

GENERAL PLAN LEGEND

	EXISTING CONTOUR LINE		PROPOSED UNDERGROUND CABLE LINE
	PROPOSED WATER LINE		EXISTING UNDERGROUND TELEPHONE AND CABLE LINES
	PROPOSED GAS LINE		EXISTING STREAM, DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
	EXISTING SANITARY SEWER GRAVITY LINE		EXISTING PROPERTY LINE
	PROPOSED SANITARY SEWER GRAVITY LINE		PROPOSED PROPERTY LINE
	PROPOSED SANITARY SEWER FORCE MAIN LINE		EXISTING RIGHT-OF-WAY LINE
	EXISTING OVERHEAD ELECTRIC LINE		PROPOSED RIGHT-OF-WAY LINE
	PROPOSED OVERHEAD ELECTRIC AND TELEPHONE LINES		EXISTING EASEMENT LINE
	PROPOSED OVERHEAD ELECTRIC AND CABLE LINES		EXISTING CENTERLINE
	PROPOSED OVERHEAD ELECTRIC AND CABLE LINES		PROPOSED CENTERLINE
	PROPOSED OVERHEAD TELEPHONE LINE		EXISTING STORM SEWER DRAINAGE LINE
	EXISTING OVERHEAD TELEPHONE AND CABLE LINES		PROPOSED STORM SEWER DRAINAGE LINE
	PROPOSED UNDERGROUND ELECTRIC LINE		EXISTING TREE/BRUSH LINE
	EXISTING UNDERGROUND TELEPHONE LINE		PROPOSED TREE/BRUSH LINE
	PROPOSED UNDERGROUND TELEPHONE LINE		FLOODPLAIN BOUNDARY LINE
	EXISTING SIGN		ZONING DISTRICT BOUNDARY LINE
	PROPOSED SIGN		SOIL BOUNDARY LINE
	EXISTING FIRE HYDRANT		EXISTING DECIDUOUS TREE
	PROPOSED FIRE HYDRANT		EXISTING CONIFER
	EXISTING PROPERTY CORNER (AS STATED)		EXISTING SHRUB
	PROPOSED PROPERTY CORNER (AS STATED)		STORM DRAINAGE INLET TYPE "C"
	PROPERTY CORNER		STORM DRAINAGE INLET TYPE "M"
	PROPERTY CORNER - CONCRETE MONUMENT		STORM SEWER STRUCTURE DESIGNATION
	EXISTING UTILITY POLE		SANITARY SEWER STRUCTURE DESIGNATION
	PROPOSED UTILITY POLE		PIPE CONTINUATION (LOCATION UNKNOWN)
	GUY ANCHOR		PIPE END (CAPPED)
	EXISTING CLEANOUT		BOTTOM OF BANK
	PROPOSED SANITARY SEWER CLEANOUT		BALED AND BURLAPPED
	PROPOSED STORM SEWER CLEANOUT		BOTTOM OF CURB
	EXISTING WATER VALVE		BITUMINOUS
	PROPOSED WATER VALVE		BOROUGH
	EXISTING HOSE BIB		BASEMENT
	PROPOSED HOUSE BIB		BEGINNING OF VERTICAL CURB
	EXISTING GAS VALVE		CALIPER
	PROPOSED GAS VALVE		CENTER TO CENTER
	EXISTING BOLLARD		CAST IRON (PIPE)
	PROPOSED BOLLARD		CORRUGATED METAL (PIPE)
	EXISTING DOWNSPOUT		COUNTY
	PROPOSED DOWNSPOUT		CONCRETE
	EXISTING SPOT LIGHT		COORDINATES
	PROPOSED SPOT LIGHT		CORRUGATED POLYETHYLENE (PIPE)
	EXISTING LIGHT POLE		DEED BOOK
	PROPOSED LIGHT POLE		DIAMETER BREAST HEIGHT
	EXISTING LIGHT STANDARD		DIAMETER
	PROPOSED WALL PACK LIGHT		DUCTILE IRON (PIPE)
	EXISTING MAN DOOR LOCATION		DOUBLE YELLOW LINE
	PROPOSED MAN DOOR LOCATION		ELEVATION
	EXISTING DOCK/OVERHEAD LOCATION		EDGE OF PAVEMENT
	PROPOSED DOCK/OVERHEAD DOOR LOCATION		EQUIVALENT SINGLE-AXLE LOAD
	CENTERLINE		EASEMENT
	EXISTING WELL		END VERTICAL CURVE
	PROPOSED WELL		EXISTING
	EXISTING WATER METER PIT		FINISHED BASEMENT (ELEVATION)
	PROPOSED WATER METER PIT		FINISHED FLOOR (ELEVATION)
	EXISTING STORM DRAINAGE MANHOLE		FOUND
	PROPOSED STORM DRAINAGE MANHOLE		FEET OR FOOT
	EXISTING SANITARY SEWER MANHOLE		HOT MIX ASPHALT
	PROPOSED SANITARY SEWER MANHOLE		HANDICAP CURB RAMP
	EXISTING MONITORING WELL		HIGH POINT
	PROPOSED MONITORING WELL		INCHES
	EXISTING GAS METER		INVERT
	PROPOSED GAS METER		IRON PIN
	EXISTING GAS LINE MARKER		LATERAL
	PROPOSED GAS LINE MARKER		LINEAR FEET
	EXISTING ELECTRIC METER		LOW POINT
	PROPOSED ELECTRIC METER		LEFT
	EXISTING CABLE/TELECOM PEDESTAL		MANHOLE
	PROPOSED CABLE/TELECOM PEDESTAL		MONUMENT
	EXISTING TELEPHONE PEDESTAL		NORTH AMERICAN GREEN
	PROPOSED TRANSFORMER		NOW OR FORMERLY
	EXISTING TELEPHONE MANHOLE		NUMBER
	PROPOSED TELEPHONE MANHOLE		ON CENTER
	EXISTING ELECTRIC MANHOLE		PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
	PROPOSED ELECTRIC MANHOLE		PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
	EXISTING GAS LINE MANHOLE		PENNDOT
	PROPOSED GAS LINE MANHOLE		PLAN BOOK
	EXISTING PARKING SPACE COUNT		PAGE
	PROPOSED PARKING SPACE COUNT		POINT
	FLAG POLE		POINT OF BEGINNING
	SURVEY/SITE BENCH MARK		PROPOSED
			POINT OF VERTICAL INTERSECTION
			RADIUS
			REINFORCED CONCRETE (PIPE)
			REVISED
			RIGHT-OF-WAY
			RIGHT
			SANITARY
			SMOOTH LINED CORRUGATED POLYETHYLENE (PIPE)
			STATE PLANE COORDINATE SYSTEM
			STATION
			STORM
			SINGLE WHITE LINE
			TOP OF BANK
			TO BE REMOVED
			TOP OF CURB
			TOP OF GRADE
			TAX MAP
			TOP OF PAVEMENT
			TOP OF RIM
			TRAVERSE
			TOWNSHIP
			TYPICAL
			UNIFORM PARCEL IDENTIFIER
			UNITED STATES ARMY CORPS OF ENGINEERS
			VITRIFIED CLAY PIPE
			WATER SURFACE ELEVATION
			YORK COUNTY CONSERVATION DISTRICT
			YORK COUNTY PLANNING COMMISSION

UTILITY NOTES

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

STORMWATER MANAGEMENT FACILITIES
CONSTRUCTION NOTES (AS APPLICABLE)

- SITE PREPARATION**

AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORK SHALL BE CLEARED, GRUBBED AND STRIPPED TO TOP OF TOPSOIL. WHERE POSSIBLE, ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NOT STEEPER THAN 1:1. UNLESS RESTRICTED FROM SUCH, ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 15 FEET OF THE EMBANKMENT. AREAS TO BE COVERED BY THE STORMWATER FACILITIES SHALL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. TREES, BRUSH, AND STUMPS SHALL BE CUT APPROXIMATELY LEVEL WITH THE GROUND SURFACE. FOR DRY STORMWATER MANAGEMENT PONDS, A MINIMUM OF A 25-FOOT RADIUS AROUND THE OUTLET STRUCTURE SHALL BE CLEARED. ALL CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND THE STORMWATER FACILITIES AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.
- EARTH FILL**

A. MATERIAL
THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6" FROZEN OR OTHER OBJECTIONABLE MATERIAL. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT, AND CUTOFF TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION CO, SO, CH, OR CL AND MUST HAVE AT LEAST 50% PASSING THE 200 SIEVE. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE THE SITE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER. MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

B. PLACEMENT
AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8 INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIALS SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

C. COMPACTION
THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR COMPACTION SHALL BE ACHIEVED BY A MINIMUM OF FOUR COMPLETE PASSES OF A SHEEPSFOOT OR VIBRATORY SHALLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE. YET NOT BE SO WET THAT WATER THEN BE SQUEEZED OUT. WHEN REQUIRED BY THE REVIEWING AGENCY THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR).
- CUTOFF TRENCH**

THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE BOTTOM WIDTH OF THE TRENCH SHALL BE GOVERNED BY THE EQUIPMENT USED FOR EXCAVATION, WITH THE MINIMUM WIDTH BEING FOUR FEET. THE DEPTH SHALL BE AT LEAST TWO FEET BELOW EXISTING GRADE OR AS SHOWN ON THE PLANS. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.
- EMBANKMENT CORE**

THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER SURFACE ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. IN ADDITION, THE CORE SHALL BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF EMBANKMENT.
- STRUCTURE BACKFILL WITH FLOWABLE FILL**

BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADDING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL SHALL COMPLETELY FILL ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE ALLOWED TO PASS OVER A CONCRETE STRUCTURE OR PIPE. UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE. THE MIXTURE SHALL HAVE A 100-200 PSI, 28 DAY UNCOMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM pH OF 4.0 AND A MINIMUM RESISTIVITY OF 2,000 OHM-CM. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER, AND ON THE SIDES OF THE PIPE. IT ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS. AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE CORE OF THE EMBANKMENT OR OTHER EMBANKMENT MATERIALS.
- PIPE CONDUITS**

ALL PIPES SHALL BE CIRCULAR IN CROSS-SECTION UNLESS OTHERWISE SPECIFIED.
- REINFORCED CONCRETE PIPE**

A. MATERIALS - REINFORCED CONCRETE PIPE SHALL HAVE BELL AND SPIGOT JOINTS WITH RUBBER GASKETS AND SHALL EQUAL OR EXCEED ASTM C-361.

B. BEDDING - REINFORCED CONCRETE PIPE CONDUITS SHALL BE LAID IN A CONCRETE BEDDING/CRADE FOR THEIR ENTIRE LENGTH. THIS BEDDING/CRADE SHALL CONSIST OF HIGH SLUMP CONCRETE PLACED UNDER THE PIPE AND UP TO THE EAST SIDE OF ITS OUTSIDE DIAMETER WITH A MINIMUM THICKNESS OF 6 INCHES. WHERE A CONCRETE CRADE IS NOT SPECIFIED, FLOWABLE FILL MAY BE USED AS DESCRIBED IN THE "STRUCTURE BACKFILL" SECTION OF THIS STANDARD. GRAVEL BEDDING IS NOT PERMITTED.
- LAYING PIPE** - BELL AND SPIGOT PIPE SHALL BE PLACED WITH THE BELL END UPSTREAM. JOINTS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL. AFTER THE JOINTS ARE SEALED FOR THE ENTIRE LENGTH OF THE PIPE, THE BEDDING SHALL BE PLACED. ALL SPACES UNDER THE PIPE ARE FILLED. CARE SHALL BE EXERCISED TO PREVENT ANY DEVIATION FROM THE ORIGINAL LINE AND GRADE OF THE PIPE.
- BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL", ABOVE.**
- PLASTIC PIPE**

A. MATERIALS - PVC PIPE SHALL BE A MINIMUM OF SDR-35 CONFORMING TO ASTM D-1785 OR ASTM D-2241. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE, COUPLINGS AND FITTINGS SHALL CONFORM TO THE FOLLOWING: 4" THROUGH 10" PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M252 TYPE S, S, AND 12" THROUGH 60" SHALL MEET THE REQUIREMENTS OF AASHTO M254 TYPE S OR ASTM F2306.

B. JOINTS AND CONNECTIONS TO ANTI-SEEP COLLARS SHALL BE COMPLETELY WATERTIGHT.
- C. BEDDING** - THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHERE ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTION TO PROVIDE ADEQUATE SUPPORT.
- BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL", ABOVE.**
- OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC) SHALL BE AS SHOWN ON THE DRAWINGS, OR AS REQUIRED BY MUNICIPAL CONSTRUCTION STANDARDS AND SPECIFICATIONS.**
- CONCRETE STRUCTURES**

A. CONCRETE SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTIONS 605, 606 AND 714; AND AS MODIFIED HEREON.

B. REINFORCEMENT SHALL MEET THE MINIMUM REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 709.
- ROCK RIP-RAP**

ROCK RIP-RAP SHALL MEET THE REQUIREMENTS OF LATEST EDITION PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408.

STORM DRAINAGE PIPE INSTALLATION NOTES

- STORM DRAIN PIPES SHALL BE ADS N-12 ST 18 HDPE PIPE WITH BELL & SPIGOT PIPE JOINTS (FOR SOIL TIGHT CONNECTIONS), ADS N-12 WT HDPE PIPE (FOR WATER TIGHT CONNECTIONS), AND/OR ASTM C-76 RCP WITH BELL AND SPIGOT JOINTS OR APPROVED EQUIV. REFER TO PLAN AND PROFILES FOR MATERIALS USED.
- CURVILINEAR INSTALLATION OF ADS (N-12) PIPE SHALL USE PRO-LINK WT JOINTS FOR WATER TIGHT CONNECTIONS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS. CURVILINEAR PIPE WITH PRO-LINK WT BELL/BELL COUPLER OR MITERED BELL COUPLER SHALL BE INSTALLED WITH A MAXIMUM RADIUS OF EXISTING EARTH TO A MINIMUM RADIUS OF LESS THAN 200 FEET, INSTALL TEN FOOT (10') PIPE LENGTHS WITH A GASKETED BELL/BELL COUPLER. ALL INSTALLATION MUST BE COORDINATED WITH A MANUFACTURER'S REPRESENTATIVE.
- ALL EMBEDED MATERIALS USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
- WHERE ANY PART OF THE PROPOSED STORM DRAIN SYSTEM IS TO BE CONSTRUCTED WITHIN A FILL SECTION, THE CONTRACTOR SHALL COMPACT ALL SELECT FILL MATERIAL TO 95% OF ASTM D-698 (AASHTO T-99) WITH A MOISTURE CONTENT \pm 3% OF OPTIMUM UP TO THE PIPE BEDDING.

SINKHOLE PRONE SOILS

- ANY PORTION OF THE SITE THAT IS UNDERLAIN BY LIMESTONE MAY GENERALLY BE PRONE TO SOLUTION ACTIVITY AND FORMATION OF SINKHOLES. IF SINKHOLES ARE DISCOVERED DURING CONSTRUCTION OPERATIONS:
- THE CONTRACTOR SHOULD CEASE OPERATIONS WITHIN THE AFFECTED AREA AND CONTACT THE GEOTECHNICAL ENGINEER.
 - ALL SOFT SOILS SHOULD BE EXCAVATED TO REVEAL THE THROAT OF THE SINKHOLE. PINNACLES AND OVERHANGS SHOULD BE REMOVED AND CREVICES CLEANED-OUT AND FILLED WITH LEAN CONCRETE AS NECESSARY TO PREVENT FURTHER COLLAPSE.
 - THE APPROPRIATE REMEDIAL TREATMENT - WHICH MAY CONSIST OF GROUT OR CONCRETE PLACEMENT, REVERSE FILTER CONSTRUCTION UTILIZING ROCK AND AGGREGATE, AND/OR STABILIZATION VIA PLACEMENT OF GEOTEXTILES - SHOULD BE IMPLEMENTED.
 - DURING EARTHMOVING OPERATIONS, EXCAVATIONS SHOULD BE BACKFILLED AS SOON AS PRACTICAL AND ANY DEPRESSIONS SHOULD BE RE-GRADED TO AVOID PONDED WATER.

GENERAL CONSTRUCTION NOTES

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

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

ALL PROPOSED STORM INLETS LOCATED WITHIN EXISTING/PROPOSED PUBLIC RIGHTS-OF-WAY SHALL BE PENNDOT 224" TYPE M OR C AS SPECIFIED ON THE PROFILES. UNLESS OTHERWISE NOTED OR REQUIRED DUE TO PIPE SIZES, CONFIGURATIONS OR GEOMETRY. THE REAR EDGE OF THE TOP OF GRADE OF ALL TYPE-C INLETS LOCATED IN PROPOSED STREETS SHALL BE DEPRESSED ONE AND ONE-HALF (1-1/2) INCHES BELOW THE FLOWLINE. VANE GRATES SHALL BE PROVIDED ON INLETS AS SPECIFIED ON THE PROFILES. INLETS SHALL INCLUDE A BICYCLE-SAFE INLET GRATE. ALL PROPOSED STORM PIPES SHALL BE WATER TIGHT SMOOTH LINED CORRUGATED POLYETHYLENE (SLOP) UNLESS NOTED OTHERWISE.

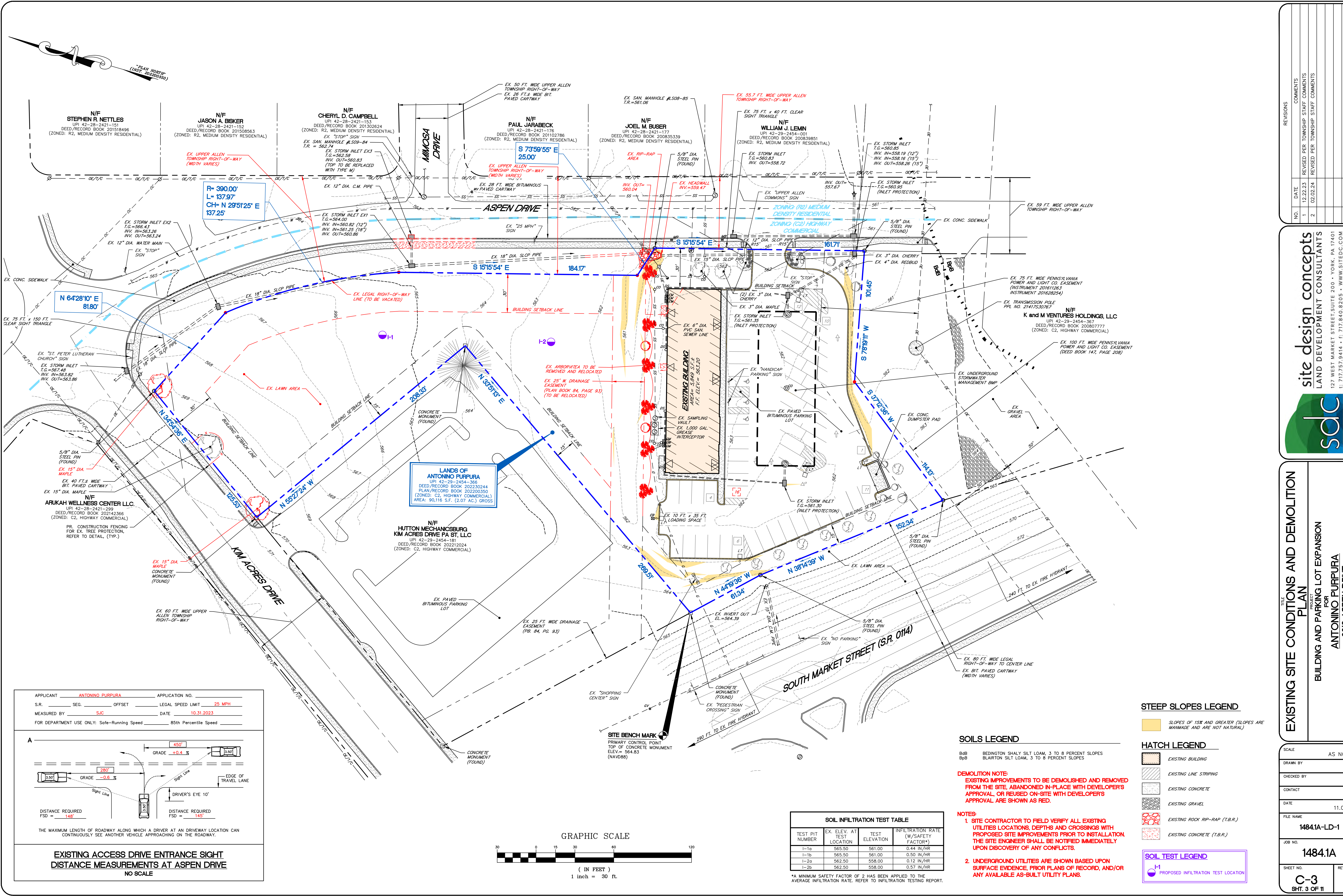
THE DESIGN OF THE PERMANENT STORMWATER INFILTRATION AND/OR STORMWATER QUALITY BMPs IS BASED ON REPRESENTATIVE SOIL TESTING PROCEDURES ACCEPTED BY PA DEP. DUE TO POSSIBLE VARIANCES IN THE SOIL TYPES AND CONDITIONS ENCOUNTERED WITHIN THE AREA OF THE ACTUAL BMP FACILITY, AND THE POTENTIAL ALTERATION OF PERCOLATION PROPERTIES OF THE SOIL DURING CONSTRUCTION, SITE DESIGN CONCEPTS, INC. DOES NOT GUARANTEE OR WARRANTY THAT THE BMPs WILL FUNCTION IN ACCORDANCE WITH THE PARAMETERS USED TO DESIGN THE BMPs.

- PROPOSED SITE GRADING HAS BEEN SHOWN TO PROVIDE A GENERAL REPRESENTATION OF THE FINISHED GROUND CONTOUR AND DRAINAGE PATTERNS FOR STORMWATER DESIGN PURPOSES.
- ALL DIMENSIONS IN AREAS OF PROPOSED CURBING ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT THE CENTER OF STRUCTURE AT THE FLOWLINE OF THE FACE OF CURB OR AT THE CENTER OF STRUCTURE IN GRASSED AREAS, UNLESS OTHERWISE NOTED.
- FAILURE TO SPECIFICALLY MENTION ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN AND SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH HORIZONTALLY AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS AND CURBS.
- WHERE IT IS NECESSARY TO CONNECT TO OR EXTEND AN EXISTING ROAD OR PAVEMENT, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
- SITE CONTRACTOR SHALL PROVIDE DETAILED AS-BUILT INFORMATION TO PROJECT ENGINEER FOR ALL PROPOSED SANITARY SEWER AND E&M STRUCTURES / FACILITIES (PUBLIC AND PRIVATE) FOR PROJECT ENGINEER'S USE IN PREPARATION OF RECORD DRAWINGS. AS-BUILT MYLAR PLANS AND ELECTRONIC DATA FILES SHALL BE PROVIDED TO THE TOWNSHIP. ALL DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR ATTENDING TO THE CONSTRUCTION OF THE FACILITY INFORMATION SHOWN, IN ACCORDANCE WITH SECTION 220-4.2.C(3) OF THE CODIFIED ORDINANCES.

GEOTECHNICAL NOTES

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

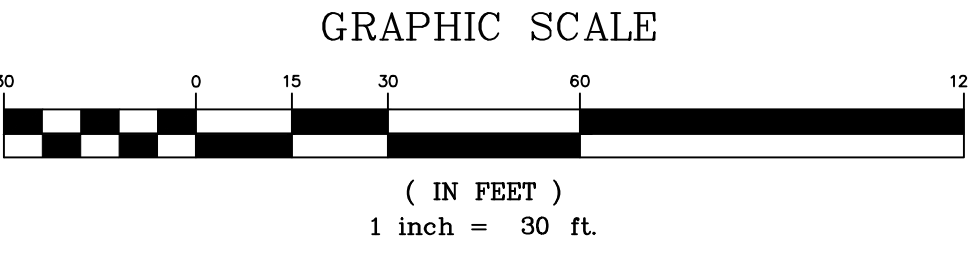
- CLEARING, GRUBBING, DEMOLITION OF EXISTING STRUCTURES, AND THE STRIPPING OF ORGANIC SURFACE SOILS SHOULD BE PERFORMED IN ADVANCE OF ANY GRADING OPERATIONS IN STRUCTURAL AREAS.
- AFTER CLEARING, GRUBBING, AND STRIPPING HAVE BEEN COMPLETED, THE RESULTING STRUCTURAL FILL SUBGRADE SHOULD BE PROFFERED WITH A FULLY



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

A

EXISTING ACCESS DRIVE ENTRANCE SIGHT DISTANCE MEASUREMENTS AT ASPEN DRIVE
NO SCALE



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

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

NOTES:
1. SITE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS, DEPTHS AND CROSSINGS WITH PROPOSED SITE IMPROVEMENTS PRIOR TO INSTALLATION. THE SITE ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF ANY CONFLICTS.
2. UNDERGROUND UTILITIES ARE SHOWN BASED UPON SURFACE EVIDENCE, PRIOR PLANS OF RECORD, AND/OR ANY AVAILABLE AS-BUILT UTILITY PLANS.

SOILS LEGEND
BdB BEDDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES
BpB BLAIRTON SILT LOAM, 3 TO 8 PERCENT SLOPES

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

SOIL TEST LEGEND
PROPOSED INFILTRATION TEST LOCATION

STEEP SLOPES LEGEND
SLOPES OF 15% AND GREATER (SLOPES ARE MANMADE AND ARE NOT NATURAL)

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

REVISIONS

NO.	DATE	COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS
2	02.02.24	REVISED PER TOWNSHIP STAFF COMMENTS

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LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITDC.COM

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

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

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

SCALE AS NOTED

DRAWN BY SJC

CHECKED BY AWA

CONTACT AWA

DATE 11.01.23

FILE NAME 1484.1A-LD-1

JOB NO. 1484.1A

SHEET NO. C-3

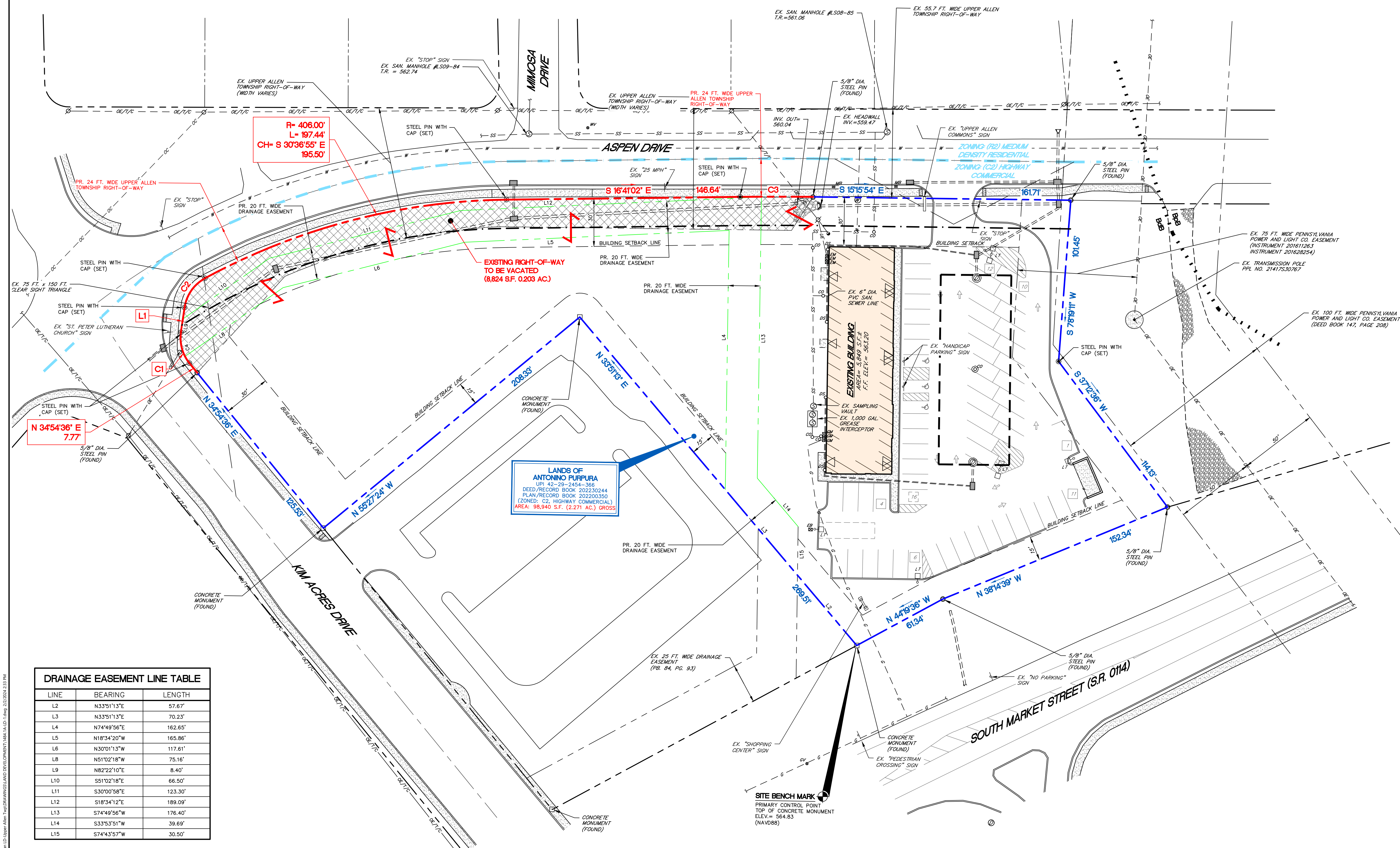
REV. 2

SHT. 3 OF 11

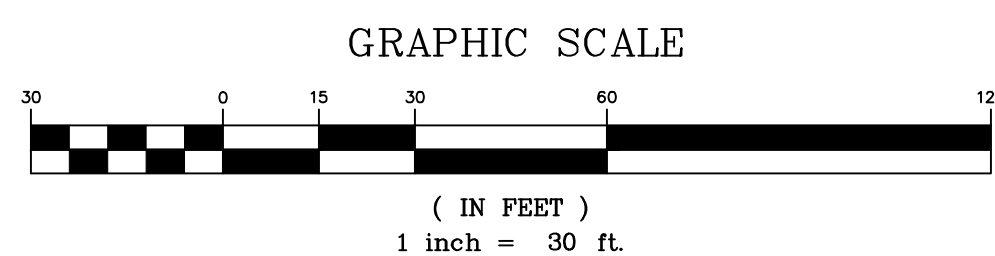
P:\CIVIL\0083484-LD-1\Antonino Purpura 2210 Aspen Dr. Restaurant Expn. LD-Upper Allen Twp\Drawings\LAND DEVELOPMENT\1484.LD-1.dwg 2/2/2024 2:46 PM

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

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



LINE	BEARING	LENGTH
L2	N35°51'13"E	57.67'
L3	N33°51'13"E	70.23'
L4	N74°49'56"E	162.65'
L5	N18°34'20"W	165.86'
L6	N30°01'13"W	117.61'
L8	N51°02'18"W	75.16'
L9	N82°22'10"E	8.40'
L10	S51°02'18"E	66.50'
L11	S30°00'58"E	123.30'
L12	S18°34'12"E	189.09'
L13	S74°49'56"W	176.40'
L14	S33°51'51"W	39.69'
L15	S74°43'57"W	30.50'



REVISIONS					
N.O.	DATE				
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS			
2	02.02.24	REVISED PER TOWNSHIP STAFF COMMENTS			

slc

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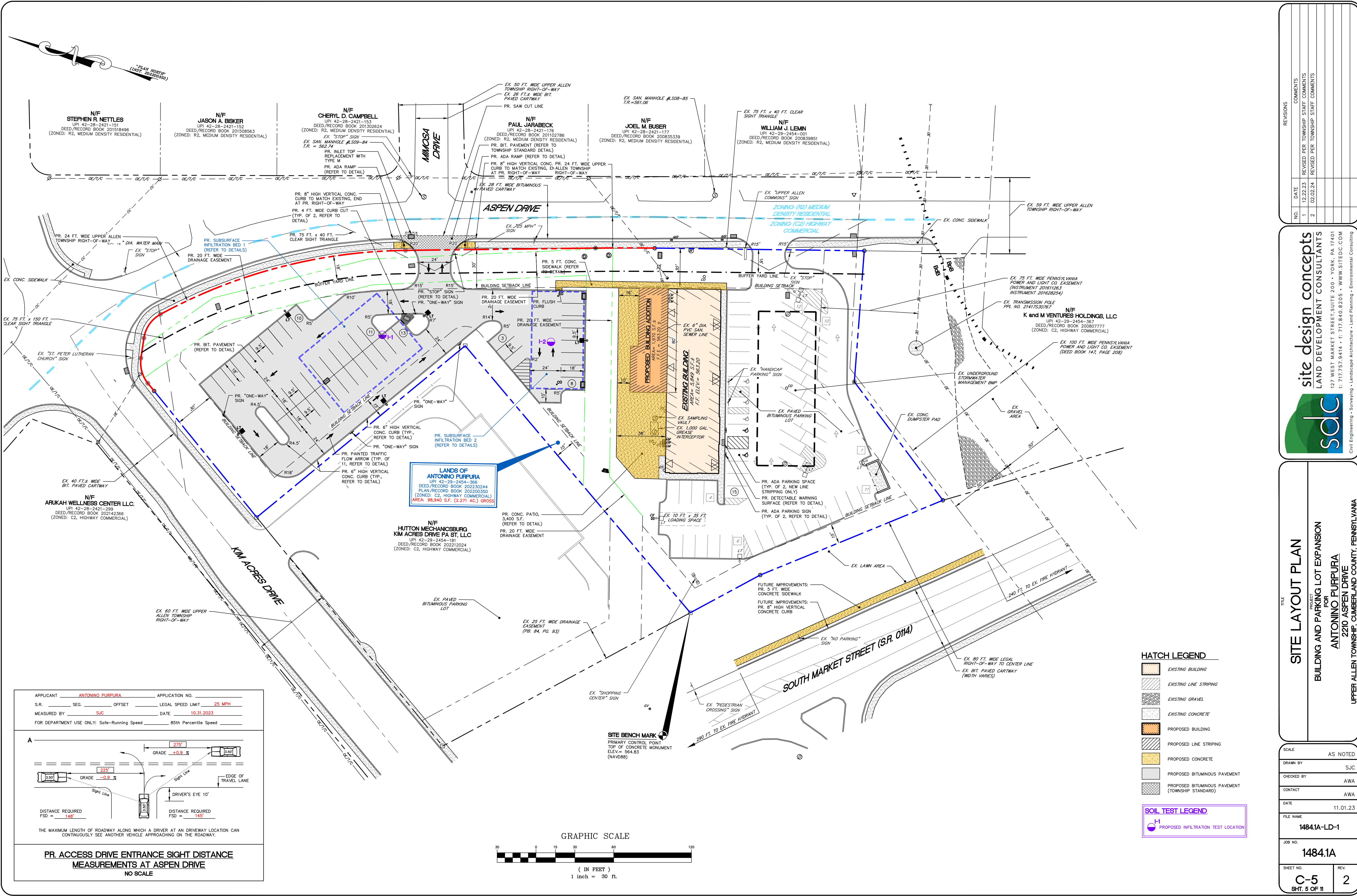
EXISTING RIGHT-OF-WAY VACATION PLAN

TITLE

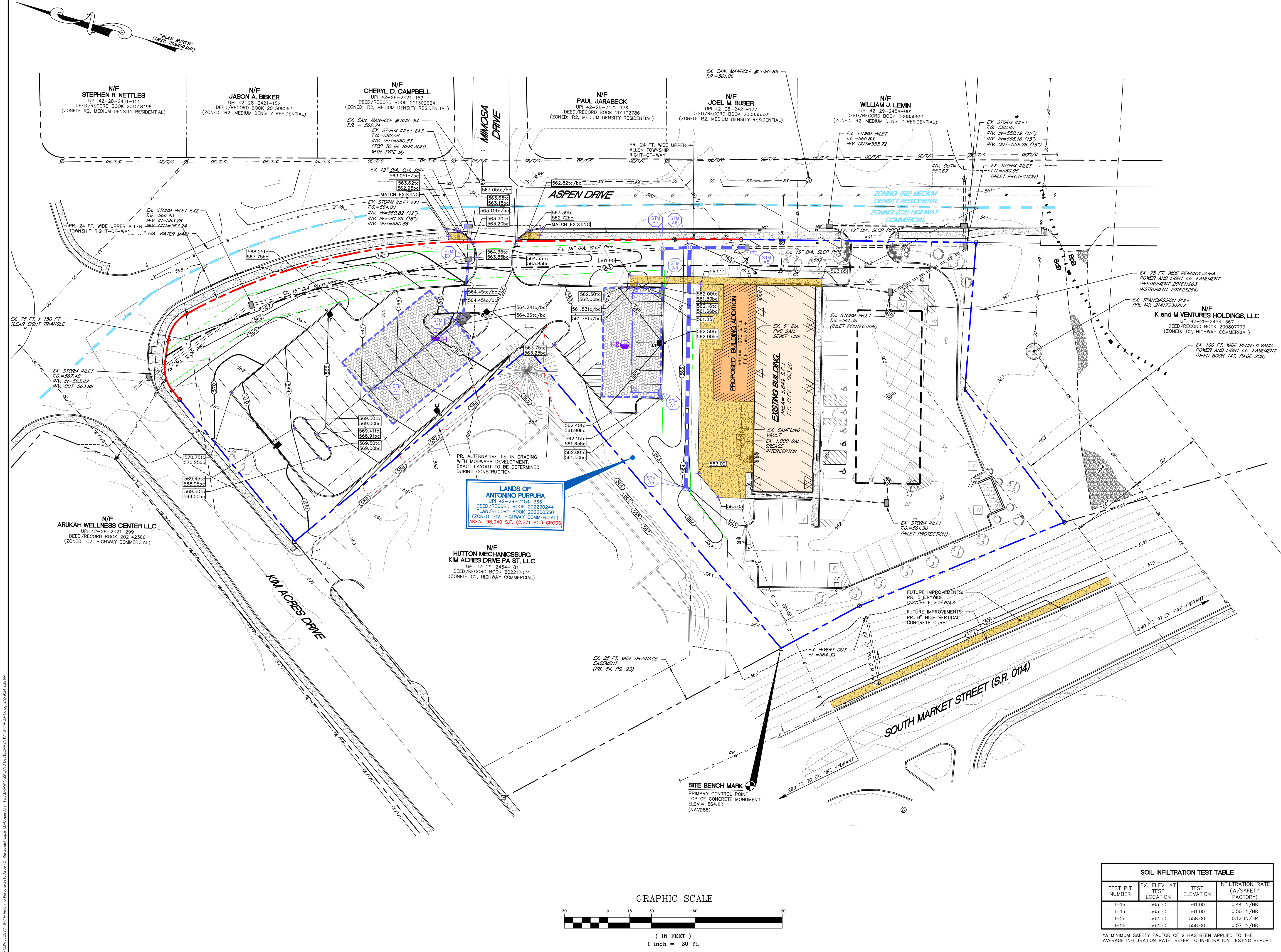
BUILDING AND PARKING LOT EXPANSION
FOR
ANTONIO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE		AS NOTED
DRAWN BY		SJC
CHECKED BY		AWA
CONTACT		AWA
DATE		11.01.23
FILE NAME		
1484.1A-LD-1		
JOB NO.		
1484.1A		
SHEET NO.		REV.
C-4		2
SHT. 4 OF 11		

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HATCH LEGEND	
	EXISTING BUILDING
	EXISTING LINE STRIPING
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED BUILDING
	PROPOSED LINE STRIPING
	PROPOSED CONCRETE
	PROPOSED SUBSURFACE INFILTRATION BED
	PROPOSED RIVER GRAVEL

SOIL TEST LEGEND	
	PROPOSED INFILTRATION TEST LOCATION

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

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

REVISIONS		COMMENTS
NO.	DATE	
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS
2	02.02.24	REVISED PER TOWNSHIP STAFF COMMENTS

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TITLE

SITE GRADING PLAN

PROJECT

BUILDING AND PARKING LOT EXPANSION

FOR

ANTONINO PURPURA

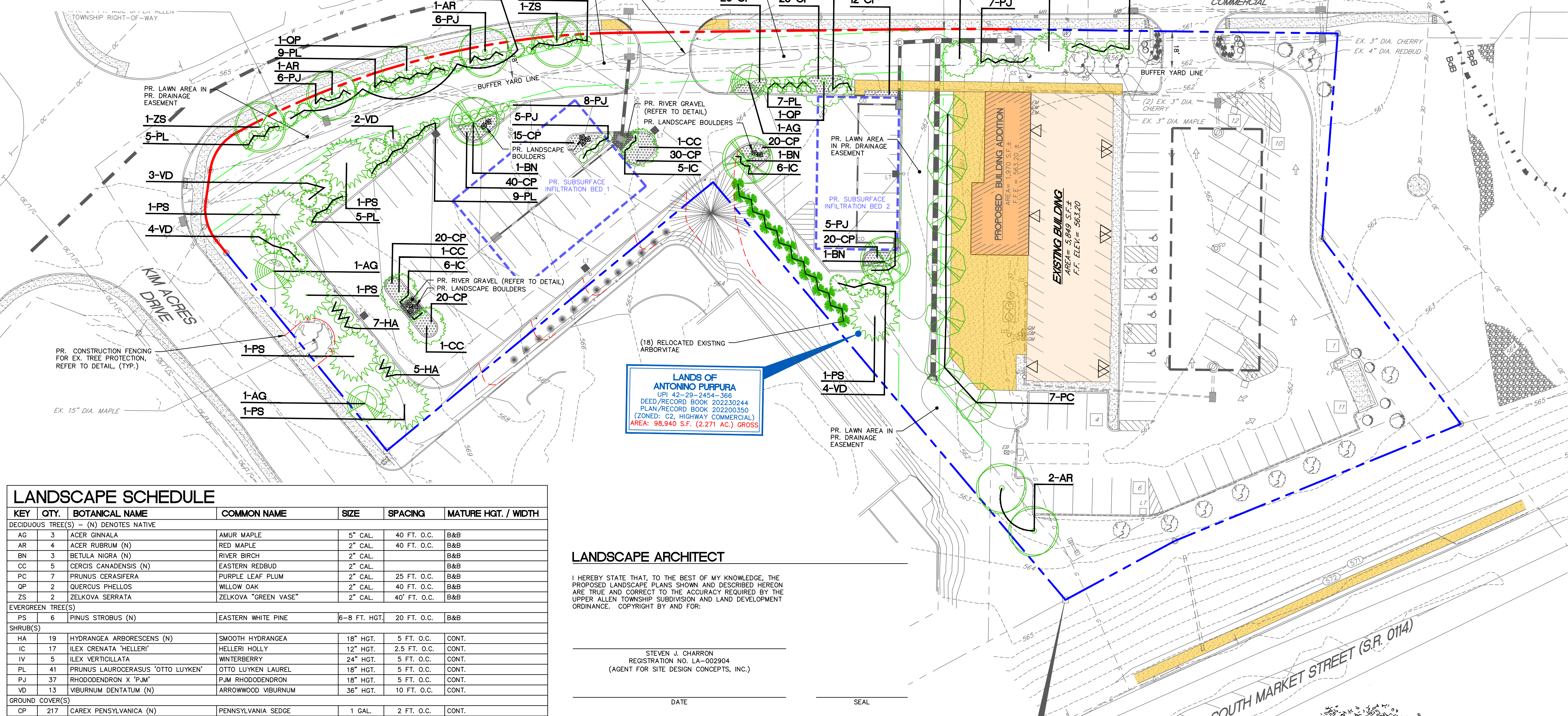
2210 ASPEN DRIVE

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	14841A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-6
REV.	2
SHT. 6 OF 11	

LANDSCAPE REQUIREMENTS:

1. SECTION 220-5.1.3 - FOR COMMERCIAL AND INDUSTRIAL SUBDIVISIONS AND LAND DEVELOPMENTS, A MINIMUM OF 10% OF THE DEVELOPED AREA SHALL BE LANDSCAPED OR IN BUFFER YARDS.
98,940 S.F. DEVELOPED AREA
38,727 S.F. LANDSCAPE AREA = 39%
2. SECTION 220-5.1.3.B.2.b - PARKING ISLANDS: EACH REQUIRED PLANTING ISLAND SHALL CONTAIN AT LEAST ONE SHADE OR CANOPY TREE.
7 PROPOSED PARKING ISLANDS
6 PROPOSED SHADE OR CANOPY TREES*
*ONE ISLAND IS LOCATED OVER A PROPOSED UNDERGROUND INFILTRATION BASIN
3. SECTION 220-5.1.3.B.1 - BUFFERYARD, TYPE 2: (WIDTH 18' PER UPPER ALLEN ZONING ORDINANCE SECTION 245-16.5.G) AT 578 L.F. (ASPEN DRIVE)
BASIS: ONE (1) SHADE TREE PER 40 LINEAR FEET AND ONE (1) EVERGREEN TREE PER 30 LINEAR FEET OF BUFFER YARD SCREEN AND ONE (1) DECIDUOUS OR EVERGREEN SHRUB PER 20 LINEAR FEET OF BUFFER YARD SCREEN. AT LEAST 60% OF SHRUB PLANTINGS SHALL BE OF THE EVERGREEN TYPE
ANALYSIS: 578 L.F./40 L.F. = 15 SHADE TREES REQUIRED
578 L.F./30 L.F. = 19 EVERGREENS REQUIRED
578 L.F./20 L.F. = 29 SHRUBS REQUIRED
PROVIDED: 5 EXISTING SHADE TREES + 7 PROPOSED SHADE TREES = 12 IN BUFFER YARD
0 EXISTING EVERGREEN TREES + 0 PROPOSED EVERGREEN = 0 IN BUFFER YARD
15 EXISTING SHRUB (10 EVERGREEN) + 51 PROPOSED SHRUB (39 EVERGREEN) = 66 (49 EVERGREEN 74%)
NOTES:
1. MAJORITY OF BUFFER YARD IS LOCATED IN PROPOSED 20' WIDE DRAINAGE EASEMENT. 13 ADDITIONAL SHADE TREE, 6 EVERGREEN AND 58 SHRUBS ARE LOCATED ON SITE, OUTSIDE OF THE PARKING ISLANDS.
2. REFER TO NOTE #28, LAND DEVELOPMENT NOTES SHEET C-2.
4. SECTION 220-5.1.3.D.7 - STREET TREES
BASIS: MINIMUM OF TWO (2) CANOPY TREES SHALL BE PROVIDED FOR EVERY 100 FT. OF PUBLIC RIGHT-OF-WAY.
ANALYSIS: 742 L.F. PUBLIC RIGHT-OF-WAY/100 FT. = 7.42 X 2 = 15 CANOPY TREES REQUIRED
PROVIDED: 6 EXISTING CANOPY TREES + 11 PROPOSED CANOPY TREES = 17



LANDS OF ANTONINO PURPURA
UP: 42-23-23-2454-366
DEED/RECORD BOOK 202230244
PLAN/RECORD BOOK 202200350
(ZONED: C2, HIGHWAY COMMERCIAL)
AREA: 98,940 S.F. (2.271 AC.) GROSS

LANDSCAPE SCHEDULE

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

LANDSCAPING NOTES

1. PLANTS MUST MEET THE REQUIREMENTS OF THE UPPER ALLEN TOWNSHIP SALDO SECTION 220-5.1.3.
2. THERE ARE THREE (3) EXISTING TREES WITH A 6" DIAMETER CALIPER OR GREATER LOCATED ON THIS PARCEL. TWO (2) EXISTING TREES TO BE REMOVED DUE TO CONFLICT WITH CLEAR SIGHT TRIANGLES AND ONE (1) IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
3. LANDSCAPING PLAN SHALL INCLUDE FURNISHING AND INSTALLING MULCHED BEDS AND PLANT MATERIALS SHOWN ON THE LANDSCAPING SCHEDULE AND COMPLYING WITH THE LANDSCAPING NOTES AND PLANTING DETAILS.
4. PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1-1990. PLANT SIZES AND CONTAINER SIZES SHOWN ON THE LANDSCAPE SCHEDULE ARE MINIMUM.
5. THE TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE LOCALITY OF THE PROJECT. VARIETIES OF TREES SHALL BE SUBJECT TO THE APPROVAL OF THE AUTHORITY WHICH ACCEPTS OWNERSHIP OF THE STREET.
6. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS INSECT EGGS AND LARVAE.
7. CONTRACTOR SHALL LABEL AT LEAST ONE (1) PLANT OF EACH VARIETY WITH A SECURED, ATTACHED TAG BEARING THE LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME TO HELP CONTRACTOR TO NOTIFY ENGINEER/LANDSCAPE ARCHITECT THREE (3) PRIOR TO SCHEDULED PLANTING SO ENGINEER/LANDSCAPE ARCHITECT CAN BE ON SITE FOR PLANT VERIFICATION.
8. SUBSTITUTIONS, ADDITIONS, AND DELETIONS ARE PERMISSIBLE UPON APPROVAL FROM OWNER/ENGINEER/LANDSCAPE ARCHITECT AND MUNICIPALITY (WHERE REQUIRED).
9. LANDSCAPING CONTRACTOR TO WARRANT ALL SITE LANDSCAPE PLANTS FOR A ONE (1) YEAR PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANT MATERIALS INSTALLATION. SUBSTANTIAL COMPLETION DATE SHALL BE DETERMINED BY THE OWNER/ENGINEER/LANDSCAPE ARCHITECT. CONTRACTOR TO WARRANT ALL PLANTS AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH AS DETERMINED BY THE OWNER OR OWNER'S AGENT. CONTRACTOR TO REMEDY ALL DEFECTS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. REPLACEMENT PLANTS SHALL CONFORM TO ALL ORIGINAL REQUIREMENTS AND SHALL BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF ONE PLANTING SEASON.
10. STREET TREES ARE TO BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF TWO YEARS BY THE DEVELOPER. PLANTING OF TREES SHALL OCCUR WITHIN THE STANDARD PLANTING SEASON (MARCH THROUGH NOVEMBER). NO MORE THAN 1/3 OF THE TREE SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT TREES SHALL CONFORM TO ALL ORIGINAL REQUIREMENTS AND SHALL BE MAINTAINED AND GUARANTEED FOR A MINIMUM OF TWO PLANTING SEASONS.
11. MULCH IS TO BE SHREDDED BARK. MULCH BED THICKNESS SHALL BE (THREE) 3 INCHES MINIMUM AFTER LIGHT TAMPING, EXCEPT THAT MULCH DEPTH AT ANNUAL FLOWERS SHALL BE 1-1/2". PLACE MULCH BED OVER WEED BARRIER MAT OR EQUAL, UNLESS NOTED OTHERWISE.
12. WEED BARRIER FABRIC SHALL BE INSTALLED IN PLANTER BEDS AT DIRECTION FROM OWNER. WEED BARRIER MAT SHALL BE EXCLUDED FROM AREA AROUND ANNUAL FLOWERS OR AS NOTED.
13. ALL LANDSCAPE PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUYWIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, PRUNING, MULCHING, WEEDING, AND WATERING.
14. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND THE BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI260, CURRENT EDITION, AS AMENDED.
15. TREE PROTECTION FENCING TO BE INSTALL AT BEGINNING OF CONSTRUCTION AND REMAIN IN PLACE UNTIL THE ENTIRE SITE IS STABILIZED.

LANDSCAPE ARCHITECT

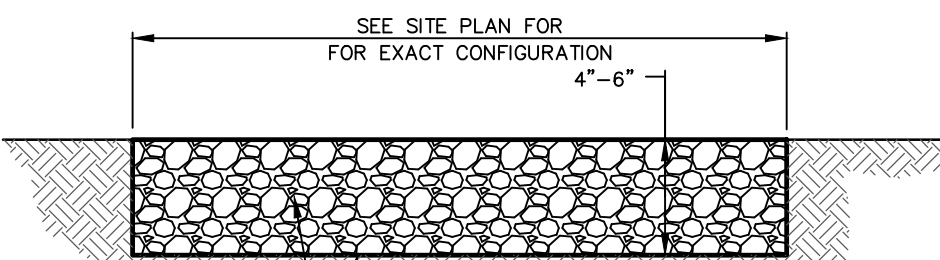
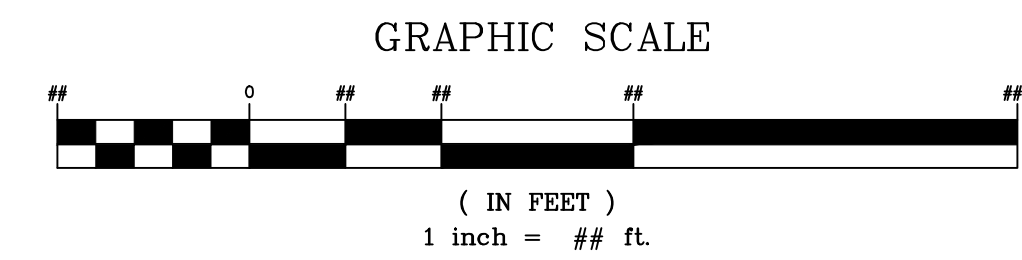
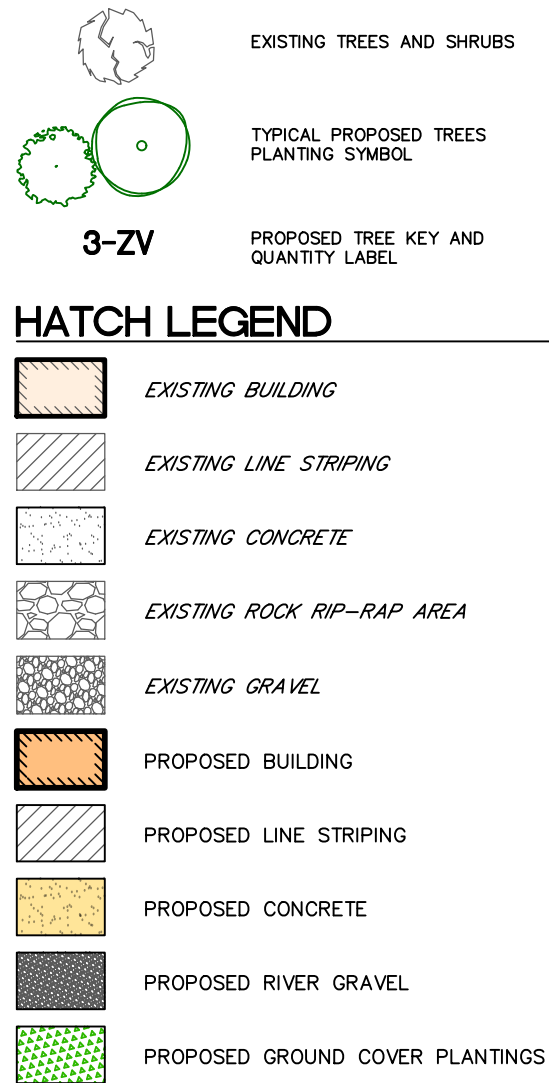
I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED LANDSCAPE PLANS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

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

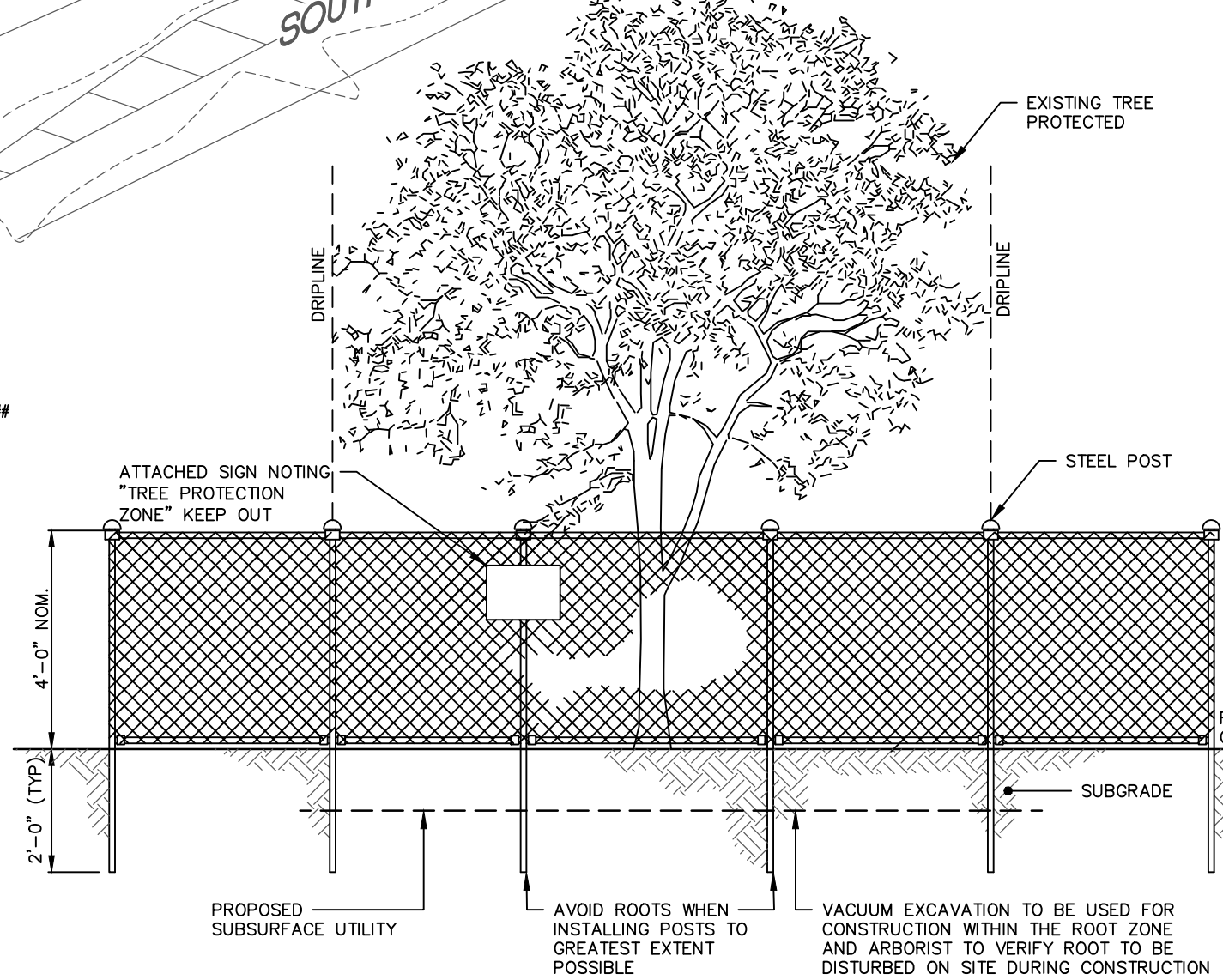
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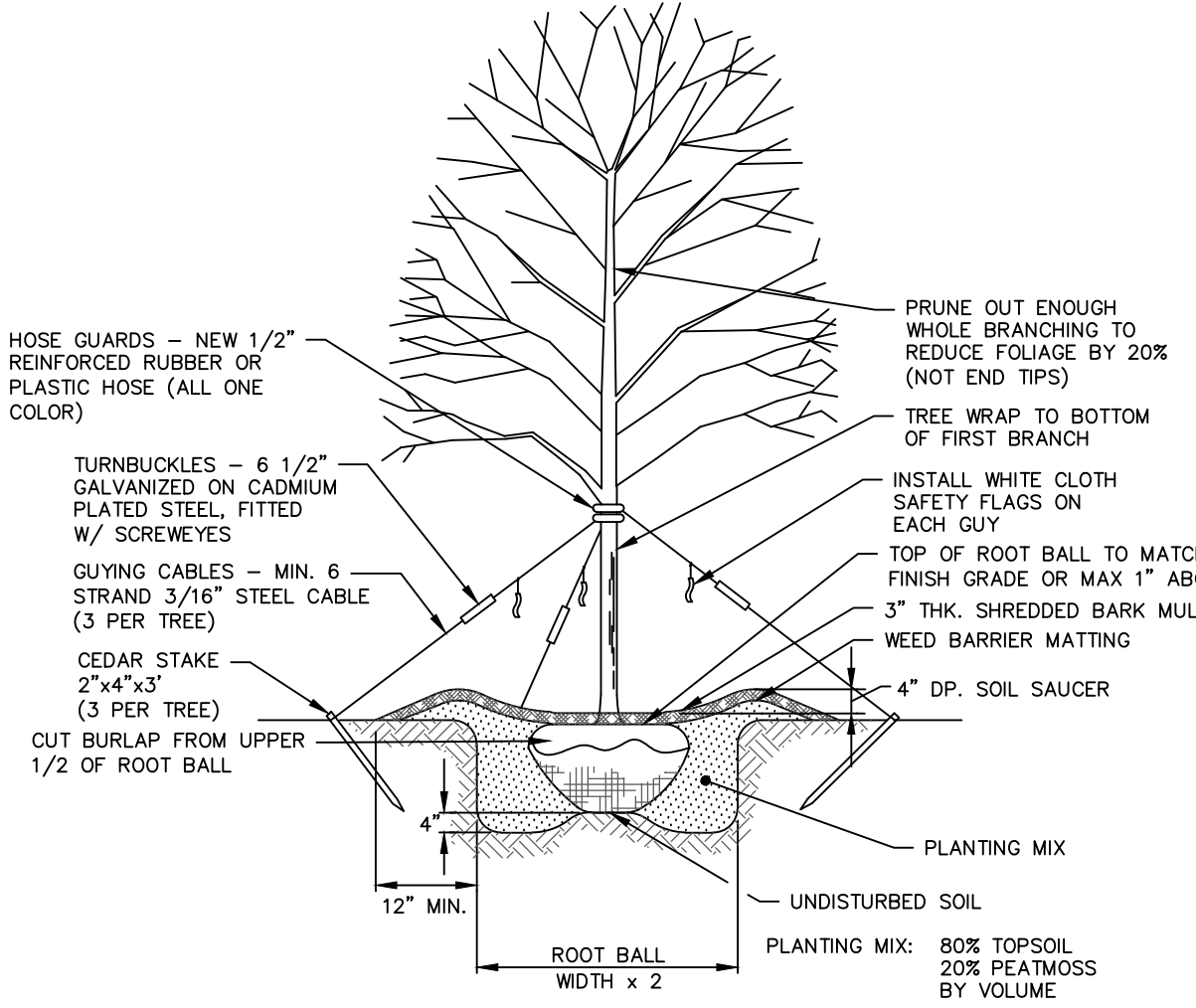
LANDSCAPE LEGEND



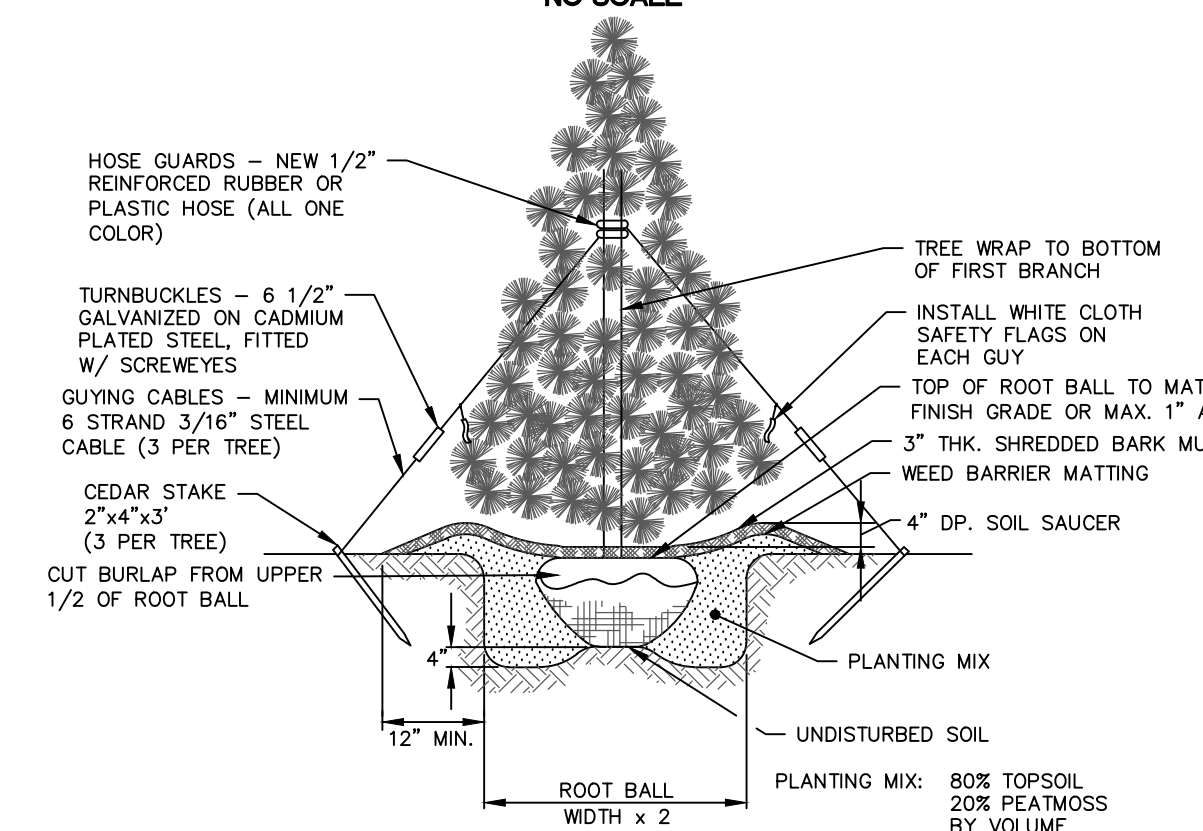
RIVER GRAVEL DETAIL
NO SCALE



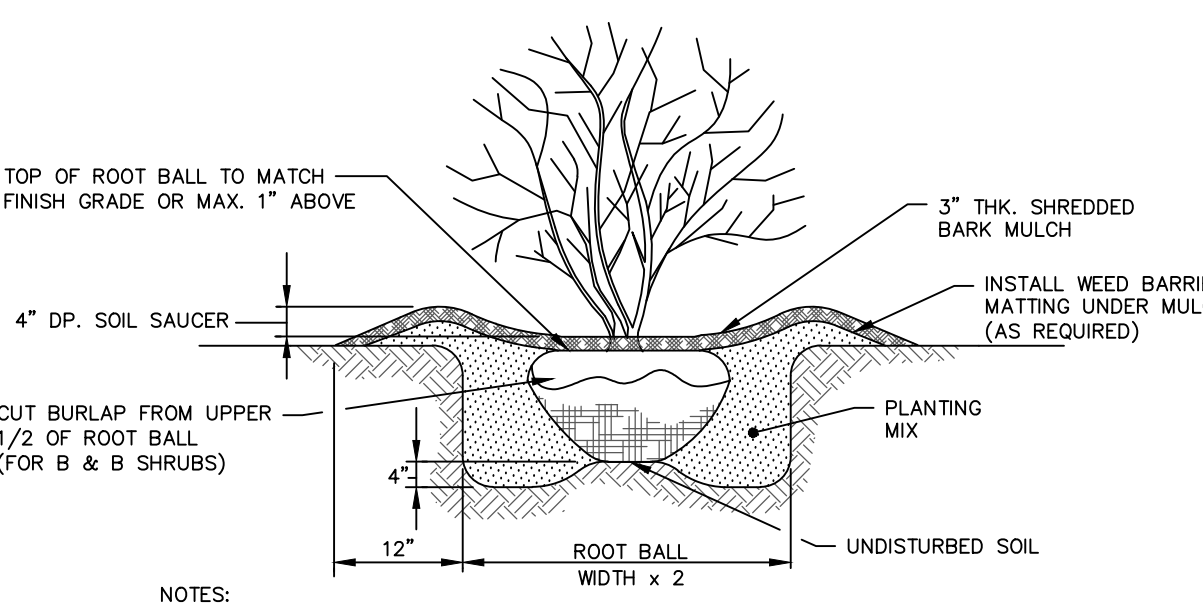
TREE PROTECTION FENCE DETAIL
NO SCALE



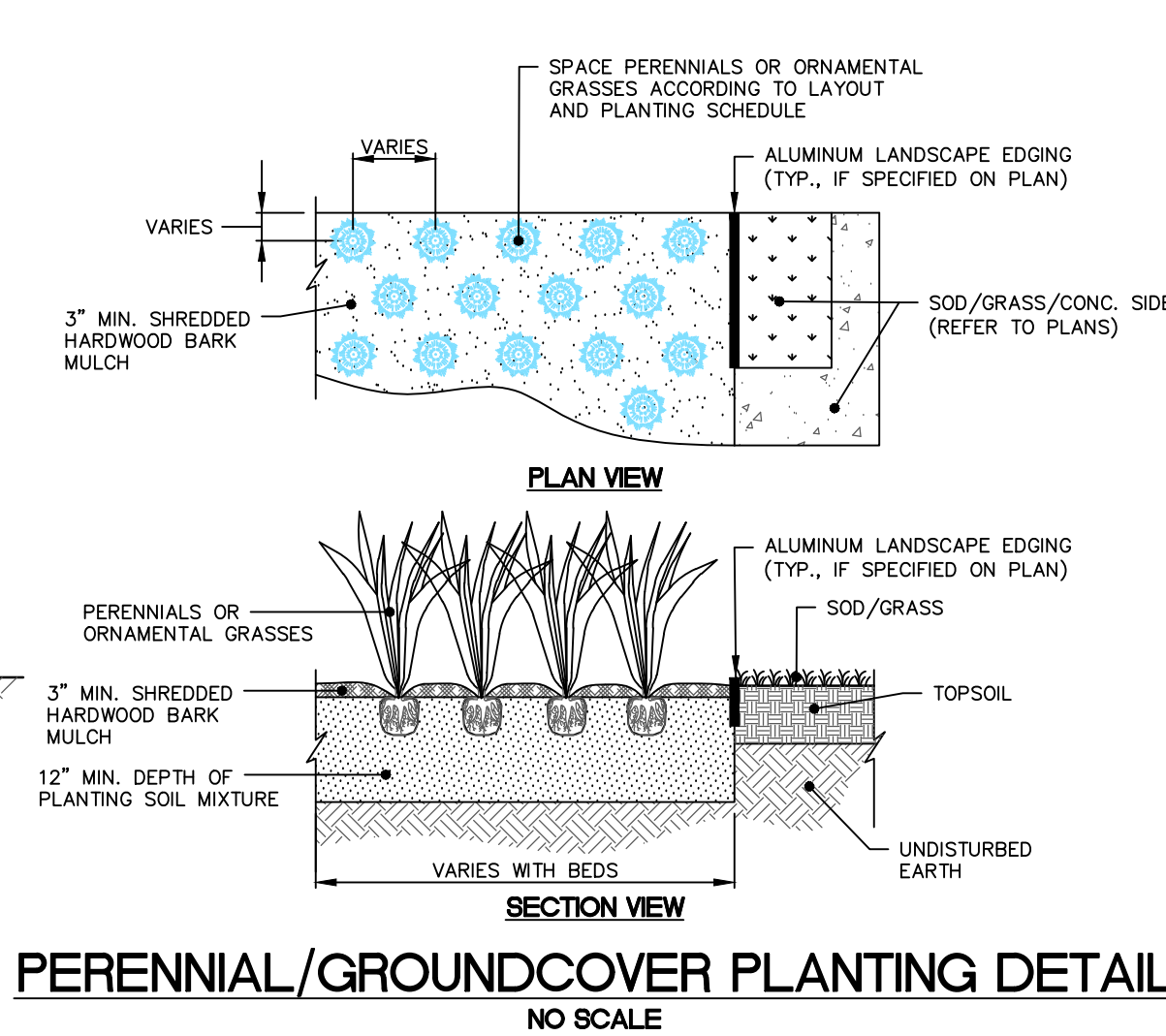
TYPICAL DECIDUOUS TREE
PLANTING DETAIL
NO SCALE



TYPICAL EVERGREEN TREE
PLANTING DETAIL
NO SCALE



TYPICAL SHRUB PLANTING DETAIL
NO SCALE



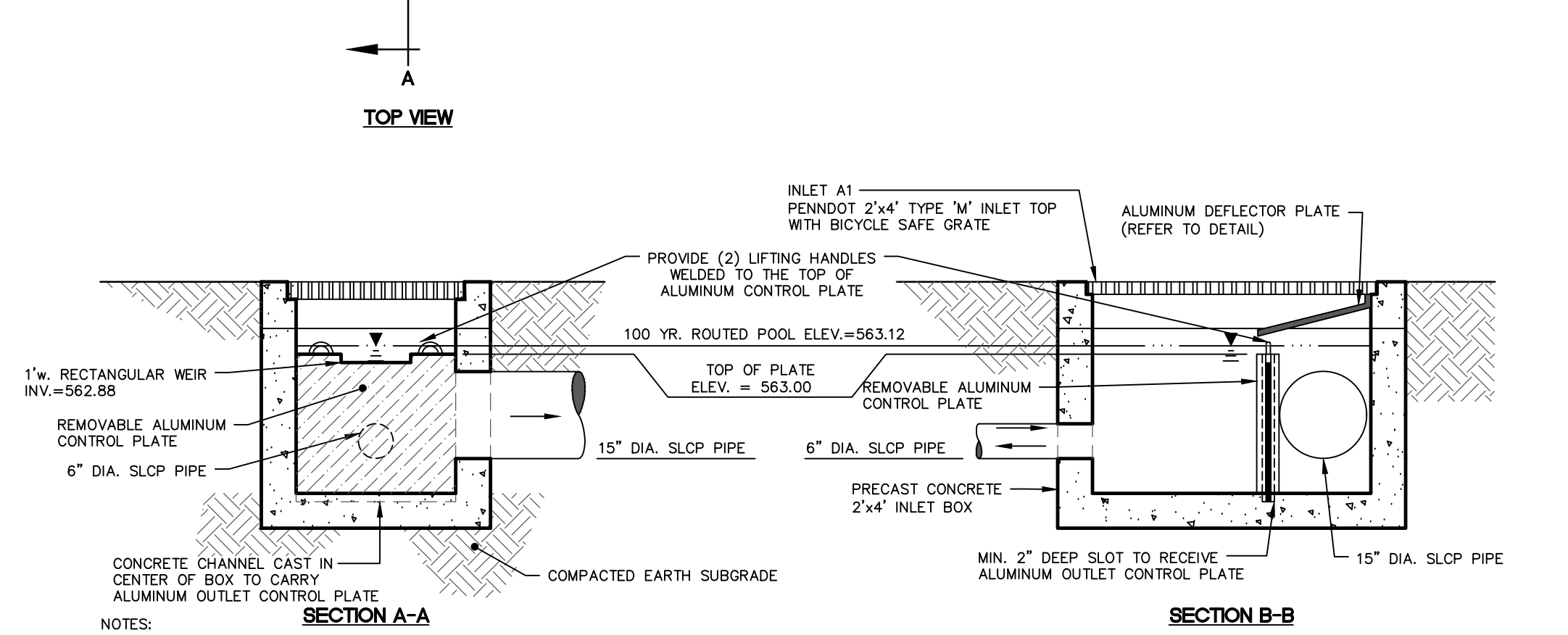
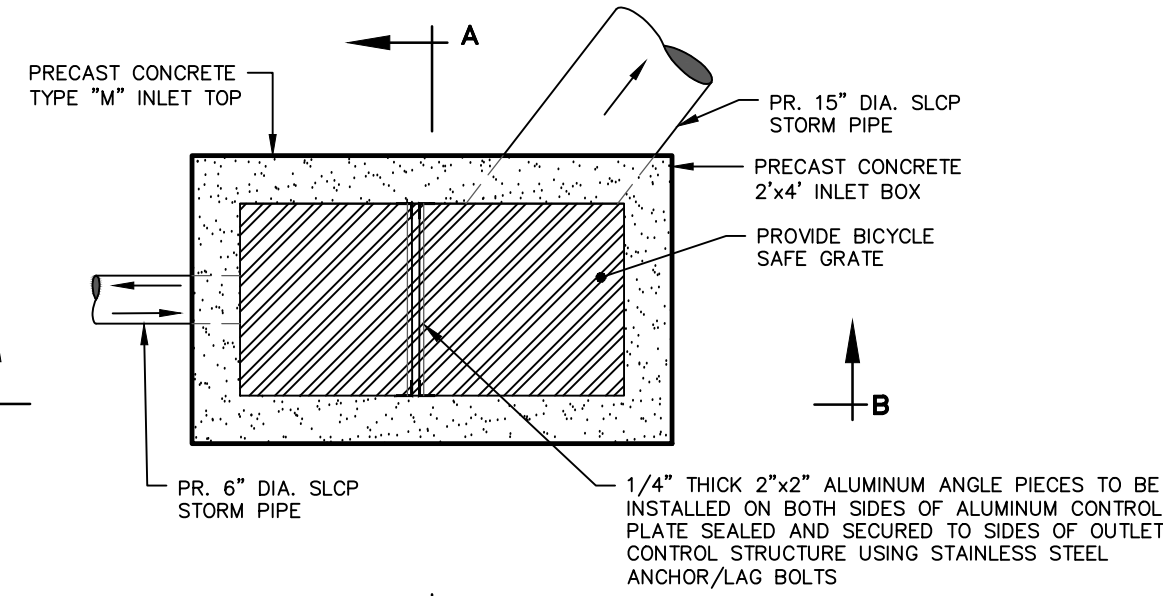
PERENNIAL/GROUND COVER PLANTING DETAIL
NO SCALE

REVISIONS		COMMENTS
NO.	DATE	REVISED PER TOWNSHIP STAFF COMMENTS
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS
2	02.02.24	REVISED PER TOWNSHIP STAFF COMMENTS

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

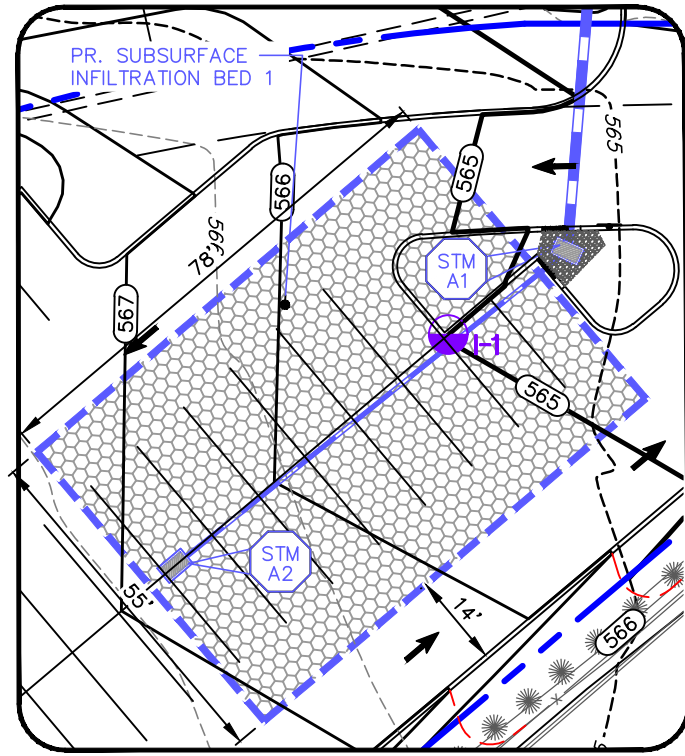
SCALE		AS NOTED
DRAWN BY	SJC	
CHECKED BY	AWA	
CONTACT	AWA	
DATE	11.01.23	
FILE NAME	14841A-LD-1	
JOB NO.	14841A	
SHEET NO.	C-7	2
SHT. 7 OF 11		



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

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

NO SCALE



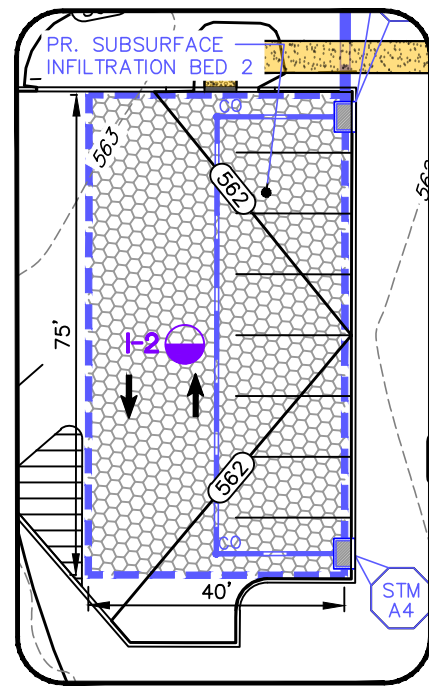
SUBSURFACE
INFILTRATION BED 1
PLAN VIEW
SCALE: 1" = 30'

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

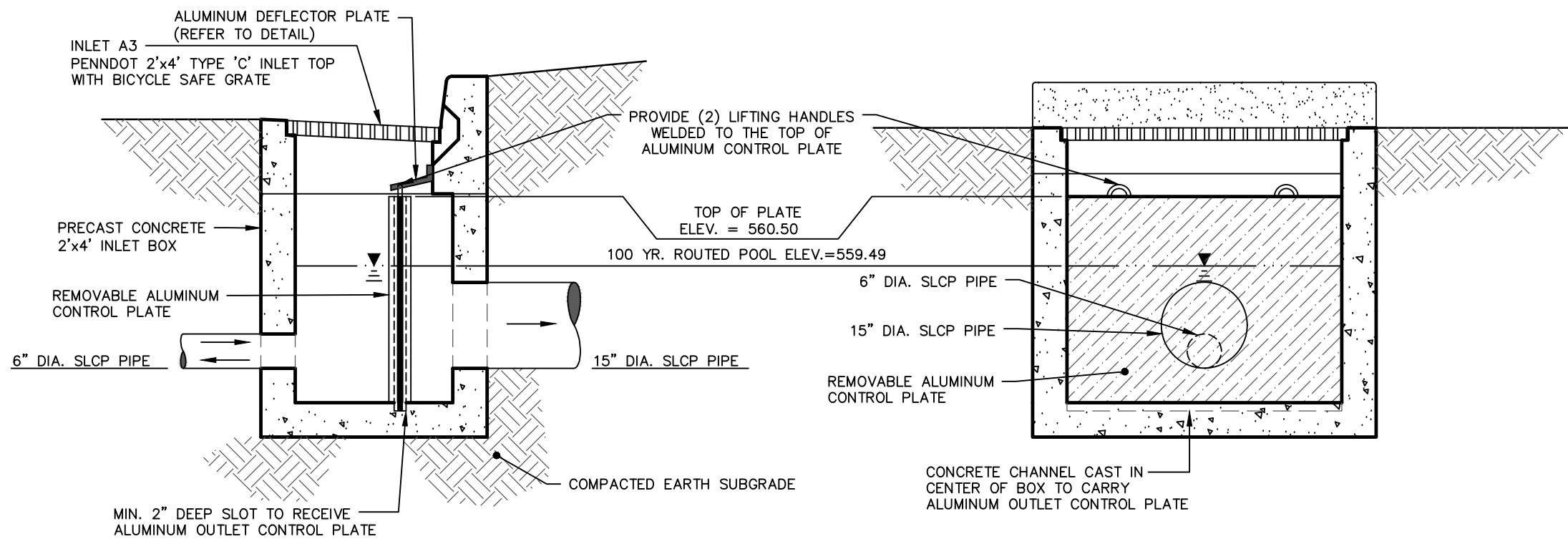
- NOTES:
1. GRATES FOR CLEANOUTS SHALL BE AASHTO H10 OR H20 LOAD RATED DEPENDING ON THEIR PLACEMENT (H20 FOR VEHICULAR LOADING).
 2. DISTRIBUTION PIPES FOR SUBSURFACE INFILTRATION BED SHALL BE CONTINUOUSLY PERFORATED SMOOTH INTERIOR, WITH A MINIMUM INSIDE DIAMETER OF 6 INCHES.
 3. CLEANOUTS WITH GRATES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

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

NO SCALE



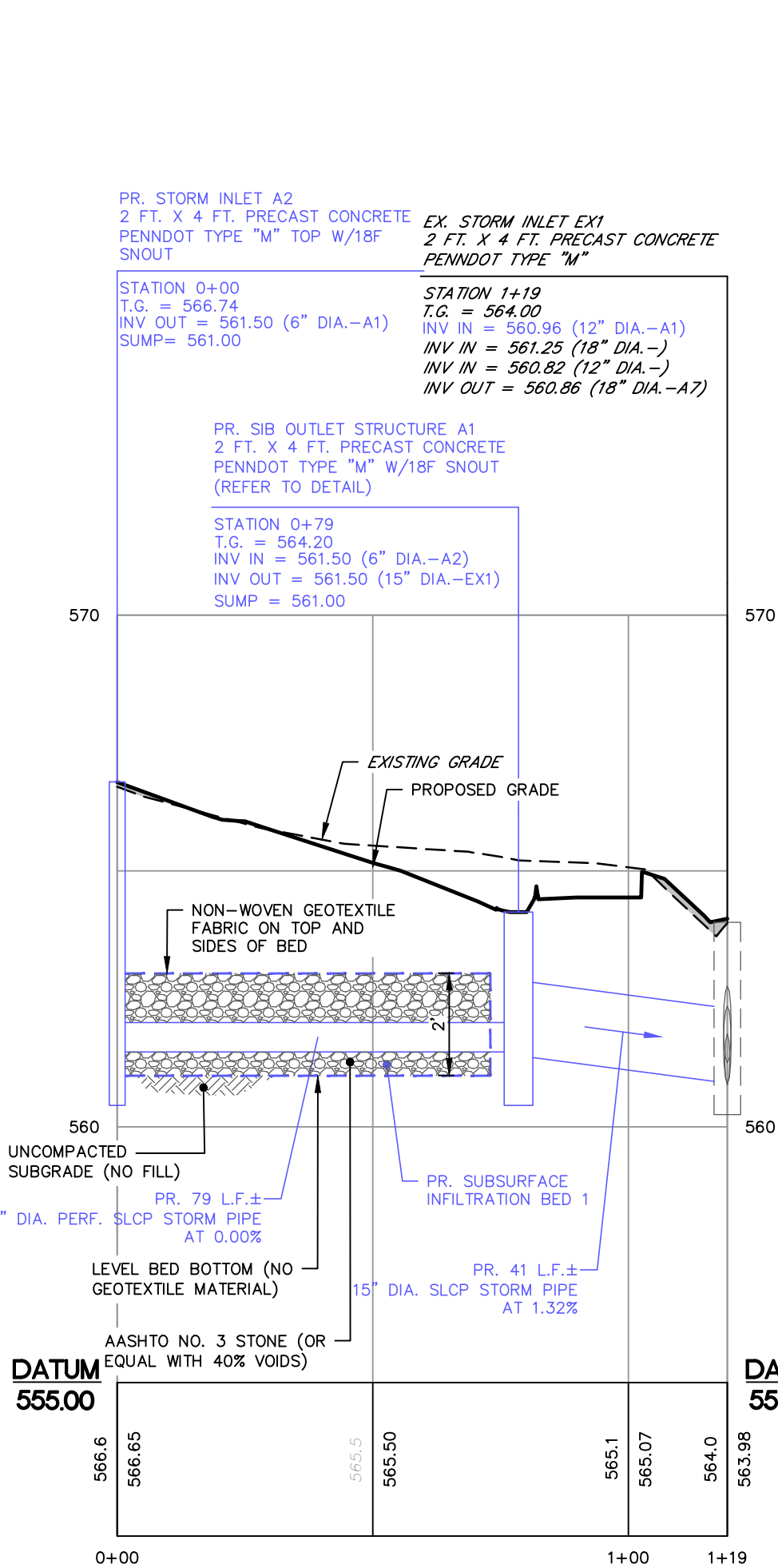
SUBSURFACE
INFILTRATION BED 2
PLAN VIEW
SCALE: 1" = 30'



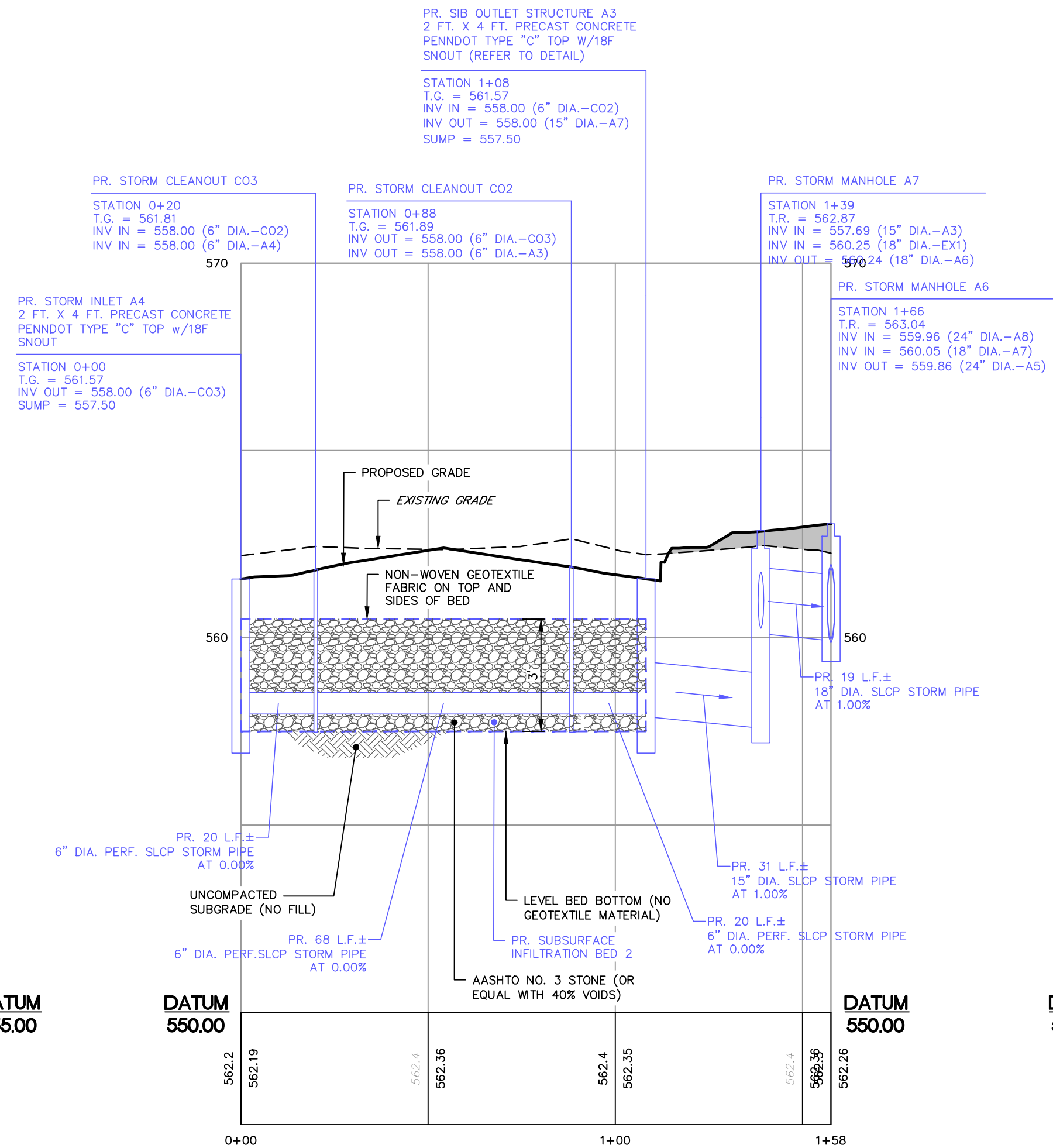
- NOTES:
1. CONSTRUCT OUTLET CONTROL STRUCTURE PER PENNDOT RC-34 SPECIFICATIONS, WITH A 2'X4' INLET BOX WITH A STANDARD TYPE 'C' INLET TOP.
 2. REFER TO SITE GRADING AND UTILITY PLAN FOR EXACT OUTLET PIPE CONFIGURATION FROM OUTLET STRUCTURE TO PIPE OUTFALL AND FOR LOCATION AND LIMITS OF SUBSURFACE INFILTRATION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

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

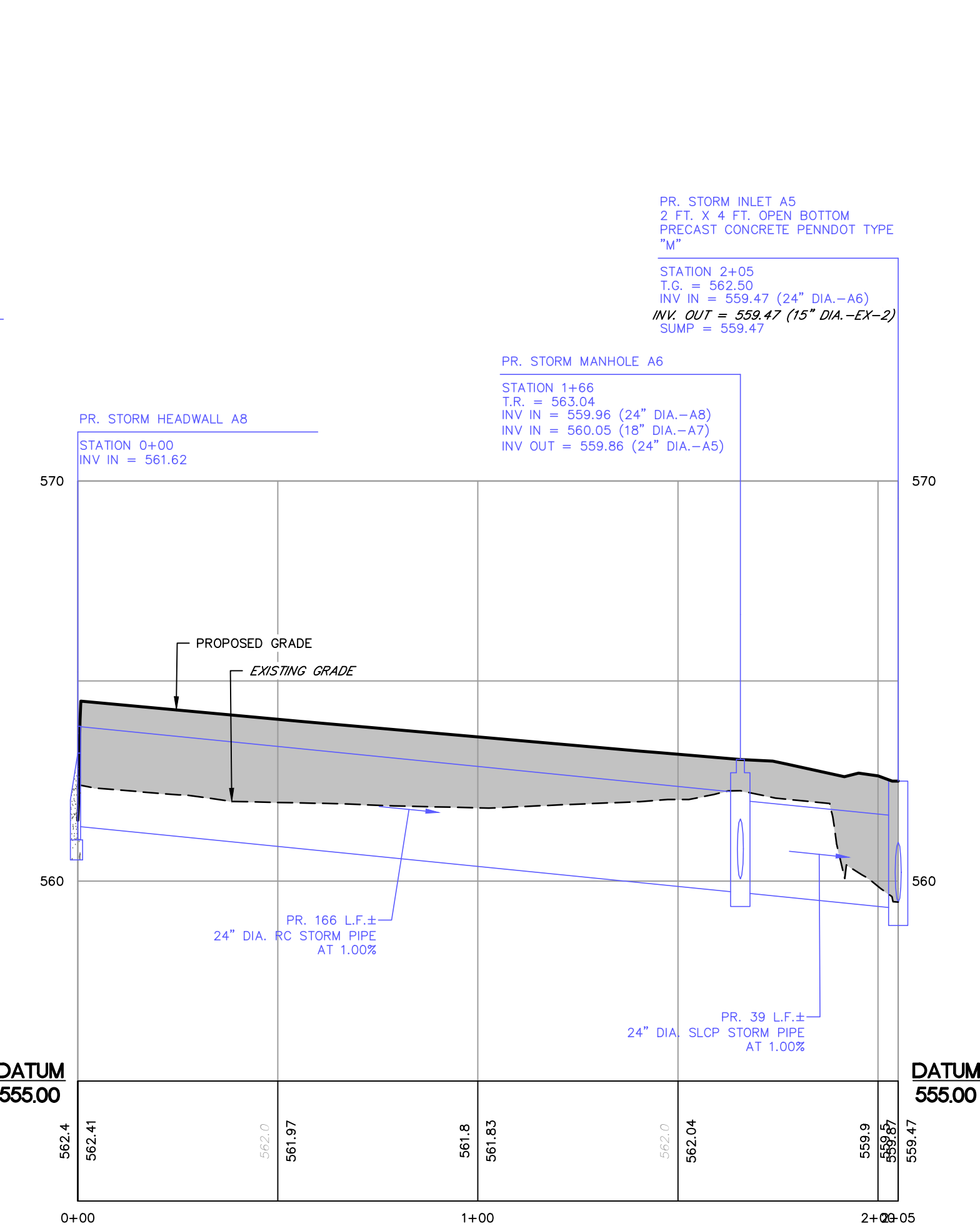
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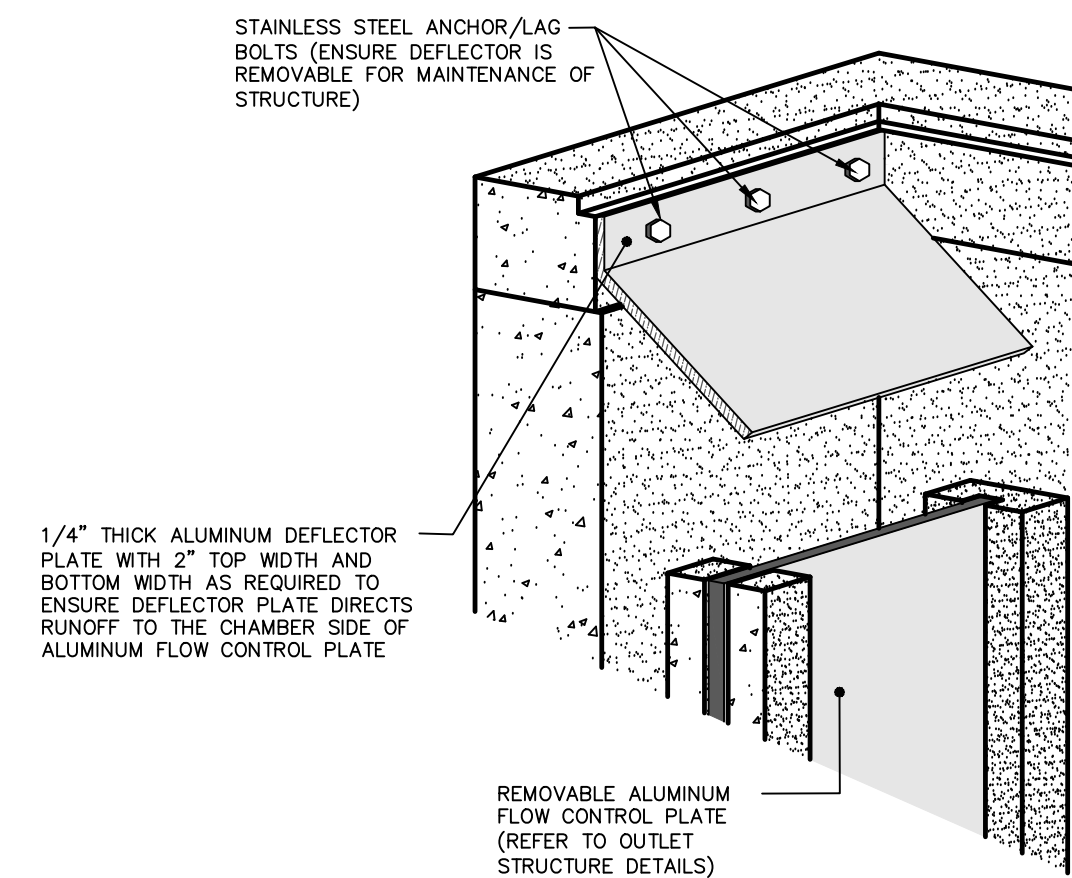
PR. STORM SEWER PROFILE
INLET A2 TO INLET EX-1
HORIZONTAL SCALE: 1" = 30'



PR. STORM SEWER PROFILE
INLET A4 TO MANHOLE A6
HORIZONTAL SCALE: 1" = 30'



PR. STORM SEWER PROFILE
HEADWALL A8 TO INLET A5
HORIZONTAL SCALE: 1" = 30'



OUTLET STRUCTURE REMOVABLE
ALUMINUM DEFLECTOR PLATE DETAIL
NO SCALE

- NOTE:
1. REFER TO SIB SECTION VIEWS FOR STRUCTURE AND INVERT ELEVATION INFORMATION.

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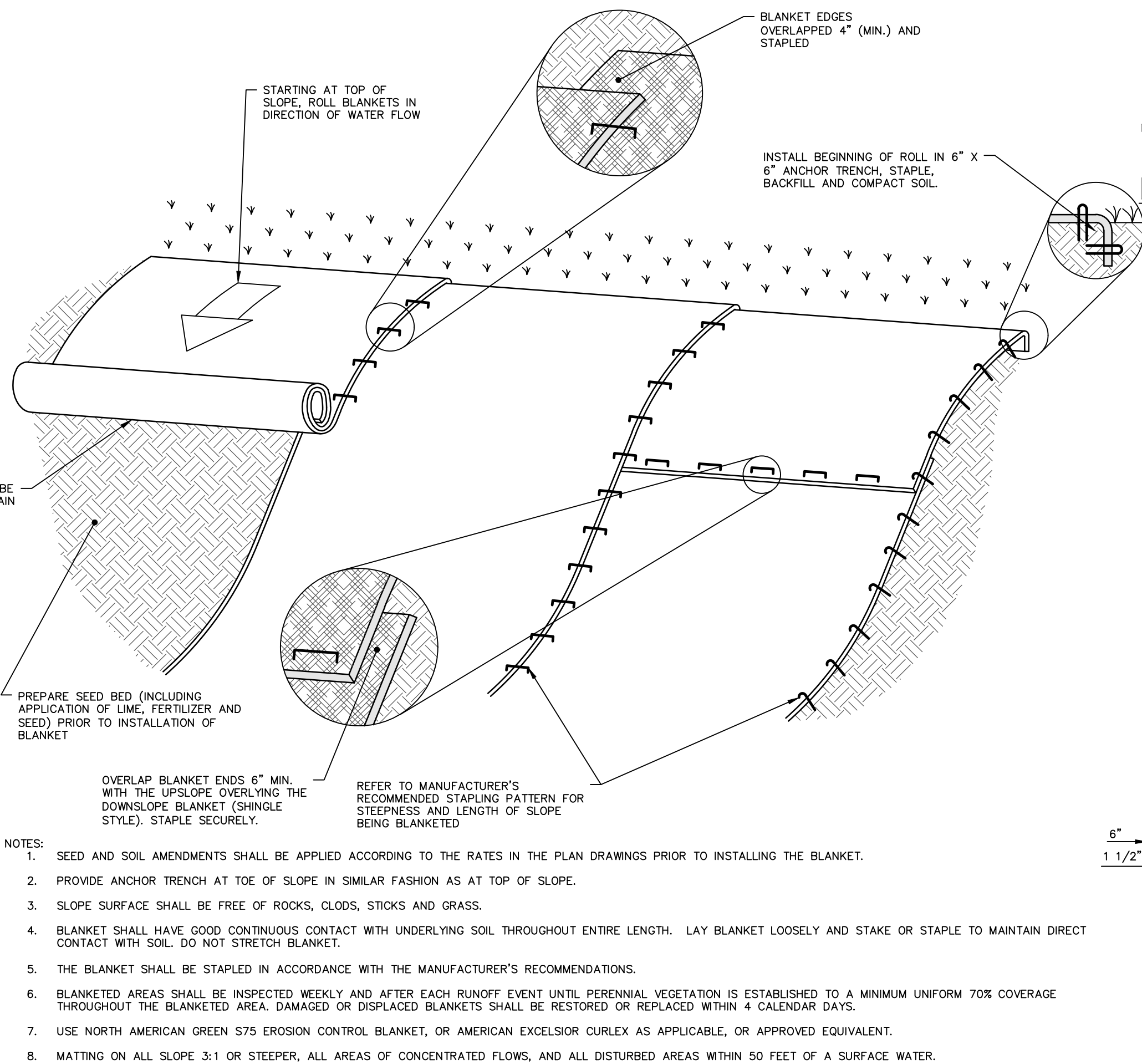
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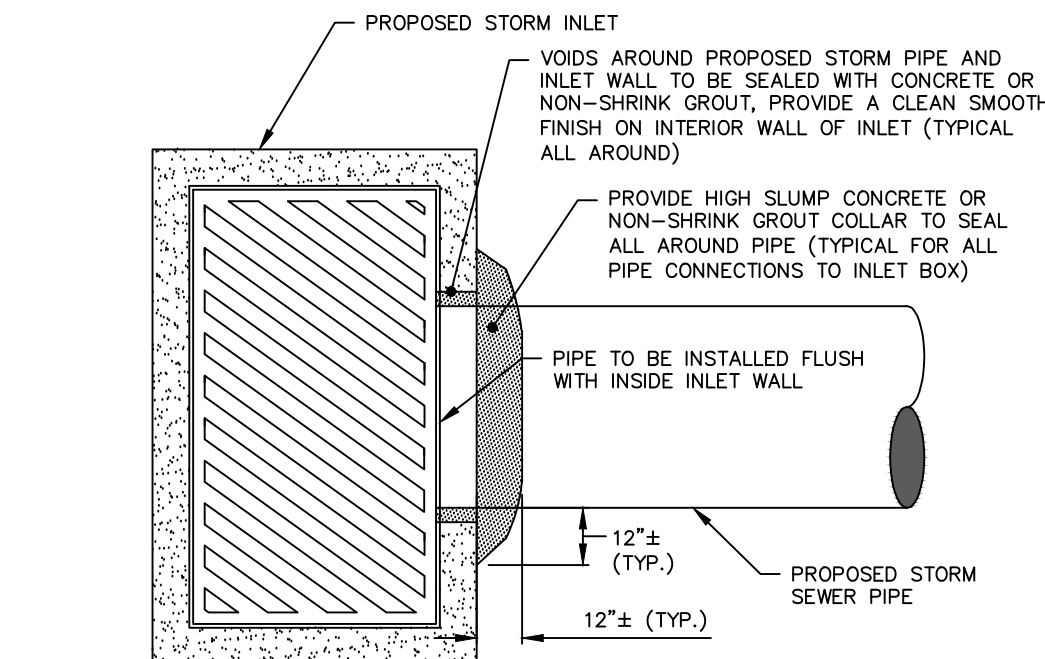
THE
PROJECT
POST CONSTRUCTION STORMWATER
MANAGEMENT PROFILES AND DETAILS
FOR
BUILDING AND PARKING LOT EXPANSION
ANTONINO PURPURA
2210 ASPEN DRIVE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	1484.1A-LD-1
JOB NO.	1484.1A
SHEET NO.	C-8
REV.	2
SHT. 8 OF 11	

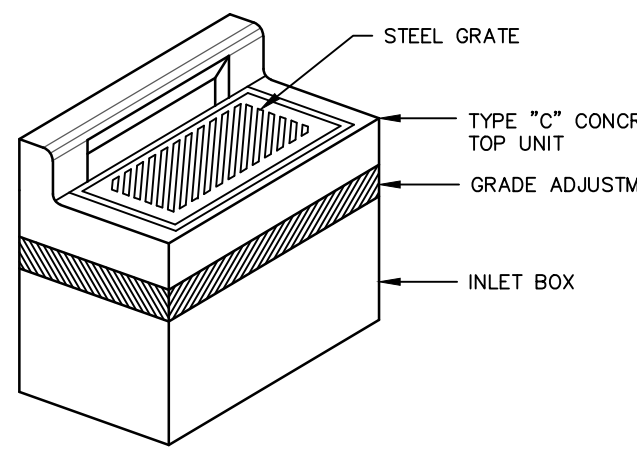
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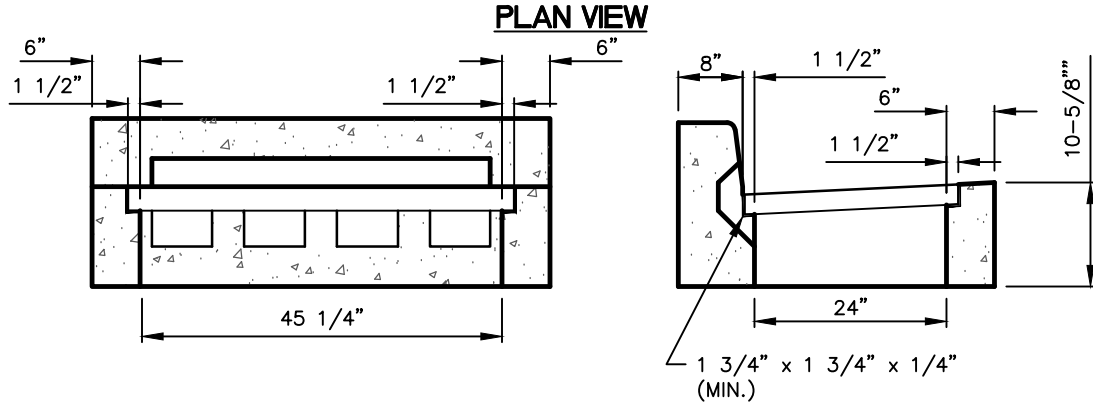
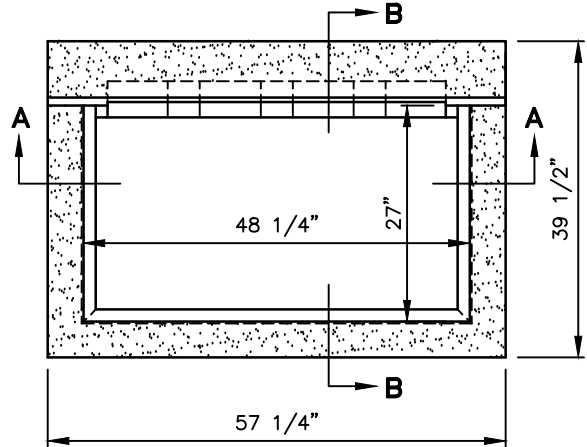
TYPICAL EROSION CONTROL BLANKET INSTALLATION
DETAIL FOR SLOPES
NO SCALE



TYPICAL GROUTING/ENCASEMENT
AT STORM INLET/BOX
PIPE CONNECTION
NO SCALE



TYPE 'C' INLET



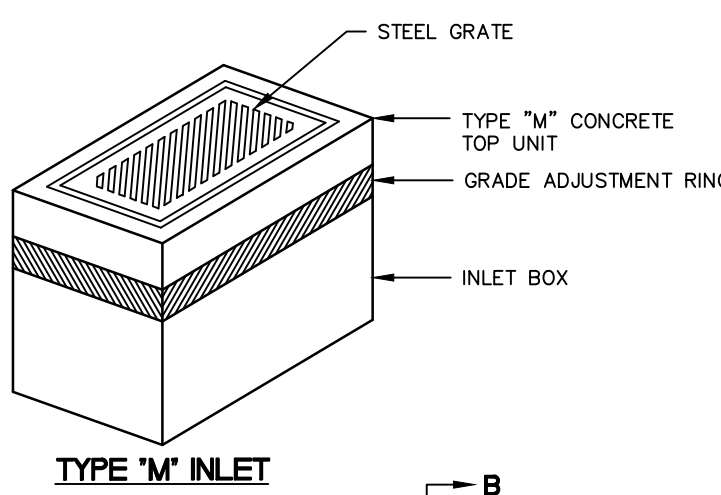
SECTION A-A

SECTION B-B

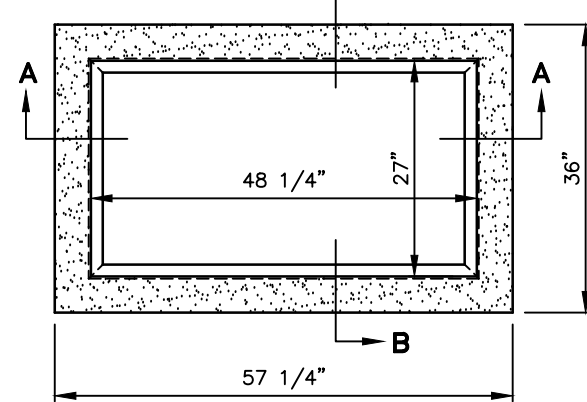
TYPE 'C' CONCRETE TOP UNIT

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

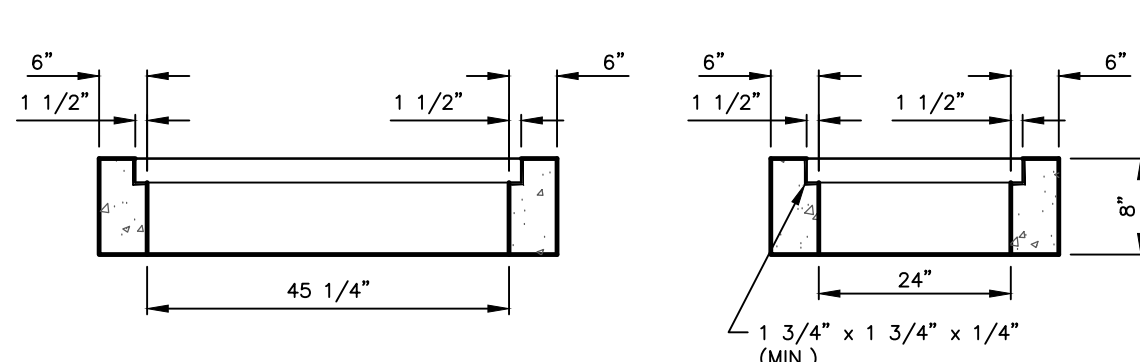
PENNDOT 2'x4' TYPE 'C' STORM INLET
NO SCALE



TYPE 'M' INLET



PLAN VIEW



SECTION A-A

TYPE 'M' CONCRETE TOP UNIT

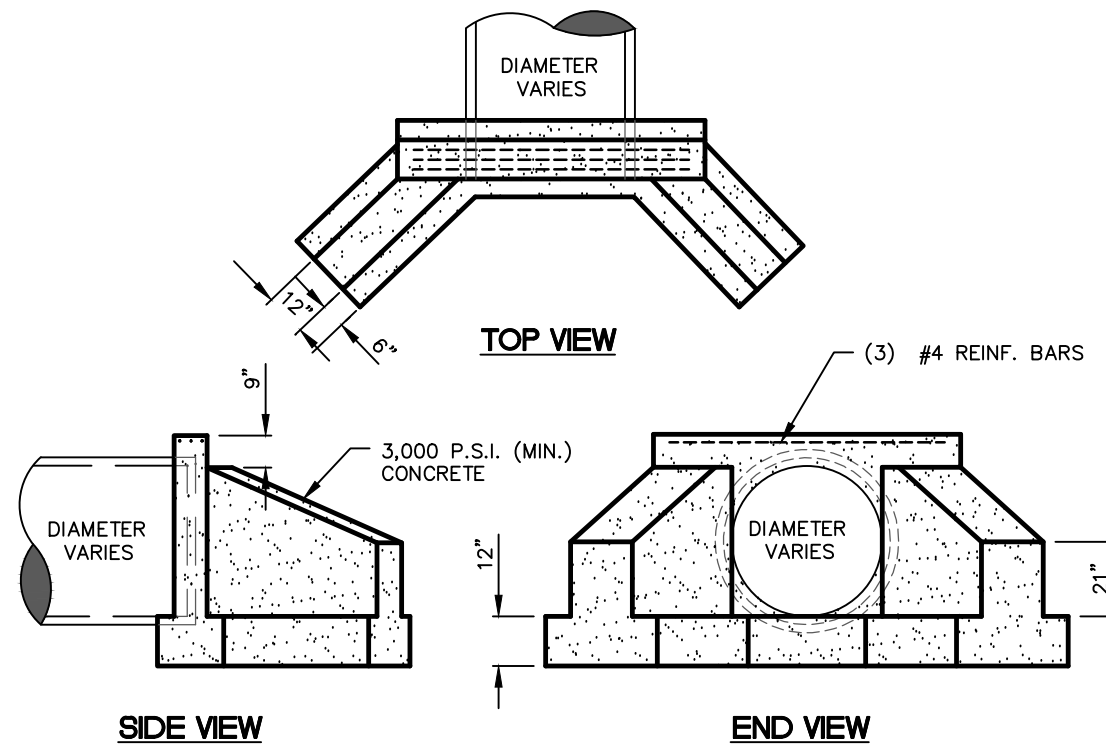
NOTE:
1. STRUCTURE SHALL BE CONSTRUCTED PER PENNDOT RC-34 STANDARDS FOR ROADWAY CONSTRUCTION

PENNDOT 2'x4' TYPE 'M' STORM INLET
NO SCALE

SINKHOLE PRONE SOILS

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

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

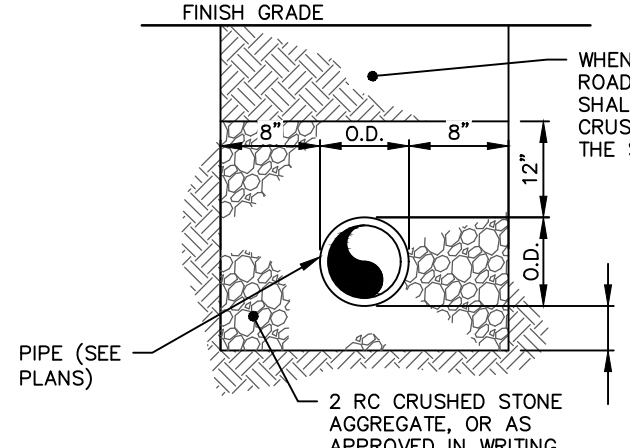


NOTES:
1. INSTALL AS PER PENNDOT RC-31 CONSTRUCTION SPECIFICATIONS; ENDWALL DIMENSIONS AND CONFIGURATION SHALL BE BASED ON PIPE DIAMETER.

2. PROVIDE 1\"/>

STANDARD PENNDOT TYPE 'DW' ENDWALL

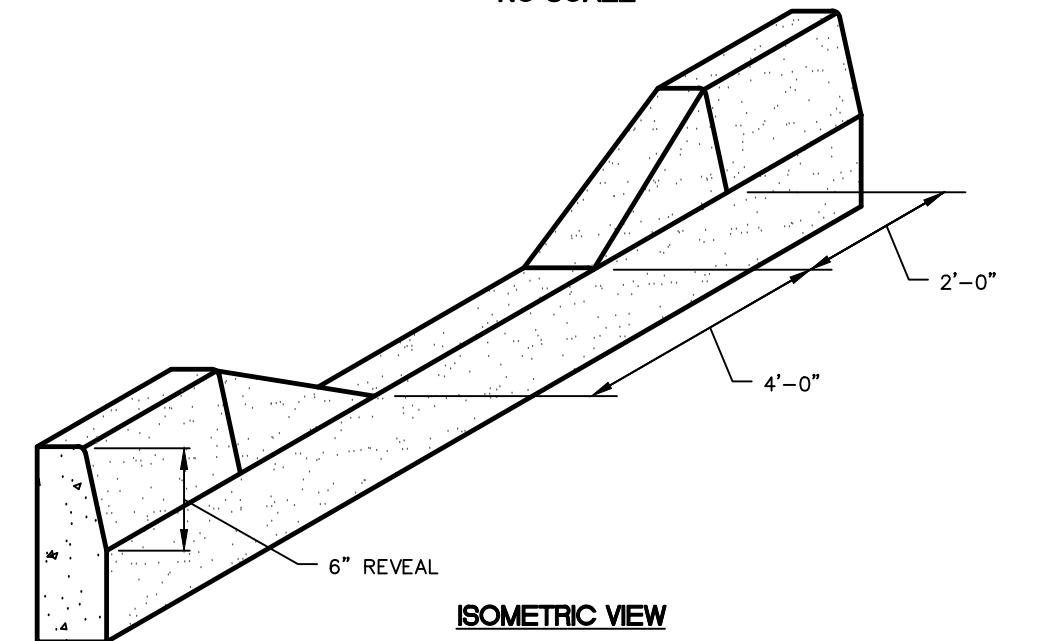
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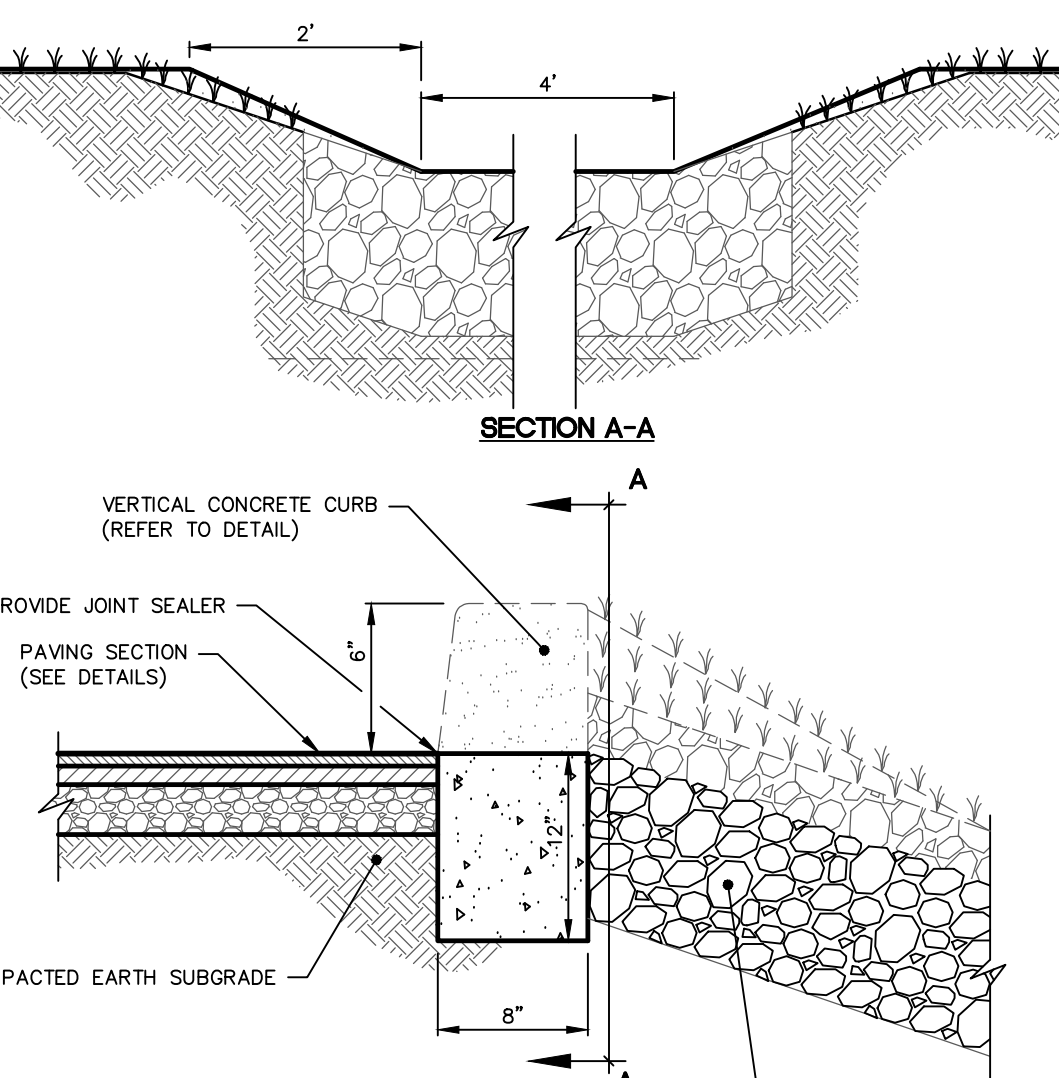
NOTES:
1. ALL PIPES SHALL BE BEDDED AS SHOWN ABOVE USING 2 RC STONE WITH THE EXCEPTION OF PVC PIPE AND PLASTIC PIPE.
2. BEDDING MATERIALS FOR ALL DIAMETERS OF PVC PIPE SHALL BE NO. 1B STONE.
3. BEDDING MATERIALS FOR ALL DIAMETERS OF PLASTIC PIPE SHALL BE 1A STONE.

TYPICAL STORM SEWER PIPE TRENCH

NO SCALE



ISOMETRIC VIEW



TYPICAL 18\"/>
CURB WITH 4 FT. CURB CUT
NO SCALE

INSPECTION / MAINTENANCE / REPAIRS FOR BMP FACILITIES

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

1. AT LEAST TWO TIMES EACH YEAR.
2. DURING OR IMMEDIATELY AFTER THE CESSATION OF A STORM EVENT EXCEEDING 1 INCH OF RAINFALL.
3. ALL WASTE AND MATERIALS DEPOSITED IN AND REMOVED FROM POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BMP FACILITIES AND FROM IMPERVIOUS AREAS (EX. SWEEPING OF STREETS AND PARKING LOTS) DURING OPERATION AND MAINTENANCE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271-1, AND 287-1 ET. SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE

SUBSURFACE INFILTRATION BEDS

MAINTENANCE & INSPECTION

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

REPAIR OR REPLACEMENT - SUBSURFACE INFILTRATION BEDS

- IF STANDING WATER CONSISTENTLY REMAINS WITHIN 72 HOURS OF A STORM EVENT EXCEEDING 1\"/>

INLET SUMPS

MAINTENANCE & INSPECTION

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

PERMANENT SEEDING AND MULCHING SPECIFICATIONS

PERMANENT GRASS OR LEGUME COVER.

- A. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- B. MULCHING SHALL BE USED TO PROTECT SEEDING AND TO REDUCE RUNOFF. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/ACRE.
- C. THE BELOW PERMANENT SEEDING MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE SEED MIXTURES SHALL CONSIST OF:

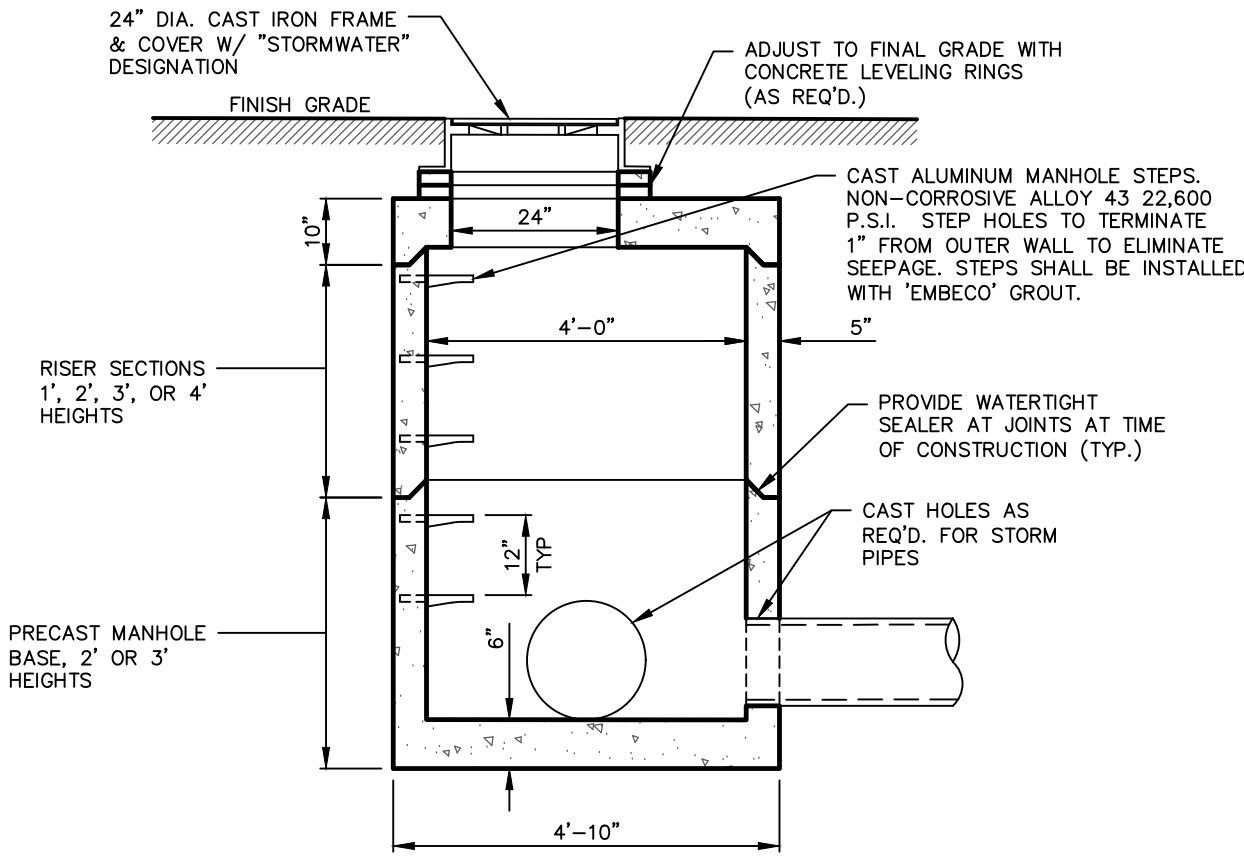
SEED TYPE	% BY WT.	SEEDING RATE	SEEDING DATES
LAWN MIX (USED THROUGHOUT SITE)	100%	4 LBS./1,000 S.F.	MARCH 15 TO JUNE 1
KY. BLUEGRASS	30%		AUGUST 1 TO OCTOBER 15
CREEP RED FESCUE	55%		
PERENNIAL RYEGRASS	15%		
- D. IN THE ABSENCE OF SOIL TEST RESULTS, FERTILIZER OF 10-20-20 AT AN APPLICATION RATE OF 1,000 LB./ACRE SHALL BE APPLIED WITH THE PERMANENT SEEDING.
- E. IN THE ABSENCE OF SOIL TEST RESULTS, LIME AT AN APPLICATION RATE OF 6 TONS/ACRE OF AGRICULTURAL GRADE LIME SHALL BE APPLIED WITH THE PERMANENT SEEDING.
- F. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

TEMPORARY SEEDING AND MULCHING SPECIFICATIONS

TEMPORARY GRASS COVER.

- A. IN ORDER TO ESTABLISH A QUICK GRASS COVER OVER DISTURBED AREAS, A TEMPORARY SEED MIXTURE SHALL BE USED.
- B. STABILIZATION EFFORTS DURING THE NON-GERMINATING PERIOD, OCT. 15 TO MARCH 15 SHOULD CONSIST OF MULCHING WITH CLEAN STRAW AT A RATE OF 3 TONS/AC. (EQUIVALENT TO 0.75\"/>
- C. THE BELOW MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE MIX TO BE USED SHALL BE DEPENDENT UPON THE DATE UTILIZED.

SEED TYPE	% BY WT.	SEEDING RATE	SEEDING DATES
ANNUAL RYEGRASS	100%	1 LB./1,000 S.F.	MARCH 15 TO OCTOBER 15
WINTER RYE	100%	3.5 LBS./1,000 S.F.	MARCH 15 TO OCTOBER 15
- D. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/AC. FERTILIZER MIX. OF 5-5-5 AT AN APPLICATION RATE OF 1,000 LB./ACRE SHALL BE APPLIED WITH THE TEMPORARY SEEDING.
- E. LIME SHALL BE APPLIED AT A RATE OF 2,000 LB./ACRE OF AGRICULTURAL GRADE LIME APPLIED WITH THE TEMPORARY SEEDING.
- F. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.



NOTES:
1. PROVIDE 8\"/>

TYPICAL PRECAST CONCRETE
FLAT LID STORMWATER MANHOLE
NO SCALE

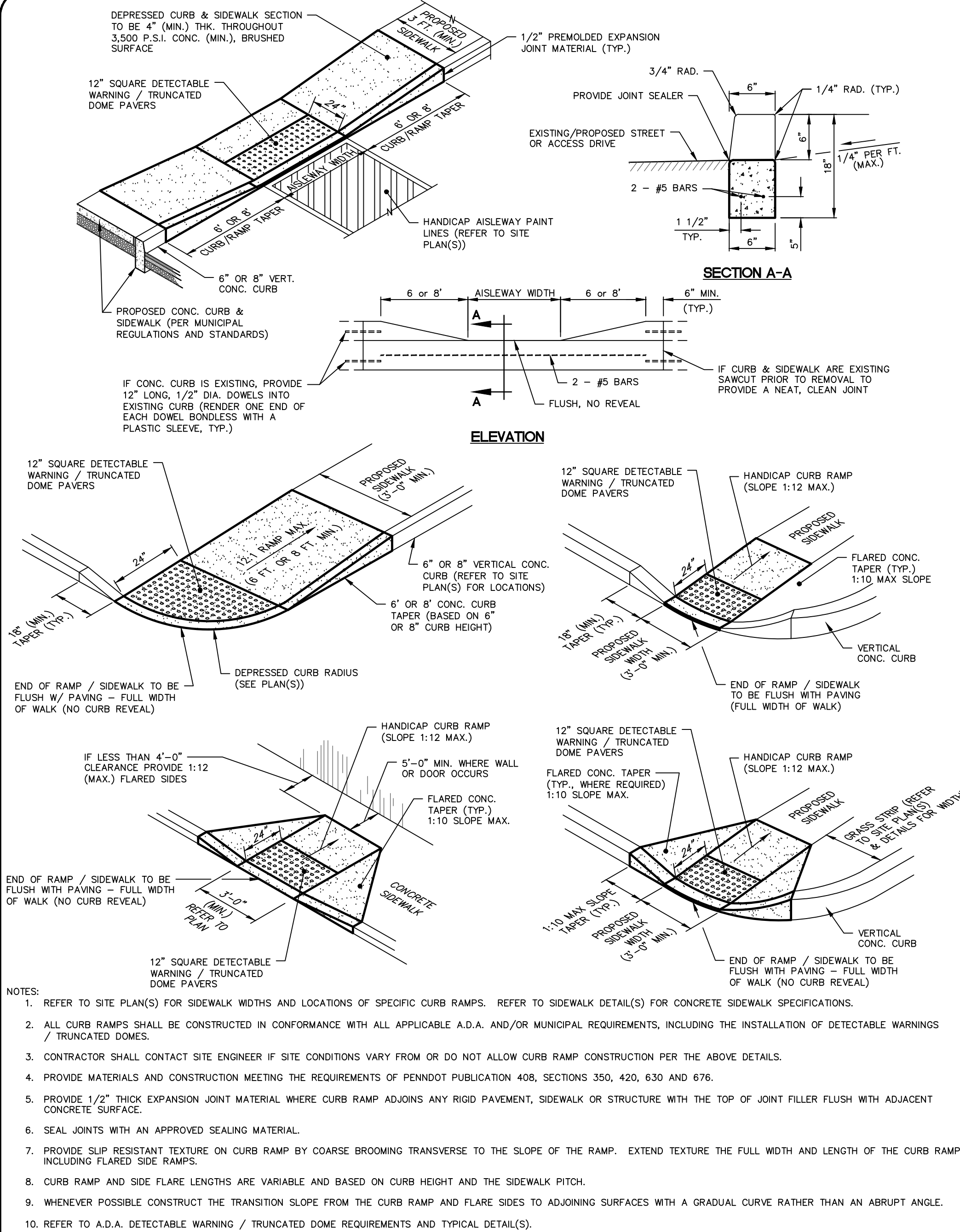
REVISIONS		COMMENTS
NO.	DATE	
1	12.22.23	REVISED PER TOWNSHIP STAFF COMMENTS
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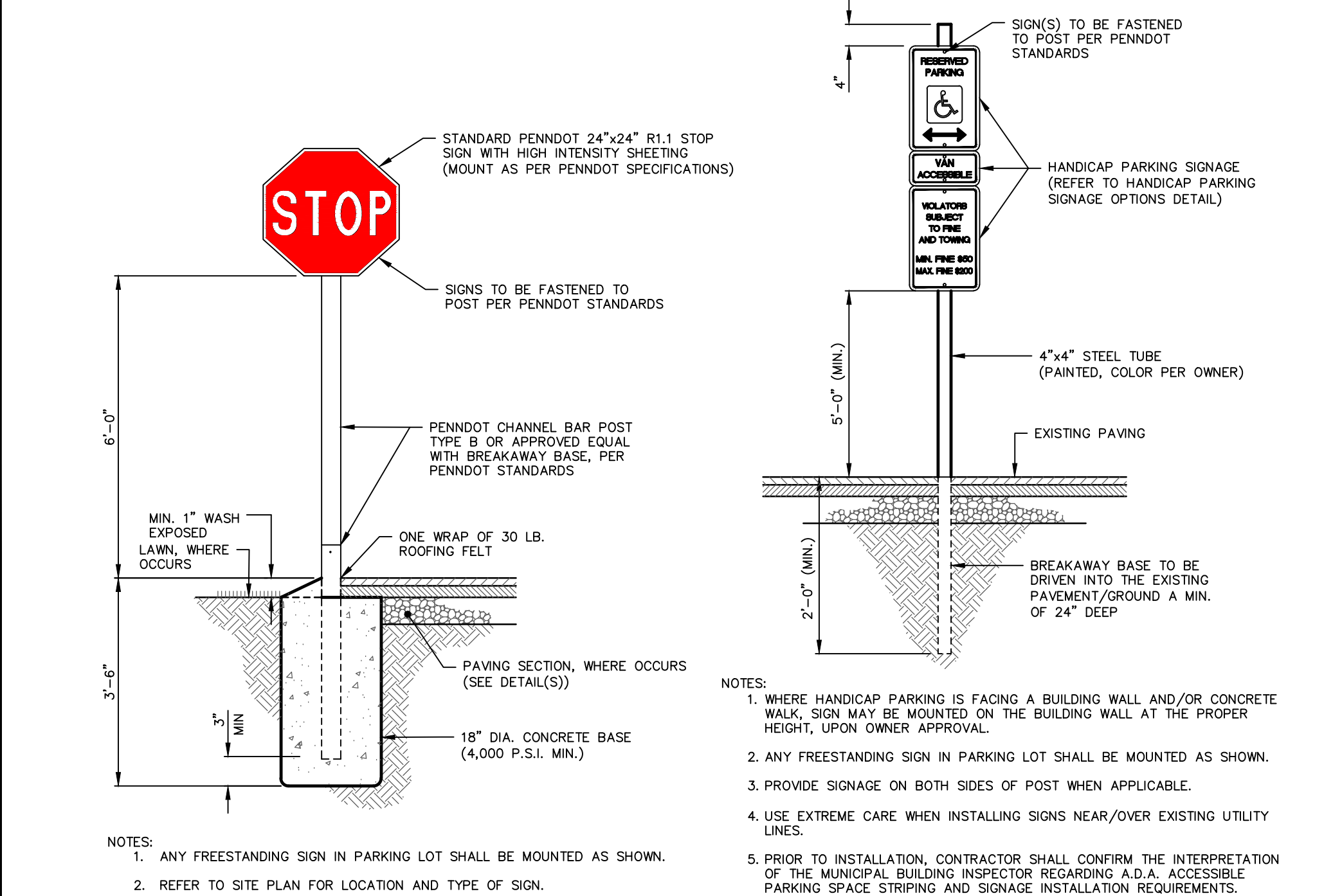
THE POST CONSTRUCTION STORMWATER
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SCALE	AS NOTED
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REV.	2

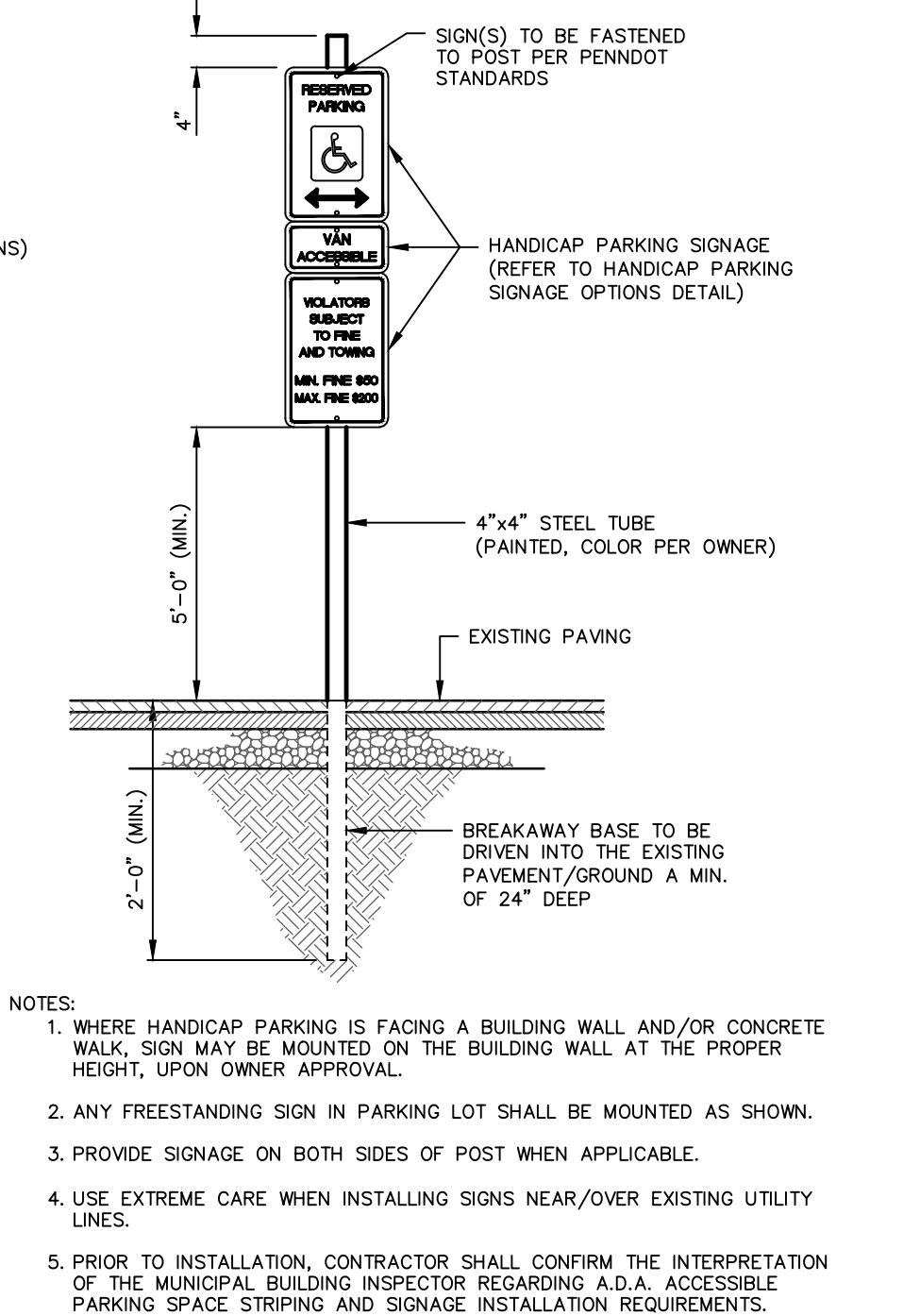
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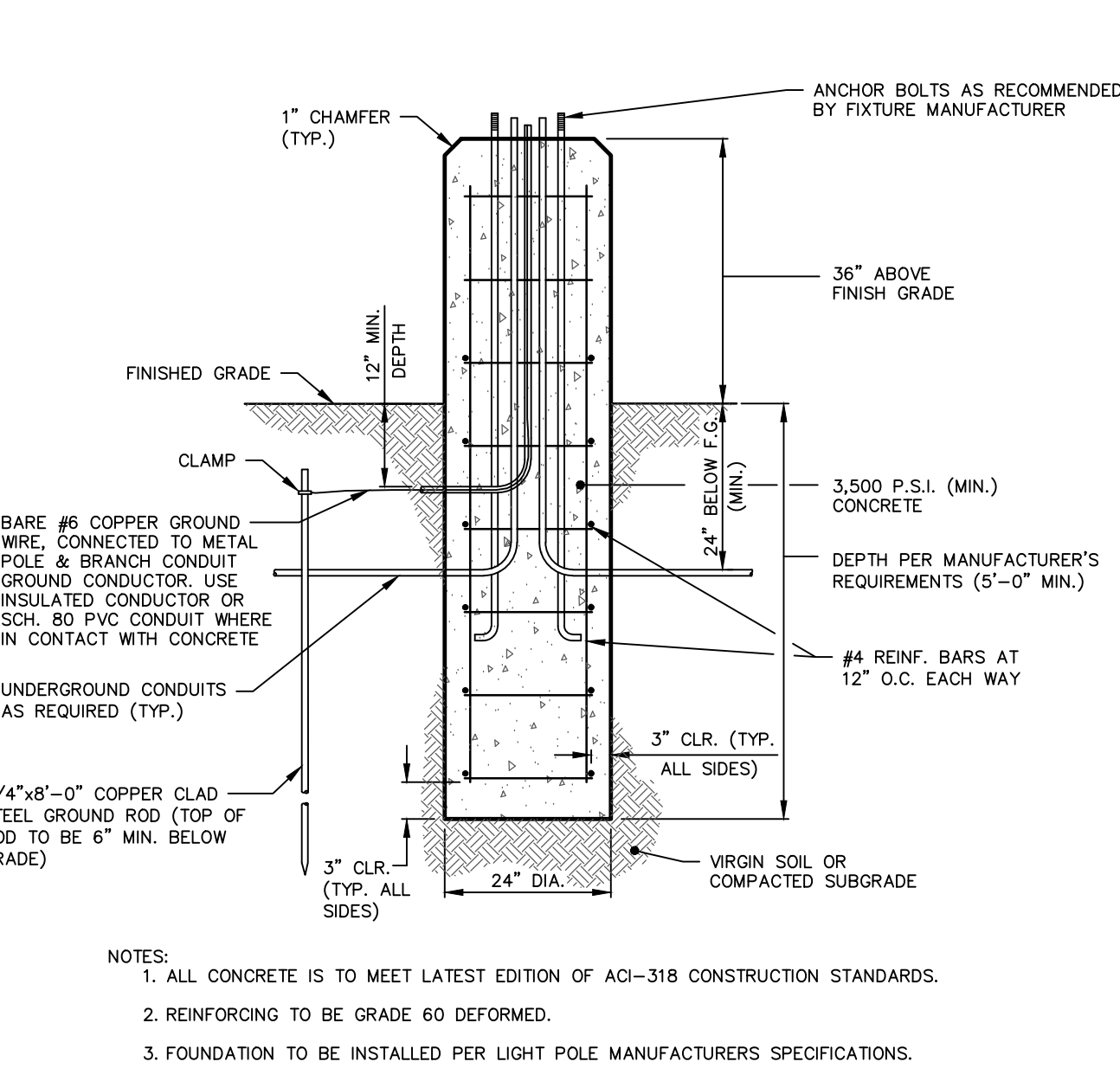
TYPICAL SIDEWALK CURB RAMP DETAILS
NO SCALE



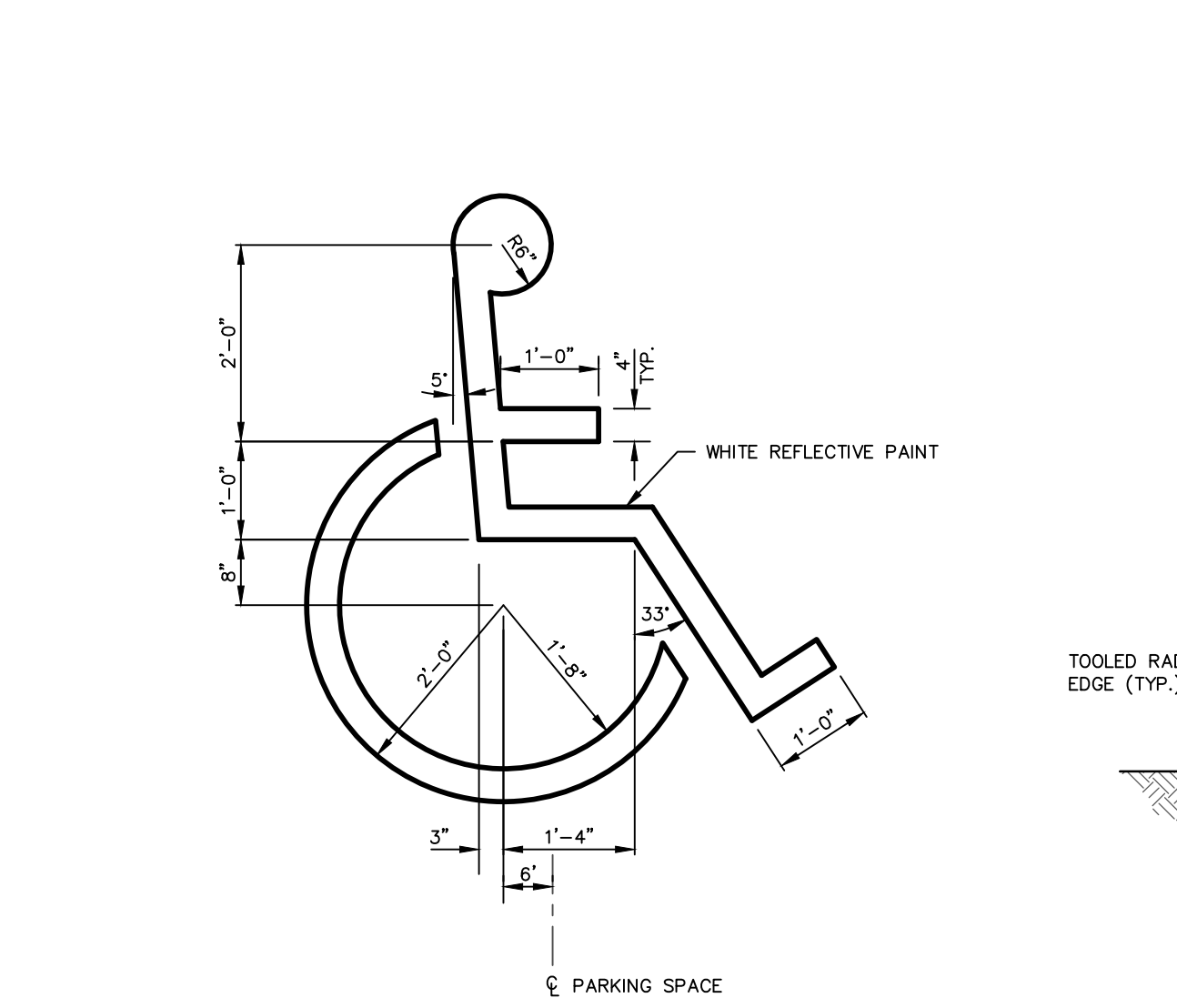
TYPICAL STOP SIGN WITH STEEL POST DETAIL
NO SCALE



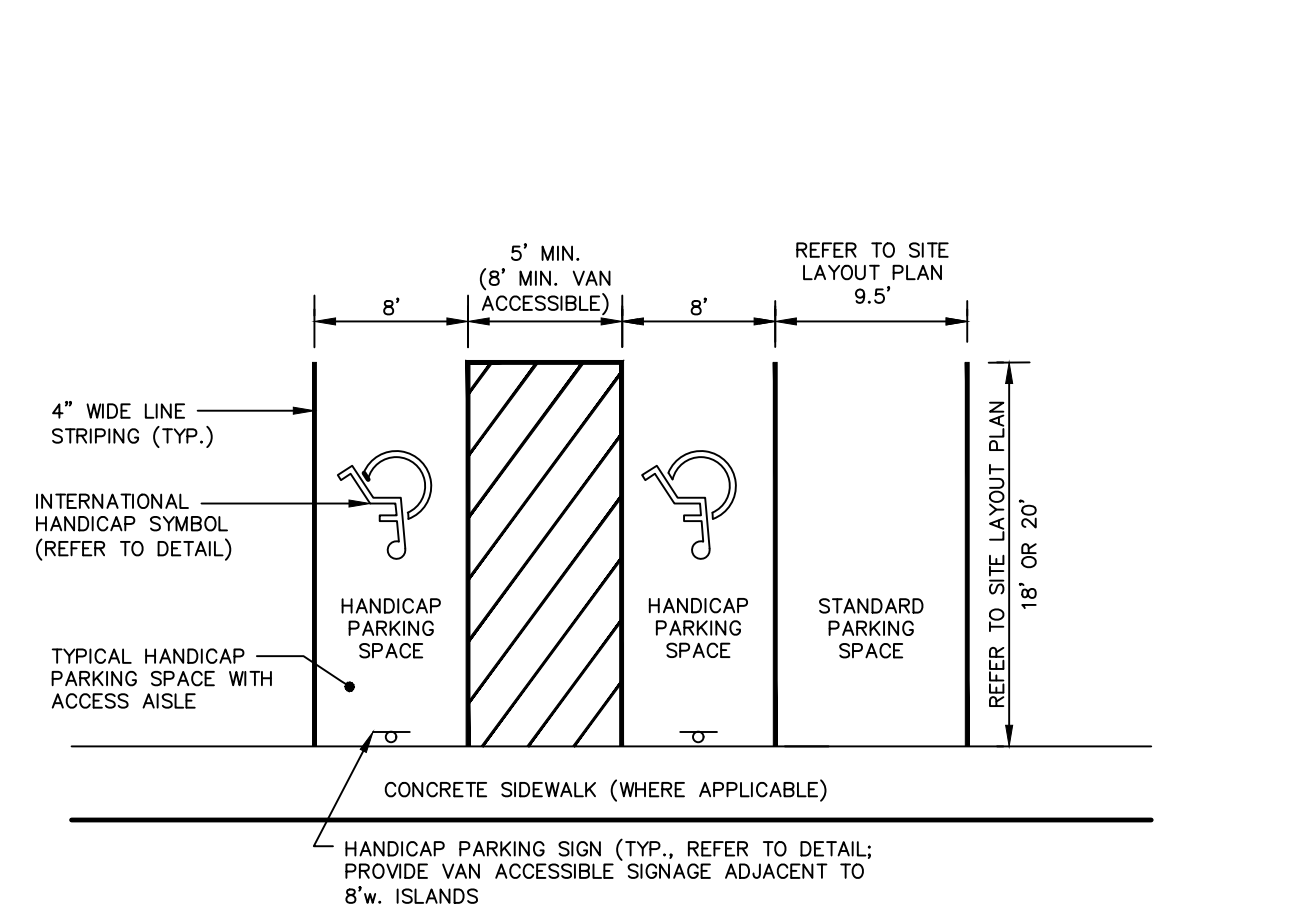
TYPICAL HANDICAP PARKING SIGN WITH STEEL POST DETAIL
NO SCALE



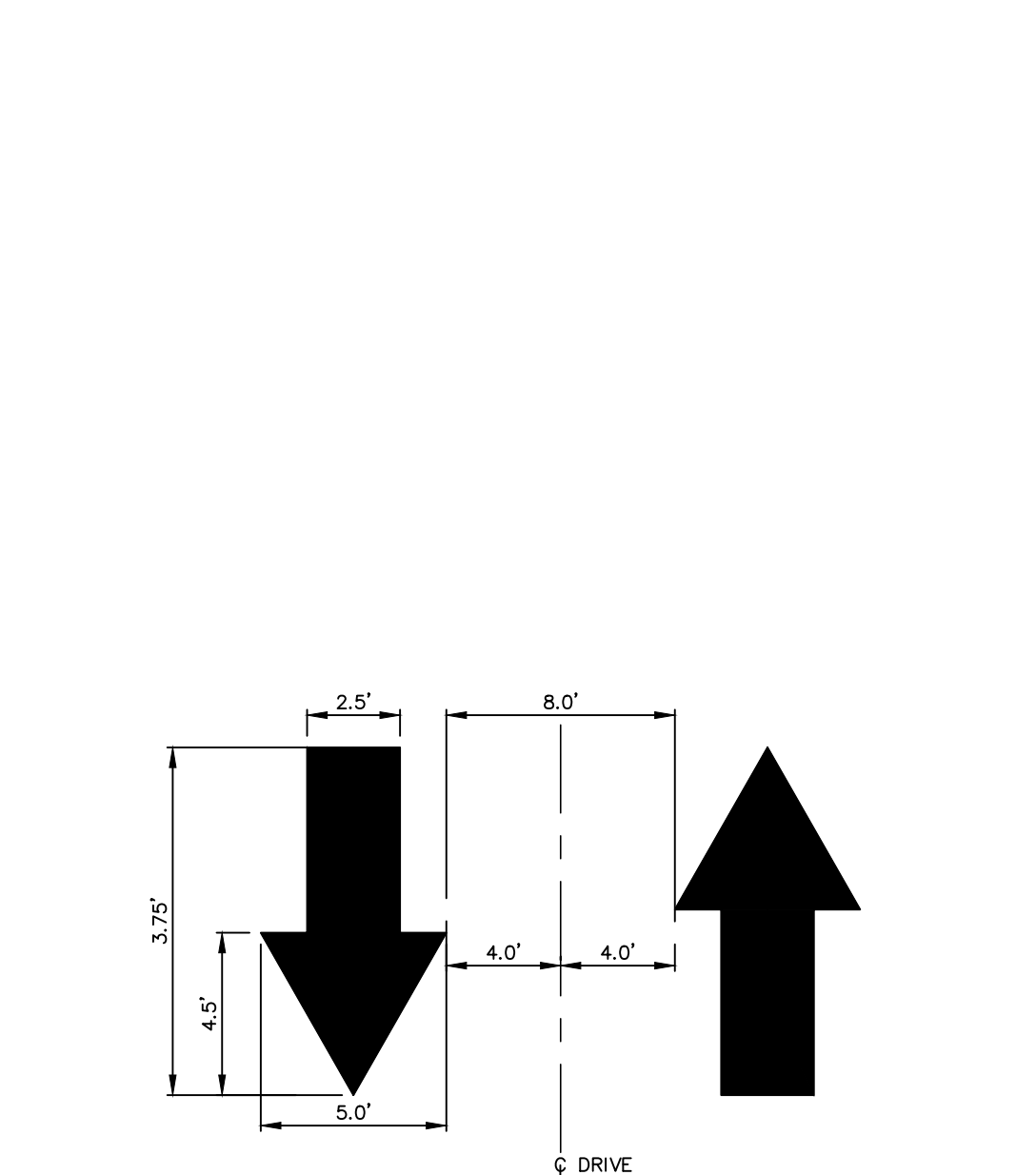
TYPICAL LIGHT POLE FOUNDATION DETAIL
NO SCALE



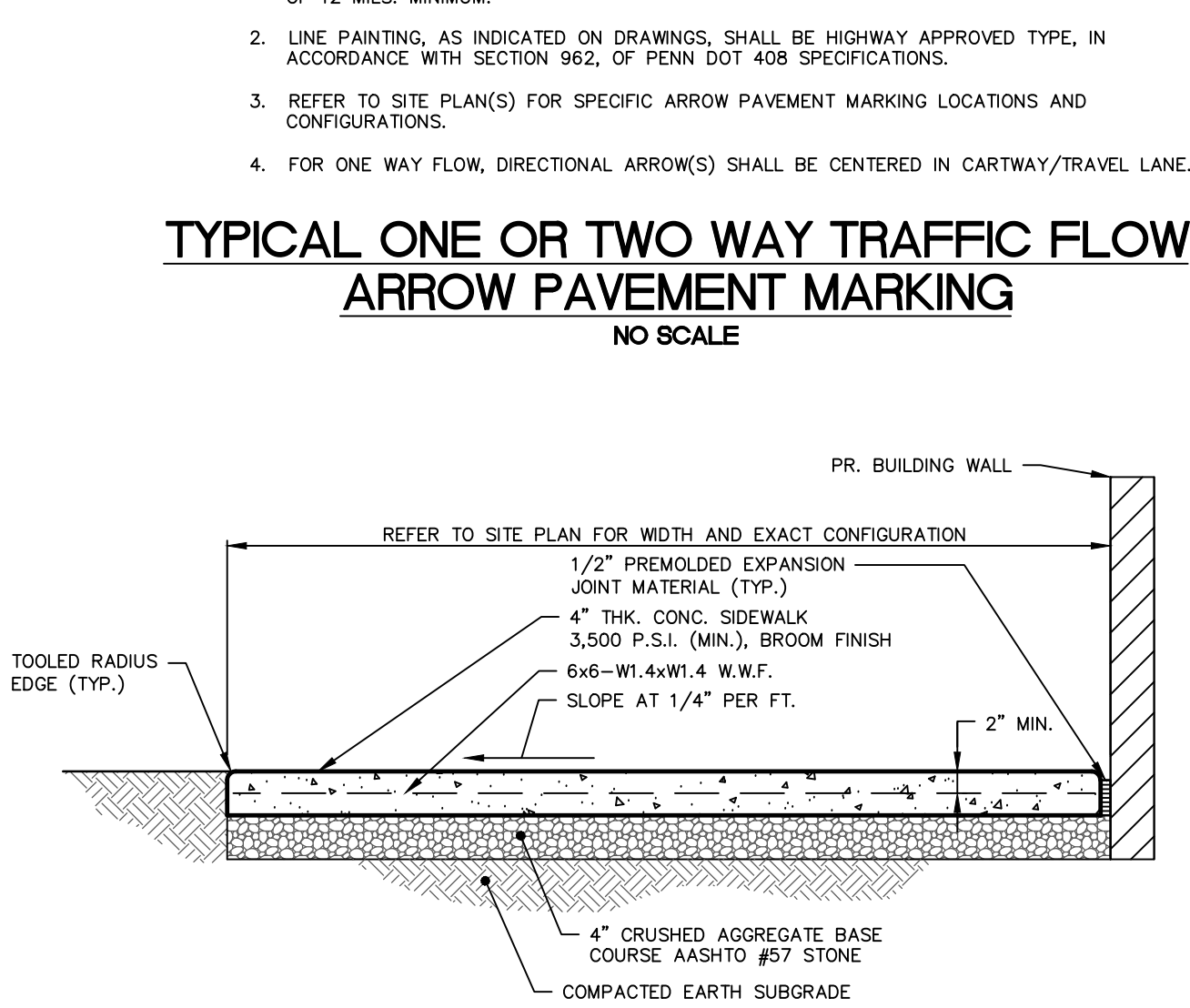
INTERNATIONAL HANDICAP PAINTED PARKING SPACE SYMBOL
NO SCALE



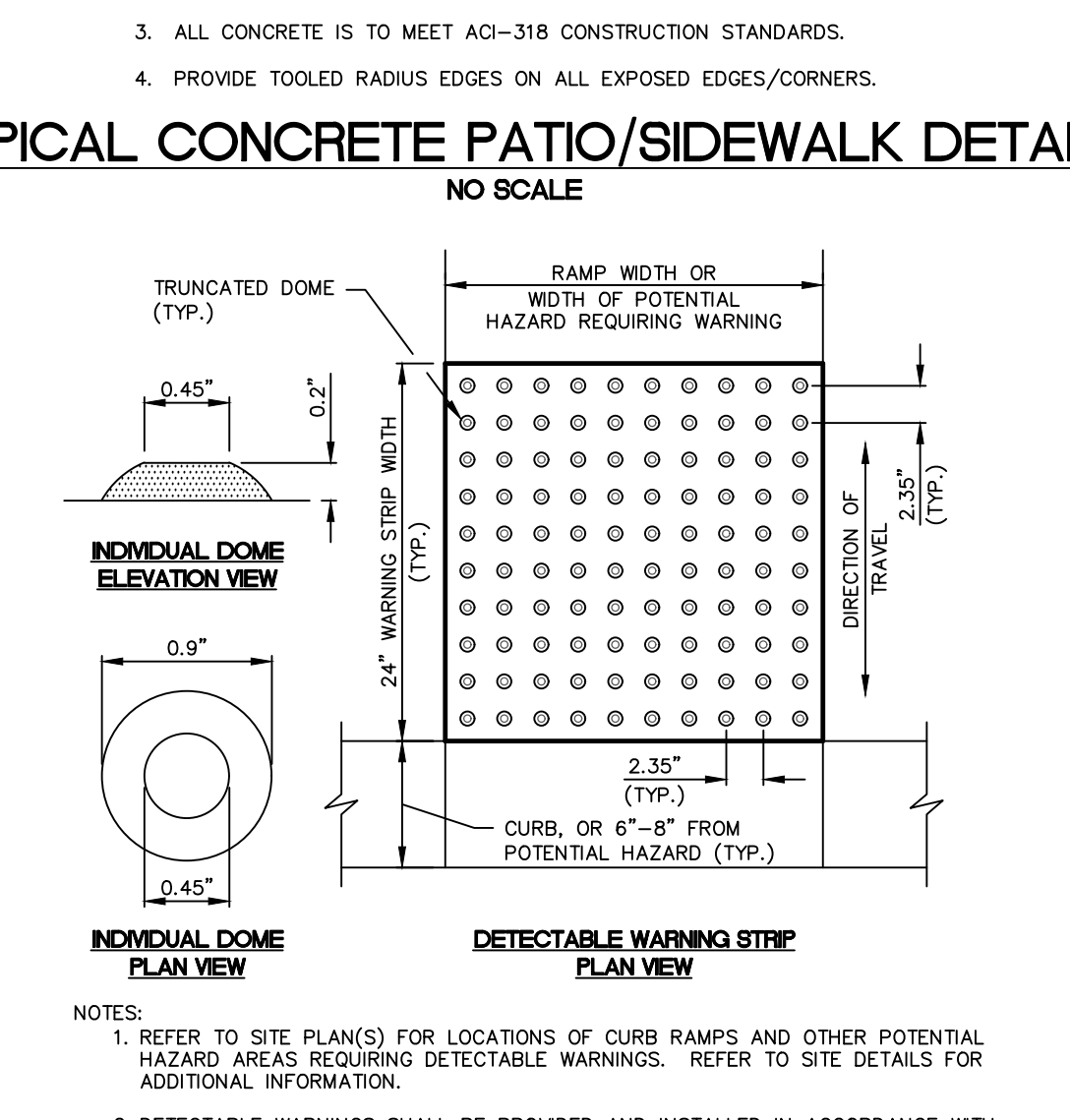
TYPICAL HANDICAP PARKING SPACE STRIPING
NO SCALE



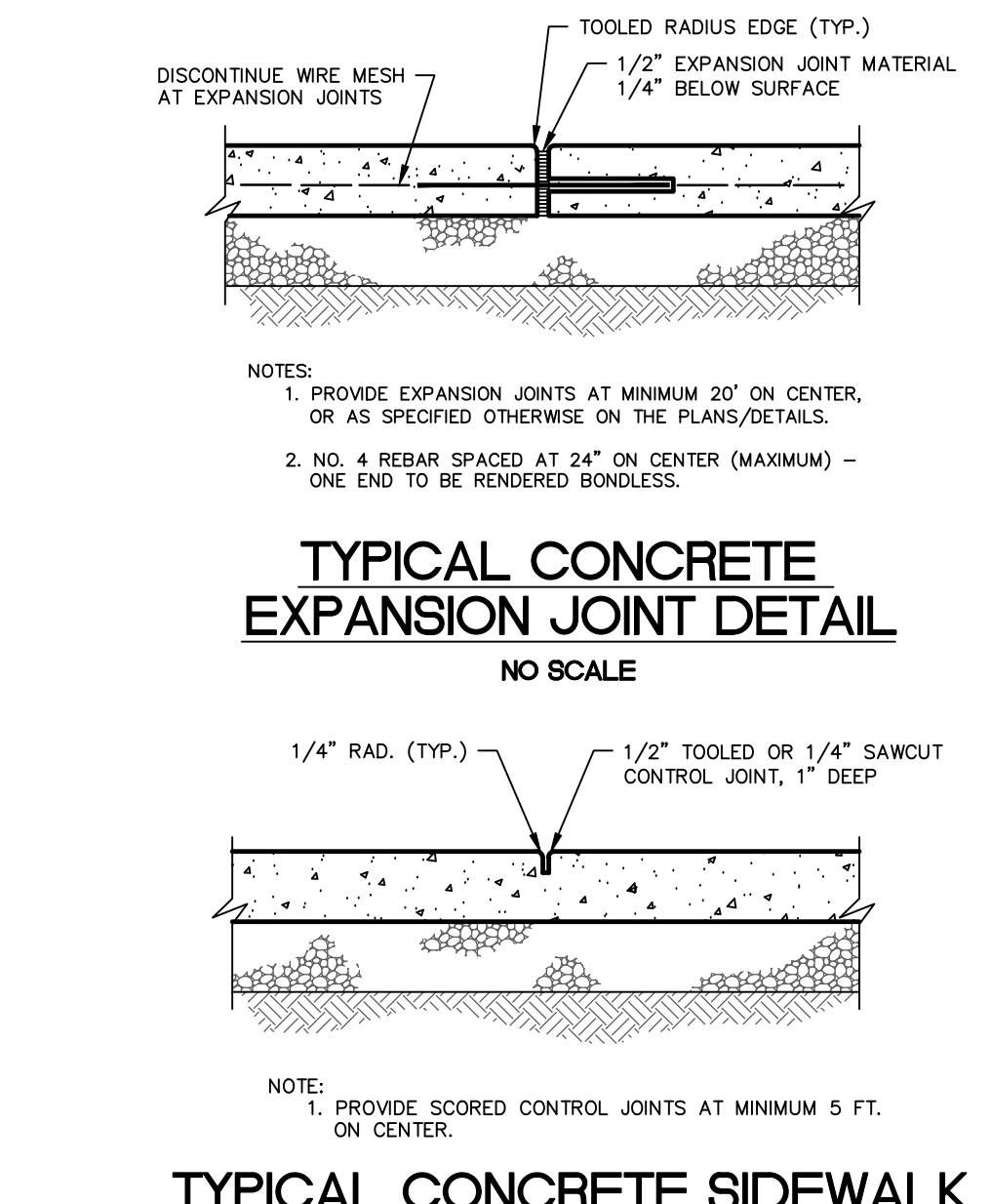
TYPICAL ONE OR TWO WAY TRAFFIC FLOW ARROW PAVEMENT MARKING
NO SCALE



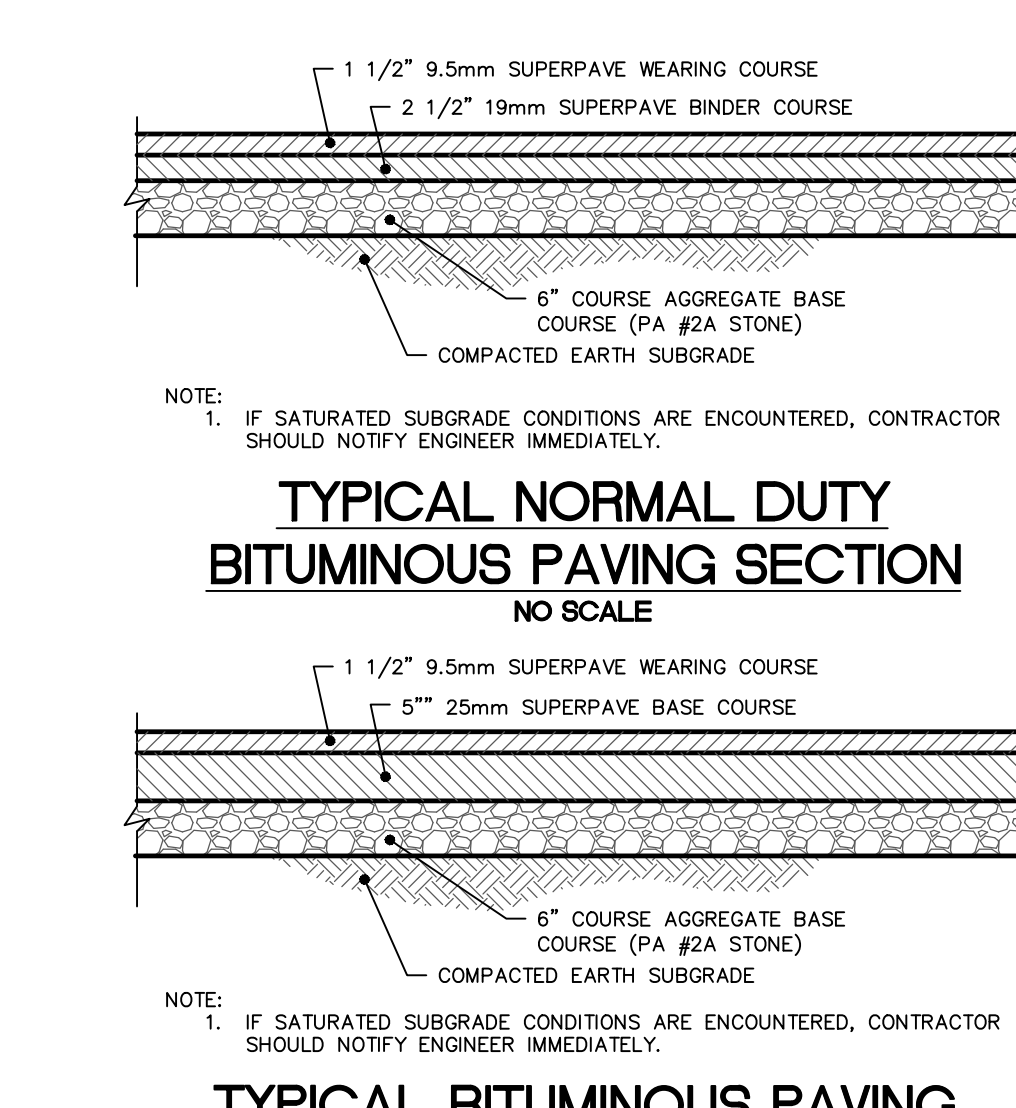
TYPICAL CONCRETE PATIO/SIDEWALK DETAIL
NO SCALE



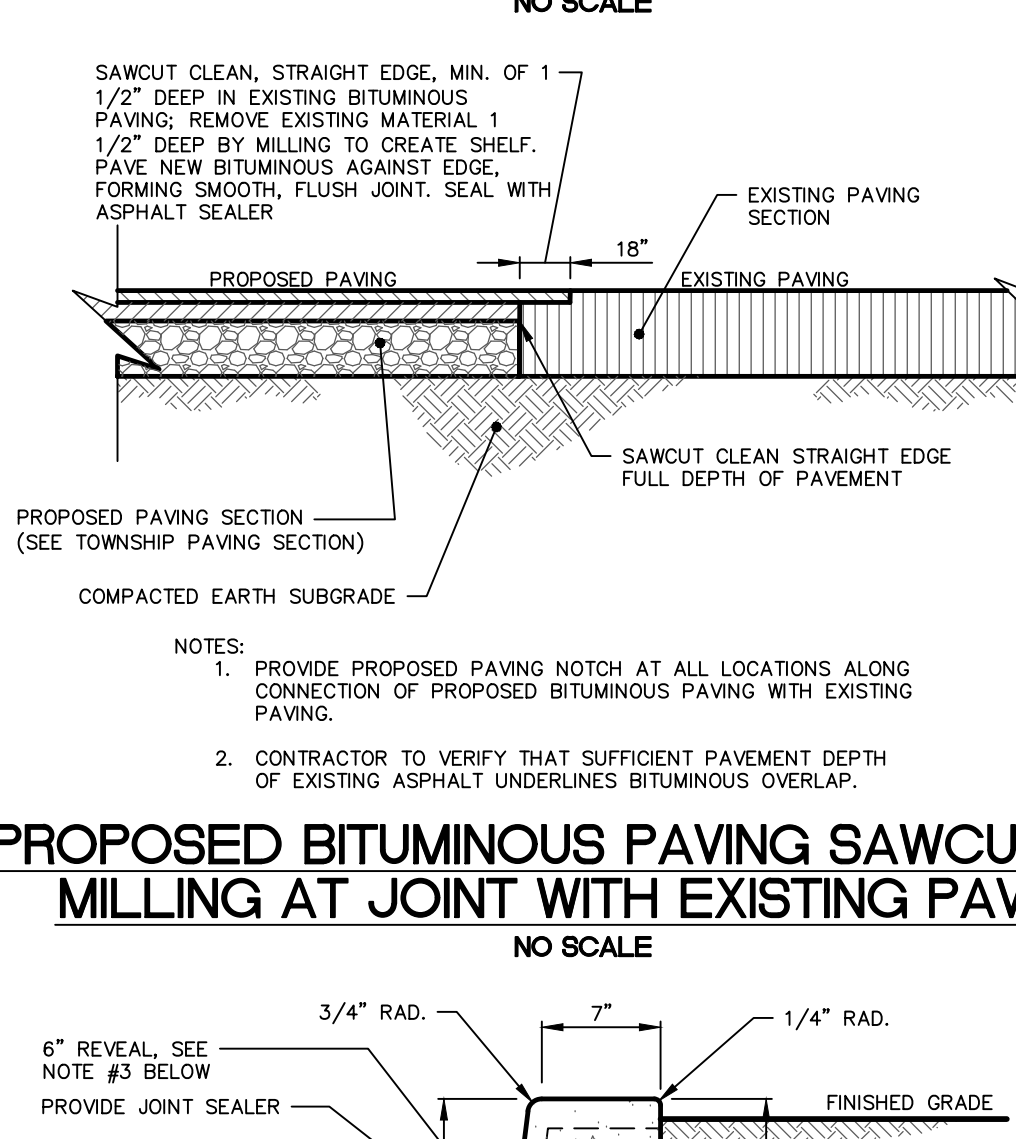
TYPICAL A.D.A. DETECTABLE WARNING TRUNCATED DOME DETAIL
NO SCALE



TYPICAL CONCRETE EXPANSION JOINT DETAIL
NO SCALE



TYPICAL CONCRETE SIDEWALK CONTROL JOINT DETAIL
NO SCALE



TYPICAL NORMAL DUTY BITUMINOUS PAVING SECTION
NO SCALE

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

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

REVISIONS		COMMENTS
NO.	DATE	REVISED PER TOWNSHIP STAFF COMMENTS
1	12/22/23	REVISED PER TOWNSHIP STAFF COMMENTS
2	02/02/24	REVISED PER TOWNSHIP STAFF COMMENTS

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LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM

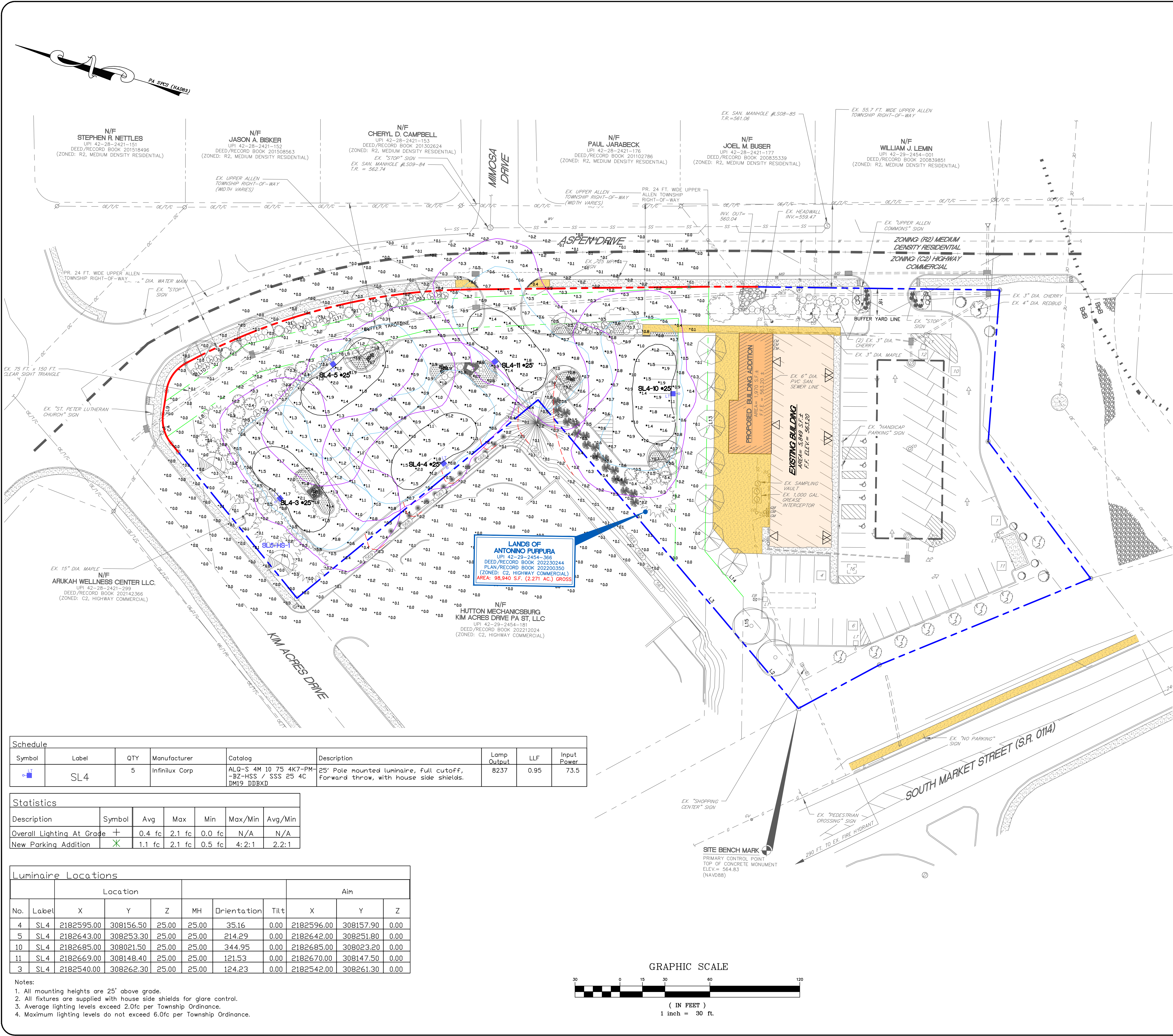
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SITE DETAILS

BUILDING AND PARKING LOT EXPANSION FOR ANTONINO PURPURA 2210 ASPEN DRIVE

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.01.23
FILE NAME	14841A-LD-1
JOB NO.	14841A
SHEET NO.	C-10
REV.	2

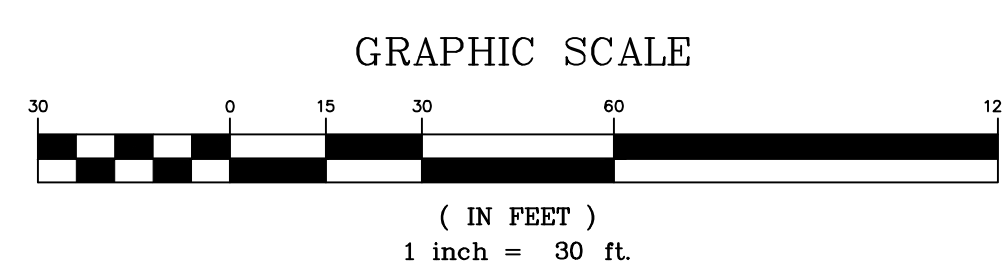


Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	
	SL4	5	Infinilux Corp	ALQ-S 4M 10 75 4K7-PM-BZ-HSS / SSS 25 4C DM19 DDBXD	25' Pole mounted luminaire, full cutoff, forward throw, with house side shields.	Lamp Output 8237 LLF 0.95 Input Power 73.5

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

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

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



Technical Specifications

Altair Series
Small LED Area Luminaire with Revolutionary eQuantum Optical System

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

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

Product Performance

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

Product Specifications

Construction & Materials

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

Electrical System

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

Optical System

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

Testing & Certifications

- cETLus Listed
- UL1598, CSA STD 22.2 compliant
- IK07 Impact Rated
- 3G Vibration Rated
- IP65 Rated
- RoHS Compliant
- Meets ARIAA requirements

Lumen Maintenance
LT80 25°C > 100,000 hours

Key Data

Model	ALQ-S
Lumen Range	6,000-30,000
Wattage Range	44-160
Efficacy Range	Up to 157 LPW
Fixture Life	LT80@25°C > 100,000 hours
Dimensions	15.7" x 10.6" x 4.8"
Weight	11.0 lbs
ERA	0.31

Ordering Information Example: ALQ-S-4M-20-40K-MV-SV-PA-HSS

Series	Substation	Output Type	CCT Color	Voltage	Fixture Color
ALQ-S - Small	SM - Type 3, Medium	ALQ-S	30K - 3000K, 40 CR	MV - 120-277V	WH - White
	4M - Type 4, Medium	4M	40K - 4000K, 70 CR	SV - 277-480V	SV - Silver
	SMO - Type 5, Square	4M	40K - 4000K, 80CRI	BL - Black	
	FR - Auto Dealer Front Row	10 - 10,000 Lumens, 74W	50K - 5000K, 70CRI	BZ - Bronze	
	TC - Tennis/Pickleball Courts	12 - 12,000 Lumens, 84W	AMKX - Amber (Specify Lumen Output)	TC - Green	
	COO* - Custom Optic Orientation	14 - 14,000 Lumens, 100W	Other CCT's - Consult Factory	RAL - Custom Color (Specify RAL)	
		16 - 16,000 Lumens, 120W			
		18 - 18,000 Lumens, 137W			
		20 - 20,000 Lumens, 160W			
		SLO - Specific Lumen Output			

Mounting Options

PA - Square pole mounting arm kit PH - Round pole mounting arm kit (4" min round pole) SL - Adjustable side flange bracket (fits 3-3/8" OD round pole) MA - Mast arm adapter (fits 3-3/8" OD horizontal lenon) WM - Wall mount kit TN - Tension Adapter	SPXXX* - Single Fuse (120, 277, 84V) PM - NEMA 3-Pin Photocoupled Photoprobe PMT - NEMA Photocoupled Multi Tap 105-885V PSP - NEMA Photocoupled SPV SS450 - SimplySNAP On-Site Controller TL-110-0 - Twist Lock 110-0480V AM - Master Grade Pre-Anodized Finish with ASTM B16 Stainless Steel Fasteners DSD - 120-277VAC Dual to Dawn Photocell	DPXXX* - Double Fuse (208, 240, 480) P7 - NEMA 7-Pin Photocoupled Photoprobe P480 - NEMA Photocoupled 480V P60 - Photocoupled Shorting Cap DM10487-06A - Wireless Controller w/Antenna TE - Test Lead Entry HSS - House Side Shield
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Custom Optic Orientation Details (For COO Distribution Only)

Position	Distribution (H, V, R, L, T)	Orientation (R, L, T, H)
1		
2		
3		
4		

HATCH LEGEND

	EXISTING BUILDING
	EXISTING LINE STRIPING
	EXISTING CONCRETE
	PROPOSED BUILDING
	PROPOSED LINE STRIPING
	PROPOSED CONCRETE

REVISIONS

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

SITE LIGHTING PLAN

PROJECT

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

SCALE

AS NOTED

DRAWN BY

SJC

CHECKED BY

AWA

CONTACT

AWA

DATE

11.01.23

FILE NAME

1484.1A-LD-1

JOB NO.

1484.1A

SHEET NO.

C-11

REV.

2

SHT. 11 OF 11

P:\CIVIL\ORDS\1484 (A-Antonino Purpura 2210 Aspen Dr) -Restroom Upgrade, LD-Upper Allen Twp\DRAWINGS\LAND DEVELOPMENT\1484.LD-1.dwg 2/2/2024 2:38 PM

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