

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Hampden/East Pennsboro</u>	Surveyor/ Engineer:	<u>Alpha Consulting Engineers, Inc.</u>	Owner/ Developer:	<u>Roy B and Leslie W Buckwalter</u>
Plat Title:	<u>Buckwalter Property</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u> </u>	# of New Dwelling Units:	<u>35</u>	New Acreage Subdivided/Developed:	<u> </u>
				Total Tract Acreage:	<u>4.64</u>
Zoning District:	<u>AO</u>	Proposed Land Use:	<u>Townhouses</u>		
Date Received:	<u>9/14/2020</u>	County Review:	<u>9/28/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>EG</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.

The following comments refer to the Hampden Township Ordinances:

1. The Site Data should include the proposed building height (Zoning 1005).
2. The minimum lot area for townhouses should be 2,000 square feet (Zoning 1006.A).
3. The lot frontage requirement for townhouses should be 20 feet for interior units and 40 feet for corner units (Zoning 1006.B).
4. The side yard setback should be 20 feet for the first 8 units, plus 0.5 feet for each additional dwelling unit to a max of 35 feet (Zoning 1009.B).
5. The rear yard setback should be 35 feet for 8 or more dwelling units (Zoning 1009.B).
6. When 2 or more buildings are constructed on the same lot, there are distance requirements between buildings (Zoning 1010). These setbacks should be noted in the Zoning Requirements.
7. A north arrow should be provided on sheet 5 (SLDO 402.2.D).
8. The proposed sidewalk and curbing along Valley Road should be extended to the property corner (SLDO 505).
9. Recommend providing a dumpster in the northern portion of the development.
10. The Township should determine whether a bus stop should be requested.
11. It appears that there is an existing garage on the subject property near the property line that is not shown on the plan. Will this structure be demolished as part of the plan? (2018 Google imagery)
12. Will a homeowners’ association be created to manage maintenance of landscaping and stormwater management facilities?

The following comments refer to the East Pennsboro Township Ordinances:

13. It appears that Townhouses and/or Single Family Attached Dwelling units are not permitted in the R-1 Zoning District. The Township should verify that the proposed use is not located within the Zoning District boundary, or require a Variance (Zoning 27-902-903).
14. The Township may want to determine if a screening is required between units 31-35 and the property owned by Roy, Leslie and Earle Buckwalter (Tax PIN 09-13-0997-013) (Zoning 27-1901.2.A.2).
15. A north arrow should be provided on Sheet 5 (SLDO 22-307.1.A.2).
16. General Note #3 indicates that Hampden Township has the right to enter all drainage easements. East Pennsboro Township should review the stormwater facilities and drainage easements and determine whether this language should be modified to include both municipalities.
17. General Note #9, 21, and 24 should reference East Pennsboro Township.
18. Are all sewer fees going to the Hampden Township Sewer Authority? The Township should review General Note #23.

General Comments that apply to the entire plan:

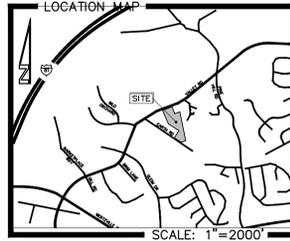
19. We recommend recycling dumpsters be provided in the development.
20. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road 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 LAND DEVELOPMENT PLAN

BUCKWALTER PROPERTY

HAMPDEN AND EAST PENNSBORO TOWNSHIPS

CUMBERLAND COUNTY, PENNSYLVANIA



- A: N/F JUNE E. HECKMAN, PATRICIA A. SANDERSON / ALBERT L. HECKMAN, JR.
 B: N/F NORRIE K. KOOZER
 C: N/F BRIAN E. & DEBRA K. ARMSTRONG
 D: N/F MICHAEL & TERRI L. CHRISTINA
 E: N/F ROY B., LESLIE W. & EARLE L. BUCKWALTER
 F: N/F ROBERT S. & THERESA J. SMITH
 G: N/F RANDY L. & WENDY J. STRITE
 H: N/F BARRY E. & DELORES J. DERICK
 I: N/F ROBERT McDONALD



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS THE LAND DEVELOPMENT OF TAX PARCEL 10-13-0997-021, FOR THE CONSTRUCTION OF SIX TOWNHOME BUILDINGS CONSISTING OF 35 SINGLE-FAMILY ATTACHED DWELLING UNITS, WITH ASSOCIATED PARKING AND STORMWATER FACILITIES.
- ALL LOT GRADING, CONSTRUCTION AND DEVELOPMENT WILL ADHERE TO THE HAMPDEN TOWNSHIP LAND DEVELOPMENT AND ZONING ORDINANCES.
- DRAINAGE STRUCTURES AND FACILITIES LOCATED OUTSIDE OF THE PUBLIC STREET RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. HAMPDEN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENTS SHOWN HEREON TO ACCOMPLISH MAINTENANCE WORK, ALTHOUGH THEY ASSUME NO RESPONSIBILITY FOR SUCH WORK. SHOULD A FACILITY NOT BE MAINTAINED IN PROPER WORKING ORDER, HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS MAY, AFTER DUE NOTICE TO THE RESPONSIBLE PARTY, ARRANGE FOR THE NEEDED MAINTENANCE TO BE ACCOMPLISHED WITH ALL SUCH EXPENSES CHARGED TO THE RESPONSIBLE PARTY. THESE EXPENSES SHALL BE COLLECTABLE AS A MUNICIPAL LIEN. REPRESENTATIVE OF HAMPDEN TOWNSHIP ARE HEREBY GRANTED THE RIGHT TO TRAVERSE DRAINAGE EASEMENTS SHOWN HEREON.
- THE APPLICANT IS RESPONSIBLE FOR THE COST OF THE PLACEMENT OF ALL TRAFFIC CONTROL SIGNS.
- SPECIAL NOTICE: A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," AS AMENDED BY ACT NO. 1986-43 OF MAY, 1986, BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED.
- IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN AND THE STORMWATER MANAGEMENT PLAN IS THE RESPONSIBILITY OF THE APPLICANT.
- ALL KNOWN EASEMENTS HAVE BEEN INDICATED.
- ALL SITE ACCESSIBILITY FEATURES, INCLUDING BUT NOT LIMITED TO RAMPS AND SITE ACCESS WILL NEED TO COMPLY WITH ANSI A117.1-2009, MOST CURRENT EDITION, AND 2015 IBC OR MOST CURRENT EDITION.
- ALL SIGNAGE REQUIRES A PERMIT AND IS SUBJECT TO PROVISIONS OF THE HAMPDEN TOWNSHIP ZONING ORDINANCE.
- THE PROPOSED WATER SYSTEM SHOWN HEREIN IS SCHEMATIC ONLY, AND THE FINAL WATER DESIGN SHALL BE APPROVED BY PA AMERICAN WATER. WATER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE WATER COMPANY.
- ALL UNMARKED LOT CORNERS SHALL BE MARKED WITH IRON PINS. NO MONUMENTS ARE PROPOSED. MARKERS SHALL BE SET AFTER RECORDING OF THIS PLAN, AFTER PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED, AND AFTER FINAL GRADING IS COMPLETE.
- THIS PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
- ALL EXISTING UTILITY LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE, AND SHALL BE VERIFIED BY THE CONTRACTOR.
- CONNECTION TO THE SEWER SYSTEM SHALL BE COORDINATED WITH HAMPDEN TOWNSHIP SEWER AUTHORITY. PROPOSED SANITARY SEWER LINES, MANHOLES, AND LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE HAMPDEN TOWNSHIP SEWER AUTHORITY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE LATEST STANDARDS OF THE HAMPDEN TOWNSHIP'S SEWER AUTHORITY AND SHALL BE SUBJECT TO APPROVAL BY THE AUTHORITY'S ENGINEER.
- A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE WILL NEED TO BE PROVIDED BETWEEN SANITARY SEWERS AND THE DOMESTIC WATER SUPPLY LINES. A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE WILL NEED TO BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UNDERGROUND UTILITIES.
- A MINIMUM OF TEN FEET OF HORIZONTAL CLEARANCE WILL NEED TO BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UNDERGROUND WATER CONVEYANCE UTILITIES. A MINIMUM HORIZONTAL CLEARANCE OF FIVE FEET WILL NEED TO BE PROVIDED BETWEEN SANITARY SEWER AND UTILITY STRUCTURES, SUCH AS MANHOLES, INLETS, ETC.
- A MINIMUM OF FIVE FEET OF COVER WILL NEED TO BE PROVIDED OVER THE SANITARY SEWER, MEASURED FROM THE FINISHED GRADE ELEVATION TO THE TOP OF THE SEWER PIPE.
- WHENEVER THE REQUIRED CLEARANCE BETWEEN THE SANITARY SEWER AND WATER MAINS OR THE COVER OVER THE SEWER PIPING CANNOT BE PROVIDED, THE SANITARY SEWER MUST BE CONSTRUCTED WITH CEMENT-LINED DUCTILE IRON PIPE (D.I.C.L.) FOR THE ENTIRE LENGTH OF THE RUN. A CONCRETE ENCASUREMENT WILL NEED TO BE PROVIDED IN THE SUBSTANDARD AREA AND WILL NEED TO EXTEND A MINIMUM OF 10 FEET ON EITHER SIDE.
- WHEN THE SANITARY SEWER IS PLACED ON FILL MATERIAL, SUCH MATERIAL MUST BE COMPACTED TO A MINIMUM OF 90% OF PROCTOR AS DETERMINED BY ASTM D698.
- FOR ALL APPLICABLE DETAILS PERTAINING TO THE CONSTRUCTION OF THE PROPOSED SANITARY SEWER SYSTEM, SEE SEWER DETAIL DRAWINGS WITHIN THE LATEST EDITION OF THE HAMPDEN TOWNSHIP SEWER AUTHORITY'S STANDARD OF CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER SYSTEMS EXTENSIONS.
- NO RAIN WATER LEADERS, ROOF DRAINAGE, AREA OR YARD DRAINAGE, BASEMENT, SURFACE OR WATER FROM FIRE HYDRANTS, GROUNDWATER OR WATER FROM UNDERGROUND DRAINAGE FIELDS SHALL BE PERMITTED TO DRAIN INTO OR BE ADMITTED INTO THE SANITARY SEWER SYSTEM; NOR SHALL ANY OF THESE BE ADMITTED TO THE SANITARY SEWER SYSTEM BY THE USE OF PUMPS OF ANY TYPE.
- REGARDING SANITARY SEWER SERVICE, THE PROPERTY WILL BE A DIRECT CUSTOMER OF THE HTSA. ALL FEES FOR SEWER CONNECTION AND RENTALS WILL BE SET BY THE HTSA AND PAID BY THE OWNER OF THE PROPERTY DIRECTLY TO THE HTSA AS PER THEIR REQUIREMENTS. THE INSTALLATION OF THE BUILDING SEWER INFRASTRUCTURE SERVING THE PROPERTY WILL BE SUBJECT TO THE REQUIREMENTS AND SPECIFICATIONS SET FORTH BY THE HTSA AND INSPECTED BY HTSA OR THEIR REPRESENTATIVE. THE ONGOING MAINTENANCE OF THE BUILDING SEWER WILL BE THE RESPONSIBILITY OF THE OWNER AND BE SUBJECT TO THE RULES AND SPECIFICATIONS SET FORTH BY THE HTSA WITH REGARD TO PERMITTING AND INSPECTION OF ANY FUTURE REPAIRS OR ALTERATIONS TO THAT BUILDING SEWER SYSTEM.
- HAMPDEN TOWNSHIP MAY ACCESS THE PROPERTY IN ORDER TO INSPECT ALL SANITARY SEWERS LOCATED ON SITE. IN THE EVENT THE OWNER FAILS TO REPAIR AN IDENTIFIED DEFECT WITHIN 10 DAYS, OWNER WILL BE SUBJECT TO ADDITIONAL USER FEES IN ACCORDANCE WITH THE TOWNSHIP AND AUTHORITY REGULATIONS.
- ALL LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS AND DRIVEWAYS SHALL BE ARRANGED TO PREVENT DIRECT LIGHTING FROM SHINING INTO AN ADJOINING PREMISE OR RIGHT-OF-WAY.
- A CONTRIBUTION FOR RECREATIONAL PURPOSES SHALL BE MADE AT A RATE SET BY RESOLUTION, APPROVED BY THE BOARD OF COMMISSIONERS FROM TIME-TO-TIME PER DWELLING UNIT PAYABLE UPON AND AS A CONDITION OF OBTAINING AN OCCUPANCY PERMIT PURSUANT TO THE ORDINANCES OF THIS TOWNSHIP.
- ALL STORMWATER FRAME, COVERS AND GRATES SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL INLETS WITHIN PAVED AREAS SHALL HAVE BICYCLE SAFE GRATES.

VICINITY DIAGRAM AND OVERALL SITE PLAN
SCALE: 1"=150'

AGENCY APPROVAL INVENTORY:

AGENCY	DATE SUBMITTED	PERMIT NO.	APPROVAL DATE
CUMBERLAND COUNTY CONSERVATION DISTRICT			
HAMPDEN TOWNSHIP SEWER AUTHORITY			
D.E.P. SEWAGE PLANNING EXEMPTION			
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION			

INDEX OF DRAWINGS :

- COVER SHEET
- EXISTING FEATURES PLAN
- SITE PLAN
- GRADING AND UTILITY PLAN
- LANDSCAPE PLAN
- PROFILES
- MISCELLANEOUS DETAILS
- STORMWATER MANAGEMENT DETAILS

DATE :
SEPTEMBER 14, 2020

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 (S) _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED _____

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 NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

OWNER _____ DATE _____

THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THIS PLAN IS ADEQUATE TO MEET THE REQUIREMENTS OF THE HAMPDEN TOWNSHIP ORDINANCES.

PATRICK M. FROMM DATE

ENGINEER'S & SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

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

THE SITE HAS BEEN INVESTIGATED (JUNE 2020) FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS ARE SHOWN ON THIS PLAN. (THERE ARE NO WETLANDS.)

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

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS _____ DAY OF _____, 20____.

DIRECTOR _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE HAMPDEN TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

SECRETARY _____

THIS PLAN 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 _____

REVIEWED THIS _____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS

THIS PLAN RECOMMENDED FOR APPROVAL BY THE EAST PENNSBORO TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE EAST PENNSBORO TOWNSHIP BOARD OF COMMISSIONERS

THIS _____ DAY OF _____, 20____.

PRESIDENT _____

SECRETARY _____

THIS PLAN REVIEWED BY THE EAST PENNSBORO TOWNSHIP ENGINEER

THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY

THIS _____ DAY OF _____, 20____.

INSTRUMENT # _____

SITE DATA:

- APPLICANT AND EQUITABLE OWNER: BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
PHONE #: (717) 633-5163
- THIS PROJECT AREA IS IDENTIFIED BY THE CUMBERLAND CO. TAX ASSESSMENT OFFICE AS THE FOLLOWING PARCEL: 10-13-0997-021; (NO ADDRESS) VALLEY ROAD
- TOTAL GROSS AND DEVELOPMENT AREA: 4.64 ACRES
3.13 ACRES IN HAMPDEN TOWNSHIP
1.51 ACRES IN EAST PENNSBORO TOWNSHIP
- SITE IS ZONED:
A-0 (APARTMENT-OFFICE) IN HAMPDEN TOWNSHIP
R-1 (RESIDENTIAL SINGLE FAMILY) IN EAST PENNSBORO TOWNSHIP
- EXISTING & PROPOSED NUMBER OF LOTS: 1
- EXISTING USE: VACANT
- PROPOSED USES: SINGLE FAMILY ATTACHED DWELLING UNITS (35 UNITS)
- PROPOSED DENSITY: 7.54 D.U. / ACRE
- PROPOSED LOT (IMPERVIOUS) COVERAGE: 76,128 SF (37.7% OF THE PROPOSED LOT)
- PROPOSED BUILDING COVERAGE: 13.9%
- REQUIRED OFF-STREET PARKING:
2 SPACES PER UNIT WITH 2+ BEDROOMS
35 UNITS X 2 SPACES = 70 SPACES REQUIRED
84 SPACES PROVIDED
- PROPOSED WATER SUPPLY: PUBLIC (PA AMERICAN WATER)
- PROPOSED SEWAGE DISPOSAL: PUBLIC (HAMPDEN TOWNSHIP AUTHORITY)

ZONING REQUIREMENTS:

HAMPDEN TOWNSHIP:	EAST PENNSBORO TOWNSHIP:
THIS SITE IS ZONED A-0 (APARTMENT-OFFICE) (WITH PUBLIC WATER AND SEWER)	THIS SITE IS ZONED R-1 (RESIDENTIAL SINGLE FAMILY) (WITH PUBLIC WATER AND SEWER)
MINIMUM LOT AREA: 10,000 SF	MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH: 150 FEET	MINIMUM LOT WIDTH: 100 FEET
MAXIMUM LOT (IMPERVIOUS) COVERAGE: 60%	MAXIMUM LOT (IMPERVIOUS) COVERAGE: 50%
MINIMUM FRONT YARD: 30 FEET	MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 20 FEET	MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 25 FEET	MINIMUM REAR YARD: 25 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET (HEIGHT LIMIT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL FOOT THAT THE WIDTH OF EACH YARD EXCEEDS THE MINIMUM REQUIRED. ALL YARDS SHALL EXCEED THE MINIMUM BY THE NUMBER OF FEET PROPOSED TO BE ADDED TO THE MAXIMUM, NOT TO EXCEED 45 FEET.)	MAXIMUM BUILDING HEIGHT: 35 FEET (HEIGHT LIMIT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL FOOT FOR EACH ADDITIONAL FOOT THAT EACH AND EVERY SETBACK EXCEEDS THE MINIMUM REQUIRED.)
MAXIMUM DENSITY: 10 DWELLING UNITS / ACRE	MAXIMUM DENSITY: 5 DWELLING UNITS / ACRE

UTILITY LISTING FOR HAMPDEN TOWNSHIP:

● CABLE	COMCAST CABLE COMMUNICATIONS INC. 4601 SMITH STREET HARRISBURG, PA 17109 TEL: 717 651-1913	● SANITARY SEWER	HAMPDEN TOWNSHIP PUBLIC WORKS 230 SOUTH SPORTING HILL ROAD MECHANICSBURG, PA 17050 TEL: 717 731-0119
● ELECTRIC	PP&L - CUSTOMER SERVICE DEPT. 1801 BROOKWOOD STREET HARRISBURG, PA 17104 TEL: 800 342-5775	● TELEPHONE	VERIZON PENNSYLVANIA INC. 11 TH FLOOR, STRAWBERRY SQUARE HARRISBURG, PA 17101 TEL: 800 621-9900
● GAS	UGI CORPORATION 1500 PAXTON STREET HARRISBURG, PA 17105 TEL: 717 232-5951	● WATER SERVICE	PENNSYLVANIA AMERICAN WATER CO. 852 WESLEY DRIVE MECHANICSBURG, PA 17055-4475 TEL: 717 691-2121

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

APPLICANT/DEVELOPER

BURKENTINE BUILDERS
1454 BALTIMORE STREET, SUITE A
HANOVER, PA 17331
(717) 633-5163

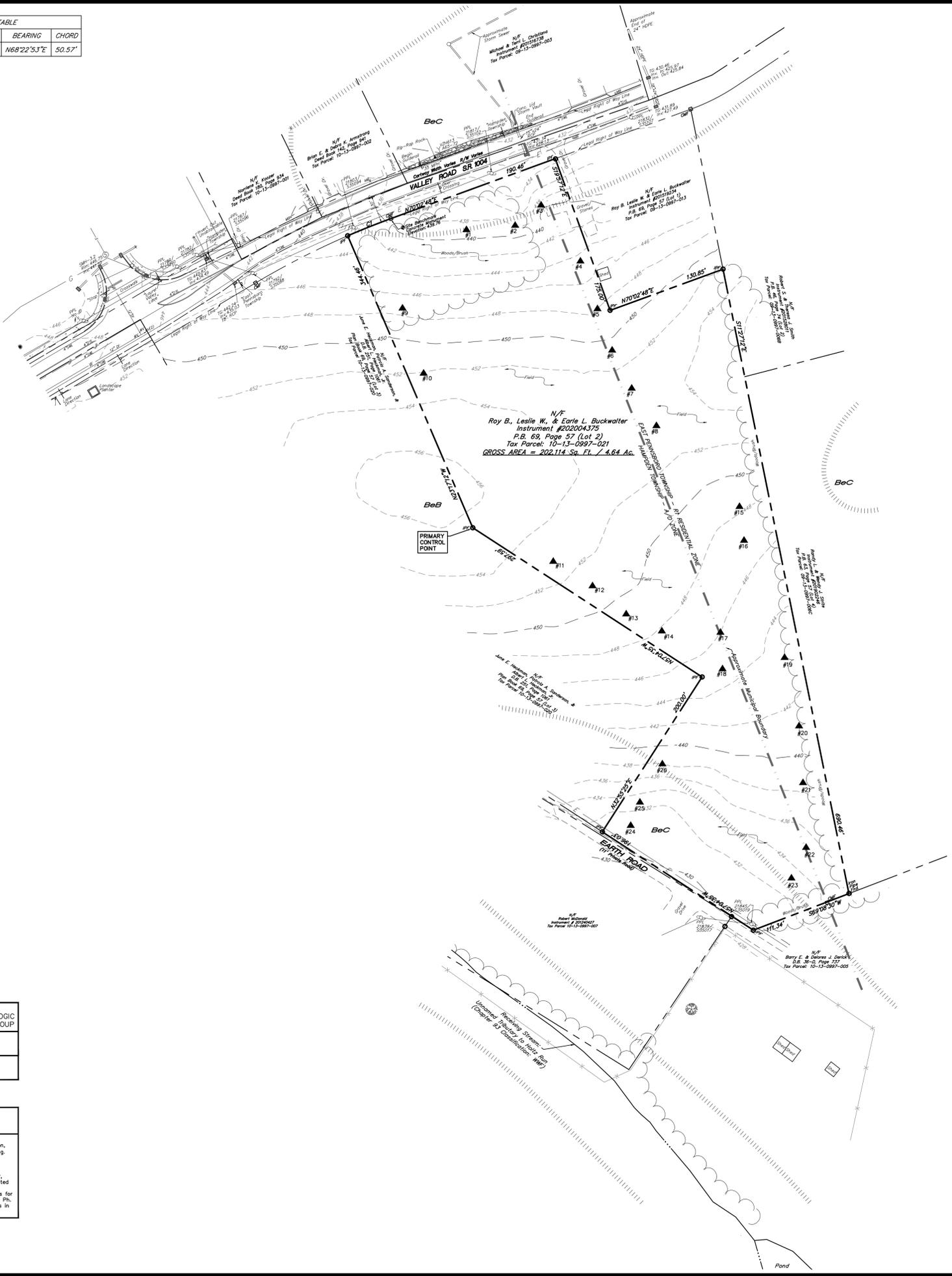


PA ONE-CALL FOR THIS PROJECT:
SERIAL NUMBER: 20201322866 HAMPDEN TWP.
SERIAL NUMBER: 20201322867 E. PENNSBORO TWP.

LEGEND	
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING EDGE OF GRAVEL/STONES
	EXISTING CONTOUR
	EXISTING WATER VALVE
	EXISTING CURB STOP
	EXISTING MAILBOX
	EXISTING UTILITY POLE & GUY WIRE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STREET SIGN
	EXISTING STORM SEWER PIPE & INLET
	EXISTING FENCE LINE
	EXISTING GUIDERAIL
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WOODS/TREE/BRUSH LINE
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	BENCHMARK
	DEPRESSED CURB
	4" SOLID WHITE PAINT LINE
	4" DOUBLE YELLOW PAINT LINE
	CONCRETE (TYPICAL)
	SOIL BOUNDARY LINE
	SOIL TESTING LOCATION; ID #

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	50.58'	870.00'	N68°22'53"E
			50.57'

- GENERAL NOTES**
- EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED JUNE 5, 2020.
 - VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
 - NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 115 OF 480, MAP NUMBER 42041C0115E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
 - THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
 - ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	DEPTH TO HIGH WATER TABLE PER S.C.S. SOIL SURVEY	DEPTH TO BEDROCK PER S.C.S. SOIL SURVEY	HYDROLOGIC SOIL GROUP
BeB	Berks channery silt loam	3-8	6'+	20"-40"	B
BeC	Berks channery silt loam	8-15	6'+	20"-40"	B

SOIL SYMBOL	SOIL LIMITATIONS PER S.C.S. SOIL SURVEY	CONTRACTOR RESOLUTIONS OF SOIL LIMITATIONS
BeB,BeC	Cutbanks cave, easily erodible, depth to seasonal water table, low strength, piping, poor source of topsoil, frost action, wetness, slow percolation	If bedrock is encountered, it can be ripped or blasted per usual construction techniques. In areas where bedrock is encountered near the final grade elevation, undercut rock to allow placement of a minimum of 4" of topsoil for final seeding. Crushed rock can be used on the site for fill areas. Soils with significant clay content shall be proof rolled. Any unsuitable material shall be removed and replaced with adequate subgrade/subbase. All steep slopes shall be graded to suitable finished contours, compacted, and stabilized with appropriate soil cover, mulch, vegetation, and matting if necessary. Proposed grading shall be compacted with equipment, in layers, per standard construction practices to ensure that placed soil is light and strong. Desirable seeding fertilizer and lime supplements for this site can be determined with a soil test. This would offset the possible low Ph. If additional topsoil is needed, it can be imported from other construction sites in the area.



NO.	DATE	DESCRIPTION	BY

DESIGN :	PMF
DRAWN :	SRR
CHECKED :	RAC
DATE :	9/14/2020

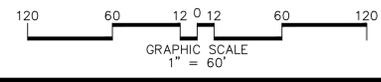
PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 63
 NEW GUMBERLAND, PA 17070
 PHONE: 717-770-2600
 FAX: 717-770-2400
 WWW.ALPHAENGINE.COM

SEAL

SEAL

EXISTING FEATURES PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
BUCKWALTER PROPERTY
 HAMPDEN & EAST PENNSBORO TOWNSHIPS, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	319583
SURVEY BOOK :	
SCALE :	1" = 60'
DWG FILE :	T:\319583\Drawings\319583.dwg
SHEET	2 of 10



LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING CURB
- - - EXISTING EDGE OF GRAVEL/STONES
- - - EXISTING CONTOUR
- W/V EXISTING WATER VALVE
- C/S EXISTING CURB STOP
- M/B EXISTING MAILBOX
- U/P EXISTING UTILITY POLE & GUY WIRE
- S/S EXISTING SANITARY SEWER MANHOLE
- S/S EXISTING STREET SIGN
- S/S EXISTING STORM SEWER PIPE & INLET
- F/L EXISTING FENCE LINE
- G EXISTING GUIDERAIL
- G EXISTING GAS LINE
- E EXISTING OVERHEAD ELECTRIC LINE
- W EXISTING WATER LINE
- S EXISTING SANITARY SEWER LINE
- W/T/B EXISTING WOODS/TREE/BRUSH LINE
- I/P F IRON PIPE FOUND
- C/M F CONCRETE MONUMENT FOUND
- BENCHMARK
- - - PROPOSED SIDEWALK

DECK
22'
ENCLOSED STORAGE SPACE (OPENS TO DECK)
DWELLING UNIT FOOTPRINT
CONCRETE STOOP
CONCRETE WALK

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	50.58'	870.00'	N68°22'53"E	50.57'

SIGN CHART

PLAN SYMBOL	PENNDOT DESIGNATION	SIGN DESCRIPTION	SIZE
(A)	R1-1	STOP	24"x24"
(B)	R8-3A	NO PARKING SIGN	12"x12"

N/F
Hampton Green, LLC
Instrument #20180724
Plan Instrument 201815878
Tax Parcel: 10-13-0997-017

N/F
June E. Heckman & Patricia A. Sanderson
Deed Book 239, Page 406
Tax Parcel: 10-13-0997-011



N/F
Barry E. & Debra J. Dertel
D.B. 36-0, Page 717
Tax Parcel: 10-13-0997-005



NO.	DATE	DESCRIPTION	BY

DESIGN : PMF
DRAWN : SRR
CHECKED : RAC
DATE : 9/14/2020

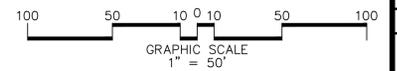
PLANNING ENGINEERING & SURVEYING
115 LIMEKILN RD., P.O. BOX 370
NEW GUMBERLAND, PA 17070
PHONE: 717-770-2600
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WWW.ALPHA-CEI.COM

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ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

SITE PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
BUCKWALTER PROPERTY
HAMPDEN & EAST PENNSBORO TOWNSHIPS, CUMBERLAND COUNTY, PENNSYLVANIA



PROJECT NO.
319583
SURVEY BOOK :
SCALE : 1" = 50'
DWS
FILE : T:\2021\319583.dwg
SHEET **3** of **10**

LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CURB
---	EXISTING EDGE OF GRAVEL/STONES
---	EXISTING CONTOUR
---	EXISTING WATER VALVE
---	EXISTING CURB STOP
---	EXISTING MAILBOX
---	EXISTING UTILITY POLE & GUY WIRE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STREET SIGN
---	EXISTING STORM SEWER PIPE & INLET
---	EXISTING FENCE LINE
---	EXISTING GUIDERAIL
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WOODS/TREE/BRUSH LINE
---	IRON PIPE FOUND
---	CONCRETE MONUMENT FOUND
---	PROPOSED STORM SEWER LINE AND INLET
---	PROPOSED RIP RAP APRON
---	PROPOSED SANITARY SEWER FORCE MAIN AND CLEANOUT
---	PROPOSED WATER LINE-HYDRANT
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION
---	B.C.=BOTTOM OF CURB
---	H.P.=HIGH POINT
---	ROOF DRAIN COLLECTOR PIPE
---	PROPOSED SIDEWALK

LANDSCAPE TREE PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Picea glauca densata</i>	DWARF ALBERTA SPRUCE	19	7-8' HEIGHT (MIN) D&D
	<i>Cornus florida</i>	FLOWERING DOGWOOD	3	2-2 1/2" CALIPER (MIN) D&D
	<i>Malus 'spring snow'</i>	'SPRING SNOW' CRABAPPLE	5	2" CALIPER (MIN) D&D
	<i>Acer rubrum 'frankred'</i>	RED MAPLE	2	2 1/2-3" CALIPER (MIN) D&D
	<i>Zelkova serrata 'green vase'</i>	GREEN VASE ZELKOVA	2	2 1/2-3" CALIPER (MIN) D&D
	<i>Nyssa sylvatica</i>	BLACK ELM	4	1 1/2-2" CALIPER (MIN) D&D

SWM BASIN FLOOR SEED MIXTURE

Per Chapter 10 Pennsylvania State Agronomy Guide Table 115: Frequent Water Flow Areas

Scientific Name	Common Name	Seeding Rate *
<i>Agrostis alba</i>	Redtop	9 lbs. / ac.
<i>Phalaris arundinaceae</i>	Reed Canarygrass	10 lbs. / ac.
<i>Lotus corniculatus</i> **	Birdfoot Trefoil *	6 lbs. / ac.
<i>Avena sativa</i>	Spring Oats	30 lbs. / ac.

* Indicates Amount of Pure Live Seed in Seedlot
 ** Inoculate with proper Rhizobia species 24hrs. prior to seeding
 Note: Use Nurse crop mixture of Triticale (75#/acre) & Ryegrass (10#/acre)

PERMANENT SEEDING :

LIMING RATE FOR PERMANENT STABILIZATION SHOULD BE (4) TONS OF PULVERIZED AGRICULTURAL LIMESTONE PER ACRE. FERTILIZER RATE FOR PERMANENT STABILIZATION SHOULD BE 10-20-20 FERTILIZER AT 1000 LBS. PER ACRE. PERMANENT SEED SHALL BE FORMULA B, 20% ANNUAL RYEGRASS, 30% FESCUS, AND 50% BLUEGRASS APPLIED AT THE RATE OF 101.6 POUNDS PER ACRE (21 POUNDS PER 1000 SQUARE FEET). SEEDING SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT PUBLICATION 408 SECTION 804. THE CONTRACTOR SHALL INSPECT SEEDING AREAS THREE (3) WEEKS AFTER APPLICATION. ANY AREA WITH LESS THAN SEVENTY PERCENT (70%) COVERAGE SHALL BE RESEED.

NOTES:

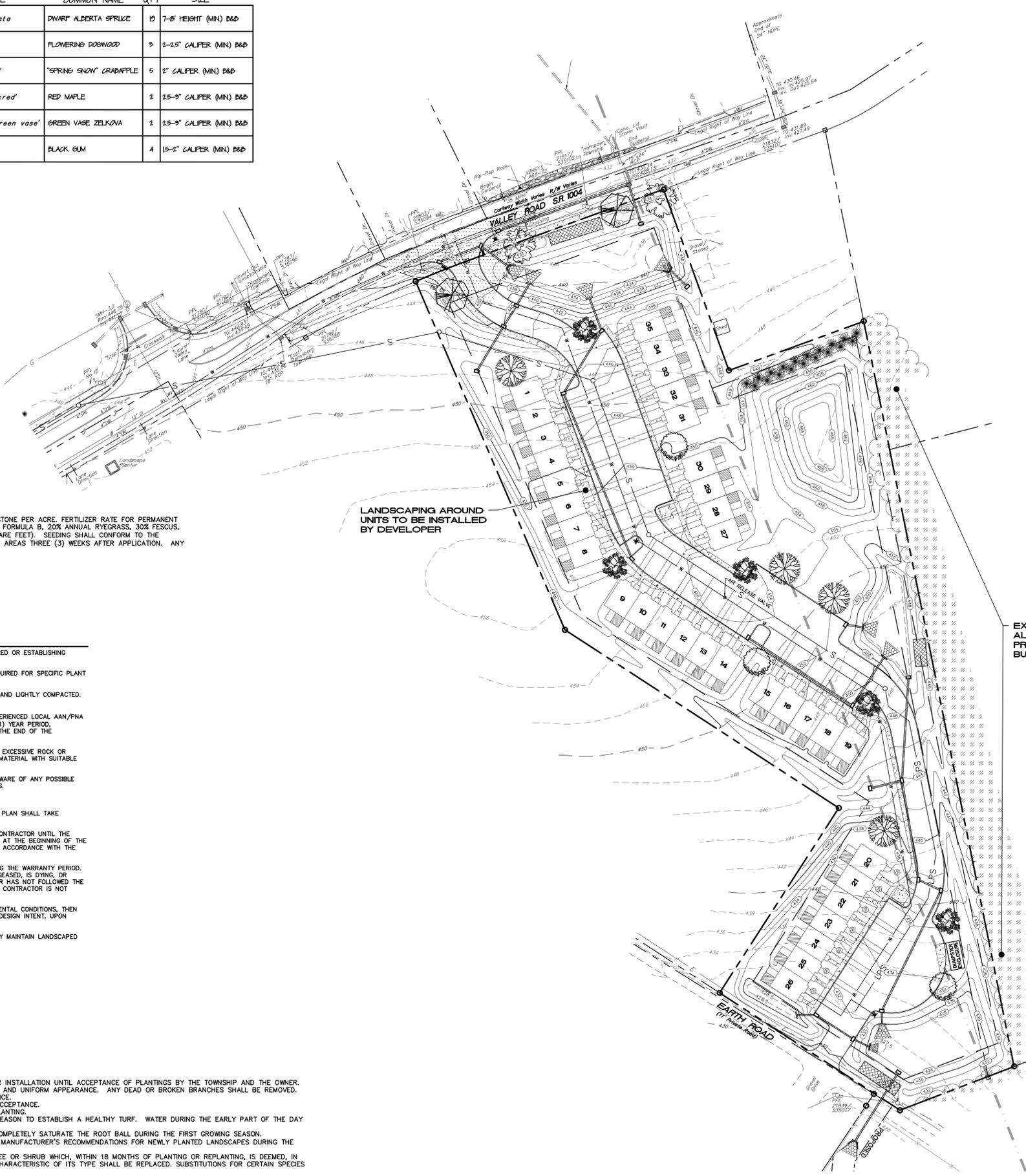
- SUMMARY: FURNISH ALL LABOR, MATERIALS, SERVICES, EQUIPMENT, AND OTHER NECESSARY ITEMS REQUIRED OR ESTABLISHING LANDSCAPED AREA IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND THESE LANDSCAPE NOTES.
- SOIL PH SHALL BE DETERMINED BY ELECTRONIC OR CHEMICAL SOIL TEST; PH SHALL BE ADJUSTED AS REQUIRED FOR SPECIFIC PLANT MATERIAL TO BE GROWN.
- THE SUBGRADE IN PLANTING AREAS SHALL BE LOOSENED AND MIXED TO A DEPTH OF THREE INCHES (3") AND LIGHTLY COMPACTED. DISTRIBUTE TOPSOIL OVER AREAS TO BE PLANTED TO A MINIMUM DEPTH OF FOUR INCHES (4").
- SHRUBS AND TREES: CONTRACTOR SHALL INSTALL ALL SHRUBS AND TREES AS RECOMMENDED BY AN EXPERIENCED LOCAL AAN/PNA - CERTIFIED NURSERY, UNLESS NOTED OTHERWISE ON DRAWINGS. THE STANDARD WARRANTY IS FOR A ONE (1) YEAR PERIOD, COMMENCING ON THE DATE OF FINAL PAYMENT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE WARRANTY PERIOD.
- SHRUBS AND TREES SHALL BE PLANTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLAN SET. IF EXCESSIVE ROCK OR STONE IS ENCOUNTERED DURING PLANTING HOLES, THE CONTRACTOR SHALL REPLACE THE UNSUITABLE MATERIAL WITH SUITABLE BACKFILL AT NO ADDITIONAL COST.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE ENTIRE SET OF THE CONTRACT DRAWINGS TO BECOME AWARE OF ANY POSSIBLE CONFLICTS WITH UTILITIES AND DETERMINE MEASURES REQUIRED TO PROTECT EXISTING AND PROPOSED UTILITIES.
- ANY NYLON ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
- IF PLANT QUANTITIES ON THE PLANT SCHEDULE DO NOT CONFORM TO THE PLANTING PLAN, THE PLANTING PLAN SHALL TAKE PRECEDENCE. NO FEWER PLANTS MAY BE INSTALLED WITHOUT PRIOR APPROVAL BY THE DEVELOPER.
- ON-SITE LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES BY THE CONTRACTOR UNTIL THE OWNER OR THEIR DELEGATED REPRESENTATIVE HAS INSPECTED AND ACCEPTED ALL LANDSCAPE IMPROVEMENTS AT THE BEGINNING OF THE ONE-YEAR WARRANTY PERIOD. ONCE ACCEPTED, DURING THE ONE-YEAR WARRANTY PERIOD, LANDSCAPING IN ACCORDANCE WITH THE CARE AND MAINTENANCE SCHEDULE PROVIDED TO THE DEVELOPER BY THE LANDSCAPE CONTRACTOR.
- INSPECTION BY THE LANDSCAPE CONTRACTOR OF ALL PLANT MATERIAL SHALL OCCUR SEASONALLY DURING THE WARRANTY PERIOD. IF THE OWNER HAS FOLLOWED THE CARE AND MAINTENANCE SCHEDULE AND PLANT MATERIAL HAS BECOME DISEASED, IS DYING, OR DEAD, THE CONTRACTOR SHALL REPLACE ALL DISEASED, DYING, OR DEAD PLANT MATERIAL. IF THE DEVELOPER HAS NOT FOLLOWED THE CARE AND MAINTENANCE SCHEDULE AND PLANT MATERIAL HAS BECOME DISEASED, IS DYING, OR IS DEAD, THE CONTRACTOR IS NOT RESPONSIBLE FOR REPLACING THE DISEASED, DYING, OR DEAD PLANT MATERIAL.
- IF THE CONTRACTOR BELIEVES A REPLACEMENT PLANT WILL NOT GROW BECAUSE OF IDENTIFIED ENVIRONMENTAL CONDITIONS, THEN THE CONTRACTOR MAY REPLACE THE ORIGINALLY SPECIFIED PLANT WITH A SIMILAR SPECIES THAT MEETS THE DESIGN INTENT, UPON PRIOR APPROVAL BY THE DEVELOPER.
- LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED BY THE LANDOWNER. FAILURE TO ADEQUATELY MAINTAIN LANDSCAPED AREAS MAY BE SUBJECT TO A CITATION ISSUED BY THE TOWNSHIP.

SHORT TERM MAINTENANCE :

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTS DURING AND AFTER INSTALLATION UNTIL ACCEPTANCE OF PLANTINGS BY THE TOWNSHIP AND THE OWNER.
- NEWLY INSTALLED PLANTINGS SHALL BE SELECTIVELY PRUNED IF NECESSARY TO PROVIDE A NEAT AND UNIFORM APPEARANCE. ANY DEAD OR BROKEN BRANCHES SHALL BE REMOVED. ALL NOTICEABLY DISEASED OR DAMAGED PLANTS SHALL BE REPLACED PRIOR TO FINAL ACCEPTANCE.
- NEW GRASS AREAS SHALL ALSO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE.
- ALL GUNNING AND STAKING TO BE MAINTAINED REGULARLY FOR A MINIMUM OF ONE YEAR FROM PLANTING.
- GRASS AREAS SHALL BE WATERED ONCE A WEEK DURING DRY PERIODS OF THE FIRST GROWING SEASON TO ESTABLISH A HEALTHY TURF. WATER DURING THE EARLY PART OF THE DAY TO AN EVEN SATURATION OF ONE INCH.
- NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED REGULARLY DURING DRY PERIODS TO COMPLETELY SATURATE THE ROOT BALL DURING THE FIRST GROWING SEASON.
- DISEASE, INSECT AND WEED CONTROL AND PREVENTION TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR NEWLY PLANTED LANDSCAPES DURING THE FIRST SEASON.
- ANY TREE OR SHRUB WHICH DIES WITHIN 18 MONTHS OF PLANTING SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN 18 MONTHS OF PLANTING, IS DISEASED, IN THE OPINION OF THE TOWNSHIP, NOT TO HAVE SURVIVED OR TO HAVE GROWN IN A MANNER UNCHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE TOWNSHIP.

LONG TERM MAINTENANCE :

- ANNUAL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL AND LAWN CARE.
- THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL GRASS AREAS.
- ANY PLANTINGS SHOWN ON THE APPROVED PLAN WHICH DOES NOT SURVIVE OR IS DAMAGED SHALL BE REPLACED IN KIND BY THE OWNER WITHIN A SIX MONTH PERIOD.



DISTURBED SITES & STEEP SLOPES

DISTURBED SITES & STEEP SLOPES have variable soil types and conditions.

Examples of DISTURBED SITES:

- Landfills
- Surface mines
- Road cuts
- Construction sites

SITE PREPARATION

Eradicate existing vegetation by having a trained spray technician apply an approved herbicide. Perennial weeds not addressed before establishment will be a difficult problem to remove. Whenever possible, regrade the site to reduce slope, and build diversion walls will reduce erosion and minimize seed loss.

Herbicide: Consists of various salts that are the result of construction resulting in exposed clay, sand, and rock outcroppings without topsoil.

Fertility: These sites are generally low in fertility; therefore, adding topsoil or organic matter (compost) can be very beneficial. Check your soil pH and select species adapted to that pH. Add lime and fertilizer as recommended by soil analysis.

Seeding Method: Hand seed, broadcast, hydroseed, or drill seed. Once the seed has been broadcast, drag with a light harrow to cover the seed (1/4"-1/2" deep), broom, or mulch with straw, hydromulch, or straw/wood chip mat is recommended to protect the seed from drying out or washing away. With adequate temperature and moisture, the seed should begin to germinate within approximately three weeks.

FIRST YEAR MAINTENANCE

Observation of the desired species' growth and weed competition is essential when making maintenance decisions. Minimum mowing (4" or higher) to top off aggressive weeds is recommended to give desirable plants an opportunity to develop roots. Most of the competition the 1st year will be annual weeds. Mowing too close encourages weeds grass species.

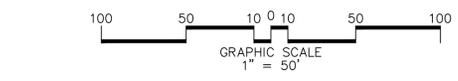
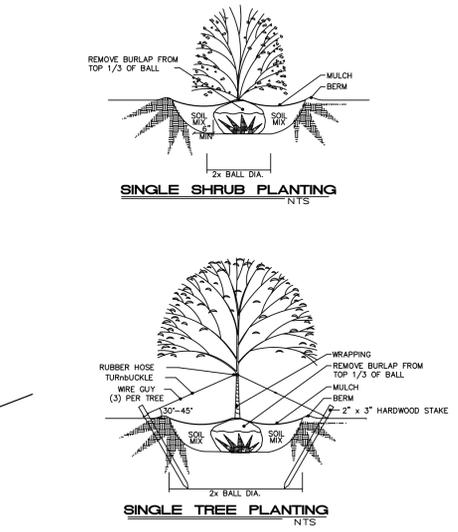
SECOND YEAR MAINTENANCE

Monitor and control undesirable vegetation with spot spraying or mowing. Mowing the entire area (4" or higher) during the dormant season can enhance the appearance without impacting wildlife habitat and erosion protection.

SPECIAL CONSIDERATIONS

Vegetation allowed to grow without mowing provides more protection for wildlife and acts in erosion control.

1-800-873-3321 www.ernstseed.com FAX 814-336-6191



DESIGN :	PMF
DRAWN :	SRR
CHECKED :	RAC
DATE :	9/14/2020

PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 63
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LANDSCAPE PLAN
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 BUCKWALTER PROPERTY

HAMPDEN & EAST PENNSBORO TOWNSHIPS, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
 319583
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 SCALE : 1" = 50'
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 FILE : Y:\plan\19-1\19-105-15-SCAPE.dwg
 SHEET 5 of 10