

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Upper Allen</u>	Surveyor/ Engineer:	<u>Alpha Consulting Engineers, Inc.</u>	Owner/ Developer:	<u>Winding Hills LLC</u>
Plat Title:	<u>Winding Hill Stage 7 P SLD</u>				
Plat Status:	<u>Preliminary</u>	Plat Type:	<u>Subdivision & Land Development</u>		
# of New Lots:	<u>20</u>	# of New Dwelling Units:	<u>78</u>	New Acreage Subdivided/Developed:	<u>16.15</u>
				Total Tract Acreage:	<u>16.15</u>
Zoning District:	<u>SR PRD</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>1/8/2020</u>	County Review:	<u>1/21/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>SW</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. The engineer and surveyor's seal and certification should be stamped on the plan (SLDO 220-8.A.5).
2. When applicable, the Modifications table should include a decision and a date of the decision (SLDO 220-8.B.10).
3. The plan should include a signature block for the Upper Allen Township Planning Commission (SLDO 220-8.B.11).
4. The Landscaping and Lighting Plan should include figures to verify the number of street trees required and the proposed number of street trees (SLDO 220-26.D).
5. The Landscape and Lighting Plan indicates that 17 Red Sunset Maple trees will be planted as street trees. No single species should make up more than 25% of the street trees (SLDO 220-26.D.C).
6. General Note #7 indicates that the sinkhole construction methods are shown on Sheet 7. Applicant should verify this reference.
7. The maintenance responsibility of the street trees should be indicated on the plan.
8. Plan Note 20 indicates that the lot owner is responsible for planting at least one tree. This is typically the responsibility of the developer. The plan should require planting by the developer, or clarify the enforcement responsibility for this requirement.
9. 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>.

STAGE 7, PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN

WINDING HILLS

A PLANNED RESIDENTIAL DEVELOPMENT

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

THE PURPOSE OF THIS PLAN IS TO DEVELOP STAGE 7, WINDING HILLS, A PLANNED COMMUNITY.

1. PLANNED RESIDENTIAL DEVELOPMENTS ARE NOT CONFINED BY THE ZONING MAP TO A SPECIFIC LOCATION OR LOCATIONS BUT CAN BE PLACED IN SUBURBAN RESIDENTIAL DISTRICTS AND URBAN RESIDENTIAL DISTRICTS WHEREVER MINIMUM DEVELOPMENT SITE SIZE IS AVAILABLE AND ALL OTHER REQUIREMENTS ARE MET.
2. SUBDIVISION AND LAND DEVELOPMENT STANDARDS PER CHAPTER 220, "TOWNSHIP OF UPPER ALLEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE" [SALDO] (ENACTED BY ORDINANCE 474 ON JUNE 17, 1993, ORDINANCE 488 ON JUNE 16, 1994, AND ORDINANCE 497 ON NOVEMBER 21, 1996), AND PER ARTICLE 11, CHAPTER 245 ZONING ORDINANCE [ZO] (ENACTED BY ORDINANCE 465 ON AUGUST 20, 1992 AND ORDINANCE 474 ON JUNE 17, 1993).
3. ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE 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.
4. THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. UTILITIES ARE BASED ON INFORMATION PROVIDED BY OTHERS AND ARE FOR DESIGN PURPOSES ONLY. ANY RISK OF UNANTICIPATED COST OR DELAY ASSOCIATED WITH DIFFERENCES BETWEEN LISTED AND ACTUAL UTILITIES SHALL BE ACCEPTED BY THE APPLICANT AND CONTRACTOR. THE APPLICANT SHALL REQUEST A "FINAL DESIGN" ONE CALL IN ACCORDANCE WITH ACT 287 PRIOR TO RELEASING PLANS FOR EITHER BID OR CONSTRUCTION AND BOTH APPLICANT AND CONTRACTOR SHALL VERIFY UTILITY LOCATION AND OWNERSHIP AND COORDINATE WITH UTILITIES TO DETERMINE COST, LEVEL OF WORK, SCHEDULING, ETC. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
5. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
6. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF UPPER ALLEN TOWNSHIP. ANY CONSTRUCTION METHODS OR SPECIFICATIONS NOT SHOWN ON THIS PLAN AND NOT SPECIFIED BY UPPER ALLEN TOWNSHIP SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS - PUBLICATION 408, AND CONSTRUCTION STANDARDS - PUBLICATION 72, CURRENT EDITIONS. CONSTRUCTION OF SANITARY SEWERS SHALL COMPLY TO THE LATEST EDITION OF THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR THE SANITARY SEWER SYSTEM. ALL SANITARY SEWER CONSTRUCTED IN PUBLIC STREETS SHALL BE SUBJECT TO BACKFILL COMPACTION TESTING AT THE DEVELOPER'S EXPENSE. SEE PLAN SHEET 5 FOR TEMPORARY EASEMENT REQUIREMENTS.
7. THE GEOLOGY OF THE SITE MAY MAKE IT SUSCEPTIBLE TO SINKHOLES. IF ENCOUNTERED, SPECIAL CONSTRUCTION METHODS MAY BE REQUIRED TO MITIGATE THE EFFECTS IN ACCORDANCE WITH §220-11[SALDO]. SEE SHEET 7 FOR CONSTRUCTION METHODS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL STREET SIGNS. STREET SIGNS SHALL BE AS PER §245-104.h [ZO]. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STREET IDENTIFICATION SIGNS. THE DEVELOPER MUST PROVIDE A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE TOWNSHIP AND PROVIDE AND INSTALL ALL REQUIRED TRAFFIC CONTROL SIGNS. ALL TRAFFIC CONTROL SIGNS MUST BE INSTALLED BEFORE OCCUPANCY CERTIFICATES ARE ISSUED FOR BUILDINGS WITHIN THE DEVELOPMENT.
9. SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
10. DRIVEWAY CONSTRUCTION IN STREET RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH §245-81 [ZO]. DRIVEWAY LOCATIONS ARE NOT KNOWN AS THEY ARE SUBJECT TO THE BUILDING ARCHITECTURE, BUT ARE ASSUMED TO BE ON THE HIGH SIDE OF THE LOT FOR THE MAJORITY OF THE UNITS AND ARE SHOWN AS SUCH HEREIN. UPON CONSTRUCTION OF PROPOSED HOMES, NO PORTION OF A DRIVEWAY MAY INTERSECT THE STREET AT A STORM INLET.
11. FIRE HYDRANT CONNECTIONS MUST BE THE SIZE AND SHAPE APPROVED BY FIRE COMPANY. FIRE FLOWS SHALL NOT BE LESS THAN 500 GPM IN THE SINGLE-FAMILY RESIDENTIAL AREAS AT TWENTY (20) PSI RESIDUAL PRESSURE.
12. ELECTRIC, TELEPHONE, AND OTHER UTILITIES TO BE INSTALLED UNDERGROUND.
13. WATER SERVICE TO BE COORDINATED WITH SUEZ WATER COMPANY.
14. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
15. EROSION AND SEDIMENTATION CONTROL APPROVAL FOR STAGE 7 IS REQUIRED FROM THE CUMBERLAND COUNTY CONSERVATION DISTRICT.
16. SEWAGE PLANNING (ACT 537) HAS BEEN OBTAINED FOR THE ENTIRE DEVELOPMENT (PA DEP B3-21929-265-3E).
17. STORMWATER TREATMENT, DETENTION, AND RETENTION HAS BEEN APPROVED FOR THE ENTIRE DEVELOPMENT AS PART OF STAGE 1 AND 2 APPROVALS.
18. THE WINDING HILLS MASTER ASSOC. IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES.
19. ALL COMMON / OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE WINDING HILLS MASTER ASSOCIATION IN ACCORDANCE WITH SECTION 245-106 [ZO]. THE COMMUNITY CENTER (FORMERLY LOT H) SHALL BE OWNED BY THE WINDING HILLS II OWNERS ASSOCIATION AND BE MAINTAINED BY THE WINDING HILLS MASTER ASSOCIATION. PRIVATE STREETS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. EACH LOT OWNER SHALL BE RESPONSIBLE TO PLANT AT LEAST ONE TREE (15 FEET SEPARATION FROM SANITARY LATERAL) IN ACCORDANCE WITH §220-32[SALDO].
21. ALL RECREATION FEES ARE SATISFIED AS PER AGREEMENT RECORDED IN MISC. BOOK 704, PAGE 488.
22. THE APPROXIMATE WETLAND BOUNDARY HAS BEEN DELINEATED AS SHOWN.
23. THE ONE HUNDRED YEAR FLOOD PLAIN IS SHOWN AS DETERMINED BY AN ENGINEERING STUDY. UPPER ALLEN TOWNSHIP CONCURRENCE FEBRUARY 9, 2009. FEMA APPROVED CLOMR AUGUST 31, 2009.
24. UPON COMPLETION OF SANITARY SEWER IMPROVEMENTS DEVELOPER SHALL BE REQUIRED TO SUBMIT AS-BUILT RECORD DRAWINGS WHICH SHALL INCLUDE STATION LOCATION, DEPTH AND LENGTH OF EACH LATERAL. AS-BUILT PLANS MUST BE SUBMITTED FOR ALL PROPOSED PUBLIC IMPROVEMENTS. AS-BUILT DRAWINGS TO INCLUDE TWO PAPER COPIES, ONE MYLAR COPY AND AN ELECTRONIC COPY IN AUTOCAD FORMAT UTILIZING THE NAD83 PA STATE PLANE SOUTH HORIZONTAL DATUM AND NAVD88 VERTICAL DATUM COORDINATE SYSTEM.
25. PAVEMENT MARKINGS PER PENNDOT PUBLICATION 408, CURRENT EDITION.
26. UNLESS OTHERWISE NOTED OR DEPICTED ON PLANS, ALL CORNERS SHALL BE SET WITH IRON PINS AS PER §220-24[SALDO].
27. WATER TABLE DEPTH FOR ALL SOILS ON SITE IS GREATER THAN 6 FEET EXCEPT FOR ATKINS SILT LOAM AT 0-0.5 FEET AND MELVIN SILT LOAM AT 0-1 FEET AS PER CUMBERLAND COUNTY SOIL SURVEY.
28. NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____ DAY OF _____ 2020
 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED
 MICHAEL J. GREENE, MANAGER OF STAGE 7 WINDING HILLS, LLC.

THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED
 BY THE WINDING HILLS MASTER ASSOCIATION AS PER UPPER
 ALLEN TOWNSHIP REQUIREMENTS.

BY: _____ DATE _____
 MICHAEL J. GREENE, MANAGER

WINDING HILLS MASTER ASSOCIATION DATE _____
 BY MICHAEL J. GREENE, MANAGER, UPPER ALLEN
 MANAGEMENT, LLC, GENERAL PARTNER OF UPPER ALLEN
 PARTNERS, L.P. / DECLARANT

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT STAGE 7
 WINDING HILLS, LLC, IS THE EQUITABLE OWNER OF STAGE 7 SHOWN ON THIS PLAN
 AND ACKNOWLEDGES THE SAME TO BE IT'S ACT AND DEED AND DESIRE THE SAME
 TO BE RECORDED AS SUCH ACCORDING TO LAW.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED STAGE 7 WINDING HILLS,
 LLC, IS THE EQUITABLE OWNER OF STAGE 7 SHOWN ON THIS PLAN AND
 THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE
 HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND THE
 DATE ABOVE WRITTEN

NOTARY PUBLIC MY COMMISSION EXPIRES _____

BY: _____ DATE _____
 MICHAEL J. GREENE, MANAGER,
 STAGE 7 WINDING HILLS, LLC.

DATE :

DECEMBER 17, 2019

INDEX OF DRAWINGS :

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- 6-7 OF 16 ● SUBDIVISION PLAN
- 8-9 OF 16 ● GRADING / UTILITY PLAN
- 10-12 OF 16 ● PROFILES
- 13-15 OF 16 ● DETAILS
- 16 OF 16 ● LANDSCAPE AND LIGHTING PLAN

PREVIOUS TOWNSHIP APPROVAL DATES:

FEBRUARY 06, 2001	TENTATIVE PLAN
FEBRUARY 19, 2004	STAGE 1 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FEBRUARY 23, 2005	STAGE 1 SUPPLEMENTAL, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SEPTEMBER 7, 2006	REVISED TENTATIVE PLAN
JANUARY 17, 2007	STAGE 2 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, REVISED CONSTRUCTION SCHEDULE
SEPTEMBER 02, 2010	STAGE 2 FINAL RESUBDIVISION PLAN - LOTS 189 THROUGH 197
DECEMBER 16, 2010	2ND REVISED CONSTRUCTION SCHEDULE
AUGUST 03, 2011	REVISED STAGE 3 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, REVISED CONSTRUCTION SCHEDULE
AUGUST 15, 2012	STAGE 5, LOTS 198-219, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
APRIL 16, 2013	REVISED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, LOT G, STAGE 2
SEPTEMBER 25, 2013	FINAL LAND DEVELOPMENT PLAN, COMMUNITY CENTER, LOT H, STAGE 3
JULY 15, 2015	REVISED STAGE 3, LOTS 240-243, 271-276, FINAL SUBDIVISION PLAN
JUNE 15, 2015	REVISED STAGE 4, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MAY 03, 2017	STAGE 5, LOTS 325-360 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
APRIL 21, 2017	STAGE 6, LOTS 278-290, 310, 311 AND 324 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
APRIL 04, 2018	STAGE 6, LOTS 291-309, AND 312-323 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
JUNE 06, 2018	STAGE 5, LOTS 361-395 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MAY 15, 2019	STAGE 8, 420-438,465-471, J AND K, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

INVENTORY OF PERMITS / APPROVALS :

AGENCY :	PERMIT:	DATE SUBMITTED :	PERMIT NO:	APPROVAL DATE:
1. US ARMY CORP OF ENGINEERS	JOINT PERMIT	JANUARY 19, 2004	04-00747-7	FEBRUARY 13, 2004
2. US ARMY CORP OF ENGINEERS	JOINT PERMIT REVISED	DECEMBER 1, 2017	NAB-2004-00747-P12	APRIL 18, 2019
3. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	WATER OBSTRUCTION & ENCROACHMENT PERMIT	OCTOBER 27, 2003	E21-353 & APS-491973	FEBRUARY 20, 2004
4. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	STAGE 1-2 SEWAGE PLANNING MODULE	SEPTEMBER 3, 2003	A3-21929-225-3E	OCTOBER 20, 2003
5. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	STAGE 3-6(8) SEWAGE PLANNING MODULE	MARCH 4, 2008	B3-21929-265-3E	FEBRUARY 24, 2009
6. PA DEPARTMENT OF TRANSPORTATION	HIGHWAY OCCUPANCY PERMIT	OCTOBER 1, 2003	08057558	FEBRUARY 20, 2004
7. PA DEPARTMENT OF TRANSPORTATION	HIGHWAY OCCUPANCY PERMIT	DECEMBER 6, 2013	08086242	MAY 8, 2014
8. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES FOR SITE	APRIL 8, 2002	PAG-02-0021-03-013	APRIL 15, 2003
9. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	MARCH 5, 2008	PAG-02-0021-03-013R	MARCH 25, 2008
10. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	DECEMBER 24, 2013	PAG-02-0021-03-013R	MARCH 25, 2013
11. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	FEBRUARY 22, 2018	PAC210064	JUNE 29, 2018
12. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 3 E&S	JULY 7, 2011	PAG-02-0021-03-013R	SEPTEMBER 13, 2011
13. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 4 E&S	APRIL 17, 2015	PAG-02-0021-03-013R	JULY 15, 2015
14. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 5 E&S	JANUARY 18, 2017	PAG-02-0021-03-013R	MARCH 31, 2017
15. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 6 E&S	FEBRUARY 20, 2017	PAG-02-0021-03-013R	MARCH 31, 2017
16. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 7 E&S	APRIL 17, 2015	PAG-02-0021-03-013R	JULY 15, 2015
17. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 8 E&S	JULY 25, 2017	PAG-02-0021-03-013R	NOVEMBER 13, 2017

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING
 DEPARTMENT THIS _____ DAY OF, _____ 2020.

DIRECTOR OF PLANNING _____

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER
 ALLEN TOWNSHIP THIS _____ DAY OF, _____ 2020.

PRESIDENT _____

SECRETARY _____

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN
 TOWNSHIP THIS _____ DAY OF, _____ 2020.

ENGINEER _____

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS
 IN AND FOR CUMBERLAND COUNTY
 THIS _____ DAY OF, _____ 2020.

PLAN BOOK _____ VOLUME _____ PAGE _____
 INSTRUMENT # _____

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

SITE DATA :

ZONED :	SR, SUBURBAN RESIDENTIAL (GENERAL NOTES 1 & 2) PRD, PLANNED RESIDENTIAL DEVELOPMENT (GENERAL NOTE 1)	
PROPOSED USE :	RESIDENTIAL: TOWNHOUSES / SINGLE FAMILY DETACHED	
TAX PARCEL NUMBER :	42-10-0256-013	
SOURCE OF TITLE :	BK. B21 PG. 808, T.M. 42-11-274 PARCEL 1 BK. K29 PG. 383, T.M. 42-27-1886 PARCEL 149 BK. 279 PG. 1263	
TITLE :		
PUBLIC ROW AREA :	2.14 AC	54.21 AC (SITE)
DEVELOPED AREA :	10.65 AC	201.63 AC (SITE)
OPEN SPACE AREA :	3.36 AC	127.57 AC (SITE)
TOTAL SITE AREA :	16.15 AC	383.41 AC (SITE)
NO. OF PROPOSED UNITS :	78	891 (SITE)
SITE DENSITY :	4.83 U/AC	2.32 U/AC (SITE)

WATER SUPPLY :	PUBLIC (SUEZ)
SANITARY SEWER :	PUBLIC (UPPER ALLEN TOWNSHIP)

ZONING DATA PRD ENTIRE DEVELOPMENT

MINIMUM DEVELOPMENT SIZE :	50 ACRES
MIN. OPEN SPACE :	20%
MAXIMUM GROSS DENSITY :	12 UNITS / ACRE
MINIMUM SINGLE FAMILY :	40%
MAXIMUM LOT COVERAGE :	60%
MINIMUM BLDG. SETBACKS :	FRONT - 20' SIDE - 6' OR 10' AS SHOWN ON THE REVISED TENTATIVE PLAN REAR - 25' AS SHOWN ON THE REVISED TENTATIVE PLAN
MIN. DEVELOPMENT SETBACKS :	50'
MIN. PLANTING BUFFERS :	20'
MAXIMUM BUILDING HEIGHT :	35'
MIN. PARKING REQUIREMENT :	TWO SPACES PER DWELLING UNIT

MODIFICATIONS:

THE APPLICANT IS REQUESTING THE FOLLOWING MODIFICATIONS TO THE REQUIREMENTS TO THE REQUIREMENTS OF THE
 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

1. SECTION 220-8.A.(7)	REQUIREMENT TO SHOW CONTOURS AT VERTICAL INTERVALS OF ONE (1) FOOT OR AS REQUIRED BY THE TOWNSHIP ENGINEER.	B.O.C. ACTION	DATE
2. SECTION 220-10	REQUIREMENT FOR FINAL PLAT TO BE ON A SHEET EIGHTEEN BY TWENTY-FOUR INCHES.	B.O.C. ACTION	DATE



SERIAL NUMBERS:
20180540700

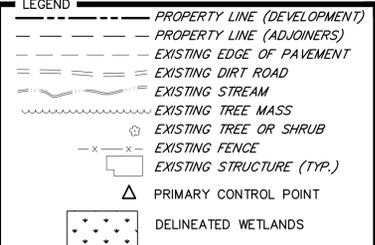
EQUITABLE OWNER / DEVELOPER :
STAGE 7 WINDING HILLS, LLC
A LIMITED LIABILITY CORPORATION
PO BOX 719
MECHANICSBURG, PA 17055
PHONE: (717) 909-4722

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

LINE & CURVE DATA TABLE

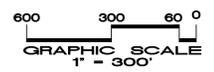
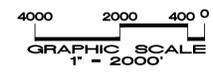
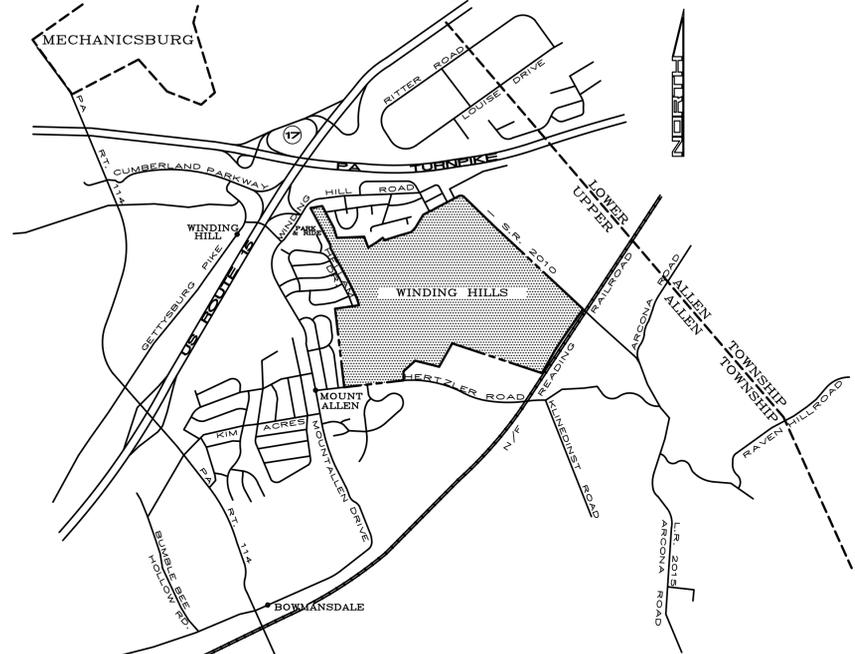
L1	N06°05'10"W 80.69'	L4	N37°10'10"E 34.19'	C1	Δ = 71'38"39" R = 120.00' T = 86.61' L = 150.05' CH = S81°49'55"E 140.46'
L2	N53°48'18"E 180.81'	L5	N74°30'28"E 37.97'		
L3	S40°18'27"E 72.27'	L6	N59°13'15"E 98.24'		

LEGEND



GENERAL NOTES :

- PERIMETER BOUNDARY DETERMINED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS. BASIS OF BEARING IS CENTERLINE OF WINDING HILL ROAD AS PER ORIGINAL GLAIZE DEED (D.B. B21, PG. 808).
- WINDING HILLS LOT NUMBER 84 WAS REMOVED AS PART OF THE REVISED TENTATIVE PLAN. WINDING HILLS LOT NUMBER 193 WAS REMOVED AS PART OF THE STAGE 2 FINAL RESUBDIVISION PLAN - LOTS 189 THROUGH 197. WINDING HILLS LOTS NUMBERS 244 AND 277 WERE REMOVED AS PART OF THE REVISED STAGE 3, LOTS 240-243, 271-276 FINAL SUBDIVISION PLAN.
- LOT C SUBJECT TO WETLAND MITIGATION AND STREAMBANK STABILIZATION EASEMENT RECORDED APRIL 22, 2005 (D.B. 716, PG. 4665), AND 100' STREAM CORRIDOR CONSERVATION EASEMENT RECORDED JUNE 25, 2007 (D.B. 280, PG. 3140). LOT I SUBJECT TO RESTRICTIVE COVENANTS FOR CONSERVATION, RECORDED MAY 7, 2019 AT INSTRUMENT NUMBER 201909412.



DESIGN :	ALPHA
DRAWN :	MEA
CHECKED :	ALPHA
DATE :	12-17-2019
REV :	

PLANNING ENGINEERING & SURVEYING
115 LUMBER HILL ROAD, BOX 103
NEW CUMBERLAND, PA 17070
PHONE: (717) 770-2500
FAX: (717) 770-2400
WWW.ALPHACON.COM

ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

VICINITY PLAN / LOCATION PLAN
STAGE 7, PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	318120
SURVEY BOOK :	H:\Surveyor\Year\Project.txt
SCALE :	AS SHOWN
DWG FILE :	1110312020.dwg (12/22/2019 10:49:11 AM) STAGE-7102 WINDY.dwg
SHEET	2 of 16

LEGEND

- EXISTING EDGE OF PAVEMENT
- - - EXISTING DIRT ROAD
- ~ ~ ~ EXISTING STREAM
- ⊗ EXISTING TREE MASS
- ⊗ EXISTING TREE OR SHRUB
- ⊗ ORCHARD PLANTING (APPLE TREE)
- X - X - EXISTING FENCE
- ▭ EXISTING STRUCTURE (TYP.)
- - - EXISTING CONTOUR
- x175 SPOT ELEVATION
- EXISTING STORM SEWER/INLET
- W --- EXISTING WATER LINE/VALVE/HYDRANT
- S or SAN --- EXISTING SANITARY SEWER LINE/MANHOLE
- E, T, CATV --- EXISTING OVERHEAD UTILITIES
- G --- EXISTING GAS LINE
- EXISTING MONUMENTS
- ⊗ EXISTING UTILITY POLE WITH GUY ANCHOR
- EXISTING ROAD SIGN
- EXISTING UTILITY EASEMENT
- ⊗ DELINEATED WETLANDS
- 100 YR. FLOOD BOUNDARY (NOTE 4)
- PROPERTY LINE (DEVELOPMENT)
- PROPERTY LINE (ADJOINERS)

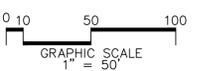
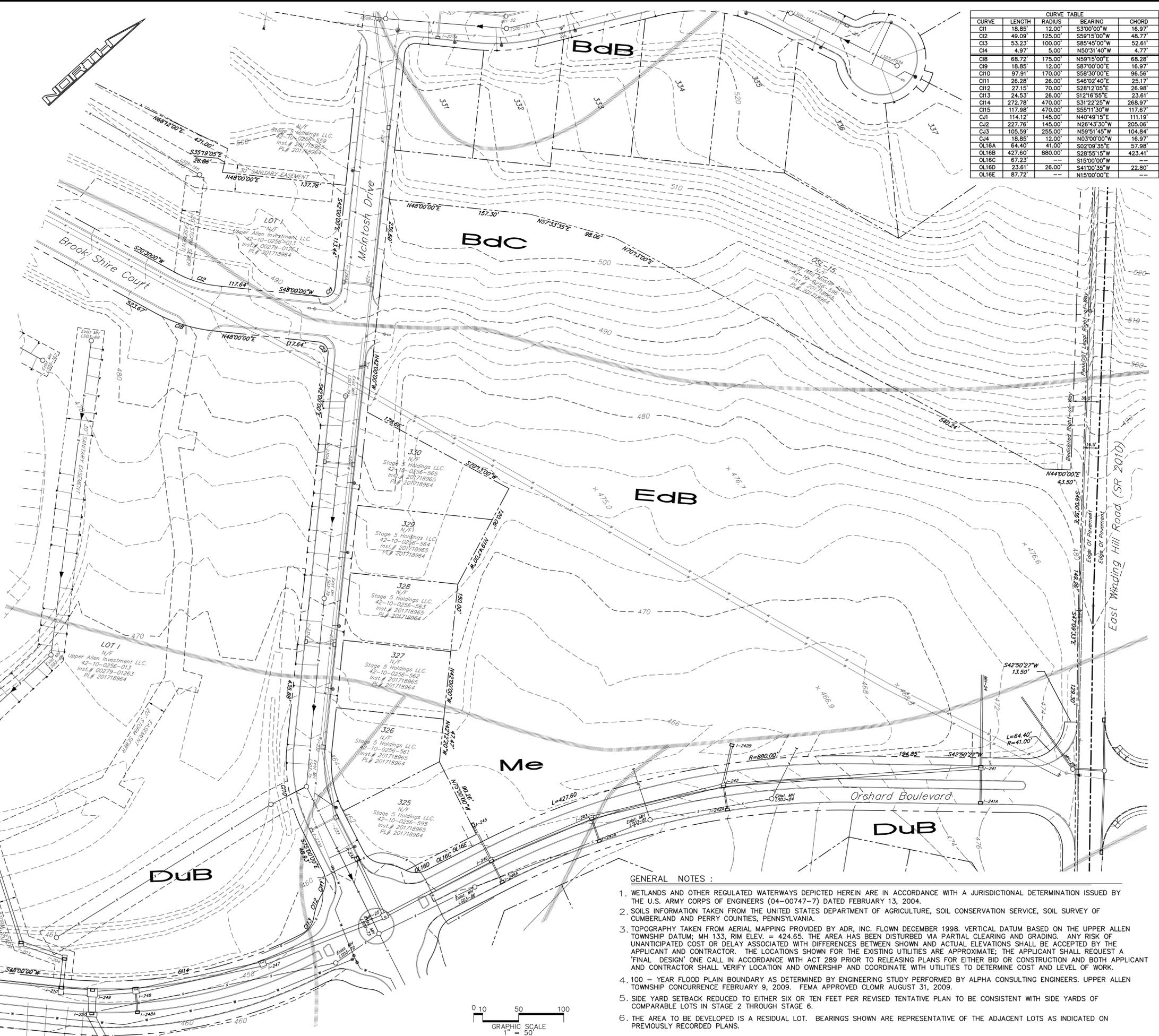
SOILS INFORMATION

Aw	• ATKINS SILT LOAM,	0-3% SLOPES
BdB	• BEDINGTON SHALY SILT LOAM,	3-8% SLOPES
BdC	• BEDINGTON SHALY SILT LOAM,	8-15% SLOPES
BdD	• BEDINGTON SHALY SILT LOAM,	15-25% SLOPES
BpB	• BLAIRTON SILT LOAM,	3-8% SLOPES
BrA	• BRINKERTON SILT LOAM,	0-3% SLOPES
BrB	• BRINKERTON SILT LOAM,	3-8% SLOPES
DuA	• DUFFIELD SILT LOAM,	0-3% SLOPES
DuB	• DUFFIELD SILT LOAM,	3-8% SLOPES
DuC	• DUFFIELD SILT LOAM,	8-15% SLOPES
EdB	• EDOM SILTY CLAY LOAM,	3-8% SLOPES
EdC	• EDOM SILTY CLAY LOAM,	8-15% SLOPES
HaB	• HAGERSTOWN SILT LOAM,	3-8% SLOPES
HdF	• HAGERSTOWN-ROCK OUTCROP,	25-60% SLOPES
Me	• MELVIN SILT LOAM,	
WkF	• WEIKERT AND KLINESVILLE VERY SHALY SILT LOAM,	25-75% SLOPES

..... SOILS BOUNDARY

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
CL1	18.85'	12.00'	S3°00'00"W	16.97'
CL2	49.09'	125.00'	S59°15'00"W	48.77'
CL3	53.23'	100.00'	S85°45'00"W	52.61'
CL4	4.97'	5.00'	N50°31'40"W	4.77'
CLB	68.72'	175.00'	N59°15'00"E	68.28'
CL9	18.85'	12.00'	S87°00'00"E	16.97'
CL10	97.91'	170.00'	S58°30'00"E	96.56'
CL11	28.28'	28.00'	S48°51'45"W	26.17'
CL12	27.15'	70.00'	S28°17'05"E	26.98'
CL13	24.53'	28.00'	S12°16'55"E	23.61'
CL14	272.78'	470.00'	S31°22'25"W	268.97'
CL15	117.98'	470.00'	S55°11'30"W	117.67'
CLJ1	114.12'	145.00'	N40°49'15"E	111.19'
CLJ2	227.78'	145.00'	N26°43'30"W	205.06'
CLJ3	105.59'	285.00'	N59°51'45"W	104.84'
CLJ4	18.85'	12.00'	N03°00'00"W	16.97'
OL16A	64.40'	41.00'	S02°09'35"E	57.98'
OL16B	427.60'	880.00'	S28°58'15"W	423.41'
OL16C	67.23'	---	S15°00'00"W	---
OL16D	23.61'	28.00'	S41°00'35"W	22.80'
OL16E	87.72'	---	N15°00'00"E	---



- GENERAL NOTES :**
1. WETLANDS AND OTHER REGULATED WATERWAYS DEPICTED HEREIN ARE IN ACCORDANCE WITH A JURISDICTIONAL DETERMINATION ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS (04-00747-7) DATED FEBRUARY 13, 2004.
 2. SOILS INFORMATION TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOIL SURVEY OF CUMBERLAND AND PERRY COUNTIES, PENNSYLVANIA.
 3. TOPOGRAPHY TAKEN FROM AERIAL MAPPING PROVIDED BY ADR, INC. FLOWN DECEMBER 1998. VERTICAL DATUM BASED ON THE UPPER ALLEN TOWNSHIP DATUM, MH 133, RIM ELEV. = 424.65. THE AREA HAS BEEN DISTURBED VIA PARTIAL CLEARING AND GRADING. ANY RISK OF UNANTICIPATED COST OR DELAY ASSOCIATED WITH DIFFERENCES BETWEEN SHOWN AND ACTUAL ELEVATIONS SHALL BE ACCEPTED BY THE APPLICANT AND CONTRACTOR. THE LOCATIONS SHOWN FOR THE EXISTING UTILITIES ARE APPROXIMATE; THE APPLICANT SHALL REQUEST A 'FINAL DESIGN' ONE CALL IN ACCORDANCE WITH ACT 289 PRIOR TO RELEASING PLANS FOR EITHER BID OR CONSTRUCTION AND BOTH APPLICANT AND CONTRACTOR SHALL VERIFY LOCATION AND OWNERSHIP AND COORDINATE WITH UTILITIES TO DETERMINE COST AND LEVEL OF WORK.
 4. 100 - YEAR FLOOD PLAIN BOUNDARY AS DETERMINED BY ENGINEERING STUDY PERFORMED BY ALPHA CONSULTING ENGINEERS, UPPER ALLEN TOWNSHIP CONCURRENCE FEBRUARY 9, 2009. FEMA APPROVED CLOMR AUGUST 31, 2009.
 5. SIDE YARD SETBACK REDUCED TO EITHER SIX OR TEN FEET PER REVISED TENTATIVE PLAN TO BE CONSISTENT WITH SIDE YARDS OF COMPARABLE LOTS IN STAGE 2 THROUGH STAGE 6.
 6. THE AREA TO BE DEVELOPED IS A RESIDUAL LOT. BEARINGS SHOWN ARE REPRESENTATIVE OF THE ADJACENT LOTS AS INDICATED ON PREVIOUSLY RECORDED PLANS.

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 DRAWN : MEA
 CHECKED : ALPHA
 DATE : 12-17-2019
 REV :

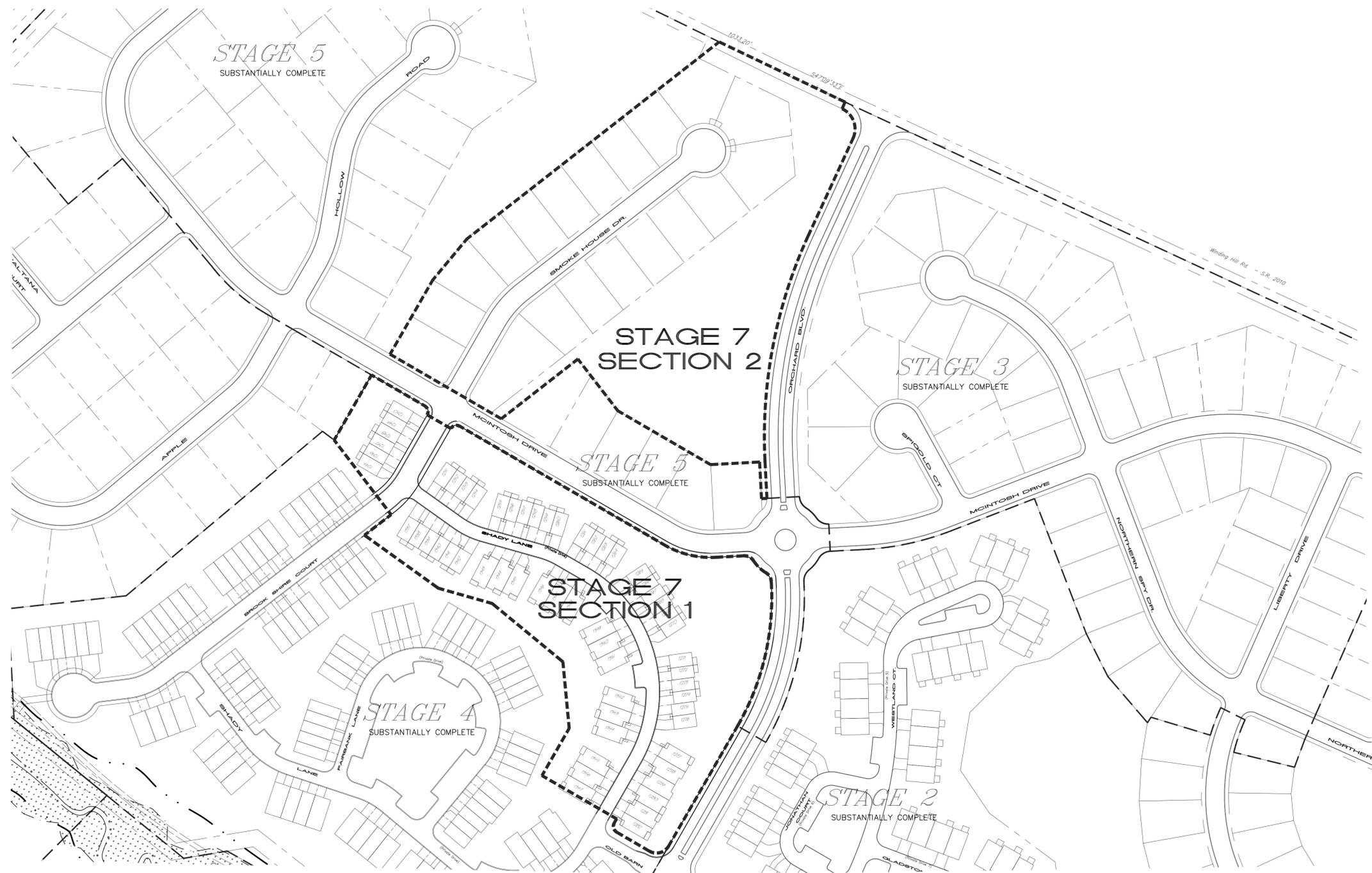
PLANNING & ENGINEERING & SURVEYING
 THE ALPHAS
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 WWW.ALPHACON.COM

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 ALPHA CONSULTING ENGINEERS, INC.

SEAL

EXISTING FEATURES PLAN
 STAGE 7. PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
WINDING HILLS
 A PLANNED RESIDENTIAL DEVELOPMENT
 UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318120
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 SCALE : 1"=50'
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 FILE : STAGE-7\03_EF.dwg
 SHEET **3** of **16**



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CHECKED :	ALPHA
DATE :	12-17-2019
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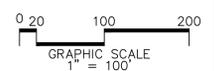
PLANNING ENGINEERING & SURVEYING
 1100 WINDING HILL RD.
 NEW CUMBERLAND, PA 17070
 PHONE: (717) 770-2500
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 WWW.ALPHAENGINE.COM

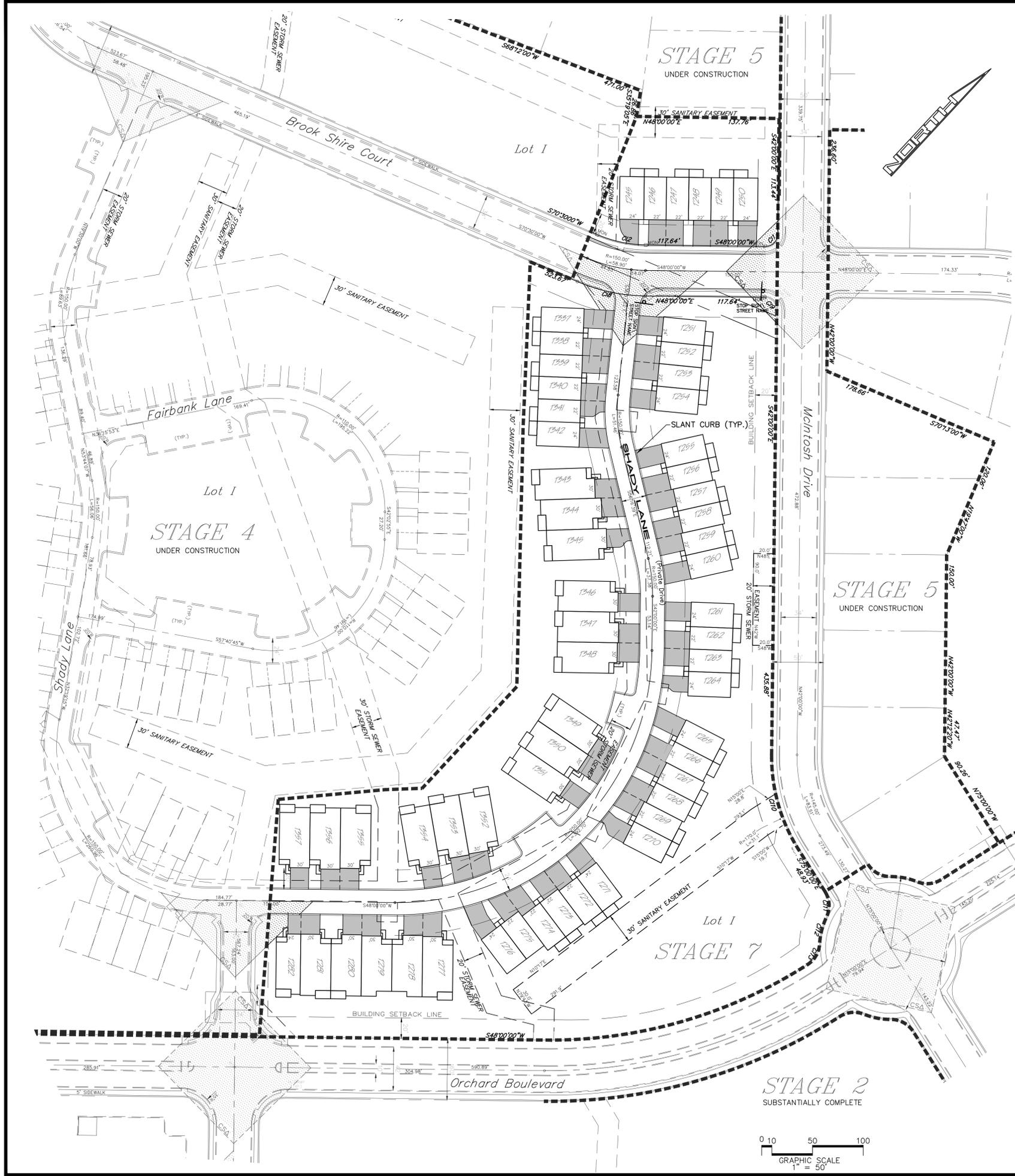
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STAGING OF PLANNED COMMUNITY AND SUBDIVISION
 STAGE 7, PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
WINDING HILLS
 A PLANNED RESIDENTIAL DEVELOPMENT
 UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	318120
SURVEY BOOK :	H:\Surveyor\Year\Project.txt
SCALE :	1"=100'
DWG FILE :	H:\2019\318120.dwg
SHEET	5 of 16





NOTES:

- NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY EFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH ANY EASEMENT AGREEMENT.
- 50FT DEVELOPMENT SETBACK PER §245-104.A(6)[ZO], 'NO STRUCTURE OR BUILDING SHALL BE LESS THAN 50FT FROM THE PROPERTY LINES OF THE DEVELOPMENT'. THE 20FT PLANTING STRIP LIES WITHIN THE OPEN SPACE AND SHALL BE MAINTAINED BY THE MASTER ASSOCIATION. SEE GENERAL NOTE 19 OF THE PLAN SHEET 1 OF 16.
- TWO OFF-STREET PARKING SPACES MUST BE PROVIDED FOR EACH DWELLING UNIT PER THE APPROVED REVISED TENTATIVE PLAN.
- SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
- STOP SIGNS ARE SHOWN PER THE PREVIOUSLY APPROVED TRAFFIC CONTROL SIGN PLAN, SHEETS C6-1 THROUGH C6-6 OF BOTH THE TENTATIVE PLAN AND REVISED TENTATIVE PLAN APPLICATION, TOWNSHIP 'TRAFFIC ENGINEER 'ENGINEERING EVALUATION' DATED JANUARY 14, 2010, AND THE ACCESS CONTROL ANALYSIS DATED NOVEMBER 10, 2017. THE TOWNSHIP MAY REQUIRE THE DEVELOPER TO PROVIDE YIELD SIGNS IN PLACE OF THE INDICATED STOP SIGNS.
- DEVELOPER GRANTS TO UPPER ALLEN TOWNSHIP (TOWNSHIP) TEMPORARY EASEMENTS IN CONNECTION WITH ANY SANITARY SEWER MAINS, MANHOLES AND APPURTENANCES CONSTRUCTED WITHIN PUBLIC STREETS, UNTIL SUCH TIME THAT CONSTRUCTION OF SAID STREETS ARE COMPLETED AND DEDICATED TO THE TOWNSHIP. THE PURPOSE OF THE TEMPORARY EASEMENTS IS TO PERMIT TOWNSHIP TO MAKE EMERGENCY OR OTHER REPAIRS TO THE SANITARY SEWER SYSTEM, IF NECESSARY, UNTIL SUCH TIME AS TOWNSHIP HAS ACCEPTED THE STREETS AND DEED(S) OF DEDICATION FOR THE SAME.
- THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- EXISTING STORM SEWER AND SANITARY SEWER EASEMENTS WITHIN LOT 1 PER RECORDED INSTRUMENT NUMBER 201604115.
- LOT 1 WAS PREVIOUSLY CREATED PER REVISED STAGE 4, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, RECORDED AT INSTRUMENT NUMBER 201604115.
- THE BROOK SHIRE COURT CONNECTION TO MCINTOSH DRIVE THAT LIES WITHIN STAGE 7 AS SHOWN HEREON IS CURRENTLY BEING CONSTRUCTED AS A CONDITION OF APPROVAL OF STAGE 4.

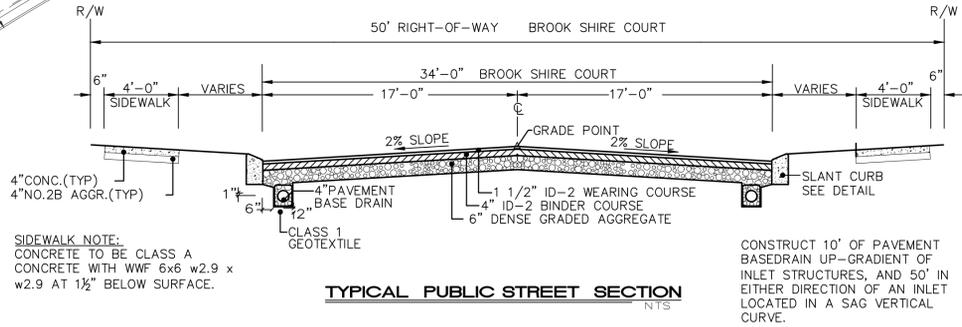
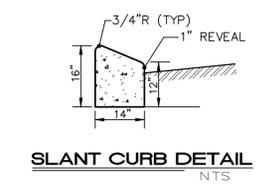
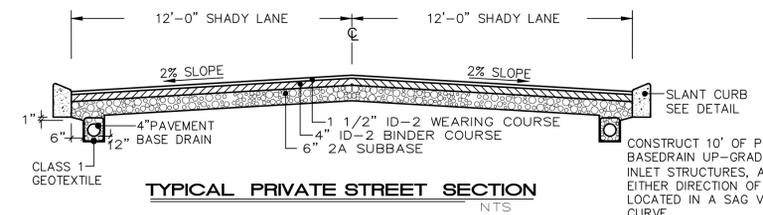
LEGEND	
	PROPERTY LINE
	EXISTING CURB
	EXISTING EDGE OF PAVE
	EXISTING TREE OR SHRUB
	EXISTING STRUCTURE (TYP.)
	EXISTING UTILITY EASEMENT
	RIGHT-OF-WAY
	LOT LINE
	STREET CENTER LINE
	CONCRETE CURB
	BUILDING SETBACK LINE
	EASEMENT LINE
	CONCRETE MONUMENT
	IRON PIN
	STOP SIGN / STREET NAME
	OPENSOURCE
	STAGE LINE

DESIGN : ALPHA
 DRAWN : MEA
 CHECKED : ALPHA
 DATE : 12-17-2019
 REV :

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 115 LIMEKILN RD. P.O. BOX 13
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STAGE 7

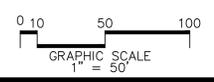


PAVEMENT NOTE:
 IF THE WEARING COURSE IS NOT BEING PLACED IMMEDIATELY AFTER PLACING THE BINDER COURSE, PAVE ADDITIONAL DEPTH ID-2 BINDER COURSE 10-FT AROUND INLETS TO BRING BINDER COURSE FLUSH WITH INLET TOP TO PROVIDE POSITIVE DRAINAGE TO THE INLET DURING THIS PHASE OF CONSTRUCTION. IF THE GRADE OF THE ROADWAY IS TOO FLAT TO ACHIEVE POSITIVE DRAINAGE OR THE INLET IS LOCATED IN A LOW POINT OF A VERTICAL CURVE THE INLET TOP MUST BE TEMPORARILY SET AT A LOWER ELEVATION. SET INLET TOP AT FINAL ELEVATION AND MILL BINDER PRIOR TO PLACING WEARING COURSE.

PAVEMENT MARKINGS NOTE:
 MARKINGS PER PENNDOT PUBLICATION 408, CURRENT EDITION.

NEW STREETS
 BROOK SHIRE COURT PUBLIC 196'
 SHADY LANE PRIVATE 868'

STAGE 2
 SUBSTANTIALLY COMPLETE



SEAL

SEAL

SUBDIVISION PLAN
 STAGE 7, PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
WINDING HILLS
 A PLANNED RESIDENTIAL DEVELOPMENT
 UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
 318120
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 SHEET **6** of **16**

SEAL

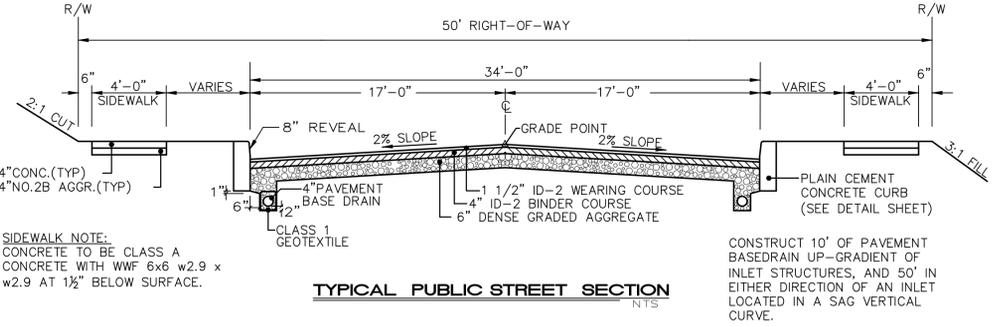
SEAL

SUBDIVISION PLAN

NOTES:

- NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY EFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH ANY EASEMENT AGREEMENT.
- 50FT DEVELOPMENT SETBACK PER §245-104.A(6)[20], 'NO STRUCTURE OR BUILDING SHALL BE LESS THAN 50FT FROM THE PROPERTY LINES OF THE DEVELOPMENT'. THE 20FT PLANTING STRIP LIES WITHIN THE OPEN SPACE AND SHALL BE MAINTAINED BY THE MASTER ASSOCIATION. SEE GENERAL NOTE 19 OF THE PLAN SHEET 1 OF 16.
- TWO OFF-STREET PARKING SPACES MUST BE PROVIDED FOR EACH DWELLING UNIT PER THE APPROVED REVISED TENTATIVE PLAN.
- SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
- STOP SIGNS ARE SHOWN PER THE PREVIOUSLY APPROVED TRAFFIC CONTROL SIGN PLAN, SHEETS C6-1 THROUGH C6-6 OF BOTH THE TENTATIVE PLAN AND REVISED TENTATIVE PLAN APPLICATION, TOWNSHIP TRAFFIC ENGINEER 'ENGINEERING EVALUATION' DATED JANUARY 14, 2010, AND THE ACCESS CONTROL ANALYSIS DATED NOVEMBER 10, 2017. THE TOWNSHIP MAY REQUIRE THE DEVELOPER TO PROVIDE YIELD SIGNS IN PLACE OF THE INDICATED STOP SIGNS.
- DEVELOPER GRANTS TO UPPER ALLEN TOWNSHIP (TOWNSHIP) TEMPORARY EASEMENTS IN CONNECTION WITH ANY SANITARY SEWER MAINS, MANHOLES AND APPURTENANCES CONSTRUCTED WITHIN PUBLIC STREETS, UNTIL SUCH TIME THAT CONSTRUCTION OF SAID STREETS ARE COMPLETED AND DEDICATED TO THE TOWNSHIP. THE PURPOSE OF THE TEMPORARY EASEMENTS IS TO PERMIT TOWNSHIP TO MAKE EMERGENCY OR OTHER REPAIRS TO THE SANITARY SEWER SYSTEM, IF NECESSARY, UNTIL SUCH TIME AS TOWNSHIP HAS ACCEPTED THE STREETS AND DEED(S) OF DEDICATION FOR THE SAME.
- THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.

CURVE	LENGTH	RADIUS	BEARING	CHORD
C396	18.85'	12.00'	N87°00'00"W	16.97'
C397	5.19'	215.00'	S48°41'30"W	5.19'
C398	64.04'	215.00'	S57°55'00"W	63.81'
C399	14.13'	215.00'	S68°20'00"W	14.13'
C404A	49.69'	50.00'	S41°44'40"W	47.67'
C404B	4.97'	5.00'	S41°44'40"W	4.77'
C405	53.02'	50.00'	N79°24'25"W	50.57'
C406	50.00'	50.00'	N20°22'50"W	47.95'
C407	54.06'	50.00'	N39°14'35"E	51.47'
C408A	4.97'	5.00'	S81°18'40"E	4.77'
C408B	49.69'	50.00'	S81°18'40"E	47.67'
C413	30.00'	165.00'	N65°00'30"E	29.96'
C414A	18.85'	12.00'	N03°00'00"E	16.97'
C414B	33.98'	165.00'	N53°54'00"E	33.92'
OL16A	64.40'	41.00'	S02°09'35"E	57.98'
OL16B	427.60'	880.00'	S28°55'15"W	423.41'
OL16C	67.23'	---	S15°00'00"W	---
OL16D	23.61'	26.00'	S41°00'35"W	22.80'
OL16E	67.72'	---	N15°00'00"E	---



PAVEMENT NOTE:
 IF THE WEARING COURSE IS NOT BEING PLACED IMMEDIATELY AFTER PLACING THE BINDER COURSE PAVE ADDITIONAL DEPTH ID-2 BINDER COURSE 10-FT AROUND INLETS TO BRING BINDER COURSE FLUSH WITH INLET TOP TO PROVIDE POSITIVE DRAINAGE TO THE INLET DURING THIS PHASE OF CONSTRUCTION. IF THE GRADE OF THE ROADWAY IS TOO FLAT TO ACHIEVE POSITIVE DRAINAGE OR THE INLET IS LOCATED IN A LOW POINT OF A VERTICAL CURVE THE INLET TOP MUST BE TEMPORARILY SET AT A LOWER ELEVATION. SET INLET TOP AT FINAL ELEVATION AND MILL BINDER PRIOR TO PLACING WEARING COURSE.

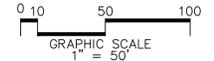
PAVEMENT MARKINGS NOTE:
 MARKINGS PER PENNDOT PUBLICATION 408, CURRENT EDITION.

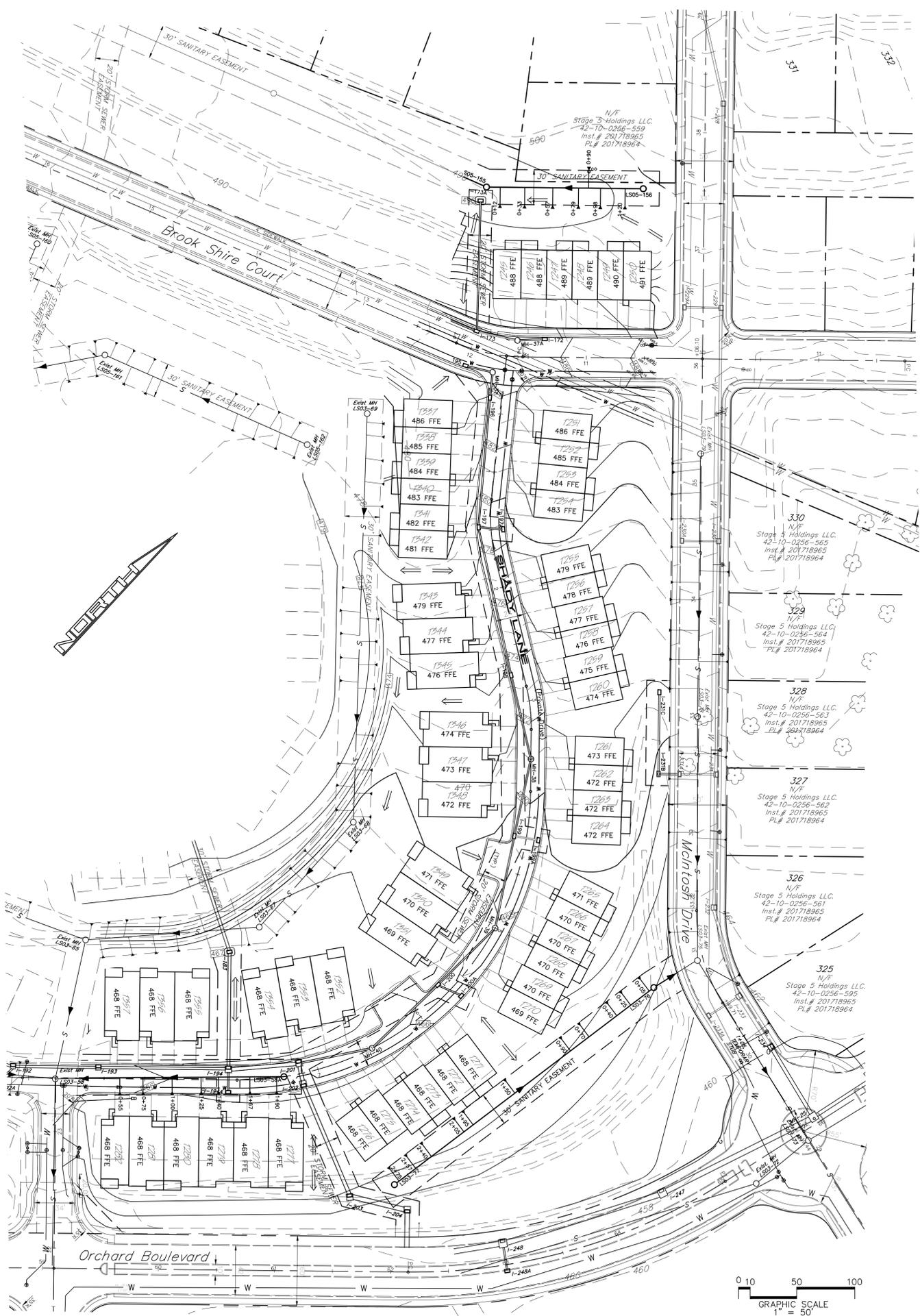
NEW STREETS
 SMOKE HOUSE DRIVE PUBLIC 645'



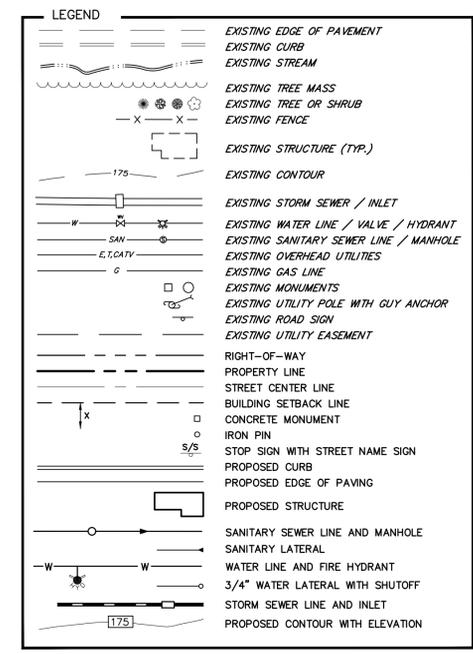
LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING EDGE OF PAVE
- EXISTING TREE MASS
- EXISTING TREE OR SHRUB
- EXISTING STRUCTURE (TYP.)
- EXISTING UTILITY EASEMENT
- RIGHT-OF-WAY
- LOT LINE
- STREET CENTER LINE
- CONCRETE CURB
- BUILDING SETBACK LINE
- EASEMENT LINE
- CONCRETE MONUMENT
- IRON PIN
- STOP SIGN / STREET NAME
- OPENSACE





SANITARY MANHOLE COORDINATES		
NUMBER	NORTHING	EASTING
LS03-58A	312,686.77	2,188,685.24
LS03-75	313,012.57	2,188,857.33
LS03-78	312,970.38	2,188,849.04
LS03-77	312,692.12	2,188,817.83
LS03-84	313,414.36	2,189,184.20
LS03-85	313,708.19	2,189,055.37
LS03-86	313,549.38	2,188,693.15
LS03-87	313,479.31	2,188,591.36
LS03-87A	313,421.86	2,188,535.68
LS05-155	313,338.00	2,188,252.15
LS05-156	313,434.93	2,188,346.11



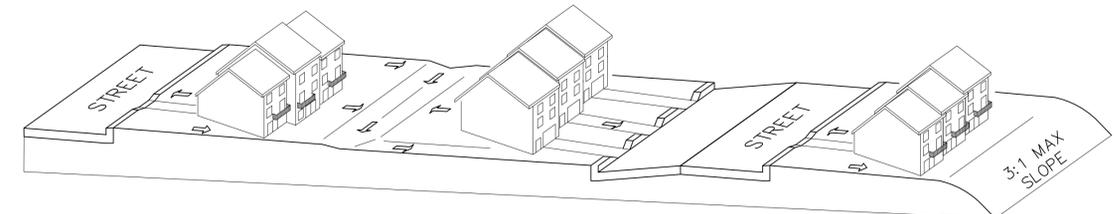
- SANITARY SEWER NOTES :**
1. CONTRACTOR MUST VERIFY CONNECTING STUB ELEVATION PRIOR TO CONNECTING TO THE EXISTING 8" SDR PVC PIPE.
 2. SANITARY SEWER LINE AND LATERALS FROM MANHOLE LS03-69 TO LS03-65 SERVING UNITS T337 TO T357 WERE PREVIOUSLY CONSTRUCTED AS PART OF STAGE 4.
 3. SANITARY SEWER LINE AND LATERALS FROM MANHOLE LS03-79 TO LS03-75 SERVING UNITS T251 TO T266 WERE PREVIOUSLY CONSTRUCTED AS PART OF STAGE 5.

- BROOK SHIRE COURT CONSTRUCTION:**
1. THE BROOK SHIRE COURT CONNECTION TO MCINTOSH DRIVE THAT LIES WITHIN STAGE 7 AS SHOWN HEREON IS CURRENTLY BEING CONSTRUCTED AS A CONDITION OF APPROVAL OF STAGE 4.
 2. THE STORM SEWER SYSTEM FROM INLET 172 TO INLET 174 AND FROM INLET 195 TO 196 WERE PREVIOUSLY CONSTRUCTED AS A CONDITION OF APPROVAL FOR STAGE 4.
 3. WATER AND GAS LINES PROPOSED WITHIN BROOK SHIRE COURT THAT LIE WITHIN STAGE 7 WERE PREVIOUSLY CONSTRUCTED AS A CONDITION OF APPROVAL FOR STAGE 4.

- NOTES:**
- NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.
 - NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY EFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
 - FINISH FLOOR ELEVATIONS ARE SHOWN APPROXIMATE AND ARE ONLY INTENDED TO DEMONSTRATE DRAINAGE AWAY FROM BUILDING STRUCTURES. THE ELEVATIONS ARE ALSO BASED ON A SLAB ON GRADE FOUNDATION, NO BASEMENTS. THE BUILDING DESIGNER SHALL ESTABLISH ACTUAL FINISH FLOOR ELEVATIONS. EMPHASIS MUST BE PLACED ON THE DIFFERENCE BETWEEN FINISH FLOOR ELEVATIONS OF THE LIVING SPACE AND THE GARAGE FLOOR ELEVATION TO INSURE THAT THE DRIVEWAY REMAINS AT REASONABLE GENTLE SLOPE (1-4%) WHILE MAINTAINING A FINISH FLOOR ELEVATION ABOVE THE EXTERIOR FINISH GRADE AS REQUIRED BY THE TOWNSHIP. REAR YARDS MUST DRAIN AWAY FROM BUILDING WALL.
 - GRADING WITHIN THE GRADING EASEMENT MUST BE AS SHOWN ON THIS PLAN.
 - SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
 - THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.

- SINKHOLE REPAIR:**
- A. EXCAVATE THE AREA OF THE SINKHOLE UNTIL THE "THROAT" IS LOCATED.
 - B. REMOVE ALL LOOSE SOIL OR MATERIAL.
 - C. EVALUATE THE THROAT OF THE SINKHOLE FOR STABILITY AND/OR PRESENCE OF ADDITIONAL FRACTURES.
 - D. LINE THE SINKHOLE USING CLASS 1 TYPE B NON-WOVEN GEOTEXTILE FILTER FABRIC.
 - E. BACKFILL USING R-5 STONE UP TO WITHIN 36 INCHES OF FINISHED GRADE.
 - F. FOLD THE GEOTEXTILE FILTER FABRIC OVER ITSELF TO CREATE "BAG".
 - G. TOP OFF THE EXCAVATION WITH APPROXIMATELY 24 INCHES OF 2A COARSE AGGREGATE TO APPROXIMATELY 12 INCHES BELOW FINAL GRADE.
 - H. COMPLETE BACKFILLING USING CONSISTENT WITH WHERE THE SINKHOLE IS LOCATED.
 - I. DIFFERENT METHODS OF REMEDIATING SINKHOLES MAY BE REQUIRED BASED UPON THE ACTUAL LOCATION, CONDITIONS, AND/OR THE REQUIREMENTS OF OTHER AGENCIES; REMEDIATION TO BE AS DIRECTED BY TOWNSHIP ENGINEER.

TOWNSHIP STANDARD METHOD OF REMEDIATING SINK HOLE
METHOD REQUIRED BY TOWNSHIP



- NOTES:**
1. GRADE SIDE AND REAR YARDS TO DIRECT RUNOFF BETWEEN AND AROUND UNITS.
 2. GRADE SIDE YARDS OF THE DOWNHILL LOT TO CONVEY RUNOFF FROM THE REAR YARD TO THE STREET.

LOT GRADING DETAIL

DESIGN : ALPHA
DRAWN : MEA
CHECKED : ALPHA
DATE : 12-17-2019
REV :

PLANNING ENGINEERING & SURVEYING
THE UPPER ALLEN TOWNSHIP
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WWW.ALPHAENGINE.COM

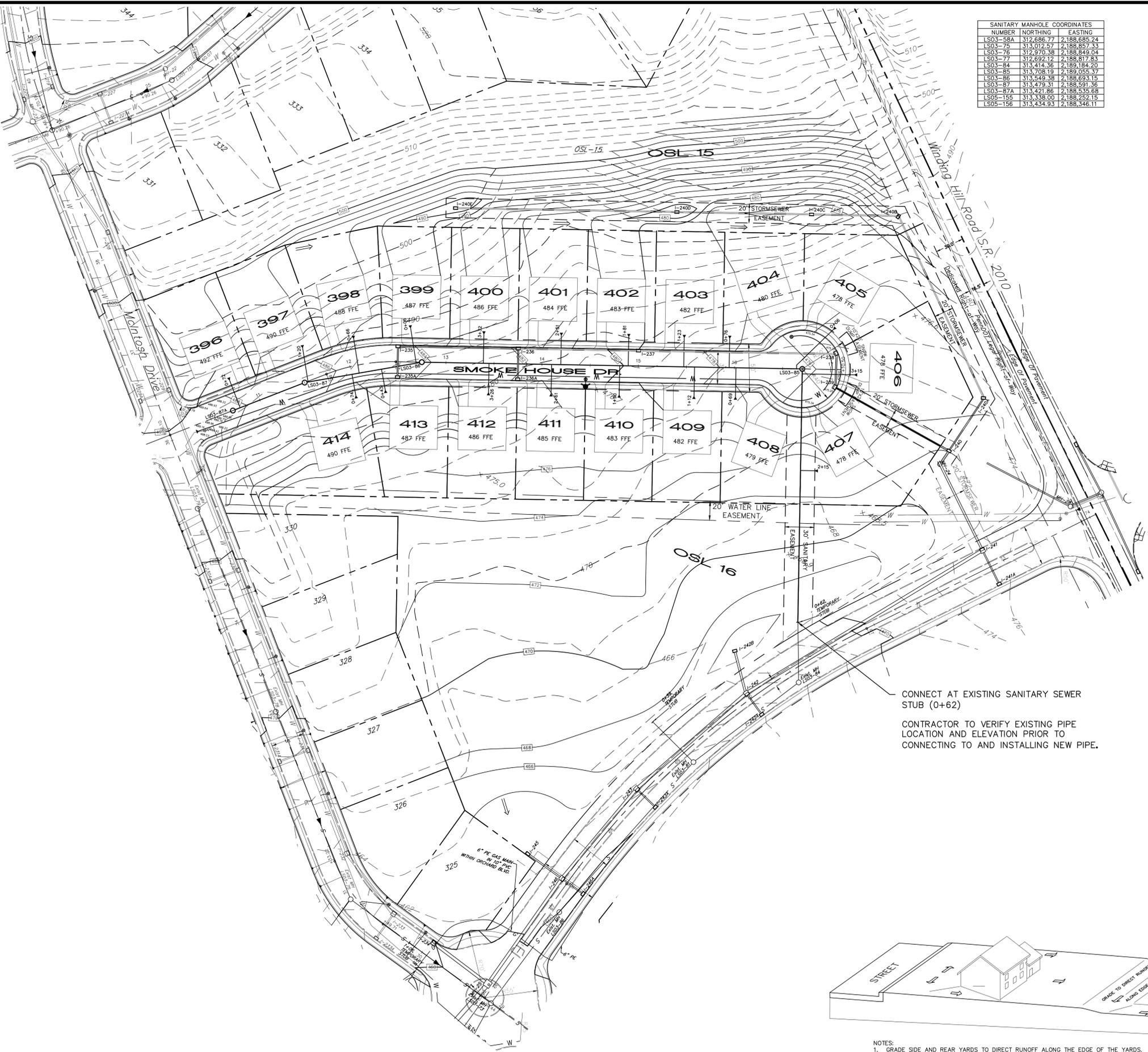
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ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

GRADING / UTILITIES PLAN
STAGE 7. PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318120
SURVEY BOOK :
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SCALE : 1"=50'
DWG FILE : 11031350.dwg
SHEET 8 of 16



LEGEND

	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING STREAM
	EXISTING TREE MASS
	EXISTING TREE OR SHRUB
	EXISTING FENCE
	EXISTING STRUCTURE (TYP.)
	EXISTING CONTOUR
	EXISTING STORM SEWER / INLET
	EXISTING WATER LINE / VALVE / HYDRANT
	EXISTING SANITARY SEWER LINE / MANHOLE
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS LINE
	EXISTING MONUMENTS
	EXISTING UTILITY POLE WITH GUY ANCHOR
	EXISTING ROAD SIGN
	EXISTING UTILITY EASEMENT
	RIGHT-OF-WAY
	PROPERTY LINE
	STREET CENTER LINE
	BUILDING SETBACK LINE
	CONCRETE MONUMENT
	IRON PIN
	STOP SIGN WITH STREET NAME SIGN
	PROPOSED CURB
	PROPOSED EDGE OF PAVING
	PROPOSED STRUCTURE
	SANITARY SEWER LINE AND MANHOLE
	SANITARY LATERAL
	WATER LINE AND FIRE HYDRANT
	3/4" WATER LATERAL WITH SHUTOFF
	STORM SEWER LINE AND INLET
	PROPOSED CONTOUR WITH ELEVATION

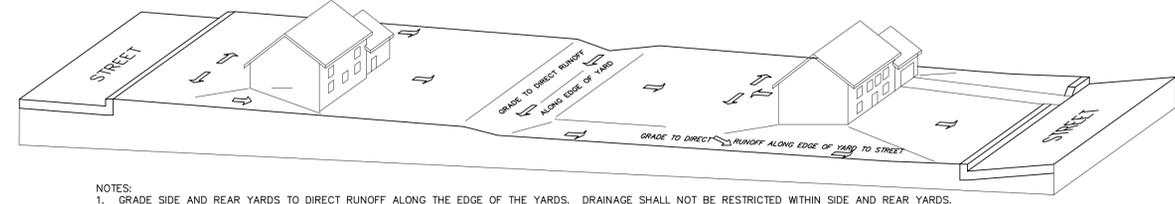
- SANITARY SEWER NOTES :**
- 6-INCH 2-WAY CLEANOUTS MUST BE INSTALLED AT A LOCATION WHICH PLACES THEM ON ROADS RIGHTS-OF-WAY LINES.
 - CONTRACTOR MUST VERIFY CONNECTING STUB ELEVATION PRIOR TO CONNECTING TO THE EXISTING 8" SDR PVC PIPE.

- NOTES:**
- NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.
 - NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY EFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
 - FINISH FLOOR ELEVATIONS ARE SHOWN APPROXIMATE AND ARE ONLY INTENDED TO DEMONSTRATE DRAINAGE AWAY FROM BUILDING STRUCTURES. THE ELEVATIONS ARE ALSO BASED ON A SLAB ON GRADE FOUNDATION, NO BASEMENTS. THE BUILDING DESIGNER SHALL ESTABLISH ACTUAL FINISH FLOOR ELEVATIONS. EMPHASIS MUST BE PLACED ON THE DIFFERENCE BETWEEN FINISH FLOOR ELEVATIONS OF THE LIVING SPACE AND THE GARAGE FLOOR ELEVATION TO INSURE THAT THE DRIVEWAY REMAINS AT REASONABLE GENTLE SLOPE (1-4%) WHILE MAINTAINING A FINISH FLOOR ELEVATION ABOVE THE EXTERIOR FINISH GRADE AS REQUIRED BY THE TOWNSHIP. REAR YARDS MUST DRAIN AWAY FROM BUILDING WALL.
 - GRADING WITHIN THE GRADING EASEMENT MUST BE AS SHOWN ON THIS PLAN.
 - SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
 - THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.

SINKHOLE REPAIR:

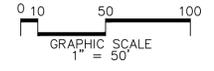
- EXCAVATE THE AREA OF THE SINKHOLE UNTIL THE "THROAT" IS LOCATED.
- REMOVE ALL LOOSE SOIL OR MATERIAL.
- EVALUATE THE THROAT OF THE SINKHOLE FOR STABILITY AND/OR PRESENCE OF ADDITIONAL FRACTURES.
- LINE THE SINKHOLE USING CLASS 1 TYPE B NON-WOVEN GEOTEXTILE FILTER FABRIC.
- BACKFILL USING R-5 STONE UP TO WITHIN 36 INCHES OF FINISHED GRADE.
- FOLD THE GEOTEXTILE FILTER FABRIC OVER ITSELF TO CREATE "BAG".
- TOP OFF THE EXCAVATION WITH APPROXIMATELY 24 INCHES OF 2A COARSE AGGREGATE TO APPROXIMATELY 12 INCHES BELOW FINAL GRADE.
- COMPLETE BACKFILLING USING CONSISTENT WITH WHERE THE SINKHOLE IS LOCATED.
- DIFFERENT METHODS OF REMEDIATING SINKHOLES MAY BE REQUIRED BASED UPON THE ACTUAL LOCATION, CONDITIONS, AND/OR THE REQUIREMENTS OF OTHER AGENCIES; REMEDIATION TO BE AS DIRECTED BY TOWNSHIP ENGINEER.

TOWNSHIP STANDARD METHOD OF REMEDIATING SINK HOLE
METHOD REQUIRED BY TOWNSHIP



- NOTES:**
- GRADE SIDE AND REAR YARDS TO DIRECT RUNOFF ALONG THE EDGE OF THE YARDS. DRAINAGE SHALL NOT BE RESTRICTED WITHIN SIDE AND REAR YARDS.
 - RUNOFF FROM UPHILL LOT SHALL NOT TRAVERSE MORE THAN TWO ADJACENT LOTS. GRADE SIDE YARDS OF THE DOWNHILL LOT IN A MANNER TO CONVEY RUNOFF FROM THE REAR YARD TO THE STREET.

LOT GRADING DETAIL
NTS



DESIGN : ALPHA
DRAWN : MEA
CHECKED : ALPHA
DATE : 12-17-2019
REV :

PLANNING ENGINEERING & SURVEYING
1100 N. MARKET RD., SUITE 100
NEW CUMBERLAND, PA 17070
PHONE: (717) 770-2500
FAX: (717) 770-2400
WWW.ALPHACON.COM

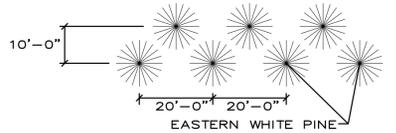
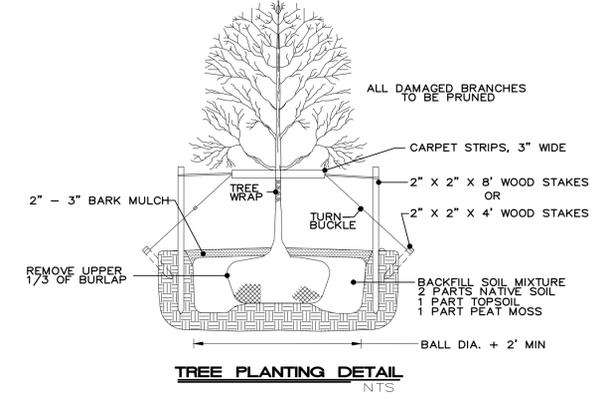
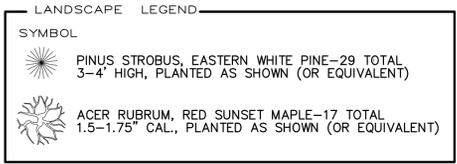
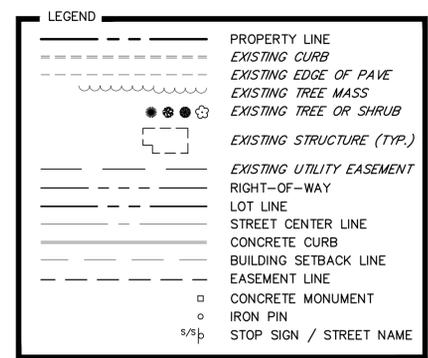
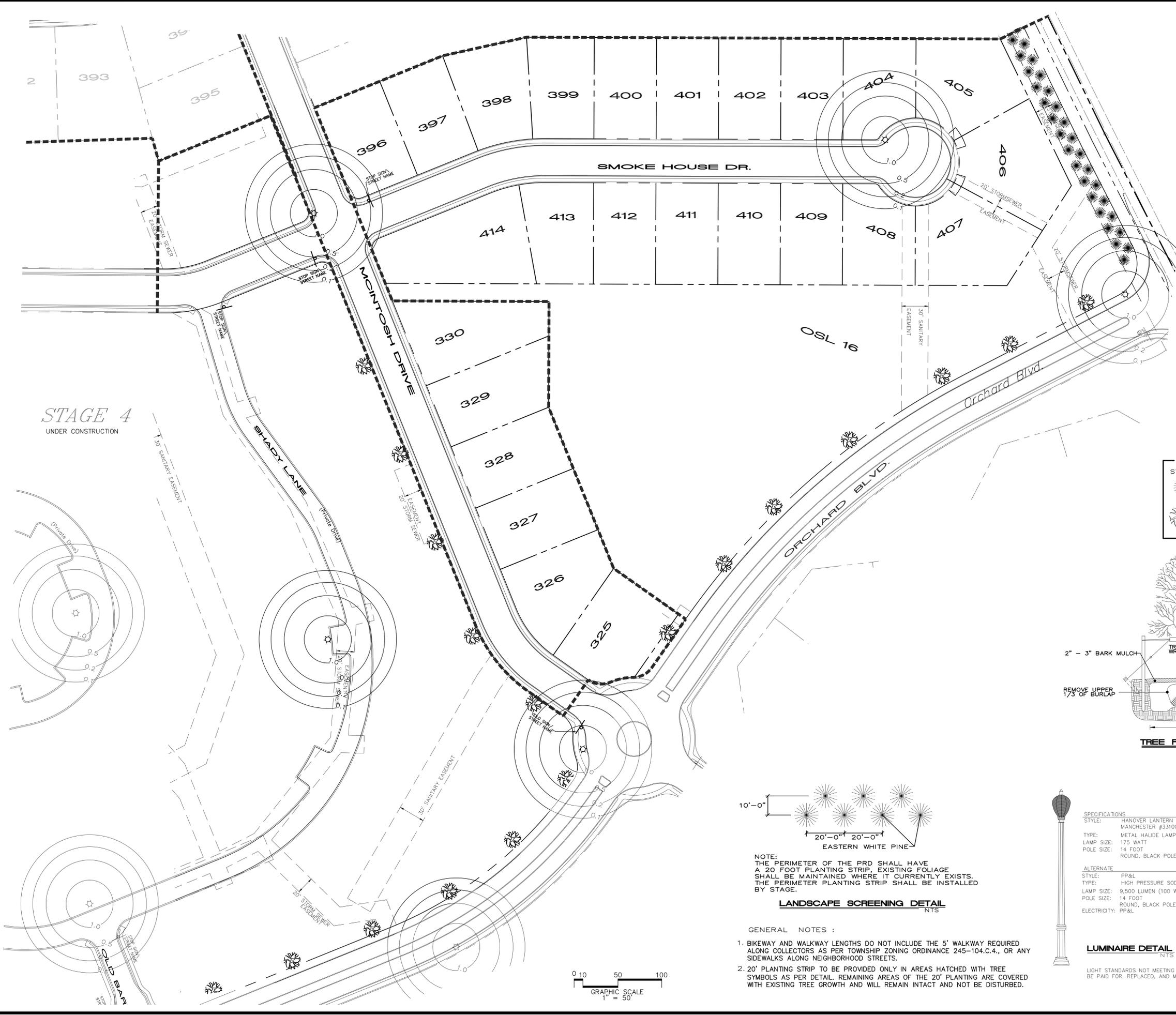
ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

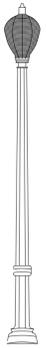
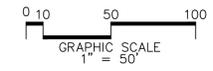
GRADING / UTILITIES PLAN
STAGE 7. PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318120
SURVEY BOOK :
H:\Survey\318120\Project.dwg
SCALE : 1"=50'
DWG FILE : 1103135081.dwg
FILE : STAGE-7\GRADE.dwg
SHEET 9 of 16



NOTE:
 THE PERIMETER OF THE PRD SHALL HAVE A 20 FOOT PLANTING STRIP. EXISTING FOLIAGE SHALL BE MAINTAINED WHERE IT CURRENTLY EXISTS. THE PERIMETER PLANTING STRIP SHALL BE INSTALLED BY STAGE.

- GENERAL NOTES :**
- BIKEWAY AND WALKWAY LENGTHS DO NOT INCLUDE THE 5' WALKWAY REQUIRED ALONG COLLECTORS AS PER TOWNSHIP ZONING ORDINANCE 245-104.C.4., OR ANY SIDEWALKS ALONG NEIGHBORHOOD STREETS.
 - 20' PLANTING STRIP TO BE PROVIDED ONLY IN AREAS HATCHED WITH TREE SYMBOLS AS PER DETAIL. REMAINING AREAS OF THE 20' PLANTING ARE COVERED WITH EXISTING TREE GROWTH AND WILL REMAIN INTACT AND NOT BE DISTURBED.



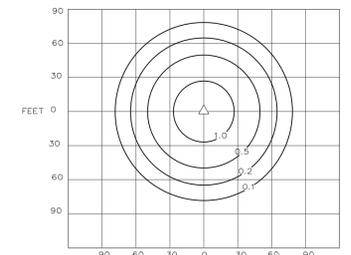
SPECIFICATIONS

STYLE: HANOVER LANTERN
 MANCHESTER #33100BP

TYPE: METAL HALIDE LAMP
 LAMP SIZE: 175 WATT
 POLE SIZE: 14 FOOT
 ROUND, BLACK POLE

ALTERNATE

STYLE: PP&L
 TYPE: HIGH PRESSURE SODIUM
 LAMP SIZE: 9,500 LUMEN (100 WATT)
 POLE SIZE: 14 FOOT
 ROUND, BLACK POLE
 ELECTRICITY: PP&L



LIGHT STANDARDS NOT MEETING THE ARRANGEMENTS BETWEEN PPL AND UPPER ALLEN TOWNSHIP WILL BE PAID FOR, REPLACED, AND MAINTAINED BY THE MASTER ASSOCIATION.