

MODWASH - UPPER ALLEN TOWNSHIP, PA PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

127 KIM ACRES DRIVE, MECHANICSBURG, PA 17055
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA
JANUARY 5, 2022

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A CAR WASH LOCATED AT 127 KIM ACRES DRIVE, MECHANICSBURG, PA 17055 (TAX PARCEL NUMBER 42-29-2454-181).
- BEFORE STARTING WORK, THE CONTRACTORS SHALL EXAMINE THE JOB SITE AND THE DRAWINGS AND BE THOROUGHLY FAMILIAR WITH THE ENTIRE CONSTRUCTION, THE FACILITIES, ANY DIFFICULTIES IN THE WORK TO BE COMPLETED, THE ACCURACY OF THE DRAWINGS AND DETAILS, AND QUANTITY OF LABOR AND MATERIALS REQUIRED.
- CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION OR BIDDING PURPOSES. IN THE EVENT OF OMISSIONS OF NECESSARY DIMENSIONS OR INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER. FIGURED AND CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS.
- ALL PLAN DETAILS AND WALL SECTIONS ARE CONSIDERED "TYPICAL" INDUSTRY DETAILS UNLESS NOTED OTHERWISE AS SITE SPECIFIC.
- TRAFFIC SHALL BE MAINTAINED ON ALL ADJOINING STREETS AND DRIVES AT ALL TIMES. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH PENNDOT'S REQUIREMENTS.
- CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL EXISTING UTILITIES WITH PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION AND GRADING OF THE SITE. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DESIGN CONFLICTS.
- ALL MATERIALS AND WORKMANSHIP INVOLVED IN THIS SITE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION, INCLUDING SUPPLEMENTS, OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS PUB. FORM 408, UNLESS OTHERWISE NOTED.
- A PENNDOT HIGHWAY OCCUPANCY PERMIT, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" IS REQUIRED FOR DRIVEWAY ACCESS TO ANY STATE ROADWAY.
- A FINAL EROSION AND SEDIMENTATION CONTROL PLAN AND PERMIT PURSUANT TO THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (TITLE 25, PART 1, SUBPART C, ARTICLE II, CHAPTER 102 OF THE PENNSYLVANIA CODE) IS REQUIRED BEFORE ANY EARTH MOVING ACTIVITIES ON THE PROPOSED LOTS IS ALLOWED.
- ALL PROPOSED ACCESSIBLE FACILITIES ARE TO BE CONSTRUCTED TO CURRENT ADA REQUIREMENTS AND STANDARDS.
- ALL PROPOSED ON-SITE LIGHTING SHALL BE DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENTIAL PROPERTIES AND ALL STREET RIGHT-OF-WAYS.
- LAND DEVELOPMENT PLAN APPROVAL DOES NOT RELIEVE THE OWNER FROM ALL APPLICABLE SIGN REGULATIONS, ALL PROPOSED ON-SITE SIGNAGE SHALL CONFORM TO THE MUNICIPAL ZONING ORDINANCES. ALL SIGNAGE MUST COMPLY WITH CHAPTER 245, ARTICLE XVII OF THE ZONING ORDINANCE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, INCLUDING EARTHWORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER AND ENGINEER DURING THE BIDDING PROCESS OF ANY QUANTITY DISCREPANCIES IN THE BID DOCUMENTS. ONCE THE CONSTRUCTION CONTRACT IS ISSUED, THE CONTRACTOR ACKNOWLEDGES THE CONTRACT PRICE COVERS ALL LABOR, MATERIALS AND INCIDENTALS TO SUBSTANTIALLY COMPLETE THE PROJECT ACCORDING TO THE CONSTRUCTION PLANS.
- IT IS THE INTENTION OF THE ENGINEER THAT THE DRAWINGS AND SPECIFICATIONS PROVIDE FOR A COMPLETELY FINISHED PROJECT. ANYTHING SHOWN OR MATTER SHOWN OR DESCRIBED BY THE SPECIFICATIONS OR FAIRLY IMPLIED BY EITHER OR BOTH, SHALL BE CONSIDERED A PART OF THE WORK THE SAME AS IF NOTED, SHOWN AND DESCRIBED. SHOULD THE CONTRACTORS FIND ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, OR BE IN DOUBT AS TO THEIR MEANING, THEY SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. ANY CLARIFICATIONS FROM THE ENGINEER WILL BE WRITTEN AND THE CONTRACTORS SHALL BE RESPONSIBLE AT NO COST TO THE OWNER OR ENGINEER FOR ANY WORK WHICH MUST BE REDONE BECAUSE OF THEIR FAILURE TO COMPLY WITH THE PRECEDING.
- FURTHER EXPLANATORY DRAWINGS OR DETAILS WILL ALSO BE CONSIDERED PART OF THE PROJECT AND WORK EXECUTED WITHOUT SUCH DETAILS SHALL BE AT THE CONTRACTOR'S RISK.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND MEASUREMENTS. ANY DISCREPANCIES BETWEEN THE DRAWING AND ACTUAL EXISTING CONDITIONS SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING. ANY CHANGES OR CORRECTIONS WILL BE WRITTEN, AND THE CONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK COMPLETED BEFORE RECEIVING SAID CORRECTION.
- IN THE CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY AN ADDENDUM, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ENGINEER AND THE OWNER'S REPRESENTATIVES INTERPRETATION.
- THE CONTRACTOR SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- ALL WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE AND SANITARY SEWER FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
- 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 OF THE TOWNSHIP.
- 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 WITH AN EASEMENT AGREEMENT. NO STRUCTURES SHALL BE PLACED IN ANY EASEMENT OR PLANTING STRIP UNLESS OTHERWISE NOTED IN AN AGREEMENT.
- THE STORMWATER MANAGEMENT FACILITIES AND BMPs ARE TO BE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP. THE FACILITIES ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.

UTILITY COMPANIES

SANITARY

UPPER ALLEN TOWNSHIP
100 GETTYSBURG PIKE
MECHANICSBURG, PA. 17055
KODI HOCKENBERRY
khockenberry@uatwp.org

GAS

UGI UTL LANCASTER
1301 AIP DRIVE
MIDDLETOWN, PA. 17057
STEPHEN BATEMAN
sbateman@ugi.com

WATER

SUEZ WATER
PENNSYLVANIA INC.
6310 ALLENTOWN BLVD
HARRISBURG, PA. 17112
NAT SHEFFER
nathaniel.sheffer@suez.com

TELEPHONE/FIBER OPTICS

VERIZON PENNSYLVANIA LLC
1026 HAY ST
PITTSBURGH, PA. 15221
DEBORAH BARUM
deborah.d.della@verizon.com

ELECTRICITY

SUEZ WATER
PENNSYLVANIA INC.
6310 ALLENTOWN BLVD
HARRISBURG, PA. 17112
NAT SHEFFER
nathaniel.sheffer@suez.com

CABLE

COMCAST
4601 SMITH STREET
HARRISBURG, PA. 17109
MICHAEL SWEIGARD
mike_sweigard@cable.comcast.com



CALL BEFORE YOU DIG
IN PENNSYLVANIA
1-800-242-1776
DESIGN SN: 20211762062

Know what's below
Call before you dig

THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2018). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

WE, HUTTON MECHANICSBURG PA ST, LLC, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAN AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAN, BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAN, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE, THERE ARE STRIPS OF GROUND WITH VARYING WIDTH AS SHOWN ON THIS PLAN AND MARKED: "EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED." NO BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITIES. THE FOREGOING COVENANTS (OR RESTRICTIONS) ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2027 (A TWENTY-FIVE-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS AND SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS CHANGED AT THE END OF SUCH PERIOD OF 10 YEARS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS). § 220-3.8 § 220-3.8 -2 THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____, AT _____, STATE OF _____: :SS COUNTY OF _____: :
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY CAME KAREN HUTTON, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT KAREN HUTTON EXECUTED IT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

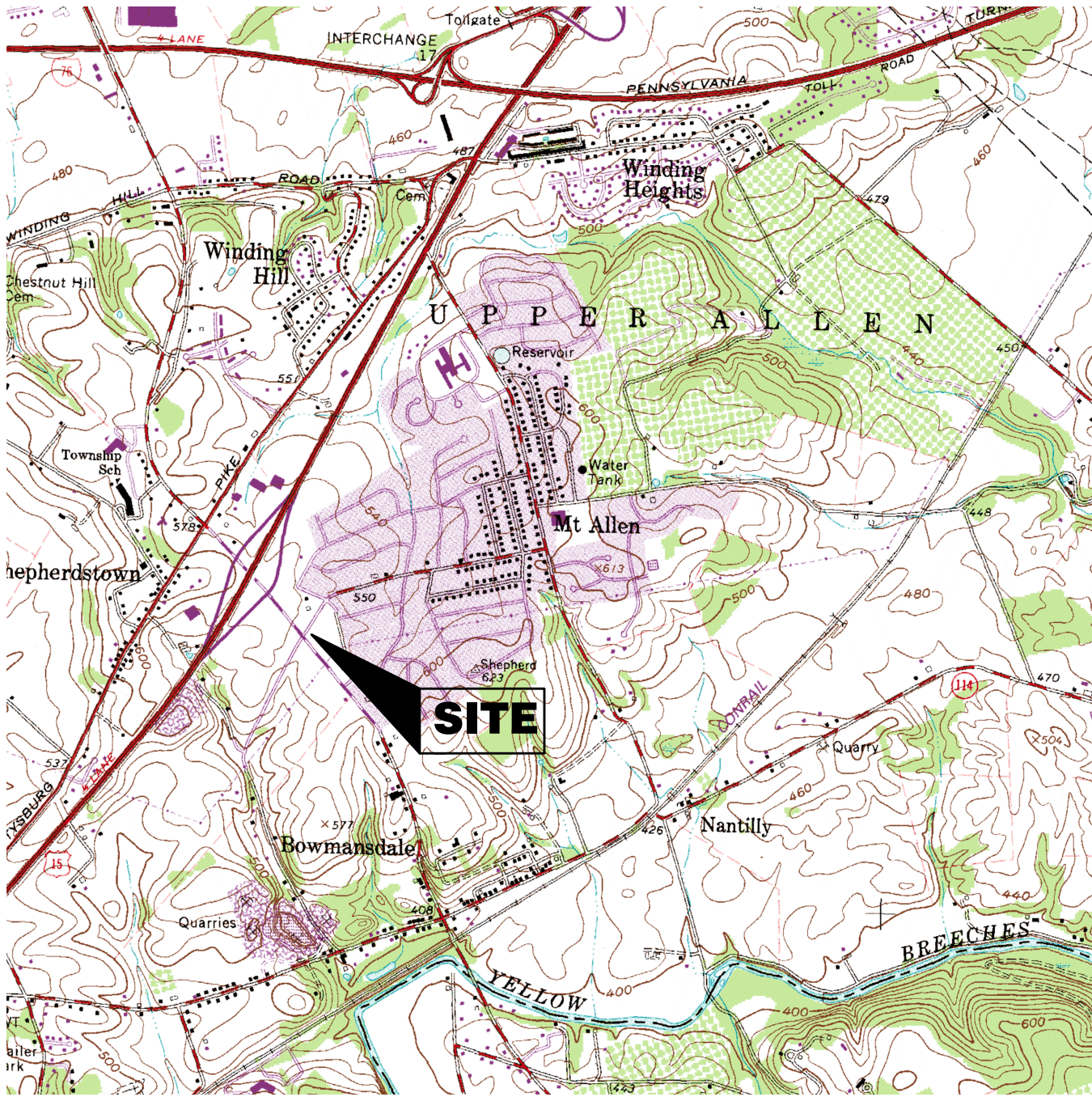
BY: _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR AND/OR THE OWNER WILL BE HELD RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVALS BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, SIZES AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

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LOCATION MAP
SCALE: 1"=2000'
USGS QUADRANGLE MAP
LEMOYNE, PA

PREPARED FOR:

HUTTON MECHANICSBURG PA ST, LLC

736 CHERRY ST
CHATTANOOGA, TN 37402
ATTN - ALEJANDRO QUINTANA
PHONE - 404-805-0797

PREPARED BY:



Morris Knowles & Associates, Inc.

Consulting Engineers & Land Surveyors

443 ATHENA DRIVE DELMONT, PA 15626

TELEPHONE: (724) 468-4622 FAX: (724) 468-8940

I, TROY A. LEIGHTY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JULY 23, 2021; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

(SEAL)

ATTEST: _____

I, MARK M. ZIMMERMAN, ON THIS DATE JULY 26, 2023, HAVE REVIEWED AND HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

ATTEST: _____

INDEX OF SHEETS

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CAR WASH TUNNEL ENTRANCE GRADING PLAN	C301
UTILITY PLAN	C400
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ADDITIONAL SHEETS

SITE LIGHTING PLAN	1
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DEFERRAL LIST

THE BELOW LIST OF DEFERRALS HAVE BEEN GRANTED BY UPPER ALLEN TOWNSHIP FOR THIS DEVELOPMENT:

UPPER ALLEN TOWNSHIP SALDO SECTION 220-5.3 A - CURBS

UPPER ALLEN TOWNSHIP SALDO SECTION 220-5.3 B - SIDEWALK

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

(SEAL)

ATTEST: _____ SECRETARY _____ PRESIDENT _____

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

(SEAL)

ATTEST: _____ SECRETARY _____ PRESIDENT _____

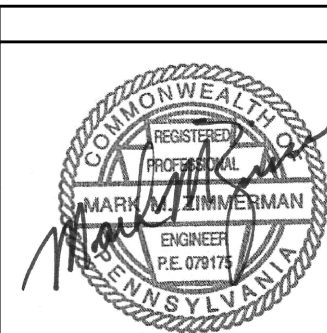
REVIEWED BY THE PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP, THIS _____ DAY OF _____, 20____.

(SEAL)

ATTEST: _____ SECRETARY _____ PRESIDENT _____

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

ATTEST: _____ DIRECTOR OF PLANNING



TITLE SHEET

MODWASH - UPPER ALLEN TOWNSHIP, PA

HUTTON MECHANICSBURG PA ST, LLC

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

SHEET NO.
C000

Morris Knowles & Associates, Inc.
(A Hammontree Company)
Consulting Engineers and Land Surveyors
443 Athena Drive
Delmont, PA 15626
Telephone: (724) 468-4622
Fax: (724) 468-8940
info@morrisknowles.com www.morrisknowles.com

DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: KAS
DATE: NOV 2021
PROJ. NO.: 1856.66

SCALE:
N/A

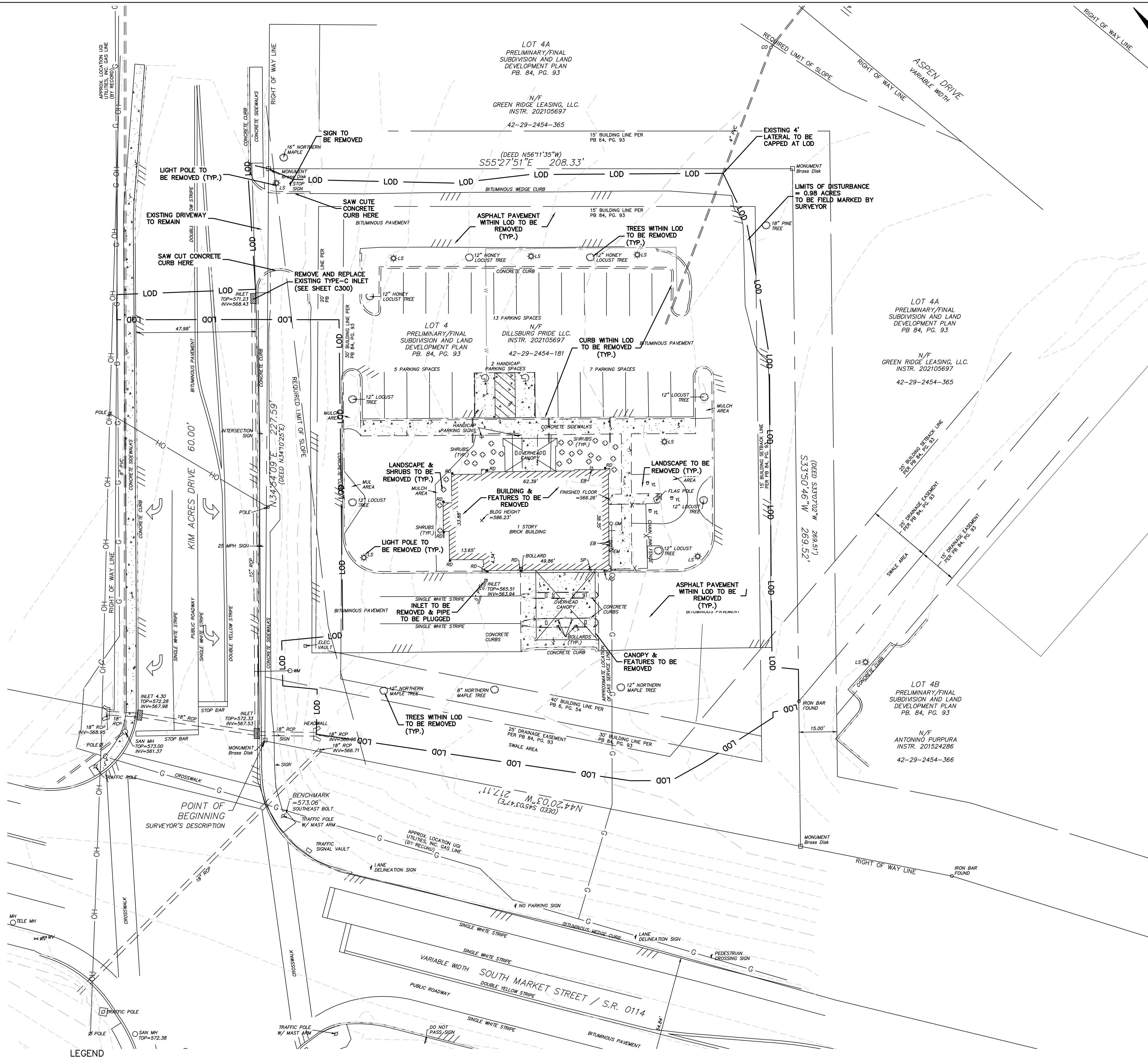
REVISION BY: GJV	DATE: 03/03/22	DESCRIPTION: REVSD PER TOWNSHIP COMMENTS
REVISION BY: _____	DATE: _____	DESCRIPTION: _____
REVISION BY: _____	DATE: _____	DESCRIPTION: _____
REVISION BY: _____	DATE: _____	DESCRIPTION: _____
REVISION BY: _____	DATE: _____	DESCRIPTION: _____
REVISION BY: _____	DATE: _____	DESCRIPTION: _____

DWG PATH: P:\000\1856.66 Modwash\1856.66 - 127 Kim Acres, Upper Allen Twp, PA\DWG\1856.66 - 127 Kim Acres, Upper Allen Twp, PA - 1.dwg
LAST SAVE: Jul 26, 2023 - 12:36pm
Owner

1. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 42041C0286E, LAST REVISED MARCH 16, 2009.


1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS PRIOR TO CONSTRUCTION/DEMOLITION AT THIS SITE. THE CONTRACTOR SHALL ALSO COORDINATE ALL UTILITY CONNECTIONS WITH LOCAL PROVIDERS.
3. ALL EXISTING PAVEMENT, CURB AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT AS SHOWN ON PLANS.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRIVES, WALKS, EXISTING PAVEMENT AND CURBS WITHIN THE LIMITS AS SHOWN. ALL DEBRIS IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE MUNICIPALITY OF UPPER ALLEN TOWNSHIP. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND ADVISE THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC THROUGH THE CONSTRUCTION PERIOD.

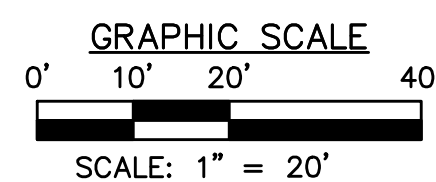
SOIL MAP UNIT LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	PERCENT WITHIN LOD
BdB	BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES	100



Know what's below
Call before you dig

THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2018). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

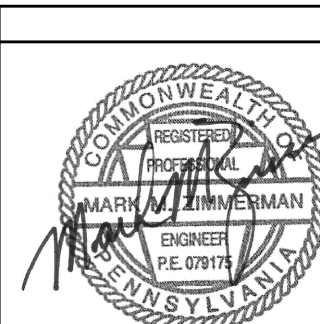
SAN	-	SANITARY	—G	-	GAS LINE
ST	-	STORM	—W	-	WATER LINE
MH	-	MANHOLE	—T	-	SUBSURFACE TELEPHONE LINE
TOP	-	TOP OF CASTING	—E	-	SUBSURFACE ELECTRIC LINE
INV	-	INVERT / FLOW LINE	—OH	-	OVERHEAD WIRES
WV	-	WATER VALVE	—908	-	EXISTING COURTS
GV	-	GAS VALVE		-	EXISTING INLET
GM	-	GAS METER	==	-	EXISTING MANHOLE
EM	-	ELECTRIC METER	==	-	EXISTING SEWER
S.R.	-	STATE ROUTE	-X—X-	-	FENCE
TELE	-	TELEPHONE			
RCP	-	REINFORCED CONCRETE PIPE			
CPP	-	CORRUGATED PLASTIC PIPE			



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EXISTING CONDITIONS/DEMOLITION PLAN
MODWASH - UPPER ALLEN TOWNSHIP, PA

prepared for
HUTTON MECHANICSBURG PA ST, LLC

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

MKA **Morris Knowles**
& Associates, Inc.
(A Hammonree Company)
Consulting Engineers and Land Surveyors
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Fax: (724) 468-8940
info@morrisknowles.com www.morrisknowles.com

SCALE:
1"=20'

DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

REVISION BY: EMC DATE: 4/8/22
 REVISION BY: DATE: _____
 REVISION BY: DATE: _____
 REVISION BY: DATE: _____
 REVISION BY: DATE: _____
 REVISION BY: DATE: _____

[illegible]

DWG. PATH: P:\Clients\1856 Hulton Development\1856.66 - 127 Km Acres, Upper Allen Twp, PA - L.dwg
LAST SAVE: Jul 26, 2023 - 9:36am
o\borner

SITE NOTE:

1. THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
2. NO WETLANDS EXIST WITHIN THE PROJECT BOUNDARY.
3. MINE OPENINGS ARE NOT ANTICIPATED. IF MINE SPOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL EITHER REWORK THE MATERIAL PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS OR REMOVE THE MATERIAL TO A PERMITTED AREA.
4. NO SIGNIFICANT CULTURAL OR SENSITIVE ENVIRONMENTAL FEATURES EXIST WITHIN THE PROJECT BOUNDARY. NO FURTHER ENVIRONMENTAL STUDIES WILL BE NECESSARY.
5. NO WATER RESOURCES EXIST WITHIN THE PROJECT BOUNDARY.

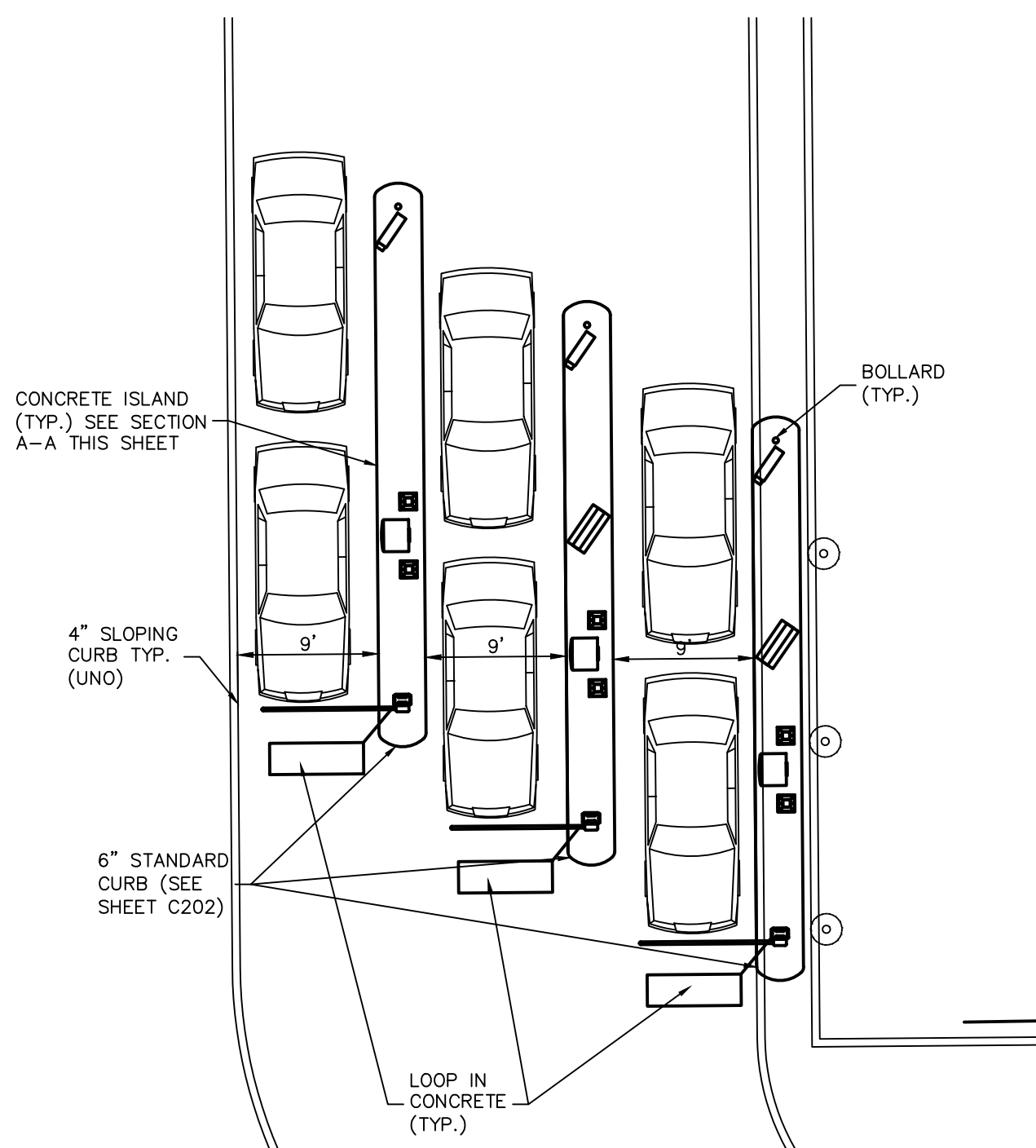
ZONING INFORMATION

LOCATION:	127 KIM ACRES DRIVE, MECHANICSBURG, PA	
ZONE:	C-2 HIGHWAY COMMERCIAL	
USE:	CAR WASH	
ITEM	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	N/A	---
MINIMUM LOT WIDTH	N/A	---
MINIMUM FRONT SETBACK	50 FEET	50 FEET
MINIMUM SIDE SETBACK	25 FEET	25 FEET
MINIMUM REAR SETBACK	25 FEET	25 FEET
MINIMUM DRIVE AISLE SETBACK	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET
MAXIMUM BUILDING COVERAGE	50 PERCENT	<50 PERCENT
MAXIMUM SITE COVERAGE	70 PERCENT	<70 PERCENT
LOT ACREAGE	---	1.20

PARKING INFORMATION

REQUIREMENT DESCRIPTION:
VEHICLE WASHING USE SHALL PROVIDE 3 PARKING SPACES FOR EACH WASH BAY.

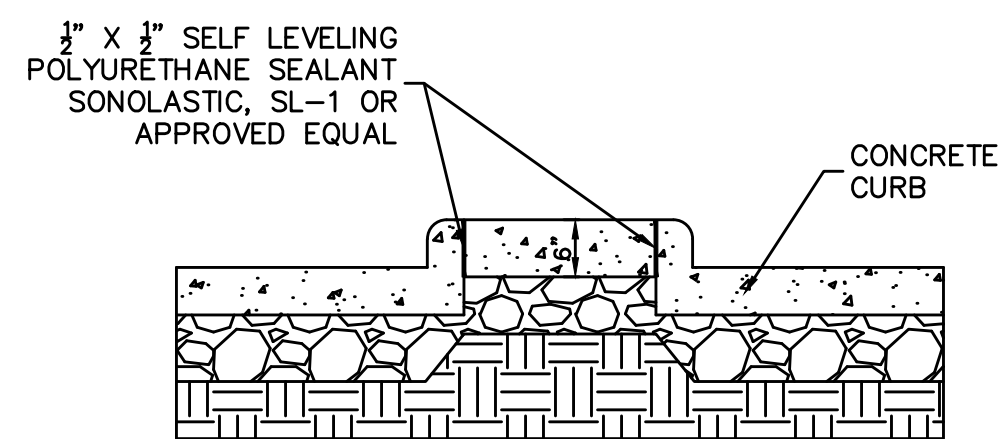
ITEM	REQUIREMENTS	PROPOSED
PARKING SPACES:	3/BAY=3	24



PAY STATION DETAIL

SCALE: 1" = 10'

1. SEE ARCHITECTURAL PLANS FOR ELECTRICAL LAYOUT, EQUIPMENT, AND CANOPY DETAILS.



SECTION A-A
CONCRETE ISLAND DETAIL

N.T.S.

CALL BEFORE YOU DIG
IN PENNSYLVANIA
1-800-242-1776
DESIGN SN: 20211762062

THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2018). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

Know what's below
Call before you dig



CONSTRUCTION NOTE:

1. ALL CONSTRUCTION SHALL CONFORM TO THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION & MATERIALS SPECIFICATIONS

LEGEND

- | | | | | | |
|------|---|--------------------------|-----|---|---------------------------|
| SAN | - | SANITARY | G | - | GAS LINE |
| ST | - | STORM | W | - | WATER LINE |
| MH | - | MANHOLE | T | - | SUBSURFACE TELEPHONE LINE |
| TOP | - | TOP OF CASTING | E | - | SUBSURFACE ELECTRIC LINE |
| INV | - | INVERT OF / FLOW LINE | OH | - | OVERHEAD WIRES |
| WV | - | WATER VALVE | --- | - | EXISTING CONTOURS |
| GV | - | GAS VALVE | --- | - | EXISTING INLET |
| GM | - | GAS METER | --- | - | EXISTING MANHOLE |
| EM | - | ELECTRIC METER | --- | - | EXISTING SEWER |
| S.R. | - | STATE ROUTE | --- | - | FENCE |
| TELE | - | TELEPHONE | | | |
| RCP | - | REINFORCED CONCRETE PIPE | | | |
| OPP | - | CORRUGATED PLASTIC PIPE | | | |

GRAPHIC SCALE

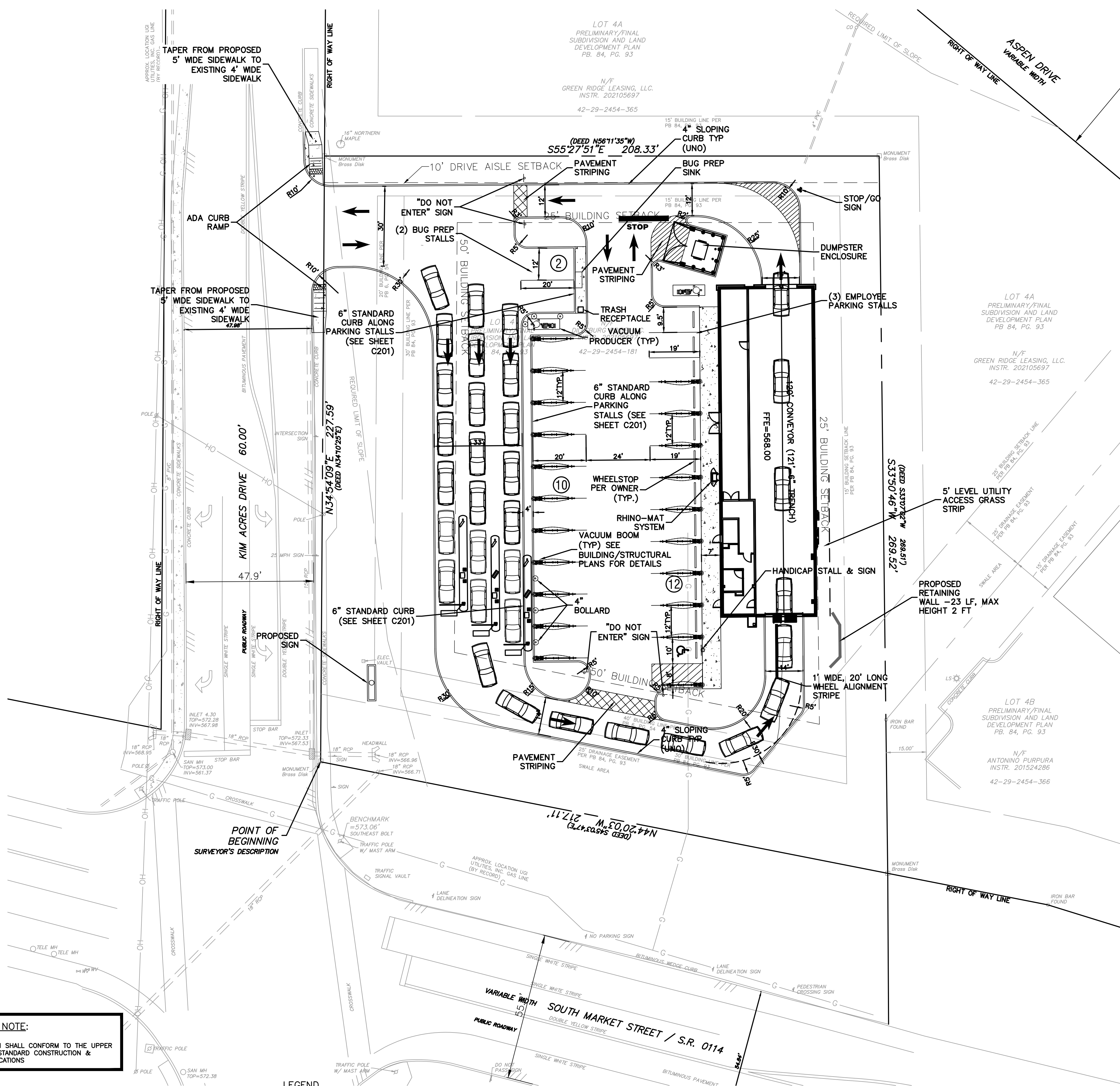
0' 10' 20' 40'

SCALE: 1" = 20'

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SITE PLAN

MODWASH - UPPER ALLEN TOWNSHIP, PA

HUTTON MECHANICSBURG PA ST, LLC

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Morris Knowles & Associates, Inc.
(A Hammontree Company)
Consulting Engineers and Land Surveyors

443 Alameda Drive
Mechanicsburg, PA 17055
Telephone: (724) 468-8840
Fax: (724) 468-8840
info@morrisknowles.com www.morrisknowles.com

SCALE:
1" = 20'

DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

DESIGNED BY: EMC

REVIEWED BY: EMC

DRAWN BY: GJV

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DRAWN BY: GJV

DATE: NOV 2021

PROJ. NO.: 1856.66

DESIGNED BY: EMC

REVIEWED BY: EMC

DRAWN BY: GJV

DATE: NOV 202

PAVEMENT LEGEND

- CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE
- HEAVY DUTY CONCRETE
8" PORTLAND CEMENT CONCRETE (NON-REINFORCED)
4" AGGREGATE BASE
- LIGHT DUTY ASPHALT PAVEMENT
1.5" SURFACE COURSE
2.5" BINDER COURSE
6" AGGREGATE BASE
- HEAVY DUTY ASPHALT PAVEMENT
1.5" SURFACE COURSE
3.5" BINDER COURSE
6" AGGREGATE BASE

CONSTRUCTION NOTE:

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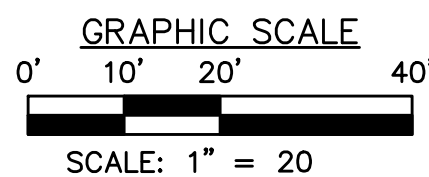
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IN PENNSYLVANIA
1-800-242-1776
DESIGN SN: 20211762062

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THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2018). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

LEGEND

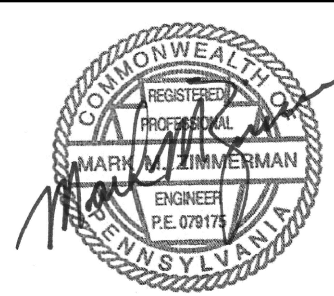
- SAN - SANITARY
ST - STORM
MH - MANHOLE
TOP - TOP OF CASTING
INV - INVERT / FLOW LINE
WV - WATER VALVE
GV - GAS VALVE
GM - GAS METER
EM - ELECTRIC METER
S.R. - STATE ROUTE
TELE - TELEPHONE
RCP - REINFORCED CONCRETE PIPE
CPP - CORRUGATED PLASTIC PIPE
- C - GAS LINE
W - WATER LINE
T - SUBSURFACE TELEPHONE LINE
E - SUBSURFACE ELECTRIC LINE
OH - OVERHEAD WIRES
--- OH --- EXISTING CONTOURS
--- OH --- EXISTING INLET
--- OH --- EXISTING MANHOLE
--- OH --- EXISTING SEWER
--- OH --- FENCE



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PAVEMENT PLAN
MODWASH - UPPER ALLEN TOWNSHIP, PA
HUTTON MECHANICSBURG PA ST, LLC
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

Morris Knowles & Associates, Inc.
(A Hammontree Company)
Consulting Engineers and Land Surveyors
443 Alena Drive
P.O. Box 186
Mechanicsburg, PA 17055
Telephone: (724) 468-4840
Fax: (724) 468-4840
info@morrisknowles.com www.morrisknowles.com

SCALE:
1" = 20'

DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

REVISION BY: MMZ
REVISION BY: MMZ
REVISION BY: MMZ
REVISION BY: MMZ
REVISION BY: MMZ
REVISION BY: MMZ

DATE: 02/09/22
DESCRIPTION: REVISED PER TOWNSHIP COMMENTS/OWNER
DATE: 02/09/22
DESCRIPTION: REVISED PER TOWNSHIP COMMENTS/OWNER
DATE: 02/09/22
DESCRIPTION: REVISED PER TOWNSHIP COMMENTS/OWNER
DATE: 02/09/22
DESCRIPTION: REVISED PER TOWNSHIP COMMENTS/OWNER

SHEET NO.
C201

DWG PATH: P:\0000\1856 (Hutton Mechanicsburg) 1856.66 - 127 Kim Acres, Upper Allen Twp, PA\DWG\1856.66 - 127 Kim Acres, Upper Allen Twp, PA - Long
LAST SAVE: Jul 26, 2023 - 12:30pm
Owner

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IN PENNSYLVANIA
1-800-242-1776
DESIGN SN: 20211762062

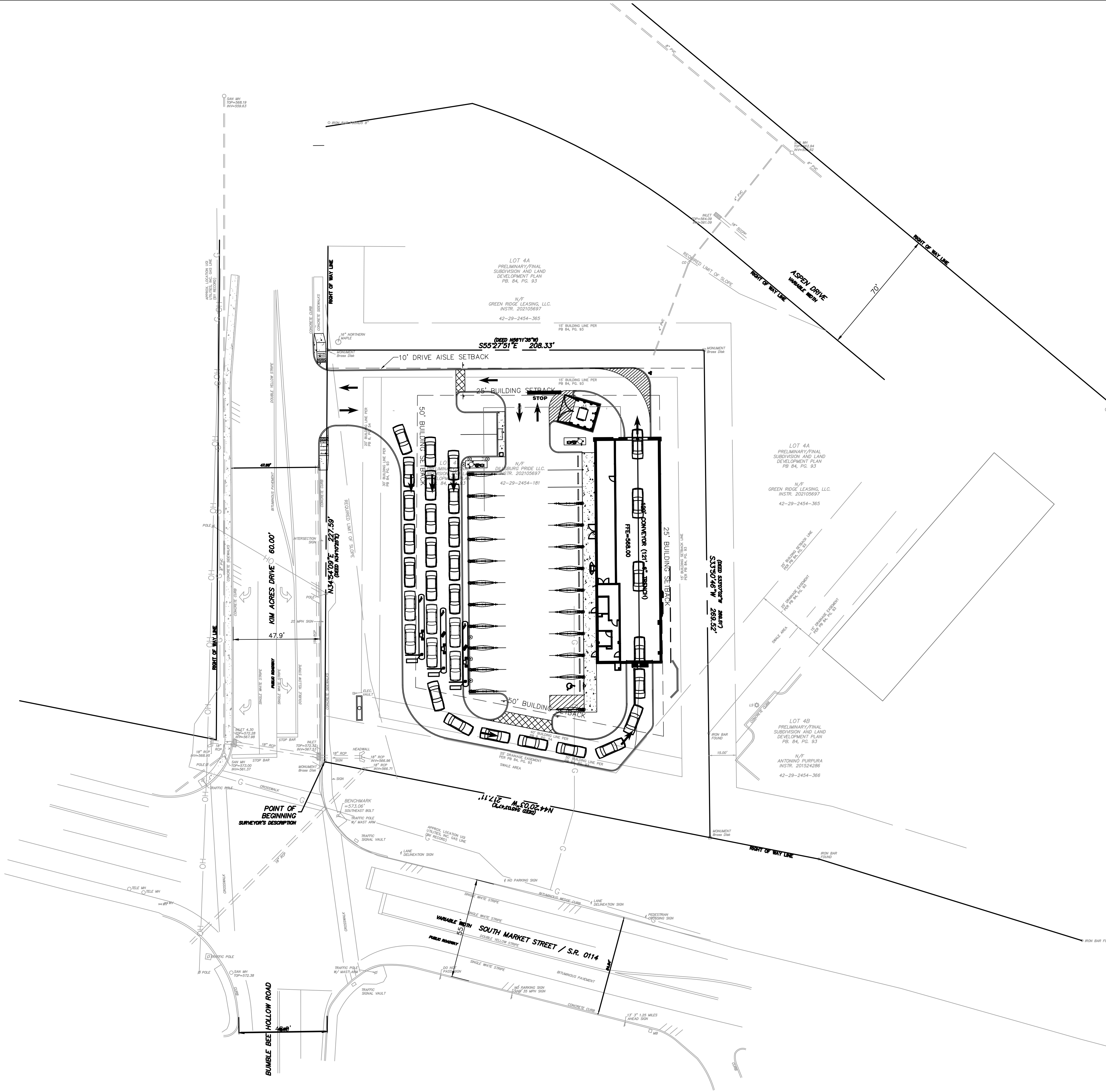
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Know what's below
Call before you dig

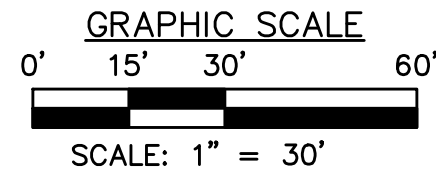
CONSTRUCTION NOTE:

1. ALL CONSTRUCTION SHALL CONFORM TO THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION & MATERIALS SPECIFICATIONS



LEGEND

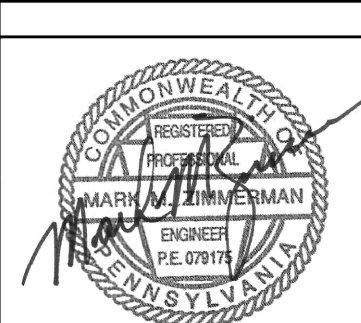
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| ST | - | STORM | - | W | - | WATER LINE |
| MH | - | MANHOLE | - | T | - | SUBSURFACE TELEPHONE LINE |
| TOP | - | TOP OF CASTING | - | E | - | SUBSURFACE ELECTRIC LINE |
| INV | - | INVERT / FLOW LINE | - | OH | - | OVERHEAD WIRES |
| WV | - | WATER VALVE | - | 908 | - | EXISTING CONTOURS |
| GV | - | GAS VALVE | - | --- | - | EXISTING INLET |
| GM | - | GAS METER | - | --- | - | EXISTING MANHOLE |
| EM | - | ELECTRIC METER | - | --- | - | EXISTING SEWER |
| S.R. | - | STATE ROUTE | - | --- | - | EXISTING FENCE |
| TELE | - | TELEPHONE | - | --- | - | |
| RCP | - | REINFORCED CONCRETE PIPE | - | --- | - | |
| OPP | - | CORRUGATED PLASTIC PIPE | - | --- | - | |



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SITE OVERVIEW
MODWASH - UPPER ALLEN TOWNSHIP, PA
prepared for
HUTTON MECHANICSBURG PA ST, LLC
situated in
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

SHEET NO.
C202

MKA Morris Knowles & Associates, Inc.
Consulting Engineers and Land Surveyors
(A Hammontree Company)
443 Altema Drive
Pottsville, PA 17866
Telephone: (724) 468-8846
Fax: (724) 468-8840
info@morrisknowles.com www.morrisknowles.com

DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

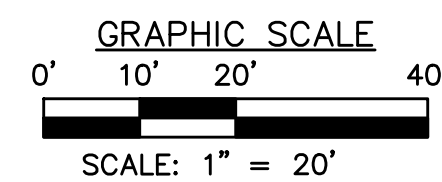
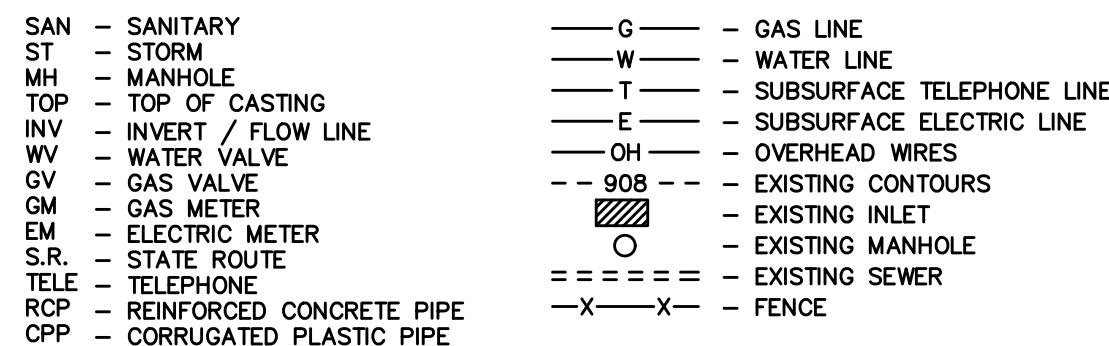
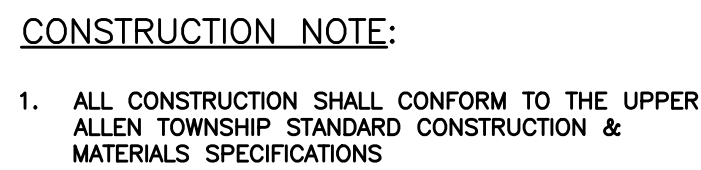
SCALE:
1" = 30'

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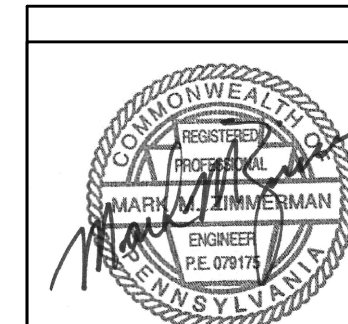
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LAST SAVE: Jul 26, 2023 - 12:36pm
Shimmer

1. THE CONTRACTOR SHALL COMPACT ALL FILL MATERIALS OUTSIDE OF PROPOSED BUILDING AREAS, PLACED IN LIFTS, AND COMPACTED TO 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR) OR 95% BY ASTM-D698 (STANDARD PROCTOR). PLACE FILL IN EIGHT-INCH LIFTS AND COMPACT WITH AN IMPACT-TYPE ROLLER (I.E. SHEEPSFOOT ROLLER). PROVIDE FOR INSPECTION OF ALL FILL AS IT IS PLACED FOR PROPER DENSITY BY A GEOTECHNICAL TESTING FIRM.
2. ALL CUT AND FILL OPERATIONS SHALL FOLLOW THE "PENNSYLVANIA HANDBOOK OF BEST MANAGEMENT PRACTICES" FOR DEVELOPING AREAS.
3. THE CONTRACTOR SHALL NOT EXCEED A MAXIMUM GRADE BREAK OF 8% IN THE PROPOSED DRIVEWAYS.
4. THE CONTRACTOR SHALL CONTROL DUST ON THE SITE IN ACCORDANCE WITH PA DEP REQUIREMENTS.
5. THE CONTRACTOR SHALL NOT REMOVE SOIL FROM THE SITE. IF THE CONTRACTOR DISCOVERS CONTAMINATED SOIL ON THE SITE DURING CONSTRUCTION ACTIVITIES, THEN THE SOILS SHALL BE CLEANED AND DISPOSED OF AT AN APPROVED LANDFILL IN ACCORDANCE WITH PA DEP RULES, REGULATIONS AND REQUIREMENTS.
6. HANDICAPPED SPACES AND ACCESS ISLES MAXIMUM SLOPE IS 2% IN ALL DIRECTIONS.



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GRADING/DRAINAGE PLAN
MODWASH - UPPER ALLEN TOWNSHIP, PA
prepared for
HUTTON MECHANISBURG PA ST, LLC
situated in
UPPER ALLEN TOWNSHIP: CUMBERLAND COUNTY: PA

MKA **Morris Knowles & Associates, Inc.**
(A Hammontree Company)
Consulting Engineers and Land Surveyors
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Delmonaco, NJ 08226
Telephone: (724) 458-6822
Fax: (724) 468-8940
www.morrisknowles.com
info@morrisknowles.com

DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

SCALE:
1"=20'

REVISION	BY:MMZ	DATE:	02/09/22
REVISION	BY:GJV	DATE:	03/15/22
REVISION	BY:EMC	DATE:	4/8/22
REVISION	BY:EMC	DATE:	5/25/22
REVISION	BY:GJV	DATE:	09/13/22
REVISION	BY:EMC	DATE:	11/2/22
REVISION	BY:___	DATE:	___

DESCRIPTION: REVISED PER TOWNSHIP COMMENTS/OWNER
DESCRIPTION: RVSQ PER TOWNSHIP COMMENTS
DESCRIPTION: RVSQ PER TOWNSHIP COMMENTS
DESCRIPTION: REVISED GRADING AT TUNNEL EXIT
DESCRIPTION: UPDATED GRADING FOR NEW PAY KIOSKS
DESCRIPTION: REVISED UG INVERT/GRADING
DESCRIPTION:

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LAST SAVE: 11/26/2003 09:35am

CONSTRUCTION NOTE:
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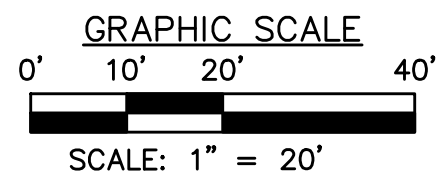


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1-800-242-1776
DESIGN SN: 20211762062

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- LEGEND**
- | | | | | | |
|------|---|--------------------------|-----|---|---------------------------|
| SAN | - | SANITARY | G | - | GAS LINE |
| ST | - | STORM | W | - | WATER LINE |
| MH | - | MANHOLE | T | - | SUBSURFACE TELEPHONE LINE |
| TOP | - | TOP OF CASTING | E | - | SUBSURFACE ELECTRIC LINE |
| INV | - | INVERT / FLOW LINE | OH | - | OVERHEAD WIRES |
| WV | - | WATER VALVE | 908 | - | EXISTING CONTOURS |
| GV | - | GAS VALVE | --- | - | EXISTING INLET |
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| RCP | - | REINFORCED CONCRETE PIPE | | | |
| CPP | - | CORRUGATED PLASTIC PIPE | | | |



THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR AND/OR THE OWNER WILL BE HELD RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVALS BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, SIZES AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

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CAR WASH TUNNEL ENTRANCE GRADING PLAN

MODWASH - UPPER ALLEN TOWNSHIP, PA

HUTTON MECHANICSBURG PA ST, LLC

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

MKA Morris Knowles & Associates, Inc.
(A Hammontree Company)
Consulting Engineers and Land Surveyors
443 Athena Drive
Mechanicsburg, PA 17055
Telephone: (717) 468-4840
Fax: (717) 468-4840
info@morrisknowles.com www.morrisknowles.com

SCALE:
1" = 20'

DESIGNED BY: GJV
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

REVISION BY: MMZ	DATE: 02/09/22	DESCRIPTION: REVISED PER TOWNSHIP COMMENTS/OWNER
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LAST SAVE: Jul 26, 2023 - 12:30pm
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CONSTRUCTION NOTE:
1. ALL CONSTRUCTION SHALL CONFORM TO THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION & MATERIALS SPECIFICATIONS

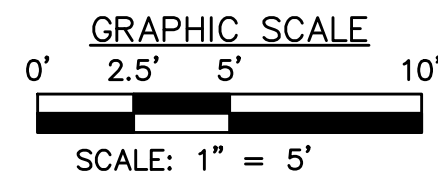


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1-800-242-1776
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Know what's below
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THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2018). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

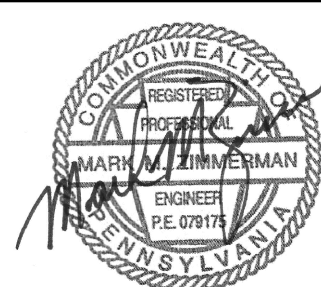
- LEGEND**
- | | | | | | |
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| SAN | - | SANITARY | G | - | GAS LINE |
| ST | - | STORM | W | - | WATER LINE |
| MH | - | MANHOLE | T | - | SUBSURFACE TELEPHONE LINE |
| TOP | - | TOP OF CASTING | E | - | SUBSURFACE ELECTRIC LINE |
| INV | - | INVERT / FLOW LINE | OH | - | OVERHEAD WIRES |
| WV | - | WATER VALVE | 908 | - | EXISTING CONTOURS |
| GV | - | GAS VALVE | --- | - | EXISTING INLET |
| GM | - | GAS METER | --- | - | EXISTING MANHOLE |
| EM | - | ELECTRIC METER | --- | - | EXISTING SEWER |
| S.R. | - | STATE ROUTE | X-X | - | FENCE |
| TELE | - | TELEPHONE | | | |
| RCP | - | REINFORCED CONCRETE PIPE | | | |
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KIM ACRES DR SIDEWALK DETAILS
MODWASH - UPPER ALLEN TOWNSHIP, PA

prepared for
HUTTON MECHANICSBURG PA ST, LLC

situated in
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

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Consulting Engineers and Land Surveyors
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DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

SCALE:
1" = 20'

REVISION BY: MMZ	DATE: 02/09/22	DESCRIPTION: REVISED PER TOWNSHIP COMMENTS
REVISION BY: GJV	DATE: 03/02/22	DESCRIPTION: REVISED PER TOWNSHIP COMMENTS
REVISION BY: EMC	DATE: 04/08/22	DESCRIPTION: REVISED PER TOWNSHIP COMMENTS
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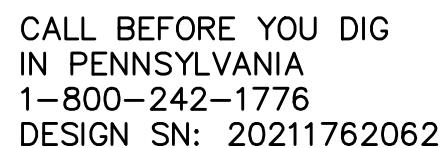
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LAST SAVE: Jul 26, 2023 - 9:37am
9/26/2023

1. WATERLINE SHALL CONFORM TO AWWA C900 FOR PVC PLASTIC PIPE. PVC WATERLINE PIPE SHALL BE CLASS 200, DR-14 PVC PIPE. FITTINGS SHALL CONFORM TO AWWA C110.
2. WATERLINES CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATERLINE AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERLINE IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
3. ALL TYPES OF INSTALLED WATER PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
4. ALL NEW, CLEANED OR REPAIRED WATERLINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
5. ALL WATERLINE PIPES, FITTINGS AND ACCESSORIES SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARD SPECIFICATIONS: A.21.10 ANSI, A.21.11 ANSI, A.21.50 ANSI, A.21.51 ANSI, AND A.21.4 ANSI.
6. SHOP DRAWINGS AND CATALOG CUTS FOR ALL MATERIALS USED IN CONSTRUCTION MUST BE APPROVED BY THE AUTHORITY PRIOR TO THE START OF WORK.
7. ALL MATERIALS FOR THE PROPOSED WATERLINE SHALL BE PURCHASED FROM THE MUNICIPAL AUTHORITY OF CUMBERLAND COUNTY.
8. THE PROPOSED WATERLINE SHALL BE IN ACCORDANCE WITH THE MUNICIPAL AUTHORITY OF CUMBERLAND COUNTY SPECIFICATIONS. THE AUTHORITY WILL INSPECT THE INSTALLATION OF WATERLINES AND CONNECTIONS.

1. ALL EXISTING UTILITIES SERVING THIS PROPERTY SHALL BE PROPERLY TERMINATED AT THE RIGHT-OF-WAY LINE IN COMPLIANCE WITH TOWNSHIP AND COUNTY REGULATIONS. CONTRACTOR SHALL PROVIDE EVIDENCE OF COMPLIANCE WITH ALL STATE AND FEDERAL LAWS REGARDING THE DEMOLITION OF STRUCTURES AND ABANDONMENT OF UTILITIES.
2. ANY UTILITIES FOUND DURING EXCAVATION, NOT SHOWN ON PLAN, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
3. EACH SUBCONTRACTOR SHALL OBTAIN HIS OR HER OWN PERMITS AND CONTACT THE UTILITY COMPANY FOR VERIFICATION AND LOCATION OF HOOK-UP PRIOR TO ANY WORK BEING DONE.
4. UTILITIES SHOWN WERE TAKEN IN PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND PART FROM A SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND OR OVERHEAD UTILITIES ADJACENT TO OR UPON THE PREMISES SHOWN ON THE PLAN.
5. THE CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AND SIZE AT THE BUILDING WITH THE MECHANICAL DRAWINGS AND PROVIDE CONNECTIONS WITH EXISTING UTILITIES IN ACCORDANCE WITH THE UTILITY PROVIDER'S REQUIREMENTS.
6. ALL UTILITIES SHALL BE UNDERGROUND.
7. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED AND TESTED IN ACCORDANCE WITH THE BOROUGH, CITY, AUTHORITY, OR COUNTY STANDARDS AND REGULATIONS. THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 24 HOURS IN ADVANCE FOR SCHEDULING OF AN INSPECTOR IF REQUIRED.
8. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
9. CONTRACTOR SHALL VERIFY THE LOCATION AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND SHUT-OFFS WITH UTILITY PROVIDERS.
11. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL ROOF DRAIN LOCATIONS WITH THE SITE PLAN AND OUTLET THEM INTO THE NEAREST INLET BOX.

1. SANITARY SEWER LATERAL SHALL BE 6" DIAMETER OF PVC ASTM D-3034, SDR-35 WITH RUBBER GASKET JOINTS OR APPROVED EQUAL. LATERALS SHALL BE CONSTRUCTED WITH MINIMUM 0.5% SLOPE AND HAVE A MINIMUM OF 4'-0" COVER.
2. SANITARY SEWER MAINS SHALL BE 8" DIAMETER OF PVC ASTM D-3034, SDR-35 WITH RUBBER GASKET JOINTS OR APPROVED EQUAL. LATERALS SHALL BE CONSTRUCTED WITH MINIMUM 1.0% SLOPE AND HAVE A MINIMUM OF 4'-0" COVER.
3. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
4. SANITARY SEWERS SHALL BE TESTED BY LOW PRESSURE AIR TESTS AND/OR OTHER TESTS AS REQUIRED BY THE AUTHORITY.
5. MANHOLE LIDS SHALL BE EQUIPPED WITH SELF-SEALING GASKETS.
6. SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
7. THE MUNICIPAL AUTHORITY WILL INSPECT ALL SANITARY SEWER LINES AND LATERALS.
8. THE CONTRACTOR SHALL INSTALL NEW SANITARY SEWER LATERALS FROM THE BUILDING TO THE SANITARY SEWER MAIN LINE. EXISTING LATERALS UNDER EXISTING ROADS MAY BE USED, BUT THEY MUST BE VIDEOED AND LINED IN ACCORDANCE WITH THE AUTHORITY'S REQUIREMENTS.

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SA	- SANITARY	—G—G—	GAS LINE
ST	- STORM	—W—	WATER LINE
MM	- MANHOLE	—T—	SUBSURFACE TELEPHONE LINE
TOP	- TOP OF CASTING	—E—	SUBSURFACE ELECTRIC LINE
INV	- INVERT / FLOW LINE	—OH—	OVERHEAD WIRES
WV	- WATER VALVE	— 908 —	EXISTING COUNTERS
GV	- GAS VALVE	—	EXISTING INLET
GM	- GAS METER	—	EXISTING MANHOLE
EM	- ELECTRIC METER	== == ==	EXISTING SEWER
S.R.	- STATE ROUTE	—X—X—	FENCE
TELE	- TELEPHONE		
RCP	- REINFORCED CONCRETE PIPE		
CPP	- CORRUGATED PLASTIC PIPE		

**OPEN-CUT EXCAVATION
SHALL MEET ALL UPPER
ALLEN TOWNSHIP-
STANDARD CONSTRUCTION
& MATERIALS**

REMOVE AND
REPLACE SIDEWALK
IN-KIND

CONNECT TO
EXISTING 8"
SEWER MAIN
INV = 560.56+-

KIM ACRES DRIVE
BE OPEN C
(CONTRACTOR TO FIELD
VERIFY 8" SEWER MA
INVERT PRIOR TO AN
WOR

NEW 2" WATER METER
TO BE INSTALLED BY
CONTRACTOR
COORDINATE WITH SUEZ
WATER.
(SEE SHEET C601 FOR
METER PIT DETAIL)
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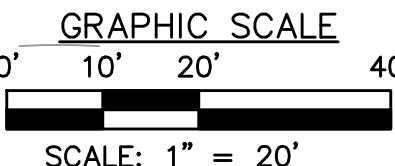
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1. ALL CONSTRUCTION SHALL CONFORM TO THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION & MATERIALS SPECIFICATIONS

POINT OF
BEGINNING
SURVEYOR'S DESCRIPTION



EXISTING 4" SANITARY SEWER
LATERAL TO BE CUT AND
CAPPED WITHIN THE ASPEN DR.
RIGHT-OF-WAY AS DIRECTED BY
THE TOWNSHIP. TRENCH,
BACKFILL, AND SURFACE
RESTORATION TO BE COMPLETED
IN ACCORDANCE WITH TOWNSHIP
SPECIFICATIONS.

UTILITY PLAN
MODWASH - UPPER ALLEN TOWNSHIP, PA
prepared for
HUTTON MECHANICSBURG PA ST, LLC
situated in
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

SHEET NO.
C400

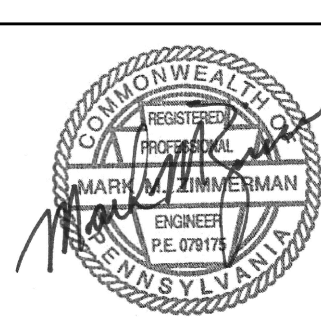
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DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

SCALE:
1"=20'

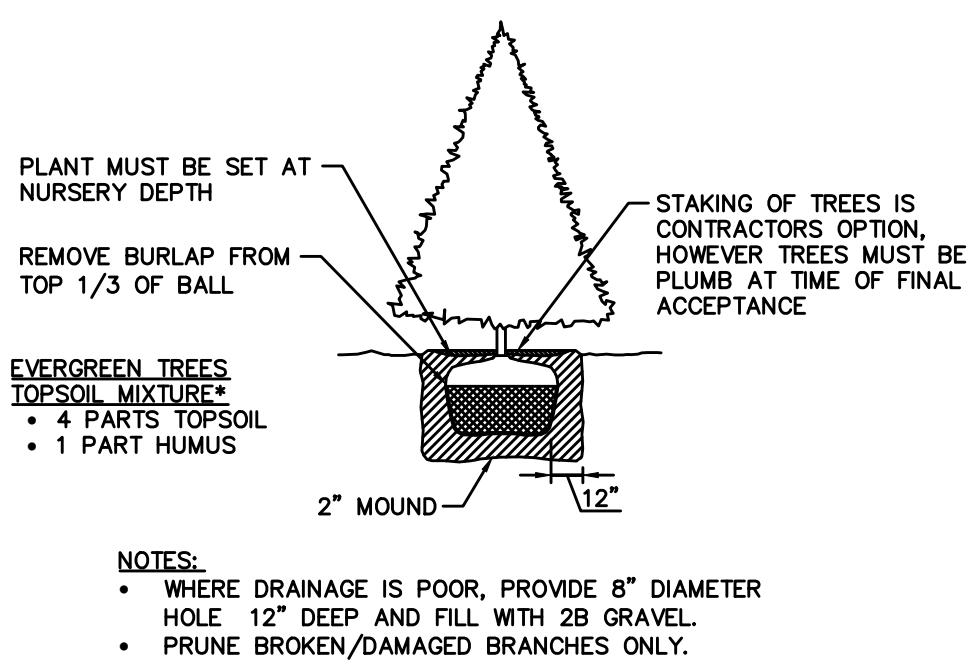
MKA **Morris Knowles & Associates, Inc.**
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Fax: (724) 468-8940
info@morkisnowles.com

DWG. PATH: P:\Clients\1856 Hulton Development\1856.66 - 127 Km Acres, Upper Allen Twp, PA\CAO\1856.66 - 127 Km Acres, Upper Allen Twp, PA - L.dwg
LAST SAVE: Jul 26, 2023 - 9:37am a1wmer





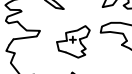

1. ALL PLANTING BEDS SHALL RECEIVE 3" DOUBLE SHREDED BARK MULCH.
2. ALL PLANTING BEDS SHALL BE BACKFILLED WITH 6" DEPTH CLEAN TOPSOIL FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.
3. SPREAD/SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURES.
4. SEED ALL 2:1 OR STEEPER SLOPES WITH BIRDSEED TREFOIL AND TALL FESCUE MIX.
5. ALL DISTURBED AREAS LESS 2:1 SLOPE SHALL BE SEEDDED WITH LAWN SEEDING MIXTURE.
6. ALL LAWN AREAS SHALL BE BACKFILLED WITH 6" DEPTH CLEAN TOPSOIL FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.
7. ALONG SIDEWALKS, FOUNDATIONS AND CURBINGS, RUN-DRUM FROM CONCRETE FORMS SHALL BE BROKEN AWAY AND REMOVED.
8. PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES.
9. ALL PLANT MATERIALS SHALL BE OF SPECIMEN QUALITY AND COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (MOST CURRENT EDITION).
10. ALL PLANT MATERIAL TO BE RE-USED SHALL BE TAGGED BY OWNER. ALL EXISTING PLANT MATERIAL TO BE RE-USED SHALL BE STORED AS SHOWN ON PLAN PRIOR TO PLANTING DURING CONSTRUCTION.
11. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING EQUIPMENT OPERATIONS SHALL BE TREATED IN ACCORDANCE WITH ARBORCULTURAL STANDARDS. DAMAGED TREE LIMBS SHALL BE CUT BACK TO NEARBY LATERAL BRANCH OR PLANT STEM AT THE BRANCH COLLAR.
12. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING SHALL BE MADE OF BARK OR WIRE. ALL PLANTS SHALL BE REMOVED AT TIME OF PLANTING.
13. THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL DEEMED NOT ACCEPTABLE.
14. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
15. REMOVE ALL STAKE WIRE, AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALLS AFTER FINAL POSITIONING.
16. SPADE CUT ALL BED EDGES AND MULCHED RINGS ARE TO BE SPADE CUT TO A DEPTH OF 6", CUT AT 90° TO THE FINISHED GRADE AND THEN BACK TOWARD THE PLANT BED AT 45°.
17. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" TO 8" OVER THE ENTIRE AREA AT A DEPTH OF AT LEAST 4". TOPSOIL SHOULD HAVE A pH OF 5.5 TO 7 WITH 4 PERCENT ORGANIC MATERIAL MINIMUM AND BE FREE OF STONES 1" DIAMETER OR LARGER, ROOTS, PLANTS, CLAY LUMPS AND OTHER MATERIALS HARMFUL TO PLANT GROWTH.
18. TOPSOIL SHALL BE MOISTENED PRIOR TO PLANTING. DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DEAD PLANT MATERIAL FROM NATURAL CAUSES IN ACCORDANCE WITH THE REQUIREMENTS FOR A PERIOD OF ONE (1) YEAR AFTER THE INSTALLATION DATE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT TO ASSURE THE CONTINUED GROWTH OF ALL REQUIRED LANDSCAPING AND/OR TO REPLACE THE SAME IN THE EVENT OF ROOT, VANDALISM, DISEASE, OR OTHER REASONS FOR DISCONTINUED GROWTH OF THE REQUIRED TREES, SHRUBS, AND BRUSHES. IT IS THE OWNER'S RESPONSIBILITY FOR ALL TREES MAINTAINED BY THE OWNER. THE CONTRACTOR SHALL NOT PLANT SHRUBS IN AREAS UNDERLAIN BY (TREES, SHRUBS OR BRUSHES) AFTER THE SAME HAS BEEN PLANTED UNLESS THE SAME ARE REPLACED WITH AN EQUIVALENT TREE, SHRUB, OR BUSH.
20. PERMANENT SEEDING SHALL BE REQUIRED FOR ALL DISTURBED SOLE AREAS WITHIN FOURTEEN (14) DAYS OF COMPLETION. GRADING OPERATIONS WEATHER PERMITTING.
21. THE CONTRACTOR SHALL NOT PLANT SHRUBS OR TREES IN AREAS UNDERLAIN BY SHALLOW DEPTH TO ROCK.
22. AFTER PLANTS ARE ESTABLISHED, ALL PLANT STAKING SHALL BE REMOVED.

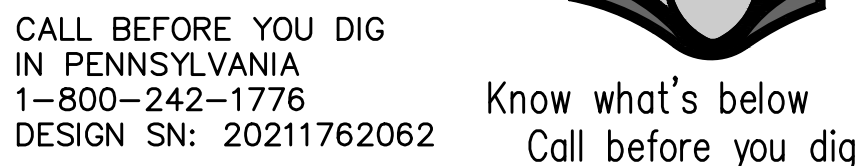
<u>PLANT CALCULATIONS: TABLE</u>		
<u>ORDINANCE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
BUFFER YARDS/LANDSCAPING 220-5.13	FOR COMMERCIAL LAND DEVELOPMENTS, A MINIMUM OF 10% OF THE DEVELOPED AREA SHALL BE LANDSCAPED OR IN A BUFFER YARD	DEVELOPED AREA TOTAL = 0.98 AC REQUIREMENTS (10%) = 0.10 AC PROPOSED LANDSCAPED AREA = 0.11 AC
BUFFER YARD 220-5.15	NOT REQUIRED - ALL ADJACENT PROPERTIES ARE ZONED C-2	N/A
LANDSCAPING ISLANDS 220-5.13 (2)	EACH PLANTING ISLAND SHALL CONTAIN AT LEAST ONE SHADE OR CANOPY TREE	1 TREE PER ISLAND
STREET TREES 220-5.13 D	STREET TREES: TREES SHALL BE PLANTED BETWEEN STREET RIGHT-OF-WAY LINE AND CURB/SEWER LANE AT LEAST 5 FEET FROM THE SIDEWALK. A MINIMUM OF 2 CANOPY TREES PER 100 FEET OF PUBLIC RIGHT-OF-WAY. TREES SHALL BE PLACED A MINIMUM OF 40 FEET APART ALONG RIGHT-OF-WAY.	TOTAL FRONTAGE: 445 FEET TOTAL TREES PROVIDED: 9 LARGE TREES
DUMPMSTER SCREENING 220-5.13 B(1)(a)	DUMPMSTER SCREENING: 1 SHADE TREE PER LINEAR FEET AND 1 EVERGREEN TREE PER FIVE LINEAR FEET OF VISIBILITY PLUS A 6' SOLID FENCE.	SHADE TREES REQUIRED: 1 SHADE TREES PROVIDED: 1 EVERGREEN TREES REQUIRED: 0 EVERGREEN TREES PROVIDED: 0 A 6' TALL SOLID ENCLOSURE HAS BEEN PROVIDED.



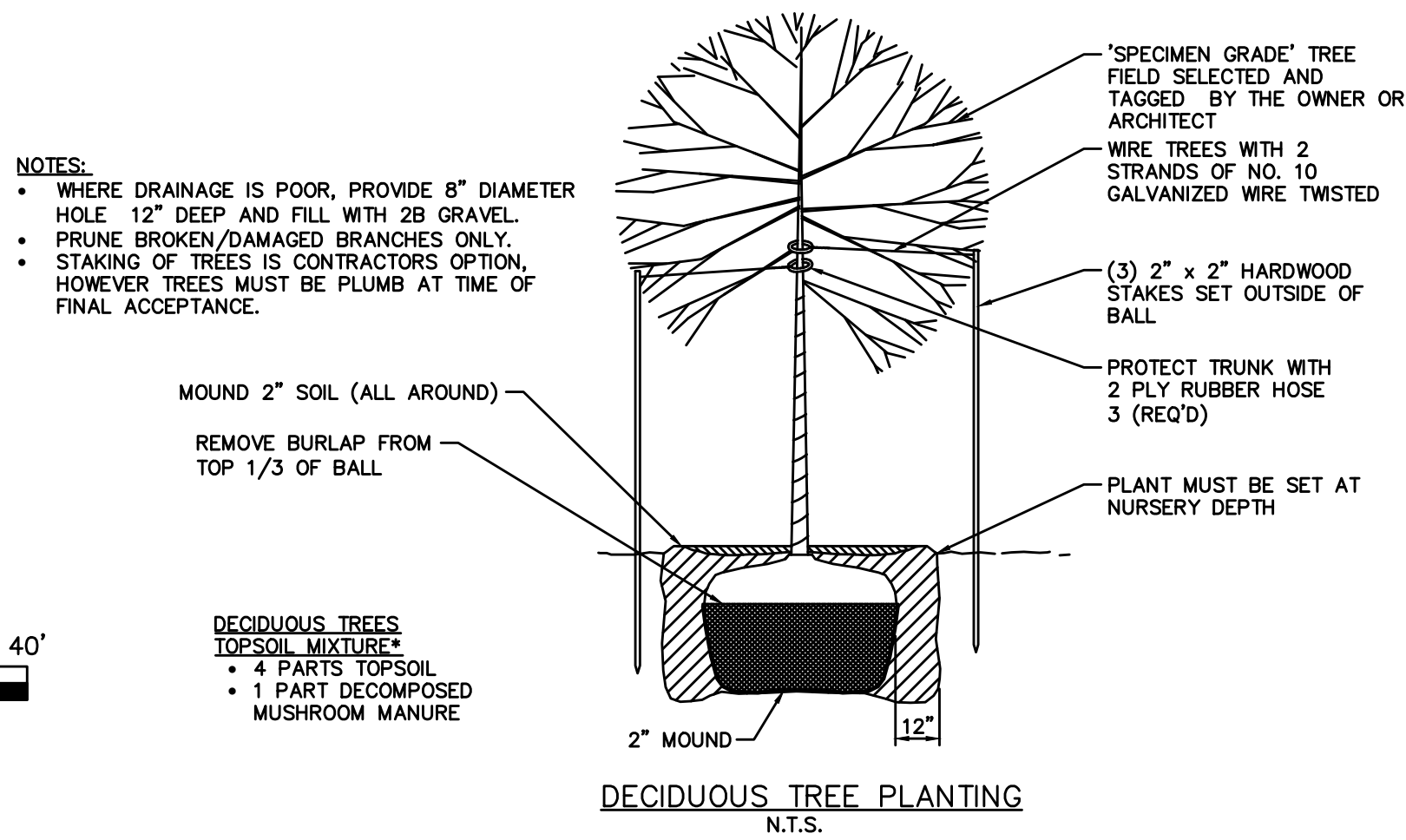
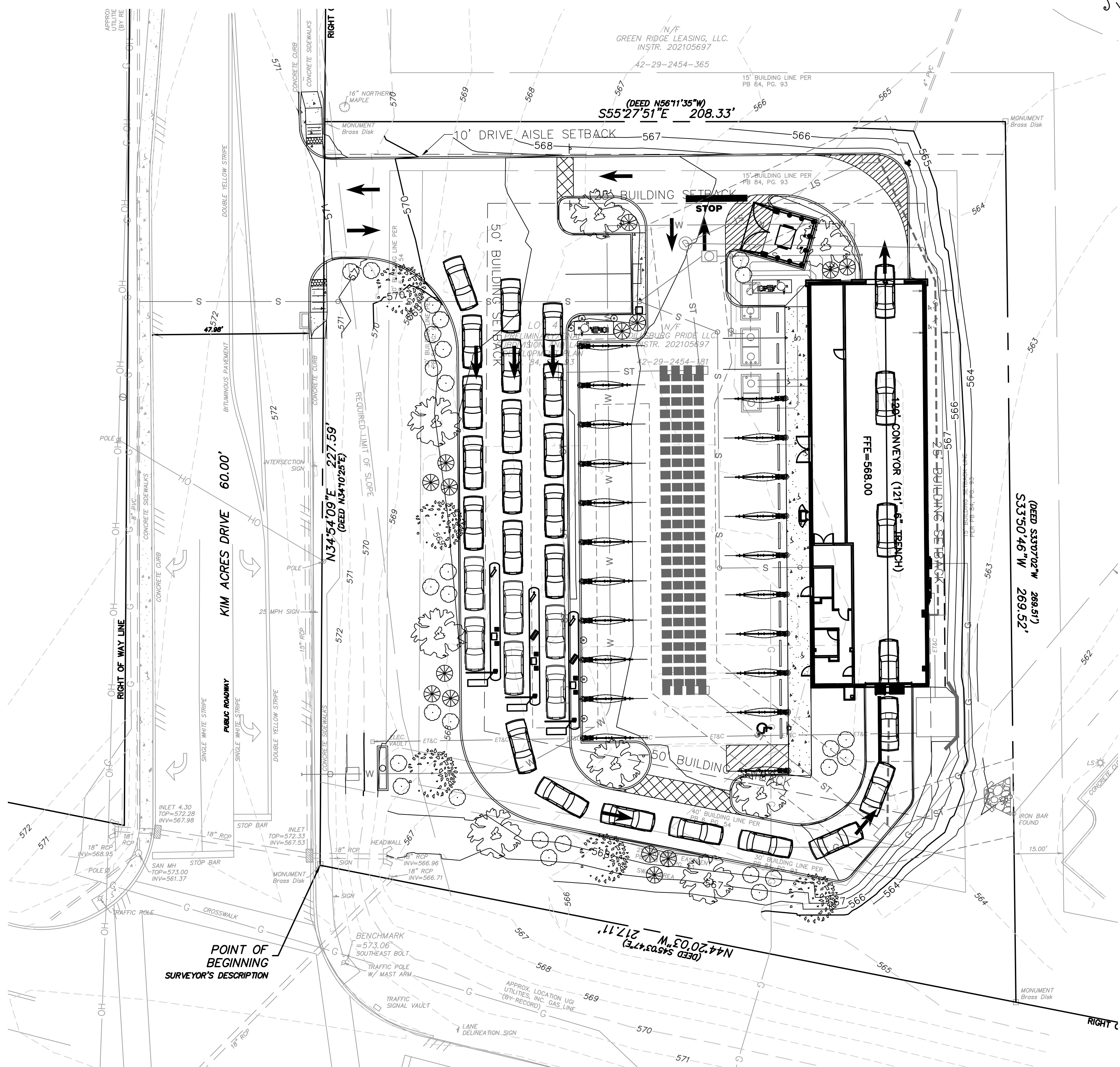
SPECIES :
 * POA PRATENSIS (KENTUCKY BLUEGRASS) 90% PURE LIVE SEED,
 APPLICATION RATE 50LBS/AC
 * FESTUCA RUBRA VAR. "PENNLAWN" (PENNLAWN RED FESCUE)
 98% PURE LIVE SEED, APPLICATION RATE 30LBS/AC
 * LOLIUM PERENNE (PERENNIAL RYEGRASS) 98% PURE LIVE SEED
 APPLICATION RATE 20LBS/AC
FERTILIZER: COMMERCIAL FERTILIZER, 10–20–20, 1,000 LBS./ACRE
LIMING: 4,000 LBS./ACRE
WATERING: 1/2" OF STRAW WELL CURED TO LESS THAN 20%
 MOISTURE BY WEIGHT, 5,800 POUNDS PER ACRE
SEEDING DATES: SPRING – MARCH TO MAY 30,
 FALL – SEPTEMBER 1 TO OCTOBER 15

SPECIES: BIRDFOOT TREFOIL AND TALL FESCUE MIX
% PURE LIVE SEED: 99%
APPLICATION RATE: 10 AND 50 LBS/ACRE, RESPECTIVELY
FERTILIZER TYPE: COMMERCIAL FERTILIZER 5-10-10
FERTILIZER APPL. RATE: (PER TESTING) 30 LBS/ACRE
LIMING RATE: 1 TONS/ACRE MULCH TYPE: HAY & STRAW
MULCHING RATE: 3 TONS/ACRE
ANCHORING MATERIAL: NONASPHALTIC MATERIAL
ANCHORING METHOD: SPRAY
RATE OF ANCHORING MATERIAL APPL.: 1000 GAL/SQ.YD.
SEEDING DATES: APRIL-SEPT.

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT
					COND		SPREAD
	BUXMW	14	Buxus microphylla 'Wintergreen'	Wintergreen Littleleaf Boxwood	6"	Evergreen	4'-5'
					36"		3'-4'
					No.3 Cont.		
	ILGD	28	Ilex glabra 'Densa'	Densa Compact Inkberry	15"	Evergreen	3'-4'
					B & B		4'-5'
	CERC	8	Cotinus coccinea	Common Smoketree	6'	Deciduous Clump Form	25'-30'
					B & B		20'-25'
	PICG	5	Pinus strobus	Eastern White Pine	4' Ht.	Evergreen	40'-60'
					B & B		10'-20'



THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2018). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

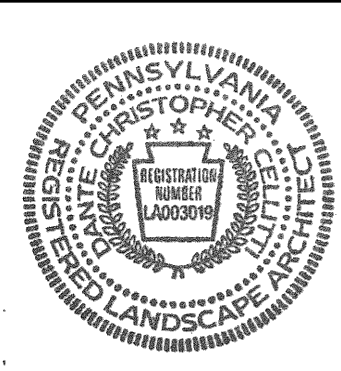


1. ALL CONSTRUCTION SHALL CONFORM TO THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION & MATERIALS SPECIFICATIONS

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR AND/OR THE OWNER WILL BE HELD RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVALS BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, SIZES AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

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DESIGNED BY: EMC	REVISION BY: _____	DATE: _____	DESCRIPTION: _____
REVIEWED BY: EMC	REVISION BY: _____	DATE: _____	DESCRIPTION: _____
DRAWN BY: GJV	REVISION BY: _____	DATE: _____	DESCRIPTION: _____
DATE: NOV 2021	REVISION BY: _____	DATE: _____	DESCRIPTION: _____
PROJ. NO.: 1856.66	REVISION BY: _____	DATE: _____	DESCRIPTION: _____

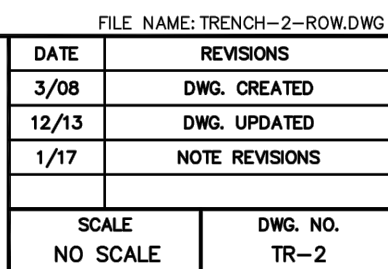
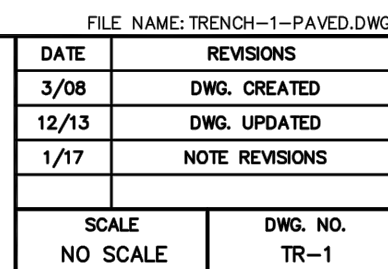
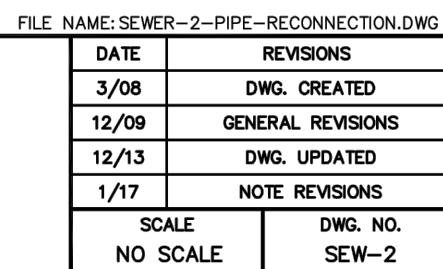
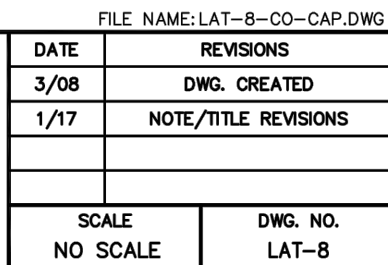
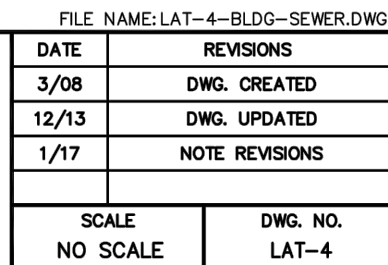
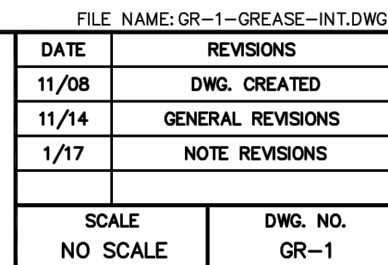
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MKA
Morris Knowles
& Associates Inc.
 (A Hammonree Company)
Consulting Engineers and Land Surveyors
 443 Athena Drive
 Delmont, PA 15626
 Telephone: (724) 868-4622
 Fax: (724) 868-8949
info@morrisknowles.com

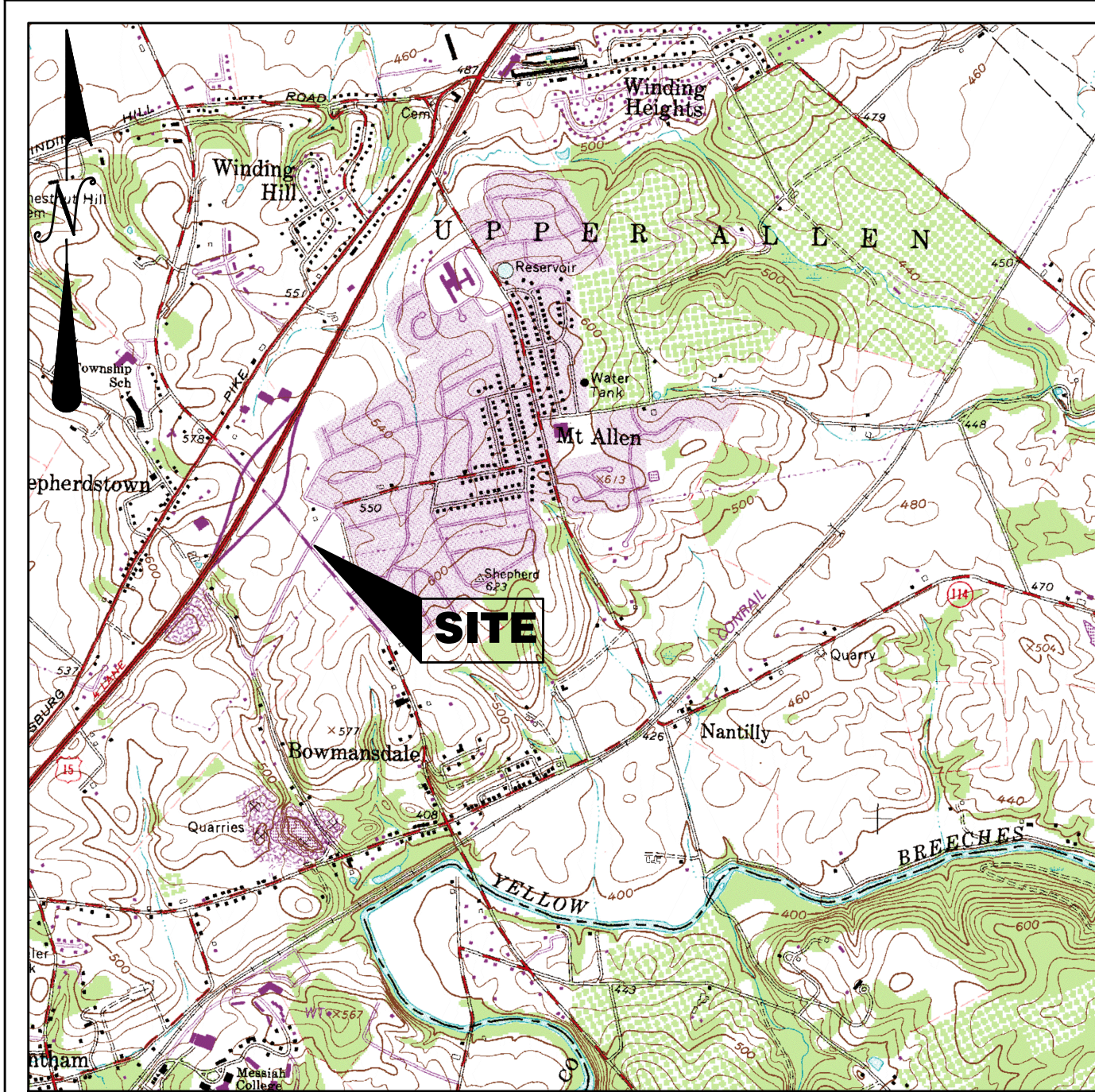
LANDSCAPE PLAN
MODWASH - UPPER ALLEN TOWNSHIP, PA
prepared for
HUTTON MECHANISBURG PA ST, LLC
situated in
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

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MODWASH-UPPER ALLEN TOWNSHIP

EROSION AND SEDIMENTATION CONTROL PLAN
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA
NOVEMBER 2021

CONSTRUCTION SEQUENCE:

THE ENTIRE SITE CANNOT BE CLEARED AND GRUBBED AT ONE TIME. ONLY AREAS FOR WHICH THE SPECIFIED EROSION AND SEDIMENTATION CONTROL HAS BEEN INSTALLED CAN BE CLEARED AND GRUBBED OR DISTURBED.

- STAGE 1: INSTALL ROCK CONSTRUCTION ENTRANCE AT KIM ACRES DRIVE
A. CLEAR MINIMUM AREA NECESSARY FOR ENTRANCE INSTALLATION.
B. EXCAVATE FOR AND FORM ENTRANCE.
C. IMMEDIATELY STABILIZE ENTRANCE WITH ROCK.

- STAGE 2: INSTALL INLET PROTECTION ON STORM SEWER INLETS
A. CLEAN INLETS TO ENSURE PROPER STORMWATER FLOW THROUGH INLETS.
B. INSTALL INLET PROTECTION.

- STAGE 3: INSTALL COMPOST FILTER SOCK
A. INSTALL COMPOST FILTER SOCK PER PLAN ON C701.

- STAGE 4: CLEAR SITE
A. CLEAR SITE, CUT TRUNKS INTO TIMBER OR FIREWOOD AND CHIP BRANCHES ETC. LIMIT ADVANCED CLEARING AND GRUBBING AS MUCH AS POSSIBLE TO REDUCE THE AMOUNT OF AREA DISTURBED AT ANY ONE TIME. RECYCLING OF MATERIALS SHALL BE DONE WHERE POSSIBLE.
B. THE ENTIRE SITE CANNOT BE CLEARED AND GRUBBED AT ONE TIME. ONLY AREAS FOR WHICH THE SPECIFIED EROSION AND SEDIMENTATION CONTROL HAS BEEN INSTALLED CAN BE CLEARED AND GRUBBED OR DISTURBED.

- STAGE 5: EXCAVATION
A. UPON COMPLETION OF THE ROCK CONSTRUCTION ENTRANCE AND INSTALLATION OF ALL PERIMETER CONTROLS, THE CONTRACTOR SHALL BEGIN EARTHMOVING ACTIVITIES.
B. EXCAVATE SITE TO DESIGN GRADE. APPLY TEMPORARY STABILIZATION TO EMBANKMENTS AND FINISH GRADE AREAS IN CUT OR FILL.
C. PLACE EROSION CONTROL BLANKET AS NOTED ON PLANS AFTER MATERIAL IS PLACED AND PROPERLY COMPACTED.
D. ALL WATER PUMPED FROM WORK AREAS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER. CONTRACTOR SHALL UTILIZE PUMPED WATER FILTER BAGS PER THE DETAIL ON PLAN SHEET C702.
E. AS SOON AS DISTURBED AREA REACHES FINAL GRADE, AREAS MUST BE STABILIZED.
F. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA SHALL REACH FINAL GRADE BEFORE INITIATING SEED AND MULCHING OPERATIONS.
G. FILL SLOPES SHALL BE STABILIZED IN 15 FOOT VERTICAL INCREMENTS.

- STAGE 6: INSTALL PROPOSED STORM SEWER SYSTEM
A. INSTALL STORM SEWER SYSTEM FROM LOWEST TO HIGHEST ELEVATION AND ADHERE TO UTILITY TRENCH GUIDELINES.
B. INSTALL INLET PROTECTION ON ALL INLETS TRIBUTARY TO INFILTRATION SYSTEMS UNTIL THE ENTIRE SITE HAS BEEN STABILIZED.

- STAGE 7: INSTALL PROPOSED UTILITIES
A. INSTALL UTILITIES FROM LOWEST TO HIGHEST ELEVATION AND ADHERE TO UTILITY TRENCH GUIDELINES.

- STAGE 8: INSTALL BUILDINGS AND PAVEMENT
A. INSTALL CONCRETE WASHOUT AS INDICATED ON PLAN SHEET C701.
B. CONSTRUCT BUILDINGS.
C. INSTALL PAVEMENT AT DRIVEWAYS AND PARKING LOT.
D. INSTALL SIDEWALKS.

- STAGE 9: INSTALL LANDSCAPING
A. INSTALL LANDSCAPING PLANTS AND PROVISIONS.

- STAGE 10: SEED AND MULCH
A. SEED/MULCH ALL DISTURBED AREAS WITH SPECIFIED SEEDING MIXTURE. ALL E & S CONTROL FACILITIES SHALL BE MAINTAINED AND KEPT FUNCTIONAL UNTIL SITE STABILIZATION IS COMPLETE.

- STAGE 11: SITE STABILIZATION
A. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE DISTURBED AREAS, AREAS NOT AS FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR, SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
B. WHEN SEDIMENT TRAP AREA IS STABILIZED WITH UNIFORM 70% PERENNIAL VEGETATIVE COVER OVER PROJECT AREA, REMOVE EROSION AND SEDIMENTATION CONTROLS.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE ENTIRE SITE HAS BEEN STABILIZED. THE SEQUENCE FOR EACH STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMITS OF THE DISTURBED AREAS SHOWN ON THE PLAN MAPS. CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COVER THE ENTIRE SITE. THE ALL EXPOSED AREAS TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES 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 BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE A. CLEAN FILL WILL BE RETAINED BY THE DEPARTMENT. THE CONTRACTOR SHALL MAINTAIN FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY ENTER DIRECTLY ONTO KIM ACRES DRIVE.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MULCHING SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADE, RESEEDING, REMULCHING AND RESEEDING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PREVENT EROSION AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. INSPECTIONS SHALL BE LOGGED ON THE MOST CURRENT DEP FORM 3150-FM-BWEW0083 AND KEPT ON SITE AT ALL TIMES.
- SECTIONS OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED OF IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SEEDING, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS. PRIOR TO PLACEMENT OF TOPSOIL AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF A PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MECHANISMS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY, IN ORDER TO ENSURE RAPID

- REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 802 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES PROVISIONS FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN-TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DESIGN, CONSTRUCTION, OR MAINTENANCE SHALL BE REPAIRED BY THE PERMITTEE IN A MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS.
- NO WETLANDS EXIST WITHIN THE PROJECT BOUNDARY.
- MINE OPENINGS ARE NOT ANTICIPATED. IF MINE SPOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL EITHER REWORK THE MATERIAL PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS OR REMOVE THE MATERIAL TO A PERMITTED AREA.
- NO SIGNIFICANT CULTURAL OR SENSITIVE ENVIRONMENTAL FEATURES EXIST WITHIN THE PROJECT BOUNDARY. NO FURTHER ENVIRONMENTAL STUDIES WILL BE NECESSARY.
- NO WATER RESOURCES EXIST WITHIN THE PROJECT BOUNDARY.

EROSION AND SEDIMENT CONTROL FACILITIES MAINTENANCE SCHEDULE

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL A UNIFORM 70% PERENNIAL VEGETATIVE COVER IS ESTABLISHED.

ROCK CONSTRUCTION ENTRANCE

- THE ROCK CONSTRUCTION ENTRANCES ARE TO BE INSPECTED AT THE END OF EACH WORKING DAY AND REPAIRED IMMEDIATELY.
- THE THICKNESS OF THE ROCK CONSTRUCTION ENTRANCE SHALL BE CONSTANTLY MAINTAINED AT 8".
- A ROCK STOCKPILE IS TO BE READILY AVAILABLE ON THE SITE AT ALL TIMES FOR IMMEDIATE REPAIR.

COMPOST FILTER SOCK

- THE COMPOST FILTER SOCK CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EACH STORM (RUNOFF) EVENT AND REPAIRED IMMEDIATELY.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN DEPOSITS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK.
- SILT DEPOSITS SHALL BE TAKEN TO THE TOPSOIL STOCKPILE AREA. THE SILT SHALL THEN BE SPREAD OVER STOCKPILE, SEEDED AND MULCHED.
- ALL UNDERCUTTING OR EROSION OF THE COMPOST FILTER SOCK TIE ANCHOR SHALL BE REPAIRED IMMEDIATELY.
- ANY COMPOST FILTER SOCK SECTION WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

VEGETATION

- THE CONTRACTOR SHALL INSPECT VEGETATED AREAS WEEKLY AND AFTER EACH STORM (RUNOFF) EVENT.
- THE CONTRACTOR SHALL INSPECT THE SITE FOR RILLS OR GULLIES ON CUT OR FILL SLOPES. THE CONTRACTOR SHALL FILL RILLS AND GULLIES, REGRADE DISTURBED AREAS TO PROVIDE A UNIFORM SLOPE, THEN RESEED/MULCH AND REPAIR/REPLACE MATS TO ORIGINAL SPECIFICATIONS.
- THE REPAIRS SHALL BE MADE WITHIN 2 DAYS OF DISCOVERING PROBLEM.

PUMPED WATER FILTERING DEVICE

- THE CONTRACTOR SHALL INSPECT FILTER BAGS DAILY AND AFTER EACH STORM (RUNOFF) EVENT TO ENSURE THEY ARE WORKING PROPERLY.
- IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
- ALL SEDIMENT REMOVED FROM THE FILTER BAGS SHALL BE TAKEN TO THE TOPSOIL STOCKPILE, SPREAD, SEEDED AND MULCHED.

PERMANENT-STEEP SLOPE

SPECIES: BIRDSFOOT TREFOIL AND TALL FESCUE MIX
% PURE LIVE SEED: 99%
APPLICATION RATE: 10 AND 50 LBS./ACRE. RESPECTIVELY
FERTILIZER TYPE: COMMERCIAL FERTILIZER 5-10-10
FERTILIZER APPL. RATE: (PER TESTING) 30 LBS./ACRE
LIMING RATE: 1 TONS/ACRE MULCH TYPE: HAY & STRAW
MULCHING RATE: 3 TONS/ACRE
ANCHORING MATERIAL: NONASPHALTIC MATERIAL
ANCHORING METHOD: SPRAY
RATE OF ANCHORING MATERIAL APPL.: 1000 GAL./SQ.YD.
SEEDING DATES: APRIL-SEPT.

GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE THAN TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 121 OF 2008).
- TRAFFIC SHALL BE MAINTAINED ON ALL ADJOINING STREETS AND DRIVES AT ALL TIMES.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH PENNDOT'S REQUIREMENTS.
- CONTRACTOR SHALL USE ASPHALT WEDGE CURBS, UNLESS NOTED, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL EXISTING UTILITIES WITH PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION AND GRADING OF THE SITE.
- THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.

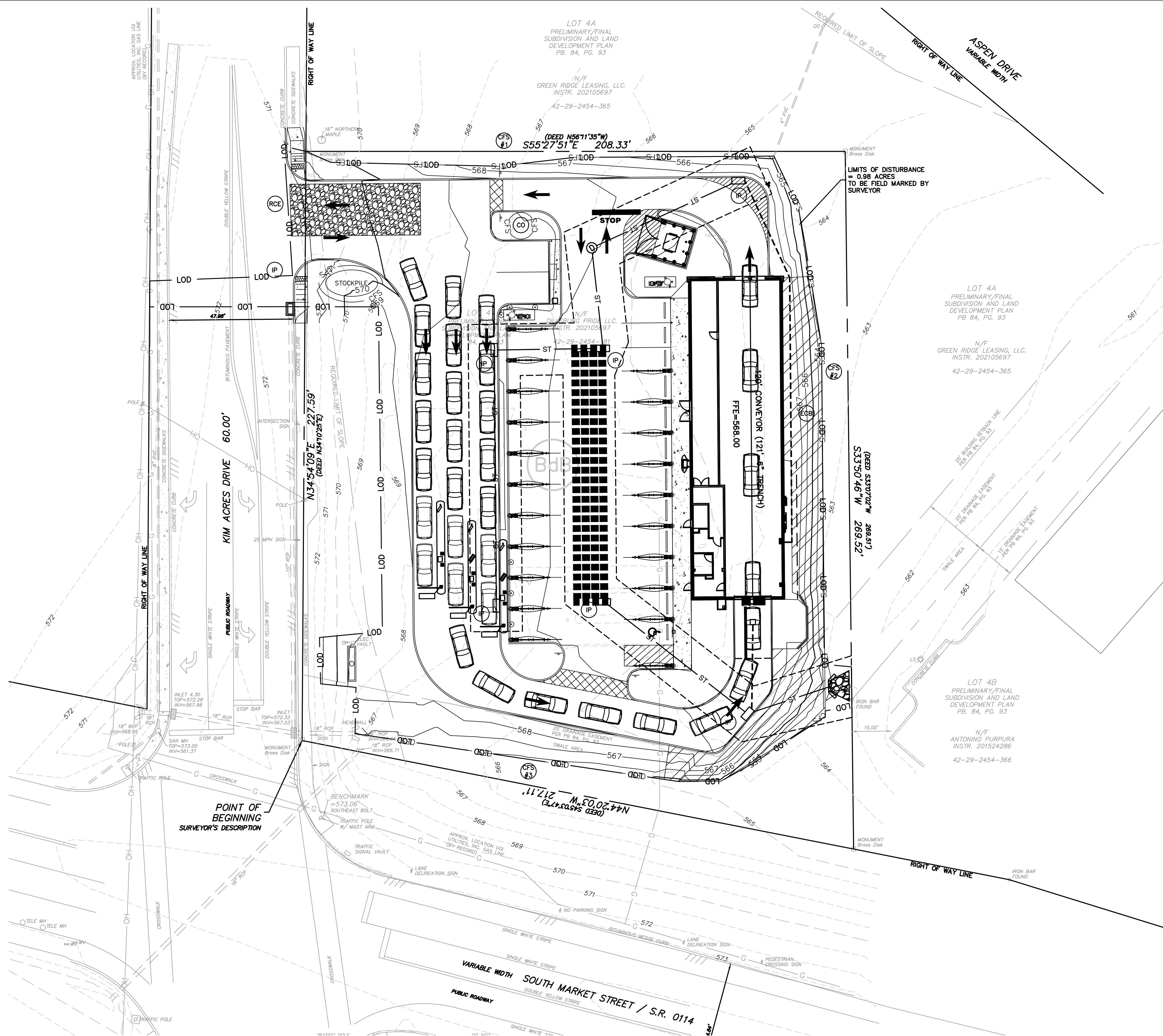
GRADING NOTES:

- THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT PAVEMENT AND CONCRETE SLABS FROM THE SITE.
- THE CONTRACTOR SHALL PROOF ROLL THE SITE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND REMOVE ANY SOFT MATERIAL PRIOR TO THE IMPORTING OF ANY FILL MATERIAL.
- THE CONTRACTOR SHALL REPLACE ALL CURB SECTIONS, SIDEWALKS, AND PAVEMENT, WHICH HAS BEEN CUT AND DISTURBED WITHIN THE RIGHT-OF-WAY WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION'S STANDARD MATERIALS.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVES.
- THE CONTRACTOR SHALL COMPACT ALL FILL MATERIALS OUTSIDE OF PROPOSED BUILDING AREAS, PLACED IN LIFTS, AND COMPACTED TO 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY MAY BE BLENDED DURING TILTING.
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- THE CONTRACTOR SHALL REPLACE ALL CURB SECTIONS, SIDEWALKS, AND PAVEMENT, WHICH HAS BEEN CUT AND DISTURBED WITHIN THE RIGHT-OF-WAY WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION'S STANDARD MATERIALS.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVES.
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- THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VAL

(S)	SEEDING & MULCHING
(IP)	INLET PROTECTION
(CFS 12)	12" COMPOST FILTER SOCK
(RCE)	ROCK CONSTRUCTION ENTRANCE
(CO)	CONCRETE WASHOUT
(ECB)	EROSION CONTROL BLANKET

SOIL MAP UNIT LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
BdB	BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES


1. ALL CONSTRUCTION SHALL CONFORM TO THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION & MATERIALS SPECIFICATIONS

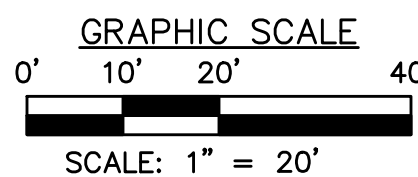


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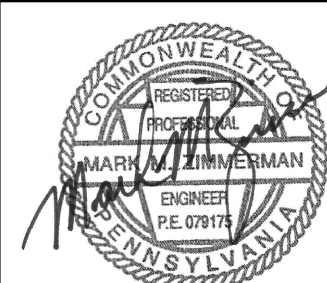
SAN	-	SANITARY	—G—	GAS LINE
ST	-	STORM	—W—	WATER LINE
MH	-	MANHOLE	—T—	SUBSURFACE TELEPHONE LINE
MT	-	TOP OF CASTING	—E—	SUBSURFACE ELECTRIC LINE
INV	-	INVERT / FLOW LINE	—OH—	OVERHEAD WIRES
WM	-	WATER VALVE	—908—	EXISTING COUPTURES
GV	-	GAS VALVE		EXISTING IN
GM	-	GAS METER	—O—	EXISTING MANHOLE
EM	-	ELECTRIC METER	== == ==	EXISTING SEWER
S.R.	-	STATE ROUTE	—X—X—	FENCE
TELE	-	TELEPHONE		
RCP	-	REINFORCED CONCRETE PIPE		
CPP	-	CORRUGATED PLASTIC PIPE		



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EROSION AND SEDIMENTATION CONTROL PLAN
MODWASH - UPPER ALLEN TOWNSHIP, PA

prepared for
HUTTON MECHANICSBURG PA ST, LLC

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

DWG. PATH: P:\Clients\1856 Hutton Development\1856.66 - 127 Kim Acres, Upper Allen Twp, PA\CAD\1856.66 - 127 Kim Acres, Upper Allen Twp, PA - I.dwg

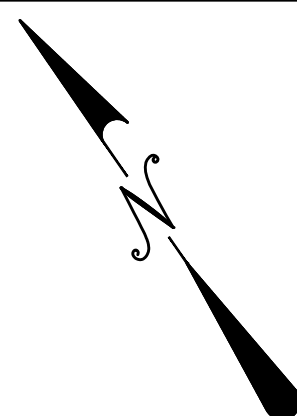
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Telephone: (724) 468-4622
Fax: (724) 468-8940
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info@morrisknowles.com

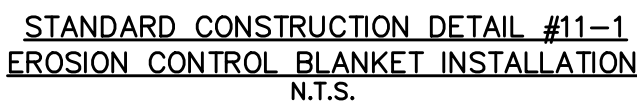
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 info@morrisknowles.com www.morrisknowles.com

SCALE:
1"=20'

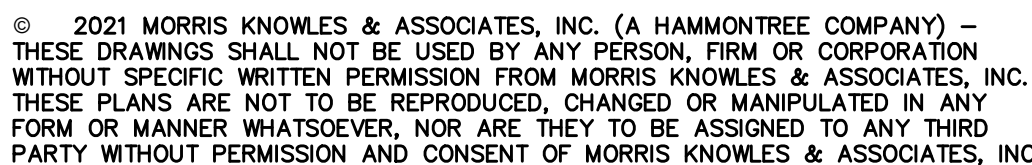
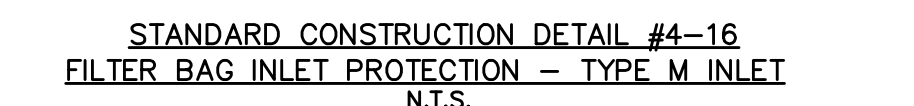
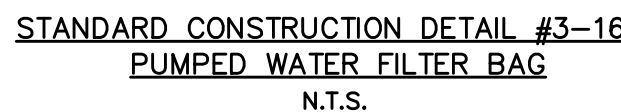
DESIGNED BY: EMC
REVIEWED BY: EMC
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 1856.66

REVISION BY:MMZ DATE:02/09/22
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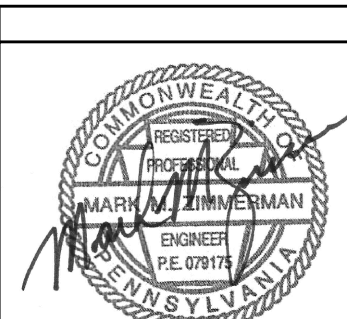
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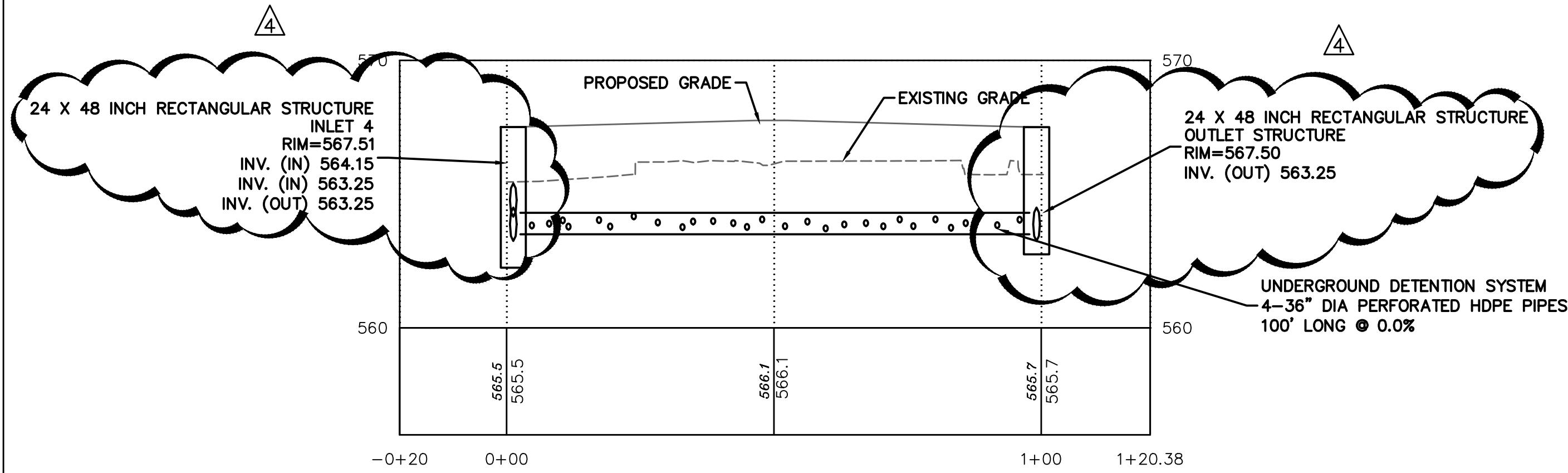


ORGANIC MATTER CONTENT	25% – 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 – 8.5
MOISTURE CONTENT	30% – 60%
PARTICLE SIZE	30% – 50% PASS THROUGH 30 SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (MMHOS/CM) MAXIMUM



SHEET NO.
C702





UG DETENTION PROFILE - STA. -0+20 TO STA. 1+20

HORIZ SCALE: 1"=20'

VERT SCALE: 1"=4'

ITEM	QTY	ALT. QTY	PART #	DESCRIPTION	STAN.	VENDOR	NOTE
1	2		3655AN	36" DOUBLE MANIFOLD TEE	STAN	ADS	SEE DETAIL
2	2		3698AN	36" MANIFOLD 90 DEG BEND	STAN	ADS	SEE DETAIL
3	8 STICKS	158 LF	STICK-1	36" N12 HWY STB SOLID 20'	CUS	ADS	SEE DETAIL
4	4 STICKS	79 LF	3685020IB	36" N12 HWY STB SOLID 20'	STAN	ADS	AS SHOWN
5	7 STICKS	121 LF	3685020IB	36" N12 HWY STB SOLID 20'	STAN	ADS	FIELD CUT
6	8		3661AA	36" SPLIT COUPLER (50/PALLET)	STAN	ADS	NOT SHOWN
7	2 ROLLS	745 SY	0601TG	601.15' X 300' (500 SY) (NTPP SCAN) (20% OVERAGE)	STAN	ADS	SEE DETAIL
8	8		2712AGNB	12" INLINE DRAIN SPEC	STAN	ADS	SEE DETAIL
9	2		BY OTHERS	CONCRETE STRUCTURES	NA	BY OTHERS	AS SHOWN
10	10042 CF	372 CY	NA	EXCAVATION	NA	NA	NOT SHOWN

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE PIPE COVER REQUIREMENTS ARE MET.
- STUB SIZES AND INVERTS TO BE VERIFIED BY THE SITE DESIGN ENGINEER PRIOR TO FABRICATION.
- ADS RISERS ARE FABRICATED 36" (900 mm) FROM TOP OF PIPE TO TOP OF RISER DUE TO SHIPPING LIMITATIONS. ADDITIONAL PIPE AND COUPLERS CAN BE USED TO EXTEND THE RISERS TO GRADE.
- LAYOUT SHOWN DOES NOT INCLUDE ADDITIONAL PIPE & MANIFOLD NEEDED FOR PROPER PIPE INSERTION INTO STRUCTURES.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

MAINTENANCE PROGRAM:

DURING CONSTRUCTION, ALL FILTER FABRIC FENCE AND EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE INSPECTED, AS NEEDED, TO INSURE ALL SYSTEMS ARE FUNCTIONING PROPERLY. FILTER FABRIC FENCE WILL BE REPLACED, AS NEEDED. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACEMENT AND REPAIR.

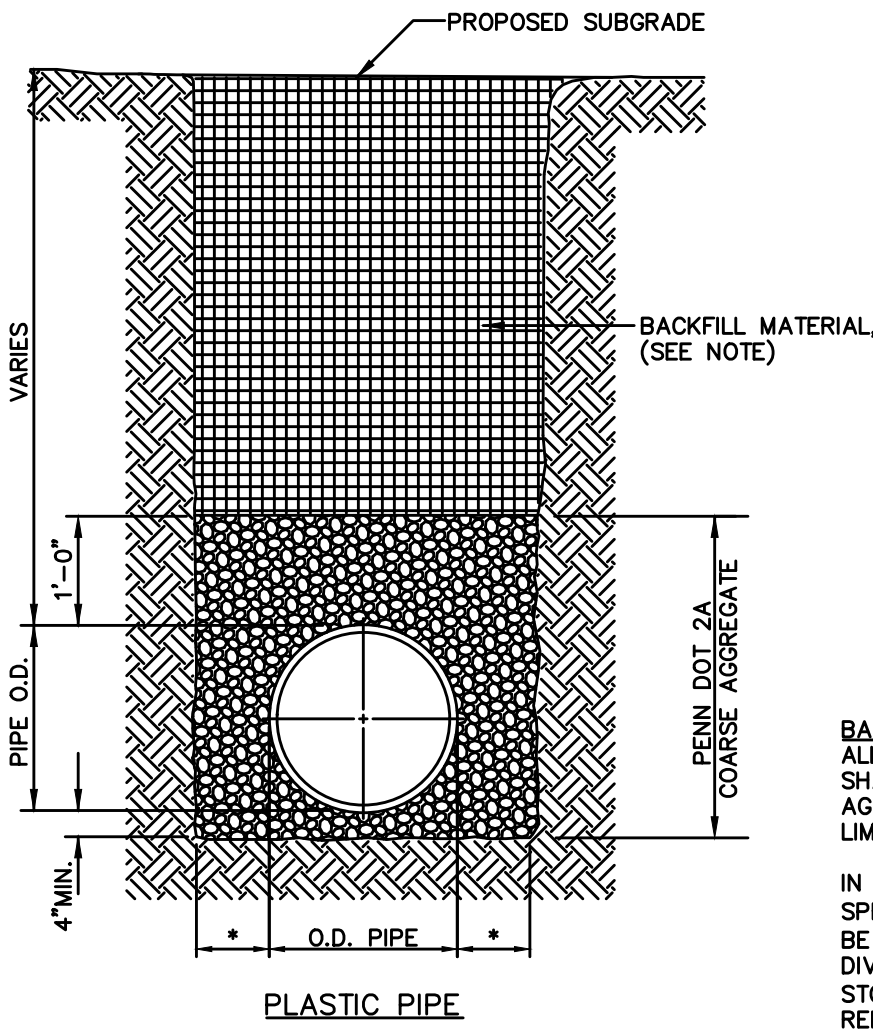
DURING CONSTRUCTION, ALL CONSTRUCTION ENTRANCES TO THE SITE WILL BE PROTECTED BY GRAVEL BEDS. THE INFILTRATION SYSTEMS WILL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND AGAIN UPON PROJECT COMPLETION FOR PROPER OPERATION. THE SYSTEM WILL THEREAFTER BE INSPECTED EACH MONTH BY THE OWNER. IF THE SYSTEM SHOWS ANY SIGNS OF FAILURE OR IMPROPER OPERATION AT ANY TIME, THE OWNER WILL REPLACE AND/OR REPAIR THE AFFECTED AREAS.

THE CAR WASH FACILITY WILL UTILIZE BIODEGRADABLE CHEMICALS TO PREVENT GROUNDWATER CONTAMINATION.

INSPECTION OF THE STORMWATER MANAGEMENT SYSTEM WILL INCLUDE:

INSPECTION SHALL BE DONE OF THE ENTIRE STORMWATER MANAGEMENT FACILITY AFTER EVERY STORM EVENT EXCEEDING ONE INCH OF RAINFALL AND AT LEAST ONCE EVERY THREE MONTHS. THIS INSPECTION WILL INCLUDE:

- INSPECTION OF INLET BOXES AND STORM SEWERS FOR ACCUMULATIONS OF DEBRIS AND/OR SEDIMENT.
- MAINTENANCE OF THE FACILITIES SHALL INCLUDE VEGETATION CUTTING AND/OR REMOVAL ALONG WITH ROUTINE MAINTENANCE AS DETERMINED BY THE ENGINEER.
- THE OWNER SHALL CONTACT THE ENGINEER IF ANY SIGNS OF FAILURE HAVE BEEN FOUND DURING THE MONTHLY INSPECTION.
- A RECORD OF THE INSPECTIONS SHOULD BE KEPT BY THE OWNER FOR REVIEW BY THE MUNICIPALITY.

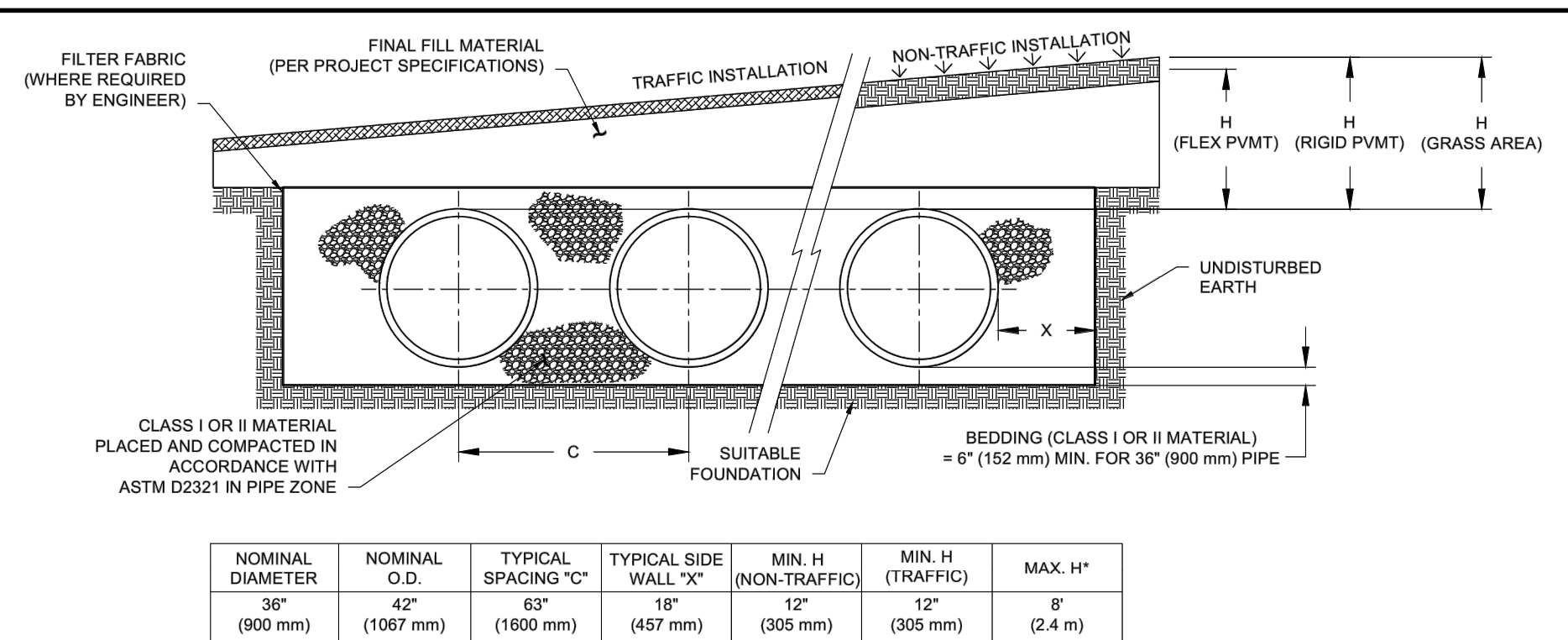


O.D. - OUTSIDE PIPE DIAMETER
* 12" IN PENNDOT R.O.W. - 8" MIN. IN ALL OTHER CONDITIONS

STORM SEWER STANDARD TRENCHING
N.T.S.

BACKFILL:
ALL STREET, SIDEWALK AND PARKING AREA CROSSINGS SHALL BE BACKFILLED TO SUBGRADE WITH AASHTO #57 AGGREGATE, GRAVEL OR STONE FOR SEWERS AND 2A LIMESTONE FOR ALL OTHER UTILITIES.

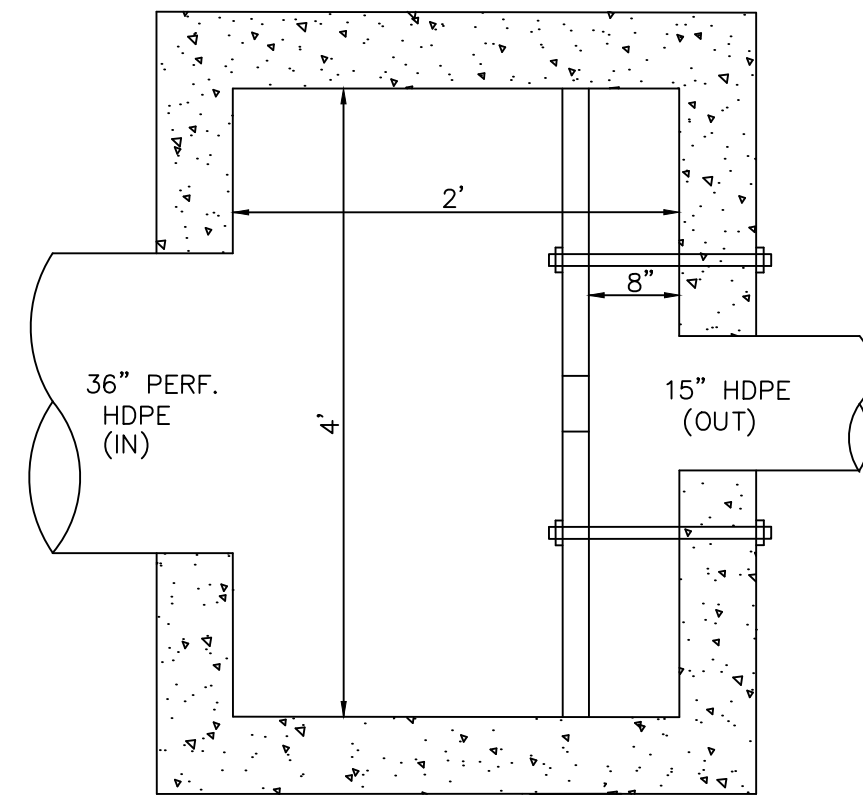
IN ALL OTHER TRENCH AREAS: BACKFILL FROM THE SPRINGLINE TO (1) ONE FOOT ABOVE THE TOP OF PIPE, TO BE SELECTED MATERIAL (SELECTED MATERIAL IS FINELY DIVIDED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL AND STONES.), TAMPED IN (4) FOUR INCH LAYERS; THEN THE REMAINING BACKFILL FROM THE TRENCH MAY BE PLACED. IF UNSUITABLE BACKFILL IS DETERMINED TO BE PRESENT BY THE OWNER REPRESENTATIVE, IMPORTED BACKFILL WILL BE REQUIRED.



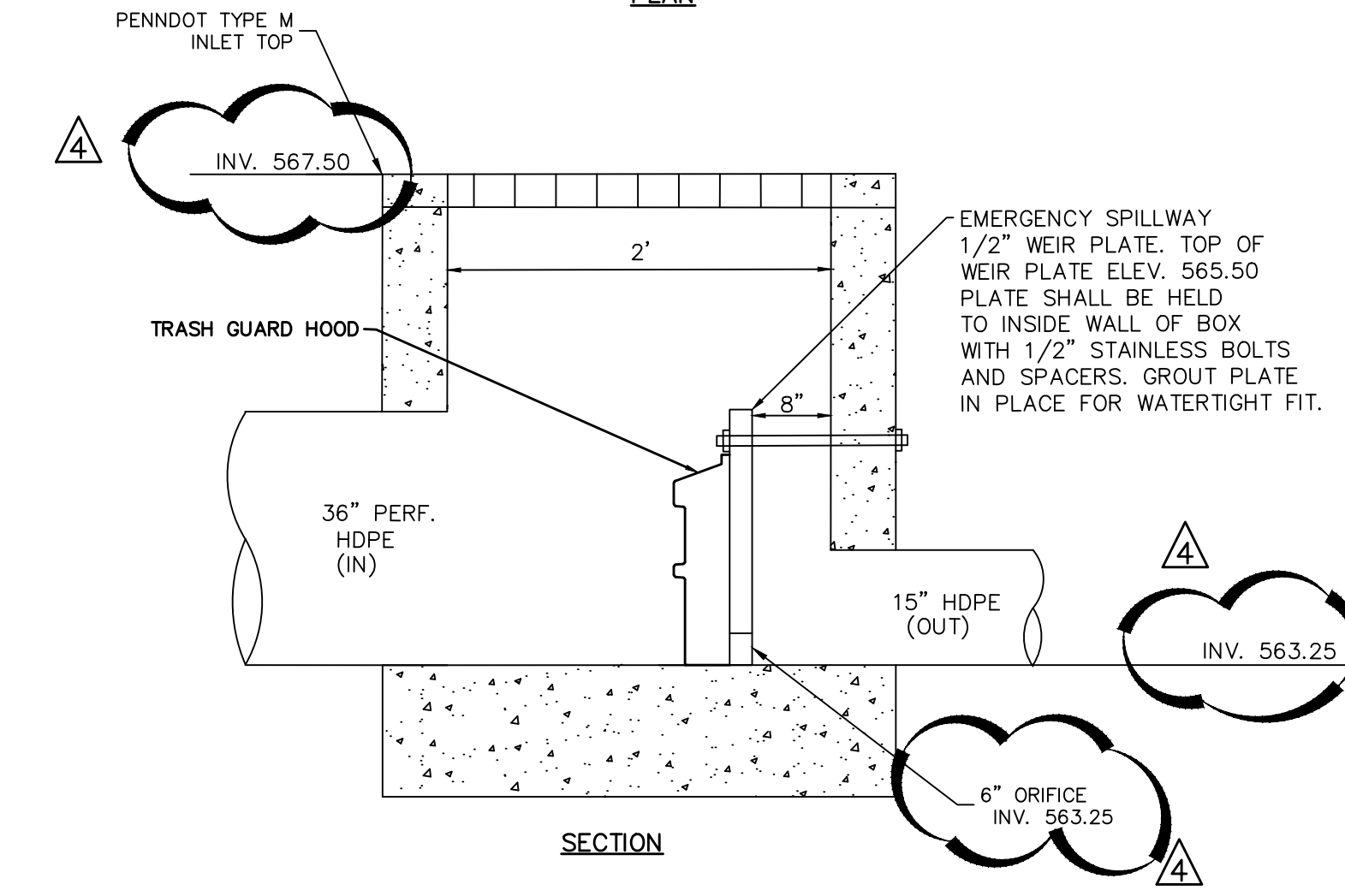
* MAXIMUM FILL HEIGHTS OVER MANIFOLD FITTINGS, CONTACT MANUFACTURER'S REPRESENTATIVE FOR INSTALLATION CONSIDERATIONS WHEN COVER EXCEEDS 8 FT (2.4 m).

NOTES:

- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
- MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
- FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
- EQUINADION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL, AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (102 mm) FOR 4" (100-600 mm), 6" (152 mm) FOR 30-60" (750-900 mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (305 mm) FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (305 mm) UP TO 36" (900 mm) DIAMETER PIPE AND 24" (610 mm) OF COVER FOR 42-60" (1050-1500 mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT LIMITED TO 8 FT (2.4 m) OVER FITTINGS FOR STANDARD INSTALLATIONS. CONTACT A SALES REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 m) FOR INSTALLATION CONSIDERATIONS.

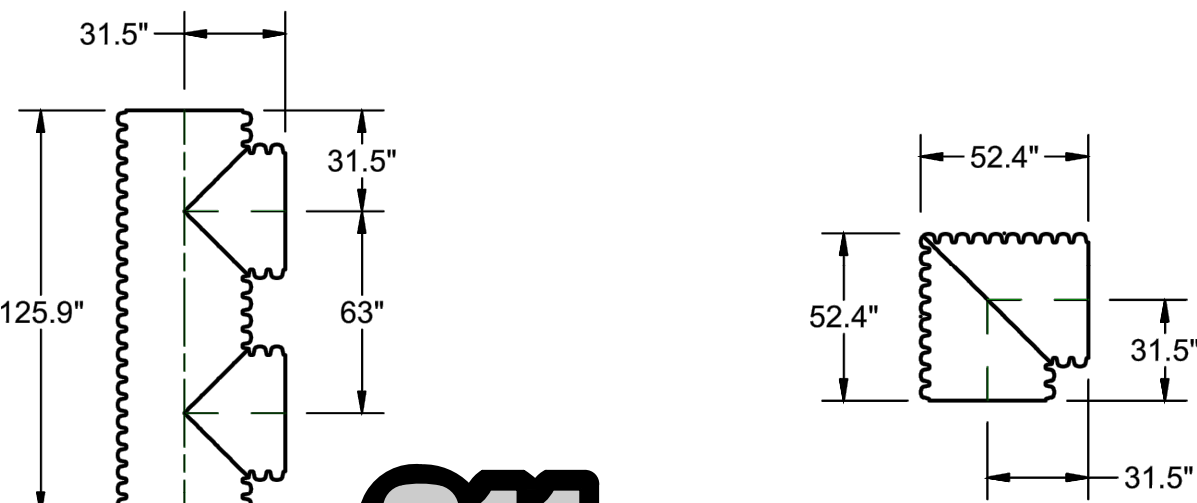


PLAN



SECTION

UNDERGROUND DETENTION POND
OUTLET STRUCTURE
NO SCALE



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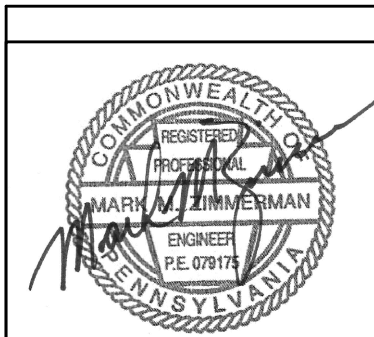
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REVIEWED BY: ECM
DRAWN BY: GJV
DATE: NOV 2021
PROJ. NO.: 18556.66

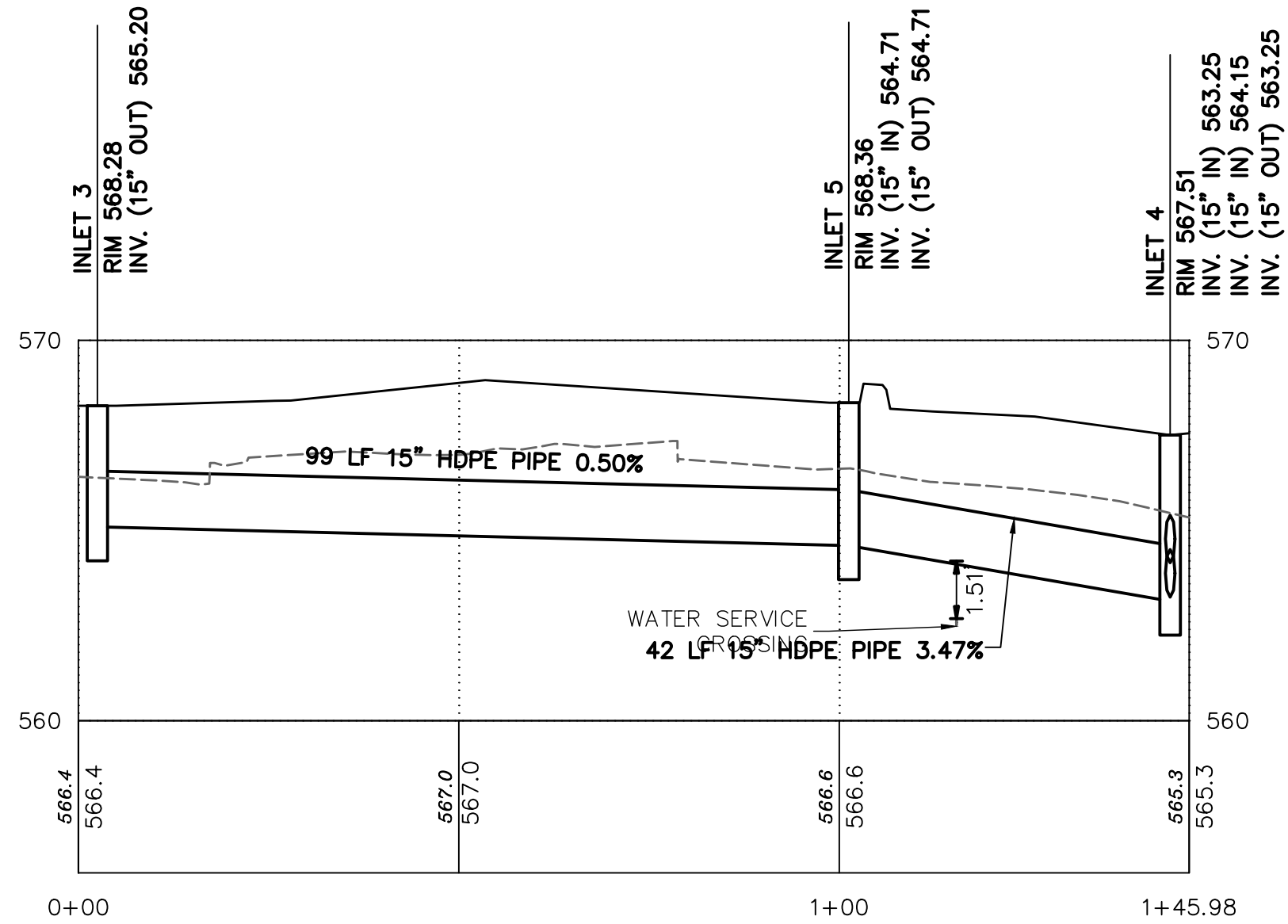
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443 Altema Drive
Upper Allen, PA 16808
Telephone: (724) 468-4822
Fax: (724) 468-8840
info@morrisknowles.com www.morrisknowles.com

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
MODWASH - UPPER ALLEN TOWNSHIP, PA
prepared for
HUTTON MECHANICSBURG PA ST, LLC
situated in
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

SHEET NO.
C801

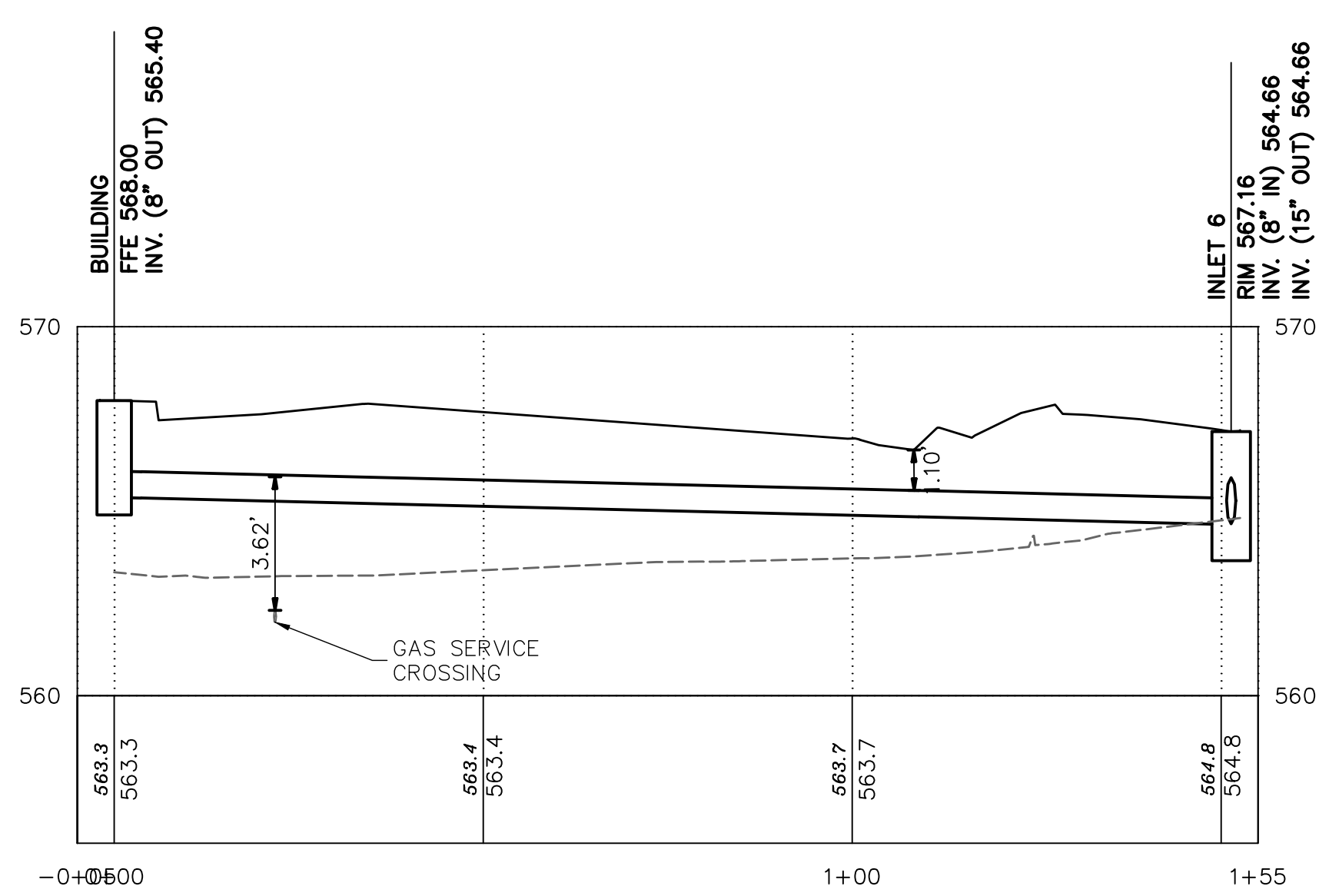




STORM 2 PROFILE – STA. 0+00 TO STA. 1+46

HORIZ SCALE: 1"=20'

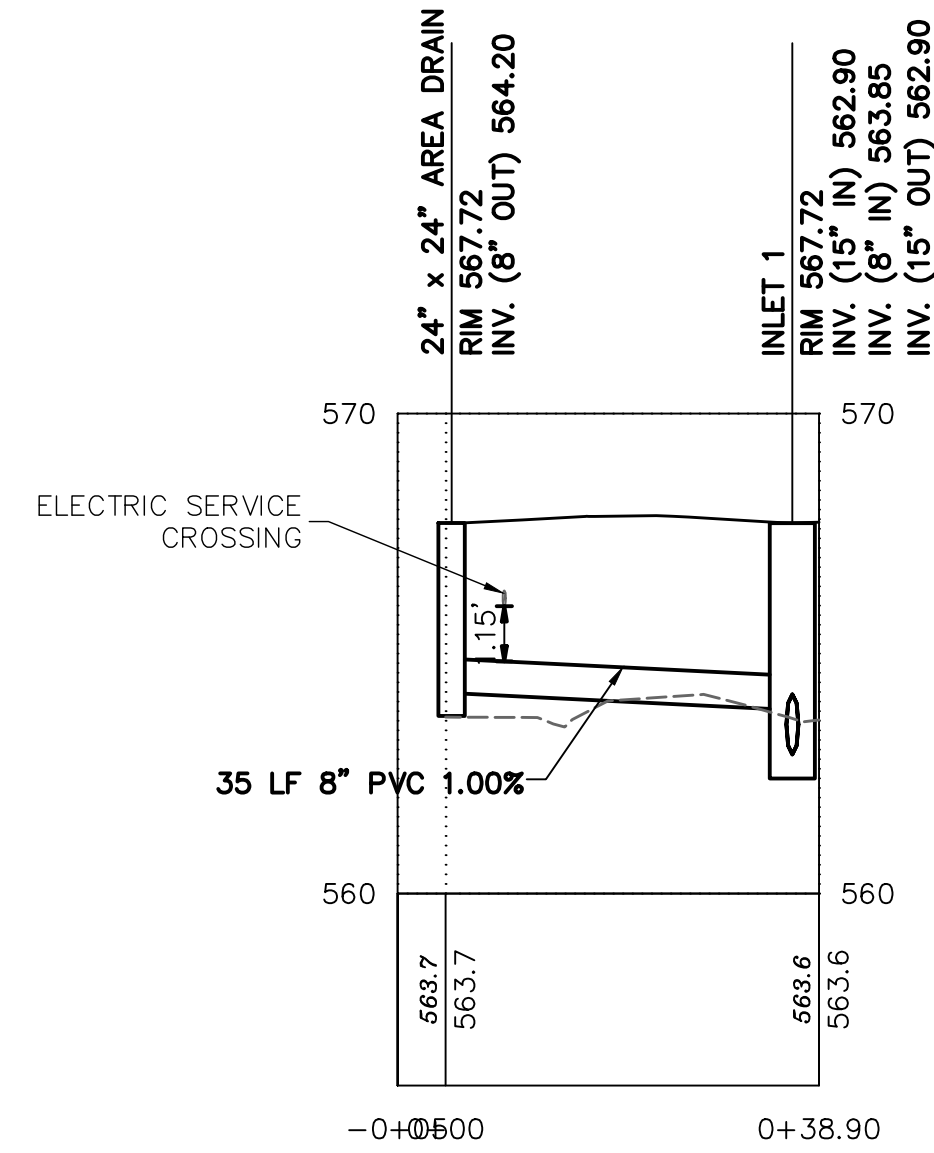
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STORM 3 PROFILE – STA. -0+05 TO STA. 1+55

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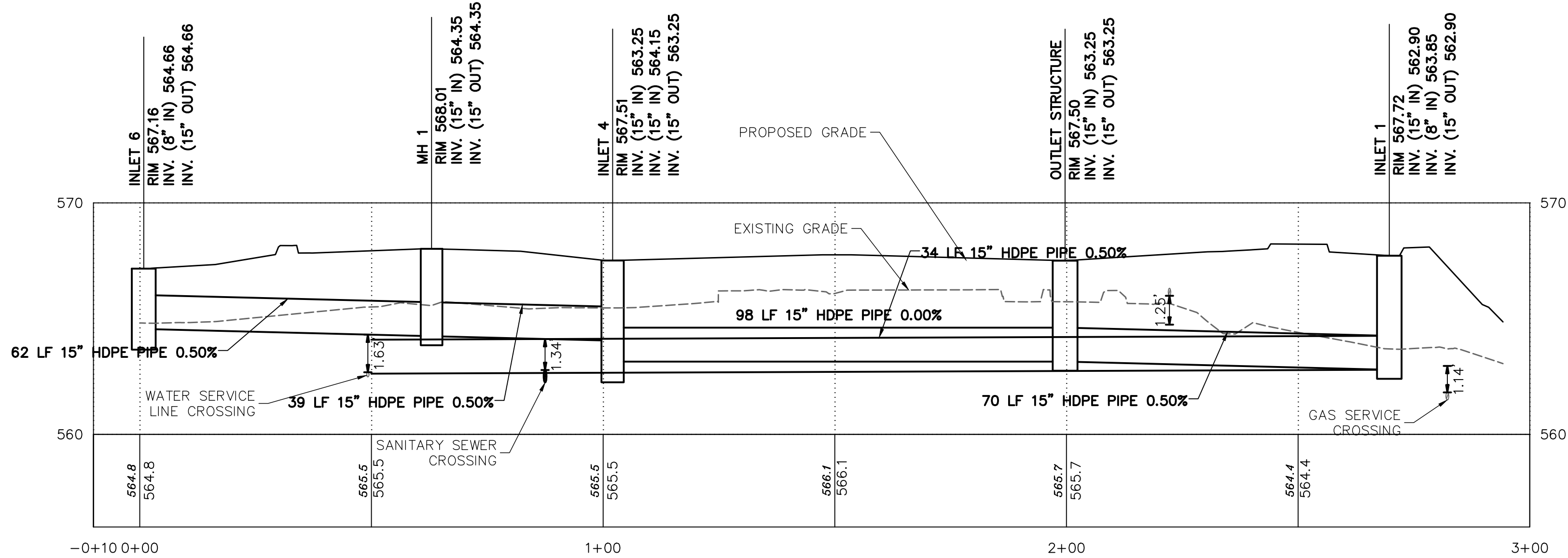
VERT SCALE: 1"=4'



STORM 4 PROFILE – STA. -0+05 TO STA. 0+39

HORIZ SCALE: 1"=20'

VERT SCALE: 1"=4'



STORM 1 PROFILE – STA. -0+10 TO STA. 3+00

HORIZ SCALE: 1"=20'

VERT SCALE: 1"=4'



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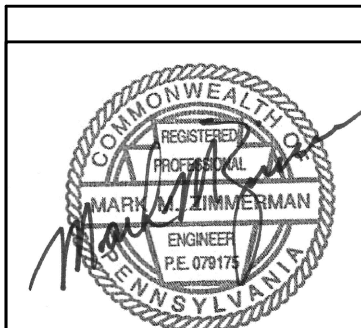
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STORMWATER UTILITY PROFILES
MODWASH - UPPER ALLEN TOWNSHIP, PA
prepared for
HUTTON MECHANICSBURG PA ST, LLC
situated in
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

SHEET NO.
C802

DESIGNED BY: EMC
REVIEWED BY: ECM
DRAWN BY: GJV
DATE: MARCH 2022
PROJ. NO.: 1856.66

SCALE:
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info@morrisknowles.com www.morrisknowles.com

REVISION BY:	DATE:	DESCRIPTION:
BY: GJV	03/15/22	REVISED PER TOWNSHIP COMMENTS
REVISION BY:	DATE:	DESCRIPTION:
REVISION BY:	DATE:	DESCRIPTION:
REVISION BY:	DATE:	DESCRIPTION:
REVISION BY:	DATE:	DESCRIPTION:
REVISION BY:	DATE:	DESCRIPTION:

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