

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Hampden</u>	Surveyor/ Engineer:	<u>Alpha Consulting Engineers, Inc.</u>	Owner/ Developer:	<u>Flynn Group</u>
Plat Title:	<u>4600 Carlisle Pike</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision & Land Development</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>1.15</u>
				Total Tract Acreage:	<u>1.15</u>
Zoning District:	<u>CL</u>	Proposed Land Use:	<u>Commercial</u>		
Date Received:	<u>2/19/2020</u>	County Review:	<u>3/9/2020</u>	Reviewed by:	<u>EG</u>
				Checked by:	<u>SH</u>

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

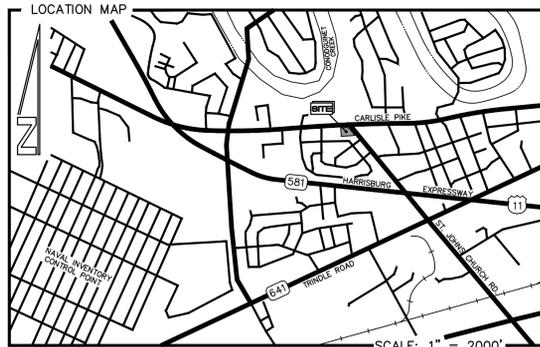
Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. Zoning data requirements provided for building height and maximum impervious coverage should be reviewed. (Zoning 1306 & 1308)
2. Parking calculations should be provided for handicapped space requirements (Zoning 2005.O)
3. A landscaping plan should be included to demonstrate compliance with buffer yard and screening requirements and to detail coverage provided in the parking area landscaping. (Zoning 1310 & 1312.4, 1702)
4. Clear sight triangles and sight distances from access areas should be provided in the plan. (SALDO 403.3.H)
5. Are the entrances to the proposed lot from Carlisle Pike and St. Johns Church Road right in/right out access only? This access pattern should be considered due to the proximity of the lot to the intersection. If so, signage should be provided in the parking area.
6. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR 4600 CARLISLE PIKE HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PA

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 2 EXISTING TAX PARCELS INTO ONE LOT OF 1.15 ACRES, UPON WHICH A 4,897 SQUARE FOOT OFFICE BUILDING LAND DEVELOPMENT WITH ASSOCIATED PARKING IS PROPOSED.
- ALL GRADING, CONSTRUCTION AND DEVELOPMENT WILL ADHERE TO THE HAMPDEN TOWNSHIP LAND DEVELOPMENT AND ZONING ORDINANCES.
- DRAINAGE STRUCTURES AND FACILITIES LOCATED OUTSIDE OF THE PUBLIC STREET RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. HAMPDEN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENTS SHOWN HEREON TO ACCOMPLISH MAINTENANCE WORK. ALTHOUGH THEY ASSUME NO RESPONSIBILITY FOR SUCH WORK, SHOULD A FACILITY NOT BE MAINTAINED IN PROPER WORKING ORDER, HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS MAY, AFTER DUE NOTICE TO THE RESPONSIBLE PARTY, ARRANGE FOR THE NEEDED MAINTENANCE TO BE ACCOMPLISHED WITH ALL SUCH EXPENSES CHARGED TO THE RESPONSIBLE PARTY. THESE EXPENSES SHALL BE COLLECTABLE AS A MUNICIPAL LIEN. REPRESENTATIVE OF HAMPDEN TOWNSHIP ARE HEREBY GRANTED THE RIGHT TO TRAVERSE DRAINAGE EASEMENTS SHOWN HEREON.
- THE APPLICANT IS RESPONSIBLE FOR THE COST OF THE PLACEMENT OF ALL TRAFFIC CONTROL SIGNS.
- IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN AND THE STORMWATER MANAGEMENT PLAN IS THE RESPONSIBILITY OF THE APPLICANT.
- ALL KNOWN EASEMENTS HAVE BEEN INDICATED.
- ALL SITE ACCESSIBILITY FEATURES, INCLUDING BUT NOT LIMITED TO RAMPS AND SITE ACCESS WILL NEED TO COMPLY WITH ANSI A117.1-2009, MOST CURRENT EDITION, AND 2015 IBC OR MOST CURRENT EDITION.
- ALL SIGNAGE REQUIRES A PERMIT AND IS SUBJECT TO PROVISIONS OF THE HAMPDEN TOWNSHIP ZONING ORDINANCE.
- THE PROPOSED WATER SYSTEM SHOWN HEREIN IS SCHEMATIC ONLY, AND THE FINAL WATER DESIGN SHALL BE APPROVED BY PA AMERICAN WATER. WATER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE WATER COMPANY.
- NO LANDS OR FACILITIES ARE PROPOSED FOR DEDICATION TO HAMPDEN TOWNSHIP.
- ALL UNMARKED LOT CORNERS SHALL BE MARKED WITH IRON PINS. NO MONUMENTS ARE PROPOSED. MARKERS SHALL BE SET AFTER RECORDING OF THIS PLAN, AFTER PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED, AND AFTER FINAL GRADING IS COMPLETE.
- THIS PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
- ALL EXISTING UTILITY LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE, AND SHALL BE VERIFIED BY THE CONTRACTOR.
- CONNECTION TO THE SEWER SYSTEM SHALL BE COORDINATED WITH HAMPDEN TOWNSHIP SEWER AUTHORITY. THE PROPOSED SANITARY SEWER EXTENSION/LATERAL SHALL BE OWNED AND MAINTAINED BY THE OWNER. PROPOSED SANITARY SEWER LINES, MANHOLES, AND LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE HAMPDEN TOWNSHIP SEWER AUTHORITY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE LATEST STANDARDS OF THE HAMPDEN TOWNSHIPS SEWER AUTHORITY AND SHALL BE SUBJECT TO APPROVAL BY THE AUTHORITY'S ENGINEER.
- A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE WILL NEED TO BE PROVIDED BETWEEN SANITARY SEWERS AND THE DOMESTIC WATER SUPPLY LINES. A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE WILL NEED TO BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UNDERGROUND UTILITIES.
- A MINIMUM OF TEN FEET OF HORIZONTAL CLEARANCE WILL NEED TO BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UNDERGROUND WATER CONVEYANCE UTILITIES. A MINIMUM HORIZONTAL CLEARANCE OF FIVE FEET WILL NEED TO BE PROVIDED BETWEEN SANITARY SEWER AND UTILITY STRUCTURES, SUCH AS MANHOLES, INLETS, ETC.
- A MINIMUM OF FIVE FEET OF COVER WILL NEED TO BE PROVIDED OVER THE SANITARY SEWER, MEASURED FROM THE FINISHED GRADE ELEVATION TO THE TOP OF THE SEWER PIPE.
- WHENEVER THE REQUIRED CLEARANCE BETWEEN THE SANITARY SEWER AND WATER MAINS OR THE COVER OVER THE SEWER PIPING CANNOT BE PROVIDED, THE SANITARY SEWER MUST BE CONSTRUCTED WITH CEMENT-LINED DUCTILE IRON PIPE (D.I.C.L.) FOR THE ENTIRE LENGTH OF THE RUN. A CONCRETE ENCASEMENT WILL NEED TO BE PROVIDED IN THE SUBSTANDARD AREA AND WILL NEED TO EXTEND A MINIMUM OF 10 FEET ON EITHER SIDE.
- WHEN THE SANITARY SEWER IS PLACED ON FILL MATERIAL, SUCH MATERIAL MUST BE COMPACTED TO A MINIMUM OF 90% OF PROCTOR AS DETERMINED BY ASTM D698.
- FOR ALL APPLICABLE DETAILS PERTAINING TO THE CONSTRUCTION OF THE PROPOSED SANITARY SEWER SYSTEM, SEE SEWER DETAIL DRAWINGS WITHIN THE LATEST EDITION OF THE HAMPDEN TOWNSHIP SEWER AUTHORITY'S STANDARD OF CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER SYSTEMS EXTENSIONS.
- NO RAIN WATER LEADERS, ROOF DRAINAGE, AREA OR YARD DRAINAGE, BASEMENT, SURFACE OR WATER FROM FIRE HYDRANTS, GROUNDWATER OR WATER FROM UNDERGROUND DRAINAGE FIELDS SHALL BE PERMITTED TO DRAIN INTO OR BE ADMITTED INTO THE SANITARY SEWER SYSTEM; NOR SHALL ANY OF THESE BE ADMITTED TO THE SANITARY SEWER SYSTEM BY THE USE OF PUMPS OF ANY TYPE.
- REGARDING SANITARY SEWER SERVICE, THE PROPERTY WILL BE A DIRECT CUSTOMER OF THE HTSA. ALL FEES FOR SEWER CONNECTION AND RENTALS WILL BE SET BY THE HTSA AND PAID BY THE OWNER OF THE PROPERTY DIRECTLY TO THE HTSA AS PER THEIR REQUIREMENTS. THE INSTALLATION OF THE BUILDING SEWER INFRASTRUCTURE SERVING THE PROPERTY WILL BE SUBJECT TO THE REQUIREMENTS AND SPECIFICATIONS SET FORTH BY THE HTSA AND INSPECTED BY HTSA OR THEIR REPRESENTATIVE. THE ONGOING MAINTENANCE OF THE BUILDING SEWER WILL BE THE RESPONSIBILITY OF THE OWNER AND BE SUBJECT TO THE RULES AND SPECIFICATIONS SET FORTH BY THE HTSA WITH REGARD TO PERMITTING AND INSPECTION OF ANY FUTURE REPAIRS OR ALTERATIONS TO THAT BUILDING SEWER SYSTEM.
- HAMPDEN TOWNSHIP MAY ACCESS THE PROPERTY IN ORDER TO INSPECT ALL SANITARY SEWERS LOCATED ON SITE. IN THE EVENT THE OWNER FAILS TO REPAIR AN IDENTIFIED DEFECT WITHIN 10 DAYS, OWNER WILL BE SUBJECT TO ADDITIONAL USER FEES IN ACCORDANCE WITH THE TOWNSHIP AND AUTHORITY REGULATIONS.
- A CONTRIBUTION OF RECREATIONAL PROPOSALS SHALL BE MADE AT THE RATE OF \$1,500.00 PER ACRE MINIMUM OR FRACTION THEREOF WITH RESPECT TO NONRESIDENTIAL SUBDIVISIONS OR LAND DEVELOPMENTS, WHICH FEE SHALL BE PAYABLE AS A CONDITION OF RECORDING OF THE APPROVED FINAL PLAN AND SHALL BE CALCULATED ON THE BASIS OF THE ENTIRE AREA OF THE LOT REGARDLESS OF THE DISTURBED AREA. THE BOARD OF COMMISSIONERS MAY CHANGE THE RATE SET FORTH ABOVE FROM TIME TO TIME BY RESOLUTION.
- MONUMENTS SHALL BE OF CONCRETE OR STONE AT LEAST 6 INCHES BY 6 INCHES BY 30 INCHES AND MARKED ON TOP WITH A COPPER OR BRASS DOWEL. THEY SHALL BE SET ON THE EDGE OF AND ALONG ONE SIDE OF THE RIGHT-OF-WAY AT EVERY CHANGE IN DIRECTION. MARKERS SHALL BE IRON PIPES OR BRASS DOWELS 30 INCHES BY 3/4" INCH DIAMETER AND AT ALL CORNERS WHERE BOUNDARY LINES OR LINES CHANGE DIRECTION FOR EACH TRACT OR LOT.
- ALL STORMWATER FRAME, COVERS AND GRATES SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL INLETS WITHIN PAVED AREAS SHALL HAVE BICYCLE SAFE GRATES.



INDEX OF DRAWINGS :

- COVER SHEET
- EXISTING FEATURES/DEMOLITION PLAN
- SITE/CONSOLIDATION PLAN
- GRADING/UTILITY PLAN
- LIGHTING PLAN
- MISCELLANEOUS DETAILS

DATE :
FEBRUARY 18, 2020



PA ONE-CALL FOR THIS PROJECT:
SERIAL NUMBER: 20192823566

UTILITY LISTING FOR HAMPDEN TOWNSHIP:

- CABLE** COMCAST CABLE COMMUNICATIONS INC. 4601 SMITH STREET HARRISBURG, PA 17109 TEL: 717 651-1913
- ELECTRIC** PP&L - CUSTOMER SERVICE DEPT. 1801 BROOKWOOD STREET HARRISBURG, PA 17104 TEL: 800 342-5775
- GAS** UGI CORPORATION 1500 PAXTON STREET HARRISBURG, PA 17105 TEL: 717 232-5951
- CABLE** FRONTIER COMMUNICATIONS OF PA 300E LAIRD STREET WILKES BARRE, PA 18702 Michael.Novich@ftr.com
- SANITARY SEWER** HAMPDEN TOWNSHIP PUBLIC WORKS 230 SOUTH SPORTING HILL ROAD MECHANICSBURG, PA 17050 TEL: 717 731-0119
- TELEPHONE** VERIZON PENNSYLVANIA INC. 11 TH FLOOR, STRAWBERRY SQUARE HARRISBURG, PA 17101 TEL: 800 621-9900
- WATER SERVICE** PENNSYLVANIA AMERICAN WATER CO. 852 WESLEY DRIVE MECHANICSBURG, PA 17055-4475 TEL: 717 691-2121
- CABLE** CENTURY LINK 122 BALTIMORE STREET HANOVER, PA 17331 leo.c.hilbert@centurylink.com

ZONING REQUIREMENTS:

SITE IS ZONED CL: COMMERCIAL-LIMITED
MINIMUM LOT AREA: NOT LESS THAN 20,000 SQ.FT.
MINIMUM LOT WIDTH: NOT LESS THAN 100 FEET AT THE STREET LINE.
MINIMUM FRONT YARD: 35 FEET
MINIMUM SIDE YARD: 10 FEET EACH
MINIMUM REAR YARD: 30 FEET
MINIMUM STREET FRONTAGE: 125 FEET
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM IMPERVIOUS COVERAGE: 50%
MAXIMUM PRINCIPAL BUILDING HEIGHT: 35 FEET

SITE DATA:

- APPLICANT: ENTERPRISE RENT A CAR 2625 MARKET PLACE HARRISBURG, PA 17110 PHONE: (717) 909-5000 CONTACT: ROBERT COAKLEY
- TOTAL SITE AREA: LOT #1 = 0.49 AC (21,477 SQFT) LOT #2 = 0.66 AC (28,893 SQFT) TOTAL = 1.15 AC (50,370 SQFT)
- SITE IS ZONED CL: COMMERCIAL-LIMITED
- TAX REFERENCE: 10-21-0279-023 (LOT #1) 10-21-0279-023A (LOT #2)
- PROPOSED USES: CAR RENTAL FACILITY
- CURRENT SITE ADDRESSES ARE 4600 CARLISLE PIKE, MECHANICSBURG, PA 17050
- EXISTING BUILDING COVERAGE: 0.17 AC/21.32 AC = 0.80%
- EXISTING IMPERVIOUS COVERAGE: 0.98 AC/1.15 AC = 85.2%
- PROPOSED IMPERVIOUS COVERAGE: 0.86 AC/1.15 AC = 74.7%
- REQUIRED LANDSCAPED AREA: 10% OF TOTAL PARKING AREA 5% MUST BE INTERNAL
TOTAL PARKING AREA = 16,734 SQ.FT.
16,734 X 10% = 1,673 SQ.FT. REQUIRED LANDSCAPE
16,734 X 5% = 837 SQ.FT. REQUIRED INTERNAL
PROPOSED = 12,925 SQ.FT. (INCLUDING BUFFER YARD)
1,290 SQ.FT. (INTERNAL LANDSCAPE ISLANDS)
- REQUIRED AND PROPOSED OFF-STREET PARKING: (AS OF THE DATE OF THIS PLAN)
1 SPACE PER 400 SQ.FT. GROSS FLOOR AREA (GFA)
1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT
REQUIRED PARKING CALCULATIONS:
4,897 SQ.FT. OF G.F.A. (4897/12)=12, 9 EMPLOYEES AT LARGEST SHIFT
12 + 9 = 21
REQUIRED SPACES: 21
TOTAL SPACES PROVIDED: 63 SPACES
- EXISTING WATER SUPPLY: PUBLIC (PA AMERICAN WATER, INC)
- EXISTING SEWAGE DISPOSAL: PUBLIC (HAMPDEN TOWNSHIP AUTHORITY)

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE HAMPDEN TOWNSHIP LAND DEVELOPMENT ORDINANCE:

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
507.5	PERTAINING TO GRADING WITHIN 3 FEET OF A PROPERTY LINE	2/18/2020	
22.304.2	PERTAINING TO PRELIMINARY PLAN SUBMISSION	2/18/2020	
1312.3	PERTAINING TO ONE TREE FOR EVERY 10 SPACES WHICH ABUTS A RESIDENTIAL DIST.	2/18/2020	

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE HAMPDEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE:

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
303	STORMWATER VOLUME CONTROL	2/18/2020	
304	STORMWATER RATE CONTROL	2/18/2020	

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED* _____, BEING _____ WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT THEY ARE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

* SIGNATURE OF THE INDIVIDUAL
** SIGNATURE AND SEAL OF THE NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS

WETLANDS CERTIFICATION:
THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS WITHIN THE SITE ARE SHOWN.

JOHN K. MURPHY, P.E., P.L.S. _____ DATE _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT:

REVIEWED ON _____, 2020 CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

RECORDER OF DEEDS CERTIFICATE:
RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN INSTRUMENT NUMBER _____, THIS ____ DAY OF _____, 2020.

RECOMMENDED FOR APPROVAL BY THE HAMPDEN TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 2020.

CHAIRMAN, PLANNING COMMISSION

SECRETARY _____

APPROVED BY THE HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS ____ DAY OF _____, 2020.

PRESIDENT, BOARD OF COMMISSIONERS

SECRETARY _____

THE STORMWATER MANAGEMENT FACILITIES (INCLUDING BUT NOT LIMITED TO SWALES, PIPING, BMPs) OR ANY PART THEREOF WILL BE MAINTAINED BY THE OWNER AS PER HAMPDEN TOWNSHIP REQUIREMENTS. EVERY CONTRACT FOR THE SALE OF A LOT CONTAINING A STORMWATER MANAGEMENT FACILITY OR A PART THEREOF SHALL CONTAIN A STATEMENT IN THE CONTRACT CLEARLY INDICATING TO THE BUYER THE MAINTENANCE, INSPECTION, REPORTING REQUIREMENTS AND THE ASSOCIATED RESTRICTIONS OF THE STORMWATER FACILITY OR PART THEREOF. THIS REQUIREMENT ALSO SHALL BE STATED IN THE DEED OF THE LOT. STORMWATER MANAGEMENT FACILITIES AND BMPs ARE PERMANENT FIXTURES WHICH MAY NOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY.

OWNER _____ DATE _____

THIS PLAN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS OF HAMPDEN TOWNSHIP THIS ____ DAY OF _____, 20__.

DIRECTOR OF PUBLIC WORKS

ENGINEER'S SURVEYORS' CERTIFICATION:
THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THIS PLAN IS ADEQUATE TO MEET THE REQUIREMENTS OF THE HAMPDEN TOWNSHIP ORDINANCES.

JOHN K. MURPHY, P.E., P.L.S. _____ DATE _____

APPLICANT
ENTERPRISE RENT A CAR
2625 MARKET PLACE
HARRISBURG, PA 17110
CONTACT: ROBERT COAKLEY
717-909-5000

DEVELOPER
FLYNN GROUP, LLC
214 SENATE AVENUE - SUITE 602
CAMP HILL, PA 17011
(717) 790-0113

DEVELOPED BY
FLYNN GROUP

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770-2500
FAX: (717) 770-2400
WWW.ALPHACEI.COM



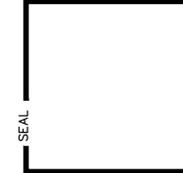
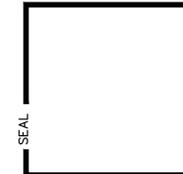
GENERAL NOTES

- EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED NOVEMBER, 2019.
- CURRENT ZONING: COMMERCIAL LIMITED (CL) PER HAMPDEN TOWNSHIP ZONING MAP.
- PENNSYLVANIA ONE CALL SERIAL NUMBER: PRELIMINARY DESIGN, 20192823566.
- GROSS LAND AREA: T.P. 10-21-0279-023: 21,477 SQUARE FEET / 0.49 ACRE.
T.P. 10-21-0279-023A: 28,893 SQUARE FEET / 0.66 ACRE.
- VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
- NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN (ZONE "X"), AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 277 OF 480, MAP NUMBER 42041C0277E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
- THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
- ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STREET ADDRESS: T.P. 10-21-0279-023: 4600 CARLISLE PIKE, MECHANICSBURG
T.P. 10-21-0279-023A: ST. JOHN'S CHURCH ROAD, MECHANICSBURG



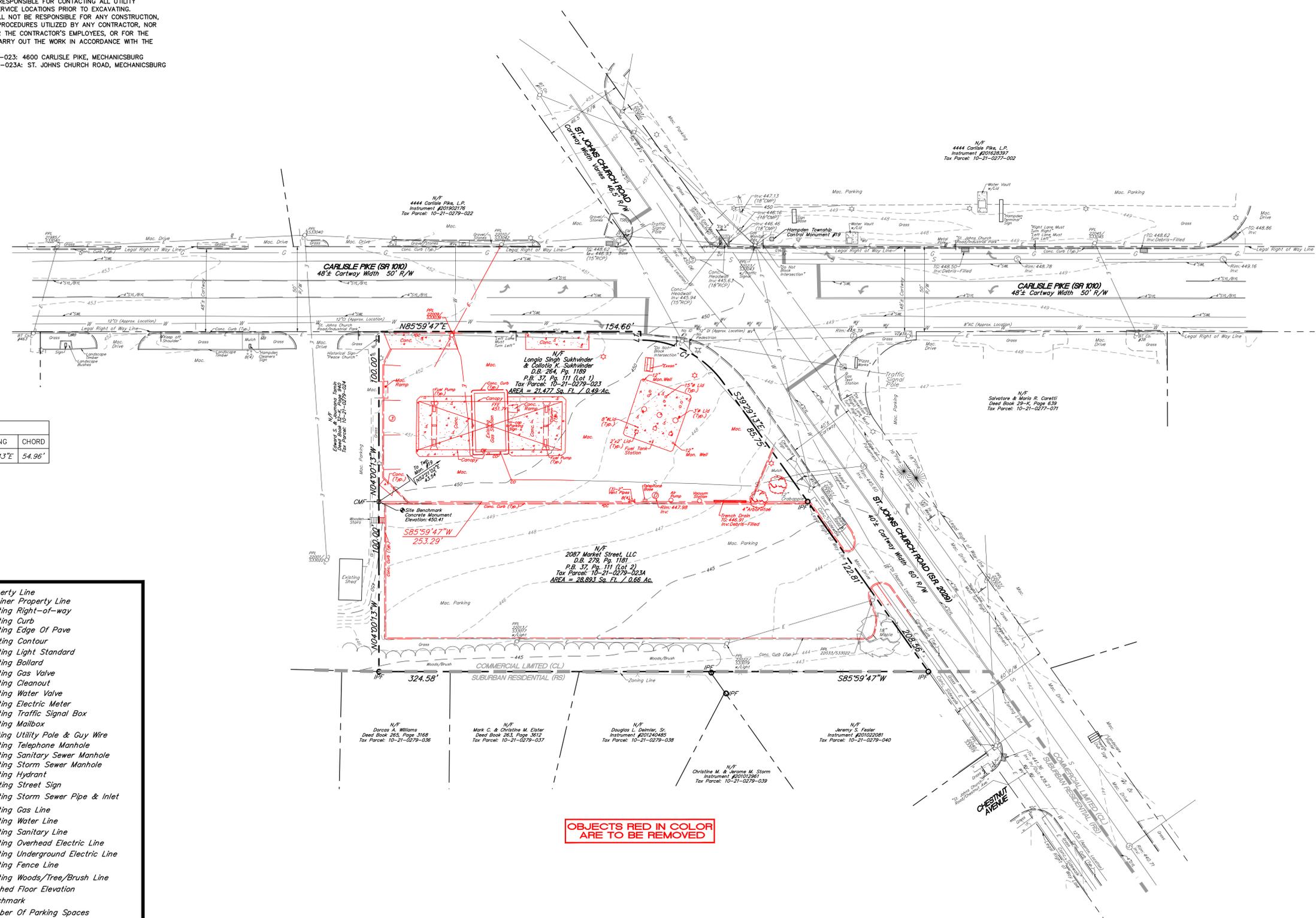
DESIGN :	MKS		
DRAWN :	MH		
CHECKED :	MKS		
DATE :	02/18/2020		
NO.	DATE	DESCRIPTION	BY

PLANNING ENGINEERING SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW GUMBERLAND, PA 17070
PH: 717-770-2600
FAX: 717-770-2400
WWW.ALPHAENGINE.COM



PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
EXISTING FEATURES PLAN
4600 CARLISLE PIKE
HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
319558
SURVEY BOOK :
2: Surveyor\2007\270550.mxd\270550.dwg
SCALE : 1" = 30'
DWG : T:\2019\319558.dwg\319558.dwg
FILE : 002_Ext.dwg
SHEET **2** of **6**



CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	57.09'	60.00'	S66°44'43"E	54.96'

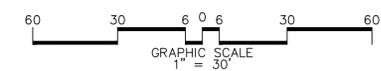
LINE TABLE

LINE	LENGTH	BEARING
L1	5.00'	S4°00'13"E

LEGEND

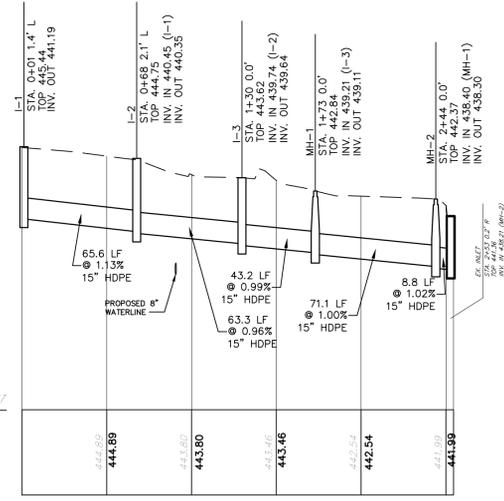
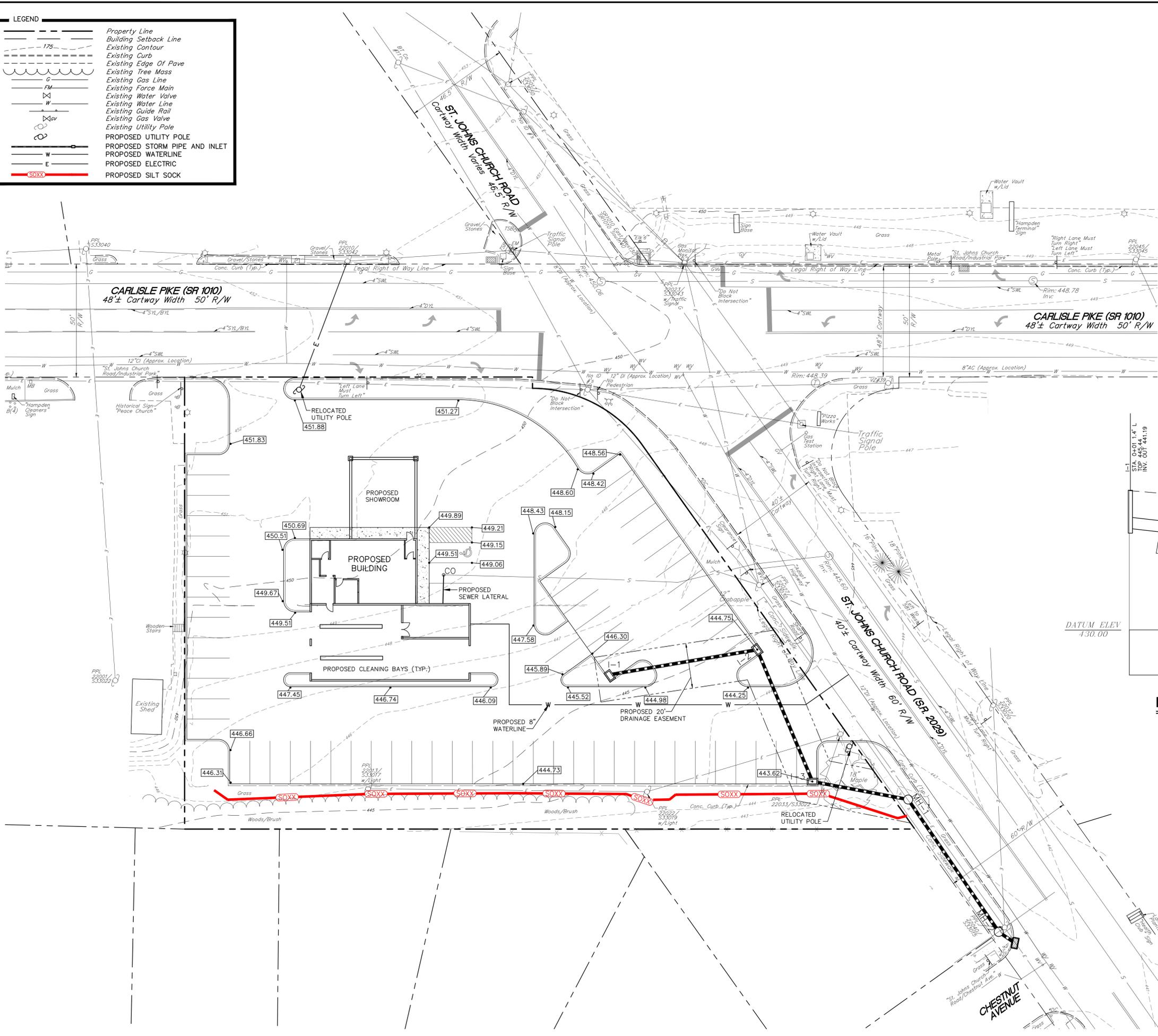
- Property Line
- - - Adjoiner Property Line
- - - Existing Right-of-way
- - - Existing Curb
- - - Existing Edge Of Pav
- - - Existing Contour
- ☆ Existing Light Standard
- Existing Bollard
- Existing Gas Valve
- Existing Cleanout
- Existing Water Valve
- Existing Electric Meter
- Existing Traffic Signal Box
- Existing Mailbox
- Existing Utility Pole & Guy Wire
- Existing Telephone Manhole
- Existing Sanitary Sewer Manhole
- Existing Storm Sewer Manhole
- Existing Hydrant
- Existing Street Sign
- Existing Storm Sewer Pipe & Inlet
- G Existing Gas Line
- W Existing Water Line
- S Existing Sanitary Line
- E Existing Overhead Electric Line
- UE Existing Underground Electric Line
- X Existing Fence Line
- Existing Woods/Tree/Brush Line
- FFE Finished Floor Elevation
- ⊕ Benchmark
- ⊙ Number Of Parking Spaces
- IPF Iron Pipe Found
- CMF Concrete Monument Found
- DC Depressed Curb
- 4" SWL 4" Solid White Paint Line
- 4" DYL 4" Double Yellow Paint Line
- 4" SYL 4" Solid Yellow Paint Line
- 4" BYL 4" Broken Yellow Paint Line
- Concrete (Typical)

OBJECTS RED IN COLOR ARE TO BE REMOVED

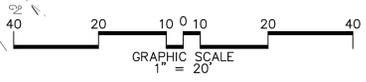


LEGEND	
	Property Line
	Building Setback Line
	Existing Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Tree Mass
	Existing Gas Line
	Existing Force Main
	Existing Water Valve
	Existing Water Line
	Existing Guide Rail
	Existing Gas Valve
	Existing Utility Pole
	PROPOSED UTILITY POLE
	PROPOSED STORM PIPE AND INLET
	PROPOSED WATERLINE
	PROPOSED ELECTRIC
	PROPOSED SILT SOCK

DESIGN :	MKS		
DRAWN :	MH		
CHECKED :	MKS		
DATE :	02/18/2020		
NO.	DATE	DESCRIPTION	BY



I-1 TO EXISTING INLET
 SCALES: 1" = 50' H
 1" = 5' V



PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 'G'
 NEW GUMBERLAND, PA 17070
 FAX: 717/770-2600
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ALPHA
 ALPHA CONSULTING ENGINEERS, INC.

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
 GRADING & UTILITY PLAN

4600 CARLISLE PIKE

HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
 319558

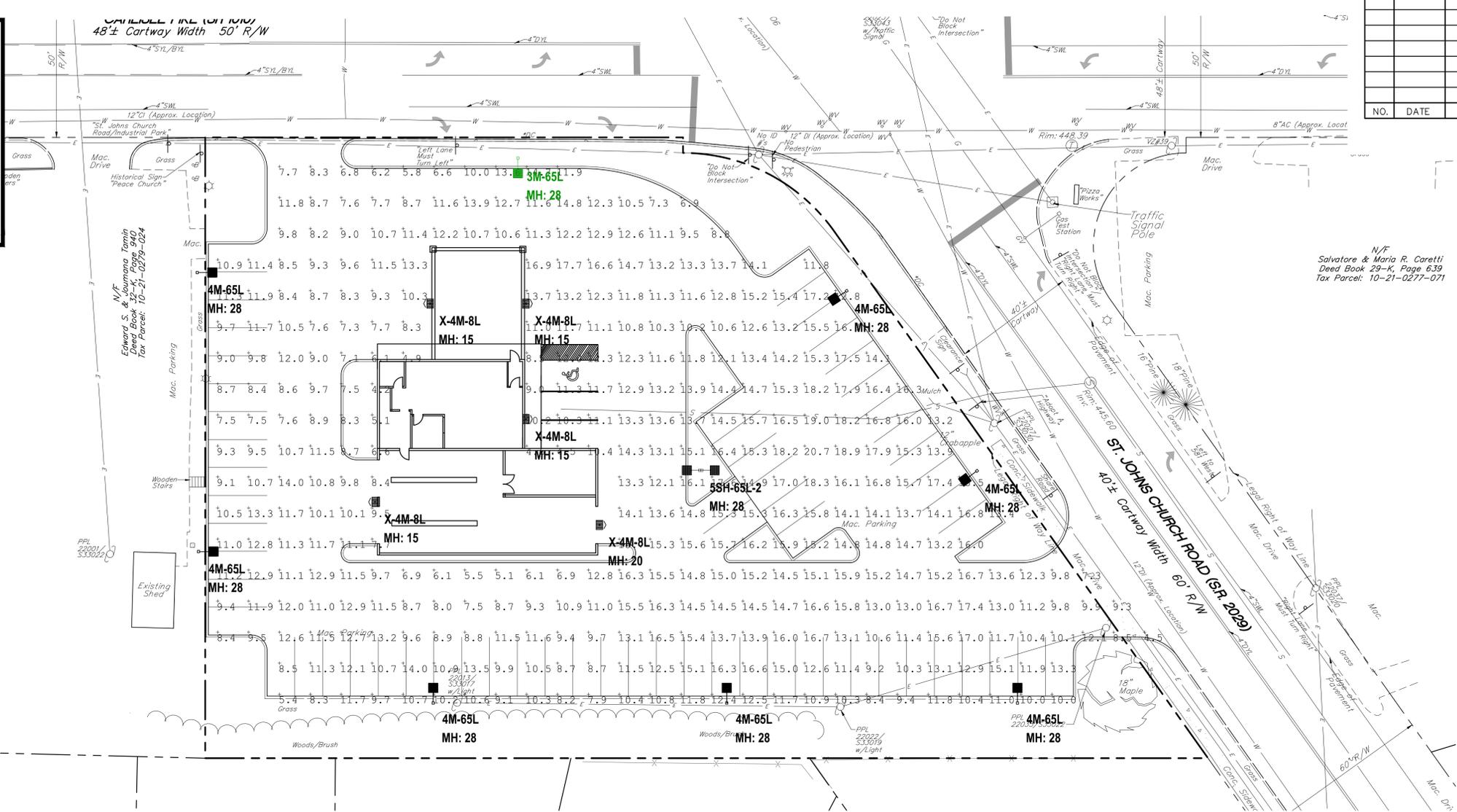
SURVEY BOOK :
 2: Surveyor 2007/270500 and 270500sur

SCALE : 1" = 20'

DWG : 1: 02/18/2020 11:55:58 AM
 FILE : 1: 02: 02020.dwg

SHEET 4 of 6

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	EXISTING CURB
	EXISTING EDGE OF PAVE
	EXISTING TREE MASS
	EXISTING GAS LINE
	EXISTING FORCE MAIN
	EXISTING WATER VALVE
	EXISTING WATER LINE
	EXISTING GUIDE RAIL
	EXISTING GAS VALVE
	PROPOSED SANITARY LINE AND MANHOLE
	PROPOSED SANITARY FORCE MAIN
	PROPOSED STORM PIPE AND INLET
	PROPOSED CONTOUR
	PROPOSED WATERLINE
	PROPOSED FIRE HYDRANT



DESIGN :	MKS		
DRAWN :	MH		
CHECKED :	MKS		
DATE :	02/18/2020		
NO.	DATE	DESCRIPTION	BY

PLANNING ENGINEERING SURVEYING
 115 LIMEKILN RD., P.O. BOX 170
 NEW GUMBLELAND, PA 17070
 FAX: 717-770-2600
 FAX: 717-770-2400
 WWW.ALPHAENGINE.COM

ALPHA
 ALPHA CONSULTING ENGINEERS, INC.

SEAL

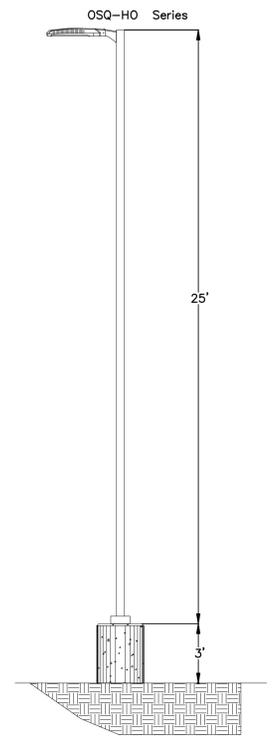
SEAL

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	3M-65L	SINGLE	1.000	68691	550	OSQ-HO-A-NM-3ME-65L-57K-_-_- w/OSQ-HO-DA_-_-
	7	4M-65L	SINGLE	1.000	68691	550	OSQ-HO-A-NM-4ME-65L-57K-_-_- w/OSQ-HO-DA_-_-
	1	5SH-65L-2	D180°	1.000	67332	550	OSQ-HO-A-NM-5SH-65L-57K-_-_- w/OSQ-HO-DA_-_-
	5	X-4M-8L	SINGLE	1.000	8475	72	XSPW-B-WM-4ME-8L-57K-UL-_-_-

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Area	Fc	11.97	20.7	4.2	2.85	4.93

Pole Schedule:
 (8) SSS-4-7-25-CW-BS-1D-C-BZ (25' X 4" X 7ga STEEL SQUARE POLE)
 Proposed poles meet 130 MPH sustained winds.
 (1) SSS-4-7-25-CW-BS-2D180-C-BZ (25' X 4" X 7ga STEEL SQUARE POLE)
 Proposed poles meet 130 MPH sustained winds.

Additional Equipment:
 (10) OSQ-HO-DA_-_- (Direct Arm Mount)
 *** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
 SITE LIGHTING PLAN
4600 CARLISLE PIKE
 HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	319558
SURVEY BOOK :	Z:\Survey\2007\210550.mxd\210550.dwg
SCALE :	1" = 20'
DWG FILE	Z:\Survey\2007\210550.mxd\210550.dwg
SHEET	5 of 6