FINAL DEMOLITION PLAN

FOR

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET (S.R. 0641)

NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

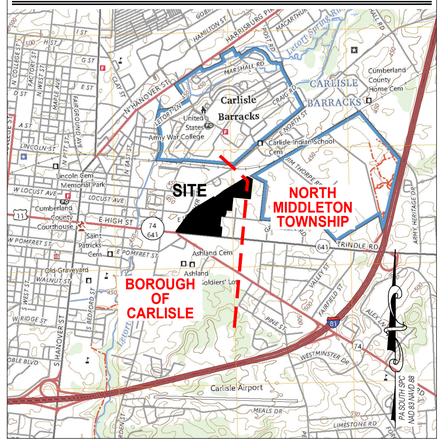
BOROUGH OF CARLISLE

CUMBERLAND COUNTY, PENNSYLVANIA

VICINITY MAP

SCALE: 1" = 2000'

USGS MAPS (Carlisle,PA 2023)



PROJECT STATEMENT

The purpose of this plan is to remove the railway and existing impervious surfaces, including building foundations, then re-grade the site for future development. The project will involve implementing proper SCMs, landscaping, and other relevant site features.

INVENTORY OF REQUIRED PERMITS/APPROVALS			
AGENCY	DATE SUBMITTED	PERMIT NO.	APPROVAL DATE
CUMBERLAND COUNTY PLANNING DEPARTMENT			
CUMBERLAND COUNTY CONSERVATION DISTRICT			

OWNER/DEVELOPER:
REC FS, LLC
230 S SPORTING HILL ROAD
MECHANICSBURG, PA 17050

ATTN: Andrew Notarfrancesco
EMAIL: anotarfrancesco@jemgroup.net
PHONE: (484) 429-3101

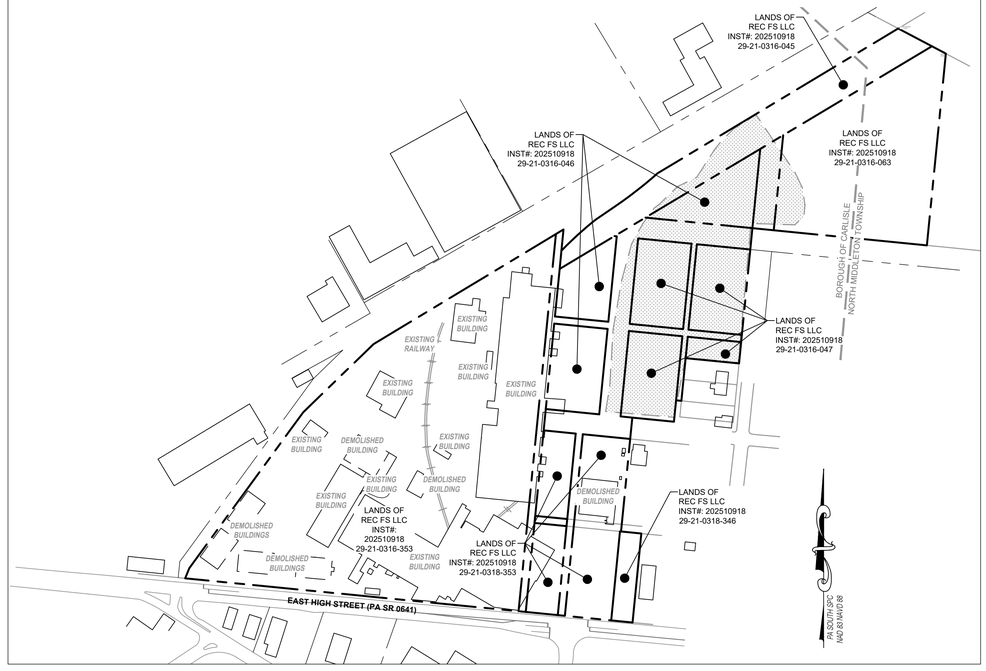
CIVIL ENGINEER / SURVEYOR:
FSA INC.
505 SOUTH HANOVER STREET
CARLISLE, PA 17013

PROJECT MANAGER: JUSTIN DOTY
EMAIL: jdoty@fsa-inc.com
PHONE: (717) 701-8111

LOCATION PLAN

SCALE: 1" = 200'

PARCEL ID NUMBER:
29-21-0136-353, 29-21-0318-353,29-21-0318-346, 29-21-0316-047, 29-21-0316-046, 29-21-0316-045, & 29-21-0316-063



SCALE: 1" = 200'

200 0 100 200 400

LINE	BEARING	DISTANCE
L1	N 05°40'50" E	133.61'
L2	N 05°32'35" E	51.07'
L3	N 05°38'31" E	59.70'
L4	N 22°23'31" E	30.73'
L5	N 84°21'29" W	6.28'
L6	N 59°06'45" E	74.67'
L7	S 62°12'01" E	43.91'
L8	S 62°12'01" E	106.55'
L9	N 59°06'45" E	100.80'
L10	S 84°21'29" E	90.00'
L11	N 84°21'29" W	90.00'
L12	S 84°21'29" E	3.00'
L13	S 05°38'31" W	60.00'
L14	S 84°21'29" E	57.00'
L15	S 84°21'29" E	60.00'
L16	N 55°38'30" E	68.26'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	992.35'	128.63'	128.54'	N 47°42'35" E	7°25'36"
C2	1187.65'	148.81'	148.71'	N 52°03'05" E	7°10'44"

INITIAL PLAN SUBMISSION:
FINAL BOROUGH SUPERVISOR APPROVAL:

SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER
C-002	SHEET 02	NOTES AND LEGENDS
V-101	SHEET 03	SITE CONTEXT PLAN
D-101 - D-105	SHEET 04-08	EXISTING CONDITIONS AND DEMOLITION PLAN
C-101 - C-105	SHEET 09-13	GRADING PLAN
C-601 - C-605	SHEET 14-18	EROSION & SEDIMENT CONTROL PLAN
C-606 - C-607	SHEET 19-20	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-700 - C-705	SHEET 21-26	PCSM PLAN
C-706	SHEET 27	PCSM NOTES & DETAILS

APPROVALS

ENGINEER'S CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Pennsylvania. The Engineer has been to the site and observed the present condition and the plan indicates that actual condition of the plan, and to the best of my knowledge and belief it is true and correct, and the township may rely upon the accuracy thereof.

Justin Doty — Digitally signed by Justin Doty Date: 2026.08.28 13:43:14 -04'00'

Justin T. Doty — Date
Professional Engineer
License No. PE080613
Expiration Date: September 30, 2027

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JUSTIN T. DOTY No. PE080613 — 08/28/2026

OWNER'S STATEMENT OF ACKNOWLEDGEMENT

It is hereby certified that the undersigned has legal or equitable title to the land shown hereon, and all streets, if not previously dedicated, are hereby dedicated to the public.

Property ID #: 29-21-0316-353, 29-21-0318-353, 29-21-0318-346, 29-21-0316-046, 29-21-0316-07, 29-21-0316-045

Owner: Real Estate Collective Frog Switch, LLC. (REC FS, LLC.)
Andrew Notarfrancesco, Chairman

Signature

Date

State of: _____
County of: _____
On this _____ day of _____, 202__, Before Me

Notary Public - Print Name

The Undersigned Officer, Personally Appeared

Owner - Print Name

Known to me to be the person(s) whose name is subscribed above and acknowledge that they executed the same for the purpose hereon contained.

In witness whereof, I hereunto set my hand and official seals.

Notary Public

RECORDER OF DEEDS

This plan was recorded in the Cumberland County courthouse on this_____ day of _____, 202__.

Instrument Number

CUMBERLAND COUNTY PLANNING COMMISSION

Reviewed by the Cumberland County Planning Department on this _____ day of _____, 202__.

Director of Planning

CARLISLE BOROUGH PLANNING COMMISSION

The Borough of Carlisle Borough Planning Commission, at a meeting on the_____day of_____, 20____, reviewed this plan according to the requirements of the Borough of Carlisle Subdivision and Land Development Ordinance. This certificate does not indicate approval or disapproval by the Council of the Borough of Carlisle.

Chairman

Secretary

CARLISLE BOROUGH FINAL PLAN APPROVAL STATEMENT

Approved this ____ day of _____, 202__by Borough of Carlisle Council.

Carlisle Borough Mayor

Borough of Carlisle Secretary

CARLISLE BOROUGH ENGINEER REVIEW STATEMENT

The Borough Engineer or his designee, on this date_____, has reviewed and herby certifies that the SWM site plan meets all design standards and criteria of Chapter 217 of the Code of the Borough of Carlisle governing Stormwater Management.

Borough Engineer

811 Know what's **below.** **Call** before you dig.

TAX PARCEL # :
29-21-0136-353,
29-21-0318-353,
29-21-0318-346,
29-21-0316-047,
29-21-0316-046,
29-21-0316-045,
& 29-21-0316-063

FSA INC.
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.243.9464
1 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.834.9464
100 SOUTHWEST EXPRESSWAY, SUITE 202 GREENCASTLE, PA 17225 717.597.3647
100 SOUTH MUSIC CENTER DRIVE, SUITE 202 HALIFAX, PA 17032 717.896.3611
128 CHAMBERSBURG STREET GETTYSBURG, PA 17325 717.337.1407
12275 WILKINSBURG ROAD, SUITE 202 HASTINGS, PA 16646 814.948.5400
10 CHAMPIONSHIP DRIVE, SUITE 1740 HAGERSTOWN, MD 21740 301.791.1407
1 CHURCH CIRCLE, SUITE 201 ANNAPOLIS, MD 21401 410.972.0666

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

NOT APPROVED FOR CONSTRUCTION

FROG SWITCH
SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

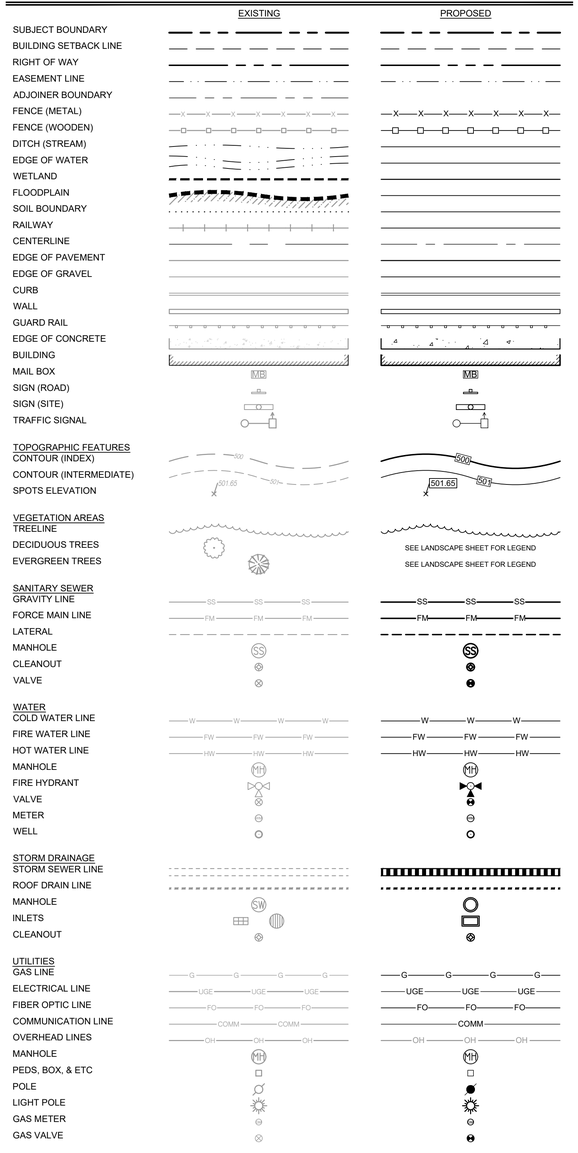
PROJECT NO. 2026-0095
DWN BY CMH | DATE 08-28-2026
PROJECT MANAGER JTD
EMAIL jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353
SCALE 1" = 200'
SHEET TITLE

COVER

C-001
SHEET 01 OF 27

P:\SHARED FILES\REC FILES\2026\2026-0095\CIVIL\DEMO PLAN\2026-0095 - 01 COVER SHEET.DWG 08-28-26

LEGEND



LEGEND - ABBREVIATIONS

AASHTO___AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADS_____ADVANCED DRAINAGE SYSTEM
ASTM____AMERICAN SOCIETY FOR TESTING AND MATERIAL
AWWA___AMERICAN WATER WORKS ASSOCIATION
BLDG____BUILDING
BOT_____BOTTOM
CIP_____CAST IRON PIPE
CL______CENTERLINE
CMP_____CORRUGATED METAL PIPE
CO______SANITARY SEWER CLEAN-OUT
COMM____COMMUNICATION
CONC____CONCRETE
DA______DRAINAGE AREA
DIA_____DIAMETER
EGL_____EXISTING GRADE LINE
EX______EXISTING
EIP_____EXISTING IRON PIN
FFE_____FINISH FLOOR ELEVATION
FH______FIRE HYDRANT
GV______GATE VALVE
HGL_____HYDRAULIC GRADE LINE
HDPE____HIGH DENSITY POLYETHYLENE
INV_____INVERT
LF______LINEAR FEET
MAX_____MAXIMUM
MB______MAIL BOX
MIN_____MINIMUM
MJ______MECHANICAL JOINT
NO______NUMBER
NIC_____NOT IN CONTRACT
NTS_____NOT TO SCALE
OAC_____OR APPROVED EQUAL
OC______ON CENTER
PC______POINT OF CURVE
PCC_____POINT OF COMPOUND CURVE
PGL_____PROPOSED GRADE LINE
PRC_____POINT OF REVERSE CURVE
PT______POINT OF TANGENT
PVC_____POINT OF VERTICAL CURVE
PVI_____POINT OF VERTICAL INTERSECTION
PVT_____POINT OF VERTICAL TANGENT
ROW_____RIGHT-OF-WAY
SAN_____SANITARY
SCE_____STABILIZED CONSTRUCTION ENTRANCE
SDR_____STANDARD DIMENSION RATIO
SIP_____SET IRON PIN
SD______STORM DRAINAGE
SDMH____STORM DRAIN MANHOLE
SF______SQUARE FEET
SS______SANITARY SEWER
SSMH____SANITARY SEWER MANHOLE
STA_____STATION
STD_____STANDARD
SY______SQUARE YARDS
TAN_____TYPE AS NOTED
TEMP____TEMPORARY
TS______TOP OF STRUCTURE
TG______TOP OF GRATE
TR______TOP OF RIM
TYP_____TYPICAL
U/P_____UTILITY POLE
VIF_____VERIFY IN FIELD
WL______WATERLINE
WM_____WATER METER
WV______WATER VALVE

GENERAL NOTES

1. Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor to municipality specifications.
2. No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
3. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction. Contractor to contact PA One Call System Inc. at (800) 242-1776
4. The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
5. Utility easements are offered for dedication to their respective Authority upon approval and acceptance of said respective authority.
6. No trees, shrubs, fences, buildings, or improvements are permitted within the 100' clear sight triangle at any street intersection, existing or proposed.
7. No trees, shrubs, fences, buildings, or improvements are permitted within any easements, existing or proposed, as shown on this plan
8. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
9. All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
10. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
11. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
12. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
13. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
16. Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the settlement shall be compacted at optimum moisture content to a 95% density.
17. Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures which would not be especially impaired by moderate settlement shall be compacted at optimum moisture content to a 90% density.
18. All fills shall be placed in approximately horizontal layers with each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.

CONTRACTOR NOTES

1. The contractor shall be responsible for obtaining any permits from the municipality relative to the construction proposed on this plan.
2. The contractor shall be responsible for replacement of damaged or destroyed existing landscape and/or site features which are to remain.
3. Plan location and dimensions shall be strictly adhered to unless otherwise directed by the Owner's representative.
4. Prior to building stakeout, contractor shall verify dimensions set forth on the latest architectural plans.
5. All construction to conform to the municipal and/or County ordinances and specifications. It is the contractor's responsibility to be aware of applicable standards and specifications as well as the required methods of construction. All deviations from the plans must be approved prior to construction.
6. The contractor shall be responsible for all traffic control, trench barricading, covering, sheeting and shoring, in accordance with applicable Federal, State and Local regulations. Maintenance and protection of traffic along the existing roads neighboring the project is the sole responsibility of the contractor. All M&P Plans and procedures shall be in accordance with Borough and/or PennDOT standards.
7. The contractor shall check and verify all existing site conditions and dimensions prior to construction. Any discrepancies between the plans and actual field conditions shall be reported to Frederick, Seibert and Associates (FSA) prior to construction.
8. The contractor shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service. Any damage done due to the contractor's negligence shall be immediately and completely repaired at the contractor's expense. Existing utilities, roads, driveways, and structures shown are from the best available records and shall be verified by the contractor to their satisfaction prior to construction.
9. Dimension and geometry shown on this plan shall be verified during stake-out calculations and field stake-out.
10. The contractor is responsible for maintaining the drainage pattern as shown on these plans and maintaining positive drainage away from all buildings and also a minimum slope on all grass areas.
11. Cross walks shall be applied onto the final wearing course and shall be painted with a Type 1 white paint conforming to standards.
12. Any proposed signs shall conform to the requirements of the Borough zoning ordinance.
13. Contractor to test fit all existing utilities prior to construction. FSA makes no guarantee that the existing utilities are exactly as shown.
14. Contractor shall verify to their satisfaction, the final earthwork numbers prior to commencement of site work. FSA makes no guarantee that on site soils will be suitable for structural fill, or that the earthwork will balance. Contractor assumes full responsibility for the actual earthwork numbers encountered during construction.
15. All dimensions in areas of proposed curbing are face of curb to face of curb unless otherwise noted.
16. In the case of discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimension shall govern.
17. Failure to specifically identify any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
18. The contractor is solely responsible for the construction means, methods, techniques, sequences, procedures, and safety precautions and programs.
19. The contractor shall adjust all existing utility appurtenances as necessary to match proposed grades, unless otherwise noted.
20. Curb and pavement shall be installed in a manner as to ensure positive drainage in all areas.
21. Field dimensions shall be made as necessary to provide smooth transition both horizontally and vertically from the existing to proposed paving sections.
22. All unsuitable material within structural fill areas must be removed and replaced with suitable material to a depth as directed by the geotechnical engineer and/or the municipality.
23. Where it is necessary to connect to or extend existing paving, 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.
24. If retaining walls are proposed in this plan, they're shown for illustrative purposes only. The final shape, height, footing, material selection, and design of these walls is the responsibility of the (Developer and/or contractor).
25. All handicapped ramps, sidewalks and handicapped parking spaces must meet all applicable ADA requirements. The contractor shall verify ADA compliance prior to placement of paving or concrete.
26. All items which are referenced and not specifically detailed shall be selected by the owner or owner's representative.

UTILITIES

The contractor shall comply with the provisions of act 287 of 1974 as amended by act 187 of 1996 for notification of utilities before excavation in contract area the underground utilities location call number is 1-800-242-1776.

Carlisle Borough
53 West South Street
Carlisle, PA 17013
Phone: 717.249.4422
carlislepa.org

Sprint Residential Local Services
P.O. Box7086
London, KY 40742
Phone: 1.888.723.8010
sprint.com

First Energy Services
1220 New Mill Run Road
Altoona, PA 16601
Phone: 800.545.7741
firstenergycorp.com

UGI
500 North Gulph Road
King of Prussia, PA 19406
Phone: 1.800.276.2722
ugi.com

Comcast
469 E North Street
Carlisle, PA 17013
Phone: 1.800.391.3000
comcast.com

PPL
827 Hausman Road
Allentown, PA 18104
Phone: 1.800.342.5775
pplelectric.com

Brightspeed
5900 Broken Sound Pkwy NW
Boca Raton, FL 33487
Phone: 1-833-692-7773
brightspeedsavings.com

ZONING DATA

ZONING ORDINANCE_____Carlisle Borough
ZONING DISTRICT_____UM- Urban Mixed Use

ARTICLE XVII, URBAN MIXED USE DISTRICT REGULATIONS
§255-123 Area and Bulk Regulations
MINIMUM LOT SIZE_____10,000 for non-residential and mixed-use developments*
LOT WIDTH_____60 ft. for non-residential and mixed-use developments
BUILDING HEIGHT_____45 ft. max., up to 75 ft. by special exception
ACCESSORY BUILDING HEIGHT_____1 story max.

SETBACKS:
FRONT YARD_____5 ft. min. to 20 ft. max.
SIDE YARD_____Min. 16 ft. total (if 2 required)
Min. 6 ft. 1 side (if 2 required)
Min. 10 ft. (if only 1 required)
Min. 5 ft. for accessory structure/use or 0 feet along shared lot line.
REAR YARD_____Min. 15 ft.
Min. 5 ft. for accessory structure/use
Min. 10 ft. from a street
PAVED AREA_____Min. 10 ft. from a street, residential use, or district.
Min. 40 ft. from residential use or district for new or expanded manufacturing or tractor-trailer loading

IMPERVIOUS COVERAGE_____80% max.
BUILDING COVERAGE_____50% max.
DEDICATED COMMON OPEN SPACE_____At least 30% of land area

§255-124 Setbacks and Screening from existing dwellings or residential districts
MINIMUM SETBACKS FOR NONRESIDENTIAL USES FROM EXISTING DWELLINGS AND RESIDENTIAL DISTRICT BOUNDARIES:
SIDE YARD_____25 ft. along a contiguous lot line of primarily residential use or district
REAR YARD_____30 ft. along a contiguous lot line of primarily residential use or district

SITE DATA

EXISTING USE_____Vacant/Old Manufacturing Facility
PROPOSED USE_____Restored for Mixed-Use Development

SITE ADDRESS_____600 E High Street
PROPERTY ID_____29-21-0316-353, 29-21-0316-046, 29-21-0318-353, 29-21-0318-346, 29-21-0316-047, 29-21-0316-045, 29-21-0316-063

AREA SUMMARY:
GROSS AREA_____30.92
EXISTING IMPERVIOUS_____15.37 (50%)
PROPOSED IMPERVIOUS_____XXX

TOTAL BUILDING AREA_____4,979 sq. ft. (portion of Office Building to be preserved)
TOTAL BUILDING COVERAGE_____0.11 ac. (2.5%)

PROVIDED SETBACKS:
FRONT_____5 ft. min to 20 ft. max, **(EXISTING NONCONFORMITY)**
SIDE_____16 ft. total, 6 ft. 1 side
REAR_____15 ft.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
1ST EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.579.7844
466 SOUTHPOINTE BOULEVARD, CARLISLE, PA 17013, 717.609.3611
1911 WEST TRINDLE ROAD, GREENCASTLE, PA 17225, 717.597.3457
120 TRADEPORT DRIVE, HAGERSTOWN, MD 21740, 240.818.8888

NOT FOR CONSTRUCTION

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

APPROVED

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (SR 0441) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY LGC | DATE 08-28-2026
PROJECT MANAGER JTD
EMAIL jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353
SCALE N.T.S.
SHEET TITLE

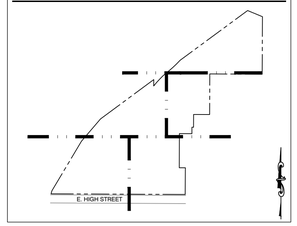
NOTES & LEGENDS

C-002
SHEET 02 OF 27

P:\SHARED FOLDERS\FSA\2025\2026-0095\CRD\PLANS\2026-0095 XCRTES AND LEGENDS.DWG 2026-08-28

KEY MAP

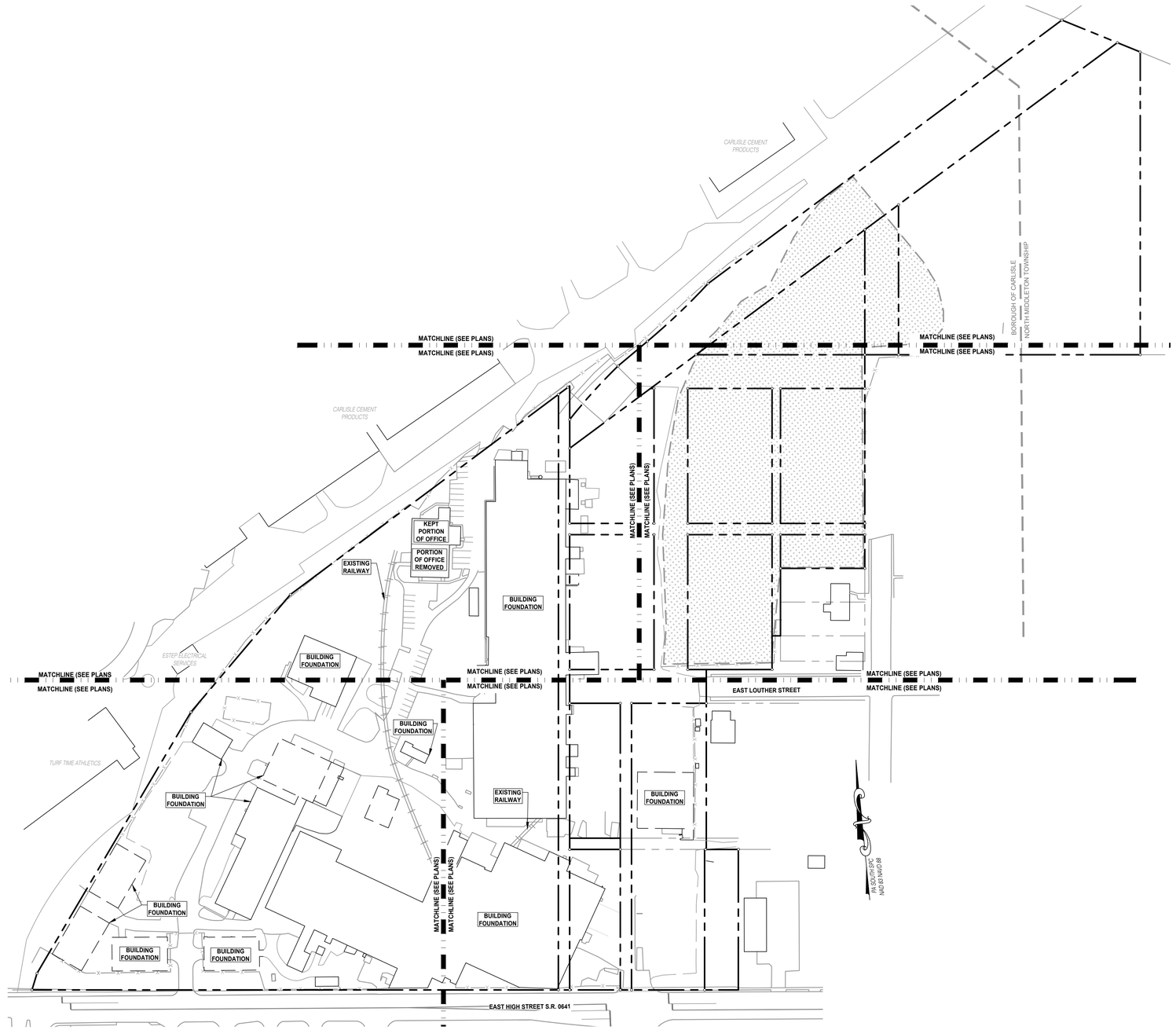
SCALE: 1" = 1000'



NOTES:

1. All built structures, aside from a portion of the office building, have been demolished down to the foundations.

LEGEND	
HATCH	DESCRIPTION
	LANDFILL (DO NOT DISTURB)



SCALE: 1" = 100'

100 0 50 100 200

FSA
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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
1028 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2384
1500 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-0641
2121 OLD GATE ROAD, SUITE 201, GREENCASTLE, PA 17225, 717-597-3647
126 CHAMPIONSGATE STREET, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

NOT APPROVED FOR CONSTRUCTION

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

CUMBERLAND COUNTY, PENNSYLVANIA

BOROUGH OF CARLISLE

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY LGC
DATE 08-28-2026
PROJECT MANAGER JTD
EMAIL jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353
SCALE 1" = 100'
SHEET TITLE

SITE CONTEXT PLAN

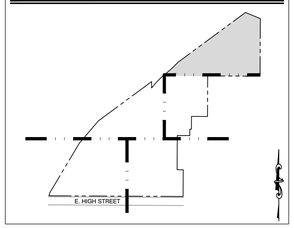
V-101

SHEET 03 OF 27

P:\Shared Folders\PROJECTS\2026\0095\SB\DWG\SITE CONTEXT.DWG 2026-08-28

KEY MAP

SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	BUILDING PAD TO BE REMOVED
	RAILROAD TO BE REMOVED
	MACHINE FOUNDATION
	LANDFILL (DO NOT DISTURB)

GENERAL DEMOLITION PLAN NOTES

1. The utility lines shown in the plan are for reference only and have not been field-verified by Frederick, Seibert, & Associates, Inc.
2. Concrete foundation depths were provided by Duffie Consulting. Approximate locations of the foundations are provided for reference but must be field verified.
3. The Contractor is to abide by all existing environmental covenants and regulations associated with demolition for this property.

CONCRETE MONUMENT (FOUND)

N/F
UNITED STATES OF AMERICA (HARRISBURG PIKE)
DEED BOOK 20E, PAGE 68

L8
S 62°12'01" E 150.46'

IRON PIN (FOUND)

L7

IRON PIN (FOUND)

N/F
READING RAILROAD
PARCEL ID: 02-21-0318-000

N/F
BARRY A. & LISA M. ADAMS
INSTRUMENT 202117820

464.51'

N 68°57'36" E
785.00'

BOLLARDS TO REMAIN

L6

S 59°06'45" W 1212.42'

PARCEL ID:
02-21-0316-045
LANDS OF
REC FS LLC
INSTRUMENT
202510918

BOLLARDS TO REMAIN

N/F
READING RAILROAD
PARCEL ID: 02-21-0318-000

PARCEL ID 29-21-0316-063
LANDS OF
REC FS LLC
INSTRUMENT 202510918

S 05°38'31" W
538.72'

FOUND PK SPIKE
NAD 83/WVD 88

N 05°38'31" E
266.88'

SPRUCE STREET

373.70'

C2

PARCEL ID:
02-21-0316-046
LANDS OF
REC FS LLC
INSTRUMENT
202510918

BOROUGH OF CARLISLE

SOUTH MIDDLETON TOWNSHIP

L9

MATCHLINE (D-101)

MATCHLINE (D-102)

SCALE: 1" = 30'

30 0 15 30 60

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

NOT APPROVED FOR CONSTRUCTION

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com

130 EAST MAIN STREET NEW BLOOMFIELD, PA 17068	717.582.2384
1500 SOUTH HANOVER STREET CARLISLE, PA 17013	717.249.1411
1911 WEST PLEASANT STREET GREENCASTLE, PA 17225	717.597.3647
125 ZIONSVIEW ROAD, STREET HAGERSTOWN, MD 21740	301.739.8866

PROJECT NO.: 2026-0095
DWN BY: CMH
DATE: 08-28-2026
PROJECT MANAGER: JTD
EMAIL: jdoty@fsa-inc.com
PROPERTY ID #: 02-21-0316-045,...-046, &...-063
SCALE: 1" = 30'
SHEET TITLE:

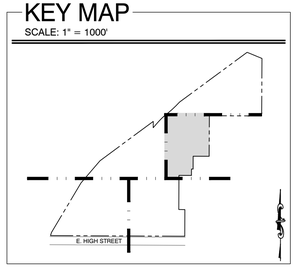
EXISTING CONDITIONS & DEMOLITION PLAN

D-101
SHEET 04 OF 27

P:\2026\0027-FSA\CIVIL\PW\CUT\CS\2026-0095\2026-0095 D101.DWG, 8/28/2026 8:41:34 AM, DWGTO.PMP, 24x36 (ARCH D), 1:1

KEY MAP

SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	BUILDING PAD TO BE REMOVED
	RAILROAD TO BE REMOVED
	MACHINE FOUNDATION
	LANDFILL (DO NOT DISTURB)

GENERAL DEMOLITION PLAN NOTES

1. The utility lines shown in the plan are for reference only and are not field-verified by Frederick, Seibert, & Associates, Inc.
2. Concrete foundation depths were provided by Duffie Consulting. Approximate locations of the foundations are provided for reference but must be field verified.
3. The Contractor is to abide by all existing environmental covenants and regulations associated with demolition for this property.

SCALE: 1" = 30'

30 0 15 30 60

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
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fsa-inc.com

MARK	DESCRIPTION:	DATE
	Bid Set	08.28.26

NOT APPROVED FOR CONSTRUCTION

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0316-047, 02-21-0316-053
SCALE	1" = 30'

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

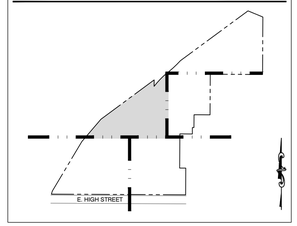
D-102

SHEET 05 OF 27

P:\SHARED FILES\2026\PROJECTS\2026\0095\DWG\SHEETS\FROG SWITCH SHEETS.DWG 2026-08-28

KEY MAP

SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	BUILDING PAD TO BE REMOVED
	RAILROAD TO BE REMOVED
	MACHINE FOUNDATION
	LANDFILL (DO NOT DISTURB)

MACHINE FOUNDATION TABLE

#1	**14' VBM**	**16' PIT/6' CONCRETE**
#2	**10' VBM**	**12' PIT/6' CONCRETE**
#3	*KING VBM*	*4' CONCRETE*
#4	**KING 60" VBM**	**4' CONCRETE**
#5	**KING VBM**	**4' CONCRETE**
#6	**KING 72" VBM**	**4' CONCRETE**
#7	**KING VBM**	**8' PIT/4' CONCRETE**
#8	**KING VBM**	**8' PIT/4' CONCRETE**
#9	**10' VBM**	**8' PIT/4' CONCRETE**
#10	**10' VBM**	**8' PIT/4' CONCRETE**
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#12	**FUTURE MILL PLANER**	**4' CONCRETE**
#13	**MATTISON GRINDER**	**4' CONCRETE**
#14	**10' VBM**	**10' PIT/6' CONCRETE**
#15	**10' VBM**	**10' PIT/6' CONCRETE**
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#18	*GRAY PLANER*	*4' CONCRETE*
#19	HI PRO PLANER	4' CONCRETE
#22	BERTRUM (GRIND)	20' PIT/8' CONCRETE
#25	*FUTURE MILL PLANER*	*4' CONCRETE*
#26	*MATTISON GRINDER*	*4' CONCRETE*
#28	**KING MILL VBM**	**4' CONCRETE**
#29	158" VBM	20' PIT/8' CONCRETE
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#31	**72" VBM**	**6' PIT/ 4' CONCRETE**
#32	**71" VBM**	**6' PIT/ 4' CONCRETE**
#33	**CINCINNATI 120" VBM**	**12' PIT/6' CONCRETE**
#34	**KING 120" VBM**	**12' PIT/6' CONCRETE**
#35	BETTS VBM	7' SLOT PIT/ 6' CONCRETE
#36	O&M VBM	16' PIT/ 8' CONCRETE
#37	QUENCH TANK	17' CONCRETE/ SLOPED
#38	QUENCH TANK	55' CONCRETE
#39	QUENCH TANK	17' CONCRETE/ SLOPED
#40	MOLDING PIT	11' CONCRETE
#41	MOLDING PIT	15' CONCRETE
#42	MOLDING PIT	15' CONCRETE
#43	UNKNOWN	20' CONCRETE
#44	SCRAPYARD GRABBER	24' CONCRETE

MACHINE FOUNDATION TABLE NOTES:

1. Foundations listed in *italics* have been removed.
2. Foundations listed in **bold** are shown on this plan sheet.
3. Any foundations not otherwise specified are assumed to be standard depth.

GENERAL DEMOLITION PLAN NOTES

1. The utility lines shown in the plan above are for reference only and are not field-verified by Frederick, Seibert, & Associates, Inc.
2. Concrete foundation depths were provided by Duffie Consulting. Approximate locations of the foundations are provided for reference but must be field verified.
3. The Contractor is to abide by all existing environmental covenants and regulations associated with demolition for this property.

SCALE: 1" = 30'

30 0 15 30 60

CARLISLE CEMENT PRODUCTS

N/F READING RAILROAD PARCEL ID: 02-21-0318-000

PARCEL ID: 02-21-0316-046 LANDS OF REC FS LLC INSTRUMENT 202510918

S 05°38'32" W 244.38'

L1 L2 L3 L4 L5 C1 178.74'

BOLLARDS TO BE REMOVED

BOLLARDS TO BE REMOVED

N 84°21'29" W 150.00'

FENCE TO BE REMOVED

20' ALLEY

S 84°21'29" E 150.00'

UTILITY POLES TO BE REMOVED

N 05°38'31" E 240.00'

PARCEL ID: 02-21-0316-046 LANDS OF REC FS LLC INSTRUMENT 202510918

UTILITY POLES TO BE REMOVED

UTILITY POLES TO BE REMOVED

N 84°21'29" W 150.00'

MATCHLINE (D-103)
MATCHLINE (D-102)

N 58°53'31" E 595.26'

RAIL BED TO REMAIN BEHIND BUILDING

EXISTING UTILITY POLE TO BE REMOVED

PORTION OF OFFICE BUILDING TO BE REMOVED

WALL TO BE REMOVED

SIDEWALK AND STEPS TO BE REMOVED

CONTRACTOR TO AVOID TREES IN DEMOLITION

CONTRACTOR TO BE RESPONSIBLE FOR REMAINING RAILROAD REMOVAL THROUGHOUT PROPERTY

UTILITY POLE TO BE REMOVED

CONTRACTOR TO AVOID TREES IN DEMOLITION

N 45°53'31" E 273.00'

BOLLARD TO BE REMOVED

UTILITY POLE TO BE

MATCHLINE (D-103)
MATCHLINE (D-104)

MATCHLINE (D-103)
MATCHLINE (D-105)

PA SOUTH SPC NAD 83 HARD 6ft

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fsa-inc.com
PA 20964
MEMBER PENNSYLVANIA ONE CALL SYSTEM, INC.
1ST EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2644
400 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-243-9411
1ST WEST CHURCH STREET, GREENCASTLE, PA 17225, 717-597-3647
129 CHAMPIONSGATE, HAGERSTOWN, MD 21740, 301-739-8866

NOT APPROVED FOR CONSTRUCTION

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET, NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

CUMBERLAND COUNTY, PENNSYLVANIA

BOROUGH OF CARLISLE

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY CMH | DATE 08-28-2026
PROJECT MANAGER JTD
EMAIL jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353,...-0316-046,&...-045
SCALE 1" = 30'
SHEET TITLE

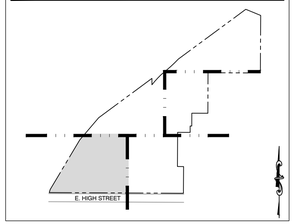
EXISTING CONDITIONS & DEMOLITION PLAN

D-103
SHEET 06 OF 27

P:\Drawings\2026\0095\PLOT\TOWN\Site-SBB\SHEETS\D-103.dwg 28-08-26 JM

KEY MAP

SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	BUILDING PAD TO BE REMOVED
	RAILROAD TO BE REMOVED
	MACHINE FOUNDATION
	LANDFILL (DO NOT DISTURB)

MACHINE FOUNDATION TABLE		
#1	14" VBM	16' PIT/6' CONCRETE
#2	10" VBM	12' PIT/6' CONCRETE
#3	*KING VBM*	*4' CONCRETE*
#4	KING 60" VBM	4' CONCRETE
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#19	HI PRO PLANER	4' CONCRETE
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#42	**MOLDING PIT**	**15' CONCRETE**
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#44	**SCRAPYARD GRABBER**	**24' CONCRETE**

MACHINE FOUNDATION TABLE NOTES:

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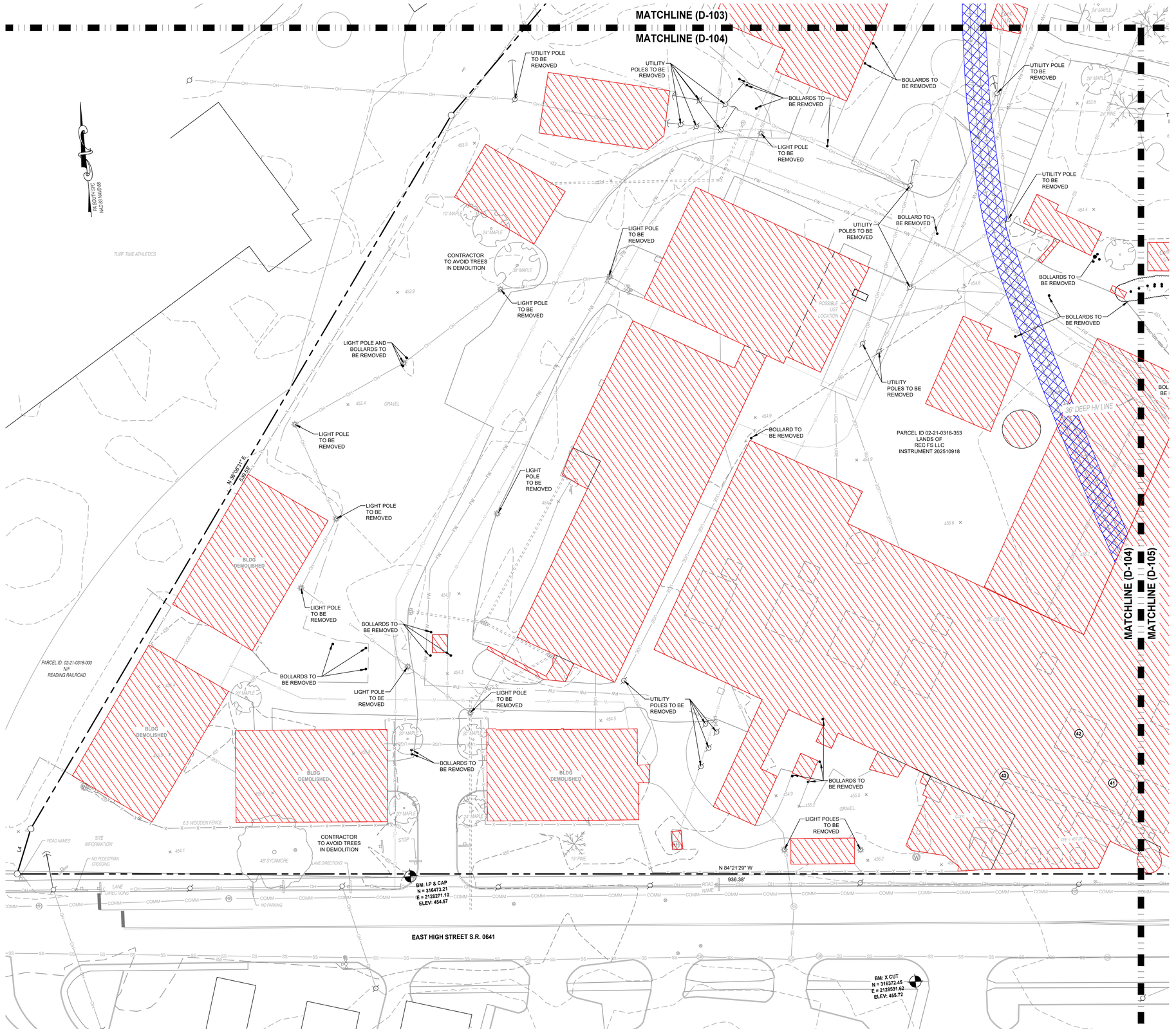
2. Foundations listed in **bold** are shown on this plan sheet.
3. Any foundations not otherwise specified are assumed to be standard depth.

GENERAL DEMOLITION PLAN NOTES

1. The utility lines shown in the plan above are for reference only and are not field-verified by Frederick, Seibert, & Associates, Inc.
2. Concrete foundation depths were provided by Duffie Consulting. Approximate locations of the foundations are provided for reference but must be field verified.
3. The Contractor is to abide by all existing environmental covenants and regulations associated with demolition for this property.



SCALE: 1" = 30'

30 0 15 30 60

FSA
FREDERICK SEIBERT & ASSOCIATES, INC
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
1028
fsa-inc.com
1ST EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-2644
488 SOUTH MAIN STREET
CARLISLE, PA 17013
717-249-0411
1ST WEST ORANGE STREET
GREENCASTLE, PA 17225
717-597-7667
129 CHAMPIONSHIP DRIVE, STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

NOT APPROVED FOR CONSTRUCTION

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
2093> Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0318-353
SCALE	1" = 30'
SHEET TITLE	EXISTING CONDITIONS & DEMOLITION PLAN

D-104
SHEET 07 OF 27

P:\2026\0021-0025\DWG\CT\20260095-DEMOPLAN.dwg 08/28/2026 11:44:29 AM JTD

MATCHLINE (D-103)

MATCHLINE (D-105)

MATCHLINE (D-102)

MATCHLINE (D-105)

EAST LOUTHER STREET

150.00'

150.00'

S 84°21'29" E
90.00'

S 84°21'29" E
133.00'

S 05°39'18" W
1059.62'

BOLLARDS TO BE REMOVED

UTILITY POLE TO BE REMOVED

CONTRACTOR TO AVOID TREES IN DEMOLITION

64" MAPLE

20' ALLEY

PARCEL ID: 02-21-0318-353 LANDS OF REC FS LLC INSTRUMENT 202510918

N 05°38'31" E
240.00'

S 05°38'31" W
240.00'

S 05°38'31" W
260.00'

DWELLING #730

N/F PATRICIA L. NEIDIGH INSTRUMENT 20131472I

GRAVEL

BLDG DEMOLISHED

CONC.

OHW

BOLLARDS TO BE REMOVED

BOLLARDS TO BE REMOVED

CONTRACTOR TO BE RESPONSIBLE FOR RAILROAD REMOVAL THROUGHOUT ENTIRE PROPERTY

L10

UTILITY POLES TO BE REMOVED

L11

L12

L14

20' ALLEY

N 05°38'31" E
510.00'

BOLLARDS TO BE REMOVED

CONTRACTOR TO AVOID TREES IN DEMOLITION

UTILITY POLE TO BE REMOVED

HICKORY

BOLLARDS TO BE REMOVED

BOLLARD TO BE REMOVED

GRAVEL

PARCEL ID: 02-21-0318-346 LANDS OF REC FS LLC INSTRUMENT 202510918

N/F JEFFREY S. AUSTIN INSTRUMENT 201314721

EXISTING STRUCTURE

N 05°38'31" E
250.00'

S 05°38'31" W
250.00'

S 05°38'31" W
250.00'

HsA

UTILITY POLE TO BE REMOVED

UTILITY POLE TO BE REMOVED

BOLLARDS TO BE REMOVED

OVERHEAD BRIDGE

PARCEL ID: 02-21-0318-353 LANDS OF REC FS LLC INSTRUMENT 202510918

BOLLARDS TO BE REMOVED

N 84°21'29" W
90.00'

N 84°21'30" W
130.00'

L15

NO PARKING

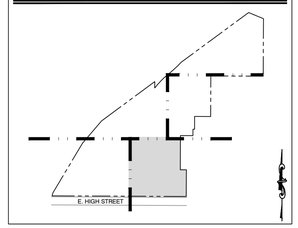
EAST HIGH STREET S.R. 0641

MATCHLINE (D-104)

MATCHLINE (D-105)

KEY MAP

SCALE: 1" = 1000'



LEGEND

HATCH	DESCRIPTION
	BUILDING PAD TO BE REMOVED
	RAILROAD TO BE REMOVED
	MACHINE FOUNDATION
	LANDFILL (DO NOT DISTURB)

MACHINE FOUNDATION TABLE

#1	14' VBM	16' PIT/6' CONCRETE
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MACHINE FOUNDATION TABLE NOTES:

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2. Foundations listed in **bold** are shown on this plan sheet.
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GENERAL DEMOLITION PLAN NOTES

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3. The Contractor is to abide by all existing environmental covenants and regulations associated with demolition for this property.

SCALE: 1" = 30'

30 0 15 30 60

NOT APPROVED FOR CONSTRUCTION

FSA

FREDERICK SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

MARK | DESCRIPTION | DATE

Bid Set | 08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (SR. 0641) AND YORK ROAD (S.R. 0074)

BOROUGH OF CARLISLE

CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095

DWN BY CMH | DATE 08-28-2026

PROJECT MANAGER JTD

EMAIL: jdoty@fsa-inc.com

PROPERTY ID # 02-21-0318-353,...-346

SCALE 1" = 30'

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

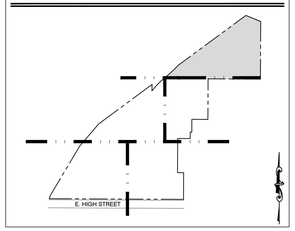
D-105

SHEET 08 OF 27

P:\SHARED FILES\DRC\PROJECTS\2026\0026-0095\PROJECTS\FROG SWITCH\DRAWINGS\PLANS\D-105.DWG 08/28/26 14:48 [MOTA] [MOTA] [MOTA]

KEY MAP

SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	LANDFILL (DO NOT DISTURB)

DEMOLITION NOTES

1. The measures required in the approved Erosion and Sediment Control Plan shall apply as if shown on this plan. These measures shall be completed and in service prior to the commencement of any site work or construction according to the sequence of construction outlined on the approved Erosion and Sediment Control Plans.

CONCRETE MONUMENT (FOUND)

N/F
UNITED STATES OF AMERICA (HARRISBURG PIKE)
DEED BOOK 20E, PAGE 68

IRON PIN (FOUND)

N/F
READING RAILROAD
PARCEL ID: 02-21-0318-000

N/F
BARRY A. & LISA M. ADAMS
INSTRUMENT 202117820

PARCEL ID
02-21-0316-045
LANDS OF
REC FS LLC
INSTRUMENT
202510918

PARCEL ID
02-21-0316-046
LANDS OF
REC FS LLC
INSTRUMENT
202510918

PARCEL ID 29-21-0316-063
LANDS OF
REC FS LLC
INSTRUMENT 202510918

SPRUCE STREET

BOROUGH OF CARLISLE

SOUTH MIDDLETON TOWNSHIP

PA SOUTH ZONE
NAD 83 (HARRISBURG) 86

MATCHLINE (C-101)

MATCHLINE (C-102)

SCALE: 1" = 30'

30 0 15 30 60

NOT FOR CONSTRUCTION
APPROVED

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
PA CERT. OF AUTH. #COA004
www.fsa-inc.com
1500 MARKET STREET, SUITE 3500, PHILADELPHIA, PA 19102 215.575.0900
1 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068 717.582.2644
1 WEST PENNSYLVANIA AVENUE, SUITE 300, TOWSON, MD 21204 410.821.7900
100 SOUTH HANOVER STREET, CARLISLE, PA 17013 717.243.4411
1211 POTOMAC STREET, HARRISBURG, PA 17103 717.599.7615
120 EAST KING STREET, SHEPHERDSTOWN, WV 25443 304.876.0900
128 CHAMBERSBURG STREET, GETTYSBURG, PA 17325 717.337.3950
2121 OLD GATEWAY ROAD, SUITE 201, LEXINGTON, KY 40511 859.977.8666

MARK	DESCRIPTION:	DATE:
	Bid Set	08.28.26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

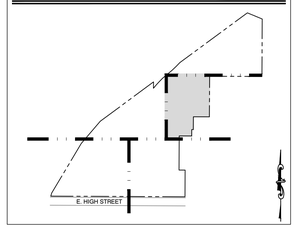
PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0316-045,..-046, &...-063
SCALE	1" = 30'
SHEET TITLE	GRADING PLAN

C-101
SHEET 09 OF 27

P:\Drawings\2026\0095\PROJECT\TOWN\Site\SBK\SWGS\SWGS\SWGS\PLAN\DWG - 09:11:59\CMH\2 PLAN.DWG - 2026-08-28

KEY MAP

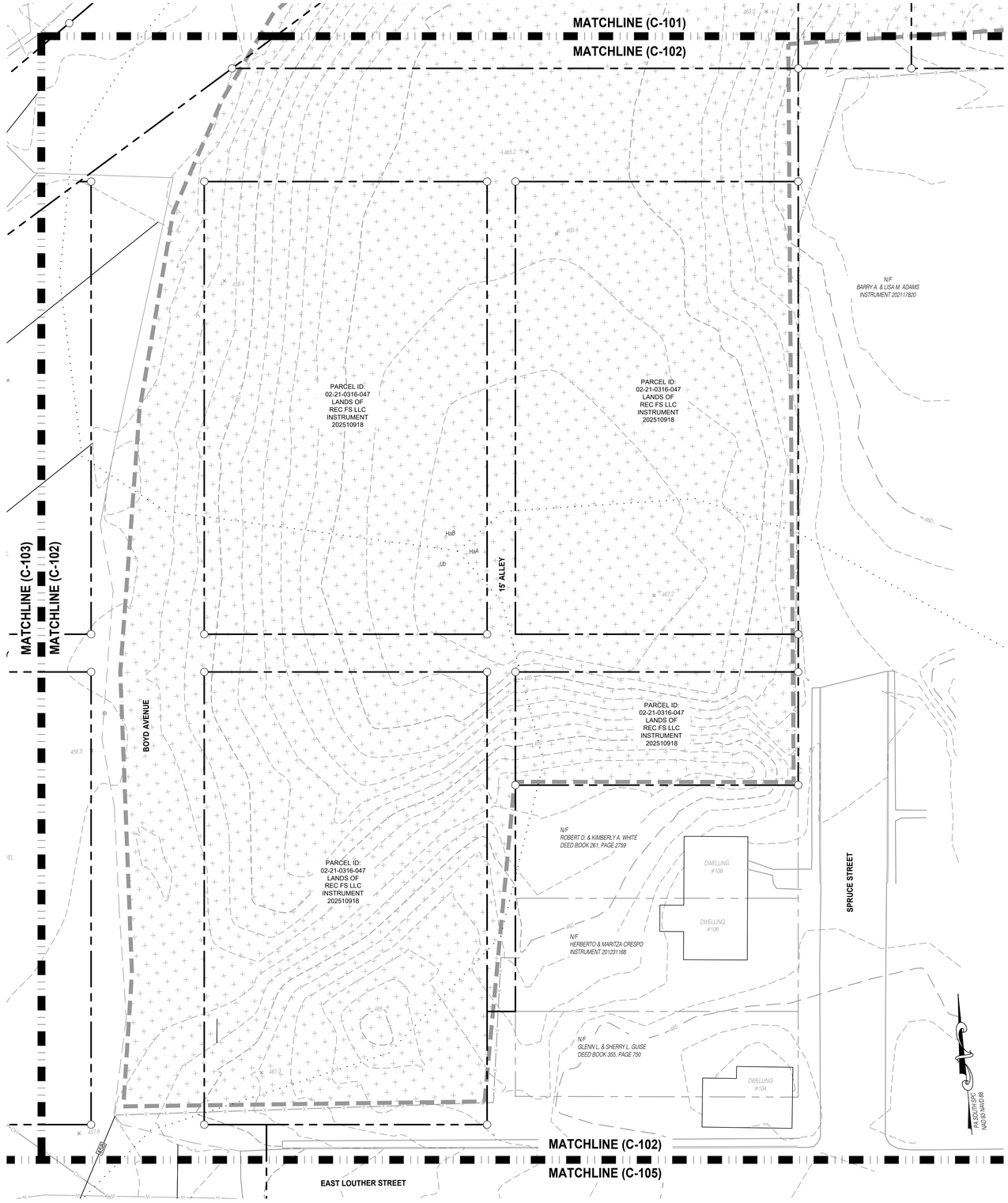
SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	LANDFILL (DO NOT DISTURB)

DEMOLITION NOTES

1. The measures required in the approved Erosion and Sediment Control Plan shall apply as if shown on this plan. These measures shall be completed and in service prior to the commencement of any site work or construction according to the sequence of construction outlined on the approved Erosion and Sediment Control Plans.



SCALE: 1" = 30'

30 0 15 30 60

FSA
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fsa-inc.com

NOT APPROVED FOR CONSTRUCTION

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

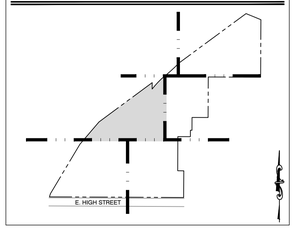
PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0316-047, 02-21-0316-053
SCALE	1" = 30'
SHEET TITLE	GRADING PLAN

C-102
SHEET 10 OF 27

P:\SHARED FILES\ENGINEERING\CTSC\2026\2026-0095\DWG\PLAN SETS\2026-0095 - SW-1 GRADING PLAN.DWG 2026-08-28

KEY MAP

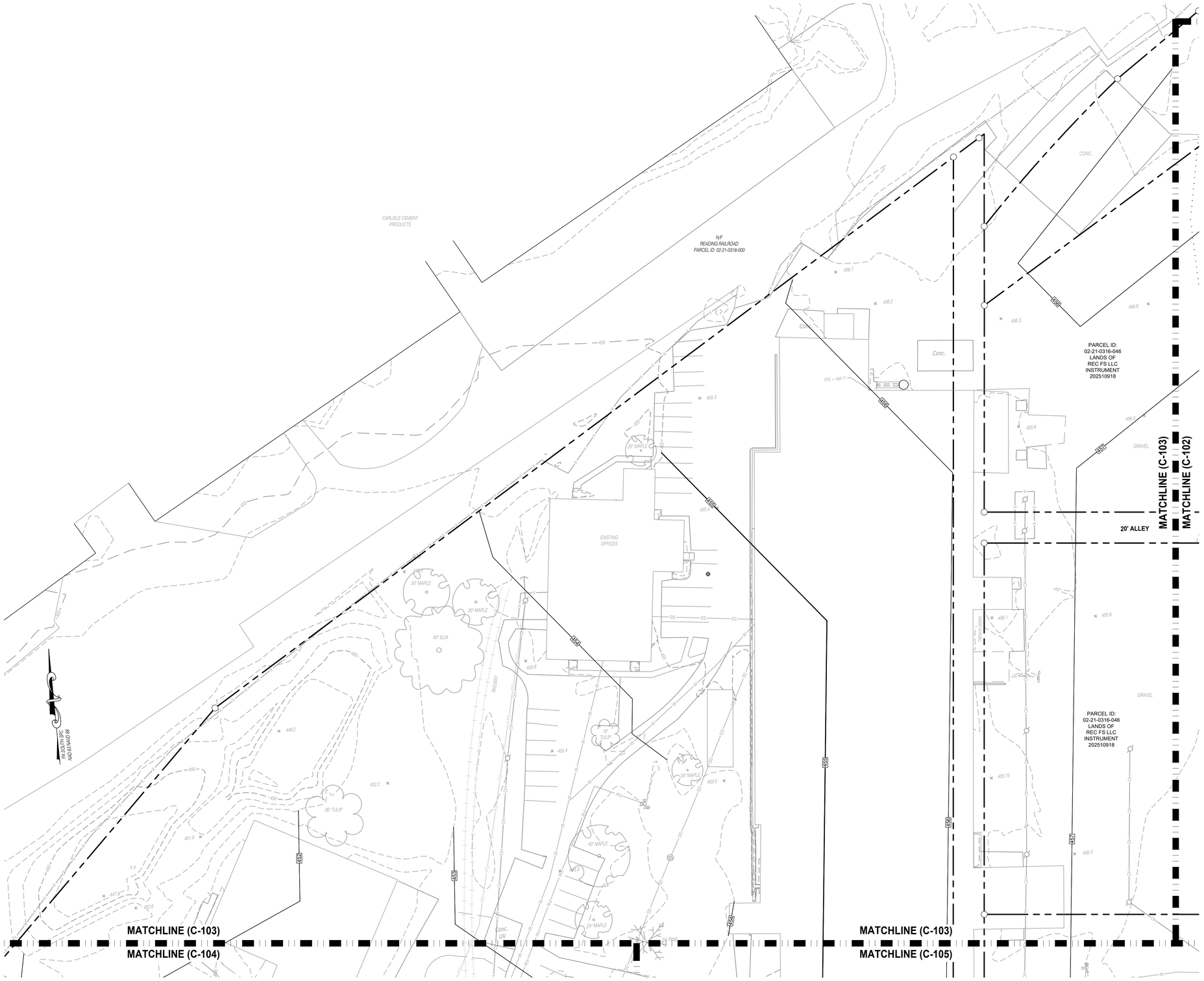
SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	LANDFILL (DO NOT DISTURB)

DEMOLITION NOTES

1. The measures required in the approved Erosion and Sediment Control Plan shall apply as if shown on this plan. These measures shall be completed and in service prior to the commencement of any site work or construction according to the sequence of construction outlined on the approved Erosion and Sediment Control Plans.



SCALE: 1" = 30'

30 0 15 30 60

NOT APPROVED FOR CONSTRUCTION

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PA CERT. NO. 024964
NEW BLOOMFIELD, PA 17068 717-582-2384 — 51 EAST MAIN STREET
CARLISLE, PA 17013 717-249-1411 — 446 SOUTH HANOVER STREET
GREENCASTLE, PA 17225 717-597-2447 — 101 WEST BALTIMORE STREET
HAGERSTOWN, MD 21740 301-739-8866 — 1251 DUAMFOTOMAC STREET

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0441) AND YORK ROAD (S.R. 0074)

BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

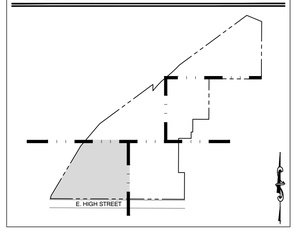
PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0318-353,...-0316-046,&...-045
SCALE	1" = 30'
SHEET TITLE	GRADING PLAN

C-103
SHEET 11 OF 27

P:\Shared\2-FSA\3RD\PROJECTS\2026\0095-SWK\SWK\DWG\PLAN\DWG - 08-11\SWK2-PLAN.DWG - 08-28-26

KEY MAP

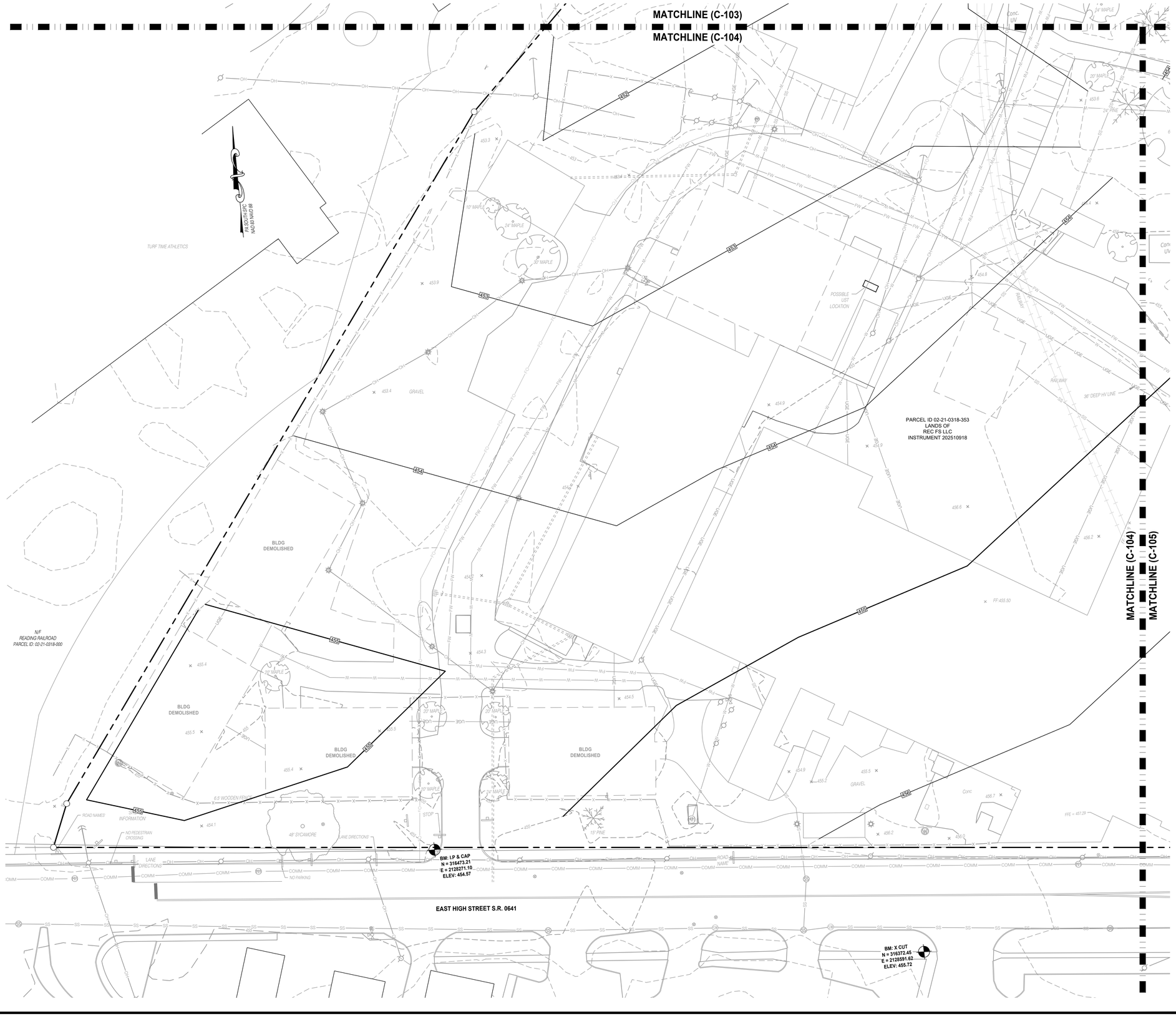
SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	LANDFILL (DO NOT DISTURB)

DEMOLITION NOTES

1. The measures required in the approved Erosion and Sediment Control Plan shall apply as if shown on this plan. These measures shall be completed and in service prior to the commencement of any site work or construction according to the sequence of construction outlined on the approved Erosion and Sediment Control Plans.



SCALE: 1" = 30'

30 0 15 30 60

P:\SHARED FOLDERS\PROJECTS\2026\0095\DWG\CIVIL\PLANS\2026-0095 - 03-13 GRADING PLAN.DWG 2026-08-29

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NEW BLOOMFIELD, PA 17068
717-216-5824
CARLISLE, PA
550 SOUTHAMPTON STREET
CARLISLE, PA 17013
717-249-0041
GREENCASTLE, PA
1911 WEST ALLEN STREET
GREENCASTLE, PA 17225
717-597-7447
HAGERSTOWN, MD
128 ZIEGLER PHOTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

NOT APPROVED FOR CONSTRUCTION

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.459.3101

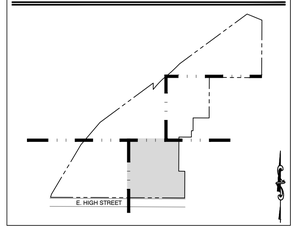
PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0318-353
SCALE	1" = 30'
SHEET TITLE	GRADING PLAN

C-104

SHEET 12 OF 27

KEY MAP

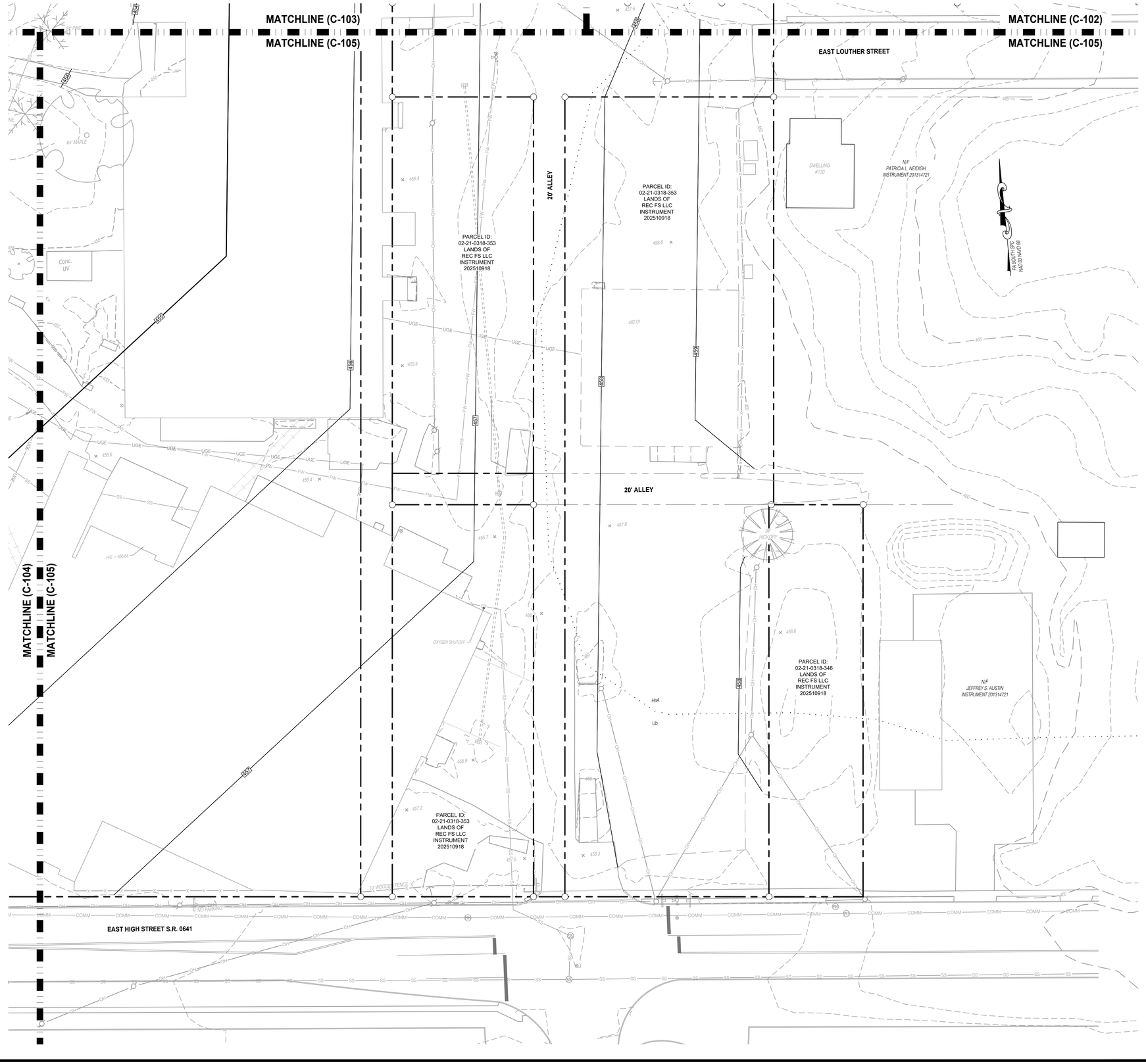
SCALE: 1" = 1000'



LEGEND	
HATCH	DESCRIPTION
	LANDFILL (DO NOT DISTURB)

DEMOLITION NOTES

1. The measures required in the approved Erosion and Sediment Control Plan shall apply as if shown on this plan. These measures shall be completed and in service prior to the commencement of any site work or construction according to the sequence of construction outlined on the approved Erosion and Sediment Control Plans.



SCALE: 1" = 30'

30 0 15 30 60

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info@fsa-inc.com
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NEW BLOOMFIELD, PA 17068
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CARLISLE, PA
445 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-0411
GREENCASTLE, PA
141 WEST ALLEGHENY STREET
GREENCASTLE, PA 17225
717-597-3647
HAGERSTOWN, MD
135 TOWNPOINT DRIVE, SUITE 2
HAGERSTOWN, MD 21740
301-714-0836

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

NOT APPROVED FOR CONSTRUCTION

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

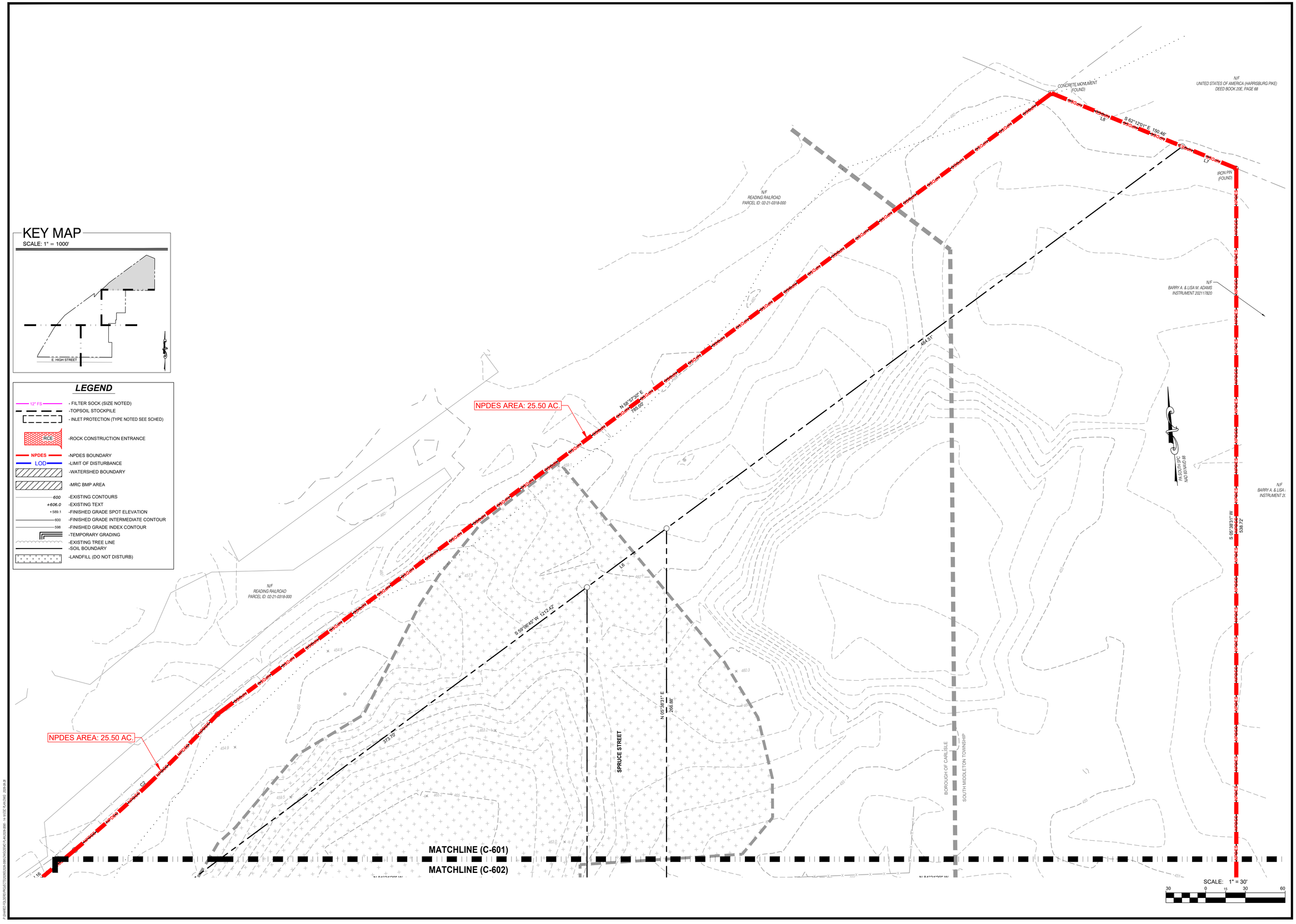
PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0318-353,...-346
SCALE	1" = 30'

SHEET TITLE

GRADING PLAN

C-105
SHEET 13 OF 27

P:\SHARED FILES\PROJECTS\2026\2026-0095\DWG\SHEETS\C105.DWG [PLAN] 08/28/26 - 09:13 [PLAN] CMH



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Pennsylvania, License # PE086613, Expiration Date 06/30/2027

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128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
20 WEST BALTIMORE STREET GREENCASTLE, PA 17225 717.597.1007
305 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK	DESCRIPTION	DATE
	Bid Set	08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

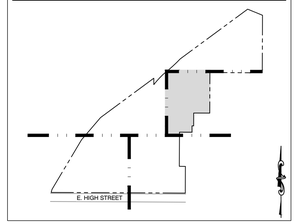
PROJECT NO. 2026-0095
DWN BY CMH
DATE 08-28-2026
PROJECT MANAGER: JTD
EMAIL: jdoty@fsa-inc.com
PROPERTY ID # 02-21-0316-045,...-046, &...-063
SCALE 1" = 30'
SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

C-601
SHEET 14 OF 27

KEY MAP

SCALE: 1" = 1000'



LEGEND

- 12" FS — FILTER SOCK (SIZE NOTED)
- TOPSOIL STOCKPILE
- INLET PROTECTION (TYPE NOTED SEE SCHED)
- RCE — ROCK CONSTRUCTION ENTRANCE
- NPDES — NPDES BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- WATERSHED BOUNDARY
- MRC BMP AREA
- 600 — EXISTING CONTOURS
- +606.0 — EXISTING TEXT
- +589.1 — FINISHED GRADE SPOT ELEVATION
- 600 — FINISHED GRADE INTERMEDIATE CONTOUR
- 598 — FINISHED GRADE INDEX CONTOUR
- TEMPORARY GRADING
- EXISTING TREE LINE
- SOIL BOUNDARY
- LANDFILL (DO NOT DISTURB)

SCALE: 1" = 30'

30 0 15 30 60

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-2644
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305 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-4411
20 WEST BALTIMORE STREET
GREENCASTLE, PA 17225
717-597-3647
126 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Pennsylvania License #: PE088613
Expiration Date 09/30/2027

MARK	DESCRIPTION	DATE
	Bid Set	08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0316-047, 02-21-0316-053
SCALE	1" = 30'
SHEET TITLE	

EROSION & SEDIMENT CONTROL PLAN

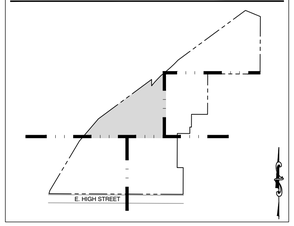
C-602

SHEET 15 OF 27

P:\SHARED FILES\PROJECTS\2026\0095-SWS\PROJECTS\PLOT FILES\0095-SWS PLOT FILE_ESC.PLN 08/28/2026 - 1:14:18 PM JTD

KEY MAP

SCALE: 1" = 1000'



LEGEND

- 12" FS - FILTER SOCK (SIZE NOTED)
- -TOPSOIL STOCKPILE
- - INLET PROTECTION (TYPE NOTED SEE SCHED)
- RCE -ROCK CONSTRUCTION ENTRANCE
- NPDES -NPDES BOUNDARY
- LOD -LIMIT OF DISTURBANCE
- -WATERSHED BOUNDARY
- -MRC BMP AREA
- 600 -EXISTING CONTOURS
- +606.0 -EXISTING TEXT
- +589.1 -FINISHED GRADE SPOT ELEVATION
- 600 -FINISHED GRADE INTERMEDIATE CONTOUR
- 598 -FINISHED GRADE INDEX CONTOUR
- -TEMPORARY GRADING
- -EXISTING TREE LINE
- -SOIL BOUNDARY
- -LANDFILL (DO NOT DISTURB)

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fsa-inc.com
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-2644
PA 4066
305 SOUTH HANOVER STREET CARLISLE, PA 17013 717-243-4411
20 WEST BALTIMORE STREET GREENCASTLE, PA 17225 717-597-2647
126 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Pennsylvania License #: PE088613
Expiration Date 06/30/2027

MARK	DESCRIPTION	DATE
	Bid Set	08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY CMH
DATE 08-28-2026
PROJECT MANAGER JTD
EMAIL jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353,...-0316-046,&...-045
SCALE 1" = 30'
SHEET TITLE

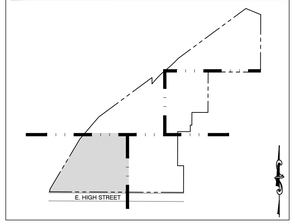
EROSION & SEDIMENT CONTROL PLAN

C-603
SHEET 16 OF 27

P:\SHARED FILES\PROJECTS\2026\0095-0066\SHOP\SHEETS\0095-0066-14-EESC PLAN.DWG 2026-08-28

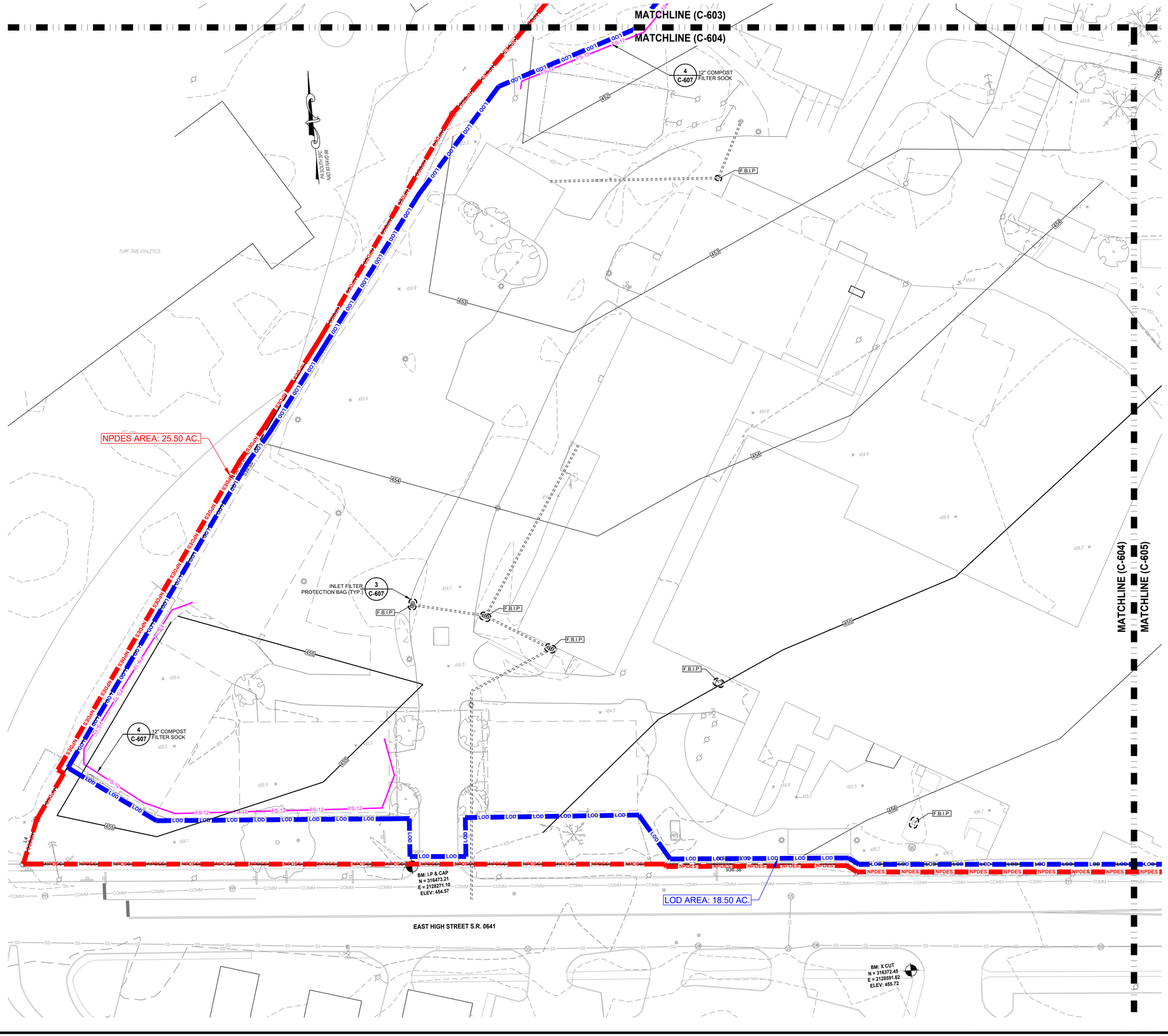
KEY MAP

SCALE: 1" = 1000'



LEGEND

- 12" FS - FILTER SOCK (SIZE NOTED)
- -TOPSOIL STOCKPILE
- - INLET PROTECTION (TYPE NOTED SEE SCHED)
- RCE -ROCK CONSTRUCTION ENTRANCE
- NPDES -NPDES BOUNDARY
- LOD -LIMIT OF DISTURBANCE
- -WATERSHED BOUNDARY
- -MRC BMP AREA
- 600 -EXISTING CONTOURS
- +606.0 -EXISTING TEXT
- +589.1 -FINISHED GRADE SPOT ELEVATION
- 600 -FINISHED GRADE INTERMEDIATE CONTOUR
- 598 -FINISHED GRADE INDEX CONTOUR
- -TEMPORARY GRADING
- -EXISTING TREE LINE
- -SOIL BOUNDARY
- -LANDFILL (DO NOT DISTURB)



SCALE: 1" = 30'

30 0 15 30 60

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2644
QF #206
305 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-3411
20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717-597-3647
126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Pennsylvania License #: PE088613
Expiration Date 06/30/2027

MARK	DESCRIPTION	DATE
	Bid Set	08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)

BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.459.3101

PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0318-353
SCALE	1" = 30'

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

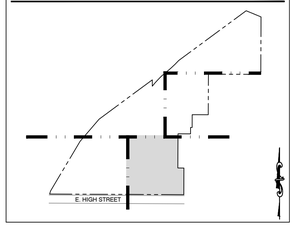
C-604

SHEET 17 OF 27

P:\SHARED FOLDERS\PROJECTS\2025\2025-0095\CIVIL\CAD\PLANS\2025-0095 - 11-6-25 C-604.dwg, 2025-08-28

MATCHLINE (C-603)
MATCHLINE (C-605)
MATCHLINE (C-602)
MATCHLINE (C-605)
MATCHLINE (C-604)
MATCHLINE (C-605)
EAST LOUTHER STREET
EAST HIGH STREET S.R. 0641
20' ALLEY
20' ALLEY
S 84°21'29" E 90.00'
S 84°21'29" E 133.00'
150.00'
150.00'
S 05°38'31" E 1059.52'
N 05°38'31" E 240.00'
S 05°38'31" W 240.00'
N 05°38'31" E 250.00'
S 05°38'31" W 250.00'
N 05°38'31" E 510.00'
S 05°38'31" W 260.00'
S 05°38'31" W 250.00'
S 05°38'31" W 250.00'
N 84°21'29" W 260.00'
N 84°21'30" W 130.00'
L10
L11
L12
L14
L15
F.B.I.P
INLET FILTER PROTECTION BAG (TYP.) 3 C-607
CONCRETE WASHOUT 2 C-607
1 C-607 ROCK CONSTRUCTION ENTRANCE
5 C-607 TOPSOIL & MATERIALS STOCKPILE #2
RCE
NPDES AREA: 25.50 AC.
LOD AREA: 18.50 AC.
DWELLING #730
N/F PATRICIA L. NEIDIGH INSTRUMENT 201314721
N/F JEFFREY S. AUSTIN INSTRUMENT 201314721
GS-STUTTER-SPC NW-GW-1 MOD.88
HsA
Ub
SCALE: 1" = 30'
30 0 15 30 60

KEY MAP
SCALE: 1" = 1000'



LEGEND

- 12" FS - FILTER SOCK (SIZE NOTED)
- -TOPSOIL STOCKPILE
- - INLET PROTECTION (TYPE NOTED SEE SCHED)
- RCE -ROCK CONSTRUCTION ENTRANCE
- NPDES -NPDES BOUNDARY
- LOD -LIMIT OF DISTURBANCE
- -WATERSHED BOUNDARY
- -MRC BMP AREA
- 600 -EXISTING CONTOURS
- +606.0 -EXISTING TEXT
- +589.1 -FINISHED GRADE SPOT ELEVATION
- 600 -FINISHED GRADE INTERMEDIATE CONTOUR
- 598 -FINISHED GRADE INDEX CONTOUR
- -TEMPORARY GRADING
- -EXISTING TREE LINE
- -SOIL BOUNDARY
- -LANDFILL (DO NOT DISTURB)

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Pennsylvania License #: PE088613
Expiration Date 06/30/2027

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-2644
PO BOX 6006
305 SOUTH HANOVER STREET CARLISLE, PA 17013 717-249-0411
20 WEST BALTIMORE STREET GREENCASTLE, PA 17225 717-597-3647
126 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION	DATE
	Bid Set	08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	JTD
EMAIL	jdoty@fsa-inc.com
PROPERTY ID #	02-21-0318-353,...-346
SCALE	1" = 30'
SHEET TITLE	EROSION & SEDIMENT CONTROL PLAN

C-605
SHEET 18 OF 27

P:\SHARED FILES\PROJECTS\2026\0095\SUBDIVISION\DWG\PLAN\C-605 - 1 of 1 EC PLAN.DWG 2026-08-28

SEQUENCE OF CONSTRUCTION

A copy of the erosion and sediment control narrative shall be provided to the contractor. Contractor is to familiarize him/herself with the erosion and sediment control narrative and plans prior to construction.

Contractor shall contact Cumberland County Conservation District (717-240-7812), Borough of Carlisle (717-249-4422) and Frederick, Seibert and Associates (717-701-8111) at least seven (7) days prior to the start of construction to schedule a preconstruction meeting.

Contractor to notify the PA One Call System (1-800-242-1776) for the location of existing underground utilities at least three (3) days prior to starting any earth disturbance activities.

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed and immediately stabilized before any following stage is initiated. Clearing, grubbing and topsoil stripping shall be limited only to those areas described in each stage. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag or equivalent sediment removal facility, over undisturbed vegetated areas. All embankment slopes shall be tracked prior to stabilization. As soon as slopes, channels, ditches and other disturbed areas reach final grade they must be stabilized. This site is in a special protection watershed, upon completion or temporary cessation of earth disturbance activity that portion of the site must be immediately stabilized. As disturbed areas within a project approach final grade, preparations should be made for seeding and mulching to begin. In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched.

1. Field identify/stake the limits-of-disturbance (LOD) and proposed ESC BMPs. It is recommended that the LOD be staked at minimum 50' intervals.
2. Install rock construction entrance #1. Install Concrete Washouts.
3. Install perimeter filter barriers (compost filter socks) #1 and #2
4. Demo, crush and remove all asphalt and concrete to be removed per the Existing Conditions Plan.
5. Rough grade the site as shown per the Grading Plan. Replace impervious areas that are to remain impervious with crushed rock or a similar engineered approved equivalent.
6. Install topsoil per the specification in the areas as shown on the Stormwater Management Plan.
7. Seed and stabilize the topsoil areas per the seeding specifications.
8. Clear Site of debris and all unwanted materials. All waste material shall be recycled or disposed of in accordance with the "Recycling & Disposal of Materials" notes.
9. Disturbed areas shall be stabilized. Temporary BMPs may not be removed until a minimum 70% perennial vegetative cover is well-established across the entire upslope contributing drainage area. All areas proposed to be paved must be paved or have compacted stone bas in place.
10. Upon completion of all earth disturbance activities and permenant stabilization of all disturbed areas, the owner and/or operators shall contact the Cumberland County Conservation District for a final inspection prior to the removal of any remaining BMPs. Any areas disturbed during BMP removal shall be immediately stabilized.

STANDARD E&S PLAN NOTES

1. A copy of the stamped approved drawings signed and dated by the Cumberland County Conservation District must be available at the project site at all times.
2. 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 post construction stormwater management plan preparer, and a representative from the Cumberland County Conservation District to an on-site preconstruction meeting.
3. 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.
4. 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 Cumberland County Conservation District or by DEP prior to implementation.
5. 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 E&S BMPs specified by the Construction Sequence for that stage or phase has been installed and are functioning as described in this document.
6. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
7. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2H:1V or flatter.
8. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate BMPs to minimize the potential for erosion and sediment pollution and notify the Cumberland County Conservation District and/or the regional office of DEP.
9. All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code Chapter 260, §§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.
10. All off-site waste and borrow areas must have an E&S Plan approved by the Cumberland County Conservation District or DEP fully implemented prior to being activated.
11. The contractor is responsible for ensuring that any material brought on site is Clean Fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as Clean Fill due to analytical testing.
12. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
13. Vehicles and equipment may neither enter directly nor exit directly from Lots onto Public Streets except where shown.
14. Until the site is stabilized, all E&S BMPs must be maintained properly. Maintenance must include inspections of all E&S BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, re-grading, reseeding, re-mulching and re-netting must be performed immediately. If E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
15. A written report 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.
16. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
17. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
18. Areas which are to be topsoiled shall be scarified to a minimum depth of 4 inches 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 of 2 inches of topsoil.
19. 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.
20. All fills shall be placed in compacted layers not to exceed 9 inches in thickness.
21. 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.
22. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
23. Fill shall not be placed on saturated or frozen surfaces.
24. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
25. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated.
26. Immediately after earth disturbance activities cease in any area or subarea of the 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.
27. 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 movements.
28. E&S BMPs must remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the Cumberland County Conservation District or DEP.
29. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the Cumberland County Conservation District for an inspection prior to removal/conversion of the E&S BMPs.
30. After final stabilization has been achieved, temporary E&S BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions should be done only during the germinating season.
31. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the Cumberland County Conservation District to schedule a final inspection.
32. 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 Pennsylvania Department of Environmental Protection as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides 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.

ADDITIONAL NOTES

1. 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. The channel shall be initially over excavated to allow for the placement of topsoil.
2. 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.
3. Channels having Riprap, Reno Mattress, or Gabion linings must be sufficiently over-excavated so that the design dimensions will be provided after placement of the protective lining.

PIPELINE AND UTILITY LINE EROSION AND SEDIMENT CONTROL NOTES:

1. All excavated material must be placed on the high side of trench. subsoil and topsoil shall be kepth in separate stockpiles. excess material shall be hauled away to a site with an approved erosion and sediment control plan.
2. All erosion & sediment control measures that are disturbed/damaged shall be repaired the same day.
3. The total length of excavated trench open at any one time should not be greater than the total length of pipeline/utility line that can be placed in the trench and back-filled in one working day.
4. No more than 50 lineal feet of open trench should exist when pipeline/utility line installation ceases at the end of the workday.
5. Soil supplements, seed and mulch shall be applied within four days after the pipeline/utility line is installed.
6. Erosion & sediment control devices shall be inspected daily and maintained in working condition.

PROPOSED ELECTRIC LINES

7. The proposed electric line location shall be provided to the Cumberland County Conservation District when known. If proposed lines are outside of the Limits-of-Disturbance, an amendment to the NPDES permit will be required.

EROSION CONTROL MATTING SPECIFICATIONS

1. On slopes 3:1 and steeper or where concentrated flow occurs, an erosion control blanket shall be installed. No slope shall be cut steeper than 2:1.
2. The erosion control blanket required for channels, swales, or ditches shall be as shown in the respective channel, swale, or ditch detail.
3. The erosion control blanket required for stabilization of general slopes 3:1 and steeper shall be: North American green s150.
4. North American green s150 is an erosion control blanket product which is adequate to stabilize a 2:1 slope which is up to 50 feet in length. Any disturbed slope 3:1 and steeper which is longer than 50 feet may require a different erosion control blanket product. Should this situation occur, contact the county conservation district for direction.

SITE CONSTRUCTION RECOMMENDATIONS KARST RELATED - GENERAL RISKS

1. Earthwork operations should be graded to drain from structures at all times. Upon completion of daily earthworks operations, the ground surface should be sealed by thorough rolling to reduce infiltration of precipitation and facilitate runoff.
2. Sediment control management facilities should be located outside of planned construction areas. Inlets associated with storm drain systems should not be utilized as a temporary sediment control devices during construction.
3. During construction, care should be taken to reduce the ponding of surface water in and/or adjacent to the buildings. The foundations should be excavated and poured the same day, if possible, or the founding soils should be provided with a mud mat (lean concrete).
4. Visual observations during all earthwork operations should be carried out in order to detect any previous unexposed or recently created collapse features. Any such feature should be called to ECS's attention for remedial improvement.
5. Final site grading should include sloping grades and piping of downspouts away from the building.
6. Storm piping should be designed such that joints and structure tie-ins remain watertight with allowance for some settlement. Leaking storm pipes promote subsurface seepage and can instigate sinkhole development in the form of surficial dropouts with little or no warning. It may be beneficial to use bentonite clay around all pipe joints to reduce the potential for long-term leaking.

RECYCLING & DISPOSAL OF MATERIALS:

Wastes generated during the construction of this project shall be recycled if at all possible. This shall include the erosion control bmps. Any materials that cannot be recycled or reused shall be disposed of at a NPDES permitted site. If soil and/or rock disposal or borrow areas are required, approved erosion and sedimentation controls shall be implemented at these areas that meet chapter 102 and/or other state and federal regulations.

All building materials and wastes must be removed from the site and recycled or disposed 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 waste unused building materials shall be burned, buried, dumped or discharged at the site.

ANTICIPATED CONSTRUCTION WASTES:

Anticipated construction wastes requiring recycling or disposal are:

1. Demoed building material.
2. Road and building construction waste.
3. Utility construction waste.
4. Concrete wash water.
5. Construction worker's trash.

NPDES PERMIT EFFLUENT LIMITATIONS, MONITORING AND REPORTING REQUIREMENTS:

2. MONITORING AND REPORTING REQUIREMENTS
a. Visual Inspections The permittee and co-permittee must ensure that visual site inspections are conducted bi-weekly, and after each precipitation event by qualified personnel, trained and experienced in erosion and sediment control, to ascertain that the BMPs are operational and effective in preventing pollution to the waters of the Commonwealth. A written report of each inspection shall be kept, and include:
(1) a summary of site conditions, BMP's, and compliance; and
(2) the date, time, and the name of the person conducting the inspection.
b. Noncompliance Reporting Where BMP's are found to be inoperative or ineffective during an inspection, or any other time, the permittee and co-permittee shall immediately contact the reviewing entity, by phone or personal contact, followed by the submission of a written report within 5 days of the initial contact. Noncompliance reports shall include the following information:
(1) Any condition on the project site which may endanger public health, safety, or the environment, or involve incidents which cause or threaten pollution;
(2) the period of noncompliance, including exact dates and times and/or anticipated time when the activity will return to compliance;
(3) steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance; and
(4) the date or schedule of dates, and identifying remedies for correcting noncompliance conditions.
3. RECORD KEEPING
a. Retention of Records The permittee and co-permittee shall retain records of all monitoring information including copies of all monitoring and inspection reports required by this permit, and records of data used to complete the Notice of intent for this permit, for a period of three years from the date of the termination of coverage under this permit.
b. Reporting of Monitoring Reports Monitoring results shall be submitted to the reviewing entity upon request.
PART B STANDARD CONDITIONS
1. MANAGEMENT REQUIREMENTS
b. Duty to Provide Information
(1) The permittee or co-permittee shall furnish to the Department, or the local county conservation district when acting as the reviewing entity, within 30 days of the date of request, any information that the Department may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit or coverage approved under this permit, or to determine compliance with this permit.
(2) The permittee or co-permittee shall furnish, upon request, to the Department, or the local county conservation district when acting as the reviewing entity, copies of records required to be kept by this permit.
(3) When the permittee or co-permittee becomes aware that he or she failed to submit any relevant facts or submitted incorrect information in the NOI, PPC Plan, E&S Control Plan, or in any other report to the Department, or the local county conservation district when acting as the reviewing entity, the permittee or co-permittee shall promptly submit or correct such facts or information.
(4) The permittee or co-permittee shall give seven calendar days advance notice to the Department, or the local county conservation district when acting as the reviewing entity, of any planned physical alterations or additions to the permitted facility which could, in any way, substantially affect the quality and/or quantity of stormwater discharged from the activity.
f. Facilities Construction, Operation, and Maintenance
The permittee and co-permittee shall design, build, implement, and at all times operate and maintain BMP's, including PPC Plans, E&S Control Plans, and any other stormwater pollution prevention and management measures.
g. Adverse Impact
The permittee and co-permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.
h. Reduction, Loss, or Failure of the BMPs
Upon reduction, loss or failure of the BMPs, the permittee and co-permittee shall take immediate action to restore the BMPs or provide an alternative method of treatment.
2. COMPLIANCE RESPONSIBILITIES
a. Duty to Comply
The permittee and co-permittee must comply with all terms and conditions of this general permit. Any permit noncompliance constitutes a violation of the Pennsylvania Clean Streams Law and the federal Clean Water Act and is grounds for enforcement action; for permit termination, revocation and reissuance, or modification; or for denial of a permit or permit renewal.
b. Penalties for Violations of Permit Conditions
The permittee and co-permittee may be subject to criminal and/or civil penalties for violations of the terms and conditions of this general permit under Section 602 and 605 of the Clean Streams Law, 35 P.s. Sections 691.602 and 691.605, and under the Clean Water Act as specified in 40 C.F.R. Sections 122.41 (a)(2) and (3), which are incorporated by reference.
PART C
OTHER CONDITIONS
2. EROSION AND SEDIMENT CONTROL PLANS
a. An Erosion and Sediment Control Plan, must be prepared, developed, and implemented for each activity covered by this permit in accordance with the Department's Chapter 102 Rules and Regulations, and Department guidance. Each plan must be submitted to the Department or local county conservation district when acting as the reviewing entity. E&S Control Plans, BMPs, and revisions thereto, which meet the requirements of Chapter 102, are conditions of this permit and incorporated by reference.
b. Erosion and Sediment Control Plans required under this permit are considered reports that shall be available to the public under Section 607 of the Clean Streams Law, and 25 Pa. Code, Chapter 92 of the Department's regulations. The owner or operator of a facility with stormwater discharges covered by this permit shall make plans available to the public upon request by the public. Erosion and Sediment Control Plans must be made available at the site of the construction activity at all times.
c. The staging of earth disturbance activities and maintenance requirements contained in the E&S Plan must be followed.
3. RECYCLING AND DISPOSAL OF BUILDING MATERIALS AND WASTES
All building materials and wastes must be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code section 260.1 et seq., section 271.1 et seq., and section 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.
5. PREPAREDNESS, PREVENTION AND CONTINGENCY PLANS
If the potential exists for causing accidental pollution of air, land, or water, or for causing endangerment of public health and safety through accidental release of toxic, hazardous, or other polluting materials, the permittee or co-permittee must develop a Preparedness, Prevention, and Contingency (PPC) Plan. The PPC Plan shall be developed in accordance with Department regulations. The PPC Plan shall identify areas which may include, but are not limited to, waste management areas, raw material storage areas, temporary and permanent spoils storage areas, maintenance areas, and any other areas that may have the potential to cause noncompliance with the terms and conditions of this permit due to the storage, handling, or disposal of any toxic or hazardous substances such as oil, gasoline, pesticides, herbicides, solvents, etc. BMP's shall be developed and implemented for each identified area. The PPC Plan shall be maintained on site at all times and shall be made available for review at the Department's or county conservation districts' request.
6. PRE-CONSTRUCTION CONFERENCES
The permittee or co-permittee shall contact the reviewing entity at least seven days before construction is to begin to determine if a pre-construction conference is required. The permittee, co-permittee and others undertaking the earth disturbance activity must attend a pre-construction conference if requested by the reviewing entity.
7. SPOIL OR BORROW AREA
The Erosion and Sediment Control Plan, shall be prepared, developed and implemented for all spoil and borrow areas, regardless of their location.
8. PHASED PROJECTS Prior to the commencement of earth disturbance activities for additional phases or portions of the project, the permittee or co-permittee shall submit an Erosion and Sediment Control Plan for each additional phase or portion of the project for review and authorization by the reviewing entity. Coverage under this permit is only granted for those phases or portions of a project for which an Erosion and Sediment Control Plan has been submitted to and authorized by the reviewing entity.
10. WETLAND PROTECTION If hydric soils are present, a wetland determination must be conducted in accordance with Department procedures. All wetlands identified must be included on the E&S Control Plan.

MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FEATURES

Until the site is stabilized, all erosion and sediment control BMPs shall be maintained properly. All temporary control measures and facilities shall be inspected weekly and after measurable storm events (i.e. at least 0.25 inch). A written report of each inspection shall be kept per the "NPDES Permit Notes". Required repairs shall be made immediately, and shall be made by the site contractor. Disposal of all material cleaned from various sediment control devices shall be placed on the approved soil stockpile, which shall have filter fence installed on the downhill side.

ROCK CONSTRUCTION ENTRANCE (ALTERNATE)

Rock Construction Entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. All sediment deposited on paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on roadway, extend length of rock construction entrance by 50 feet increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewer, culverts, or other drainage ways is not acceptable.

COMPOST FILTER SOCK

Traffic shall not be permitted to cross filter socks.
Accumulated Sediment shall be removed when it reaches 1/2 the above ground height of the filter sock and disposed in the manner described elsewhere in the plan. Alternatively, rather than create a soil disturbing activity, the Conservation District may call for additional filter sock to be added at areas of high sedimentation, place immediately on top of the existing sediment laden filter sock.
Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.
Biodegradable filter sock shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.
Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

PUMPED WATER FILTER BAG

A suitable means of accessing the bag with machinery required for disposal purposes shall be provided. Filter bags shall be replaced when they become ½ full of sediment. Spare bags shall be kept available for replacement of those that have failed or are filled. Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

CONCRETE WASHOUT

All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately. Accumulated materials should be removed when they reach 75% capacity. Plastic liners should be replaced with each cleaning of the washout facility.

FILTER BAG INLET PROTECTION

Sediment shall be removed when the filter bag is half full or when flow capacity has been reduced so that flooding occurs. Damaged or clogged installations shall be repaired or replaced immediately.

STABILIZATION MATTING

Stabilization matting is required in all channels. The matting will either be jute or permanent matting (North American Green EuroNet P300 or equal), as shown on the plans.

SEEDING/STABILIZATION NOTES

1. As disturbed areas within a project approach final grade, preparations should be made for seeding and mulching to begin. Topsoil should be respread at a depth of 6". In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched.
2. Temporary seeding (temporary stabilization)
   Seed: annual rye 40 lbs/acre
   Fertilizer: 10-10-10 @ 500 lbs/acre
   Mulch: straw 3 tons/acre. (straw and hay mulch should be anchored immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil. This method is limited to slopes no steeper than 3:1. The machinery should be operated on the contour. Note: crimping of hay or straw by running over it with tracked machinery is not recommended.
   Lime: one ton/acre

All diversions, channels, sediment traps and stockpiles shall be stabilized immediately. Any disturbed area on which activity has ceased and which will remain exposed shall be stabilized immediately. During non-germinating periods, mulch shall be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with the temporary seeding specifications. Disturbed areas which are either at finished grade or will not be redisturbed within 1 year shall be stabilized in accordance with the permanent seeding specifications.

3. Permanent seeding (permanent stabilization)
   Nurse crop: annual ryegrass 10 lbs/acre (pls)
   Seed (mix 2): kentucky bluegrass 25 lbs/acre, plus redtop 3 lbs/acre or perennial ryegrass 15 lbs/acre (pls)
   Critical areas (mix 3): birdsfoot trefoil 6 lbs/acre, plus tall fescue 30 lbs/acre (pls)
   Lime: six tons/acre
   Fertilizer: soil tests are recommended. In the absence of a soil test apply at the rate of 10-10-20 @ 1000 lbs/acre
   Mulch: straw 3 tons/acre
   Asphalt: ss-1 or equivalent 150 gal./acre

4. Seed dates
   March 15th - may 15th
   August 15th - October 15th

All areas shall be permanently seeded and mulched within one (1) week of reaching final grade, if in seeding season, otherwise temporary seeding requirements shall be met. All areas seeded with a temporary mixture will receive a permanent seed mixture during the first growing season following the finished grading. Areas with permanent slopes of 2:1 or greater shall be stabilized using crown vetch, as per the requirements of standard and specifications for critical areas stabilization (with ground covers, vines, shrub, and trees).

MULCH APPLICATION RATES

Mulch Type	Application Rate (Min.) Per Acre	Per 1,000 sq. ft.	Per 1,000 sq. yd.	Notes
Straw	3 Tons	140 lb.	1,240 lb.	Either wheat or oat straw, free of weeds, not chopped or finely broken
Hay	3 Tons	140 lb.	1,240 lb.	Timothy, mixed clover and timothy or other native forage grasses
Wood Cellulose	1,500 lb.	35 lb.	310 lb.	Do not use alone in winter, during hot and dry weather or on steep slopes (>3:1)
Wood	1,000 lb. Cellulose	25 lb.	210 lb.	When used over straw or hay
Wood Chips	4-6 Tons	185-275 lb.	1,650-2,500 lb.	May prevent germination of grasses and legumes

Tacking notes:
Straw and hay mulch should be anchored immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil. This method is limited to slopes no steeper than 3:1. The machinery should be operated on the contour. (Note: crimping of hay or straw by running over it with tracked machinery is not recommended.)

Polymeric and gum tackifiers mixed and applied according to manufacturer's recommendations may be used to tack mulch.

Synthetic binders, or chemical binders, may be used as recommended by the manufacture to anchor mulch provided sufficeint documentation is provided to show they are non-toxic to native plant and animal species.

TOPSOIL APPLICATION

Graded areas should be scarified or otherwise loosened to a depth of 3 to 5 inches to permit bonding of the topsoil to the surface areas and to provide a roughened surface to prevent topsoil from sliding down slope.

Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum (2 inches on fill outslopes). Spreading should be done in such a manner that sodding of seeding can proceed with a minimum of additional preparation of tillage. Irregularities in the surface resulting from topsoil placement should be corrected in order to prevent formation of depressions unless such depressions are part of the post construction stormwater management plan.

Topsoil should not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

TOPSOIL TESTING

The PA DEP Erosion and Sediment Pollution Control Program Manual - soil use limitations indicates the existing soils are rated poor for topsoil. It is recommended the existing topsoil be tested for suitability by a qualified soil-testing agency. If testing indicates the existing topsoil is unsuitable for establishing lawns, suitable topsoil shall be hauled to the site or the existing topsoil shall be amended per recommendations by the soil-testing agency.

IMPORT/EXPORT FILL ENVIRONMENTAL DUE DILIGENCE

Any fill material required for the site or excess material to be wasted from the site is required to be hauled from or to, as applicable, a site with an approved soil erosion and sediment control plan.

The owner/developer and/or operator is responsible to perform environmental due diligence and determine that all fill imported to the site or exported from the site meets the DEP definition of clean fill.

Clean fill: uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Environmental due diligence: investigative techniques, including, but not limited to visual property inspections, electronic data base searches, review of property ownership, review of property use history, sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance.

RECYCLING & DISPOSAL OF MATERIALS

Wastes generated during the construction of this project shall be recycled if at all possible. This shall include the erosion control BMPs. Any materials that cannot be recycled or reused shall be disposed of at a NPDES permitted site. If soil and/or rock disposal or borrow areas are required, approved erosion and sedimentation controls shall be implemented at these areas that meet Chapter 102 and/or other state and federal regulations.

All building materials and wastes must be removed from the site and recycled or disposed 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 waste unused building materials shall be burned, buried, dumped or discharged at the site.

ANTICIPATED CONSTRUCTION WASTES

Anticipated construction wastes requiring recycling or disposal are:

1. Site construction waste.
2. Utility construction waste.
3. Concrete wash water.
4. Construction worker's trash.

MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FEATURES

Until the site is stabilized, all erosion and sediment control BMPs shall be maintained properly. All temporary control measures and facilities shall be inspected weekly and after each runoff event. Required repairs shall be made immediately, and shall be made by the site contractor. Disposal of all material cleaned from various sediment control devices shall be placed on the approved soil stockpile, which shall have filter fence installed on the downhill side. A written log of inspections conducted, discrepancies found and repairs made will be maintained.

Compost Filter Sock
Sediment must be removed when accumulations reach ½ the above ground height of the filter. Any section of filter which has been undermined or topped must be immediately replaced with a weighted sediment tube. Compost filter sock is required to be used in place of filter fabric fence since the proposed development is within an "exceptional value" watershed.

Concrete Washout
All concrete washout facilities shall be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately. Accumulated materials should be removed when they reach 75% capacity. Plastic liners should be replaced with each cleaning of the washout facility.

Filter Bag Inlet Protection
Sediment shall be removed when the filter bag is half full or when flow capacity has been reduced so that flooding occurs. Damaged or clogged installations shall be repaired or replaced immediately.

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

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MARK	DESCRIPTION	DATE
	Bid Set	08/28/26

FROG SWITCH
SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA
REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY CMH | DATE 08-28-2026
PROJECT MANAGER: JTD
EMAIL: jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353
SCALE N.T.S.
SHEET TITLE

ESC NOTES & DETAILS

C-606
SHEET 19 OF 27

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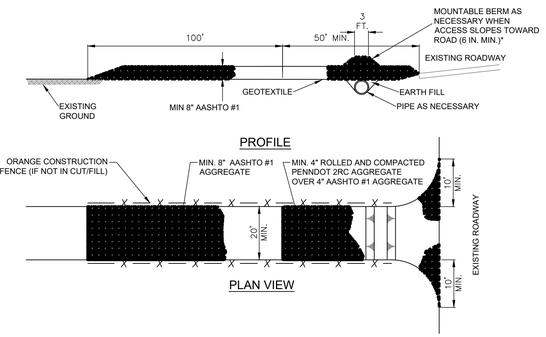


* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

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

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

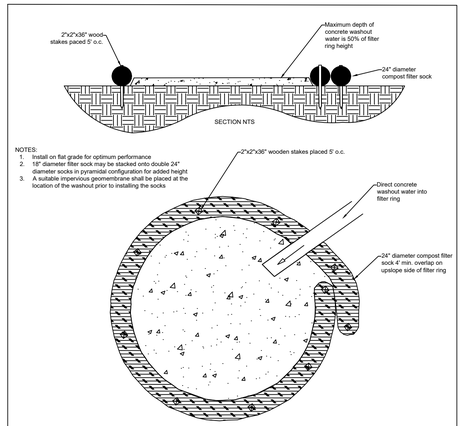
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

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

1 C-607

ALTERNATE ROCK CONSTRUCTION ENTRANCE

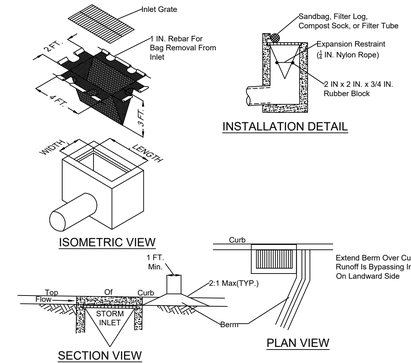
NOT TO SCALE



2 C-607

CONCRETE WASHOUT

NOT TO SCALE



NOTES:

1. Maximum drainage area = 1/2 Acre.
2. Inlet protection shall not be required for inlet tributary to sediment basin or trap. Berms shall be required for all installations.
3. Rolled earthen berm shall be maintained until roadway is stoned. Road subbase berm shall be maintained until roadway is paved. Six inch minimum height asphalt berm shall be maintained until roadway surface receives final coat.
4. At a minimum, the fabric shall have a minimum grab tensile strength of 120 lbs, a minimum burst strength of 200 psi, and a minimum trapezoidal tear strength of 50 lbs. Filter bags shall be capable of trapping all particles not passing a No. 40 sieve.
5. Inlet filter bags shall be inspected on a weekly basis and after each runoff event. Bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Damaged or clogged bags shall be replaced. A supply shall be maintained on site for replacement of bags. All needed repairs shall be initiated immediately after the inspection. Dispose of accumulated sediment as well as all used bags according to the plan notes.
6. Do not use on major paved roadways where ponding may cause traffic hazards.

3 C-607

STANDARD CONSTRUCTION DETAIL #4-15 FILTER BAG INLET PROTECTION - TYPE C INLET

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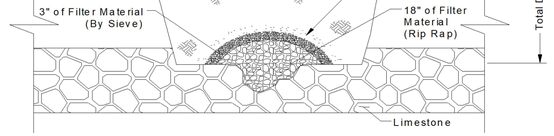


Sinkhole Treatment
Inverted Filter 1
Figure 1

Notes:
Inverted Filter 1
Procedure for installing inverted filter to treat sinkholes.

1) Remove and properly dispose of materials dumped in and around the sinkhole.

2) Excavate loose material from sinkhole and try to expose the solution void(s) in the bottom. Enlarge the sinkhole, as necessary, to allow for installation of filter materials (Figure 1).

3) Select a field stone that is about 1.5 times larger than the solution void(s). Place the stone(s) in the void(s) forming a secure "bridge". A geotextile may be needed to "lock" the stone "bridge" in place, as determined by the geotechnical engineer.

4) Place a layer of filter material over the "bridge" at a minimum thickness of 18 inches. About 30 percent of the material should be larger than the openings between the bridge and the void(s). (A well placed "bridge" should not have large openings around it.) In most cases this material could be Rip Rap.

5) Place a layer of smaller size filter material over the previous layer at a minimum thickness of 9 inches. The size should be 1/4 to 1/2 the size of the pervious layer. In most cases this material could be 57 stone.

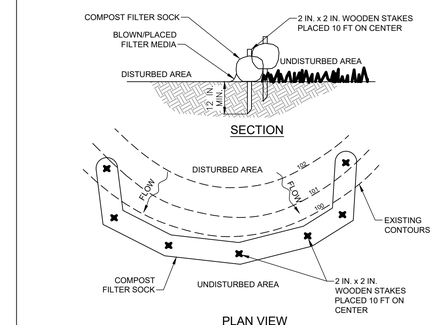
6) Place a layer of sand size filter material over the previous layer at a minimum thickness of 9 inches. The sand has to be compatible in size with the previous layer to prevent piping. In most cases this material could be C-33 sand or equivalent.

7) (A non-woven filter cloth with a burst strength between 100 to 200 psi can be substituted for the stone and sand filter materials discussed in 5 and 6.)

8) Backfill over the last filter layer (or filter cloth) with soil material to the surface. The reuse of any soil material excavated from sinkhole should be considered. Overfill by about 5 percent to allow for settlement. The material should be soil with at least 50% clay materials and a minimum of 3 feet thick. The fill materials should be compacted to a minimum of 95% of the standard proctor (AASHTO T-99). Any available topsoil should be placed on the surface.

9) Stone used for the "bridge" and the filters should have a rock strength at least equal to moderately hard (i.e. resistant to abrasion or cutting by knife blade but can be easily dent or broken with light blows of hammer). Shale or similar soft and non-durable rock is not acceptable.

SINKHOLE REMEDIATION DETAIL



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

4 C-603

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

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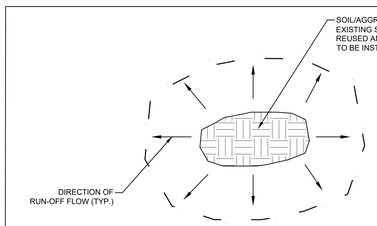

NOTES:

1. All existing excavated material that is not to be reused in the work is to be immediately removed from the site and properly disposed of.
2. Soil/Aggregate stockpile sites to be where shown on the drawings.
3. Restore stockpile sites to pre-existing project condition and reseed as required.
4. All topsoil stockpiles to be seeded immediately with a temporary seed mixture.
5. Stockpiles shall not exceed 15 feet in height with 2:1 side slopes or flatter.

5 C-607

TOPSOIL STOCKPILE

NOT TO SCALE

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FROG SWITCH
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NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 04411) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Spotting Hill Road, Mechanicsburg, PA 17050
484-429-3101

PROJECT NO: 2026-0095
DWN BY: CMH
DATE: 08-28-2026
PROJECT MANAGER: JTD
EMAIL: jdoty@fsa-inc.com
PROPERTY ID #: 02-21-0318-353
SCALE: N.T.S.
SHEET TITLE:

ESC NOTES & DETAILS

C-607
SHEET 20 OF 27

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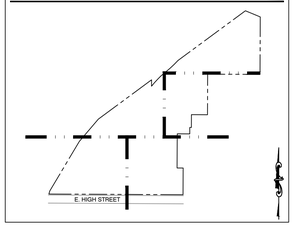
KEY MAP

SCALE: 1" = 1000'



IMPERVIOUS SURFACES (SQ. FT.)		
AREA	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS	15.92	8.20
GRASS / PERVIOUS	2.58	10.30

LEGEND	
HATCH	DESCRIPTION
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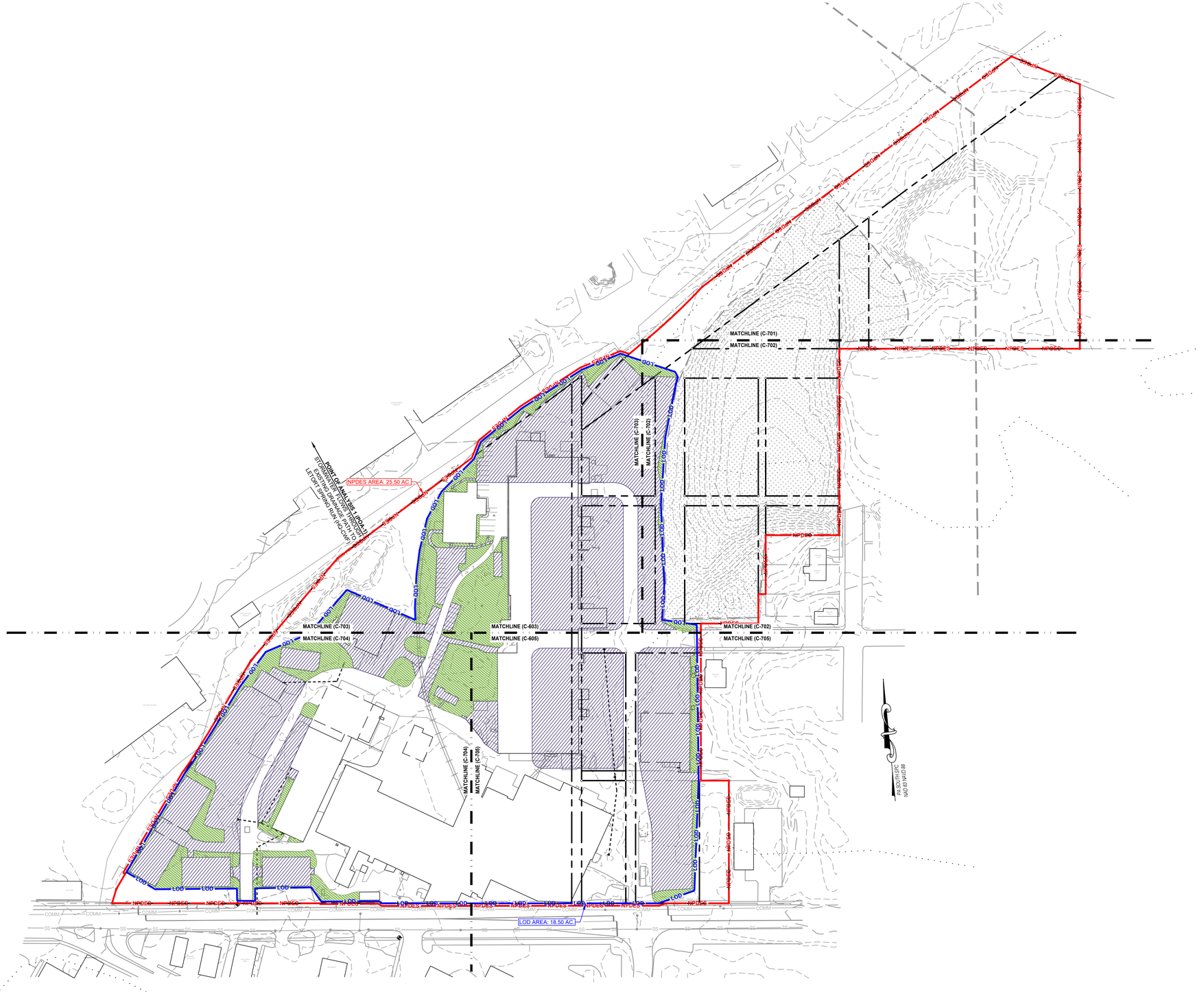
	EXISTING PERVIOUS AREA TO REMAIN GRASS
	LANDFILL (DO NOT DISTURB)



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BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC.
230 S SPORTING HILL ROAD MECHANICSBURG PA 17050
484-429-3101

PROJECT NO. 2026-0095
DWN BY CMH
DATE 08-28-2026
PROJECT MANAGER J. Doty
EMAIL jdoty@fsa-inc.com
PROPERTY INFORMATION 29-21-0318-353
SCALE 1" = 100'
SHEET TITLE

OVERALL PCSM PLAN

C-700
SHEET 21 OF 27

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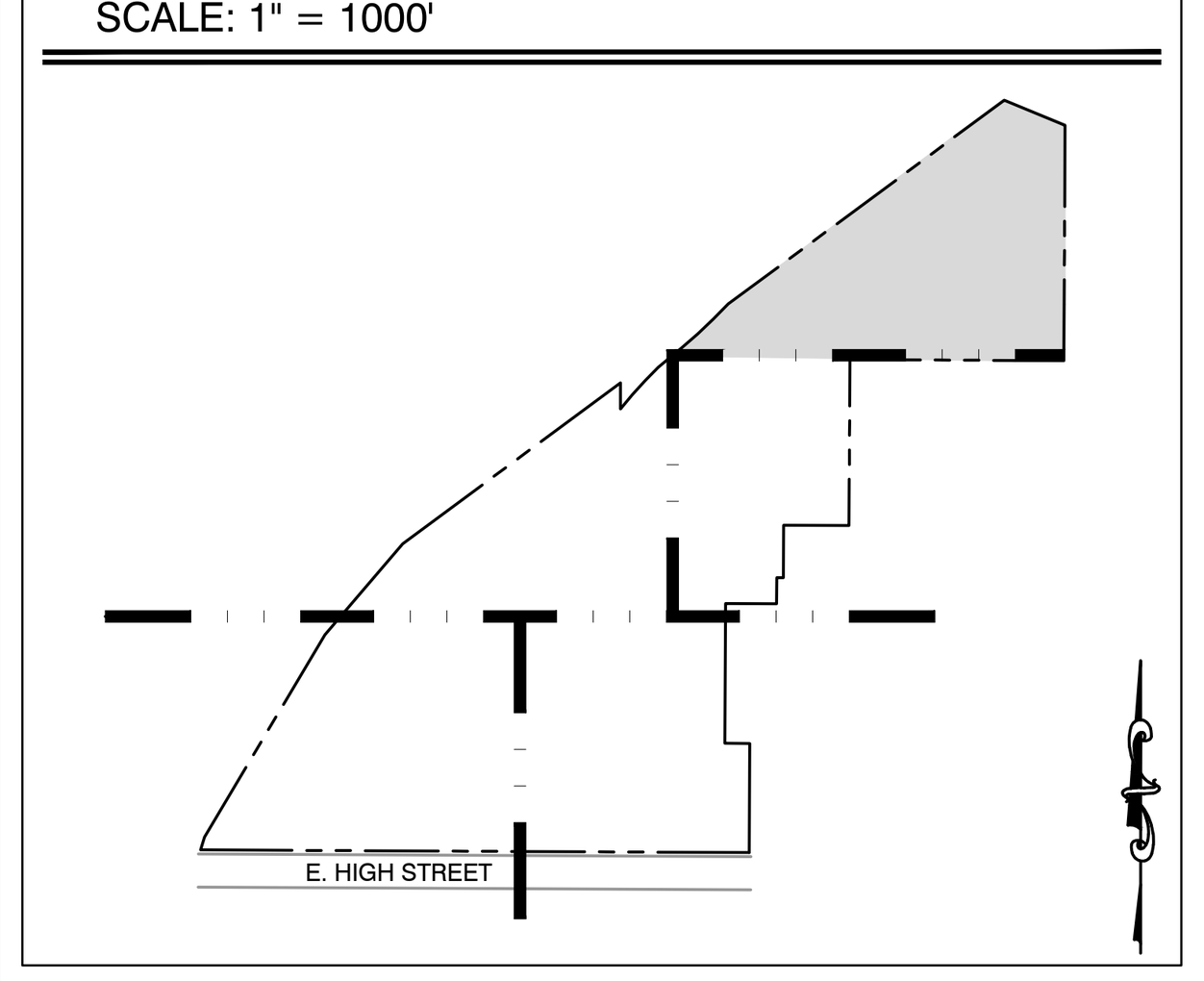

IMPERVIOUS SURFACES (SQ. FT.)		
AREA	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS	15.92	8.20
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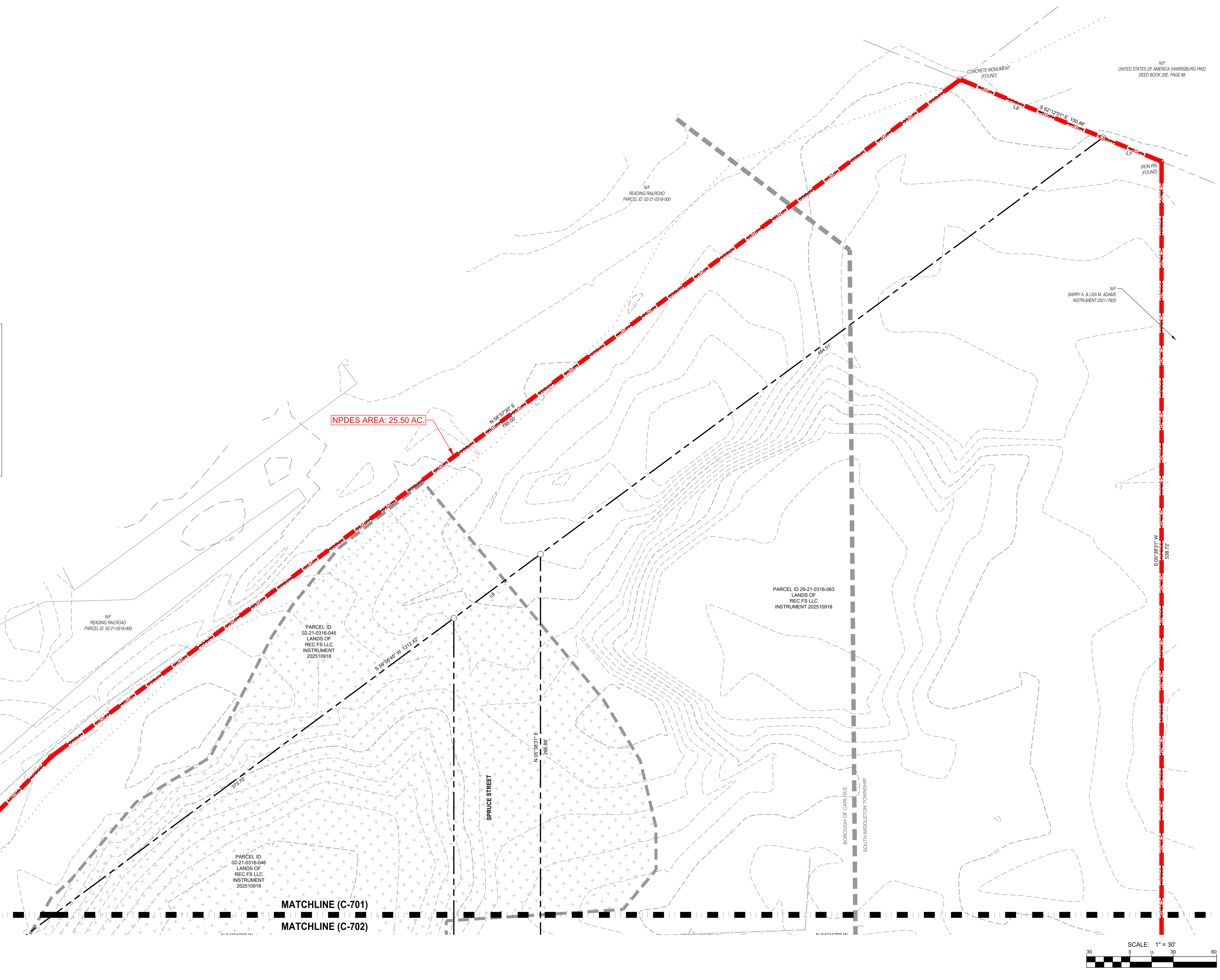

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CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC.
230 S SPORTING HILL ROAD MECHANICSBURG PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY CMH | DATE 08-28-2026
PROJECT MANAGER: J. Doty
EMAIL: jdoty@fsa-inc.com
PROPERTY INFORMATION 29-21-0318-353
SCALE 1" = 30'
SHEET TITLE

PCSM PLAN

C-701

KEY MAP

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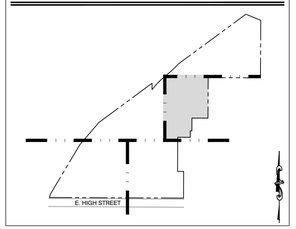

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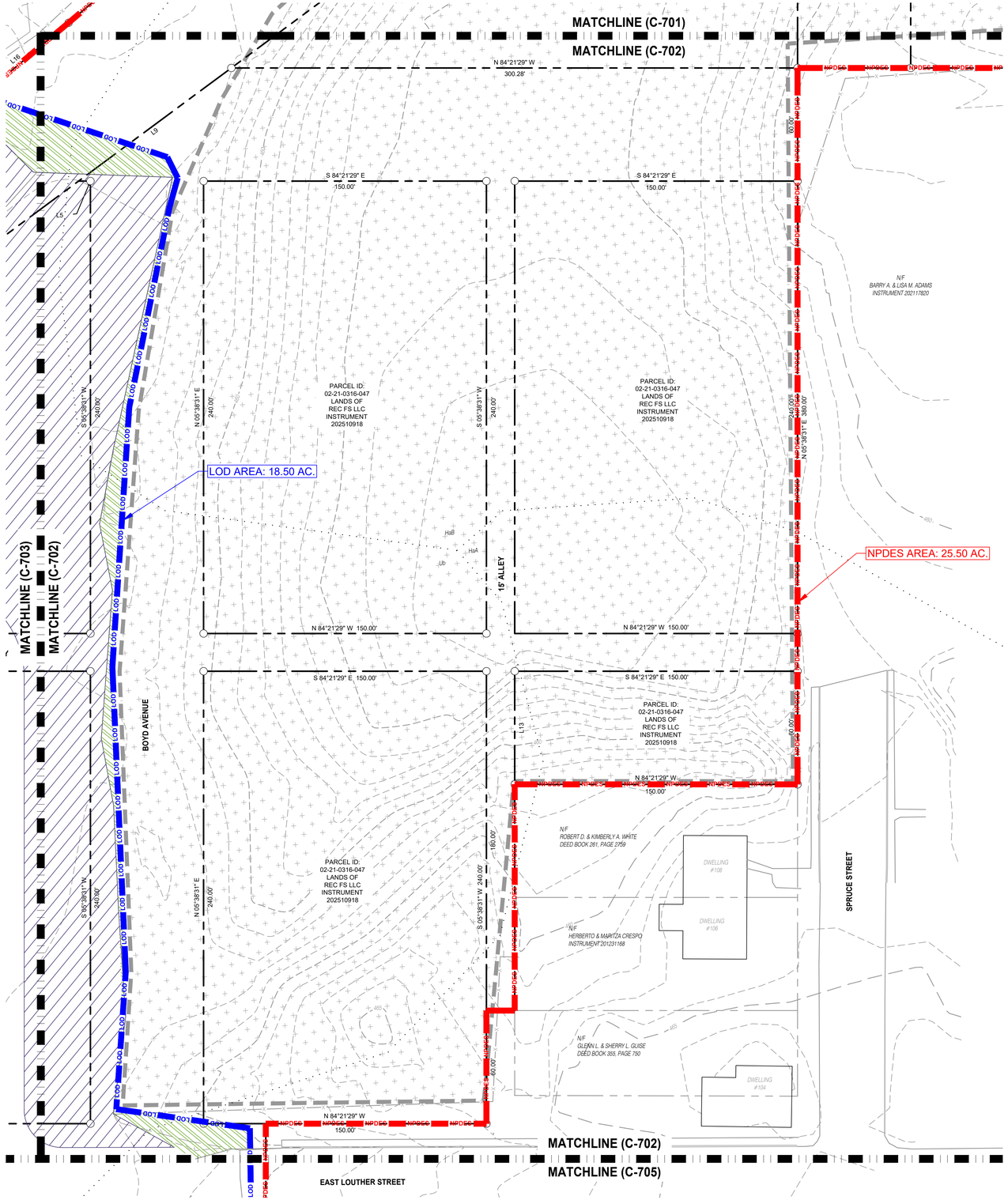

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CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
239 S SPORTING HILL ROAD MECHANICSBURG PA 17050
484-429-3101

PROJECT NO. 2026-0095

DWN BY	DATE
CMH	08-28-2026

PROJECT MANAGER J. Doty
EMAIL jdoty@fsa-inc.com
PROPERTY INFORMATION 29-21-0318-353
SCALE 1" = 30'
SHEET TITLE

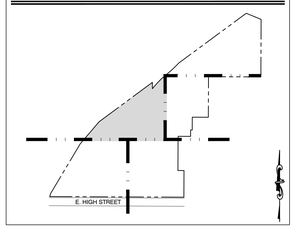
PCSM PLAN

C-702
SHEET 23 OF 27

P:\PHASE1\CIVIL\DRAWINGS\CT\CSMS\SHEETS\C-702.DWG 8/28/2026 11:18 PM EDT CHRISTOPHER A. MUNSEY

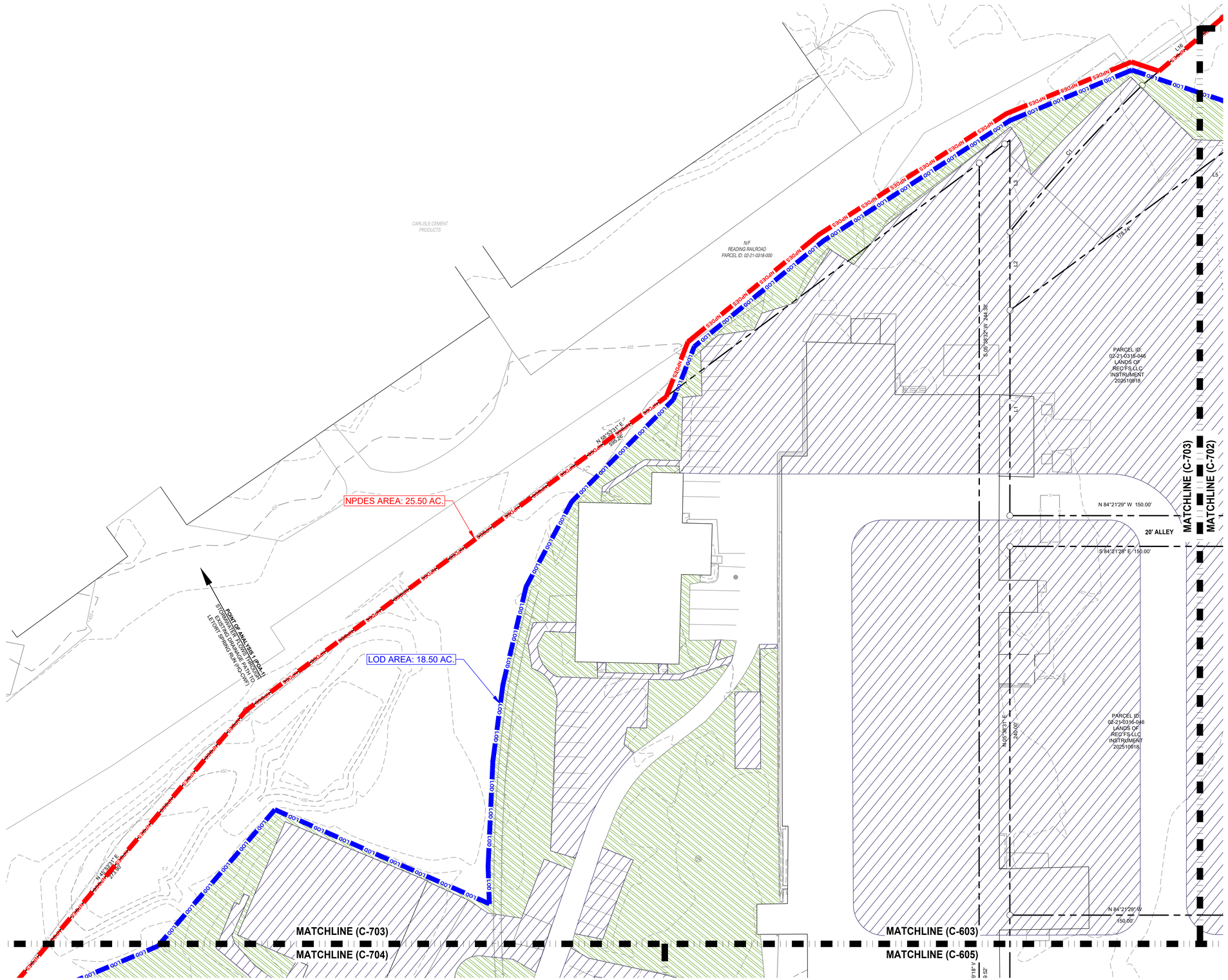
KEY MAP

SCALE: 1" = 1000'



IMPERVIOUS SURFACES (SQ. FT.)		
AREA	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS	15.92	8.20
GRASS / PERVIOUS	2.58	10.30

LEGEND	
HATCH	DESCRIPTION
	EXISTING IMPERVIOUS AREA TO BE GRASS
	EXISTING PERVIOUS AREA TO REMAIN GRASS
	LANDFILL (DO NOT DISTURB)



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135 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3920

Professional Certification:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Pennsylvania License # PE066513 Expiration Date 09/30/2027

MARK	DESCRIPTION	DATE
	Bid Set	08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REO FS, LLC
230 S SPORTING HILL ROAD MECHANICSBURG PA 17050
484-429-3101

PROJECT NO.	2026-0095
DWN BY	CMH
DATE	08-28-2026
PROJECT MANAGER	J. Doty
EMAIL	jdoty@fsa-inc.com
PROPERTY INFORMATION	29-21-0318-353
SCALE	1" = 30'

SHEET TITLE

PCSM PLAN

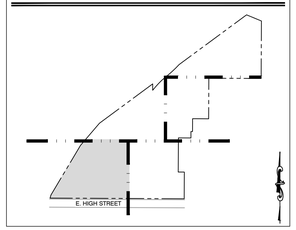
C-703

SHEET 24 OF 27

P:\PROJECTS\2026\2026-0095\CAD\CONSTRUCTION\2026-0095 PCSM PLAN.DWG 8/28/2026 2:21:06 PM CMH

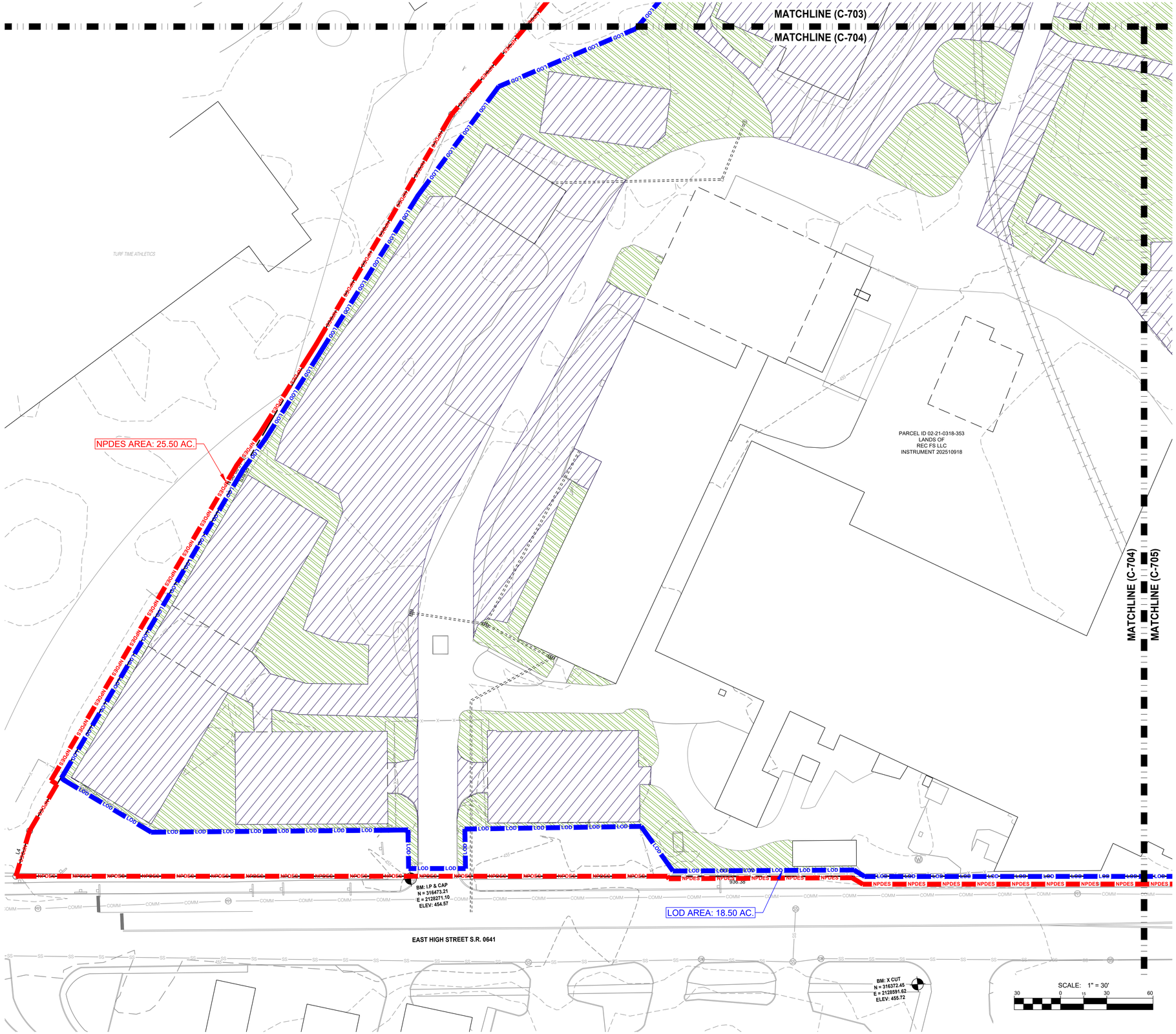
KEY MAP

SCALE: 1" = 1000'



IMPERVIOUS SURFACES (SQ. FT.)		
AREA	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS	15.92	8.20
GRASS / PERVIOUS	2.58	10.30

LEGEND	
HATCH	DESCRIPTION
	EXISTING IMPERVIOUS AREA TO BE GRASS
	EXISTING PERVIOUS AREA TO REMAIN GRASS
	LANDFILL (DO NOT DISTURB)



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Pennsylvania, License # PE080613, Expiration Date 06/30/2027

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505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
	Bid Set	08/28/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY CMH
DATE 08-28-2026
PROJECT MANAGER: JTD
EMAIL: jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353
SCALE 1" = 30'
SHEET TITLE

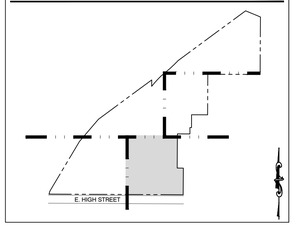
PCSM PLAN

C-704

SHEET 25 OF 27

KEY MAP

SCALE: 1" = 1000'



IMPERVIOUS SURFACES (SQ. FT.)		
AREA	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS	15.92	8.20
GRASS / PERVIOUS	2.58	10.30

LEGEND	
HATCH	DESCRIPTION
	EXISTING IMPERVIOUS AREA TO BE GRASS
	EXISTING PERVIOUS AREA TO REMAIN GRASS
	LANDFILL (DO NOT DISTURB)

MATCHLINE (C-603)
MATCHLINE (C-605)
MATCHLINE (C-702)
MATCHLINE (C-705)
MATCHLINE (C-704)
MATCHLINE (C-705)
EAST LOUTHER STREET
EAST HIGH STREET S.R. 0641
20' ALLEY
PARCEL ID: 02-21-0316-393 LANDS OF REC FS LLC INSTRUMENT 202510918
PARCEL ID: 02-21-0318-353 LANDS OF REC FS LLC INSTRUMENT 202510918
PARCEL ID: 02-21-0318-346 LANDS OF REC FS LLC INSTRUMENT 202510918
DWELLING #730
N/F PATRICIA L. NEDIGH INSTRUMENT 201314721
N/F JEFFREY S. AUSTIN INSTRUMENT 201314721
S 84°21'29" E 90.00'
S 84°21'29" E 133.00'
S 05°39'18" E 1059.52'
N 05°38'31" E 240.00'
S 05°38'31" W 240.00'
N 05°38'31" E 510.00'
N 84°21'29" W 130.00'
N 05°38'31" E 250.00'
S 05°38'31" W 250.00'
S 05°38'31" W 280.00'
150.00'
NPDES AREA: 25.50 AC.
LOD AREA: 18.50 AC.
L10
L11
L12
L14
L15
LOD
NPDES
COMM
SS
SCALE: 1" = 30'
30 0 15 30 60

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126 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.790.3800

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Pennsylvania License # PE086573
Expiration Date 09/30/2027

MARK	DESCRIPTION	DATE
	Bid Set	06/26/26

FROG SWITCH

SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC FS, LLC
230 S SPORTING HILL ROAD MECHANICSBURG PA 17050
484.429.3101

PROJECT NO. 2026-0095
DRAWN BY CMH
DATE 06-28-2026
PROJECT MANAGER J. Doty
EMAIL jdoty@fsa-inc.com
PROPERTY INFORMATION 29-21-0318-353
SCALE 1" = 30'
SHEET TITLE

PCSM PLAN

C-705
SHEET 26 OF 27

P:\SHEETS\29-21-0318-353_JJC\TS\0095\DWG\0095-PCSM.DWG 6/26/2026 8:48:15 AM EDT

SEQUENCE OF CONSTRUCTION

A copy of the erosion and sediment control narrative shall be provided to the contractor. Contractor is to familiarize him/herself with the erosion and sediment control narrative and plans prior to construction.

Contractor shall contact Cumberland County Conservation District (717-240-7812), Borough of Carlisle (717-249-4422) and Frederick, Seibert and Associates (717-701-8111) at least seven (7) days prior to the start of construction to schedule a preconstruction meeting.

Contractor to notify the PA One Call System (1-800-242-1776) for the location of existing underground utilities at least three (3) days prior to starting any earth disturbance activities.

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed and immediately stabilized before any following stage is initiated. Clearing, grubbing and topsoil stripping shall be limited only to those areas described in each stage. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag or equivalent sediment removal facility, over undisturbed vegetated areas. All embankment slopes shall be tracked prior to stabilization. As soon as slopes, channels, ditches and other disturbed areas reach final grade they must be stabilized. This site is in a special protection watershed, upon completion or temporary cessation of earth disturbance activity that portion of the site must be immediately stabilized. As disturbed areas within a project approach final grade, preparations should be made for seeding and mulching to begin. In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched.

1. Field identify/stake the limits-of-disturbance (LOD) and proposed ESC BMPs. It is recommended that the LOD be staked at minimum 50' intervals.
2. Install rock construction entrance #1. Install Concrete Washouts.
3. Install perimeter filter barriers (compost filter socks) #1 and #2
4. Demo, crush and remove all asphalt and concrete to be removed per the Existing Conditions Plan.
5. Rough grade the site as shown per the Grading Plan. Replace impervious areas that are to remain impervious with crushed rock or a similar engineered approved equivalent.
6. Install topsoil per the specification in the areas as shown on the Stormwater Management Plan.
7. Seed and stabilize the topsoil areas per the seeding specifications.
8. Clear Site of debris and all unwanted materials. All waste material shall be recycled or disposed of in accordance with the "Recycling & Disposal of Materials" notes.
9. Disturbed areas shall be stabilized. Temporary BMPs may not be removed until a minimum 70% perennial vegetative cover is well-established across the entire upslope contributing drainage area. All areas proposed to be paved must be paved or have compacted stone bas in place.
10. Upon completion of all earth disturbance activities and permenant stabilization of all disturbed areas, the owner and/or operators shall contact the Cumberland County Conservation District for a final inspection prior to the removal of any remaining BMPs. Any areas disturbed during BMP removal shall be immediately stabilized.

Contractor Notes

1. The contractor shall be responsible for obtaining any required permits for the construction proposed on this plan.
2. The contractor shall be responsible for the replacement of any damaged or destroyed existing site features that are to remain.
3. All improvements shall meet the requirements of The Borough of Carlisle.
4. The contractor shall be responsible for all traffic control, trench barricading, covering, sheeting and shoring, in accordance with applicable federal, state and local requirements.
5. The location of existing underground utilities must be field verified by the contractor prior to construction, excavation and blasting.
6. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage done due to the contractor's negligence shall be immediately and completely repaired at the contractor's expense.
7. The contractor shall legally dispose of all underground and above ground structures, features, and materials as required for the construction of the improvements shown on this plan.
8. The contractor shall ensure the positive drainage away from all buildings.
9. The contractor shall coordinate any and all utility service extensions/terminatinos with the utility owner.
10. The contractor is responsible for all field testing and "record drawings" as required by various authority requirements.
11. The contractor shall notify the appropriate authorities at least 10 days prior to the commencement of construction.
12. The contractor shall call PaOne Call prior to beginning construction.

Post-Construction Stormwater Management (PCSM) Standard Notes:

PCSM Requirements:
A licensed professional or a designee shall be present onsite and be responsible during critical stages of implementation of the approved PCSM Plan. The critical stages may include the installation of the underground treatment or storage BMPs, structurally engineered BMPs, other BMPs as deemed appropriate by the department or the conservation district.
The PCSM Plan, inspection reports, and monitoring records shall be available for review and inspection by the department or the conservation district.

PCSM Long-Term Operations and Maintenance Requirements:
The permittee or co-permittee shall be responsible for long-term operation of the PCSM BMPs unless a different person is identified in the notice of termination and has agreed to the long-term operation and maintenance of the PCSM BMPs.
A permittee or co-permittee that fails to transfer the long-term operation and maintenance of the PCSM BMP or otherwise fails to comply with this requirement shall remain jointly and severally responsible with the landowner for long-term operation and maintenance of the PCSM BMPs located on the property.

Notice of Termination and Recording of Plan
If the permittee is the landowner and will agree to be responsible for long-term operation and maintenance of the PCSM BMPs:

1. An instrument, will be signed by the permittee (as both grantor and grantee) and notarized. The instrument, along with attachments, shall (to satisfy 25 Pa. Code §102.8(m)(2)):
   a. identify the PCSM BMP(s),
   b. provide for the necessary access related to long-term operation and maintenance of the PCSM BMP(s), and
   c. provide notice that the responsibility for long-term operation and maintenance of the PCSM BMP(s) is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees.
2. The above instrument and attachments listed below shall be recorded within 45 days of permit issuance or authorization. The proof of filing the instrument and attachments shall be provided to the Department or conservation district within 90 days of permit issuance or authorization.
   a. approved PCSM plan
   b. operation and maintenance plan (synonymous with the long-term operation and maintenance schedule included within the PCSM plan)
3. An operation and maintenance agreement will not need to be signed or recorded in this scenario because the permittee is the landowner.
4. Unless the location and dimensions of the PCSM BMPs on the record drawings are the same as those on the PCSM plan, there are no subsurface BMPs, all BMPs are non-engineered and require minimal maintenance, and the operation and maintenance plan has not changed, the instrument will need to be amended in preparation for permit termination. The amended instrument will be recorded with the following attachments:
   a. record drawings which accurately reflect as-built conditions
   b. operation and maintenance plan (synonymous with the long-term operation and maintenance schedule included within the record drawings)
5. The permittee shall provide "proof of filing" the instrument and attachments in the form of a receipt from the county Recorder of Deeds Office and complete Section 7.b of the NOT form.

Post-Construction Stormwater Management Operation and Maintenance Owner/Operation:

Real Estate Collective, FS, LLC.
230 S Sporting Hill Road
Mechanicsburg, PA 17050

General Notes:

1. All stormwater conveyances and BMPs shown on this plan shall be constructed by the contractor in accordance with the design, conditions and specifications identified on this plan. Ownership, operation, and maintenance of the storm water management facilities shall be the responsibility of the landowner, his successors and assigns in perpetuity, unless specifically identified otherwise herein.
2. Stormwater management conveyances and BMPs shall be operated and maintained in good working condition to ensure that they perform their design function, in a manner acceptable to the township and county.
3. The owner shall inspect each stormwater management conveyance and BMP after each 1" rainfall event or at the minimum schedule noted on this plan. Appropriate action shall be taken to ensure that repair, replacement or other routine maintenance of the BMPs to ensure proper function and operation. All maintenance costs shall be borne by the owner. A written report documenting each inspection and all BMP repair and maintenance activities shall be kept by the property owner.
4. Municipal and county officials and their agents or employees shall have the right of access for inspection and shall have the right at their discretion to maintain or repair the facilities as necessary to restore them to their design conditions. The cost to complete the maintenance or repair shall be borne by the responsible property owner(s).

Recycling & Disposal of Materials:
Wastes generated following the construction of this project shall be recycled if at all possible. This shall include the trash and sediment that may wash into the PCSM BMP's. Any materials that cannot be recycled or reused shall be disposed of properly. If soil and/or rock disposal or borrow areas are required, approved erosion and sedimentation controls shall be implemented at these areas that meet chapter 102 and/or other state and federal regulations.

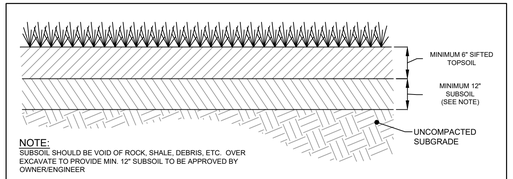
All building materials and wastes must be removed from the site and recycled or disposed in accordance with the department's solid waste management regulations at 25 pa. code 260.1 et seq. 271.1, and 287.1 et seq. No building materials or waste unused building materials shall be burned, buried, dumped or discharged at the site.

Permanent Stabilization

1. Permanent stabilization is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
2. All topsoil shall be replaced at a minimum depth of at least 6 inches in order to promote stormwater infiltration and permanent vegetative stabilization on all disturbed areas to be permanently revegetated.
3. All topsoil shall be loosened to a depth of at least 4 inches. All objectionable material larger than 2 inches shall be removed.
4. Contractor shall provide soil testing pH before implementing permanent seeding. Limestone and fertilizer shall be applied uniformly in areas to be seeded and worked into the soil to a depth of 2 inches. In the absence of soil testing, apply limestone and fertilizer per the application rate specified below:
   A. Limestone - pulv ag at 6 tons per acre.
   B. Fertilizer - 100 lbs/acre N, 200 lbs/ac P205, 200 lbs/ac K20
5. Mulch of long stem straw shall be applied at an even application rate of 3 tons per acre with a surface covering of 100%. Mulch shall be either mechanically stabilized or stabilized by use of a tackifier.
6. Hydroseed is not considered stabilized until it germinates.

Areas of Minimized Total Disturbance - Grading

-Area shall not be subject to grading or movement of existing soils
-Existing native vegetation in a healthy condition may not be removed
-Invasive non-native vegetation may be removed
-Pruning or other required maintenance of vegetation is permitted. Additional planting is permitted
-Area shall be protected by having limits of disturbance clearly shown on all construction drawings and delineated in the field.
-The area not subject to grading shall be clearly delineated on the Stormwater Management Plan. If future grading or disturbance of this area occurs, subsequent stormwater management must be provided to address disturbance.
-Area shall not be located on the development project.



NOTE:
SUBSOIL SHOULD BE VOID OF ROCK, SHALE, DEBRIS, ETC. OVER EXCAVATE TO PROVIDE MIN. 12" SUBSOIL TO BE APPROVED BY OWNER/ENGINEER

2 C-701 **GRASS / TOPSOIL**

NOT TO SCALE

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20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-79-8666
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Professional Certification:
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Expiration Date 06/30/2027

MARK	DESCRIPTION	DATE
	Bid Set	08.28.26

FROG SWITCH
SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET
NORTHEAST OF THE INTERSECTION OF EAST HIGH STREET (S.R. 0641) AND YORK ROAD (S.R. 0074)
BOROUGH OF CARLISLE
CUMBERLAND COUNTY, PENNSYLVANIA

REC PS, LLC
230 S Sporting Hill Road, Mechanicsburg, PA 17050
484.429.3101

PROJECT NO. 2026-0095
DWN BY CMH | DATE 08-28-2026
PROJECT MANAGER: JTD
EMAIL: jdoty@fsa-inc.com
PROPERTY ID # 02-21-0318-353
SCALE N.T.S.
SHEET TITLE

PCSM DETAILS

C-706
SHEET 27 OF 27

P:\2026\02 CIVIL\02\02 PROJECTS\2026\2026-0095\CAD\PCSM\C706 PCSM DETAILS.DWG 2026-08-28