

**Cumberland County Subdivision and Land Development Review Report**

Municipality:	<u>Hampden</u>	Surveyor/ Engineer:	<u>Mellott Engineering, Inc.</u>	Owner/ Developer:	<u>Golf Enterprises</u>
Plat Title:	<u>2130 Lambs Gap Road</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>7</u>	# of New Dwelling Units:	<u>6</u>	New Acreage Subdivided/Developed:	<u>6.21</u>
				Total Tract Acreage:	<u>6.21</u>
Zoning District:	<u>RC</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>4/20/2020</u>	County Review:	<u>4/24/2020</u>	Reviewed by:	<u>EG</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. Some of the information provided on the Cover Sheet pertaining to utility providers is illegible and should be corrected.
2. A demolition plan for the existing dwelling, impervious surfaces and accessory structures should be shown on the plan.
3. The township should verify whether the fee in lieu of dedication is applicable to five or six dwelling units.
4. Open space guidelines refer to building setback lines on the perimeter of the property that are required to follow the underlying zoning district guidelines. The Township should verify that the perimeter refers only to the area of the subdivision accessing the existing public street and is not applicable to all property lines on the outer edge of the development. (Zoning 1820.2.A.1a)
5. A landscaping plan should be provided that identifies street tree and basin evergreen tree planting species, and locations for the evergreen trees.
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 PLAN

## FOR

# 2130 LAMBS GAP ROAD

LOCATED IN  
**HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PA.**

**PLAN INTENT**  
 The intent of this plan to obtain Final Subdivision Plan approval for "2130 LAMBS GAP ROAD"; a proposed single family detached residential community. The project consists of subdividing an existing 6.2 acre tract into 6 single family detached dwelling lots and one open space lot. The plan layout follows the Open Space Design standards which preserves greater than 30% of the overall tract in Open Space (Open Space is provided as a single contiguous lot). All dwelling lots shall be accessed via a proposed public street and shall be served with public sewer and water. The applicant proposes to pay a fee in-lieu-of land dedication to satisfy township recreation requirements. See the Drawing Index on this sheet for reference to specific plan sheets.

**ZONING REQUIREMENTS**  
 R-C Zoning Requirements based on Open Space Development pursuant to Article 1820 (single family detached lots with public sewer & water)  
 Permitted use: Open Space Development  
 Minimum lot area: 10,000 sf or 0.230 ac  
 Minimum Lot Depth: 100 feet  
 Minimum lot width: 80 feet at front setback, 70 feet at the frontage and 65 feet of frontage along cul-de-sac turnaround  
 Minimum Building Setback from outermost perimeter of the overall tract (Based on underlying RC Zone)  
 Minimum front yard: 50 feet  
 Minimum side yard: 10 feet  
 Minimum rear yard: 35 feet  
 Minimum Building Setback Interior Lots (Per Open Space Development standards)  
 Minimum front yard: 25 feet  
 Minimum side yard: 10 feet  
 Minimum rear yard: 25 feet  
 Maximum building height: 35 feet (can be increased 1' for each additional foot that the width of each yard exceeds the min required)  
 Maximum Lot Coverage: 40% of the total lot area  
 Required parking spaces: 2 spaces per dwelling unit  
 Accessory Uses:  
 Only permitted in rear yard and must be 10' from rear lot line  
 Maximum height: 15 feet  
 Minimum Open Space: 30% of the tract excluding SWM Basins, in addition 15% of required open space area must be dry & level

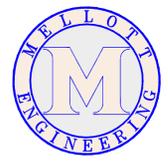
**SITE DATA**  
 1. Applicant/Owner  
 Golf Enterprises, Inc.  
 Contact: Joel McNaughton  
 4400 Deer Path Road, Suite 201  
 Harrisburg, PA 17110  
 jmcnaughton@mcnaughtonco.com  
 717-234-4088  
 2. Property Information  
 Tax Parcel 10-13-0991-011B  
 Deed Instrument# 201930529  
 Lot 1 of Plan Book 27, Page 25 (Earl L. Rudy Subdivision Plan)  
 Gross Lot Area: 270,408 sq.ft. or 6.208 acres  
 Net Lot Area (excluding existing street R/W): 254,049 sf or 5.832 acres  
 3. Existing Use: Residential  
 4. Proposed Use: Residential  
 5. Open Space Development: 6 dwelling lots and 1 open space lot  
 6. Proposed Sewage Disposal: Public Sewer (Hampden Twp Sewer Authority)  
 7. Proposed Water Supply: Public Water (Pennsylvania American)  
 8. Proposed Average Lot Size: 22,115 sf or 0.508 acres (Lots 1-6)  
 9. Proposed Open Space: 92,048 sf or 2.113 acres (36.2%)  
 Excluding Basins: 78,412 sf or 1.800 acres (30.8%)  
 Dry/level Ground: 46,050 sf or 1.057 acres (18.1%)  
 10. Proposed Density: 0.97 dwellings per acre (6 lots/6.2 ac)

**PERMITS/APPROVALS REQUIRED BY OTHER AGENCIES**

DESCRIPTION	DATE SUBMITTED	PERMIT NO.	APPROVAL DATE
1. PADEP - Sewage Planning Exemption	-	-	-
2. PADEP / CCDD - Erosion Control Plan and NPDES Permit	-	-	-
3. PADEP Water Obstruction & Encroachment Permit	-	-	-

**MODIFICATION OF REQUIREMENTS REQUESTED (Waivers)**

SALDO SECTION	SALDO REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
22-304.2.A.	Submission of a separate Preliminary Plan	4/20/2020	-
22-504.6.1.	Street intersection separation	4/20/2020	-



**MELLOTT ENGINEERING, INC.**  
 CIVIL ENGINEERING LAND PLANNING & DESIGN WATER RESOURCES  
 7500 DEVONSHIRE HEIGHTS ROAD · HUMMELSTOWN, PA 17036  
 mellotteng@comcast.net  
 (717)-566-6533

**GENERAL NOTES**

- All sanitary sewer construction methods and materials, including sewer laterals, shall conform to the latest standards of the Hampden Township Sewer Authority and shall be subject to approval by the Authority's Engineer. Contractor to obtain and follow the separate Sanitary Sewer Construction Plans.
- The proposed street shown on this plan shall be constructed to township requirements and shall be offered for dedication to the township in accordance with the township's standard dedication process.
- A contribution for recreational purposes shall be made at the rate of \$1,500.00 per dwelling unit with respect to residential subdivisions, which fee shall be payable as a condition of recording of the approved final plan (five additional lots are proposed with this plan). The Board of Commissioners may change the rate set forth above from time to time by Resolution.
- The township is not responsible for maintenance of any area not dedicated for public use. No alteration to swales, basins or placement of structures within stormwater easements shall be permitted.
- A Home Owners Association (HOA) shall be created for this project. The HOA shall own the proposed Open Space Lot. All improvements located outside of a public street right of way, including but not limited to stormwater management facilities and Open Space Areas shall be owned and maintained by the HOA. The Association documents shall detail ownership and maintenance responsibilities for all applicable improvements; maintenance of open space areas shall be in accordance with township requirements. The owner of all Stormwater BMPs must complete an inspection report of each BMP and submit the report to the township by January 15th, annually. Refer to the Post Construction Stormwater Plan for inspection requirements and checklist.
- All dwelling lots shall access the interior road system, no driveway connections shall be permitted directly onto Lambs Gap Road.
- Sidewalks to be depressed at all street intersections to provide handicap access in accordance with Penn DOT RC standards.
- All handicapped accessibility features shall comply with ICC/ANSI 117.1-2009 & 2012 International Building Code.
- A public water system shall serve the project. The water design shown on this plan is a concept only; final water service plan shall be coordinated with PA American after township conditional approval of the plan. Fire hydrants shall be installed at locations directed by the Township Fire Department, all fire hydrants proposed with this plan shall be public hydrants (not private).
- All lot grading, construction and development will adhere to the Hampden Township Land Development Ordinance Section 507.
- Any fence construction shall require issuance of a Zoning Permit.
- Concrete monuments to be set as shown on this plan, all other unmarked property corners shall be marked with iron pins.
- All known existing easements and right-of-ways and proposed easements and right-of-ways have been shown on the plan.
- No structure or obstruction shall be placed, planted, set or constructed within any easement that would adversely affect the function of the easement or conflict with the easement agreement.
- There are wetlands and streams located within the property. The wetlands & stream were field delineated by Vortex Environmental, Inc. and field surveyed. A Water Obstruction and Encroachment Permit shall be required for the proposed wetland crossing.
- There are no known important natural habitats located on the property per a Pennsylvania Natural Diversity Inventory (PNDI) review performed on December 5, 2019 (PNDI-699116).
- There is no FEMA delineated floodplain on the property. The entire site is above the 100 year flood elevation per FIRM Panel 42041C0095E.
- Street lighting is proposed as shown on this plan. All site lighting shall be so arranged and shielded so that no objectionable illumination is directed onto adjoining properties.
- All traffic control signs shall be in accordance with PA DOT and/or Hampden Township Specifications.
- Any and all signage requires a permit and is subject to the provisions of the Hampden Township Zoning Ordinance.
- All storm sewer piping shall have a smooth interior and all storm inlets in road ways shall be Type "C" inlets with 10" hoods and all inlets in grassed areas shall be Type "M".
- The contractor shall implement erosion and sedimentation pollution control measures in accordance with PA State Code Chapter 102 requirements. The contractor must obtain a copy of the approved Erosion Control Plan and be a co-permittee on the NPDES Permit prior to start of construction.
- The contractor is responsible for coordinating all proposed utilities with the appropriate utility company prior to start of construction.
- The project drawings are generally diagrammatic in indicating the presence of existing underground utilities. Information on existing utilities has been compiled from available information including utility company and municipal record maps and field survey and is not guaranteed correct or complete. Utilities are shown to alert the contractor to their presence and the contractor is solely responsible for determining actual locations and elevations of all utilities, including services. When the utilities are to be left in place, the contractor shall provide adequate means of support and protection during the excavation and backfilling operations.
- Should any uncharted or incorrectly charted, existing piping or other utility be uncovered during excavation, consult the engineer immediately for directions before proceeding further with the work in this area.
- Do not interrupt existing utilities servicing facilities occupied and used by the owner or others during occupied hours except when such interruptions have been authorized in writing by the owner, Township and applicable utility company. Interruptions shall only occur after acceptable temporary service has been provided.
- The contractor shall verify all site conditions in the field prior to start of work and shall contact the site engineer if there are any questions or conflicts regarding the construction documents and/or field conditions.
- The contractor is responsible for ensuring all construction methods and procedures meet all regulatory requirements and developer requirements. The contractor is responsible for obtaining any additional necessary permits required by governmental agencies prior to construction. The contractor shall obtain all necessary permits from the municipality required to perform the work.
- Future development, subdivision or sale of the required open space shall be prohibited without prior approval from the Hampden Township Board of Commissioners.

**DRAWING INDEX**

SHEET NO.	TITLE
1 OF 9	COVER SHEET
2 OF 9	EXISTING FEATURES PLAN
3 OF 9	PRELIMINARY/FINAL SUBDIVISION PLAN
4 OF 9	GRADING-UTILITIES-PROFILES PLAN
5 & 6 OF 9	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM 1 & 2)
7 OF 9	CONSTRUCTION DETAILS
8 & 9 OF 9	EROSION CONTROL PLAN (ES1 & 2)

All sheets shall be recorded.

**PA ONE CALL SYSTEM, INC.**  
 Before You Dig Anywhere  
 STOP! Call 811  
 PA Law requires 3 working days before you excavate.  
 PA One Call System, Inc.  
 One Call Serial #: 2019.3361826

**AT&T**  
 215 BALEM RD  
 2ND FLOOR  
 CONYERS, GA 30013  
 ATTN: N. JEAN HILLER  
 EMAIL: NHILLER@EM.ATT.COM

**PENNSYLVANIA AMERICAN WATER**  
 862 WESLEY DRIVE  
 MECHANICSBURG, PA 17055  
 PHONE: 800-717-7720  
 ATTN: BRENNER KERNITZ  
 EMAIL: RMCHN@PAWC.COM

**COMMONWEALTH TELECOM SERVICES**  
 150 CTE DRIVE  
 DALLAS, PA 18612  
 ATTN: DAVID MORRIS

**HAMPDEN TOWNSHIP**  
 206 SPOKING HILL RD  
 MECHANICSBURG, PA 17093-9007  
 ATTN: STEVE CABELL  
 PHONE: 717-781-0119

**VERIZON PENNSYLVANIA INC.**  
 1174 FLOOR 875 WAWBERY BOULDER  
 HARRISBURG, PA 17101  
 PHONE: 1-800-875-1919  
 ATTN: FLORENCE WINSTED  
 JARED STEVENS

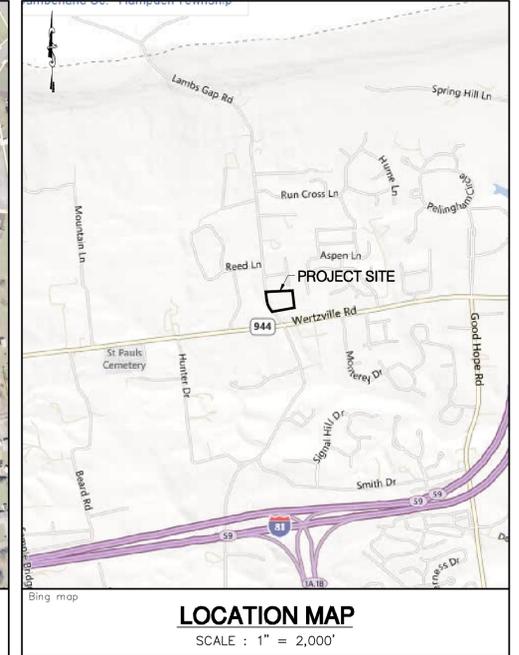
**BLUESKY FIRE LINE CO. - CORNFOLDS**  
 501 EAST STREET  
 HARRISBURG, PA 17101  
 PHONE: 717-650-0000  
 ATTN: WENDY HOFFMANN

**CONCENTRABLE COMMUNICATIONS INC.**  
 400 EAST STREET  
 HARRISBURG, PA 17101  
 PHONE: 717-650-0000  
 ATTN: WENDY HOFFMANN

**SUNOCO FUELERS LP**  
 814 FREDERICK BL  
 SHIPPERSBURG, PA 15085  
 PHONE: 717-382-1000  
 CONTACT: ONE CALL DEPARTMENT

**U-I UTILITIES INCORPORATED**  
 500 NICHOLS STREET  
 HARRISBURG, PA 17101  
 PHONE: 717-650-0000  
 ATTN: JARED STEVENS

**APPLICANT/OWNER**  
**Golf Enterprises, Inc.**  
 4400 Deer Path Road, Suite 201  
 Harrisburg, PA 17110  
 717-234-4088



**SURVEY NOTES**

- Plan bearing base is referenced to Pennsylvania State Plane Grid Coordinates (PSP) - South Zone NAD 83
- Plan elevations are based on North American Vertical Datum (NAVD) of 1988.
- The survey is tied to the Hampden Twp. Monument No. 2 located to the north of Wertzville and East of Dawn Drive.  
 PSP coordinates:  
 N 348607.9626  
 E 2177766.1531  
 Elevation 454.77 (NGVD 1929)  
 Conversion to project datum (NAVD 1988) = -0.71 Ft.
- Boundary survey was based on Instrument 201930529; Being Lot 1 of Plan Book 27, Page 25  
 Survey methods used:  
 Conventional, closed ground survey traverse loop used for collection of boundary evidence and a portion of the topographic data  
 GPS Static survey with NGS OPUS solution used for acquiring Pennsylvania State Plane coordinate and NAVD positions as well as a portion of the topographic data.
- Recorded Plans referenced: Final Subdivision Plan for Earl L. Rudy, Lot 1 of Plan Book 27, Page 25, recorded on November 12th, 1975.

**IMPERVIOUS COVERAGE ANALYSIS**  
 Existing Net Lot (excludes Lambs Gap Road existing Right of way): 254,049 sf or 5.832 acres  
 Existing Impervious Coverage: 5,310 sf or 0.122 acres, 2.1% of net lot area  
 Proposed Impervious Coverage: 56,131 sf or 1.289 acres 22.1% of net existing lot area  
 Lot Impervious Coverage: Stormwater design accounts for 5,500 sf or impervious coverage for each lot

**CERTIFICATIONS OF ACCURACY**      **CERTIFICATIONS**

**GENERAL PLAN/REPORT DATA**  
 THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THIS PLAN IS ADEQUATE TO MEET THE REQUIREMENTS OF THE HAMPDEN TOWNSHIP ORDINANCES.

April 20, 2020  
 Date

**TIMOTHY L. MELLOTT, P.E.**  
 Registered Professional Engineer  
 No. 056207-E  
 State of Pennsylvania  
 7500 Devonshire Heights Road  
 Hummelstown, PA 17036  
 PH: 717-566-6533  
 FAX: 717-427-2700

**OWNER'S STATEMENTS**  
 IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN. ALL ROADS OR STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

OWNER: Francis C. McNaughton, President  
 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED,

OWNER: Francis C. McNaughton, President  
 WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**WETLAND CERTIFICATION**  
 THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS ARE SHOWN ON THIS PLAN.

April 20, 2020  
 DATE

**TIMOTHY L. MELLOTT, P.E.**

**STORMWATER MANAGEMENT OWNER CERTIFICATION**  
 OWNER CERTIFICATION AND STORMWATER MANAGEMENT FACILITIES AGREEMENT: 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 PART THEREOF SHALL CONTAIN A STATEMENT IN THE CONTRACT CLEARLY INDICATING TO THE BUYER THE MAINTENANCE, INSPECTION, REPAIRING REQUIREMENTS AND THE ASSOCIATED RESTRICTIONS OF THE STORMWATER FACILITY OR PART THEREOF. THIS REQUIREMENT ALSO SHALL BE STATED IN THE DEED OF THE LOT.

OWNER: Francis C. McNaughton, President

**SURVEY**  
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE HAMPDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE \_\_\_\_\_

Joe A. Burget, Jr., P.L.S.  
 Burget & Associates, Inc.  
 1797 New Bloomfield Rd  
 New Bloomfield, PA 17068-8038  
 Phone: 717-582-7011  
 License Number: 079175

**COUNTY PLANNING DEPARTMENT REVIEW STATEMENT**  
 REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF PLANNING \_\_\_\_\_

**DIRECTOR OF PUBLIC WORKS**  
 REVIEWED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

**TOWNSHIP PLANNING COMMISSION APPROVAL STATEMENT**  
 RECOMMENDED FOR APPROVAL BY THE HAMPDEN TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**BOARD OF COMMISSIONERS APPROVAL STATEMENT**  
 APPROVED BY THE HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT \_\_\_\_\_

SECRETARY \_\_\_\_\_

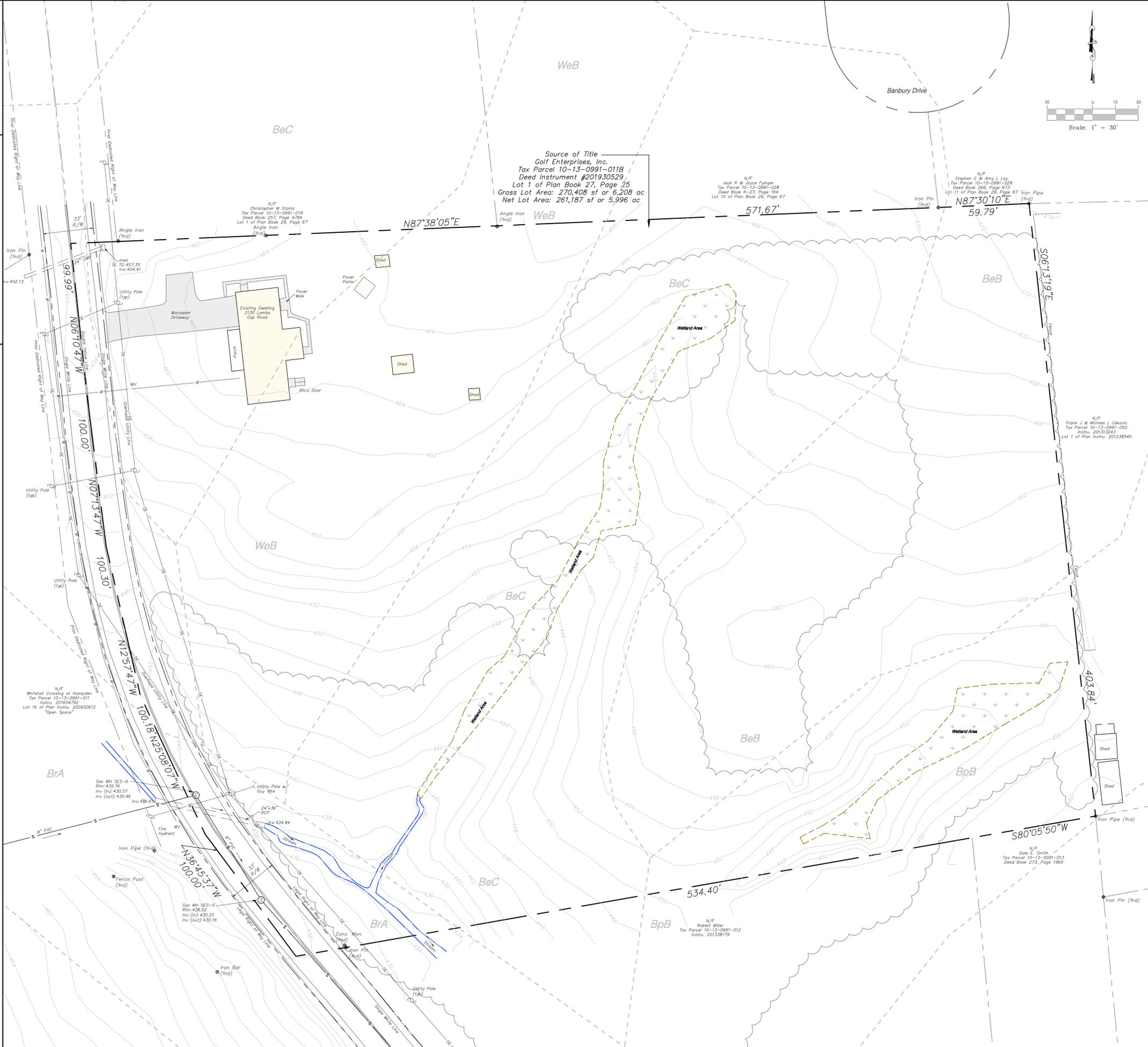
No.	REVISION	DATE	MELLOTT ENGINEERING, INC.	DRAWING ID	201948 COV
1	-	-	Copyright © 2020	DATE:	April 20, 2020
2				SHEET	1 OF 9
3					
4					

**PROPERTY DATA**

- Applicant/Owner  
Golf Enterprises, Inc.  
Contact: Joel McNaughton  
4400 Deer Path Road, Suite 201  
Harrisburg, PA 17110  
jmcnaughton@mcnaughtonco.com  
717-234-4000
- Property Information  
Tax Parcel 10-13-0991-011B  
Deed Instrument #201930529  
Lot 1 of Plan Book 27, Page 25 (Earl L. Rudy Subdivision Plan)  
Gross Lot Area: 270,408 sq.ft. or 6.208 acres  
Net Lot Area (excluding existing street R/W): 254,049 sf or 5.832 acres
- Existing Use: Residential Lot with existing occupied dwelling

**SURVEY NOTES**

- Plan bearing base is referenced to Pennsylvania State Plane Grid Coordinates (PSP) - South Zone NAD 83
- Plan elevations are based on North American Vertical Datum (NAVD) of 1988.
- The survey is tied to the Hampden Twp. Monument No. 2 located to the north of Wertzville and East of Dawn Drive, PSP coordinates:  
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E 2177766.1531  
Elevation 454.77 (NGVD 1929)  
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- Boundary survey was based on Instrument 201930529; Being Lot 1 of Plan Book 27, Page 25  
Survey methods used:  
Conventional, closed ground survey traverse loop used for collection of boundary evidence and a portion of the topographic data.  
GPS Static survey with NGS OPUS solution used for acquiring Pennsylvania State Plane coordinate and NAVD positions as well as a portion of the topographic data.  
Recorded Plans referenced: Final Subdivision Plan for Earl L. Rudy, Lot 1 of Plan Book 27, Page 25, recorded on November 12th, 1975.



**INTENT OF PLAN**

The intent of this plan sheet is to detail the subdivision aspects of the "2130 LAMBS GAP ROAD Subdivision Plan" which consists of 6 single family dwellings lots and 1 Open Space Lot. The proposed street shall be constructed to Township standards and shall be offered for dedication to the Township in accordance with Township requirements. Drainage easements are provided around all stormwater facilities and the on site wetland/stream areas located outside of the street right of way. All stormwater facilities located outside of the public street right of ways shall be privately owned and maintained. See Drawing Index on the Cover sheet for reference to other plan information.

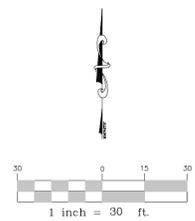
STREET RIGHT OF WAY DEDICATION LINE TABLE		
Line	Length	Bearing
R1	253.05	N 83°29'44" E
R2	249.90	S 83°29'44" W
R3	48.34	N 6°36'2" W

STREET RIGHT OF WAY DEDICATION CURVE TABLE				
Curve	Length	Radius	Chord Dir	Chord Len
RC1	39.23	25.00	S 51°33'9" E	35.33
RC2	80.29	175.00	N 83°21'39" W	79.59
RC3	21.29	25.00	N 85°23'2" E	20.65
RC4	300.89	60.00	N 24°38'55" E	71.10
RC5	27.68	25.00	N 43°24'12" W	26.29
RC6	46.66	125.00	N 85°48'42" W	46.39
RC7	42.19	25.00	S 35°9'5" W	37.36
RC8	54.65	475.00	S 9°53'48" E	54.62

**Street Right of Way Dedication:**  
The above tables and associated plan labels detail the courses and distances of the street right of way dedication associated with the project. See plan for reference.

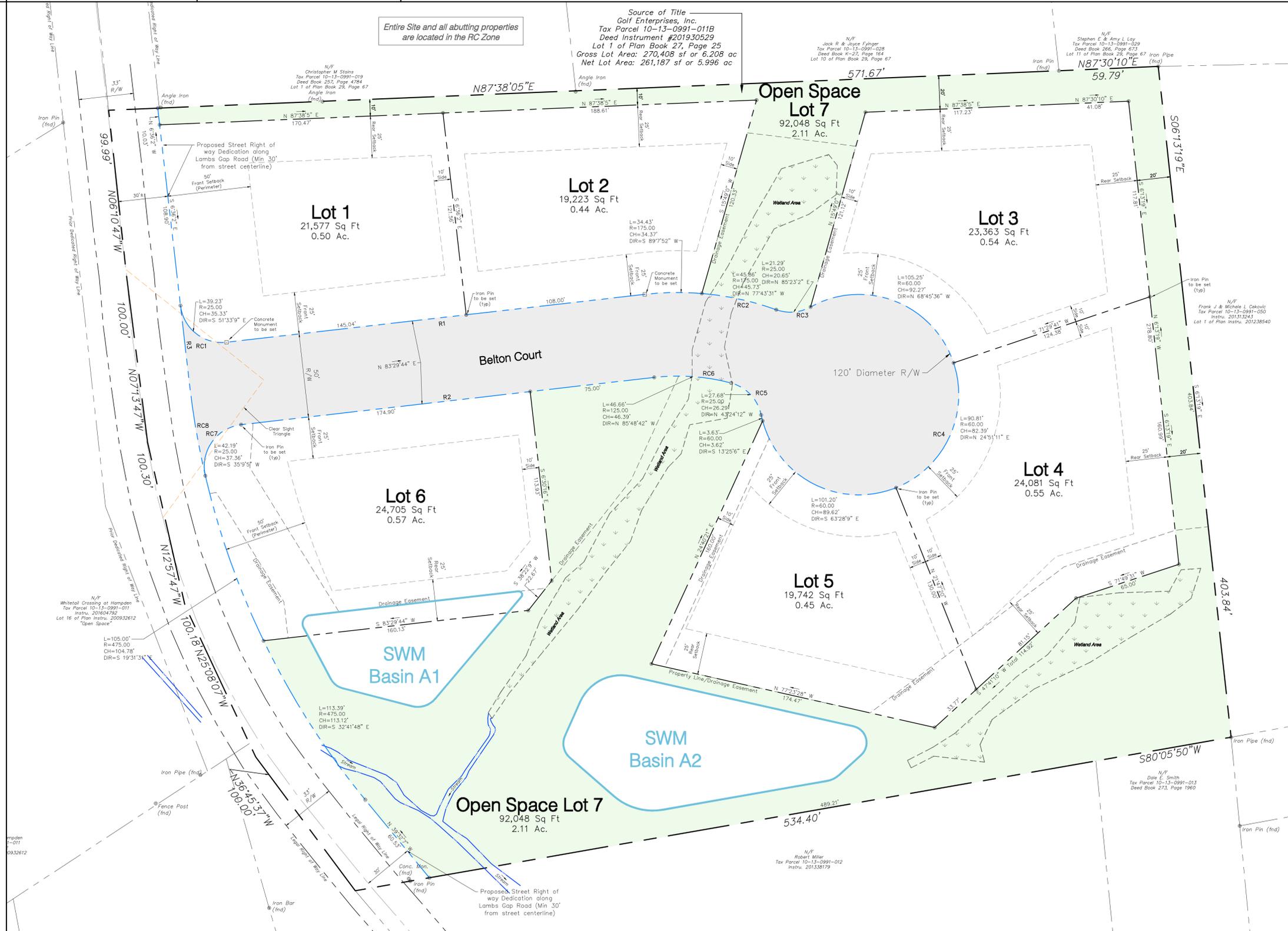
Street Address List		
Lot No.	Street No.	Street Name
1	??	Belton Court
2	??	Belton Court
3	??	Belton Court
4	??	Belton Court
5	??	Belton Court
6	??	Belton Court

Street addresses to be defined to Township



**ZONING REQUIREMENTS**

R-C Zoning Requirements based on Open Space Development pursuant to Article 1820 (single family detached lots with public sewer & water)  
 Permitted use: Open Space Development  
 Minimum lot area: 10,000 sf or 0.230 ac  
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 Minimum Building Setback from outermost perimeter of the overall tract (Based on underlying RC Zone)  
 Minimum front yard: 50 feet  
 Minimum side yard: 20 feet  
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 Minimum Building Setback Interior Lots (Per Open Space Development standards)  
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 Required parking spaces: 2 spaces per dwelling unit  
 Accessory Uses:  
 Only permitted in rear yard and must be 10' from rear lot line  
 Maximum height: 15 feet  
 Minimum Open Space: 30% of the tract excluding SWM Basins, in addition 15% of required open space area must be dry & level



LEGEND	
	PROPOSED PROPERTY LINE
	PROPOSED STREET RIGHT OF WAY LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED CLEAR SIGHT TRIANGLE
	PROPOSED STREET RIGHT OF WAY
	PROPOSED OPEN SPACE (excluding detention basins)
	Existing Property Line
	Existing Adjoining Property
	Existing Street Right-of-way
	Existing Zoning District Boundary Line

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

1 2 3 4 5 6 7 8 9

**MELLOTT ENGINEERING, INC.**  
 Civil Engineering Land Planning & Development Water Resources  
 7500 Devonshire Heights Road Hummelstown, PA 17036  
 melotteng@comcast.net 717-566-6533

**PRELIMINARY/FINAL SUBDIVISION PLAN**  
 FOR  
**2130 LAMBS GAP ROAD**  
 Applicant/Owner: Golf Enterprises, Inc.  
 CUMBERLAND COUNTY  
 HAMPDEN TOWNSHIP  
 PENNSYLVANIA

Project No. 201948  
 Date April 20, 2020  
 Sheet No. **3 of 9**



**Aerial Location-NPDES Boundary Map**  
Scale: 1" = 250'

**EROSION CONTROL PLAN INTENT NOTE**

This Plan shall address erosion control measures to be implemented with the project. The project consists of the construction of 6 single family detached dwelling lots and associated improvements. The Erosion and Sedimentation Control BMPs proposed with this plan consists of one stabilized rock construction entrance, two sediment traps, vegetated swale, riprap aprons, silt barriers and standard stabilization measures. See below general description of each proposed E&S BMP:

**Stabilized Rock Construction Entrance:**  
A rock construction entrance (RCE) shall be installed off Lambs Gap Road at the proposed local road location. All ingress & egress to the site shall be through the defined RCE location.

**Sediment Traps:**  
Two sediment traps are proposed with the project. The traps shall provide the main sediment control for the project. The traps will be converted to permanent stormwater basins after final stabilization of the site.

**Vegetated Swale:**  
Vegetated swale is proposed for collection and conveyance to Trap A2.

**Riprap Aprons:**  
Riprap aprons are proposed at all pipe discharges. Riprap aprons provide energy dissipation and returns concentrated flow to a sheet flow condition.

**Silt Barriers:**  
Silt barriers shall be installed down slope of all earth disturbances that do not drain to a sediment trap. Silt barriers shall be compost filter socks or equivalent silt fence. Silt barriers shall filter sediment laden runoff.

**Stabilization:**  
All pervious disturbed areas shall be permanently stabilized with vegetated cover in accordance with the stabilization measures specified on the plan.

**SEQUENCE OF CONSTRUCTION**

The following Sequence of Construction includes references to the proposed temporary erosion control measures and permanent stormwater BMPs; see the PCSM Plan sheets for the permanent control measures.

- At least 7 days before starting any earth disturbance activities, the owner and/or operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials (Township), the erosion and sediment control plan preparer, and a representative of the County Conservation District to an on-site pre-construction meeting.
- At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 811 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed and immediately stabilized before any following stage is initiated. Clearing, grubbing and topsoil stripping shall be limited only to those areas described in each stage.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
- If any fill material must be brought to the site, it must come from a site with an approved Erosion Control Plan and the contractor or developer must notify the County Conservation District and provide the appropriate information pertaining to the borrow site prior to start of hauling operations.
- All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag or equivalent sediment removal facility, over undisturbed vegetated areas.

- Install stabilized rock construction entrance #1 at the proposed local road connection to Lambs Gap Road (100' min length). Ingress and egress to the site shall be restricted to the construction entrance only. Install construction fencing or flagging around the stormwater basins bottom areas to prevent compaction from construction equipment.
- Install compost filter sock barriers (standard silt fence not permitted).
- Install Sediment Traps A1 & A2 including outlet structure with skimmer, riprap apron, baffles and cleanout stakes (See Details). Install temporary collection grading out of the northwest corner of Trap #A1. To minimize soil compaction of the subsols below the basin bottom, basin excavation shall be performed from the sides of the basin to the extent possible. Any grading that cannot be performed from the sides of the basin(s) shall be performed with wide track equipment. See end of sequence notes for sediment trap to permanent stormwater basin conversion and soil restoration/amendment notes.
- Critical Stage of Construction: Install permanent Swale P1 out of northeast corner of Trap A2; immediately stabilize swale per detail.
- Perform demolition and removal of the existing dwelling, driveway and outbuildings; see end of sequence notes regarding proper recycling or disposal requirements.
- After the above described perimeter erosion control measures are installed strip and stockpile topsoil for areas to be graded; stockpiles shall not exceed a maximum height of 35 feet and shall be no steeper than 2:1. Stockpiles to be stabilized accordingly. Topsoil stockpile locations are concepts only although topsoil shall be stockpiles near the basins/traps for use in final basin conversion. Perform bulk grading.
- Install site utilities: immediately install riprap aprons at pipe discharges into traps A1 and A2. Install street curbing followed by stone subbase placement as soon as possible to shield soil from erosion. Temporary collection grading out of Trap A1 can be removed once the storm sewer collection system is installed.
- Replace topsoil and permanently seed and mulch all non-paved areas where grading is complete. As disturbed areas within the project approach final grade, preparations should be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched.
- Begin building construction. While lot disturbance drains to a trap, individual lot E&S BMPs shall be installed to minimize sediment laden runoff from draining onto the street or onto downslope developed lots.
- The erosion control measures may not be removed until the entire up slope drainage area has a permanent stabilization. This occurs with a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements. All paved areas must be paved or have a compacted stone base in place. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operators shall contact the County Conservation District for an inspection prior to the removal of the erosion control BMPs.
- After the Conservation District representative has inspected the site and agrees the site is stabilized the BMP's can be removed as follows:
  - Critical Stage of Construction (Basin Conversions): After all up slope contributing areas are permanently stabilized and after receiving authorization from a CCD representative Sediment Traps A1 & A2 shall be converted to permanent stormwater basin configurations. Install 12" compost sock around outlet structure to provide for filtering during final stabilization process. Soil restoration and amendments of the Stormwater Basin bottoms shall be provided at time of conversion. The basin bottom preparation consists of over excavating the basin bottoms to 24" below finished grade, scarification/till the subgrade bottom (10" depth desired). Place 24" of the amended soils mixture over the prepared (tiled) basin bottom followed by stabilization with intended basin seed mixture and mulch. The scarification/tilling of the subsols is intended to enhance permeability of the subsols and to provide increased interface between the subsols and the amended soils mixture and the amended soils mixture will promote infiltration and enhance vegetation growth. Compost sock around the outlet structure can be removed after the basin bottom is fully vegetated/stabilized.
  - Silt barriers can be removed.
  - BMPs, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

**GENERAL EROSION CONTROL NOTES**

- An NPDES Permit related to construction activities and a Water Obstruction & Encroachment Permit (GP5&7) are the only DEP permits required for the project.
- The entire project site is located within the Sears Run watershed (WWF).
- There are wetlands & streams located within the site. The streams and wetlands shall be protected in an easement excluding the wetland impacts associated with the road/utility wetland crossing.
- BMPs, trees, debris and any other materials not proposed to permanently remain on-site are to be recycled or disposed of in accordance with Department of Environmental Protection regulations. All building materials and wastes must be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building material, wastes or unused building materials shall be buried, dumped, or discharged at the site.

**UTILITY GENERAL NOTES**

- Public sanitary sewer service shall be provided to the project via a sewer main extension out of the existing sewer manhole SE5-6 located in Lambs Gap Road, see plan. All sewer construction to be in accordance with Authority standards. See additional Sanitary Sewer Notes on the cover sheet and separate stand alone Sanitary Sewer Design Plan.
- Public water service shall be provided to the project via connection to the existing water main located within Lambs Gap Road street right of way.
- Electric and Telecommunication services shall be provided per applicable utility company requirements.

**CRITICAL STAGES OF PLAN IMPLEMENTATION**

This plan identifies the Post Construction Stormwater Management BMPs for the project. In accordance with NPDES permitting requirements, critical stages of implementation of the plan shall have a licensed professional or designee on site. The critical stages of construction associated with this project would be construction of the Biorotation-Detention Basin embankments and outlet structures, soil restoration/amendments of basin bottoms, verification of appropriate basin seeding and vegetated swale installation. All other BMPs can be inspected after construction to verify consistency with the intended design.

**E&S Planning & Design per 8102.4(b)(4)**

Earth disturbance activities have been planned and shall be implemented to the extent practicable in accordance with the following:

- Minimize the extent and duration of the earth disturbance: The Project's Sequence of Construction was prepared to stage the earth disturbance to minimize the earth disturbance at any one time and defines requirements to stabilize disturbance upon completion of each activity or when at least 15,000 sf of disturbed area reaches final grades. Stone shall be placed on pavement and building areas immediately after design grades are obtained to shield soil from erosion (See Sequence).
- Maximize protection of existing drainage features and vegetation: The project site is a 6.2 acre lot containing a residential dwelling with the majority of the property being mature lawn coverage excluding tree areas along the wetlands and stream. The site's existing drainage patterns are maintained with the PCSM design and the proposed stormwater BMPs will manage runoff prior to discharge. The project's earth disturbance and grading is limited to the extent required to provide for proper drainage and construction and all disturbed pervious areas shall be restored to a grass coverage condition.
- Minimize soil compaction: See sequence notes regarding protection of basin bottoms from soil compaction. In addition, soil restoration of the subsols of each Basin BMP shall be provided via tilling of the subsols, addition of soil amendments. The tiling of the subsols shall improve soil permeability and the soil amendments shall enhance vegetation growth or soil porosity. The Limit of Disturbance line preserves the portions of the site that do not require disturbance.
- Utilize other measures or controls that prevent or minimize the generation of increased stormwater runoff: E&S measures have been provided on the plan to minimize increased stormwater runoff via the sediment traps which shall provide for attenuation of runoff rates and trap sumps shall provide for runoff volume control via infiltration.

**STABILIZATION NOTES**

- Permanent stabilization is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
- Immediately after earth disturbance activities cease or temporary cessation preparations should be made for seeding and mulching to begin (i.e. anticipate the completion date and schedule the seeder). In no case should an area exceeding 15,000 square feet, which is to be stabilized by vegetation, reach final grade without being seeded and mulched. During non-permitting periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be re-disturbed within 1 year must be stabilized in accordance with the temporary vegetative stabilization specifications. Disturbed areas which are at final grade or which will not be re-disturbed within 1 year must be stabilized in accordance with the intended permanent vegetative stabilization specifications.
- An erosion control blanket will be installed on all disturbed slopes 3:1 or steeper, all areas of concentrated flows, all disturbance with 50' of Waters of the Commonwealth and all other areas specifically identified on the plans. N.A.G. S75 biodegradable matting shall be used for all general slope matting unless otherwise noted on the plans.
- Soil restoration and amendments of the basin bottoms shall be provided at time of conversion to permanent stormwater basins. The basin bottom preparation consists of over excavating the basin bottoms to 24" below finished grade, scarification/till the subgrade bottom (10" depth desired). Place 24" of the amended soils mixture over the prepared (tiled) basin bottom followed by stabilization with intended basin seed mixture and mulch.
- Replace all topsoil where construction is complete (4" to 8" depth). Prior to seeding, prepare surface by removal of rocks and unsuitable matter by hand raking or the use of a rock hoard with light weight equipment. Stabilize with intended seed, straw and mulch per intended seeding specifications (See plan for type: grass, meadow, wetland mix and vegetated filter strip). Matting is required for all slopes 3:1 and steeper, see plan for locations).
- Straw and hay mulch should be anchored immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil. This method is limited to slopes no steeper than 3:1. The machinery should be operated on the contour. (Note: Crimping of hay or straw by running over it with tracked machinery is not recommended).
  - Asphalt, either emulsified or cut-back, containing no solvents or other diluting agents toxic to plant or animal life, uniformly applied at the rate of 31 gallons per 1000 sq yd may be used to tack mulch.
  - Synthetic Binders (chemical binders) may be used as recommended by the manufacturer to anchor mulch provided sufficient documentation is provided to show they are non-toxic to native plant and animal species.
  - Wood mulch can be used over straw at a rate of 210 lb. per 1000 sq yd.
  - Lightweight plastic, fiber, or paper nets may be stapled over the mulch to manufacturer's recommendations.
- Tracking steep slopes (>25% or 4:1) may be utilized by running tracked machinery up and down the slope, leaving tread marks parallel to the contour. (Note: If a bulldozer is used, the blade shall be up). Care should be exercised on soils having a clay content to avoid over-compaction. See notes above for permanent stabilization.

**GENERAL GRADING NOTES**

Grading should comply with the following specifications and all other details shown on the plan:

- Areas to be filled should be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- Areas which are to be topsoiled should be scarified to a depth of 3 to 5 inches, or 6 to 12 inches on compacted soils, prior to placement of topsoil. Areas to be vegetated should have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill out slopes should have a minimum of 2 inches of topsoil.
- All earthen fills should be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, roadways, structures and conduits, etc. should be compacted in accordance with local requirements or codes.
- All earthen fills should be placed in compacted layers not to exceed 9 inches in thickness (see Basin Detail for Basin Berm Construction).
- Fill materials should be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen materials or soft, mucky, or highly compressible materials should not be incorporated into fills.
- Fill should not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction should be handled in accordance with standards and specifications for subsurface drains or other approved method.
- All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated.

**SOILS TABLE**

SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	HYDROLOGIC GROUP
BeB	Berks channery silt loam	3 to 8%	B
BeC	Berks channery silt loam	8 to 15%	B
BpB	Blairton silt loam	3 to 8%	C/D
BFA	Brikerston silt loam	0 to 3%	D
WeB	Welkert very channery silt loam	3 to 8%	D

**SOIL TYPES, DESCRIPTIONS AND LIMITATIONS**

SOIL TYPE	SYMBOL(S)	SOIL USE LIMITATIONS*
Berks channery silt loam	BeB & BeC	Subjective to carving of cut banks, corrosive to concrete/steel, droughty, easily erodible, hydro/hydric inclinations, slow permeation, piping & poor source of topsoil
Blairton Shaly Silt Loam	BpB	Subjective to carving of cut banks, corrosive to concrete/steel, easily erodible, death to saturated zone, hydro/hydric inclinations, low strength landside (de prone, slow permeation, piping, poor source of topsoil, frost action & wetness
Welkert very channery silt loam	WeB	Subjective to carving of cut banks, corrosive to concrete/steel, droughty, hydro/hydric inclinations, low strength landside (de prone, slow permeation, piping, poor source of topsoil, & frost action

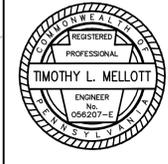
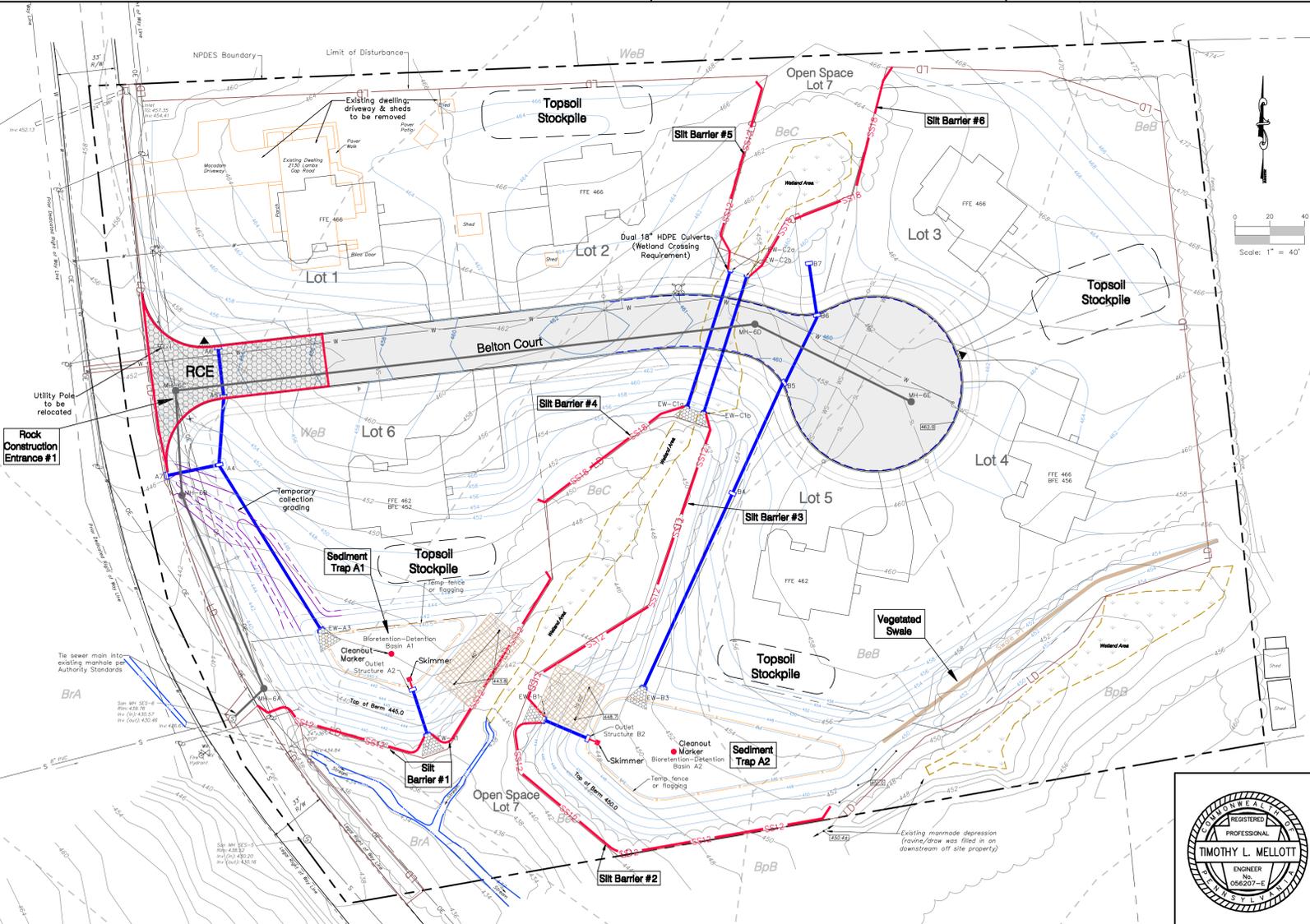
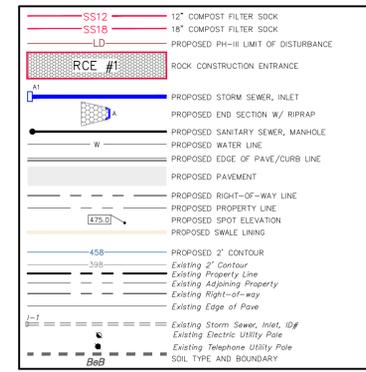
SOURCE: \* PADEP Erosion & Sediment Pollution Control Manual, Appendix E

**RESOLUTION OF SOIL LIMITATIONS**

See the below soil resolutions for various possible soil limitations; see above table for potential soil limitations for each on site soil per PADEP Erosion & Sediment Pollution Control Manual, Appendix E. Some of the resolutions indicated below are for soil limitations not identified for the specific on site soil although are provided for reference in the event such soil limitations are encountered in the field.

- Subjective to carving of cut banks** - Appropriate OSHA standards and regulations must be implemented by the contractor to safeguard workers during all trenching and excavation operations.
- Corrosive to concrete and steel** - H.D.P.E. pipe will be used for all proposed storm lines, and PVC pipe will be used for proposed sanitary sewer lines. Pipes will be bedded and backfilled with stone material.
- Droughty** - If necessary to promote desired vegetation, droughty soil must be amended to increase its water holding capacity.
- Easily erodible** - Disturbed areas must be temporarily/permanently stabilized in a prompt manner, as detailed on the Soil Erosion and Sedimentation Control Plan.
- Depth to saturated zone/seasonal high water table** - Soil probes and infiltration rate tests have been performed at both locations of stormwater BMPs in order to confirm depth to limiting zone factors and soil infiltration rates, and allow appropriate design of those BMPs. If water table is encountered during excavation, dry water shall be pumped out into a filter bag or sediment removal pond.
- Hydro/hydric inclinations** - No hydroic soils were observed on the property.
- Low strength/landside prone** - All earthwork and road construction shall be performed in accordance with the General Grading Notes, Penn DOT Publication 408 and Township requirements. If on site soils are deemed in the field to be unsuitable for road construction, road fill material will be imported as needed. Basin Berms are to be constructed in accordance with the Basin Details. The site was designed to minimize creation of steep slopes and stabilization matting will be installed on all slope areas 3:1 or steeper.

**LEGEND**



**ES1**

FOR  
**EROSION AND SEDIMENTATION CONTROL PLAN**

**2130 LAMBS GAP ROAD**  
Applicant/Owner: Golf Enterprises, Inc.  
CUMBERLAND COUNTY  
HAMPDEN TOWNSHIP  
PENNSYLVANIA

**MELLOTT ENGINEERING, INC.**  
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Project No. 201948  
Date April 20, 2020  
Sheet No. **8 of 9**