

Cumberland County Subdivision and Land Development Review Report

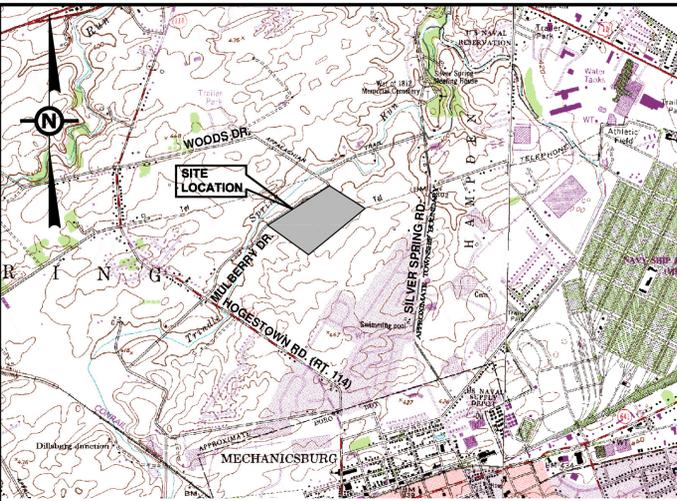
Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>Kurowski & Wilson</u>	Owner/ Developer:	<u>Charter Homes @ Woodbridge</u>
Plat Title:	<u>Woodbridge - Phase 3</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision and Land Development</u>		
# of New Lots:	<u>57</u>	# of New Dwelling Units:	<u>55</u>	New Acreage Subdivided/Developed:	<u>16.94</u>
				Total Tract Acreage:	<u>63</u>
Zoning District:	<u>R-1</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>2/7/2020</u>	County Review:	<u>2/18/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></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 plan must provide a written description and plan for the ownership and maintenance of the open space (Zoning 316.2). Recommend approval of the maintenance plan prior to approval of the Subdivision and Land Development Plan.
2. The Cluster Development regulations require a drawing depicting the natural and cultural features of the site to identify areas for common open space (Zoning 327.5). The plan should identify if the following features are present: slopes greater than 15%, wetlands, karst features, threatened or endangered species, historic resources, and significant stands of trees.
3. The Landscaping Plan was not included in the submission. The township should review and approve the landscaping plan prior to approval of the Subdivision and Land Development (Zoning 345).
4. The plan must be signed and sealed by the surveyor/engineer responsible for the plan.
5. The owner information should include the address (SLDO 402.02.4).
6. The cartway widths of Mulberry Road and Woods Drive should be provided on the plan (SLDO 402.03.4.a).
7. The plan should map the wooded areas proposed to be maintained and removed. The plan should indicate if any individual trees on the site have a trunk diameter of 18" or greater. For wooded areas to be maintained the applicant shall describe the methods to preserve the trees during construction (SLDO 402.03.6).
8. Mulberry Road and Woods Drive are identified as Collector streets, which require a 60' right-of-way (SLDO 602.03.1.b). The plan indicates only a 50' right-of-way for both.

9. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
10. 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>.



LOCATION MAP
SCALE: 1"=2000 FEET

FINAL SUBDIVISION/LAND DEVELOPMENT PLAN

Woodbridge Phase 3

FOR CHARTER HOMES & NEIGHBORHOODS SILVER SPRING TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

FINAL SUBDIVISION/LAND DEVELOPMENT PLAN
Woodbridge Phase 3
FOR
CHARTER HOMES & NEIGHBORHOODS
 SILVER SPRING TOWNSHIP
 CUMBERLAND COUNTY, PA

WOODBRIDGE
 Silver Spring Twp / Cumberland Co., PA
 CHARTER HOMES & NEIGHBORHOODS

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	FEBRUARY 4, 2020
K&W PROJECT:	2049.047
DRAWN BY:	GSD
CAD DRAWING:	2049047-A.sdp FP3_CVR.dwg

REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

PLAN TYPE:
COVER SHEET

SHEET:
1 OF 28

UTILITY INFORMATION

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.

PA ONE-CALL SERIAL NUMBER: 20150341694
PA ONE-CALL SERIAL NUMBER DATE: FEBRUARY 2, 2015



THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

- | | |
|---|---|
| COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 852 WESLEY DRIVE
MECHANICSBURG, PA. 17055
CONTACT: BRIAN BOAL
EMAIL: BRIAN.BOAL@AMWATER.COM | COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 852 WESLEY DRIVE
MECHANICSBURG, PA. 17055
CONTACT: BRIAN BOAL
EMAIL: BRIAN.BOAL@AMWATER.COM |
| COMPANY: SILVER SPRING TOWNSHIP AUTHORITY
ADDRESS: 5 WILLOW MILL PARK RD
SUITE 3
MECHANICSBURG, PA. 17050
CONTACT: JAMES STEVENS
EMAIL: SILVERSPRINGAUTH@COMCAST.NET | COMPANY: SILVER SPRING TOWNSHIP AUTHORITY
ADDRESS: 5 WILLOW MILL PARK RD
SUITE 3
MECHANICSBURG, PA. 17050
CONTACT: JAMES STEVENS
EMAIL: SILVERSPRINGAUTH@COMCAST.NET |
| COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 15 E MONTGOMERY AVE
PITTSBURGH, PA. 15212
CONTACT: OFFICE PERSONNEL | COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 15 E MONTGOMERY AVE
PITTSBURGH, PA. 15212
CONTACT: OFFICE PERSONNEL |
| COMPANY: UNITED WATER PA
ADDRESS: 4211 E PARK CIR
HARRISBURG, PA. 17111
CONTACT: NAT SHEFFER
EMAIL: NATHANIEL.SHEFFER@UNITEDWATER.COM | COMPANY: UNITED WATER PA
ADDRESS: 4211 E PARK CIR
HARRISBURG, PA. 17111
CONTACT: NAT SHEFFER
EMAIL: NATHANIEL.SHEFFER@UNITEDWATER.COM |
| COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 827 HAUSMAN RD
ALLENTOWN, PA. 18104
CONTACT: CYNTHIA FOCT
EMAIL: CAFOCT@PPLWEB.COM | COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 827 HAUSMAN RD
ALLENTOWN, PA. 18104
CONTACT: CYNTHIA FOCT
EMAIL: CAFOCT@PPLWEB.COM |

LAND OWNER

R CUBED, LLC

LAND OWNER (EQUITABLE OWNER)

CHARTER HOMES AT WOODBRIDGE, INC.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601

TELEPHONE: (717) 560-1400
CONTACT: ANTHONY FARANDA-DIEDRICH

PLAN PREPARER

KUROWSKI AND WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
FAX: 717.635.2836
PROJECT MANAGER: TIMOTHY P. DEWIRE, P.E., AICP

SITE SURVEYOR

KUROWSKI AND WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
FAX: 717.635.2836
PROJECT MANAGER: DENNIS P BURKHARD, PLS

STATEMENT OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO ACCURACY REQUIRED BY THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN THEN THOUSAND FEET.

_____, 20____
LAND SURVEYOR

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PHASE 3 WHICH WILL CONTAIN 55 SINGLE FAMILY LOTS AND 2 OPEN SPACE LOTS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE SILVER SPRING TOWNSHIP (SST) IMPROVEMENTS SPECIFICATIONS MANUAL (ISM) AS AMENDED, UNLESS DETAILED ON THIS PLAN (E.G. CURBS).
- THE FOLLOWING STANDARDS FOR ROADWAY CONSTRUCTION FROM PENNDOT PUBLICATION #72, AS AMENDED, APPLY (UNLESS THERE IS A DISCREPANCY WITH THE SST ISM):
 - RC-30M SUBSURFACE DRAINS
 - RC-31M ENDWALLS
 - RC-33M END SECTIONS FOR PIPE CULVERTS
 - RC-39M STANDARD MANHOLES
 - RC-45M INLET TOPS, GRATES AND FRAME
 - RC-46M INLET BOXES
 - RC-70M PERIMETER CONTROL DEVICES
 - RC-71M SEDIMENT BASIN AND SEDIMENT TRAP
 - RC-72M INLET AND OUTLET PROTECTION
 - RC-73M CHANNEL AND SLOPE PROTECTION
 - RC-77M ROCK CONSTRUCTION ENTRANCE
- ALL INLET GRATES IN PAVED AREAS SHALL BE STRUCTURAL STEEL BICYCLE SAFE.
- ANY MONUMENTATION NOT EXISTING SHALL BE SET IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- CONTOURS, ADDITIONAL TREE LINE INFORMATION, AND ADJOINING BUILDING AND DRIVEWAY INFORMATION TAKEN FROM PASDA MAPPING.
- ON ANY CORNER LOT, NO WALL, FENCE OR OTHER STRUCTURE SHALL BE ERRECTED, ALTERED, OR MAINTAINED, AND NO HEDGE, TREE, OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A STREET BY OBSCURING THE VIEW. ON CORNER LOTS, NO SUCH STRUCTURE OR GROWTH SHALL BE PERMITTED WITHIN AN AREA WHICH IS FORMED BY A TRIANGLE WHERE TWO LEGS OF THE TRIANGLE EXTEND ONE HUNDRED (100) FEET FROM THE CENTERLINE INTERSECTION OF THE TWO INTERSECTING STREETS.
- THERE ARE NO SLOPES EXCEEDING 25% ON THE SUBJECT TRACT.
- LOCATIONS, SIZES, AND MATERIAL TYPES OF ABOVE AND BELOW GROUND UTILITY LINES, APPURTENANCES AND STRUCTURES AS DEPICTED HEREON ARE PER OBSERVABLE, ABOVE-GROUND EVIDENCE IN RELATION TO INTERPRETATIONS OF FURNISHED RECORD UTILITY INFORMATION. THEY ARE PLOTTED AS ACCURATELY AND AS COMPLETELY AS POSSIBLE FROM SAID EVIDENCE AND FURNISHED INFORMATION, BUT THEY ARE NOT ENTIRELY FIELD-VERIFIED AND MUST BE CONSIDERED APPROXIMATE. KUROWSKI AND WILSON, LLC MAKES NO GUARANTEE AS TO THE PRECISE LOCATIONS OR DEPTHS OF UNDERGROUND UTILITIES. IN ADDITION, THERE MAY BE OTHER ACTIVE OR ABANDONED UNDERGROUND UTILITY LINES, APPURTENANCES AND STRUCTURES OF WHICH THE DESIGNER AND SURVEYOR HAVE NOT BEEN ADVISED. PRIOR TO ANY EXCAVATION OR DEMOLITION IT IS IMPERATIVE THAT SUCH UTILITY LOCATIONS, DEPTHS, SIZES AND MATERIAL TYPES BE VERIFIED THROUGH THE PA ONE-CALL SYSTEM AND/OR THROUGH THE INDIVIDUAL UTILITY COMPANY OR AUTHORITY.
- IT IS THE APPLICANT'S RESPONSIBILITY TO ARRANGE THE PRE-CONSTRUCTION MEETING AND REQUEST ALL REQUIRED INSPECTIONS.
- UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS AND PRIOR TO FINAL INSPECTIONS OF IMPROVEMENTS, THE DEVELOPER SHALL SUBMIT A PLAN LABELED "AS-BUILT PLAN" SHOWING THE ACTUAL LOCATIONS, DIMENSION AND ELEVATION OF ALL EXISTING IMPROVEMENTS.
- THE TOWNSHIP IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE.
- CURB AND SIDEWALK SHALL CONFORM TO THE LATEST ADA GUIDELINES.
- UNDER SALDO SECTION 615 AND CURRENT SILVER SPRING TOWNSHIP FEE SCHEDULE, THE DEVELOPER SHALL PROVIDE \$1,300 PER DWELLING UNIT IN LIEU OF RECREATION LAND DEDICATION.
- THE LANDSCAPING AND OTHER AMENITIES DEPICTED ON THE LANDSCAPE PLAN ARE INTENDED TO DEMONSTRATE MATERIAL COMPLIANCE WITH SILVER SPRING TOWNSHIP ZONING ORDINANCE SECTION 316.9 AND TO SERVE AS A GENERAL GUIDE. ALL LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE SUBJECT TO ADJUSTMENTS AND MODIFICATIONS BY APPLICANT TO FIT ACTUAL SITE CONDITIONS, RESOLVE ADDITIONAL CONFLICTS (ESPECIALLY WITH UTILITIES), AND TO IMPROVE DESIGN AND AESTHETICS. SPECIFIC LOCATIONS, SPECIES, AND OTHER DETAILS DEPICTED ON THE LANDSCAPE PLAN MAY BE ALTERED AND/OR SUBSTITUTED PROVIDED THAT THE MINIMUM REQUIREMENTS OF APPLICABLE ORDINANCES ARE STILL MET. ANY ALTERATION AND/OR SUBSTITUTION TO THE LANDSCAPE PLAN THAT DOES NOT COMPLY WITH THE MINIMUM REQUIREMENTS OF APPLICABLE ORDINANCES SHALL NOT BE MADE UNLESS ALL APPLICABLE WAIVERS, MODIFICATION OR VARIANCES ARE OBTAINED FROM THE BOARD OF SUPERVISORS OR ZONING HEARING BOARD, AS APPLICABLE.
- FOR WOODED AREAS AND TREES THAT ARE TO REMAIN, TEMPORARY FENCING SHALL BE PLACED UNDER THE DRIP LINE TO AVOID COMPARISON OF THE ROOT SYSTEM.
- ALL SANITARY SEWER CONSTRUCTIONS SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER AND STORMWATER COLLECTION SYSTEMS.
- PURSUANT TO SECTION 316.2 OF THE ZONING ORDINANCE, THE WRITTEN DESCRIPTION AND PLAN FOR THE DISPOSITION OF COMMON OPEN SPACE IS AS FOLLOWS: AS AUTHORIZED UNDER SECTION 316.2, THIS PLAN CONTEMPLATES AND PROPOSES THAT COMMON OPEN SPACE WILL BE CONVEYED TO A HOMEOWNERS' ASSOCIATION PURSUANT TO AND IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM PLANNED COMMUNITY ACT, 68 PA.C.S. SECTIONS 5101 ET SEQ., AS AMENDED. ANY SUCH CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN SECTION 316.3 OF THE ZONING ORDINANCE, AS AMENDED.
- THIS PLAN CONTEMPLATES THE INSTALLATION OF TRAILS WITHIN THE COMMON OPEN SPACES AREAS, AS GENERALLY DEPICTED ON THIS PLAN. DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PRECISE LOCATIONS OF SUCH TRAILS DURING CONSTRUCTION. PORTION OF SUCH TRAIL THAT ADJAINS A RESIDENTIAL LOT SHALL BE COMPLETED PRIOR TO THE SALE OF SUCH RESIDENTIAL LOT. DEVELOPER ALSO RESERVES THE RIGHT TO CONSTRUCT ADDITIONAL PASSIVE OR ACTIVE RECREATION IMPROVEMENTS WITHIN THE COMMON OPEN SPACE.
- THE COMMON OPEN SPACE THAT IS LOCATED TO THE WEST OF MULBERRY DRIVE IS CURRENTLY ANTICIPATED TO BE USED AS AGRICULTURAL PURPOSES. THE COMMON OPEN SPACE TO THE EAST OF MULBERRY DRIVE IS INTENDED TO BE REGULARLY MOWED AND USED FOR PASSIVE OR ACTIVE RECREATION.
- THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN AND ALL APPLICABLE ORDINANCES.
- THE DEVELOPER/BUILDER MUST PROVIDE CERTIFICATION THAT THE SITE WORK WILL COMPLY TO THE APPROVED AND RECORDED SUBDIVISION AND/OR LAND DEVELOPMENT PLANS, AND ANY DEVIATION TO THE GRADING, IMPROVEMENTS AREA, FINISHED FLOOR ELEVATIONS, OR UTILITIES WILL BE IDENTIFIED ON A PLAN WITH A DESCRIPTION OF THE CHANGES BEFORE A BUILDING PERMIT WILL BE ISSUED.
- THIS PLAN MAY REQUIRE INSPECTIONS CONSISTENT WITH THE REQUIREMENTS OF THE UNIFORM CONSTRUCTION CODE FOR STRUCTURES ON SITE THAT INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, ANTENNAS, FLAG POLES, LIGHTING FIXTURES, TUNNELS, BRIDGES, OUTFALL STRUCTURES, FENCES, AND RETAINING WALLS. THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE SPECIAL INSPECTIONS AS REFERRED IN SECTION 1704 OF THE 2009 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE PA UCC. SPECIFICATIONS FOR THESE ITEMS WILL BE REQUIRED TO BE SUBMITTED WITH A BUILDING PERMIT.
- NEW ACCESS DRIVES OR DRIVEWAYS THAT ACCESS PUBLIC ROAD, OR A ROAD TO BE DEDICATED WILL REQUIRE A DRIVEWAY PERMIT APPLICATION PRIOR TO CONSTRUCTION OF THE ACCESS DRIVE OR DRIVEWAY, AND PRIOR TO THE SUBMITTAL OF A BUILDING PERMIT.
- WHEREVER THE WATER SYSTEM CONTAINS SUFFICIENT CAPABILITY OR WILL IN THE FORESEEABLE FUTURE, FIRE HYDRANTS SHALL BE PROVIDED. FIRE HYDRANTS AND THEIR LOCATIONS SHALL MEET THE SPECIFICATIONS OF THE EMERGENCY MANAGEMENT COUNCIL (EMC). FIRE HYDRANTS SHALL TYPICALLY BE LOCATED AT STREET INTERSECTIONS NO MORE THAN TEN (10) FEET FROM A CURB. ALL FITTINGS TYPES SHALL BE IN ACCORDANCE WITH THE STANDARDS APPROVED BY THE EMC AND SHALL INCLUDE A 5-INCH STORTZ AND BLIND CAP. THE LARGE FITTING SHALL FACE THE STREET AND BE A MINIMUM OF SIXTEEN (16) INCHES ABOVE THE GROUND LEVEL.
- THE STORMWATER MANAGEMENT FACILITIES CONSTRUCTED AS THE RESULT OF THIS LAND DEVELOPMENT PROJECT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AT THE OWNER'S SOLE EXPENSE AND IS SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NUMBER PA6-02-00221-14-052 ISSUED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP), HELD BY SILVER SPRING TOWNSHIP FOR DISCHARGE FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4).

PARKING DATA

USE	Z.O. REQUIREMENT
TOTAL REQUIRED PARKING:	2 OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING
TOTAL PROVIDED PARKING:	2 PER DWELLING

SITE DATA

TOTAL LOT AREA:	2,743,968.77 SQ FT/ 62.99 AC
APPROXIMATE R.O.W. FOR MULBERRY DRIVE:	75,679.58 SQ FT/ 1.74 AC
NET APPROXIMATE LOT AREA:	2,668,289.19 SQ FT/ 61.26 AC
OPEN SPACE REQUIRED (35%):	933,901.22 SQ FT/ 21.44 AC
TOTAL OPEN SPACE SHOWN:	1,352,100.86 SQ FT/ 31.04 AC
TOTAL FLOODPLAIN AREA IN OPEN SPACE:	506,160.07 SQ FT/ 12.86 AC
TOTAL AREA WITHIN STORMWATER FACILITIES:	135,750.38 SQ FT/ 3.12 AC
NET OPEN SPACE PROVIDED:	936,337.45 SQ FT/ 21.48 AC

SITE DATA PHASE 3

RESIDENTIAL LOTS:	55
OPEN SPACE LOTS:	2
TOTAL PHASE 3 AREA:	738,052.18 SQ FT/ 16.94 AC
TOTAL OPEN SPACE AREA:	152,539.25 SQ FT/ 3.50 AC

ZONING DATA

ZONING DISTRICT: (R-1) - RESIDENTIAL *

ITEM	REGULATION	PROPOSED
MIN. LOT AREA	15,000 SQ. FT.	
FRONT YARD SETBACK	35 FEET MIN.	
SIDE YARD SETBACK (ONE)	8 FEET MIN.	
SIDE YARD SETBACK (BOTH)	20 FEET MIN.	
REAR YARD SETBACK	35 FEET MIN.	
LOT WIDTH	100' MIN.	
BUILDING HEIGHT	35'	
LOT COVERAGE	35% MAX.	
DENSITY	4 UNITS/ACRE	2 UNITS/ACRE

* APPLICANT IS DEVELOPING SITE UNDER CLUSTER USE OPTION

CLUSTER USE ZONING DATA

ZONING DISTRICT: CLUSTER USE REQUIREMENTS

ITEM	REGULATION
MIN. LOT AREA	6,000 SQ. FT.
FRONT YARD SETBACK	25 FEET MIN.
SIDE YARD SETBACK (ONE)	6 FEET MIN.
SIDE YARD SETBACK (BOTH)	12 FEET MIN.
REAR YARD SETBACK	15 FEET MIN.
LOT WIDTH AT BUILDING SETBACK (FRONTAGE)	60 FEET MIN. (50 FEET MIN.)
BUILDING HEIGHT	35'
LOT COVERAGE	50% MAX.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE IS THE _____ OF THE PROPERTY SHOWN, ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE 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.

MY COMMISSION EXPIRES _____, 20____

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
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4	EXISTING CONDITIONS - AREA B
5	EXISTING CONDITIONS - AREA C
6	EXISTING CONDITIONS - AREA D
7	OVERALL SITE PLAN
8	SITE PLAN - AREA A
9	SITE PLAN - AREA B
10	SITE PLAN - AREA C
11	SITE PLAN - AREA D
12	GRADING PLAN - AREA A
13	GRADING PLAN - AREA B
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17	UTILITY PLAN - AREA B
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19	UTILITY PLAN - AREA D
20	EDRIS LANE CENTERLINE PROFILE
21	EDRIS LANE PROFILES
22	BITTERSWEET DRIVE PROFILES
23	STONE RUN ROAD PROFILES
24	STORMWATER DETAILS
25	SANITARY DETAILS
26	SITE DETAILS
27	SITE DETAILS
28	WATER DETAILS

TOWNSHIP ENGINEER REVIEW STATEMENT

REVIEWED ON _____, 20____ BY TOWNSHIP ENGINEER _____
TOWNSHIP ENGINEER

FINAL PLAN APPROVAL STATEMENT

APPROVED BY THE SILVER SPRING TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20____
TOWNSHIP OF SILVER SPRING BOARD OF SUPERVISORS

ATTEST _____ CHAIRMAN BOARD OF TOWNSHIP SUPERVISORS
SILVER SPRING TOWNSHIP SECRETARY

PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING ON _____, 20____, THE SILVER SPRING TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.
TOWNSHIP OF SILVER SPRING PLANNING COMMISSION

ATTEST _____ CHAIRMAN
SILVER SPRING TOWNSHIP SECRETARY

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

AT A MEETING HELD ON DECEMBER 17, 2014 THE SILVER SPRING BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS:
1. SECTION 604: PROVIDE SIDEWALK AND CURBING ALONG MULBERRY DRIVE.
REVIEWED ON _____, 20____ BY CUMBERLAND COUNTY PLANNING COMMISSION. _____ DIRECTOR OF PLANNING

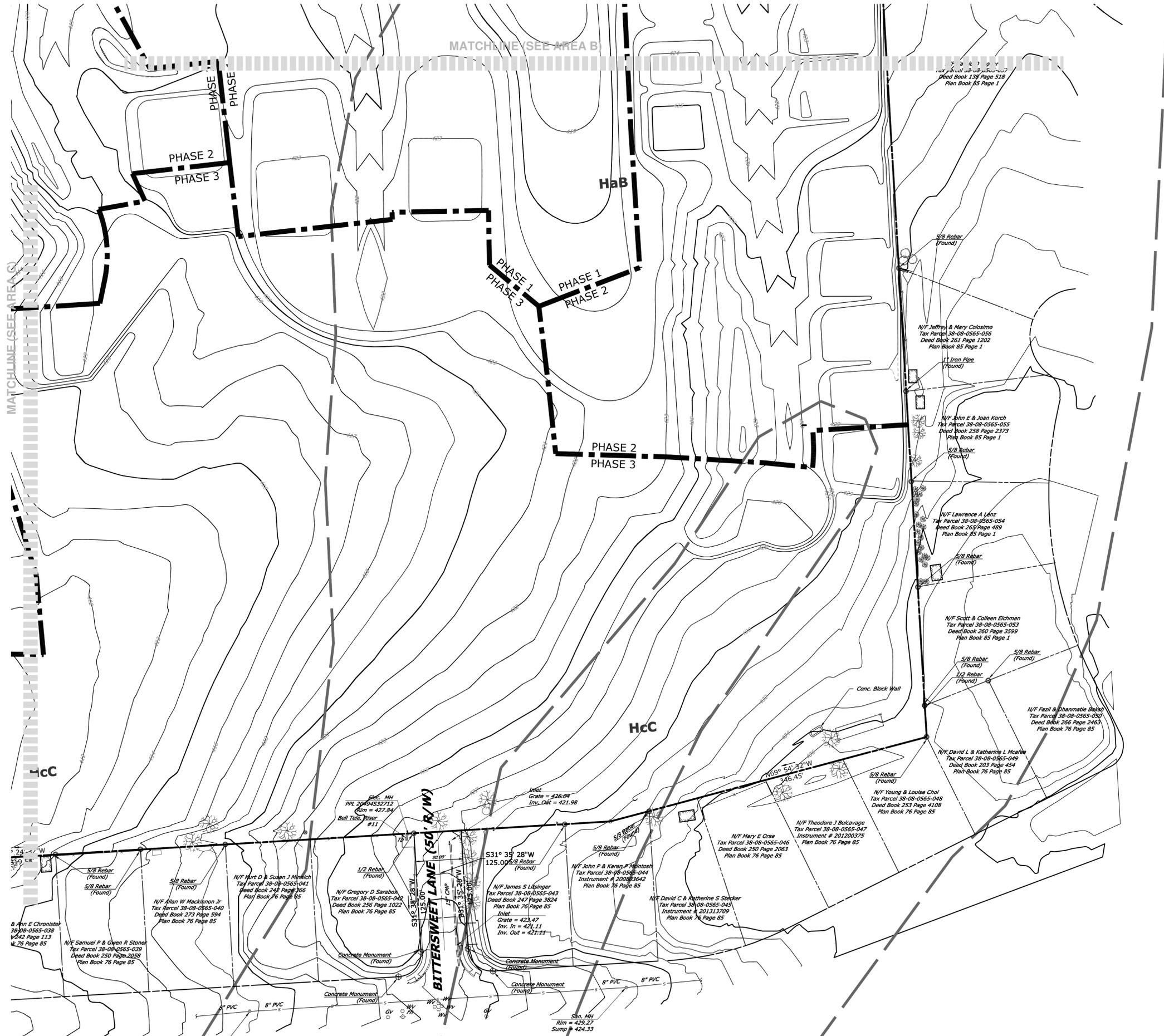
RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA
THIS _____ DAY OF _____, 20____
INSTRUMENT # _____

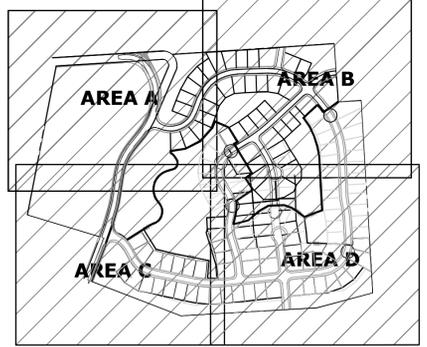
STATEMENT OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE WOODBRIDGE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

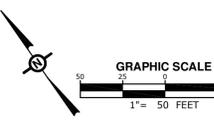
_____, 20____
TIMOTHY P. DEWIRE, P.E., AICP



- LEGEND**
- EXISTING FEATURES
- EDGE OF PAVED BITUMINOUS SURFACE
 - EDGE OF GRAVEL OR CRUSHED STONE SURFACE
 - EDGE OF ROADWAY SHOULDER
 - CENTER LINE
 - PROPERTY BOUNDARY LINE
 - IRON PIN OR PIPE
 - CONCRETE MONUMENT
 - FENCE POST
 - ADJOINING PROPERTY BOUNDARY LINE
 - EASEMENT LINE
 - LEGAL RIGHT OF WAY LINE
 - DEDICATED RIGHT OF WAY LINE
 - MINIMUM BUILDING SETBACK LINE
 - MUNICIPAL BOUNDARY LINE
 - ZONING DISTRICT BOUNDARY LINE
 - 100 YEAR FLOOD PLAIN LINE
 - FLOOD WAY
 - INDEX CONTOUR LINE
 - INTERMEDIATE CONTOUR LINE
 - SPOT ELEVATION
 - BENCHMARK LABEL
 - ▭ BUILDING
 - ▭ CONCRETE SURFACE
 - CURB
 - OVERHEAD ELECTRIC LINES
 - OVERHEAD TELECOM LINES
 - OVERHEAD ELECTRIC & TELECOM LINES
 - OVERHEAD CATV LINES
 - UNDERGROUND ELECTRIC LINES
 - UNDERGROUND TELECOM LINES
 - UNDERGROUND CATV LINES
 - UNDERGROUND ELECTRIC & TELECOM LINES
 - UNDERGROUND FIBER OPTIC LINES
 - △ CORRESPONDING NOTE DESIGNATION
 - MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - LIGHT STANDARD OR LAMPPOST
 - BOLLARD
 - ELECTRIC METER
 - ELECTRIC BOX
 - TELEPHONE BOX
 - PARKING METER
 - TRAFFIC MAST
 - DOWNSPOUT
 - DRAINAGE PIPE
 - DRAINAGE INLET
 - RIP-RAP
 - UNDERGROUND NATURAL GAS LINE
 - GAS VALVE
 - GAS METER
 - TREE LINE
 - WALL



SHEET KEY MAP
NO SCALE



2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwdesign.com

FINAL SUBDIVISION/LAND DEVELOPMENT PLAN

Woodbridge Phase 3

FOR

CHARTER HOMES & NEIGHBORHOODS

SILVER SPRING TOWNSHIP
CUMBERLAND COUNTY, PA

WOODBRIDGE

Silver Spring Twp / Cumberland Co., PA

CHARTER HOMES & NEIGHBORHOODS

PROFESSIONAL SEAL

SCALE: 1" = 50 Feet

DATE: FEBRUARY 4, 2020

K&W PROJECT: 2049.043

DRAWN BY: GSD

CAD DRAWING: 2049047-B_sdp FP3_EFX.dwg

NO.	DATE	DESCRIPTION
1		
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6		
7		

PLAN TYPE: **EXISTING CONDITIONS - AREA D**

SHEET: **6 OF 28**

NO.	DATE	DESCRIPTION
1		
2		
3		
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PLAN TYPE:
OVERALL SITE PLAN

SHEET:
7 OF 28

Curve Table			
Curve #	Length	Radius	Chord Length
C1	111.288	150.000	N15° 26' 52.70"W
C2	128.468	150.000	S18° 43' 44.62"E
C3	155.977	500.000	S52° 12' 05.15"E
C4	274.145	180.000	N75° 13' 48.96"E
C5	20.703	150.000	N27° 38' 41.63"E
C6	63.057	400.000	S28° 12' 25.68"W
C7	353.236	500.000	N12° 29' 03.65"E
C8	255.994	300.000	N32° 12' 00.78"W
C9	294.370	250.000	S89° 37' 18.34"W
C10	255.105	150.000	S75° 23' 20.88"E
C11	95.676	500.000	N23° 22' 47.63"E
C12	74.672	150.000	S32° 09' 33.95"W
C13	113.042	150.000	N25° 01' 20.28"E
C14	236.722	150.000	S48° 50' 03.98"W
C15	205.943	1000.000	N88° 08' 42.97"E
C16	136.464	200.000	N78° 16' 58.40"W
C17	23.885	500.000	N30° 13' 48.96"E
C18	53.796	600.000	N26° 17' 35.40"E
C19	62.913	350.000	S28° 52' 26.55"W
C20	237.270	400.000	N17° 01' 49.01"E
C21	64.074	44.000	S10° 34' 30.50"W
C22	112.855	175.000	N12° 40' 05.11"W
C23	78.162	44.000	N73° 48' 59.94"W
C24	62.686	125.000	N8° 33' 36.13"W
C25	107.057	125.000	S18° 43' 44.62"E
C26	149.879	175.000	S18° 43' 44.62"E
C27	163.776	525.000	S52° 12' 05.15"E
C28	148.178	475.000	S52° 12' 05.15"E
C29	29.845	19.000	N73° 51' 42.30"E
C30	29.845	19.000	S16° 08' 18.82"E
C31	29.845	19.000	N16° 08' 17.70"W
C32	29.845	19.000	N73° 51' 42.30"E
C33	29.845	19.000	S73° 51' 42.30"W
C34	29.845	19.000	S16° 08' 17.70"E
C35	312.220	205.000	N75° 13' 48.96"E
C36	236.069	155.000	N75° 13' 48.96"E
C37	24.153	175.000	N27° 38' 41.63"E
C38	17.252	125.000	N27° 38' 41.63"E
C39	66.998	425.000	S28° 12' 25.68"W
C40	59.116	375.000	S28° 12' 25.68"W
C41	335.574	475.000	N12° 29' 03.65"E
C42	370.897	525.000	N12° 29' 03.65"E
C43	29.845	19.000	N52° 45' 16.40"W
C44	29.845	19.000	S37° 14' 43.60"W
C45	28.198	19.000	S55° 14' 18.84"E
C46	32.061	19.000	N33° 54' 15.00"E
C47	202.588	275.000	N35° 32' 29.38"W
C48	249.147	325.000	N34° 41' 03.22"W
C49	319.539	275.000	S89° 37' 18.34"W
C50	264.933	225.000	S89° 37' 18.34"W
C51	291.321	175.000	S76° 25' 14.61"E
C52	204.230	125.000	S77° 18' 16.17"E
C53	63.440	44.000	N69° 58' 22.16"W
C54	64.826	44.000	S11° 42' 33.56"W
C55	90.893	475.000	N23° 22' 47.63"E
C56	100.460	525.000	N23° 22' 47.63"E
C57	87.118	175.000	S32° 09' 33.95"W
C58	62.227	125.000	S32° 09' 33.95"W
C59	93.369	125.000	N25° 01' 20.28"E
C60	130.716	175.000	N25° 01' 20.28"E
C61	276.176	175.000	S48° 50' 03.98"W
C62	197.269	125.000	S48° 50' 03.98"W
C63	28.490	1025.000	S86° 45' 04.26"E
C64	29.044	19.000	N43° 45' 18.72"W
C65	29.044	19.000	S43° 49' 45.55"W
C66	96.177	1025.000	N84° 56' 00.64"E
C67	200.794	975.000	N88° 08' 42.97"E
C68	153.506	225.000	N78° 16' 50.63"W
C69	119.422	175.000	N78° 17' 07.77"W
C70	22.691	475.000	N30° 13' 48.96"E
C71	25.079	525.000	N30° 13' 48.96"E
C72	51.555	575.000	N26° 17' 35.40"E
C73	56.038	625.000	N26° 17' 35.40"E
C74	67.406	375.000	S28° 52' 26.55"W
C75	58.419	325.000	S28° 52' 26.55"W
C76	222.441	375.000	N17° 01' 49.01"E
C77	252.100	425.000	N17° 01' 49.01"E
C78	27.408	19.000	S2° 55' 51.21"W
C79	27.408	19.000	N85° 34' 56.03"E
C82	62.295	275.000	S89° 55' 52.60"W
C83	62.413	275.000	S76° 56' 23.64"W
C84	62.295	275.000	S63° 56' 54.68"W
C85	7.534	275.000	S56° 40' 27.14"W
C86	36.826	125.000	S64° 19' 45.68"W
C90	59.407	175.000	S63° 28' 14.42"E
C92	59.407	175.000	S82° 55' 14.35"E
C94	56.379	175.000	N78° 07' 30.02"E
C97	39.725	175.000	N62° 23' 33.09"E
C98	10.303	225.000	N57° 12' 04.60"E
C102	110.583	225.000	N72° 35' 35.08"E
C105	110.583	225.000	S79° 14' 49.47"E

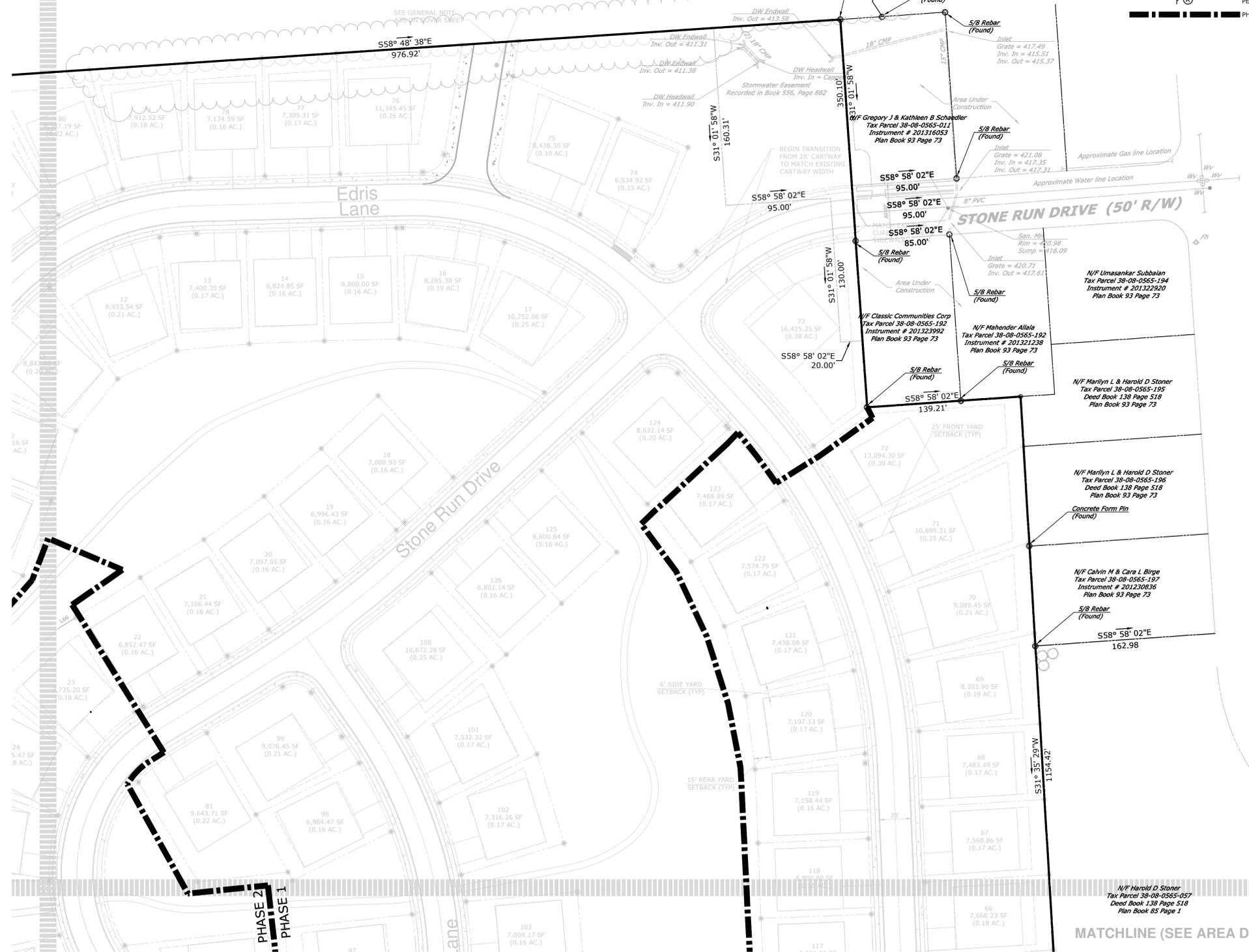
C106	33.463	225.000	S60° 54' 23.46"E	33.432
C110	94.101	275.000	S46° 50' 34.76"E	93.643
C111	108.467	275.000	S25° 44' 18.98"E	107.784
C112	32.061	19.000	S33° 54' 15.00"W	28.390
C116	10.245	975.000	S82° 32' 47.26"W	10.245
C117	71.973	975.000	S84° 57' 43.97"W	71.956
C118	74.369	975.000	S89° 15' 43.56"W	74.351
C119	44.207	975.000	N87° 15' 13.78"W	44.204
C123	9.039	175.000	N87° 26' 04.74"W	9.038
C125	59.406	175.000	S81° 21' 38.69"W	59.121
C126	59.407	175.000	S61° 54' 39.23"W	59.122
C127	59.407	175.000	S42° 27' 39.30"W	59.122
C128	38.918	175.000	S9° 59' 41.09"W	38.838
C129	21.293	125.000	S8° 30' 13.95"W	21.268
C130	39.720	175.000	S39° 55' 06.81"W	39.635
C131	47.398	175.000	S25° 39' 25.83"W	47.253
C132	6.848	475.000	S18° 18' 39.77"W	6.848
C133	77.418	475.000	S23° 23' 35.63"W	77.332
C135	29.845	19.000	S73° 51' 42.30"W	26.870
C137	12.367	475.000	N60° 23' 32.52"W	12.367
C139	6.627	475.000	S28° 27' 43.50"W	6.627
C140	57.991	475.000	N46° 45' 43.64"W	57.955
C141	51.809	125.000	N31° 23' 26.83"W	51.439
C142	55.247	125.000	N6° 51' 18.84"W	54.799
C143	37.215	175.000	N0° 17' 08.59"W	37.145
C144	56.828	175.000	S3° 29' 47.24"E	56.579
C145	59.407	175.000	S22° 31' 27.80"E	59.122
C146	33.644	175.000	S37° 45' 25.18"E	33.592
C151	27.231	525.000	S44° 45' 01.96"E	27.228
C153	64.898	525.000	S49° 46' 40.07"E	64.857
C157	64.810	525.000	S56° 51' 20.33"E	64.769
C158	6.836	525.000	S60° 45' 54.77"E	6.836
C160	22.934	475.000	S30° 14' 41.79"W	22.932
C163	29.845	19.000	S16° 08' 17.70"E	26.870
C164	22.933	525.000	N30° 06' 47.23"E	22.931
C165	29.845	19.000	N73° 51' 42.30"E	26.870
C168	15.686	205.000	S63° 19' 49.03"E	15.682
C172	60.144	205.000	S73° 55' 37.76"E	59.928
C174	61.192	205.000	N89° 07' 00.19"E	60.965
C176	60.540	205.000	N72° 06' 18.62"E	60.321
C179	60.540	205.000	N55° 11' 04.77"E	60.321
C183	54.118	205.000	N39° 09' 41.73"E	53.961
C184	24.153	175.000	N27° 38' 41.63"E	24.134
C188	52.599	375.000	N27° 42' 31.65"E	52.550
C189	26.626	525.000	N31° 16' 13.20"E	26.623
C190	64.162	525.000	N26° 18' 58.62"E	64.122
C193	64.897	525.000	N19° 16' 25.91"E	64.856
C194	65.170	525.000	N12° 10' 35.07"E	65.128
C195	83.268	525.000	N4° 04' 35.43"E	83.181
C199	59.480	325.000	N21° 41' 33.64"W	59.397
C200	65.000	325.000	N32° 39' 54.76"W	64.892
C201	27.408	19.000	N2° 55' 51.21"E	25.093
C202	27.408	19.000	S85° 34' 56.03"W	25.093
C203	20.158	325.000	N54° 52' 08.36"W	20.155
C204	4.563	275.000	N57° 07' 16.39"W	4.563
C205	61.914	275.000	N64° 02' 47.06"W	61.783
C208	5.724	175.000	N4° 33' 39.03"E	5.724
C209	69.961	175.000	N16° 57' 02.56"E	69.946
C210	55.031	175.000	N37° 24' 43.81"E	54.804
C211	28.871	125.000	N39° 48' 14.54"E	28.807
C215	33.356	125.000	N25° 32' 33.56"E	33.257
C216	22.711	525.000	N19° 08' 14.43"E	22.710
C217	68.283	525.000	N24° 06' 09.66"E	68.235
C218	29.845	19.000	N16° 08' 17.70"W	26.870
C219	9.466	525.000	N28° 20' 42.86"E	9.465
C220	29.845	19.000	S73° 51' 42.30"W	26.870
C221	51.555	575.000	S26° 17' 35.40"W	51.538
C222	25.191	375.000	S25° 38' 56.56"W	25.186
C223	42.215	375.000	S30° 47' 54.62"W	42.193
C224	48.493	375.000	S30° 19' 08.06"W	48.459
C225	68.104	375.000	S9° 36' 51.78"W	68.010
C228	28.632	375.000	S2° 13' 27.66"W	28.625
C230	28.490	1025.000	S86° 45' 04.26"E	28.489
C231	29.044	19.000	S43° 45' 18.72"E	26.298
C234	34.096	425.000	N2° 20' 07.23"E	34.087
C236	29.044	19.000	N43° 49' 45.55"E	26.298
C237	82.914	1025.000	N85° 18' 15.10"E	82.892
C239	66.405	425.000	N9° 06' 35.08"E	66.337
C240	67.808	425.000	N18° 09' 23.83"E	67.737
C241	59.253	425.000	N30° 01' 46.12"E	59.205
C242	41.412	325.000	N30° 22' 23.39"E	41.384
C243	17.007	325.000	N25° 13' 25.33"E	17.005
C244	56.038	625.000	N26° 17' 35.40"E	56.019
C245	29.845	19.000	N16° 08' 17.70"W	26.870
C246	111.789	155.000	S61° 23' 57.03"W	109.382
C247	24.723	155.000	S36° 10' 05.89"W	24.697
C248	17.252	125.000	S27° 38' 41.63"W	17.238
C249	38.428	425.000	S26° 16' 52.72"W	38.415
C253	8.432	475.000	S32° 12' 52.90"W	8.432
C254	75.624	475.000	S27° 08' 42.55"W	75.544
C255	81.573	475.000	S17° 39' 51.75"W	81.473
C256	84.520	475.000	S7° 38' 49.39"W	84.409
C257	82.266	475.000	S2° 24' 43.44"E	82.163

Line #	Length	Direction
L16	64.84	N7° 45' 16.40"W
L17	64.84	N7° 45' 16.40"W
L18	186.20	N56° 38' 45.16"W
L19	186.20	N56° 38' 45.16"W
L20	90.95	S55° 53' 21.84"W
L21	90.95	S55° 53' 21.84"W
L30	88.83	S85° 57' 17.67"E
L31	46.33	S85° 57' 17.67"E
L32	253.73	N82° 14' 43.60"E
L33	251.99	N82° 14' 43.60"E
L34	17.67	

MATCHLINE (SEE AREA A)

N/F David T Willard
Tax Parcel 38-08-0565-007
Deed Book 263 Page 233
Plan Book xx Page xx

SEE GENERAL NOTE
220 ON LOWER SHEET



MATCHLINE (SEE AREA A)



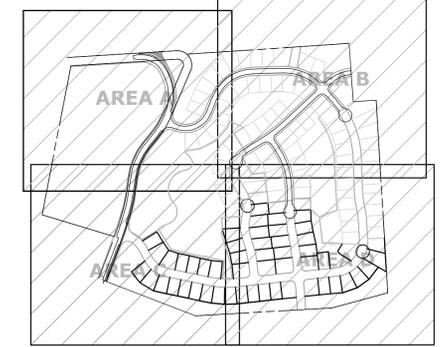
- LEGEND**
- PROPOSED GRADING FEATURES
 - 421 PROPOSED INTERMEDIATE CONTOUR LINES
 - 420 PROPOSED INDEX CONTOUR LINES
 - 422.53 PROPOSED SPOT ELEVATIONS
 - 2.00% PROPOSED SLOPE OR GRADE LABEL

- GRADING NOTES**
1. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.

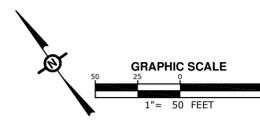
CONSTRUCTION RECOMMENDATIONS IN KARST CONDITIONS

1. SURFACE WATER SHALL NOT BE ALLOWED TO COLLECT OR POOL IN LOW LYING AREAS OF THE SITE AND SHALL BE DIRECTED TO APPROPRIATE STORM WATER CHANNELS. EXPEDITIOUS BACKFILLING OR GRADING OF LOW-LYING AREAS WILL ALSO HELP MINIMIZE THE POTENTIAL DEVELOPMENT OF SINKHOLES.
2. THE BASES OF ALL FOUNDATIONS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR USUALLY SOFT OR WET SOIL CONDITIONS. ANY UNUSUALLY WET OR SOFT AREAS ENCOUNTERED SHALL BE FURTHER EXCAVATED AND REVIEWED BY THE GEOTECHNICAL ENGINEER TO DETERMINE THE EXTENT OF ANY SOLUTION ACTIVITY SO THAT REMEDIAL MEASURES CAN BE DETERMINED.
3. THE EXTENT OF EXCAVATIONS SHALL BE KEPT TO A MINIMUM AND THE INFLUX OF SURFACE WATER INTO EXCAVATIONS SHALL BE MINIMIZED. THE POTENTIAL FOR SINKHOLE DEVELOPMENT GENERALLY INCREASES AS THE BEDROCK SURFACE IS ENCOUNTERED. THEREFORE, THE PROLONGED EXPOSURE OF THE BEDROCK SURFACE SHALL ALSO BE MINIMIZED.
4. POSITIVE DRAINAGE AWAY FROM THE PROPOSED STRUCTURE SHALL ALWAYS BE MAINTAINED. ROOF DRAINS SHALL ALSO BE DIRECTED AWAY FROM THE STRUCTURE AND INTO DESIGNATED STORMWATER CHANNELS.
5. UNPAVED LANDSCAPE AREAS AND SWALES SHALL BE MINIMIZED ADJACENT TO FOUNDATIONS AREAS.

MATCHLINE (SEE AREA D)



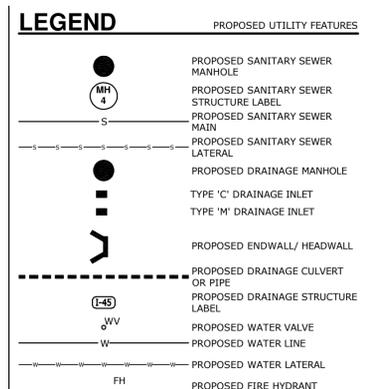
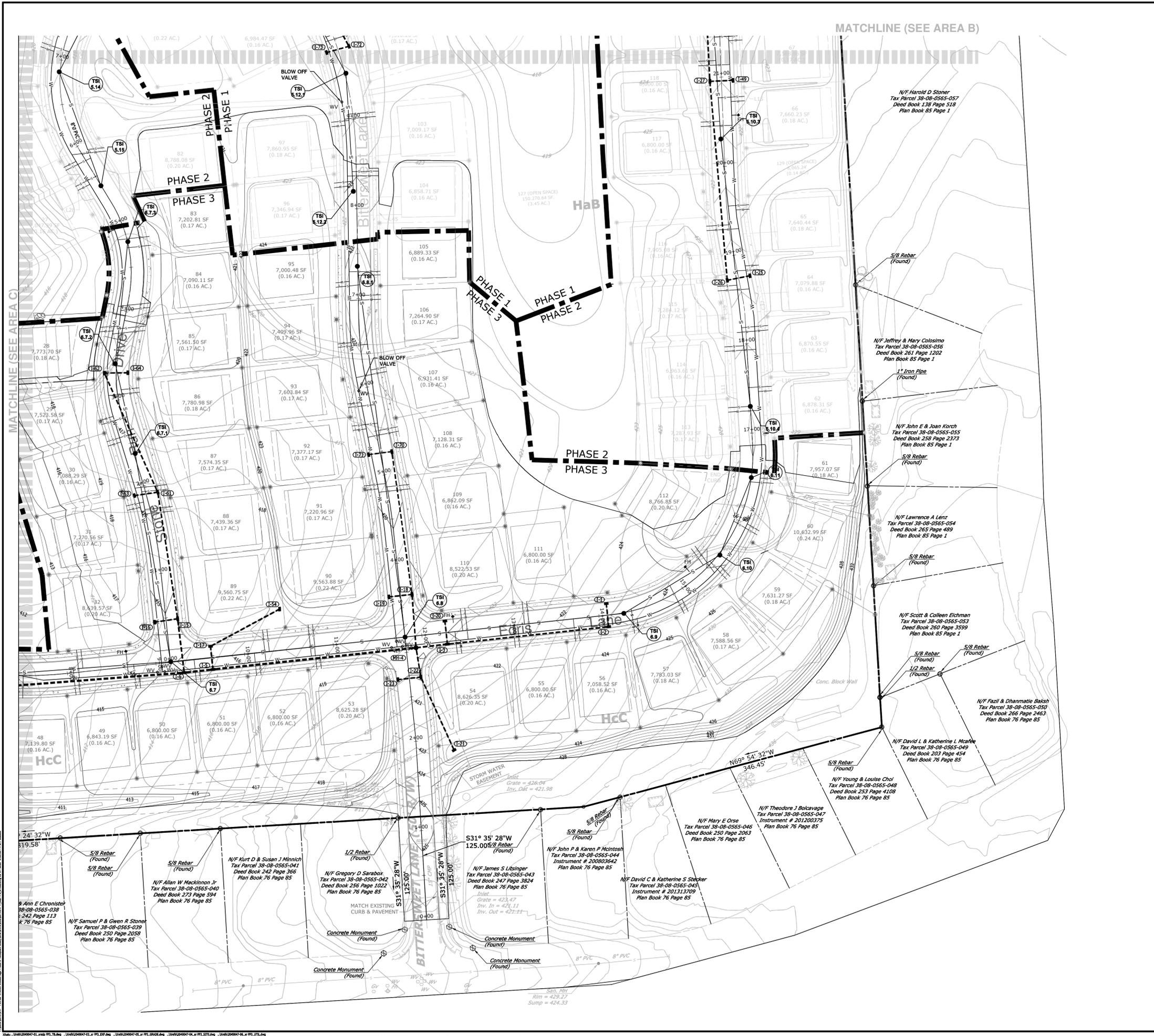
SHEET KEY MAP
NO SCALE



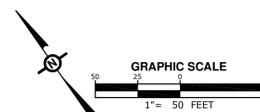
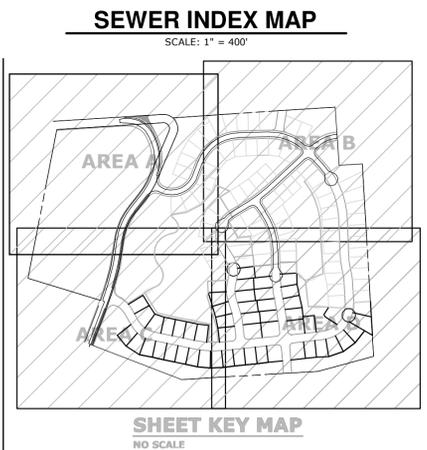
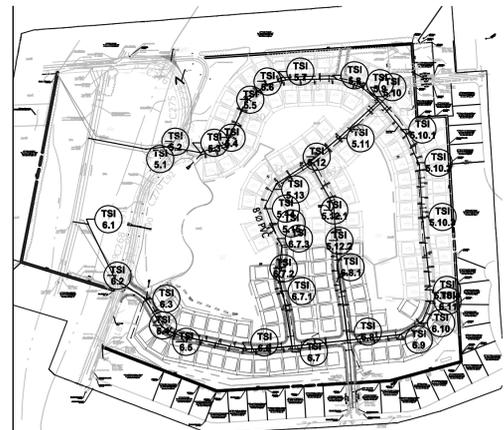
PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	FEBRUARY 4, 2020
K&W PROJECT:	2049.043
DRAWN BY:	GSD
CAD DRAWING:	2049047-E.sdp FP3_GRADE.dwg

NO.	DATE	DESCRIPTION
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- ### UTILITY NOTES
- ALL SANITARY SEWER CONSTRUCTION MATERIALS, METHOD AND APURTENANCES SHALL BE IN ACCORDANCE WITH PADEP'S DOMESTIC WASTEWATER FACILITIES MANUAL AND SILVER SPRING TOWNSHIP AUTHORITY STANDARD SPECIFICATIONS AND DETAILS AT THE TIME OF CONSTRUCTION.
 - THE PENETRATION INTO THE EX. SANITARY SEWER MANHOLE SHALL BE 0.10' ABOVE THE EX. CHANNEL INVERT AND A PSX II BOOT AND TWO (2) STAINLESS STEEL CLAMPS SHALL BE USED. A NEW CHANNEL MUST BE CUT OUT AND FORMED TO AUTHORITY SPECIFICATIONS.
 - ALL SANITARY SEWER LATERAL SECTIONS SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1%.
 - CURB BOXES ARE REQUIRED OVER ALL SANITARY SEWER CLEANOUTS AND WATER LINE VALVES WITHIN PAVED AREAS. ALL CURB BOXES SHALL BE BROUGHT TO FINISHED GRADE.
 - ALL DRAINAGE STRUCTURES (INCLUDING INLETS, MANHOLES, ENDWALLS, ETC.) PROPOSED FOR DEDICATION OR LOCATED WITHIN A STREET SECTION SHALL BE CAPABLE OF HANDLING AN HS-25 LOADING.
 - ALL PUBLIC IMPROVEMENTS INCLUDING ROADWAYS AND STORM DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SILVER SPRING TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL, EXCEPT AS DETAILED ON THESE PLANS.
 - ALL WATER MAINS ARE TO BE PVC CLASS C-900.
 - ALL PADEP WATER SUPPLY REGULATIONS SHALL APPLY.
 - WATER LINES SHALL BE KEPT SEPARATED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM ANY OTHER UTILITY, EXCEPT SANITARY SEWER LINES, THE SEPARATION FOR WHICH SHALL BE IN ACCORDANCE WITH PADEP REGULATIONS.
 - ALL WATER MAINS ARE TO BE PRESSURE TESTED WITH A REPRESENTATIVE OF THE WATER DEPARTMENT PRESENT.
 - ALL STORMWATER CONVEYANCE FACILITIES (I.E. STORM SEWER) SHALL BE WATER TIGHT.



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FINAL SUBDIVISION/LAND DEVELOPMENT PLAN

Woodbridge Phase 3

FOR

CHARTER HOMES & NEIGHBORHOODS

CUMBERLAND COUNTY, PA

WOODBRIDGE

Silver Spring Twp / Cumberland Co., PA

CHARTER HOMES & NEIGHBORHOODS

PROFESSIONAL SEAL	
SCALE:	AS SHOWN
DATE:	FEBRUARY 4, 2020
K&W PROJECT:	2049.043
DRAWN BY:	GSD
CAD DRAWING:	2049047-F.sdp FP3 UTILS.dwg

REVISIONS	
NO.	DESCRIPTION
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PLAN TYPE:

UTILITY PLAN

- AREA D

SHEET:

19 OF 28