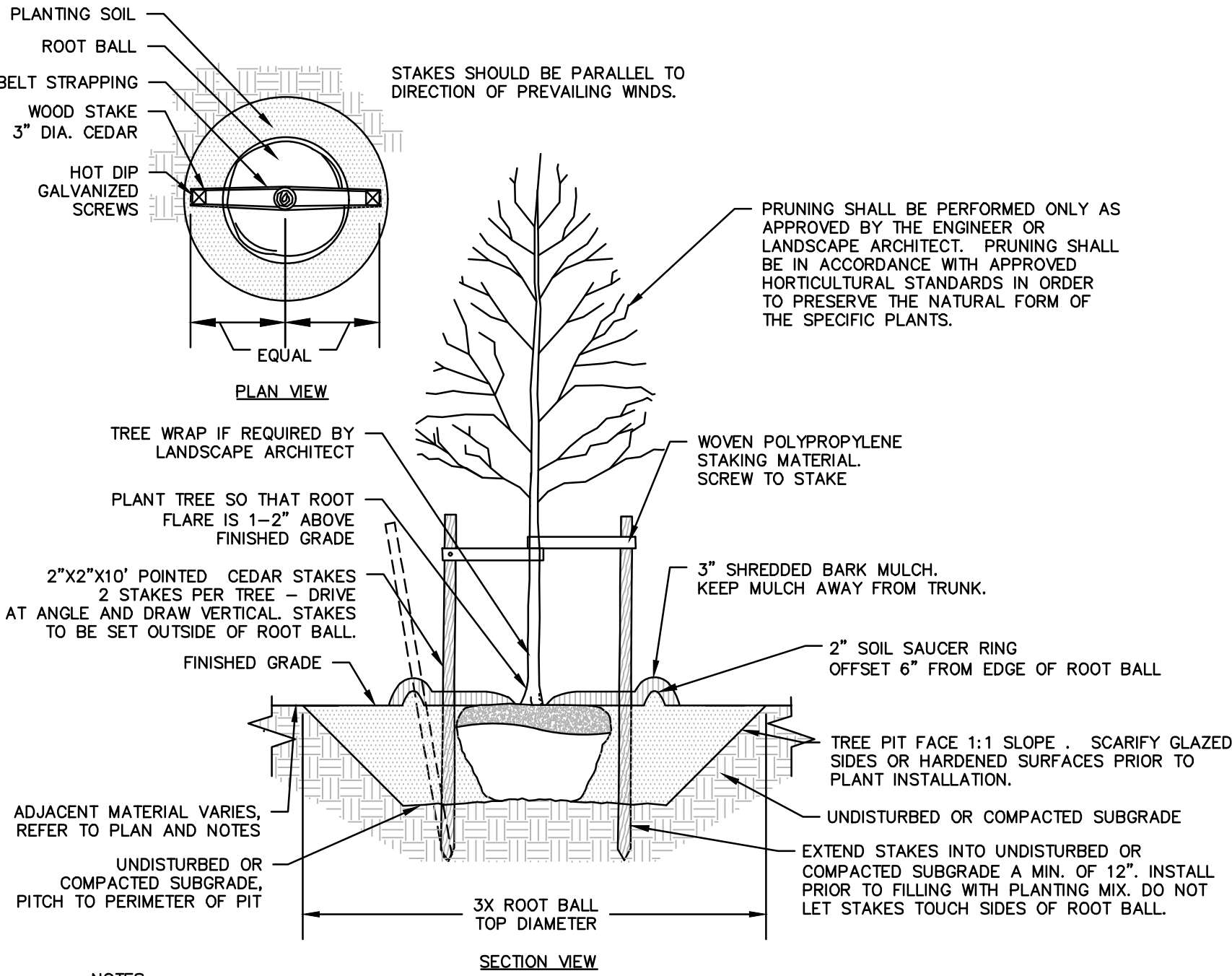
17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.

18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDDED WITH THE LAWN SEED MIX.

SEED MIX NOTES

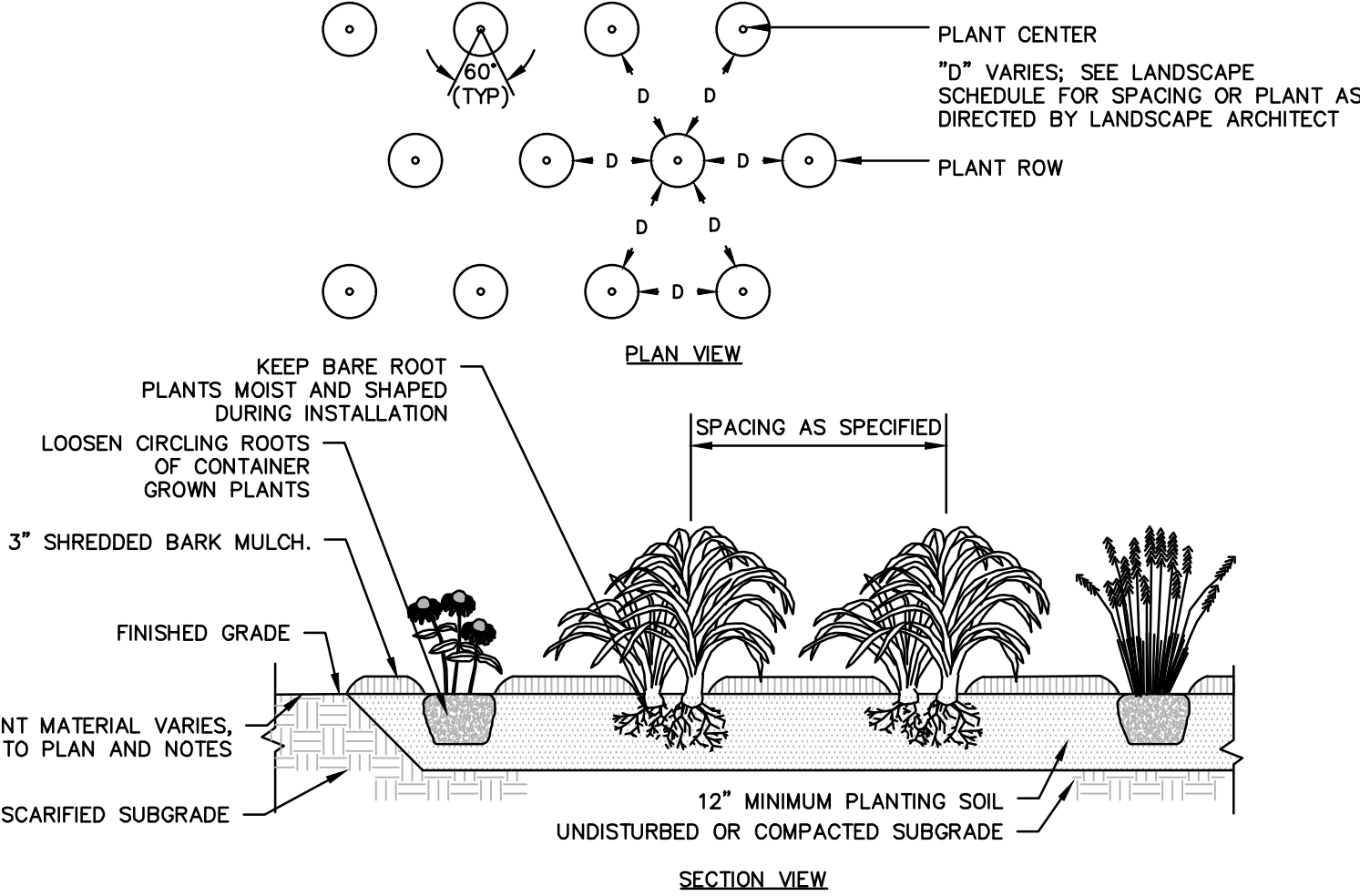
- A. LAWN SEEDING MIX:
- 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 - 25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
 - 60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
- SEEDING RATE: 5 LBS/1,000 S.F.
- SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



- NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
 2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORITIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
 3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

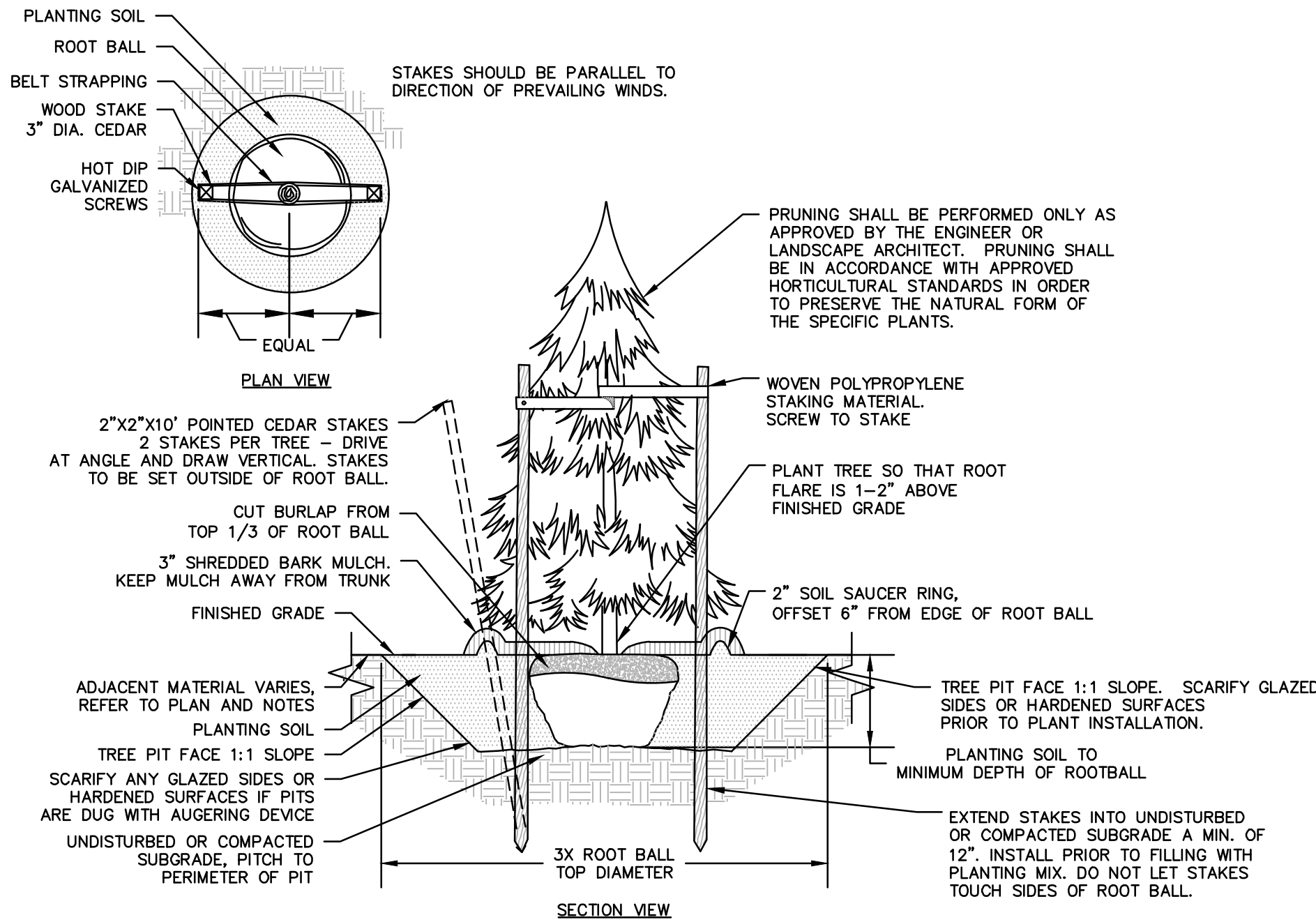
DECIDUOUS TREE PLANTING

N.T.S



GROUND COVER PLANTING

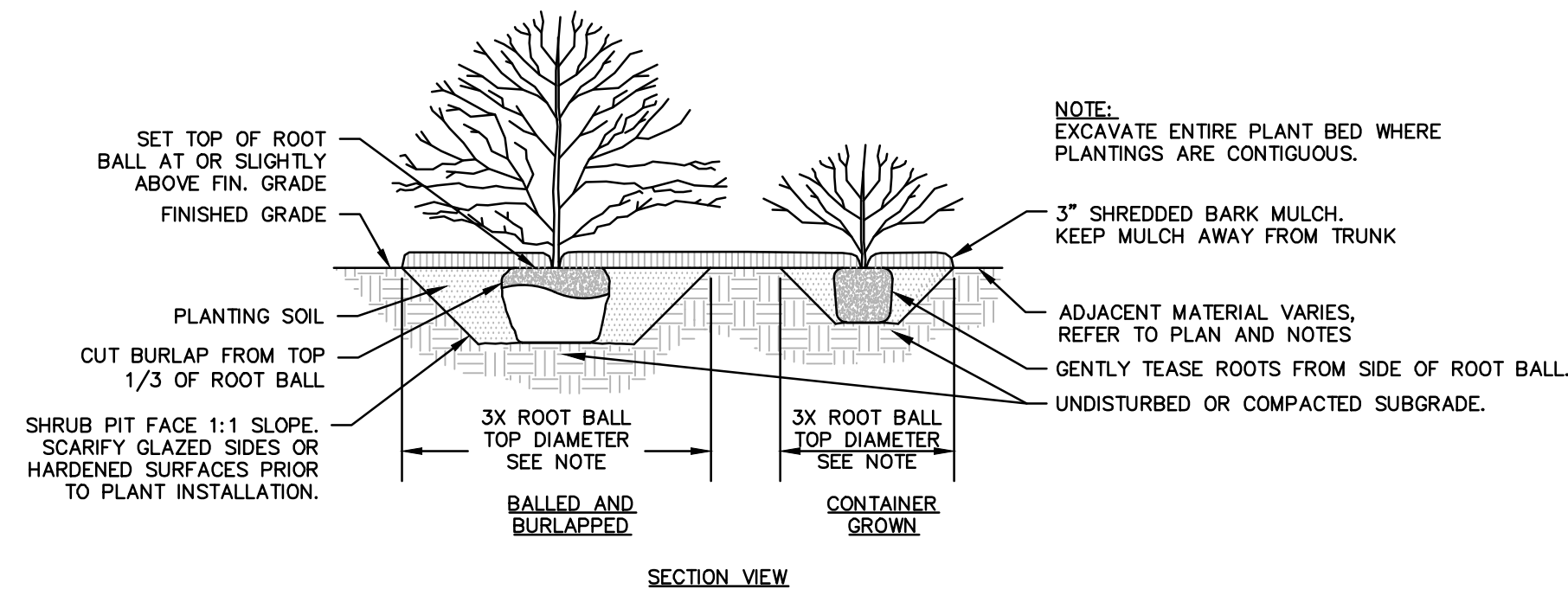
N.T.S



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 3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

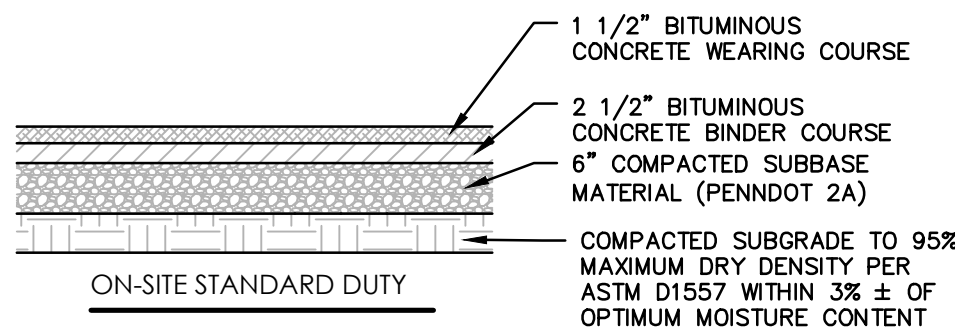
EVERGREEN TREE PLANTING

N.T.S



SHRUB PLANTING

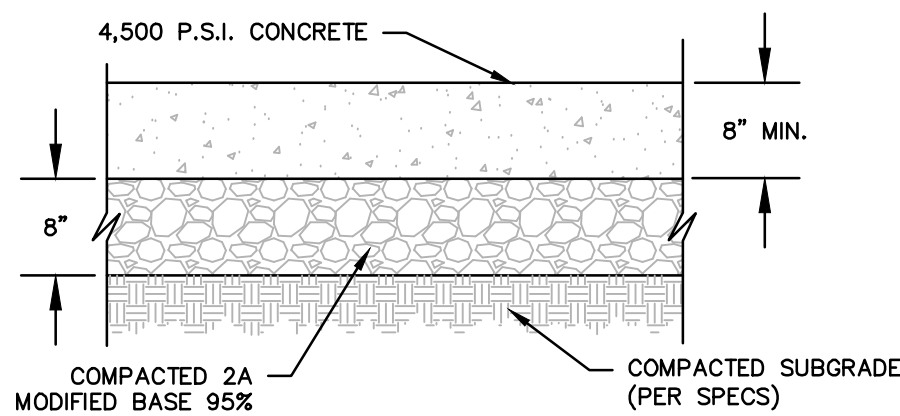
N.T.S



- NOTES:
- ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT STANDARDS, PUB. 408.

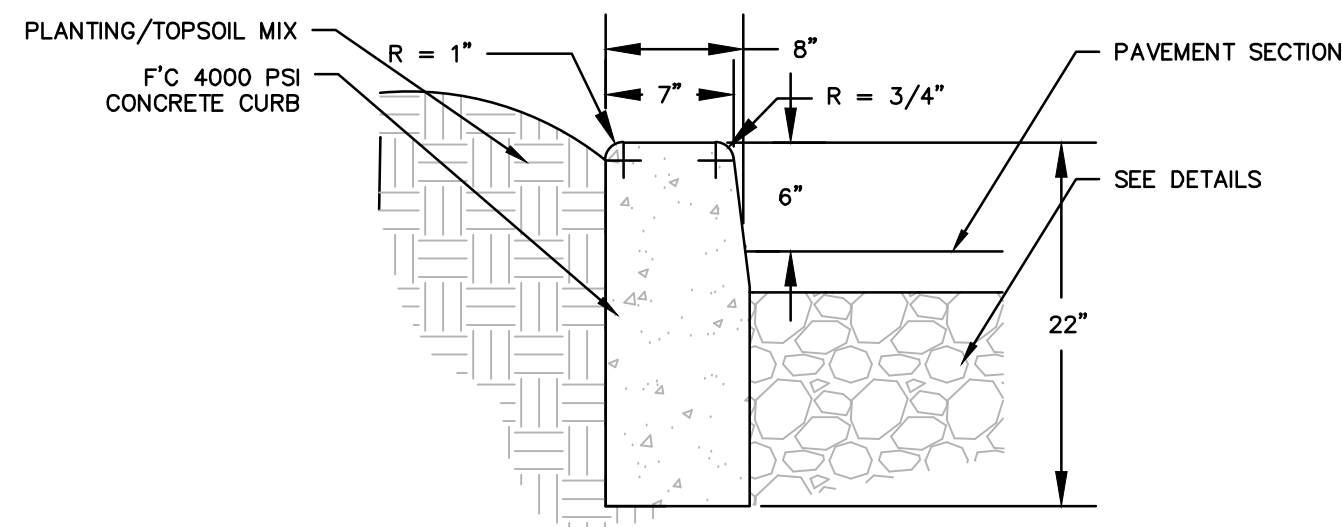
BITUMINOUS PAVING DETAILS

N.T.S.



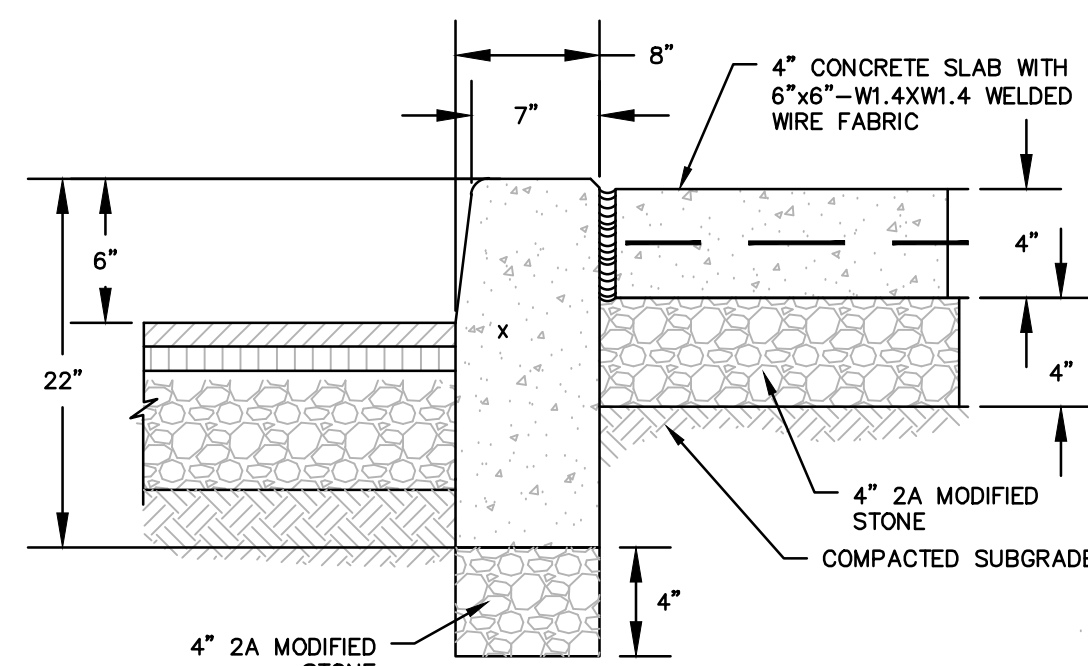
HEAVY DUTY CONCRETE PAVEMENT SECTION

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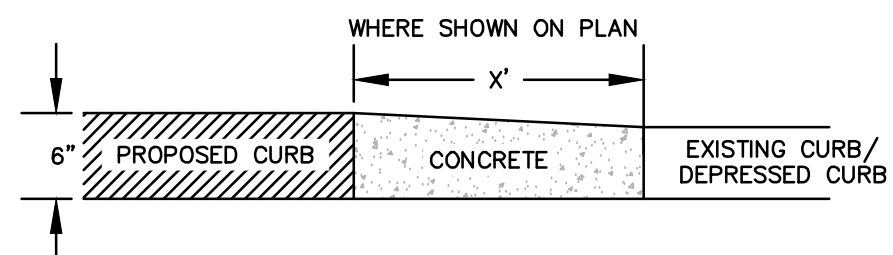
6" REVEAL CONCRETE CURB

N.T.S.



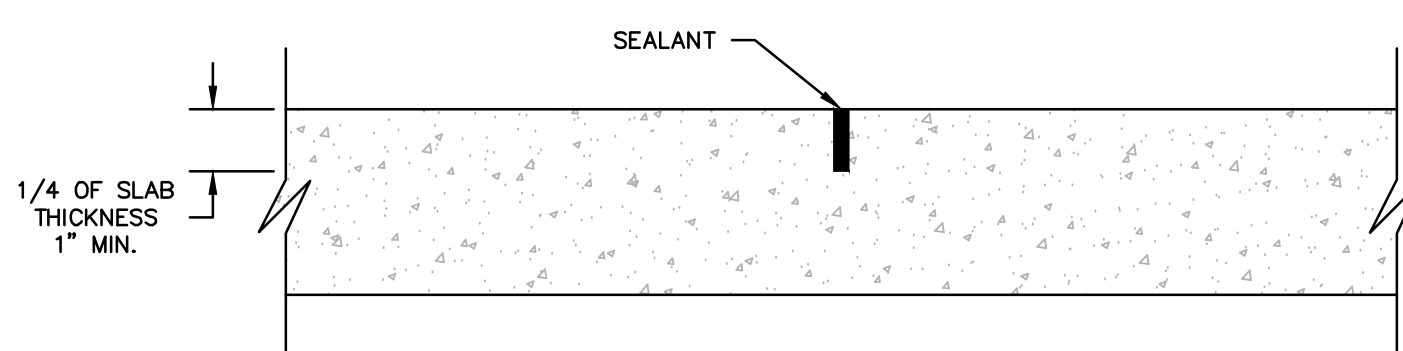
6" REVEAL CONCRETE CURB AND SIDEWALK DETAIL

N.T.S.



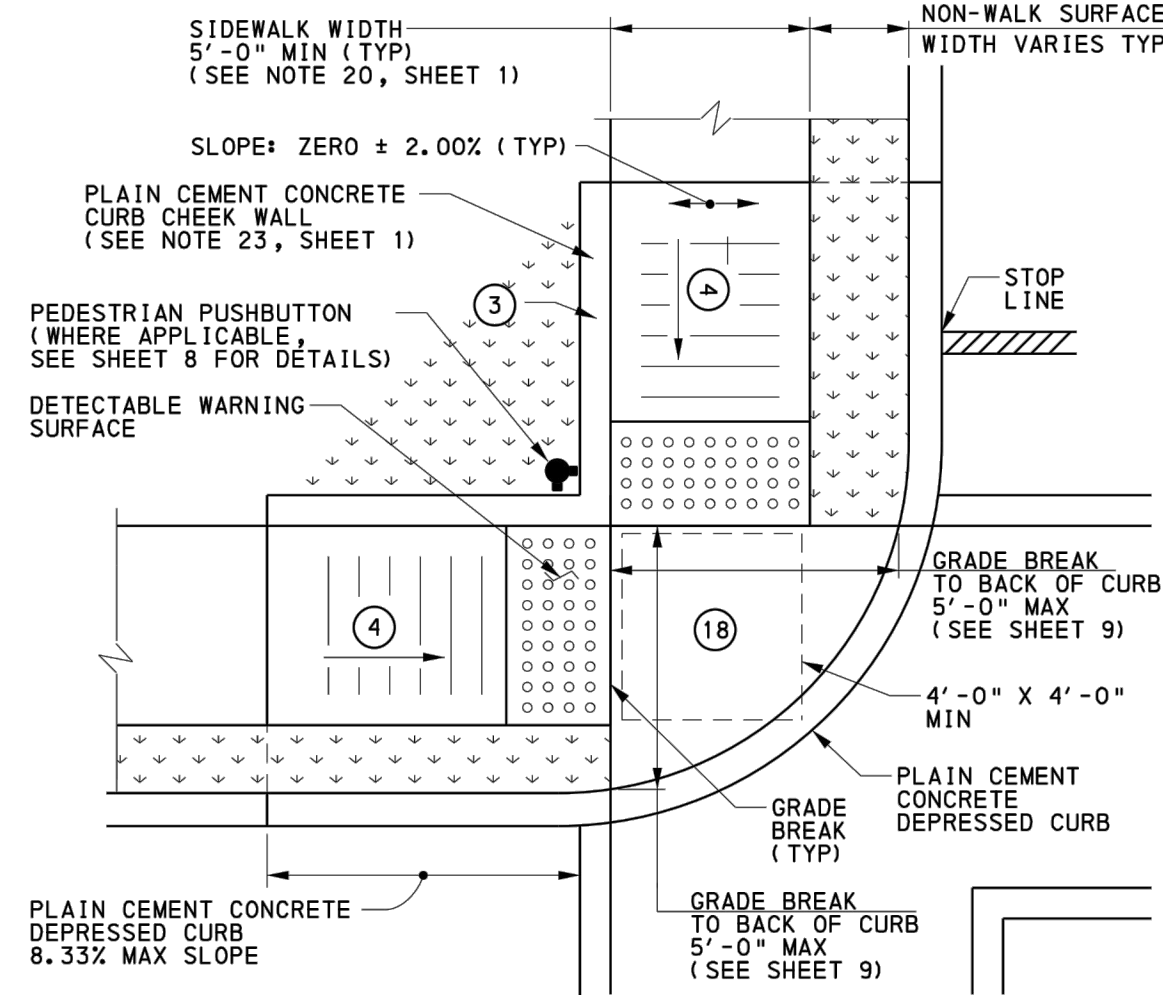
6" REVEAL CURB TAPER DETAIL TO EXISTING/DEPRESSED CURB ON SITE

N.T.S.



SAW JOINT

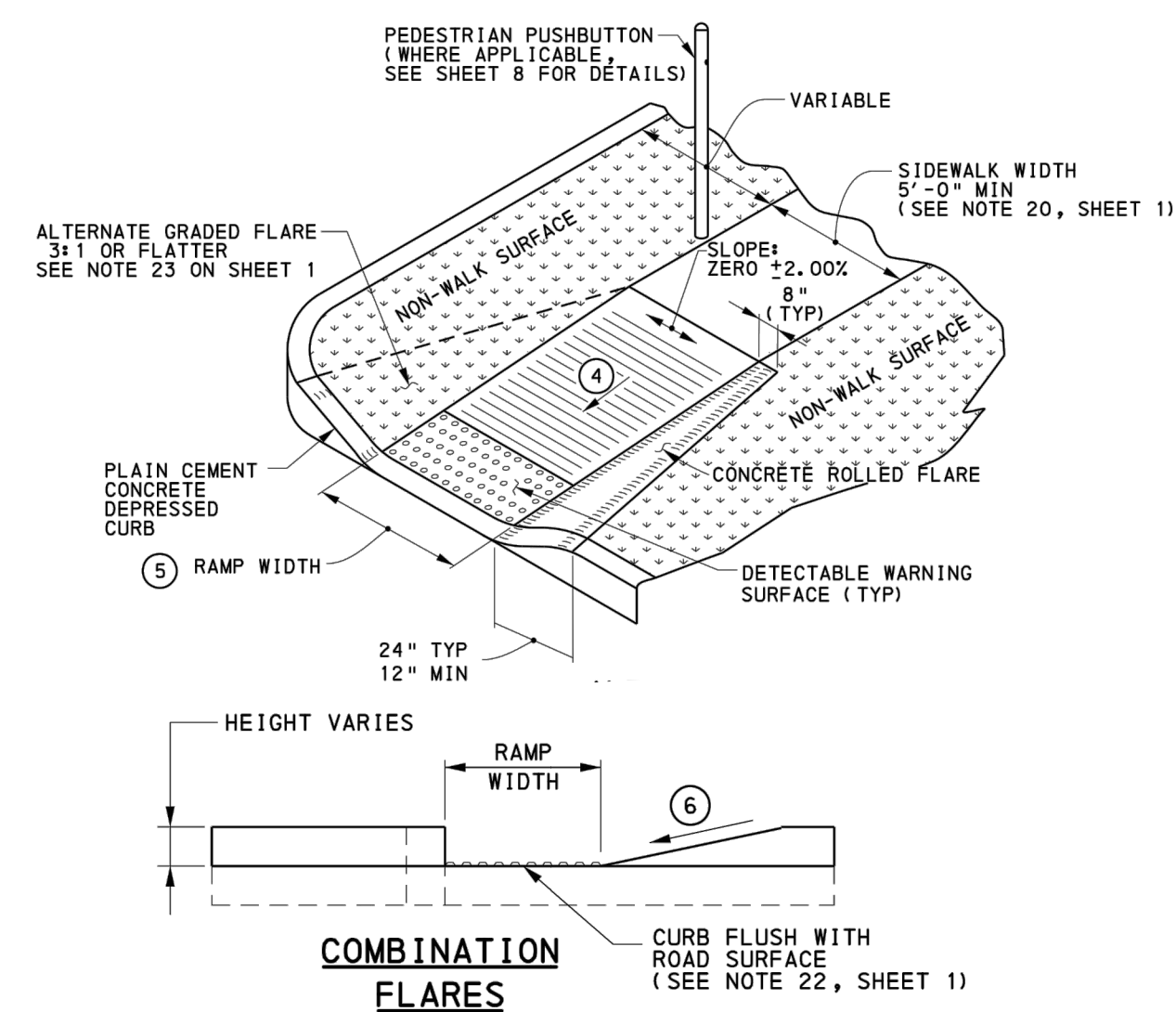
N.T.S.



- OPTIONAL CONCRETE ROLLED FLARE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LIEU OF PLAIN CEMENT CONCRETE CURB CHEEK WALL. SEE SHEET 4.
- 8.33% MAX RAMP SLOPE, SEE NOTE 8 SHEET 1
- SLOPE± ZERO ±2.00%
- CURB RAMP REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

ADA COMPLIANT TYPE 1A CURB RAMP

N.T.S.

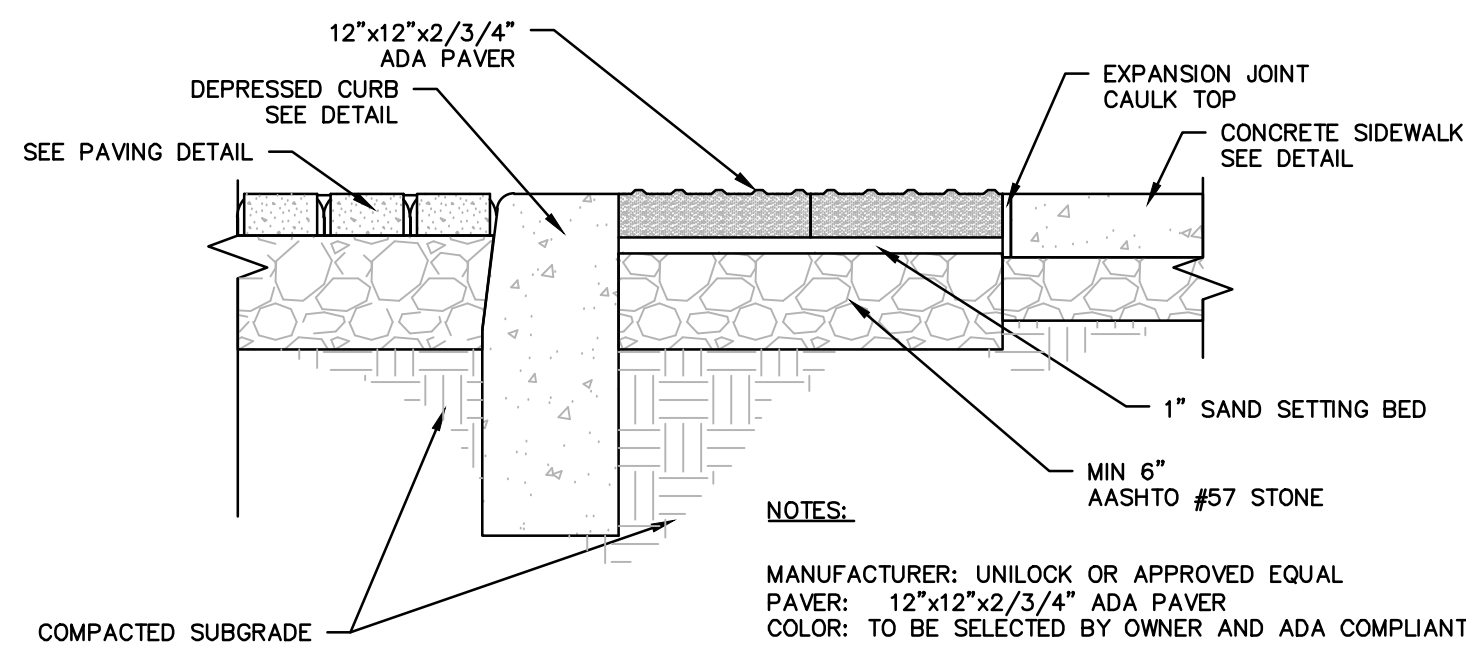


- 8.33% MAX RAMP SLOPE, SEE NOTE 8 SHEET 1.
- CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO THE MINIMUM 4'-0".
- SLOPE VARIES SEE RAMP DETAILS.

22. CONSTRUCT DEPRESSED CURB FOR CURB RAMP FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB ADJUST SLOPE TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.

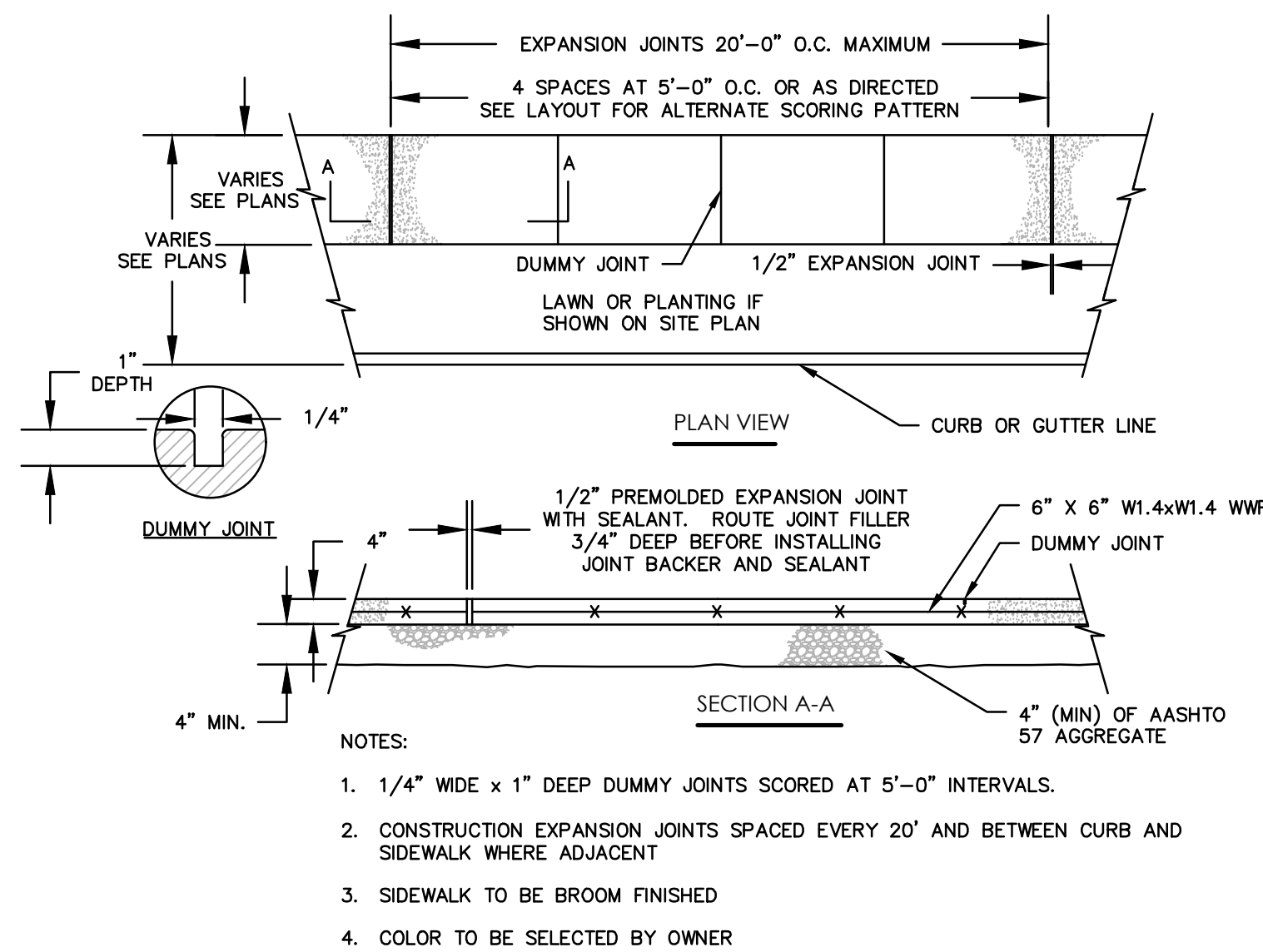
ADA COMPLIANT ALTERNATE TYPE 4A CURB RAMP WITH COMBINATION FLARES

N.T.S.



ADA DETECTABLE WARNING PAVER DETAIL

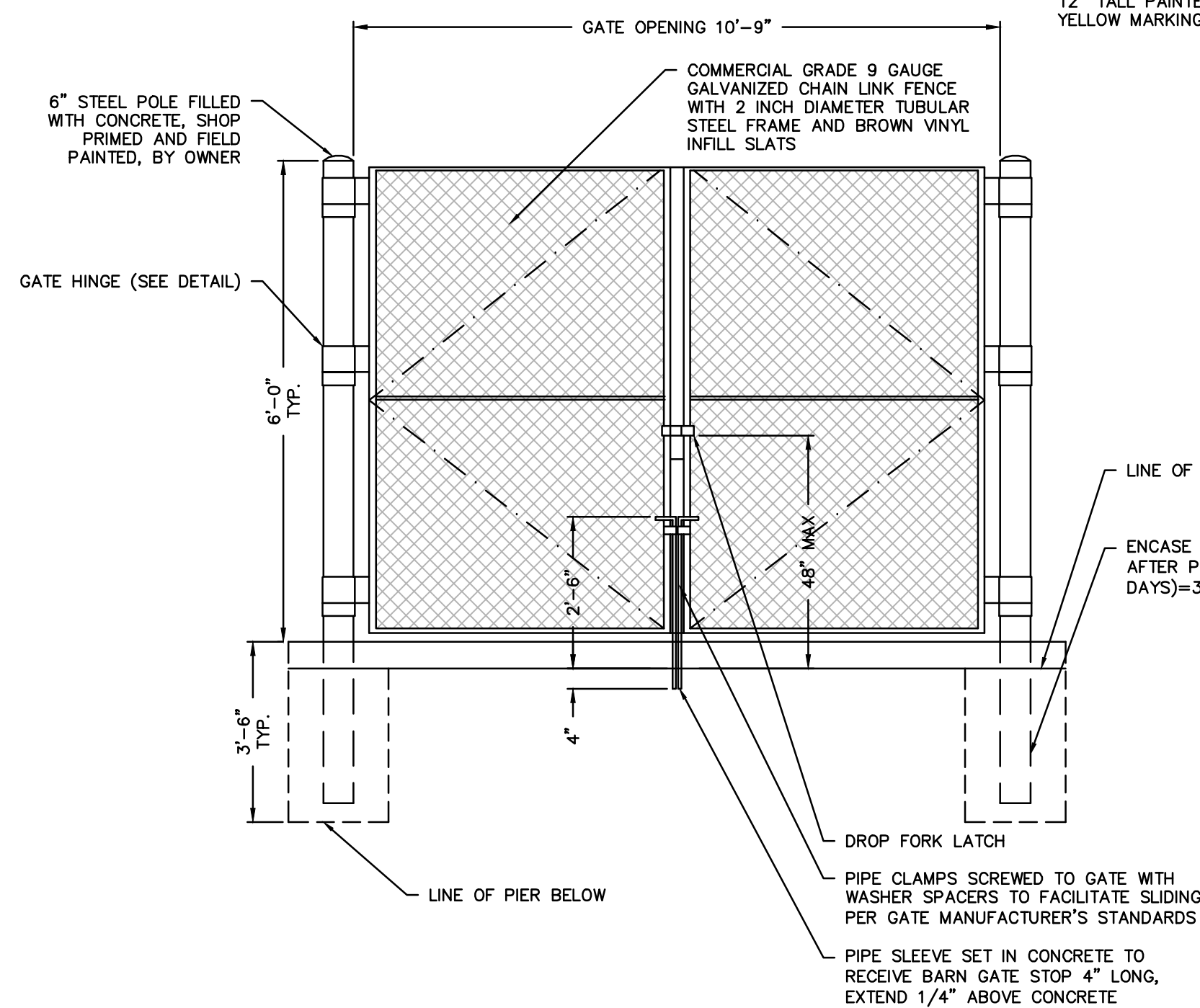
N.T.S.



- NOTES:
- 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5'-0" INTERVALS.
 - CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT
 - SIDEWALK TO BE BROOM FINISHED
 - COLOR TO BE SELECTED BY OWNER

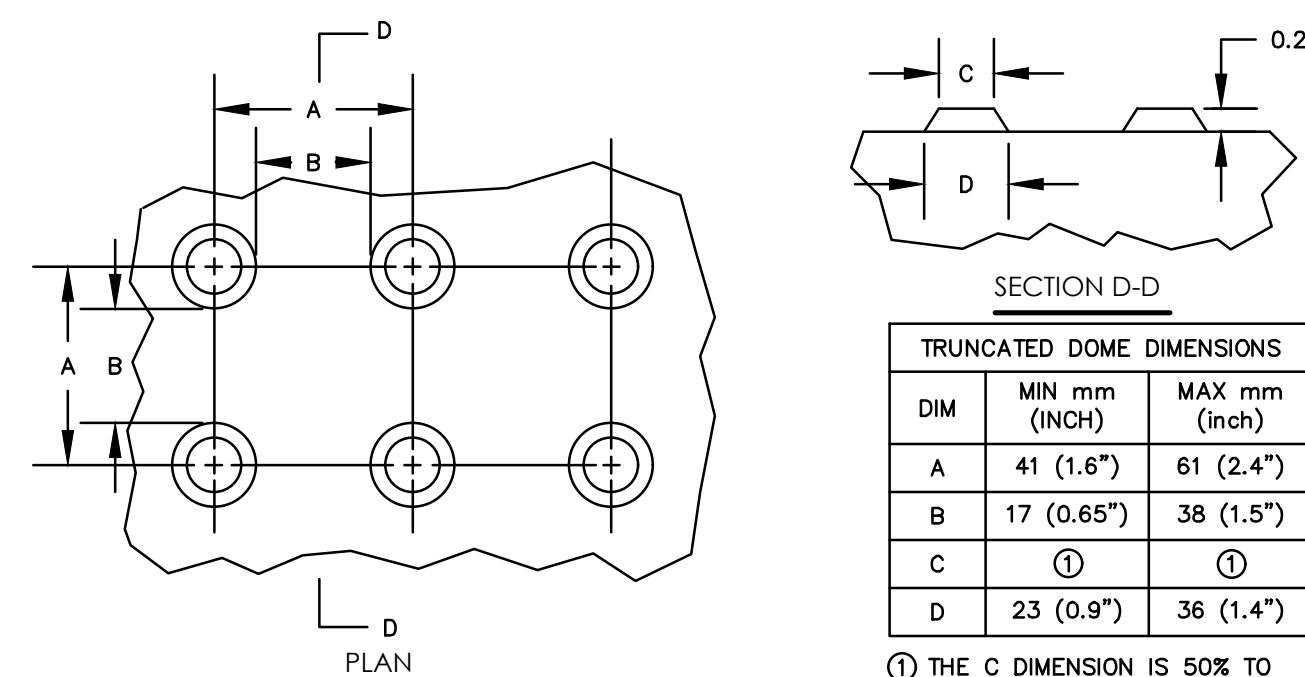
REINFORCED CONCRETE SIDEWALK

N.T.S.



DUMPSTER ENCLOSURE GATE

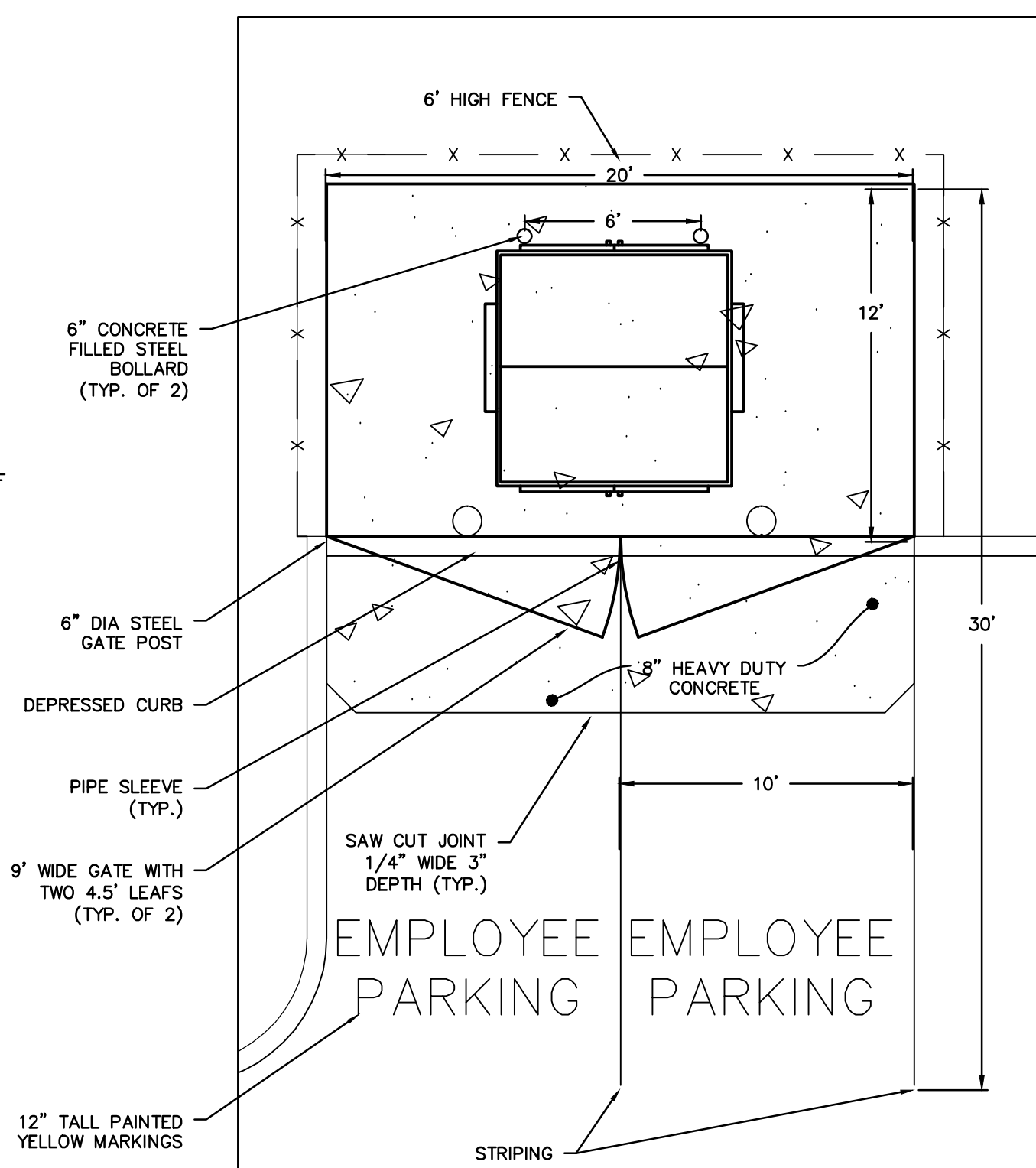
N.T.S.



- NOTES:
- ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.
 - PROVIDE DETECTABLE WARNING SURFACES THAT CONTRAST (70%) IN LIGHT REFLECTANCE WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT OR SAFETY YELLOW.

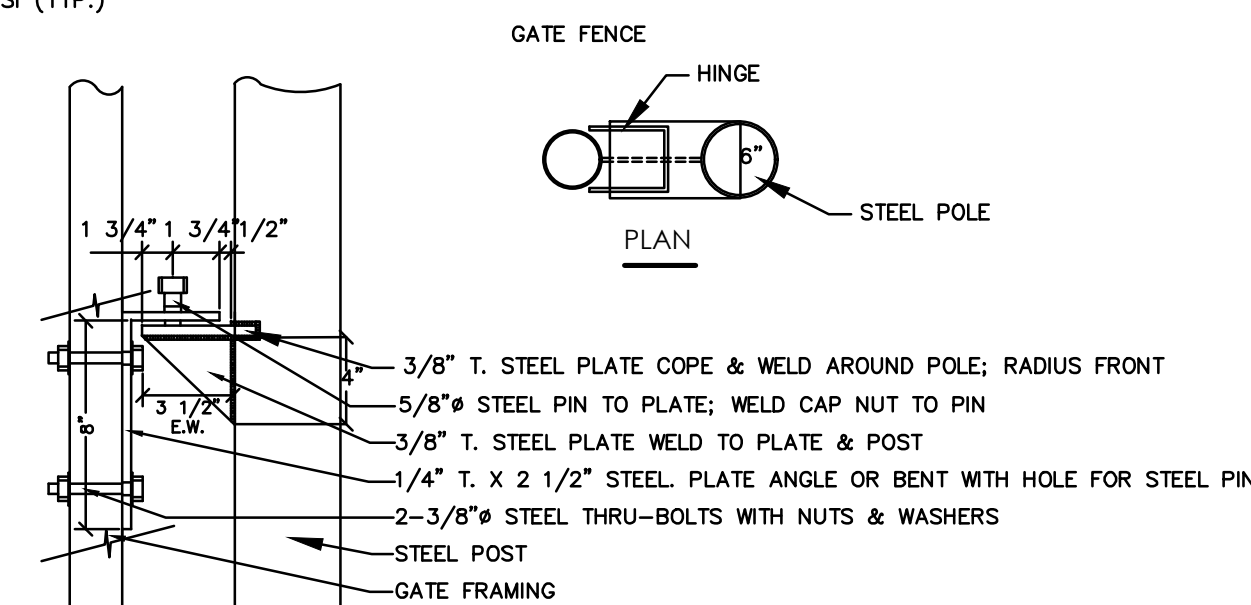
DETECTABLE TRUNCATED DOME DETECTABLE WARNING SURFACE

N.T.S.



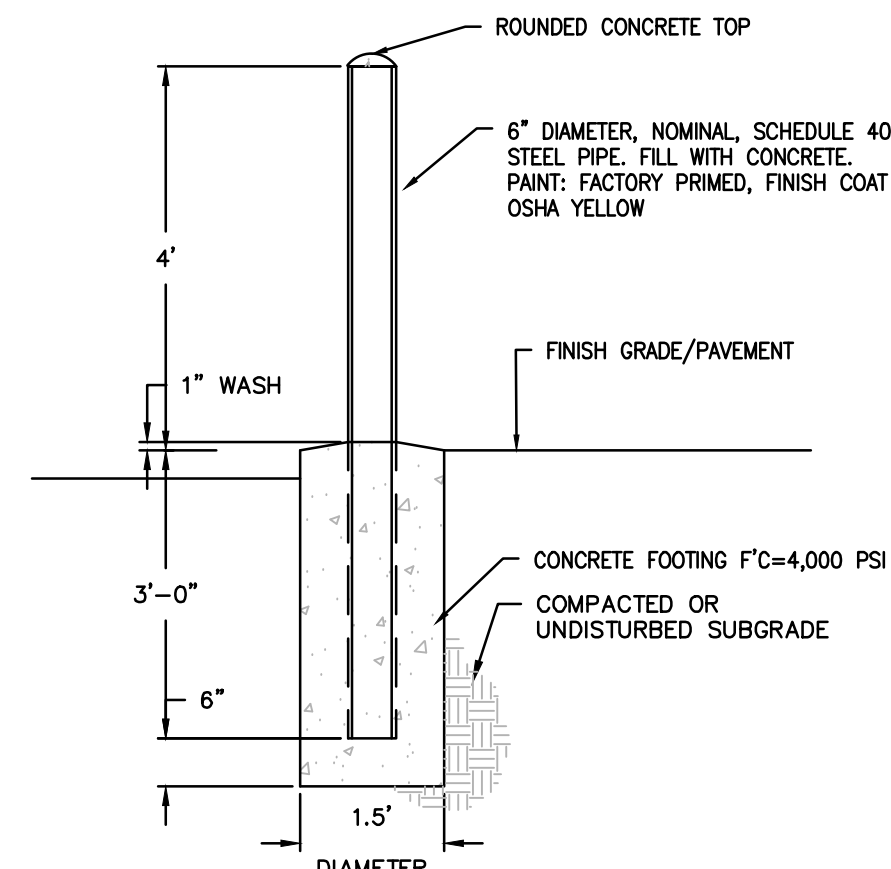
DUMPSTER ENCLOSURE PLAN

N.T.S.



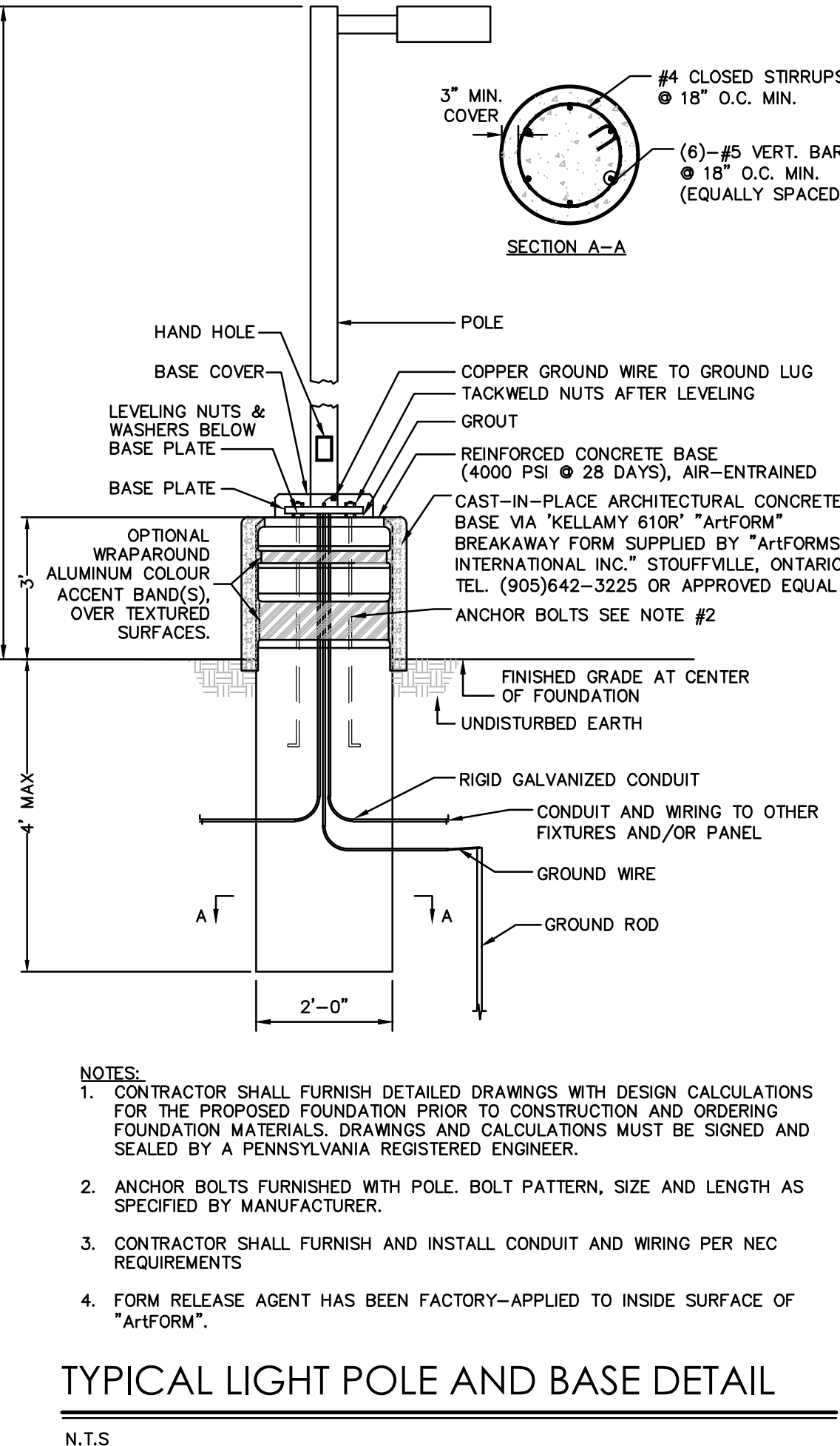
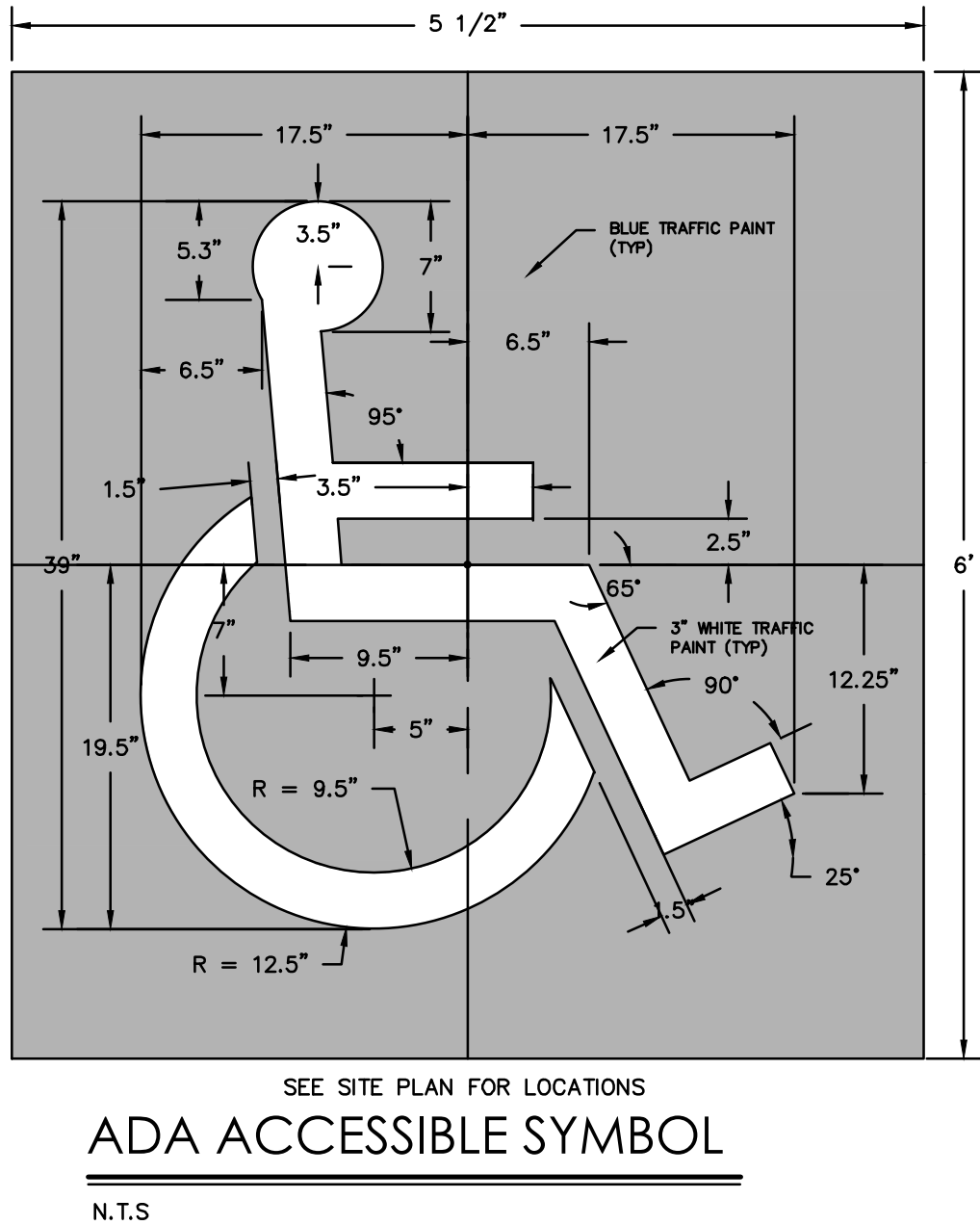
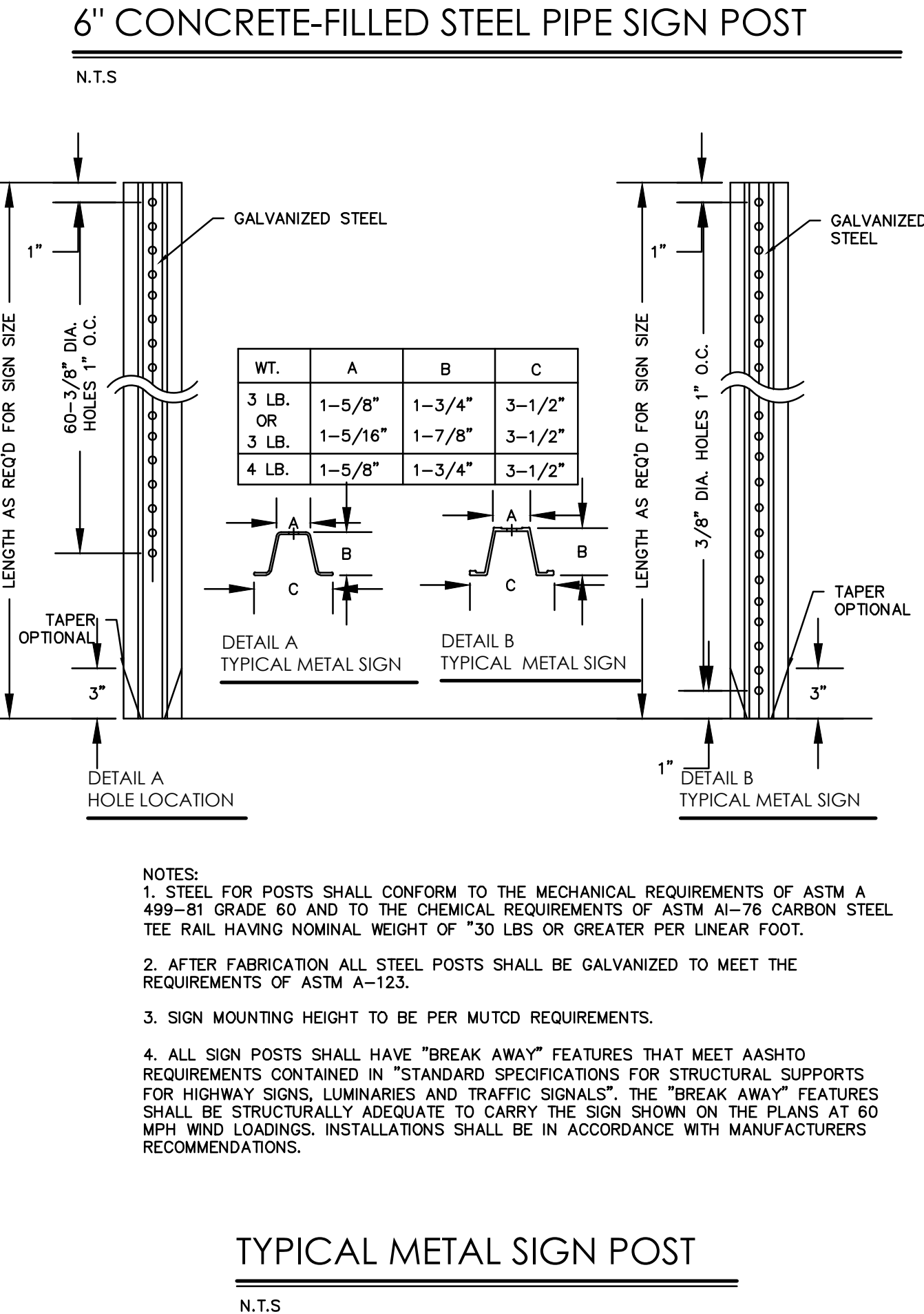
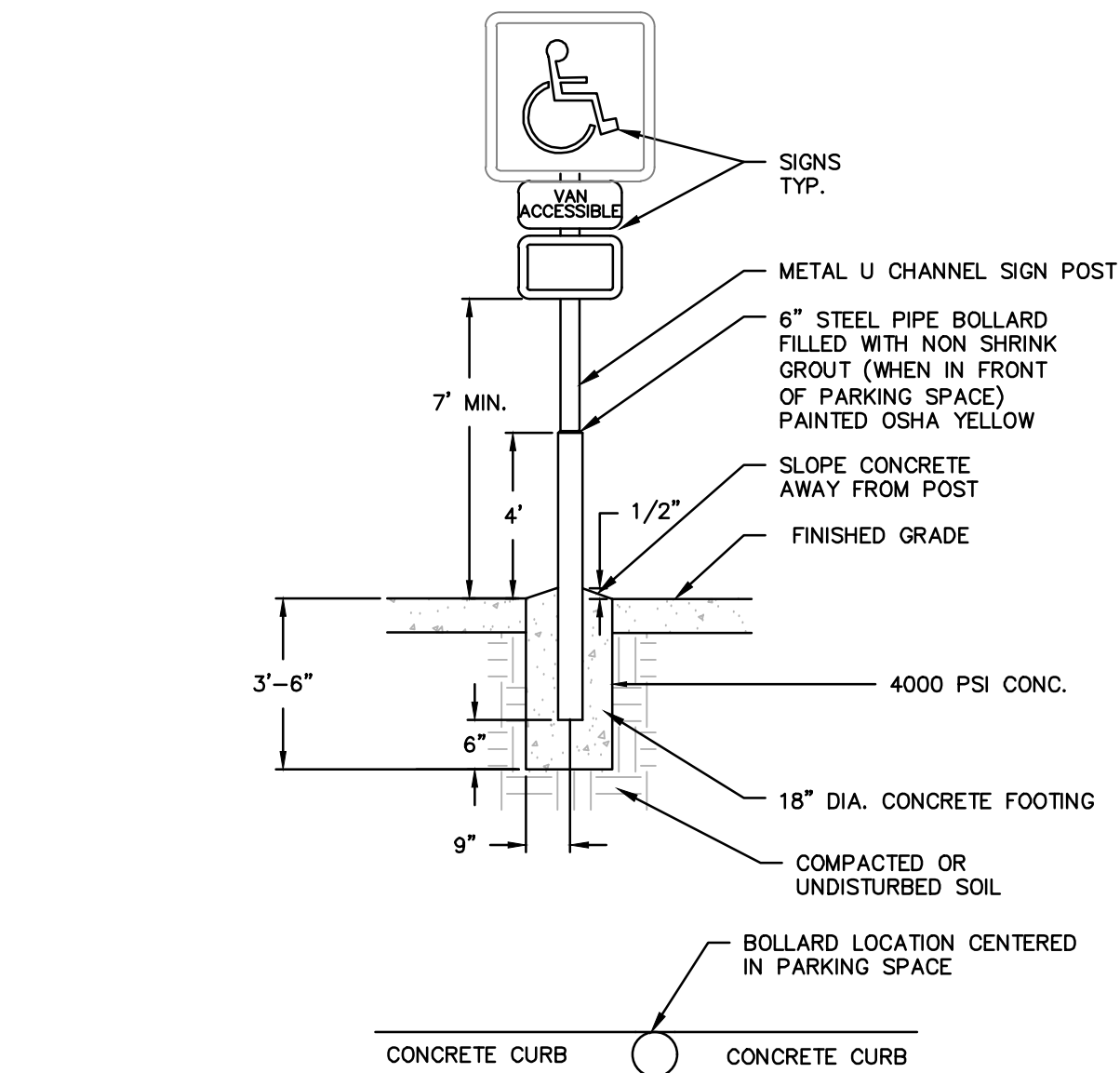
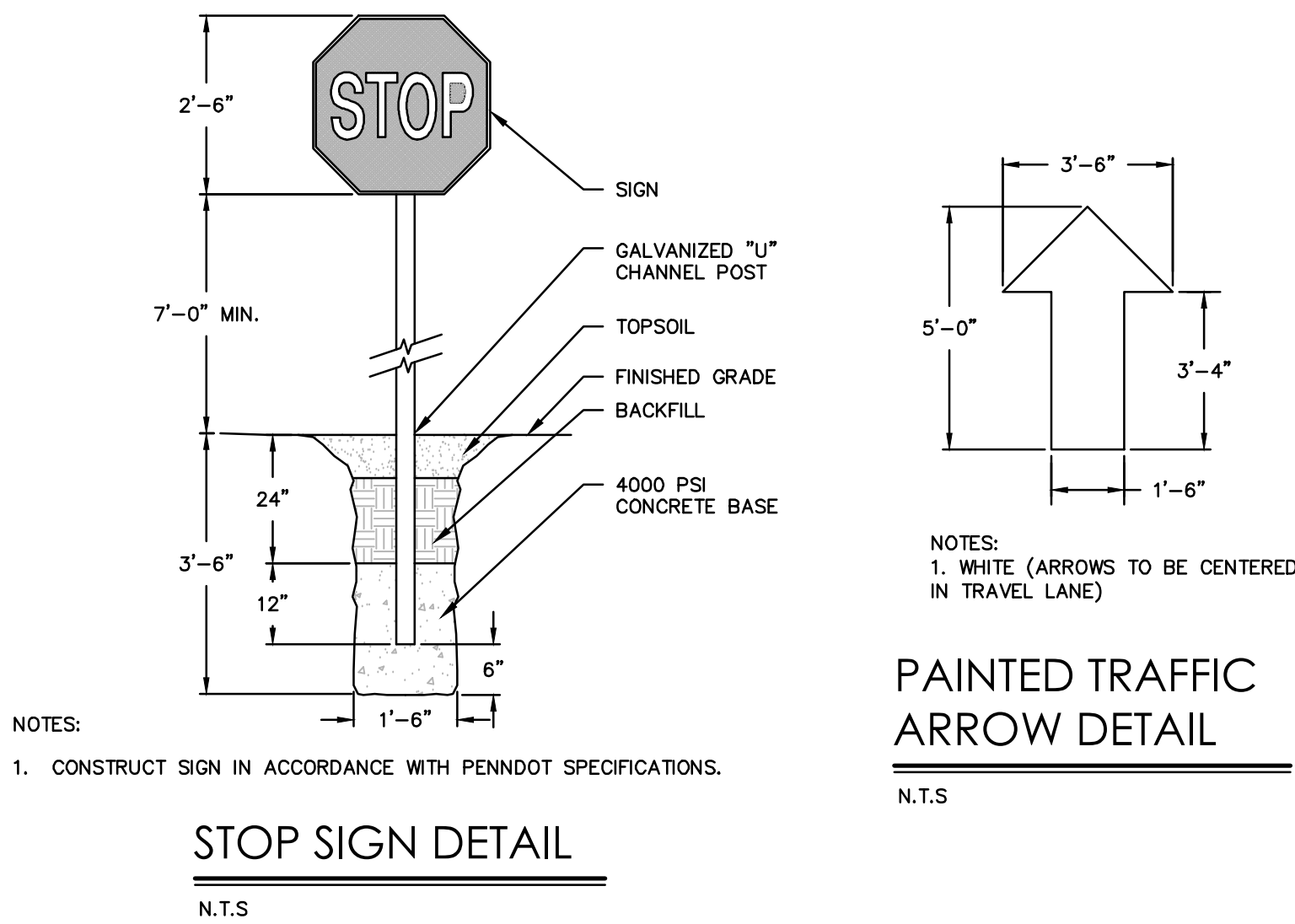
GATE HINGE

N.T.S.

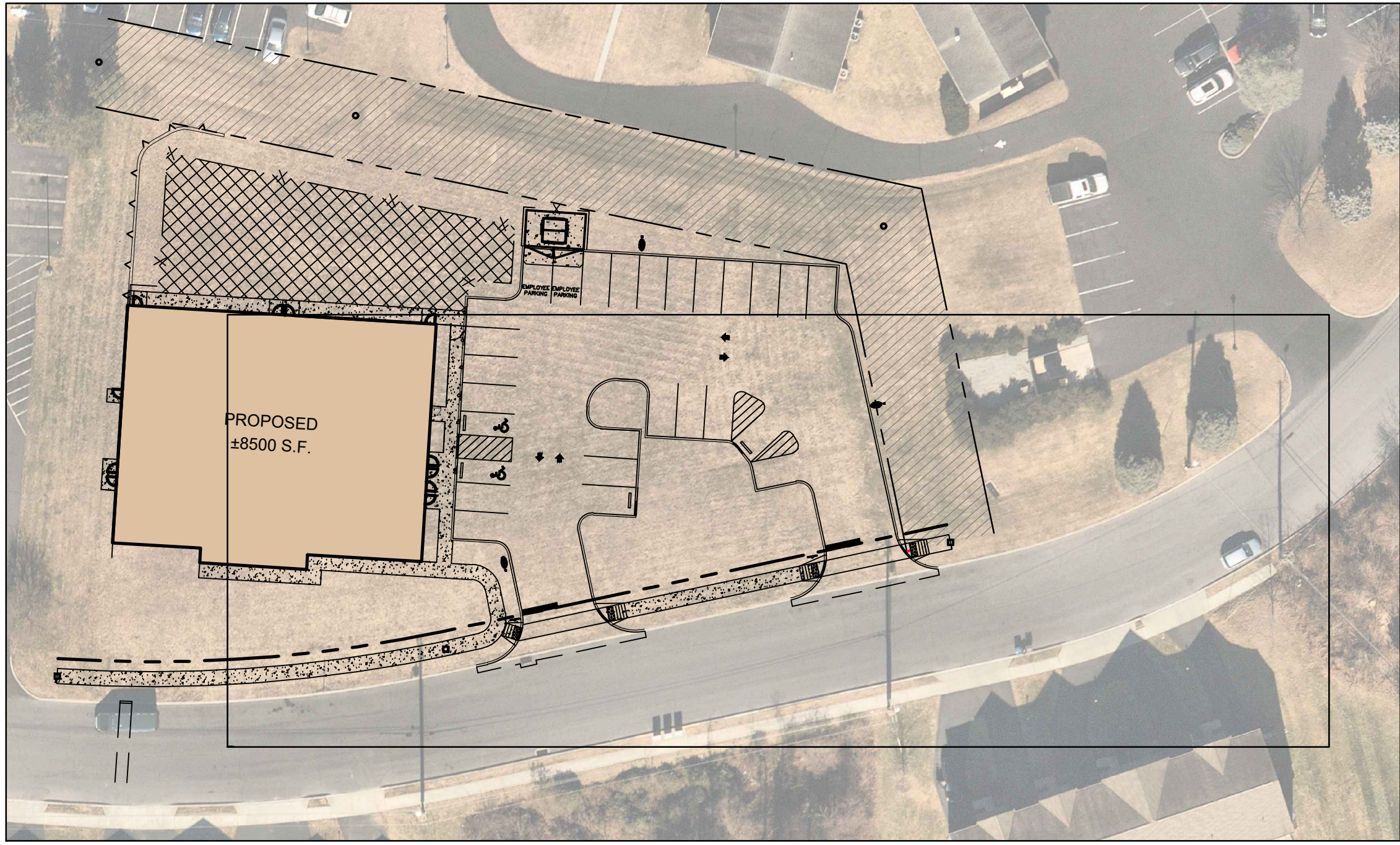
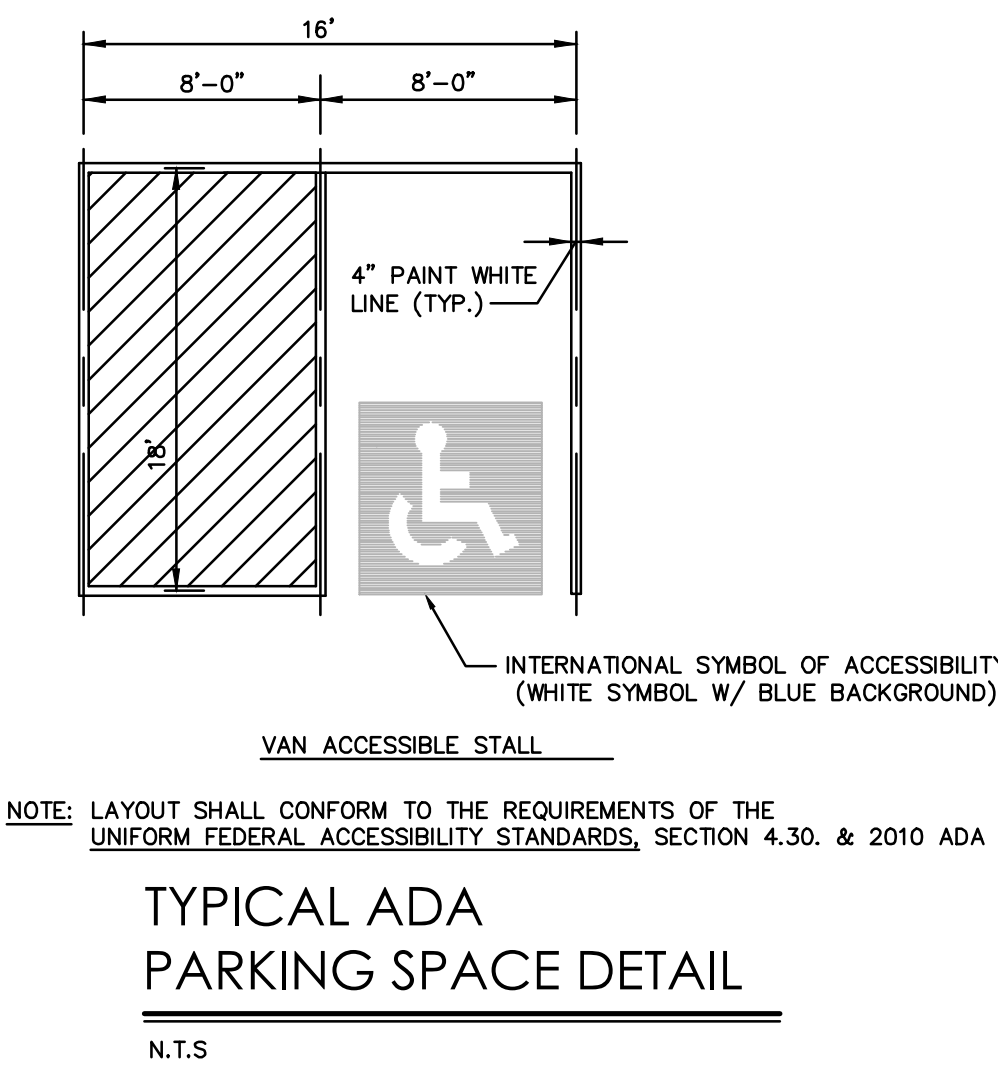
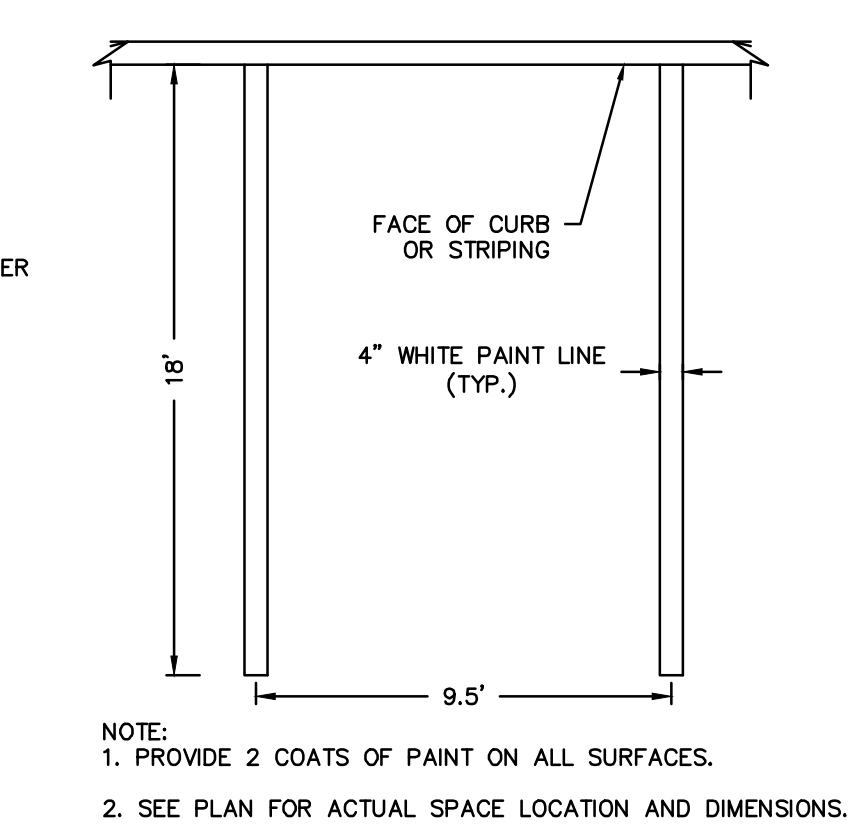
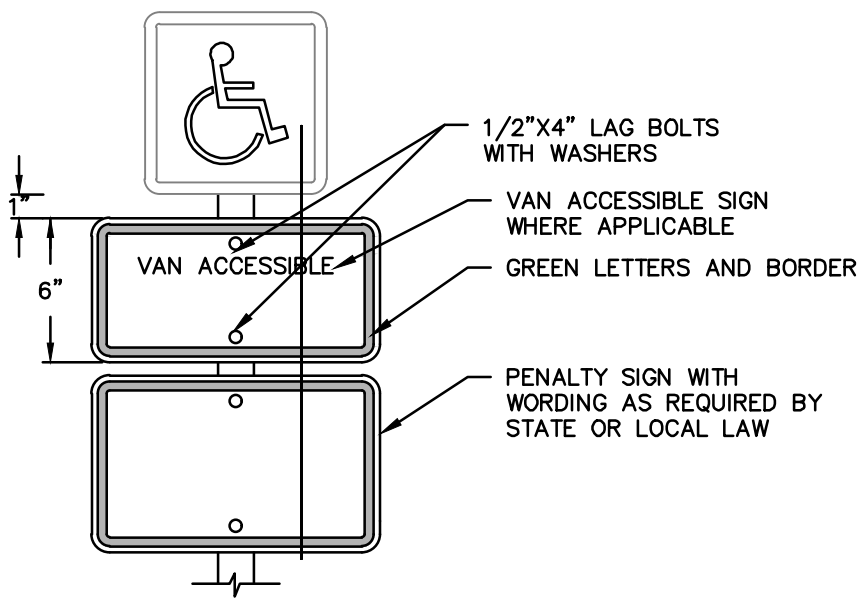


6" CONCRETE FILLED BOLLARD

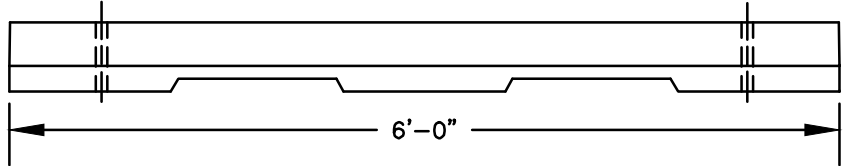
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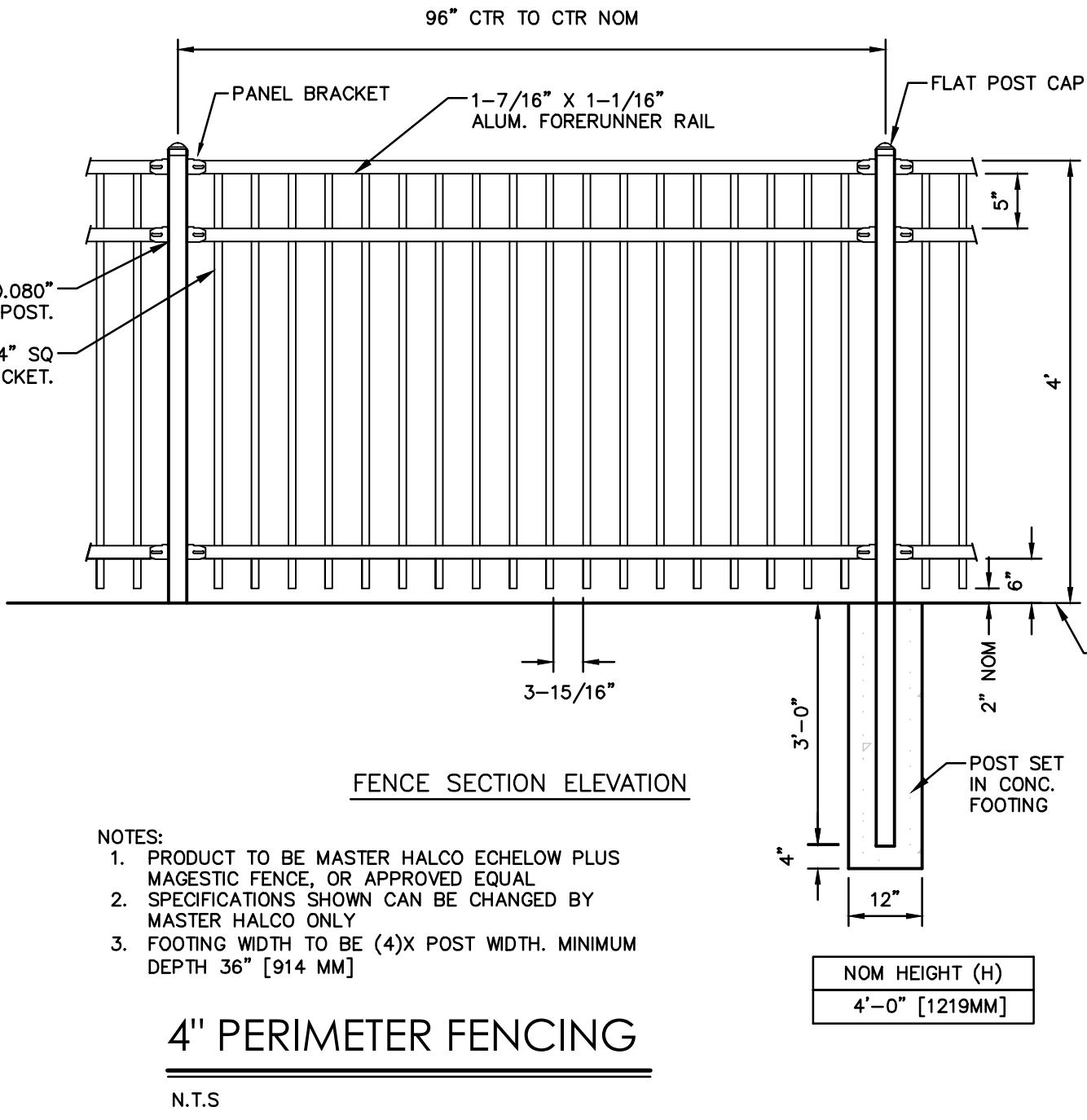
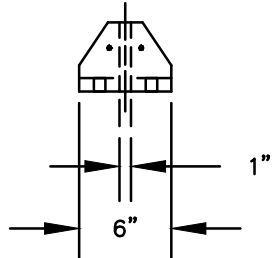
ACCESSIBLE PARKING SIGN
N.T.S.

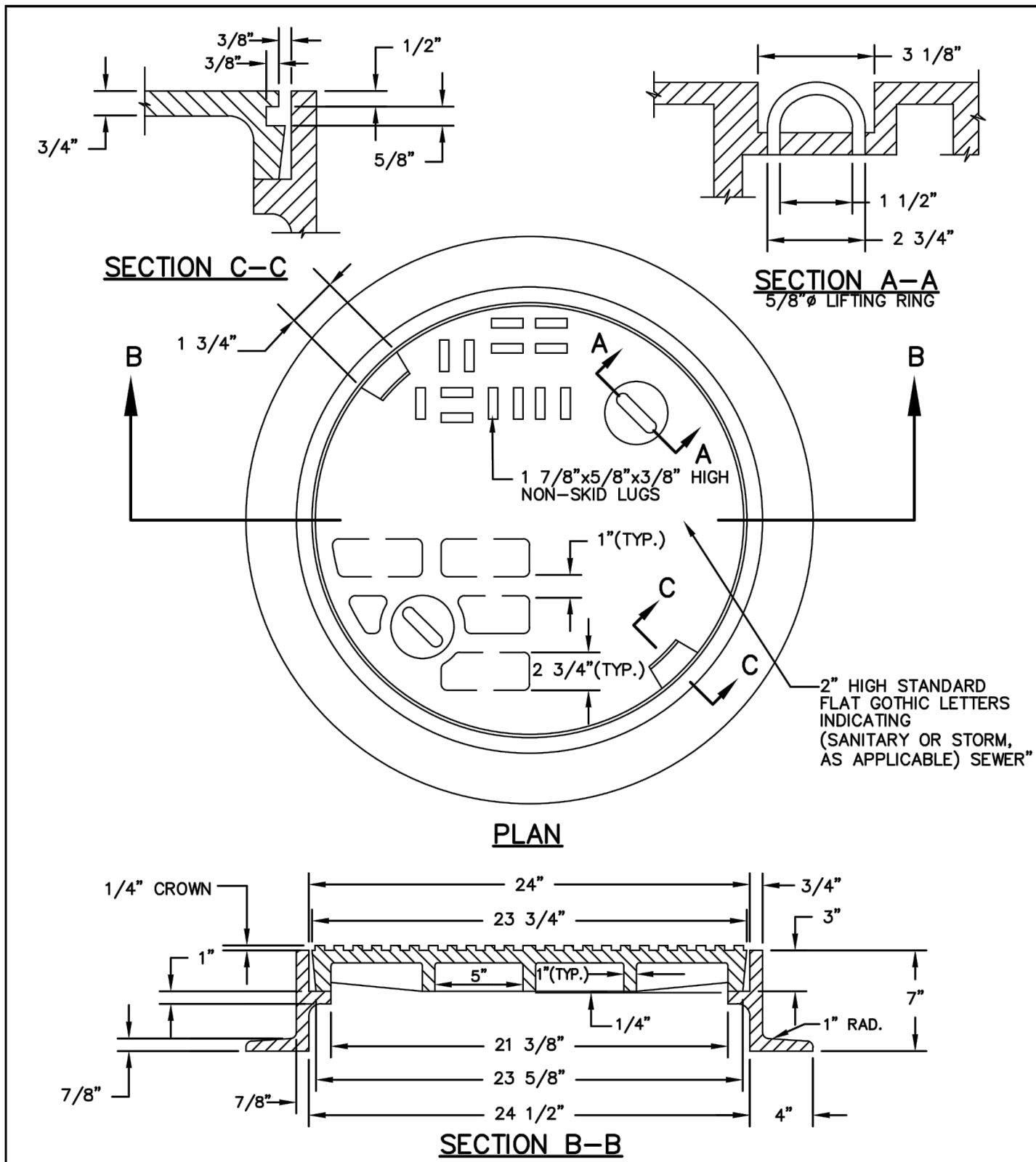



AUTOTURN UPPER ALLEN TOWNSHIP FIRETRUCK
N.T.S.

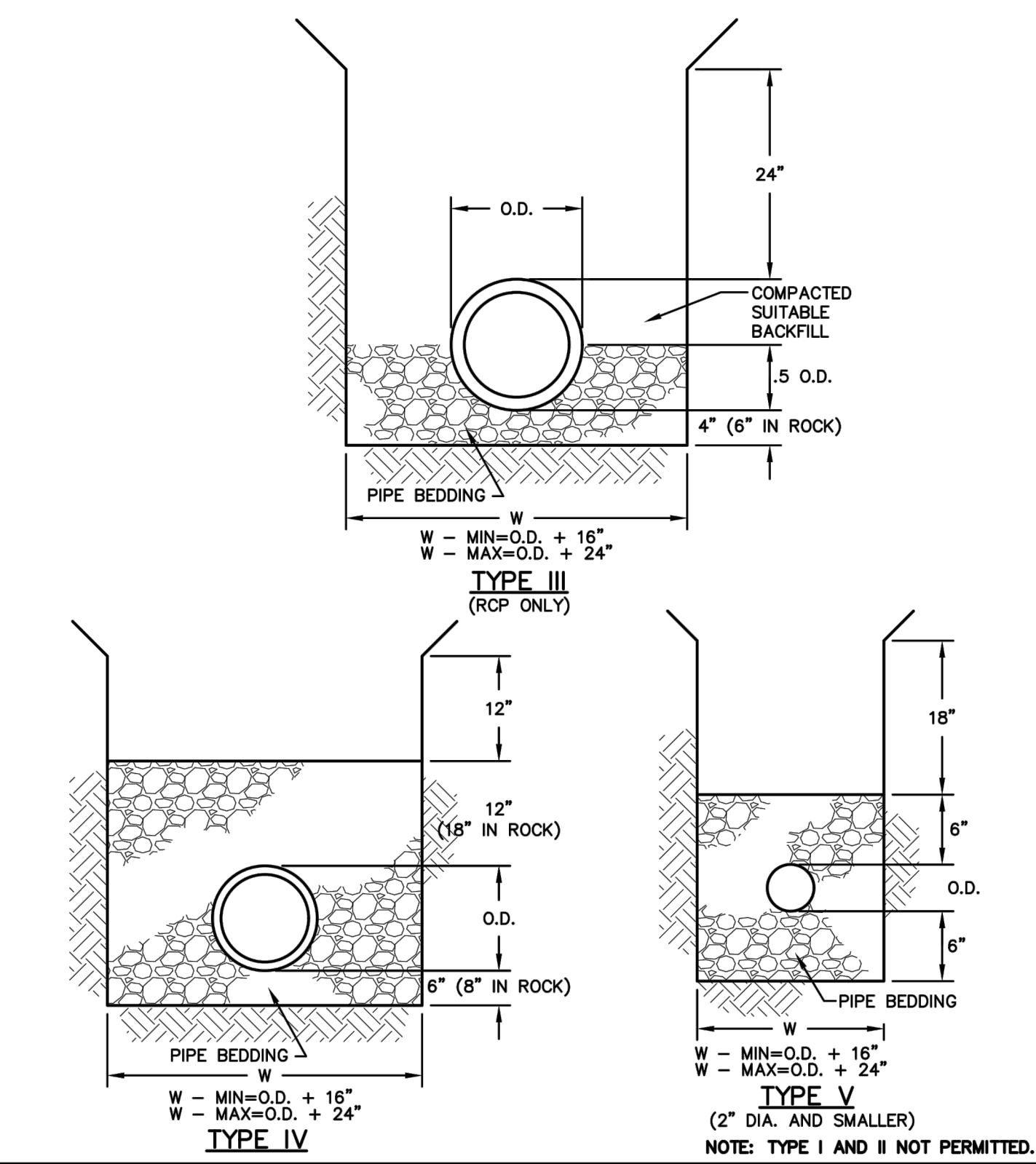



NOTES:
SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR PARKING BLOCK LOCATIONS. [PARKING BLOCKS SHALL BE AS MANUFACTURED BY DURABLE CORPORATION, NORWALK OHIO (OR APPROVED EQUAL) AND SHALL BE COLOR BLUE FEDERAL STANDARD 595B

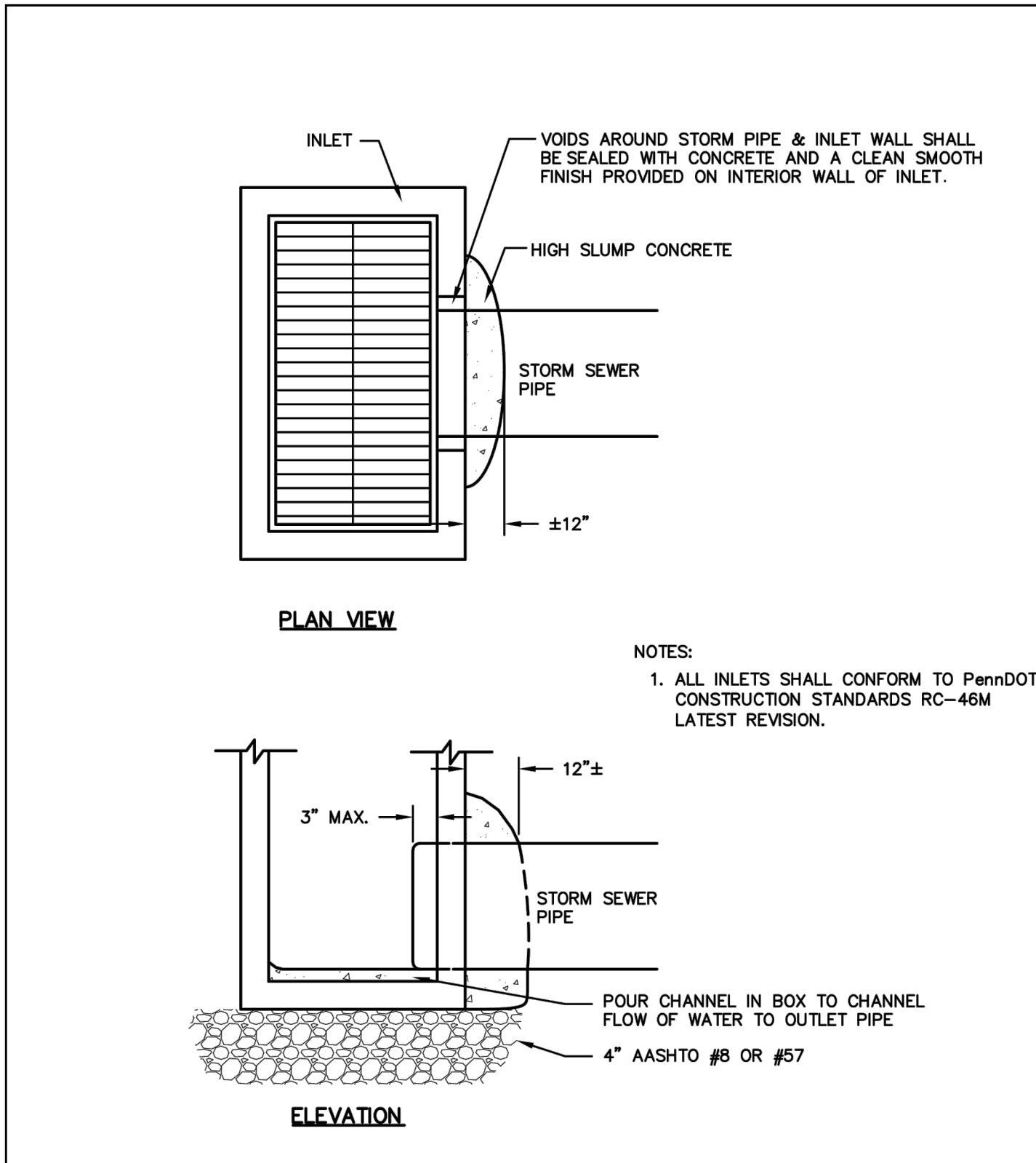


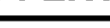


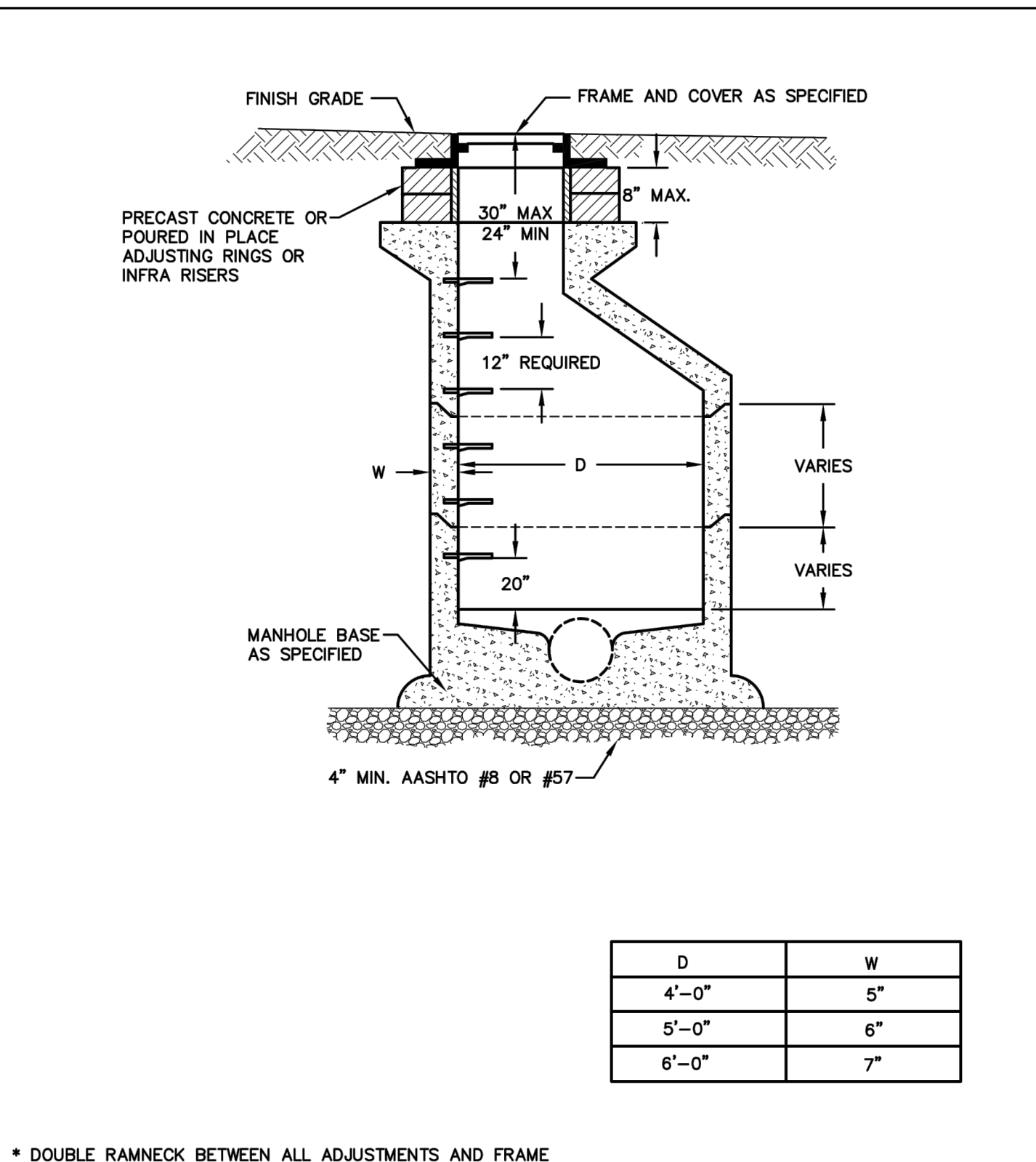
UPPER ALLEN TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS		
 C.S. Davidson, Inc. <i>Excellence in Civil Engineering</i> 38 N. DUKE STREET YORK, PA • PHONE (717) 846-4805 • FAX (717) 846-5811 50 WEST MIDDLE ST. GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0262 315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 481-2891 • FAX (717) 481-8880 WWW.CSDAVIDSON.COM	MANHOLE FRAME AND COVER DETAIL	
	DRAWN BY	CJM
	CHECKED BY	
	SCALE	N.T.S.
	DATE	9/14/16
	DWG. NO.	HT02601-9
UPPER ALLEN TWP. CUMBERLAND COUNTY, PENNSYLVANIA		
	FILE NO. 3566.9.03.00	




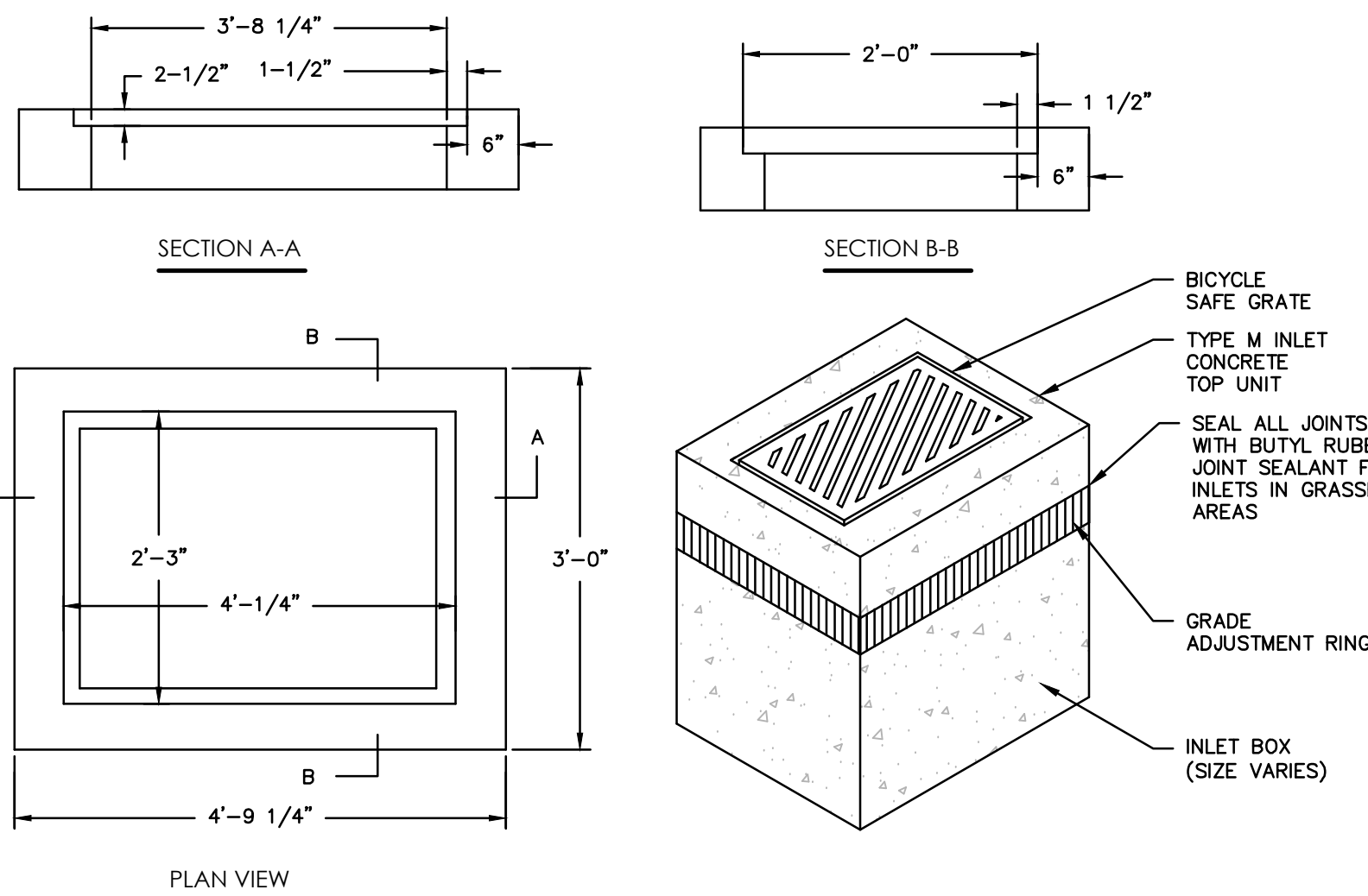
UPPER ALLEN TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS		
 C.S. Davidson, Inc. <i>Excellence in Civil Engineering</i> 38 N. DUKE STREET YORK, PA • PHONE (717) 846-4805 • FAX (717) 846-5811 50 WEST MIDDLE ST. GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0262 315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 481-2891 • FAX (717) 481-8880 WWW.CSDAVIDSON.COM	PIPE BEDDING DETAILS	
	DRAWN BY	CJM
	CHECKED BY	
	SCALE	N.T.S.
	DATE	9/14/16
	DWG. NO.	HT02221-1
UPPER ALLEN TWP., CUMBERLAND COUNTY, PENNSYLVANIA		
	FILE NO. 3566.9.03.00	



UPPER ALLEN TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS	
 C.S. Davidson, Inc. <i>Excellence in Civil Engineering</i> 38 N. DUKE STREET YORK, PA • PHONE (717) 846-4805 • FAX (717) 846-5811 50 WEST MIDDLE ST. GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0262 315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 481-2891 • FAX (717) 481-8880 WWW.CSDAVIDSON.COM	INLET/STORM PIPE INSTALLATION DETAIL
	DRAWN BY C.J.M
	CHECKED BY
	SCALE N.T.S.
	DATE 9/14/16
	DWG. NO. HT02602-1
UPPER ALLEN TWP. CUMBERLAND COUNTY, PENNSYLVANIA	
FILE NO. 3566.9.03.00	

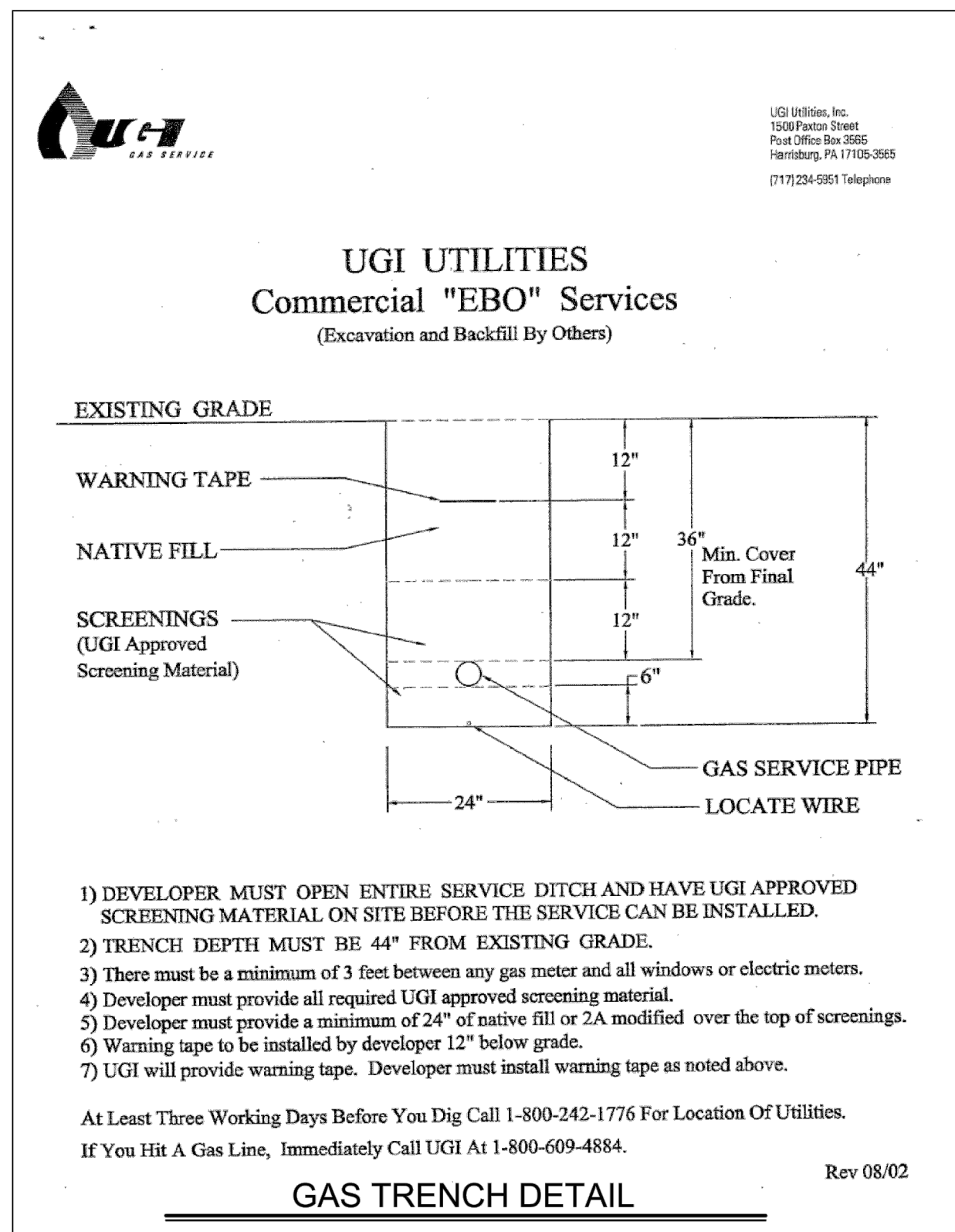


UPPER ALLEN TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS		
<div> C.S. Davidson, Inc.</div> <div><i>Excellence in Civil Engineering</i></div> <div>38 N. DUKE STREET YORK, PA • PHONE (717) 846-4805 • FAX (717)846-5811</div> <div>50 WEST MIDDLE ST. GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0262</div> <div>315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 481-2891 • FAX (717) 481-8880</div> <div>WWW.CSDAVIDSON.COM</div>	<div>STANDARD MANHOLE DETAIL</div>	DRAWN BY CJM
		CHECKED BY
		SCALE N.T.S.
		DATE 9/14/16
		DWG. NO. HT02601-3
	UPPER ALLEN TWP., CUMBERLAND COUNTY, PENNSYLVANIA	FILE NO. 3566.9.03.00

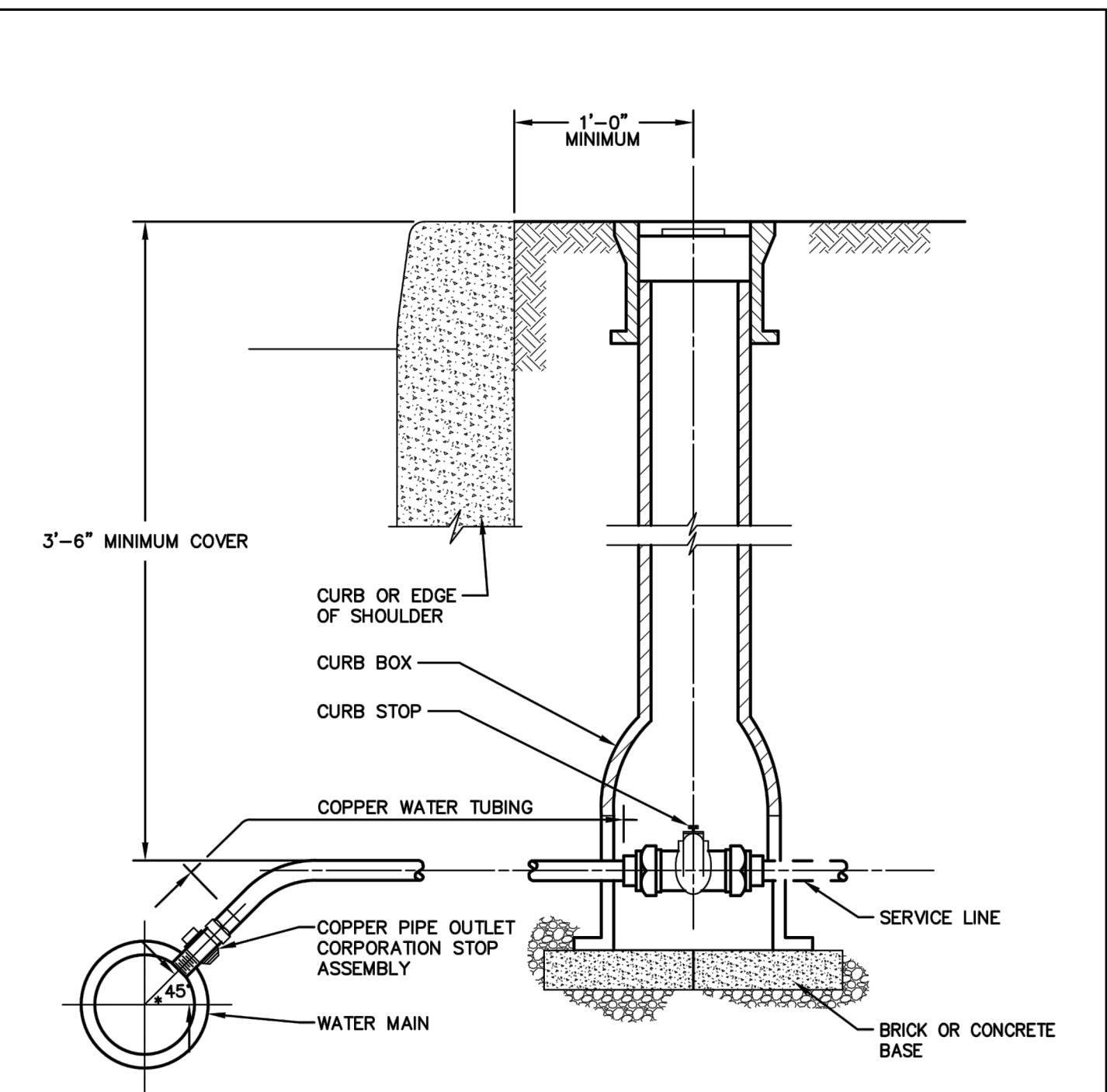



- NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
 - ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.

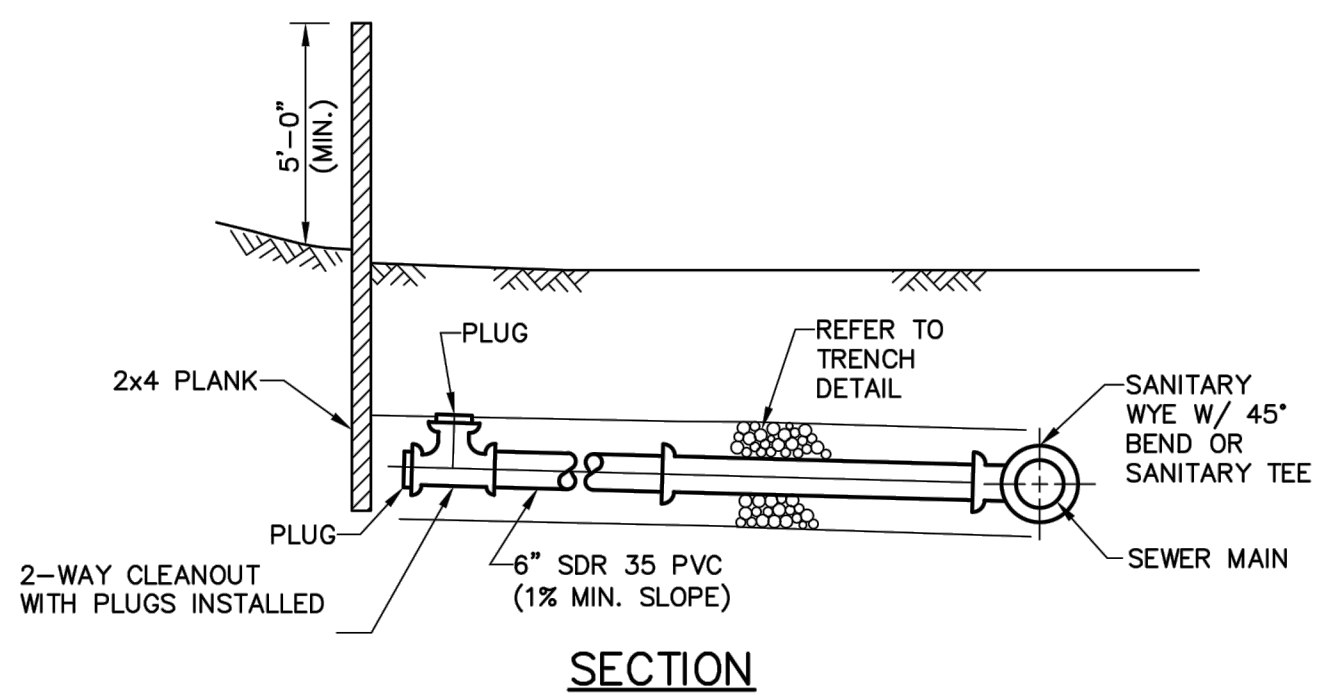
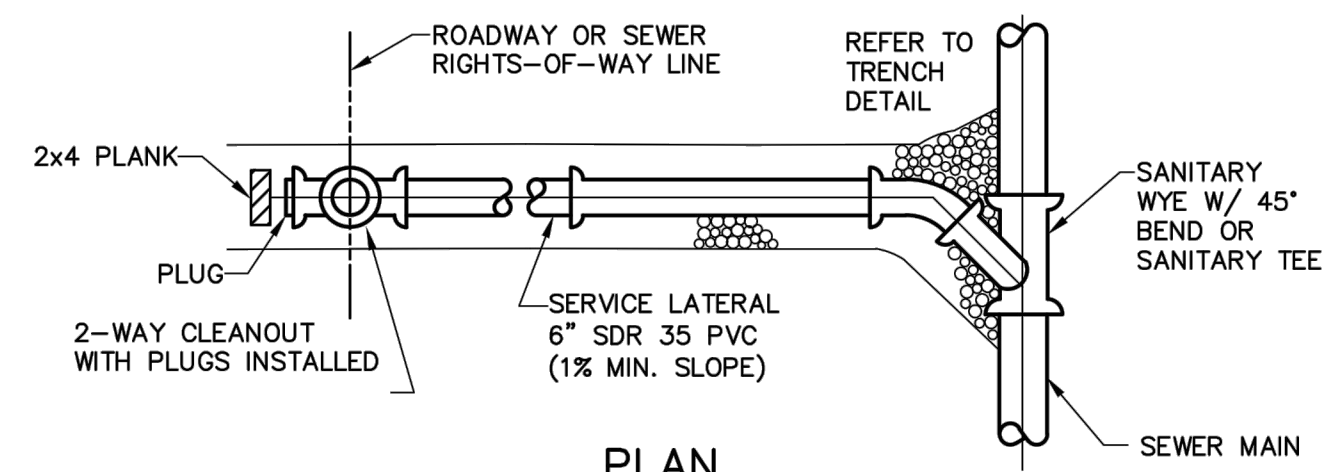
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N.T.S.



GAS TRENCH DETAIL
N.T.S.



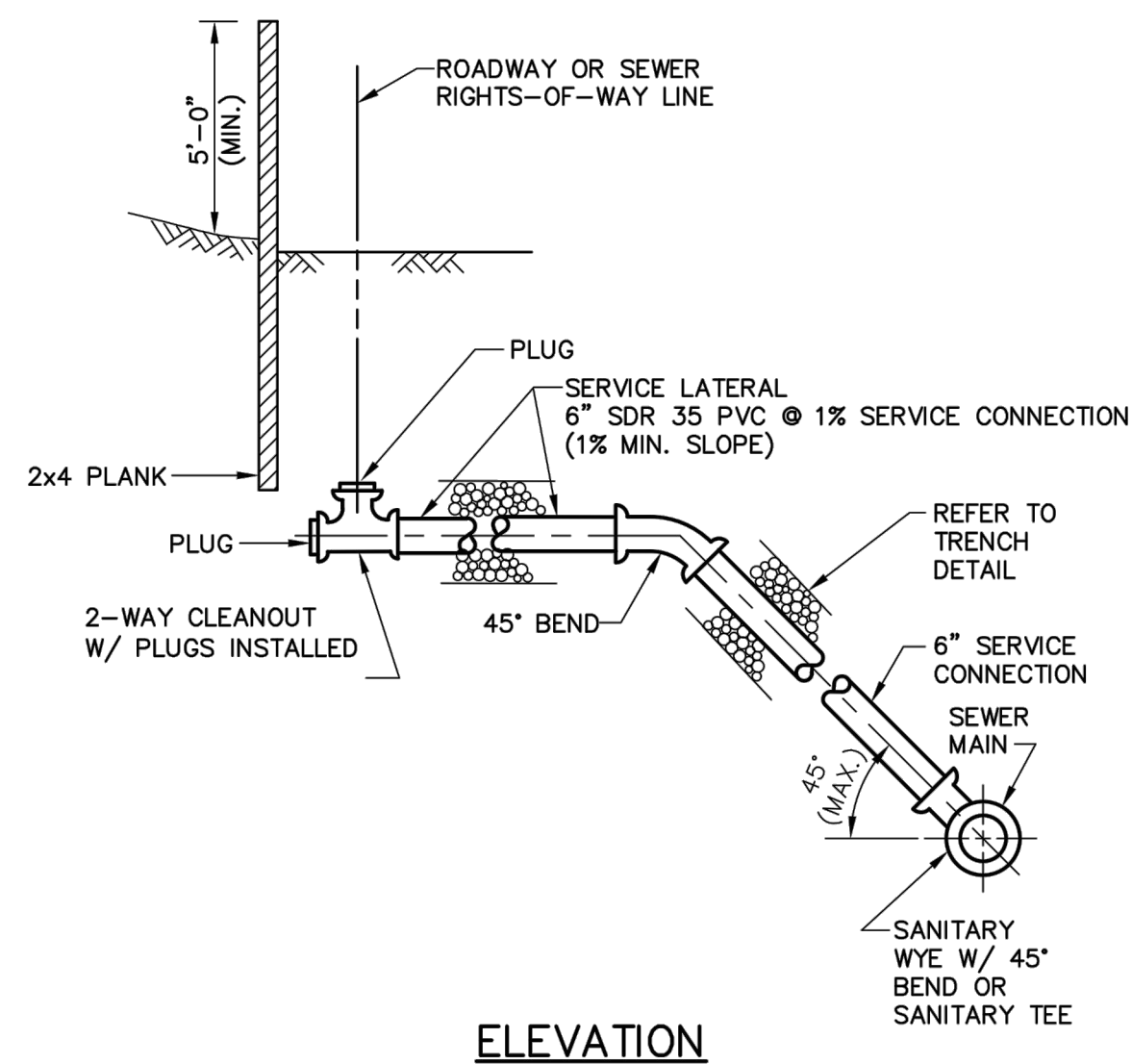
UPPER ALLEN TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS		
<div></div> <div>C.S.Davidson, Inc.</div> <div><i>Excellence in Civil Engineering</i></div> <div>38 N. DUKE STREET YORK, PA • PHONE (717) 846-4805 • FAX (717) 846-5811</div> <div>50 WEST MIDDLE ST. GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0262</div> <div>315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 481-2891 • FAX (717) 481-8880</div> <div>WWW.CSDAVIDSON.COM</div>	<div>WATER SERVICE INSTALLATION</div> <div>UPPER ALLEN TWP. CUMBERLAND COUNTY, PENNSYLVANIA</div>	<div>DRAWN BY CJM</div> <div>CHECKED BY</div> <div>SCALE N.T.S.</div> <div>DATE 9/14/16</div> <div>DWG. NO. HT02602-1</div> <div>FILE NO. 3566.9.03.00</div>



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 SERVICE.
3. 2-WAY CLEANOUT TO BE LOCATED ON TOWNSHIP R/W LINE AND LOCATION TO BE SITE SPECIFIC WITH RESPECT TO CURB LINE.
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 SURFACE. FIRE ALARMS OR PAYMENT SUBGRADE.
6. 2-WAY CLEANOUTS MAY ALSO BE USED FOR TESTING AND OBSERVATION.

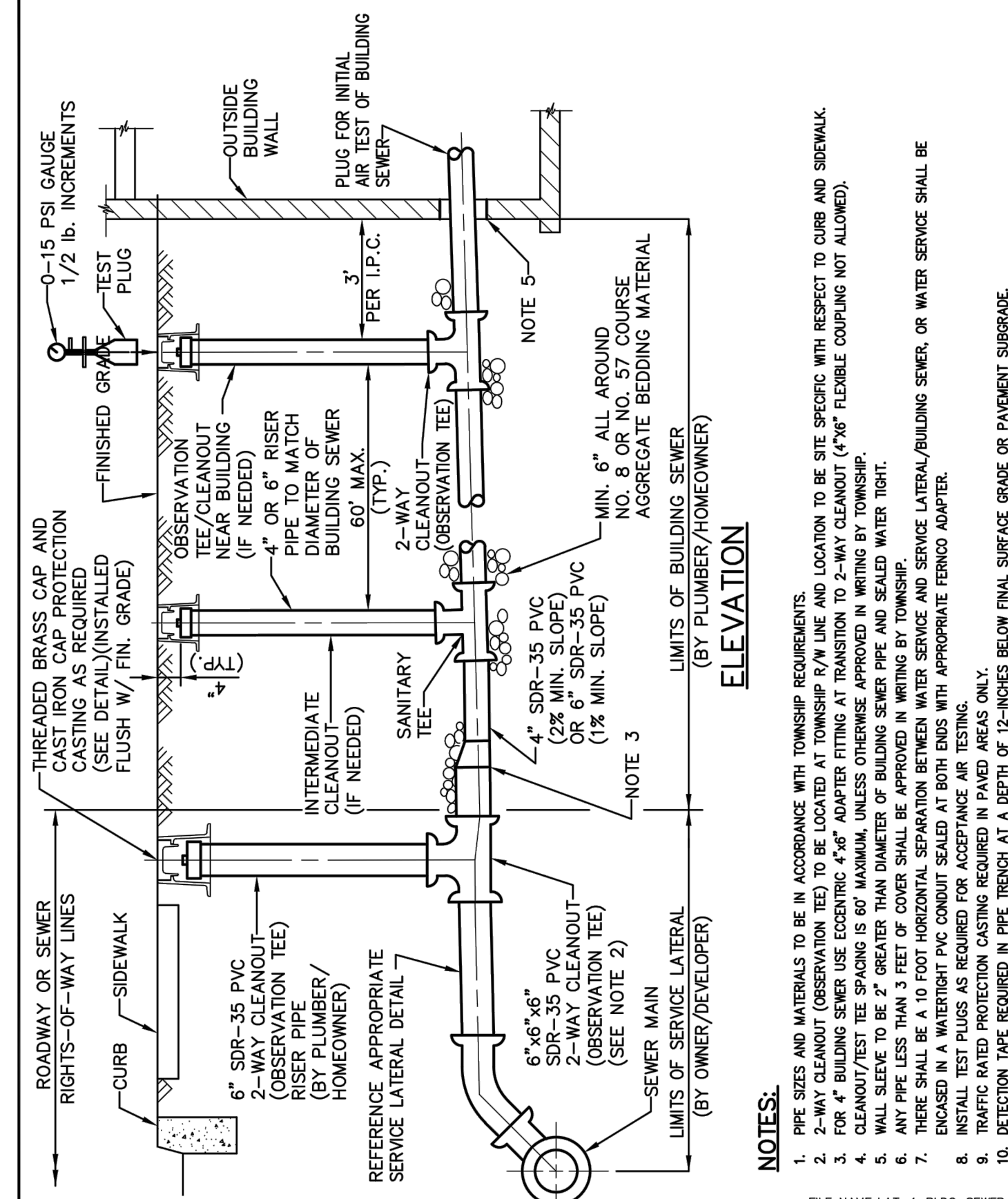
STANDARD DETAILS SERVICE LATERAL – SHALLOW SEWER UPPER ALLEN TOWNSHIP	DATE	REVISIONS
	3/08	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG./NOTE REVISIONS
	SCALE NO SCALE	DWG. NO. LAT-1



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. 1-WAY CLEANOUTS TO BE LOCATED ON TOWNSHIP R/W 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 OF DRIVE OR PAVEMENT SUBGRADE.
6. 2-WAY CLEANOUTS MAY ALSO BE USED FOR TESTING AND OBSERVATION.

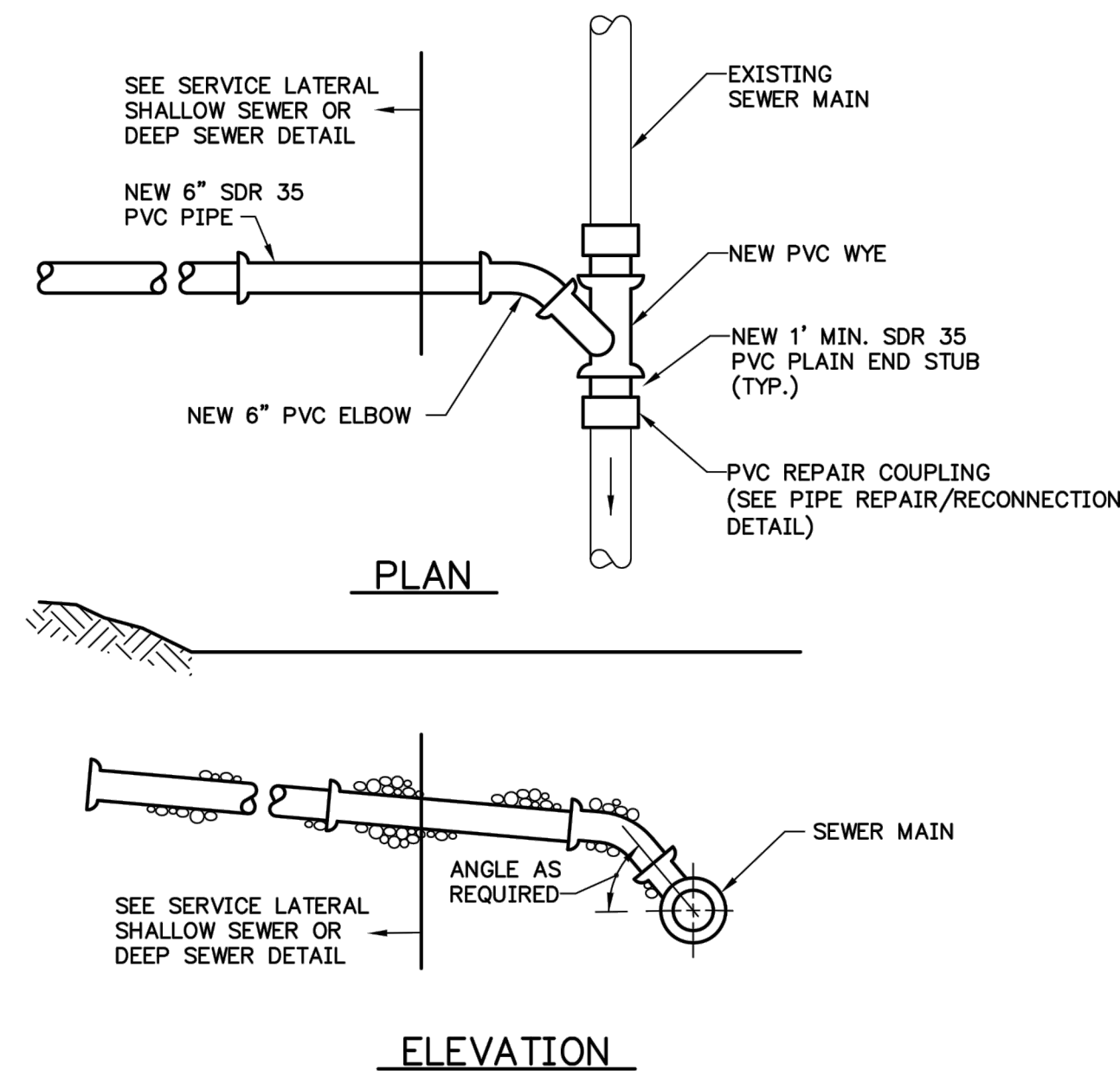
<p>STANDARD DETAILS</p> <p>SERVICE LATERAL – DEEP SEWER</p> <p>UPPER ALLEN TOWNSHIP</p>	DATE		REVISIONS
	3/08		DWG. CREATED
	12/13		DWG. UPDATED
	1/17		DWG./NOTE. REVISIONS
SCALE		DWG. NO.	
NO SCALE		LAT-2	



NOTES:

1. PIPE SIZES AND MATERIALS TO BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
2. 2-WAY CLEANOUT (OBSERVATION TIE) TO BE LOCATED AT TOWNSHIP R/W LINE AND LOCATION TO BE SITE SPECIFIC WITH RESPECT TO CURB AND SIDEWALK.
3. CLEANOUT SHALL BE 12" DIA. WITH 12" DIA. 10' LONG, 12" DIA. FLEXIBLE COUPLING NOT ALLOWED.
4. CLEANOUT/TEST TIE SPACING SHALL BE 60' MAXIMUM, UNLESS OTHERWISE APPROVED IN WRITING BY TOWNSHIP ENGINEER.
5. WALL SLOPE TO BE 2" GREATER THAN DIAMETER OF BUILDING SEWER PIPE AND SEALED WATER TIGHT.
6. ANY PIPE LESS THAN 3 FEET OF COVER SHALL BE APPROVED IN WRITING BY TOWNSHIP ENGINEER.
7. ALL EXISTING AND NEW LATERALS/SEWERS SHALL BE 12" DIA. MINIMUM, UNLESS OTHERWISE APPROVED IN WRITING BY TOWNSHIP ENGINEER.
8. ALL EXISTING AND NEW LATERAL/BUILDING SEWER, OR WATER SERVICE SHALL BE ENCASED IN A WATERPROOF PIPEROUND SEALED AT BOTH ENDS WITH APPROPRIATE PERMO ADAPTER.
9. INSTALL TEST PLUGS AS REQUIRED FOR ACCEPTANCE AREA TESTING.
10. ALL EXISTING AND NEW LATERALS/SEWERS SHALL BE 12" DIA. MINIMUM, UNLESS OTHERWISE APPROVED IN WRITING BY TOWNSHIP ENGINEER.
11. DETENTION TANK REQUIRED IN PIPE PERIODICAL AT DEPTH OF 12" MINIMUM ABOVE FINAL SURFACE GRADE OR PAVEMENT SUBGRADE.

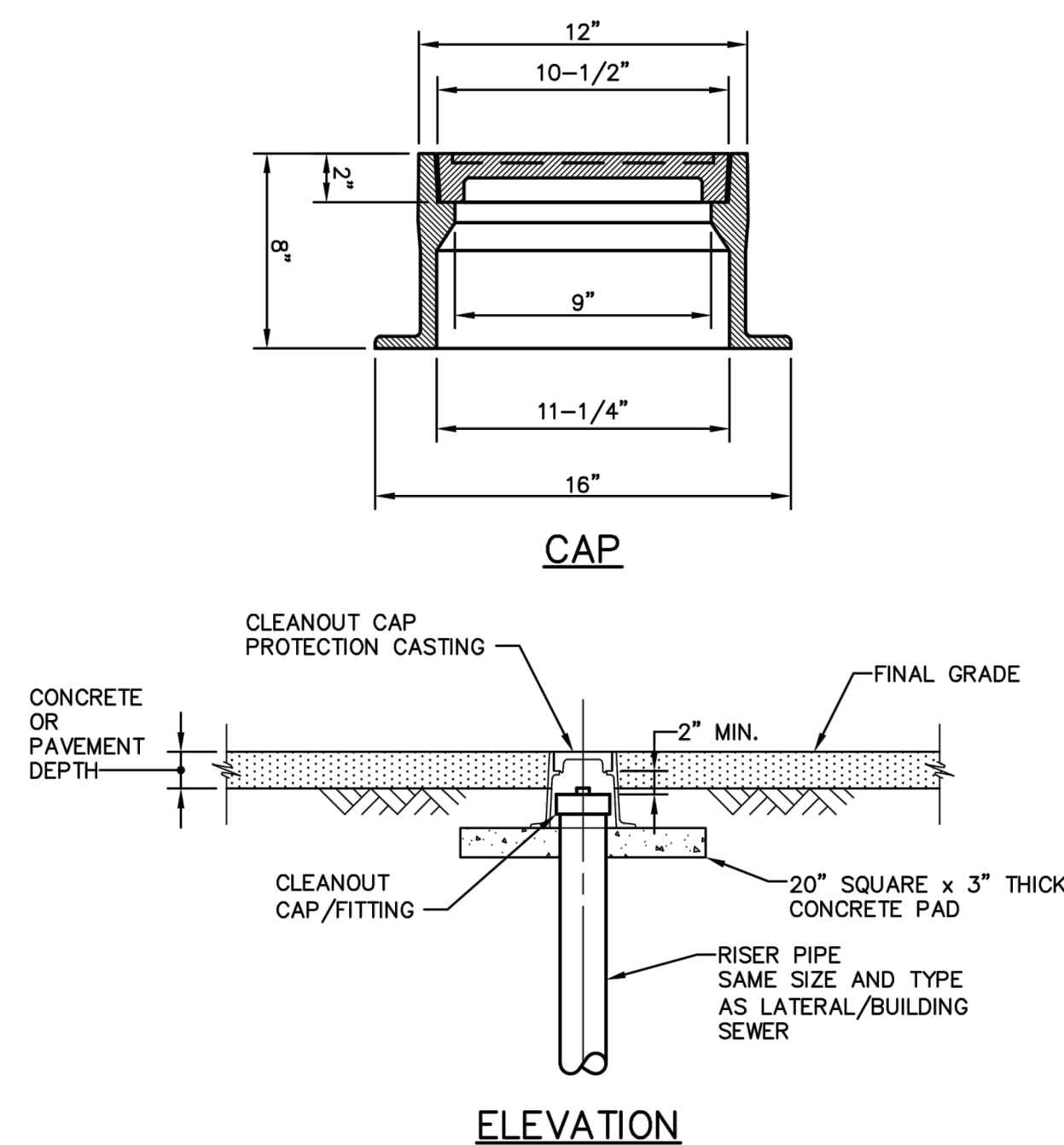
<p>STANDARD DETAILS</p> <p>BUILDING SEWER DETAIL</p> <p>UPPER ALLEN TOWNSHIP</p>	DATE	REVISIONS
	3/08	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	NOTE REVISIONS
	SCALE NO SCALE	DWG. NO. LAT-4



NOTES:

1. EXISTING MAIN SEWER TO BE SAW CUT.
2. IN CERTAIN CIRCUMSTANCES USE OF A TAPPING SADDLE MAY BE PERMITTED OR REQUIRED, INCLUDING CONNECTIONS TO LARGER DIAMETER INTERCEPTORS SEWERS, WITH TOWNSHIP APPROVAL (SEE DETAIL).

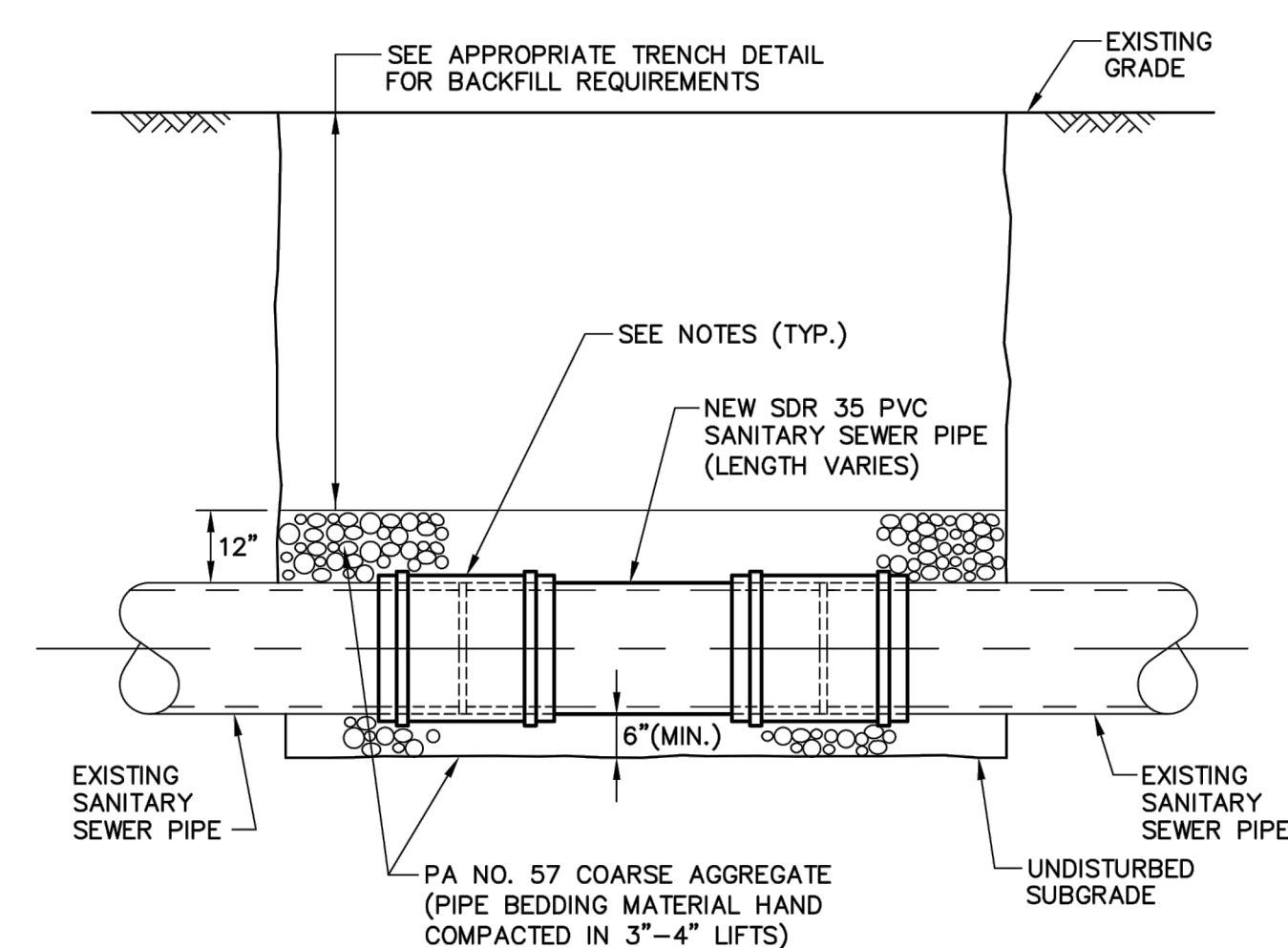
<p style="text-align: center;">STANDARD DETAILS</p> <p style="text-align: center;">SERVICE LATERAL CONNECTION TO EXISTING SEWER MAIN</p> <p style="text-align: center;">UPPER ALLEN TOWNSHIP</p>	DATE	REVISIONS	
	3/08	DWG. CREATED	
	SCALE NO SCALE	DWG. NO. LAT-5	



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.)

<p>STANDARD DETAILS</p> <p>CAP PROTECTION CASTING FOR</p> <p>CLEANOUT COVER IN VEHICULAR TRAFFIC AREAS</p> <p>UPPER ALLEN TOWNSHIP</p>		FILE NAME: LAT-8-CO-CAP DWG	
		DATE	REVISIONS
		3/08	DWG. CREATED
		1/17	NOTE/TITLE REVISIONS
		SCALE	DWG. NO.
		NO SCALE	LAT-8



NOTES:

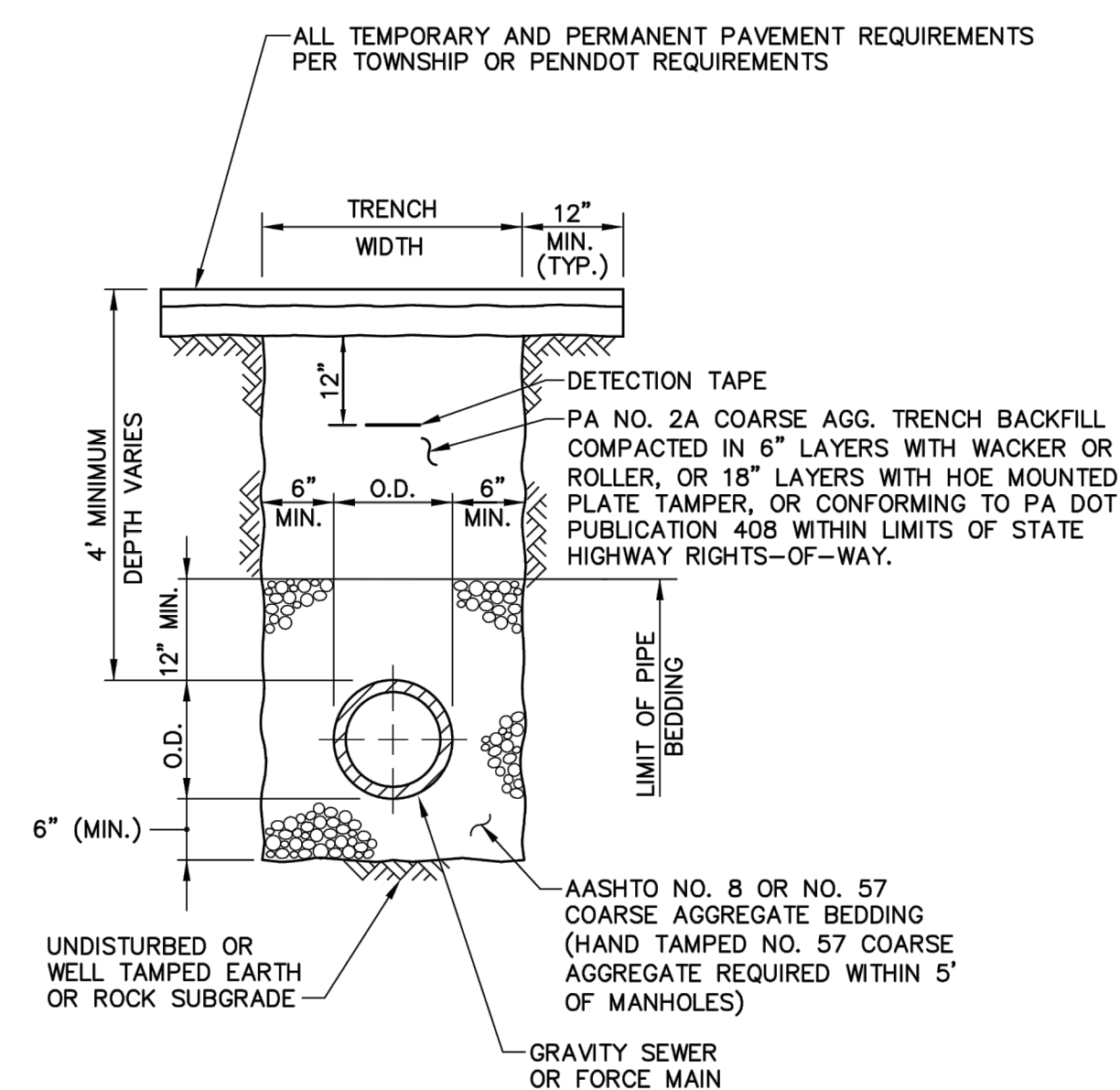
1. SLEEVES, ADAPTERS AND COUPLINGS.
 - A. PVC TO PVC CONNECTION USE; GASKETED PVC REPAIR SLEEVE.
 - B. PVC TO TCP/VCP CONNECTION; USE FERNCO STAINLESS STEEL ANTI-SHEAR COLLAR COUPLING OR APPROVED EQUIVALENT.
 - C. PVC TO DIP/CIP CONNECTION; USE MECHANICAL JOINT COUPLING.
 - D. PVC/DIP TO APC CONNECTION; 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. RECOGNITIONS TO BE AIR TESTED IN ACCORDANCE WITH SPECIFICATIONS OR AS DIRECTED BY TOWNSHIP.

STANDARD DETAILS

PIPE REPAIR/RECONNECTION DETAIL

DATE	REVISIONS
3/08	DWG. CREATED
12/09	GENERAL REVISIONS
12/13	DWG. UPDATED
1/17	NOTE REVISIONS
<div style="display: flex; justify-content: space-between;"> SCALE NO SCALE DWG. NO. SEW-2 </div>	

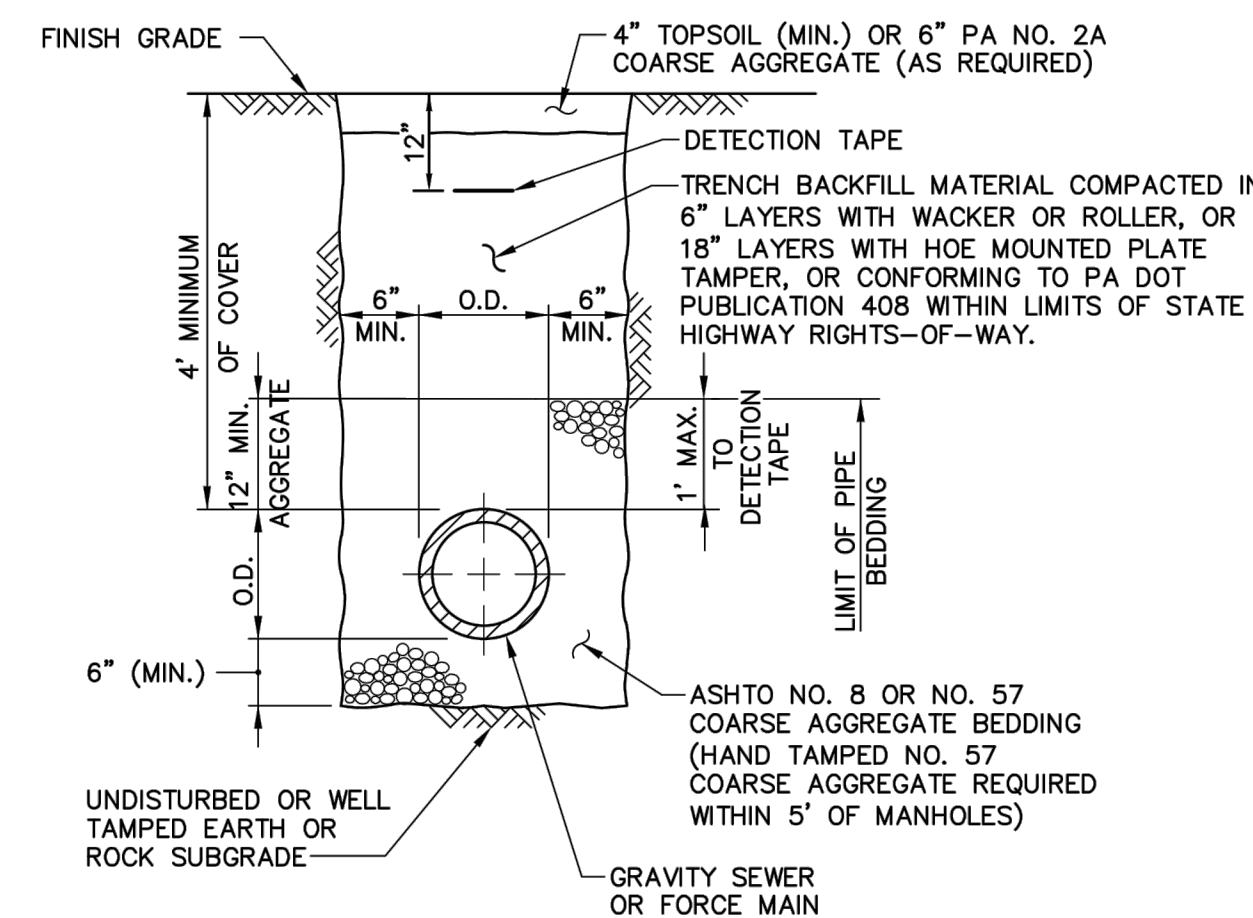
UPPER ALLEN TOWNSHIP



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.

<p>STANDARD DETAILS</p> <p>TRENCH BACKFILL DETAIL</p> <p>IN PAVED AREAS</p> <p>UPPER ALLEN TOWNSHIP</p>		FILE NAME: TRENCH-1-PAVED.	
		DATE	REVISIONS
		3/08	DWG. CREATED
		12/13	DWG. UPDATED
		1/17	NOTE REVISIONS
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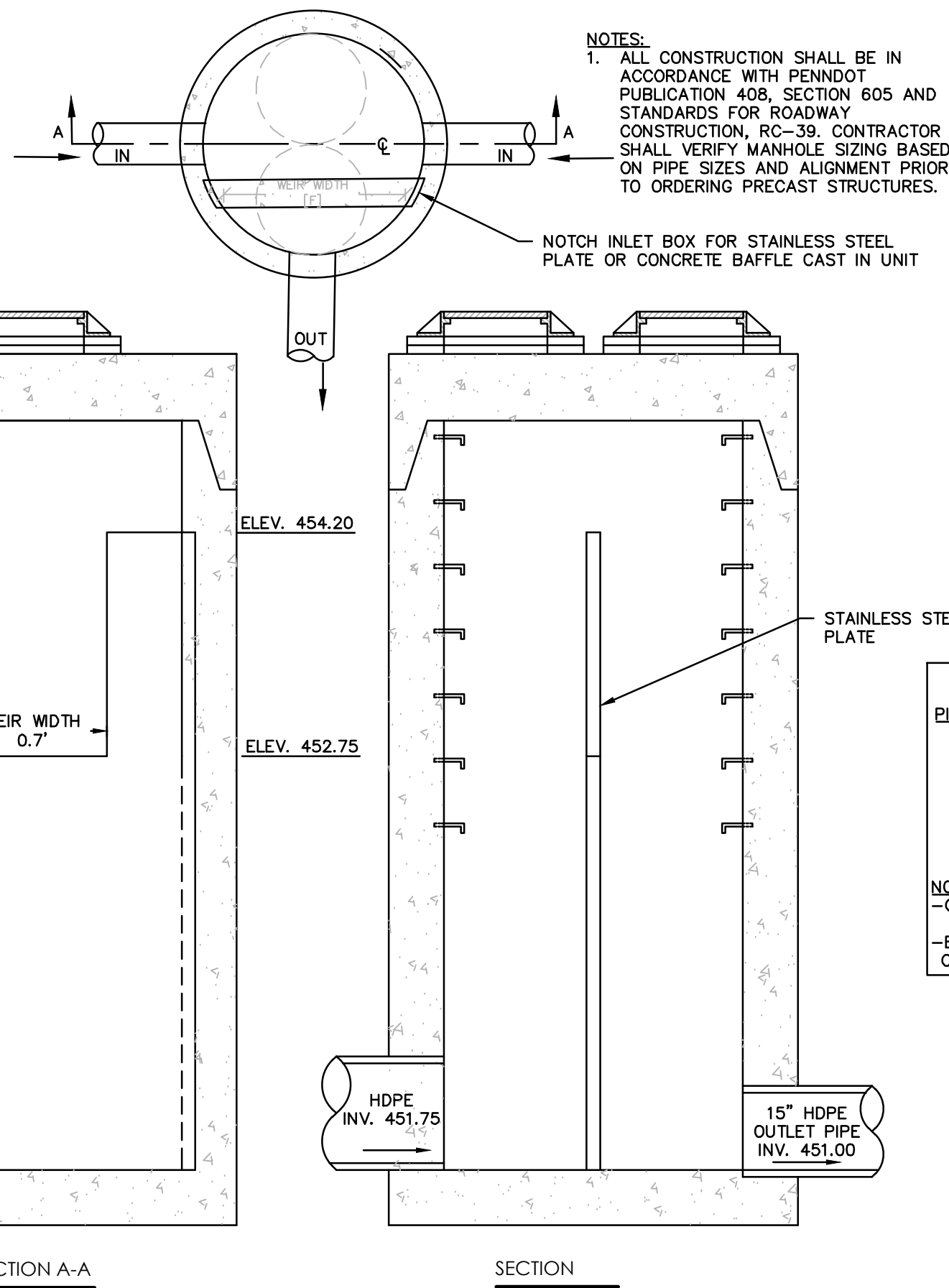


BACKFILLING REQUIREMENTS:

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.

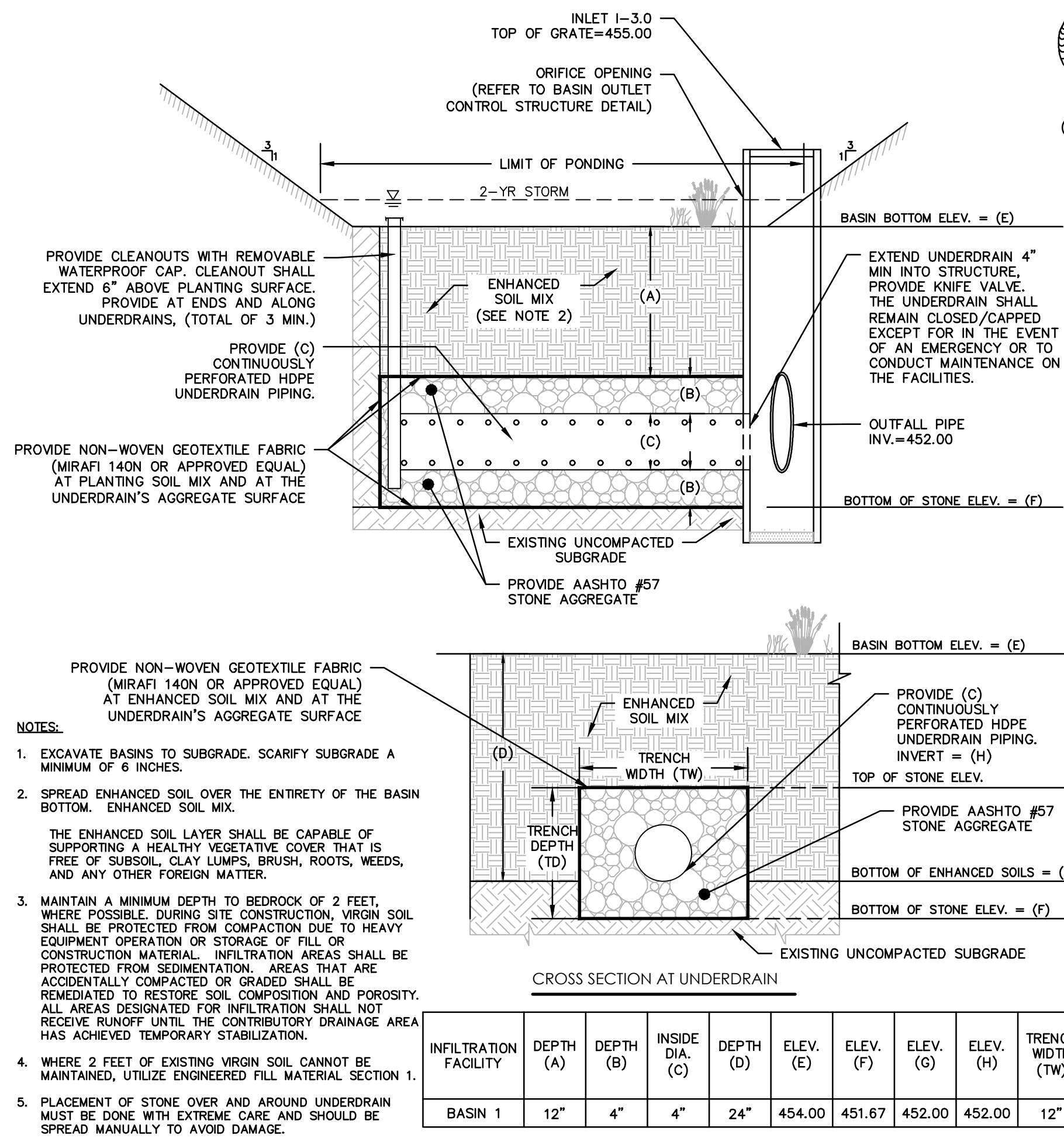
<p>STANDARD DETAILS</p> <p>TRENCH BACKFILL DETAIL</p> <p>IN UNPAVED AREAS</p> <p>UPPER ALLEN TOWNSHIP</p>		FILE NAME: TRENCH-2-ROW.DWG	
		DATE	REVISIONS
		3/08	DWG. CREATED
		12/13	DWG. UPDATED
		1/17	NOTE REVISIONS
SCALE		DWG. NO.	
NO SCALE		TR-2	

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SUBSURFACE INFILTRATION BASIN OUTLET CONTROL STRUCTURE (OCS)

N.T.S



BIORETENTION BASIN CROSS-SECTION

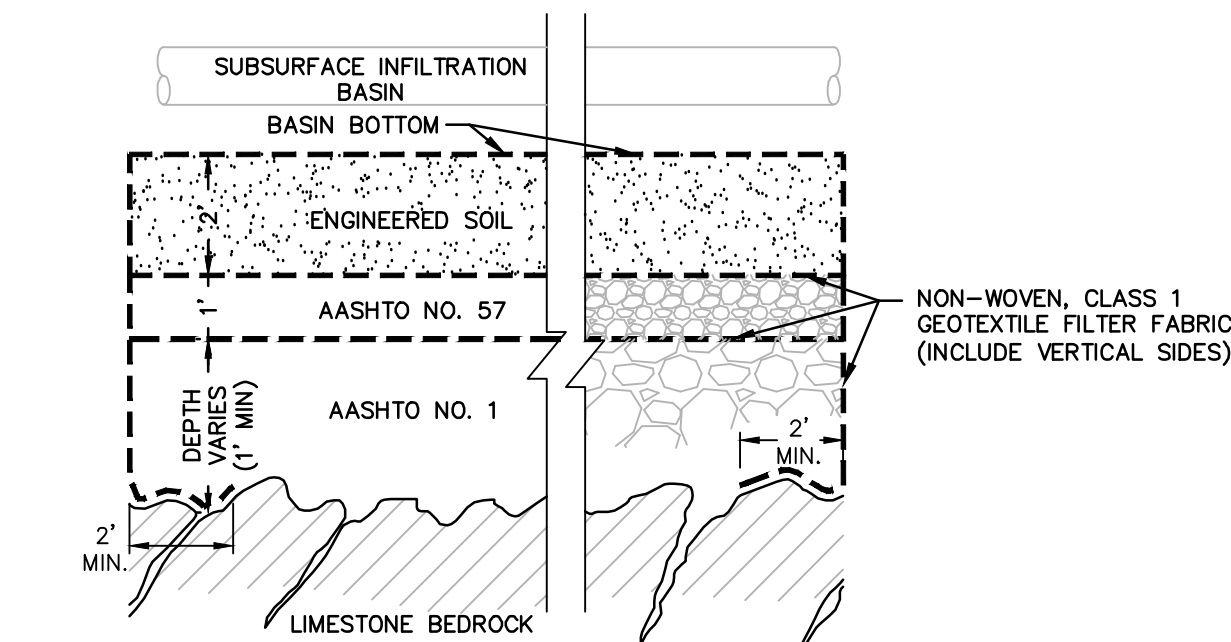
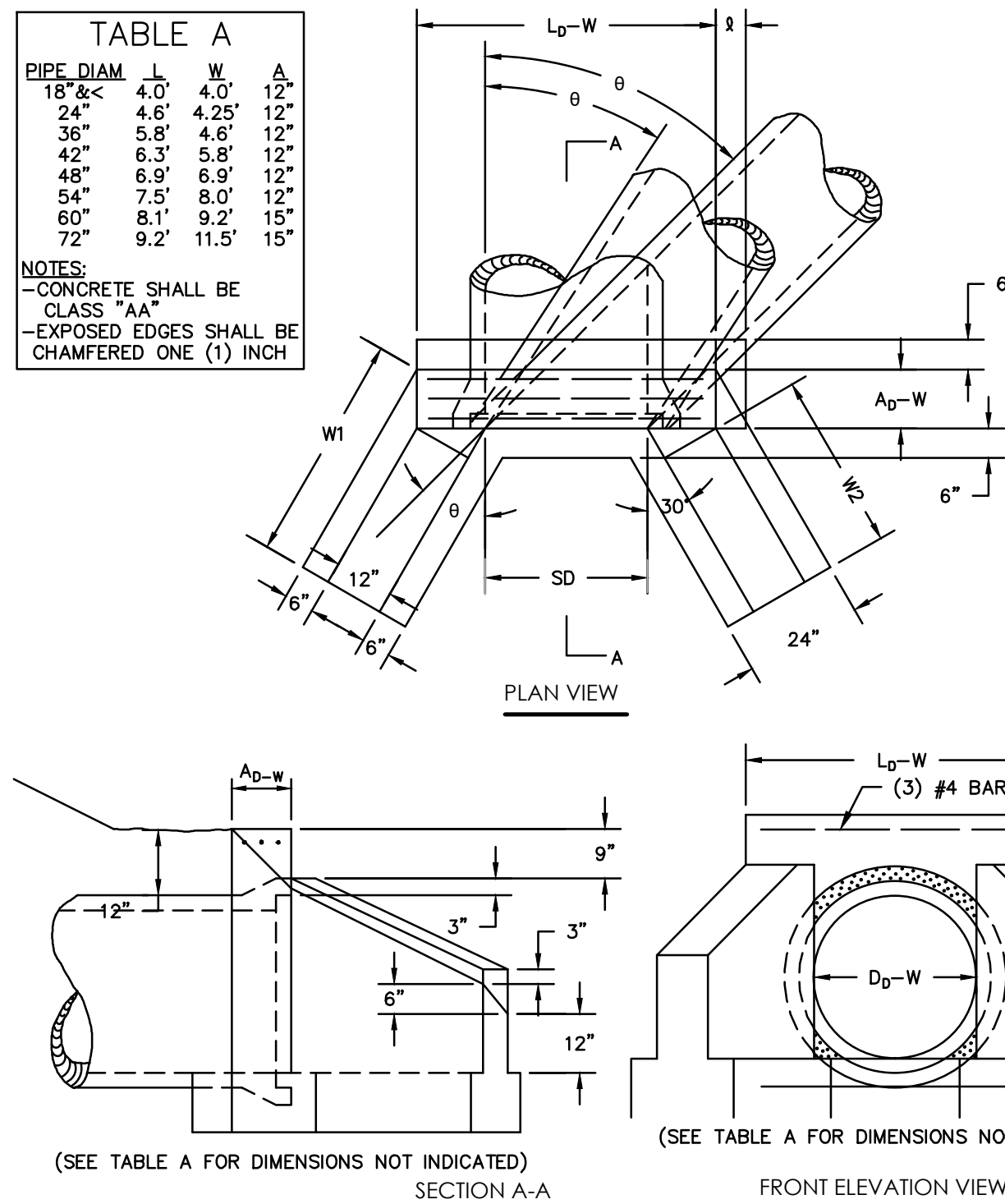
N.T.S

TABLE A

PIPE DIAM	L	W	A
18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"

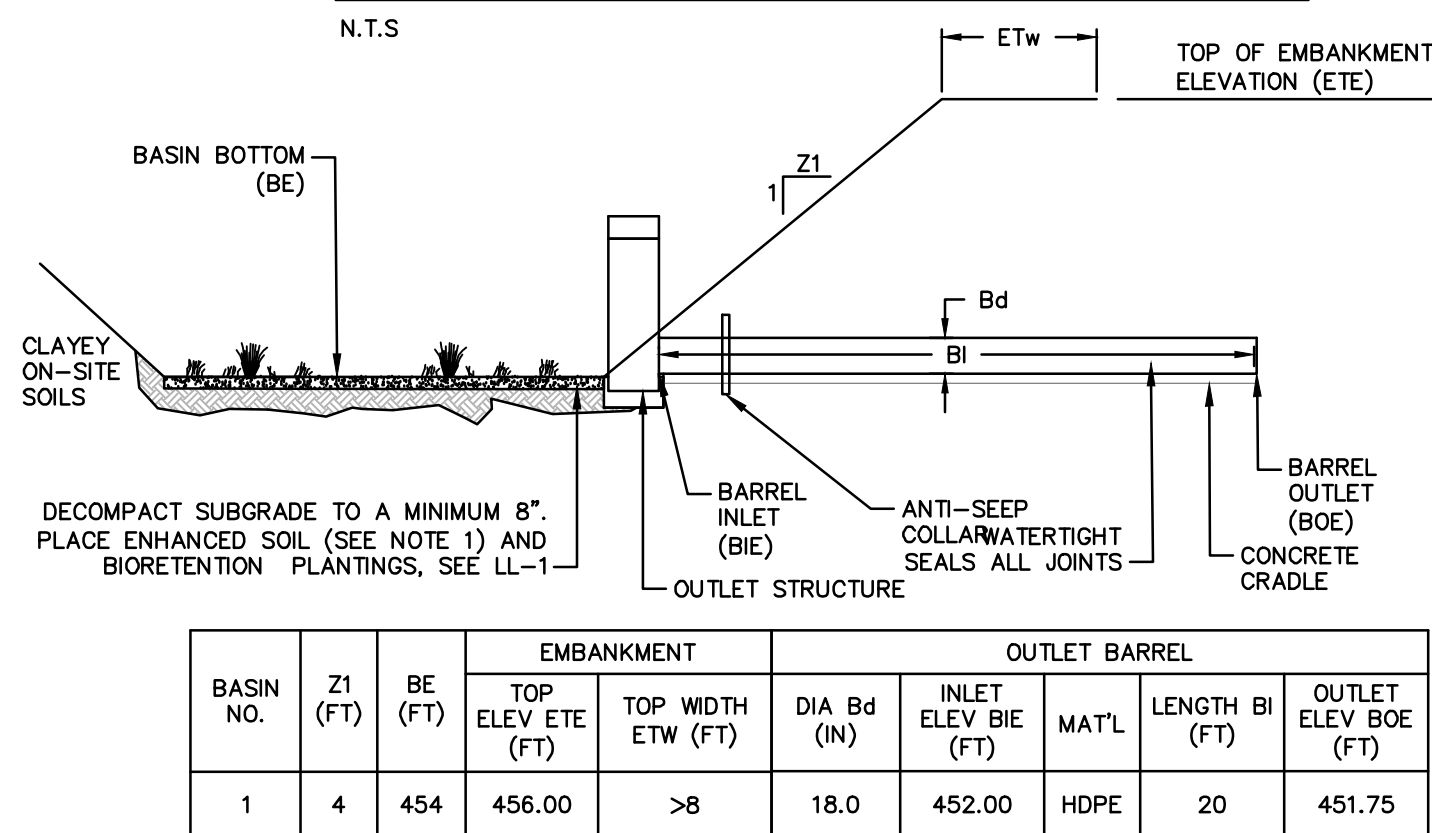
NOTES:

- CONCRETE SHALL BE CLASS "AA"
- EXPOSED EDGES SHALL BE CHAMFERED ONE (1) INCH



ENGINEERED FILL MATERIAL SECTION

N.T.S



NOTES:

1. THE ENHANCED SOIL LAYER SHALL BE A MIX OF MAX. 75% TOPSOIL/ MIN. 25% MULCH/ MAX. 10% CLAY.
 - TOPSOIL: THE TOPSOIL SHALL BE A LOAM CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER THAT IS FREE OF SUBSOIL, CLAY LUMPS, BRUSH, ROOTS, WEEDS, AND ANY OTHER FOREIGN MATTER. THE SOIL LAYER SHALL ALSO HAVE A CLAY CONTENT OF LESS THAN 10%.
 - MULCH: THE MULCH SHALL BE TRIPLE SHREDDED.
2. MAINTAIN A MINIMUM DEPTH TO BEDROCK OF 2 FEET, WHERE POSSIBLE. DURING SITE CONSTRUCTION, VIRGIN SOIL SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL. INFILTRATION AREAS SHALL BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.

BIORETENTION BASIN CROSS SECTION

N.T.S

OPERATION & MAINTENANCE PROGRAM FOR BMPs

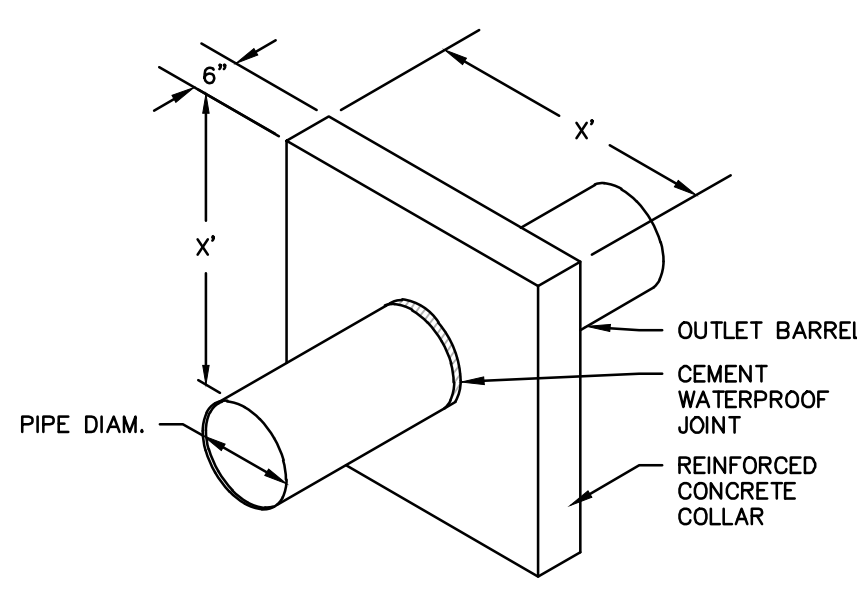
1. THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED BMPs. THE AFOREMENTIONED FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMIT APPLICANT (PERMITEE).
2. ALL PCSM BMPs WILL BE INSPECTED ACCORDING TO THE SCHEDULES LISTED BELOW. A WRITER REPORT MUST BE COMPLETED DOCUMENTING EACH INSPECTION AND ANY REPAIR, REPLACEMENT OR MAINTENANCE ACTIVITY.
3. SOIL, TRASH, DEBRIS OR OTHER MATERIALS REMOVED FROM PCSM BMPs SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO WASTES, UNUSABLE BUILDING MATERIALS OR OTHER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
4. ALL DAMAGED OR NON-FUNCTIONAL BMPs SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPs THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.
5. THE ENTITY CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A REPORT TO THE MUNICIPALITY ANNUALLY BY JUNE 1ST OF EACH YEAR.
6. THE PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT STORMWATER FACILITIES LOCATED ON THE SUBJECT PROPERTY. PERMANENT MAINTENANCE OF THE STORM SYSTEM AFTER ACCEPTANCE WILL PRIMARILY CONSIST OF ROUTINE CLEANING OF ACCUMULATED SEDIMENT AND DEBRIS BY FACILITY STAFF OR PRIVATE CONTRACTORS. THE SPECIFIC MAINTENANCE STEPS AND SCHEDULE ARE AS FOLLOWS:

ADS SUBSURFACE BASIN INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLON PLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- B.3. IF MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- B.3.1. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3.2. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



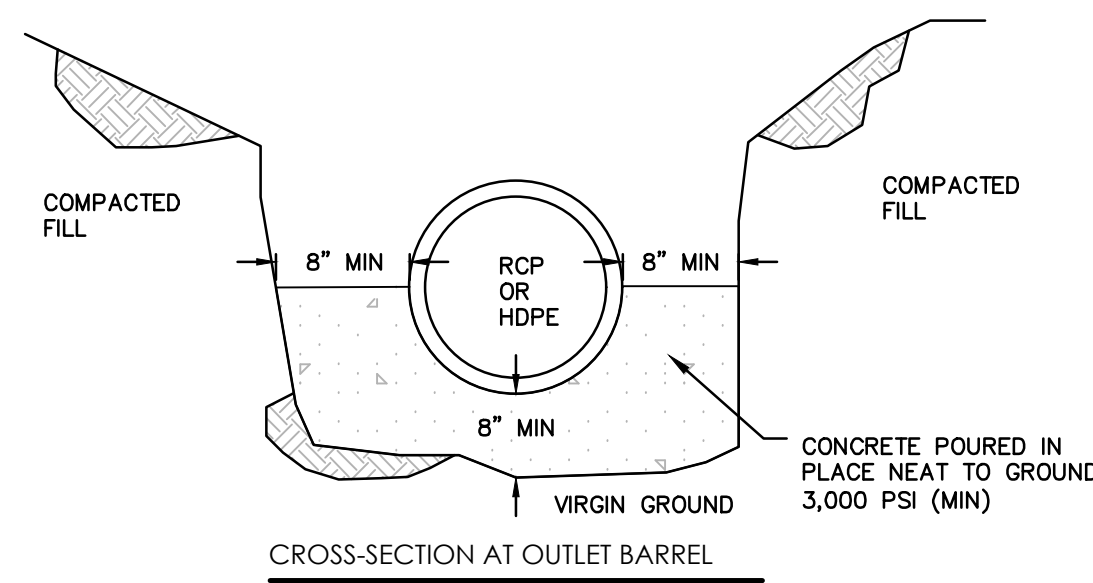
COLLAR DESIGNATION	X (IN)	NO. OF COLLARS	SPACING OF COLLARS	DIST OF COLLAR FROM OUTLET STRUCTURE (FT)
BASIN 1	45	1	N/A	7

NOTES:

1. MIN. CONCRETE COMPRESSIVE STRENGTH = 4,000 P.S.I.
2. REINFORCEMENT SHALL BE 6x6 W4.0xW4.0 OR #3 REBAR SPACED 12" EACH WAY, CENTERED WITHIN COLLAR, 3" MIN. COVER.
3. SEE BASIN EMBANKMENT DETAIL FOR LOCATION.

CONCRETE ANTI-SEEP COLLAR

N.T.S



NOTE: A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.

ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.

FILTER DIAPHRAGM LOCATION (LOC.) SHALL BE AS SHOWN IN FIGURE 7.8 FOUND IN PENNSYLVANIA DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.

CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL DETAIL

N.T.S

PADEP-7-17

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED K CARE - UA (GENIUS KIDS)

OLD SCHOOLHOUSE LANE

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA



2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 943-1665



Revisions	Desc.	Date	Per Township Sketch Plan Comments	Per Township Plan Review Comments
No.				
1		07/29/2023		
2		01/04/2024		

Designed C.L.H.
Drawn N.M.
Reviewed A.J.B.
Scale 1" = 20'
Project No. 2202027
Date 07/31/23
CAD File: DN220202701

Title
DETAIL SHEET

Sheet No.

DN-5
No.15 of 19

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	484-402-7196 KYLE.FORTENBERRY@ADS-PIPE.COM
ADS SALES REP	VINCENT OSEBEN 717-474-0440 VINCENT.OSEBEN@ADS-PIPE.COM
PROJECT NO.	ES0600



GENIUS KIDS K CARE, UPPER ALLEN TWP MECHANICSBURG, PA, USA

DC-780 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH DC-780.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO URBIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1. LONG-DURATION DEAD LOADS AND 2. SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1. INSTANTANEOUS (1-H) MINIMUM DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2. MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STAKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 1.0. THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 1.0. THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 1.0.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.5 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO URBIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TESTED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

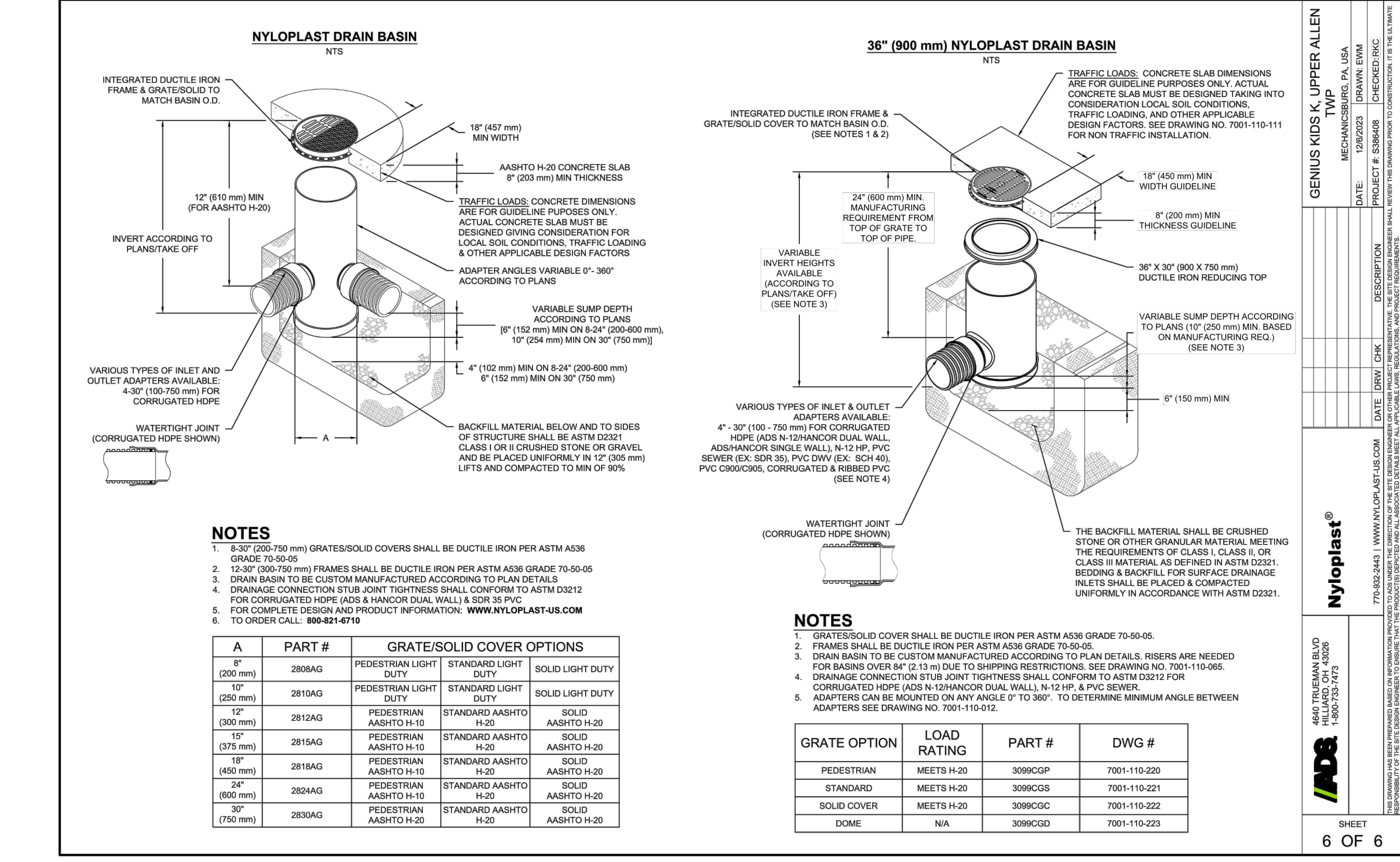
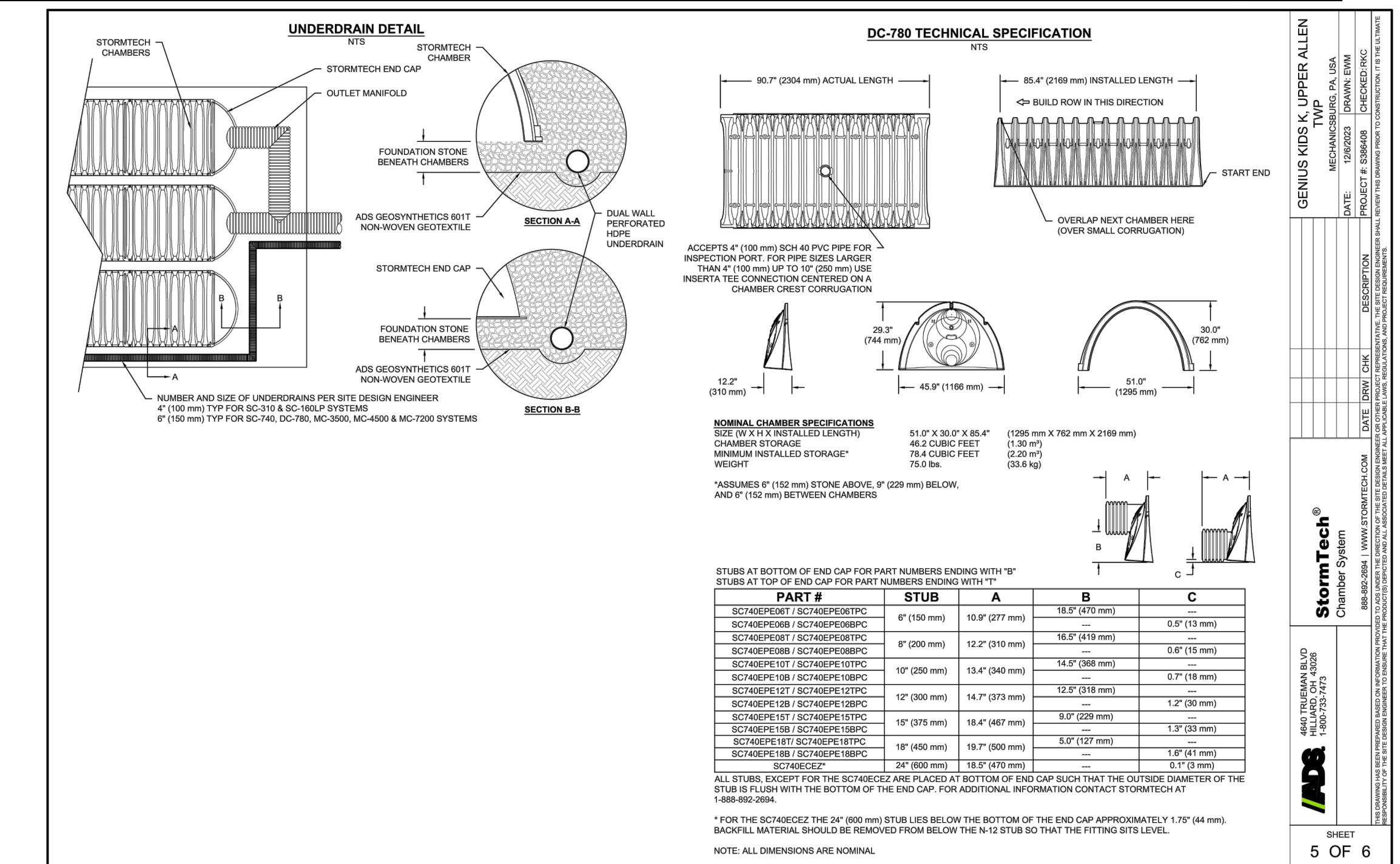
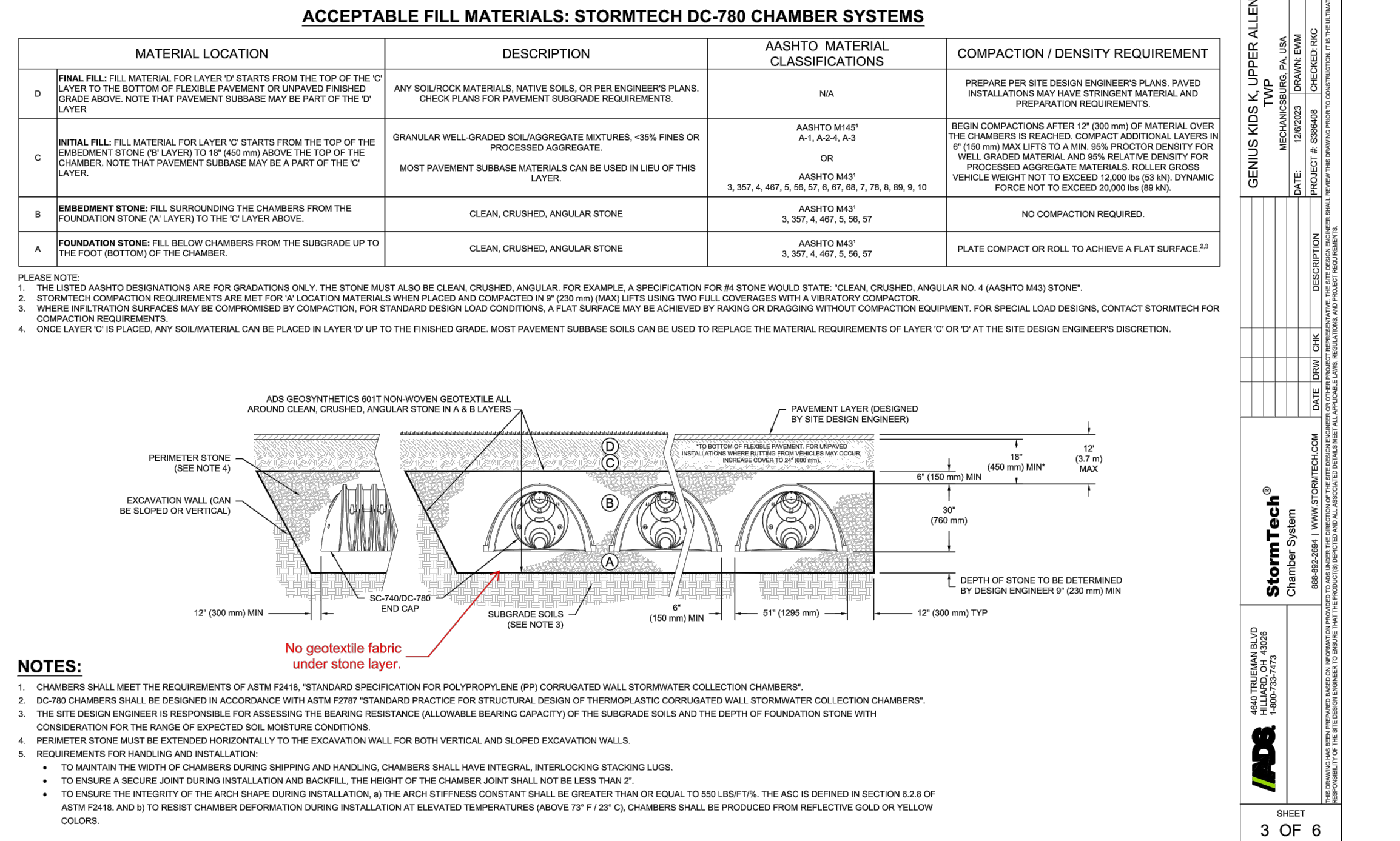
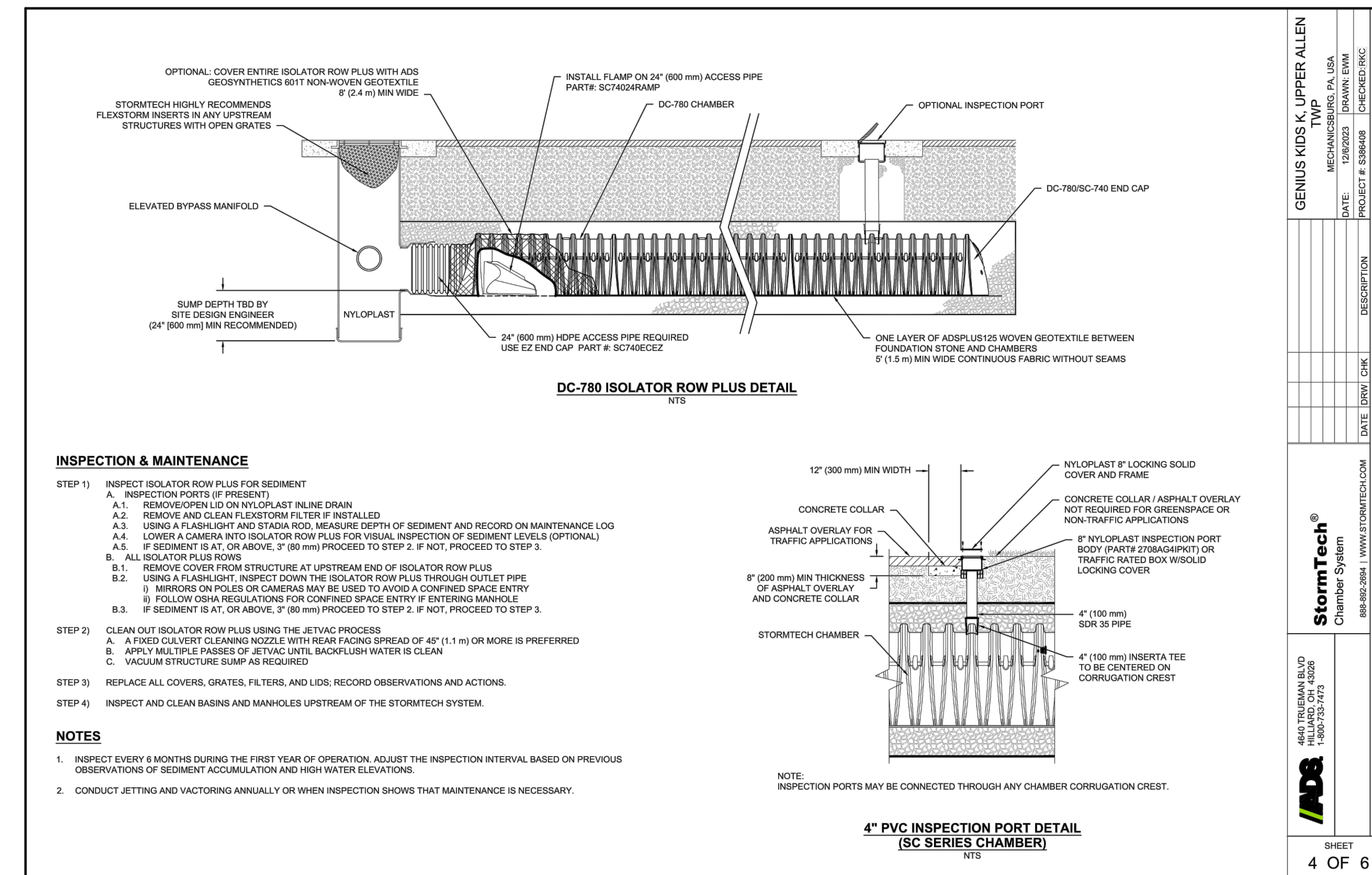
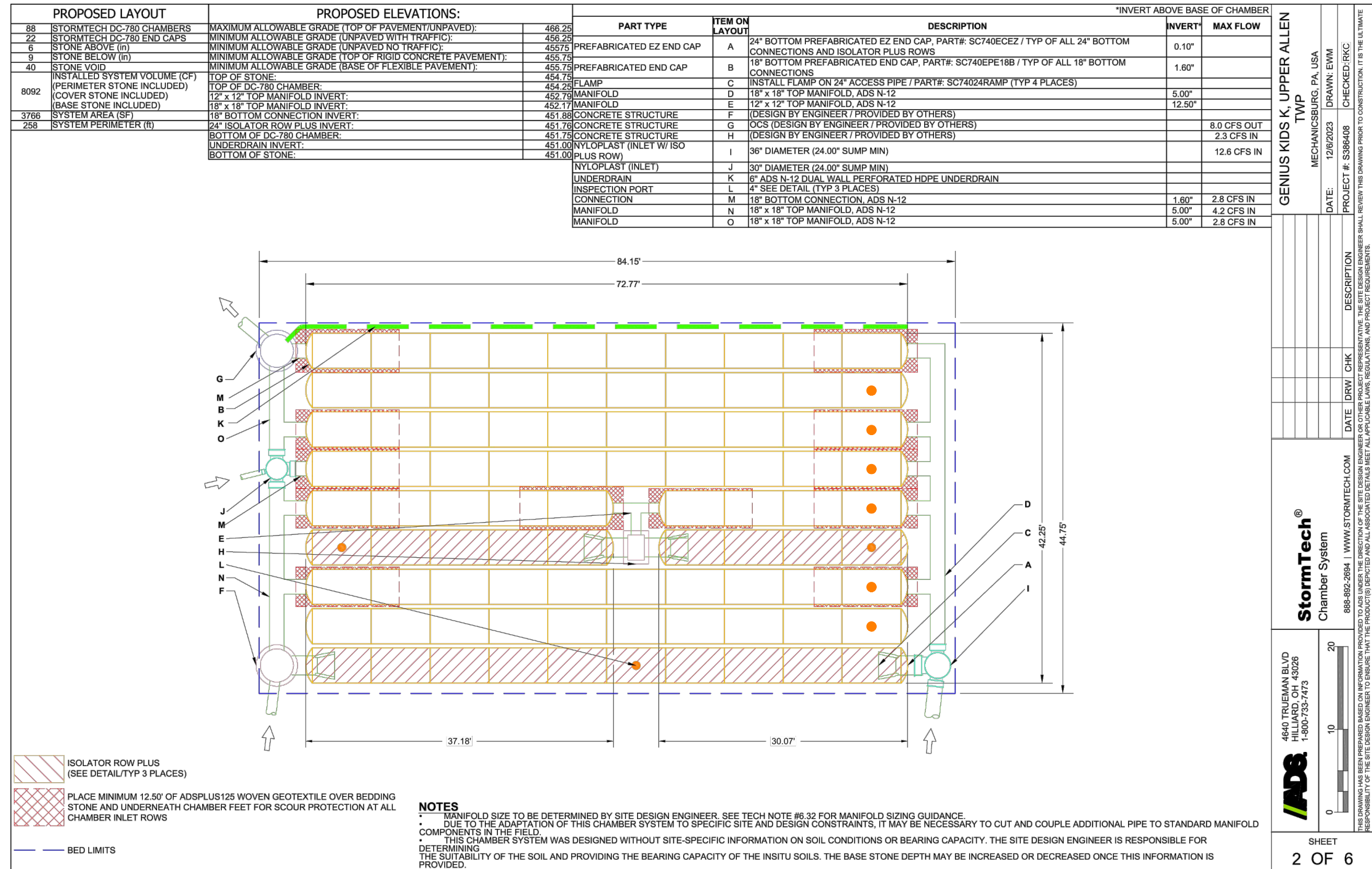
- STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER.
- STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
 - STONERHOOTER LOCATED OF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR OR THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20 mm) DIA.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXISTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED.
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DOZER AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-862-2684 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 943-1665



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED K CARE - UA (GENIUS KIDS)
OLD SCHOOLHOUSE LANE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

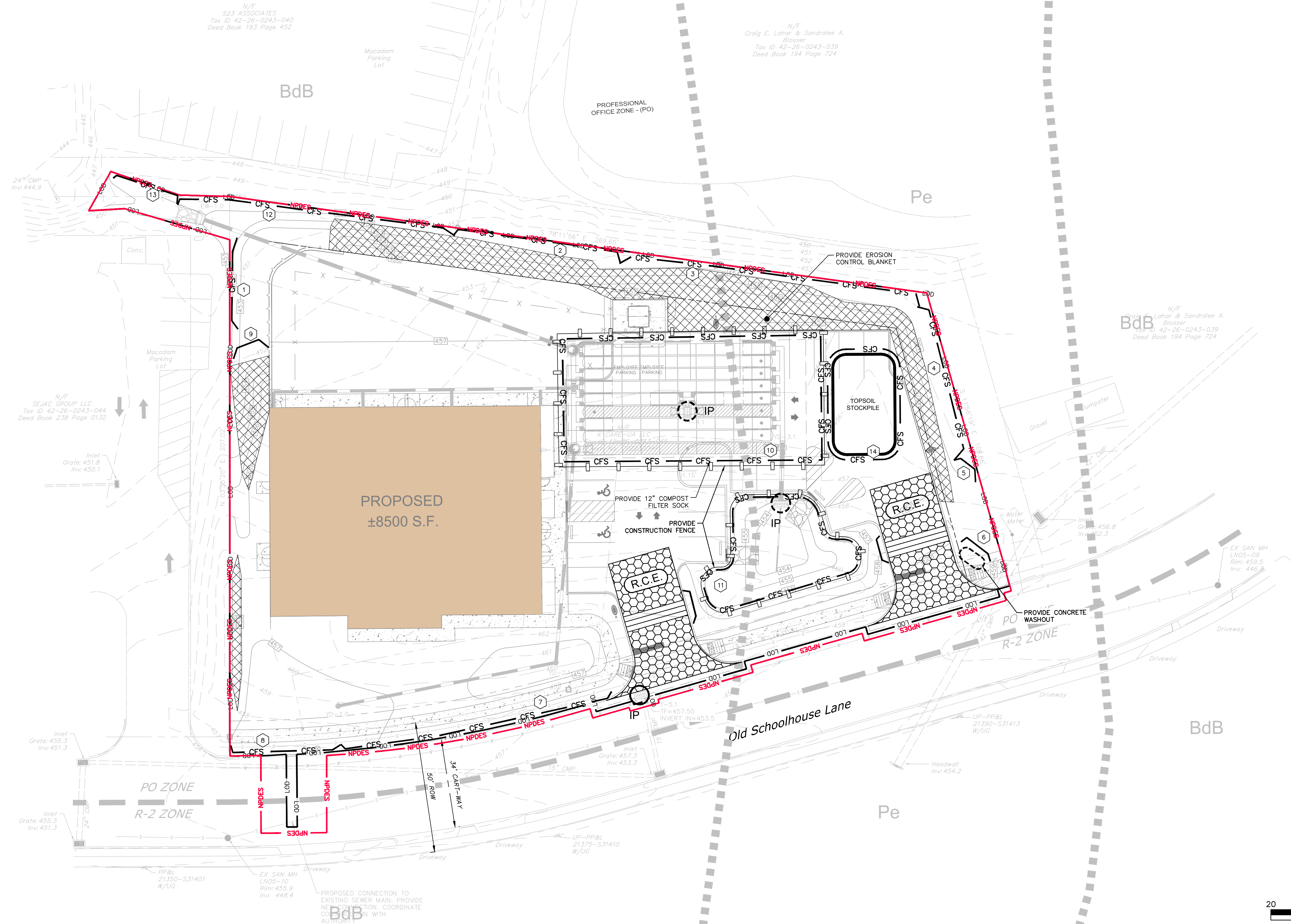
Desc. No. 1
Date 09/29/2023
Per Township Sketch Plan Comments
Per Township Plan Review Comments
01/04/2024
Designed C.L.H.
Drawn N.M.
Reviewed A.J.B.
Scale 1" = 20'
Project No. 2202027
Date 07/31/23
CAD File: 2202020271
Title
DETAIL SHEET
Sheet No.
DN-6
No.16 of 19

LEGEND

- NPDES BOUNDARY
- LIMITS OF DISTURBANCE
- PROPERTY LINE
- PROPOSED COMPOST FILTER SOCK
- PROPOSED CONSTRUCTION FENCE
- ROCK CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- INLET PROTECTION
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET NORTH AMERICAN GREEN S150
- SOIL BOUNDARY
- SOIL LABELS

COMPOST FILTER SOCK SIZES

SOCK NO.	DIA. (in)	LOCATION	CAPACITY UTILIZATION
1	12	East side of the site	88%
2	12	North side of the site	71%
3	8	Northeast corner of the site	70%
4	8	Northeast corner of the site	38%
5	8	Southeast corner of the site	23%
6	8	Southeast corner of the site	10%
7	8	Southwest corner of the site	46%
8	12	Southwest corner of the site	61%
9	8	East side of the site	34%
10	12	On the edge of the subsurface basin area	27%
11	8	On the edge of the bioretention basin area	28%
12	12	Northwest corner of the site	41%
13	8	Northwest corner of the site	12%
14	12	Topsoil stockpile area	N/A



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20231515029



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED K CARE - UA (GENIUS KIDS)
OLD SCHOOLHOUSE LANE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS	Desc.	Date
No.	1	07/29/2023
2	PER TOWNSHIP SKETCH PLAN COMMENTS	01/04/2024
	PER TOWNSHIP PLAN REVIEW COMMENTS	

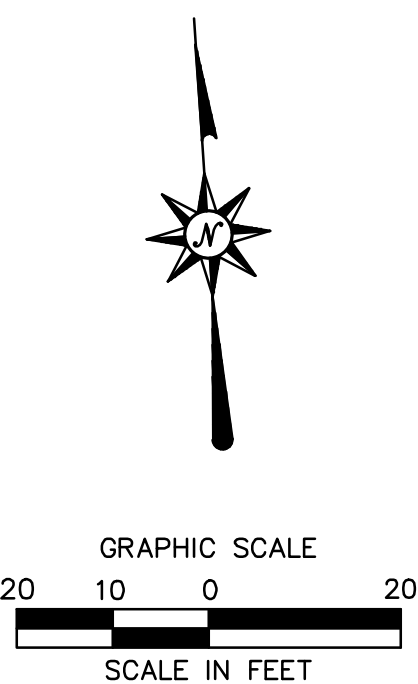
Designed	C.L.H.
Drawn	N.M.
Reviewed	A.J.B.
Scale	1" = 20'
Project No.	2202027
Date	07/31/23

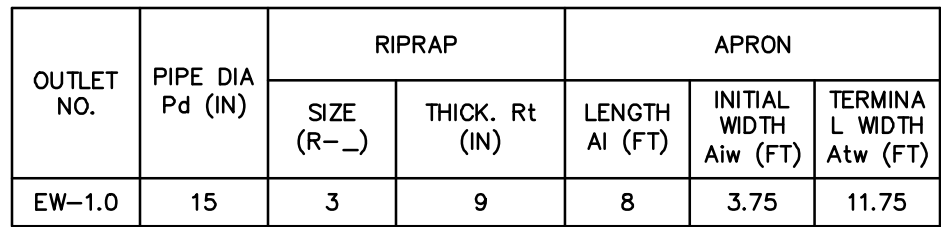
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Title
EROSION & SEDIMENT CONTROL PLAN

Sheet No.

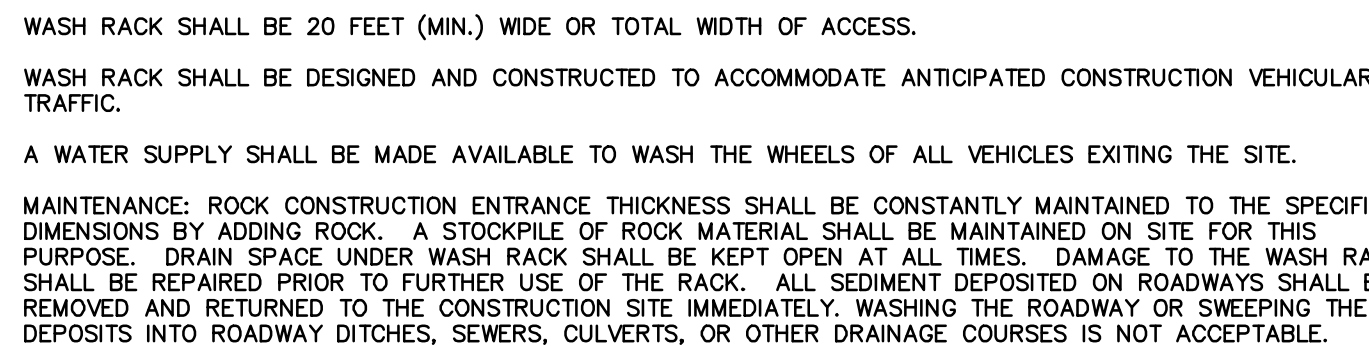
EC-1
No.17 of 19



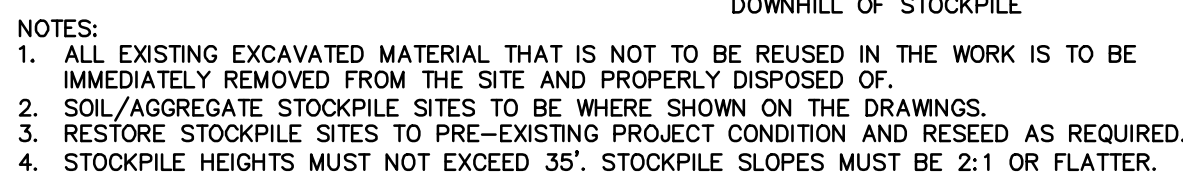


ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

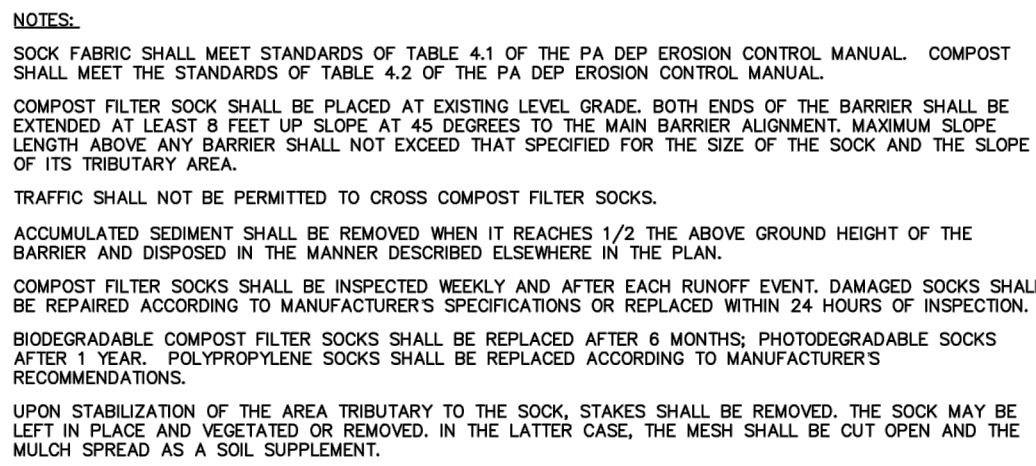
N.T.S. PAEC-9-1



N.T.S. PADEP-3-2



N.T.S



**COMPOST FILTER
SOCK DETAIL**

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SCALE	
DATE	
DWG. NO.	HT0
FILE NO.	3566.3

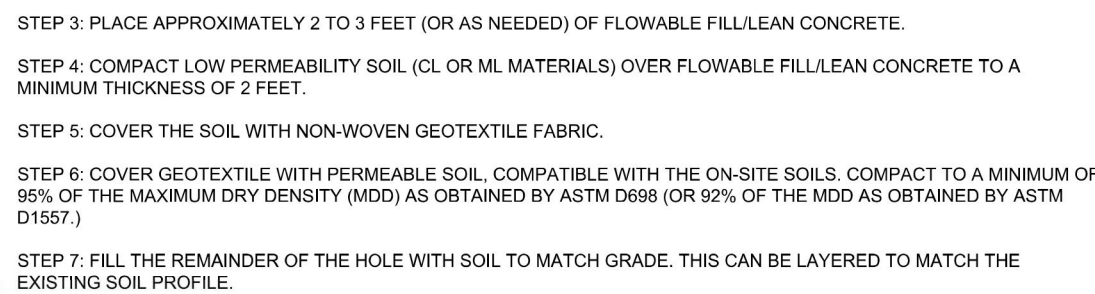
C.S. Davidson, Inc.

GENERAL SOIL EROSION CONTROL FOR

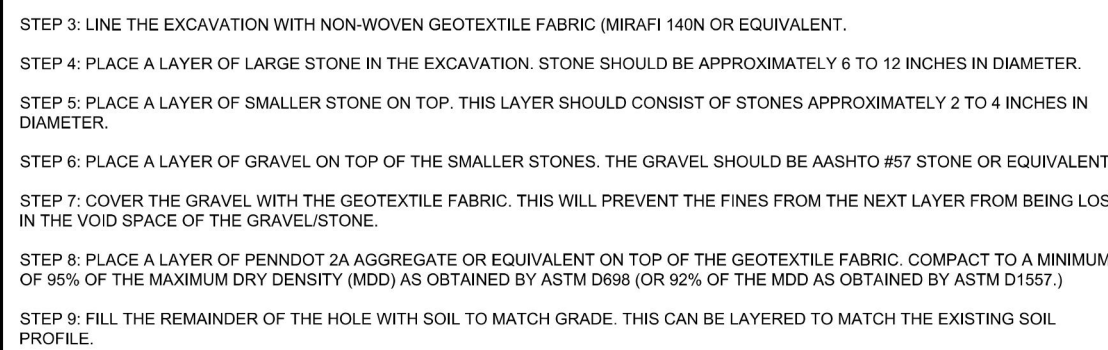
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DWG. NO.	HT0227
FILE NO	3555 5 03



1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL ACCEPTABLE SEDIMENT BARRIERS ALONG THE DOWNSLOPE EDGE OF THE PROPERTY.
3. STRIP TOPSOIL AND STOCKPILE ON UPSLOPE PORTIONS OF THE AREA.
4. ROUGH GRADE THE AREA.
5. SEED AND MULCH ALL DISTURBED AREAS. TEMPORARY COVER SHALL BE ANNUAL RYE GRASS APPLIED AT A SEEDING RATE OF 10 POUNDS PER 1000 SQUARE YARDS.
6. INSPECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS ON A REGULAR BASIS. EROSION AND SEDIMENTATION CONTROLS SHALL NOT BE REMOVED UNTIL THE DISTURBED AREAS ARE STABILIZED.
7. ENSURE ALL VEHICLES LEAVING THE SITE HAVE MUD REMOVED FROM TIRES AND UNDERCARRIAGES.



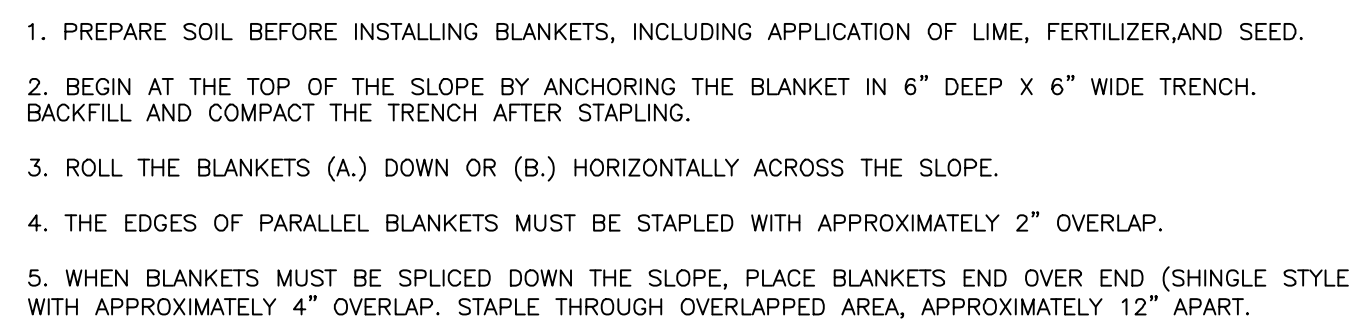
GROUTED REPAIR



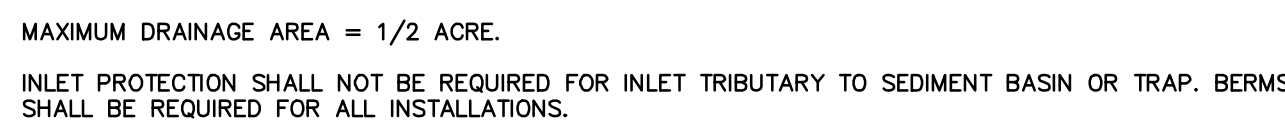
STONE TYPE REPAIR



N.T.S



N.T.S.



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

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

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

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

N.T.S



1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCKS MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
4. ALL COMPOST SOCK WASHOUTS SHALL BE REMOVED FROM THE SITE AND THE AREA PERMANENTLY STABILIZED UPON COMPLETION OF THE JOB.

N.T.S