



**PROPERTY DATA**  
 DEVELOPER: OWNER PARCELS 'A' & EQUITABLE OWNER PARCELS B-I  
 TIGER PROPERTIES, LLC  
 854 NORTH WYOMING BLVD. STE 200  
 WYOMING, PA 19380

**OWNERS**  
 PARCEL A: TIGER PROPERTIES, DBV 4066, PAGE 0373, P.I.N. 4385-15-43-8807  
 PARCEL E: ELANE K. LEVAN, DBV 2207, PAGE 0712, P.I.N. 4385-15-43-9192  
 PARCEL F: BRYAN K. LEVAN, DBV 2601, PAGE 0819, P.I.N. 4385-15-43-9179  
 PARCEL D: RONALDO & MARY D. GIOVINNO, DBV 986, PAGE 0749, P.I.N. 4385-15-43-2095  
 PARCEL H: MARY M. ROHRBACHER, DBV 161, PAGE 0023, P.I.N. 4385-15-43-3377  
 PARCEL I: MICHAEL W. ROHRBACHER, DBV 108, PAGE 0092, P.I.N. 4385-15-43-3902  
 PARCEL G: MICHAEL B. SMITH & BISHARA, DBV 1007, PAGE 0023, P.I.N. 4385-15-43-3856  
 PARCEL C: EDNA C. & EUGENE C. STEFFY, DBV 2044, PAGE 0045, P.I.N. 4385-15-43-4945  
 PARCEL J: FRANK W. NAJLE, DBV 0751, PAGE 1160, P.I.N. 4385-15-43-2814

**DATUM:** CONTOURS AND ELEVATIONS SHOWN HEREIN ARE BASED ON APPROXIMATE U.S. S. DATUM, BENCHMARK BEING A CONCRETE MONUMENT ON THE SOUTHWEST CORNER OF MADISON AVENUE, SOUTH OF ALPINE DRIVE, AS SHOWN HAVING AN ELEVATION OF 582.35 PUBLIC SEWER AND WATER  
 STATEMENT OF INTENT: THE INTENT OF THIS PLAN IS TO OBTAIN MUNICIPAL APPROVALS TO CONSTRUCT THE MEDICAL BUILDING AND HOTEL SHOWN

**ZONING DATA**  
 ROUTE 222/GRINGS HILL INTERCHANGE COMMERCIAL/BUSINESS DISTRICT

	EXISTING	PROPOSED
MRL LOT AREA	744 ACRES	744 ACRES
MRL LOT WIDTH	50'	3000'
MRL SETBACK FROM STREET R.O.W.	50'	50'
MRL SETBACK FROM ALL OTHER LOT LINES	70'	70'
MRL BUILDING SETBACK FROM STREET	40'	40'
MAX. AREA OF IMPERVIOUS COVERAGE	75%	54%
MAX. BUILDING HEIGHT	45'	45'
MRL PARKING SETBACK FROM STREET R.O.W.	45'	45'
PARKING LOT LANDSCAPING	10%	10%

**PARKING REQUIREMENTS:** 213 SPACES REQUIRED, 289 PROVIDED

**WAIVER REQUESTED:** SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 14.04.B.09, DRAWING SHEET SIZE - SHEET SIZE PROVIDED IS 48"x36" WAIVER GRANTED BY CUMRU BOARD OF COMMISSIONERS AT 12-16-08 MEETING

**WAIVER REQUESTED:** DRAINAGE AND LAND DEVELOPMENT ORDINANCE SECTION 19.01.C.1, STORMWATER VELOCITY BELOW MINIMUM PERMITTED WAIVER GRANTED BY CUMRU BOARD OF COMMISSIONERS AT 12-16-08 MEETING

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**IMPERVIOUS COVERAGE CALCULATIONS:** TOTAL IMPERVIOUS / TOTAL SITE AREA - PERCENTAGE 176,000 SF / 318,000 SF = 54.8%

**PARKING LOT LANDSCAPING CALCULATIONS:** LANDSCAPE AREA / PARKING LOT AREA - PERCENTAGE 11,878 SF / 109,475 SF = 10.8%

**NOTES**

- ALL WATER LINES, LATERAL, FIRE HYDRANTS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE MUNICIPAL WATER AUTHORITY STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION PERMITTING.
- ALL SIDEWALKS SHALL BE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF TOWNSHIP OF CUMRU AND SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP'S ENGINEER.
- SEE UTILITY LINE SEPARATION TABLE ON SHEET 14 FOR CLEARANCES BETWEEN PIPES.
- ALL SEWER LATERALS AND ROOF LATERALS SHALL HAVE AT LEAST A 2" PER FOOT MINIMUM SLOPE.
- ALL ROOF DRAINS ARE TO BE CONNECTED INTO THE UNDERGROUND STORM SEWER SYSTEM OR GRASSES SWALES.
- CONTRACTOR IS TO UTILIZE THE ARCHITECTURAL DRAWINGS FOR THE BUILDING AND BUILDING APPURTENANCES.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON FIELD SURVEY OF SURFACE FEATURES. CONTRACTOR IS RESPONSIBLE TO FULLY EVALUATE UTILITIES PRIOR TO STARTING CONSTRUCTION INCLUDING EVALUATING UNDERGROUND UTILITY CONTRACTS AND PERFORMING THE PA ONE CALL PRIOR TO EARTHWORK. BID PROVIDES UTILITY INFORMATION ON THE PLAN TO BEST ESTIMATE OF FIELD CONDITIONS, HOWEVER UNDERGROUND UTILITIES HAVE NOT BEEN FIELD LOCATED. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL UTILITIES DURING THE CONSTRUCTION PROCESS.
- IF TREE ROOTS ARE DESTROYED, THE CONTRACTOR SHALL DISCUSS THE ISSUE WITH THE OWNER TO DETERMINE IF THE TREE SHOULD BE REMOVED. EFFORTS ARE TO BE MADE BY THE CONTRACTOR TO PRESERVE THE NATURAL FEATURES OF THE LAND AND LARGE TREES WHERE POSSIBLE.
- ALL PARKING AND LOADING SPACES ARE TO EXCEED OR COMPLY WITH THE STANDARDS OF TOWNSHIP OF CUMRU.
- PLANTINGS ARE TO BE AVOIDED WHERE EXISTING TREE TRUNKS EXIST OR ARE PROPOSED.
- THIS SUBDIVISION AND LAND DEVELOPMENT PLAN HAS BEEN PREPARED TO DEMONSTRATE THE ABILITY TO COMPLY WITH ZONING, SUBDIVISION, AND LAND DEVELOPMENT ORDINANCES AND MUNICIPAL APPROVAL. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.
- TOWNSHIP OF CUMRU STANDARDS SHALL APPLY FOR ALL IMPROVEMENTS, IF NOT COVERED PERIOD STANDARDS SHALL APPLY.
- CLEAR SIGN TRIANGLES AND INTERSECTION SIGN DISTANCE TRIANGLES ARE TO REMAIN FREE AND CLEAR OF OBSTRUCTIONS.
- ALL SIDEWALK DIMENSIONS DO NOT INCLUDE THE WIDTH OF CURB.
- THE APPLICANT INTENDS TO MAINTAIN THE DETENTION BASINS INDICATED ON THE PLANS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO INSPECT AND PERFORM REQUIRED MAINTENANCE ON THE FACILITIES AT THE OWNER'S EXPENSE.
- THE 25' SP. EXTENSION OF GRINGS HILL ROAD IS INTENDED TO BE DEDICATED TO THE TOWNSHIP.
- LOCATION OF 100-YEAR FLOODPLAIN SHOWN BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 476 OF 476, MAP NUMBER 1301542E
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1965 (P.L. 1042, NO. 426), KNOWN AS THE STATE HIGHWAY LAW. BEFORE ACCESS IS PERMITTED.
- SOIL EROSION AND CONTROL PLANS, IN ACCORDANCE WITH TOWNSHIP ORDINANCE NO. 4.49 AND RESOLUTION NO. 107, SHALL BE PREPARED BY THE INDIVIDUAL LOT OWNERS, APPROVED BY THE BEERS COUNTY SOIL AND CONSERVATION DISTRICT, AND PRESENTED TO THE TOWNSHIP ALONG WITH EVIDENCE OF DISTRICT APPROVAL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EARTHMOVING ACTIVITY.
- THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEMS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CUMRU TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- FIRE CHIEF MUST APPROVE ALL APPURTENANCES PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIGNS SHALL MEET THE REQUIREMENTS OF SECTION 14.05.G.01 OF THE TOWNSHIP OF CUMRU ZONING ORDINANCE.
- FIRE HYDRANT LOCATIONS AND APPURTENANCES REQUIREMENTS ARE TO BE REVIEWED AT THE TIME OF BUILDING PERMIT SHOULD ADDITIONAL COMMENTS BE GENERATED BY THE TOWNSHIP OF CUMRU'S PUBLIC SAFETY PERSONNEL AND FIRE CHIEF.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF CUMRU STANDARD SPECIFICATIONS FOR ADDITIONS, EXTENSION, REPLACEMENTS AND REPAIRS TO THE SANITARY AND STORM SEWER SYSTEMS IN EFFECT AT THE TIME OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COPY OF THESE SPECIFICATIONS AND HAVING THIS DOCUMENT ON SITE DURING CONSTRUCTION.
- ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO CONSTRUCTION OBSERVATION BY THE TOWNSHIP'S REPRESENTATIVES OR STAFF WHILE WORK IS IN PROGRESS.
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP OF CUMRU THREE (3) WORKING DAYS IN ADVANCE OF WHEN CONSTRUCTION WORK IS PROPOSED TO COMMENCE SO THAT APPROPRIATE CONSTRUCTION OBSERVATION TIME MAY BE SCHEDULED.
- FIVE (5) COPIES OF CATALOG CUTS, PIPE CERTIFICATIONS AND SHOP DRAWINGS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED TO THE TOWNSHIP OF CUMRU FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF THE LATERAL BEING DELIVERED TO THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER AND/OR CONTRACTOR SHALL SUBMIT A CERTIFICATE OF INSURANCE TO THE TOWNSHIP FOLLOWING THE MINIMUM LIMITS OF LIABILITY REQUIRED BY THE TOWNSHIP OF CUMRU STANDARD SPECIFICATIONS FOR ADDITIONS, EXTENSION, REPLACEMENTS AND REPAIRS TO THE SANITARY AND STORM SEWER SYSTEMS.
- A MINIMUM OF FOUR (4) FEET OF COVER IS REQUIRED OVER ALL SANITARY SEWER MAINS AND LATERALS.
- A MINIMUM OF 18" OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER AND SANITARY SEWER CROSSINGS WHEREVER POSSIBLE. IF THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THEN CONCRETE ENCASMENT SHALL BE PROVIDED.
- WELLS AND DRILLATION PERFORMED BY ANDRE LONKOWICZ AT LIBERTY ENVIRONMENTAL.
- SEWER RETENSING AND SAMPLING MANHOLES ARE REQUIRED FOR EACH BUILDING LATERAL. MANHOLES SHALL BE LOCATED WHERE THE MAXIMUM SLOPE OF THE LATERAL IS 2% FOR A MINIMUM DISTANCE OF 30' BOTH UPSTREAM AND DOWNSTREAM OF THE MANHOLE.
- IF GRINGS HILL ROAD IS TO BE ACCEPTED FOR DEEDITION, NO ELEMENTS OF THE RETAINING WALLS MAY PROJECT INTO THE RIGHT-OF-WAY FOR GRINGS HILL ROAD.
- THE MEDICAL BUILDING WILL CONTAIN DOCTORS' OFFICES AND AN QUICK CARE FACILITY.
- THE HOTEL IS TO HAVE A MAXIMUM OF 100 ROOMS.
- TOWNSHIP APPROVAL OF RETAINING WALL AND RETAINING WALL DESIGN DETAILS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA IS REQUIRED PRIOR TO CONSTRUCTION.
- IT IS ENVISIONED THAT THE MAJORITY OF THE USERS OF THE RESTAURANT WILL BE HOTEL GUESTS.
- AS SHOWN, THE WATER PROVIDER WILL BE THE WATER PROVIDER FOR THE SITE.
- IF GROUND WATER IS ENCOUNTERED DURING BUILDING FOUNDATION CONSTRUCTION, A DRAINAGE SYSTEM WILL BE DESIGNED TO REMOVE THE GROUND WATER.
- A MEMORANDUM OF UNDERSTANDING WAS EXECUTED FOR PHASE 4 OF THE PROJECT APPROVALS WOULD BE HANDLED.
- THE APPLICANT WILL OWN AND MAINTAIN THE SEWAGE PUMP STATION, FORCE MAIN AND ON-SITE GRAVITY SEWER. THE TOWNSHIP WILL MAINTAIN THE GRAVITY FLOW PIPE WITHIN 10 FEET OF THE CONNECTING MANHOLE ALONG MADISON ROAD.
- RETAINING WALLS, VEHICLE GUARDS AND PEDESTRIAN GUARDS ARE TO BE SUBMITTED TO CUMRU TOWNSHIP AND TOWNSHIP ENGINEER AND APPROVED PRIOR TO CONSTRUCTION OF THE RETAINING WALLS.
- THERE WILL BE AN ASSOCIATION DOCUMENT THAT WILL BE REVIEWED AND APPROVED BY THE TOWNSHIP BEFORE RECORDING.
- THE PROVISIONS THAT WERE AGREED TO BETWEEN TIGER PROPERTIES AND CUMRU TOWNSHIP AND THE INTERCHANGE OVERLAY DISTRICT SUPERSEDE ZONING ORDINANCES THAT MAY BE ADOPTED AT A LATER DATE. THIS INCLUDES SIGNING.
- ON FEBRUARY 17, 2009, THE COMMISSIONERS OF CUMRU TOWNSHIP APPROVED THE CONDITIONAL USE FOR THE CONSTRUCTION OF THE STEEP SLOPE OVERLAY DISTRICT FOR THE GRINGS HILL COMMERCIAL LAND DEVELOPMENT PLAN, IN ACCORDANCE WITH THE APPLICATION SUBMITTED, CONDITIONED ON:
  - REPORT BY BEERS COUNTY CONSERVATION DISTRICT APPROVAL.
  - INVOLEMENT OF SCHUYLKILL VALLEY ENGINEERING OR AN EQUALLY QUALIFIED FIRM IN THE DESIGN AND CONSTRUCTION OF GEOTECHNICAL ENGINEERING.
- IT IS UNDERSTOOD THAT THE TERMS OF THE MEMORANDUM OF UNDERSTANDING DATED DECEMBER 16, 2008, BETWEEN TIGER PROPERTIES, LLC, AND CUMRU TOWNSHIP ARE INCORPORATED INTO THE CONDITIONAL USE APPROVAL.
- IN ACCORDANCE WITH THE MUNICIPAL PLANNING CODE, THE APPLICANT MAY OBTAIN A BUILDING PERMIT PRIOR TO THE ISSUANCE OF A HIGHWAY OCCUPANCY PERMIT, BUT MUST HAVE THE APPROVED HIGHWAY OCCUPANCY PERMIT PRIOR TO OCCUPANCY PERMIT.

GRINGS HILL COMMERCIAL  
 Phase I Site Plan

