

Cumberland County Subdivision and Land Development Review Report

Municipality:	Upper Allen	Surveyor/ Engineer:	Alpha Consulting Engineers, Inc.		
Owner/ Developer:	Ashcombe Mansion Property				
Plat Title:	The Willows at Ashcombe Mansion				
Plat Status:	Preliminary/Final		Plat Type:	Subdivision & Land Development	
# of New Lots:	0	# of New Dwelling Units:	0	New Acreage	Total Tract Acreage:
Zoning District:	R1		Proposed Land Use:	Resort	
Date Received:	1/24/2020	County Review:	2/10/2020	Reviewed by:	SH
				Checked by:	SW

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.

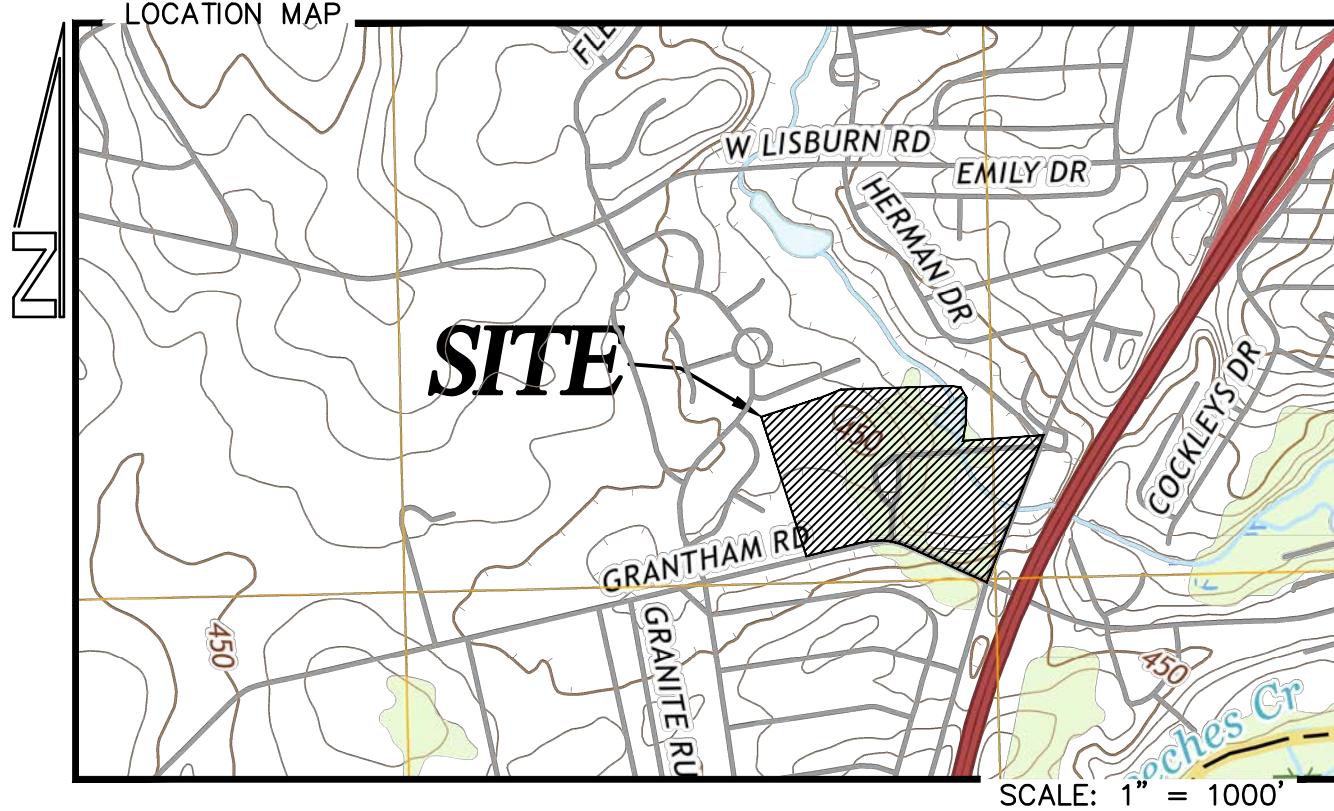
1. The Zoning Requirements should indicate that portions of the property are located within the Steep Slope Protection Overlay District (Zoning 245-9.2). The requirements of this overlay district should be included to demonstrate compliance.
2. The applicant/engineer should verify that the proposed structures are located outside of the Preliminary FEMA Floodplain which will be adopted in 2021-2022. The Cumberland County Planning Department and GIS Department have released a website that depicts the Preliminary Floodplains (Zoning 245-10.19.A):
<https://ccpa.maps.arcgis.com/apps/View/index.html?appid=6e5ae7a0ab074d2f90549d5e17bbceb8&extent=-77.1751,40.1364,-77.1721,40.1378>
3. Will the Bed and Breakfast continue to operate as a separate entity, or will these rooms be offered for events? The plan indicates that the owner of the property does not reside on-site (Zoning 245-14.12.B).
4. The plan should indicate the total square footage of existing and proposed buildings. The combined floor area intended to accommodate guests should not exceed 25,000 square feet (Zoning 245-14.63.5.D).
5. The Site Data indicates that 31 guest rooms are proposed. No more than 10 guest rooms should be provided (Zoning 245-14.63.5.E).
6. Handicapped parking spaces should be provided on the plan (Zoning 245-17.6.A.6).
7. The required and provided sight distances should be shown on the plan (SLDO 220-15.E.10)
8. Crosswalks should be provided throughout the proposed development when a sidewalk crosses any access drive or access aisle (SLDO 220-16.B).

9. Access drives should be landscaped with trees as required for public streets (SLDO 220-17.B.3.J).
10. The plan should address Pennsylvania DEP Sewage Planning requirements (SLDO 220-20.A).
11. The Landscaping Plan should identify the size of the proposed tree/shrub planting (SLDO 220-26.B.1.B).
12. The proposed dumpster should be screened. The plan should include screening details (SLDO 220-26.B.1.C).
13. The Erosion and Sedimentation Control Plan should be reviewed by the Cumberland County Conservation District (SLDO 220-27.A.1).
14. The plan should address the dedication of recreation land or a fee in lieu of dedication (SLDO 220-28).
15. Recommend that the applicant provide walking trails to the proposed chapel and the existing paver/patio shown on the plan.
16. The eastern access drive contains a street stub for potential future use. The township should verify the intent of this stub. This stub is located in proximity to the FEMA floodplain and steep slopes. Future use will be limited.
17. The plan should include stop signs or other methods of traffic control throughout the proposed parking lot access drives.
18. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE WILLOWS AT ASHCOMBE MANSION UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

GENERAL NOTES:

1. PROPOSED DEVELOPMENT IS THE CONSOLIDATION OF TWO EXISTING LOTS INTO ONE PROPOSED LOT (SUBDIVISION). THE PROPERTY KNOWN AS THE ASHCOMBE MANSION, LOCATED AT 1100 GRANTHAM ROAD, IS CURRENTLY ZONED AS LOW-DENSITY RESIDENTIAL (R-1), AND THE PROPERTY WILL BE USED AS A SPECIAL OCCASION FACILITY. THE PROPOSED FACILITY WILL PROVIDE A VENUE FOR OCCASIONS SUCH AS BUSINESS MEETINGS, WEDDINGS, RECEPTIONS, BANQUETS, PRIVATE PARTIES, FUND-RAISING EVENTS, AND SIMILAR PURPOSES, INCLUDING CROWD GATHERINGS, ALTHOUGH NOT OTHERWISE OPEN TO THE GENERAL PUBLIC. THERE WILL BE NO CHANGE TO THE EXISTING BUILDING.
2. NO LANDS OR FACILITIES ARE PROPOSED FOR DEDICATION TO PUBLIC USE. STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT.
3. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
4. NO PARKING IS PERMITTED ALONG ACCESS DRIVES.
5. ALL PROPERTIES ABUTTING OR FACING THIS SITE ARE ZONED R-1: LOW-DENSITY RESIDENTIAL.
6. STORMWATER MANAGEMENT PLANS APPROVED BY THE TOWNSHIP SHALL BE ON THE SITE THROUGHOUT THE DURATION OF THE REGULATED CONSTRUCTION ACTIVITY. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND ANY REQUIRED PERMITS SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A COMBINATION OF FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., AS OF OCTOBER 29, 2018 AND RECORD DRAWINGS PROVIDED BY J. MICHAEL BRILL & ASSOCIATES, INC.
8. UPPER ALLEN TOWNSHIP IS HEREBY GRANTED USE OF THE ACCESS DRIVES TO ACCESS DRAINAGE EASEMENTS FOR OBSERVATION, AND EMERGENCY MAINTENANCE.
9. STEEP SLOPES, WETLANDS, AND FLOODPLAIN/FLOODWAY ARE KNOWN TO EXIST ON THIS SITE.
10. 100-YEAR FLOOD ELEVATION WAS OBTAINED FROM THE FEMA FLOOD MAP NUMBER #42041C0267E, PANEL 267 OF 480, EFFECTIVE MARCH 16, 2009.
11. A WETLAND DELINEATION AND PHASE I BOG TURTLE HABITAT ASSESSMENT REPORT WAS PREPARED BY ADVANTAGE ENGINEERS IN MARCH OF 2018.
12. A PHASE II BOG TURTLE VISUAL SURVEY REPORT WAS PREPARED BY AMY S. GREENE ENVIRONMENTAL CONSULTANTS, INC. ON JULY 13, 2018. NO BOG TURTLES OR OTHER STATE-LISTED THREATENED OR ENDANGERED SPECIES WERE IDENTIFIED DURING THE SURVEYS.
13. EXISTING OVERHEAD UTILITY POLES AND SERVICE LINES SHALL BE RELOCATED AS NECESSARY FOR CONSTRUCTION. RELOCATION OF FACILITIES SHALL BE DONE BY AND COORDINATED WITH THE UTILITY COMPANY WHO OWNS THE FACILITIES.
14. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER EXTENSIONS FOR UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY.
15. THE PROPOSED WATER SYSTEM DESIGN SHOWN HEREON IS SCHEMATIC ONLY. THE FINAL WATER DESIGN SHALL BE PREPARED BY SUEZ WATER COMPANY. CONSTRUCTION OF THE WATER SYSTEM SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE WATER COMPANY.
16. WITHIN CLEAR SIGHT TRIANGLES SHOWN HEREON, NO FENCE, SIGN OR OTHER ABOVE GRADE STRUCTURE SHALL BE ERECTED, AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH SHALL BE MAINTAINED OR PERMITTED WHICH MAY CAUSE DANGER TO TRAFFIC BY OBSCURING THE VIEW BETWEEN THREE FEET AND NINE FEET ABOVE THE GRADE OF THE STREET OR DRIVEWAY.
17. THE SITE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
18. CONSTRUCTION OF ALL WORK RELATED TO STORM DRAINAGE REQUIRES INSPECTION BY THE TOWNSHIP. THE CONTRACTOR MUST PROVIDE MINIMUM 48 HOURS OF NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
19. AS-BUILT MYLAR PLANS AND ELECTRONIC DATA FILES SHALL BE PROVIDED TO THE TOWNSHIP. ALL DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR ATTESTING TO THE CORRECTNESS OF THE FACILITY INFORMATION SHOWN, IN ACCORDANCE WITH SECTION 220-13.C(2) OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP.



INDEX OF DRAWINGS :

1. COVER SHEET
2. EXISTING FEATURES/DEMOLITION PLAN
3. SITE PLAN
4. GRADING/UTILITY PLAN
5. LANDSCAPE PLAN
6. E/S PLAN
7. ROAD PROFILE PLAN
8. ROAD PROFILE PLAN
9. ROAD PROFILE PLAN
10. MISCELLANEOUS DETAILS
11. STORMWATER DETAILS
12. EROSION CONTROL DETAILS

DATE :
JANUARY 17, 2020

ZONING REQUIREMENTS:

SITE IS ZONED R-1: LOW-DENSITY RESIDENTIAL.
MINIMUM LOT AREA: NONE
MINIMUM FRONT YARD: 50 FEET
MINIMUM SIDE YARD: 30 FEET*
MINIMUM REAR YARD: 30 FEET*
MINIMUM STREET FRONTRAGE: 125 FEET
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM IMPERVIOUS COVERAGE: 50%
MAXIMUM PRINCIPAL BUILDING HEIGHT: 35 FEET

SITE DATA:

1. APPLICANT: DEBORAH MYERS WELSH
ASHCOMBE MANSION PROPERTY, LLC
2850 FORD FARM ROAD
MECHANICSBURG, PA 17055-0298
PHONE: (717) 497-318
2. TOTAL SITE AREA: LOT #1 = 6.32 AC (GROSS AREA) - 0.22 AC (R/W AREA) = 6.10 AC
LOT #2 = 16.17 AC (GROSS AREA) - 0.95 AC (R/W AREA) = 15.22 AC
TOTAL = 22.49 AC (GROSS AREA) - 1.17 AC (R/W AREA) = 21.32 AC
3. SITE IS ZONED R-1: LOW-DENSITY RESIDENTIAL.
4. TAX REFERENCE: 42-11-0276-29A (LOT #1)
42-11-0276-29B (LOT #2)
5. PROPOSED USES: SPECIAL OCCASION FACILITY.
6. CURRENT SITE ADDRESSES ARE 1100 GRANTHAM ROAD, MECHANICSBURG, PA 17055
7. EXISTING BUILDING COVERAGE: 0.17 AC/21.32 AC = 0.80%
8. EXISTING IMPERVIOUS COVERAGE: 0.73 AC/21.32 AC = 3.40%
9. PROPOSED IMPERVIOUS COVERAGE: 4.04 AC/21.32 AC = 18.90%
10. PROPOSED LANDSCAPED AREA: 82.18%
11. REQUIRED AND PROPOSED OFF-STREET PARKING:
(AS OF THE DATE OF THIS PLAN)
1 SPACE PER GUEST ROOM
1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT
1 SPACE FOR EACH 400 SQUARE FEET OF PUBLIC MEETING AREA
REQUIRED PARKING CALCULATIONS:
RESORT: 31 GUEST ROOMS, 25 EMPLOYEES, 13,800 S.F. OF MEETING SPACE
31 + 25 + (13,800 / 35) = 91
EXISTING PARKING SPACES: 0 SPACES
REQUIRED SPACES: 91
PROPOSED NEW SPACES: 156 SPACES
TOTAL SPACES PROVIDED: 156 SPACES
12. EXISTING WATER SUPPLY: PUBLIC (SUEZ WATER PENNSYLVANIA INC)
13. EXISTING SEWAGE DISPOSAL: PUBLIC (UPPER ALLEN TOWNSHIP)

THE FOLLOWING WAIVERS/MODIFICATIONS/DEFERRALS ARE REQUESTED FROM THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER/ MODIFICATION REQUEST	DATE OF WAIVER/ MODIFICATION APPROVAL
* 220-9.A	PERTAINING TO PROCESS A COMBINED PRELIMINARY AND FINAL PLAN.	1/17/20	
* 220-16.B(5)	PERTAINING TO LOCATION OF SIDEWALK	1/17/20	
* 220-16.A(1)	PERTAINING TO CURBING ALONG ACCESS DRIVES AND PARKING	1/17/20	
220-16.A(2)	PERTAINING TO INSTALLATION OF CURBING ALONG GETTYSBURG PIKE	1/17/20	
220-23.D(2)	PERTAINING TO 15-FOOT CONSERVATION EASEMENT	1/17/20	

* MODIFICATION ONLY

COMMONWEALTH OF PENNSYLVANIA COUNTY OF _____	APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP	
	THIS _____ DAY OF, _____ 2020.	CHAIRMAN _____ PERSONALLY APPEARED _____ BEING WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.
* _____ ** _____		
THIS PLAN RECOMMENDED FOR APPROVAL BY THE UPPER ALLEN TOWNSHIP PLANNING COMMISSION		
THIS ____ DAY OF, _____ 2020. CHAIRMAN _____ SECRETARY _____		
* SIGNATURE OF THE INDIVIDUAL ** SIGNATURE AND SEAL OF THE NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS		

I, JOHN K. MURPHY, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OR REGISTERED ENGINEER, AND COMPLY WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT I ACCURATELY REPRESENTS A SURVEY IN AREA OF DEVELOPMENT COMPLETED BY ME ON THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

I, JOHN K. MURPHY, P.E., ON, 2020,
HAVE REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AND THAT ACCORDING TO GEOLOGIC MAPPING, THIS SITE IS NOT DIRECTLY UNDERLAIN BY KARST FEATURES.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN, AND THAT ALL ELEMENTS OF THE PLAN ARE IN CONFORMITY WITH TOWNSHIP CODE AND ANY APPLICABLE STATE REGULATIONS.

UTILITY LISTING FOR UPPER ALLEN TOWNSHIP:

● CABLE	COMCAST CABLE COMMUNICATIONS INC. 4601 SMITH ST. HARRISBURG, PA 17109 CONTACT: MICHAEL SWIEGARD TELEPHONE: 717-651-9195 EMAIL: mike_swiegard@cable.comcast.com	● SANITARY SEWER	TOWNSHIP OF UPPER ALLEN 100 GETTYSBURG PIKE MECHANICSBURG, PA 17055 CONTACT: KODI HOCKENBERRY TELEPHONE: 717-766-0756 EMAIL: khockenberry@utwp.org
● ELECTRIC	PPL ELECTRIC UTILITIES 503 NEW MARKET ST. WILKES BARRE, PA 18702 CONTACT: MARK SANTAYANA EMAIL: msantayana@pplweb.com	● TELEPHONE	VERIZON PENNSYLVANIA LLC 1026 HAY ST. PITTSBURGH, PA 15221 CONTACT: DEBORAH BARUM EMAIL: deborah.d.delta@verizon.com
● GAS	UGI UTILITIES INC. 1301 AIR DR. MIDDLETON, PA 17057-5987 CONTACT: CHESTER WENTZ TELEPHONE: 717-930-0223 EMAIL: cwentz@ugi.com	● WATER SERVICE	SUEZ WATER PENNSYLVANIA INC 4211 E PARK CIR HARRISBURG, PA 17111 CONTACT: NAT SHEFFER TELEPHONE: 717-564-3664 EMAIL: nathanial.sheffer@suez.com

STORMWATER MANAGEMENT PLAN CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE STORMWATER MANAGEMENT FACILITIES AND BMP'S ARE PERMANENT FIXTURES AND CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY UPPER ALLEN TOWNSHIP.

APPLICANT/OWNER _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT:

REVIEWED ON _____, 2020 BY THE CUMBERLAND COUNTY
PLANNING DEPARTMENT.

DIRECTOR OF PLANNING _____

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN
TOWNSHIP

THIS ____ DAY OF, _____ 2020.

ENGINEER _____

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

THIS ____ DAY OF, _____ 2020.

RECORDED IN INSTRUMENT # _____

APPLICANT/DEVELOPER
DEBORAH MYERS WELSH
ASHCOMBE MANSION PROPERTY, LLC
2850 FORD FARM ROAD
MECHANICSBURG, PA 17055-0298
PHONE: (717) 497-3187

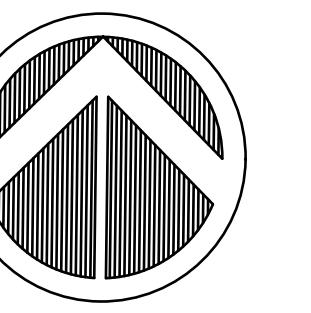
ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770-2500
FAX: (717) 770-2400
WWW.ALPHACEI.COM

LEGEND	
Property Line	Adjimer Property Line
Existing Right-of-way	Easement Line
Existing Edge Of Pavement	Existing Contour
Existing Water Meter	Existing Water Valve
Existing Electric Meter	Existing Utility Pole & Guy Wire
Existing Sanitary Sewer Manhole	Existing Storm Sewer Manhole
Existing Street Sign	Existing Storm Sewer Pipe & Inlet
Existing Fence Line	Existing Culvert
Existing Water Line	Existing Sanitary Line
Existing Overhead Electric Line	Existing Overhead Telephone Line
Existing Underground Electric Line	Finished Floor Elevation
Concrete Monument Found	Iron Pipe Found
4" FFE	4" Solid White Point Line
IPF	4" Double Yellow Point Line
4" SML	Wetland Area (Typical)
4" DYL	Concrete (Typical)
Soils	Slopes over 15%

DESIGN : MKS
DRAWN : MH
CHECKED : JKM
DATE : 01/17/2020

NO.	DATE	DESCRIPTION	BY

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	165.30'	375.00'	N87°25'40"E 163.96'
C2	84.29'	375.00'	S83°30'18"W 84.11'



PLANNING & ENGINEERING • SURVEYING
16 LINICK LANE, PO BOX 200
NEW CUMBERLAND, PA 17068
PHONE: (724) 770-2600
FAX: (724) 770-2400
WWW.ALPHACEI.COM

ALPHA CONSULTING ENGINEERS, INC.

PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
EXISTING FEATURES/DEMOLITION PLAN
FOR
THE WILLOWS AT ASHCOMBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND WIRING, PLUMBING, AIR DUCTS, AND OTHER SYSTEMS. IT IS THE DUTY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES, FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET 1.
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO EACH PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE (PENNDOT) STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
14. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
15. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE ASHCOMBE MANSION CONSTRUCTION REPRESENTATIVE A MINIMUM 30 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

ITEMS RED IN COLOR ARE TO BE REMOVED,
REPLACED OR RELOCATED

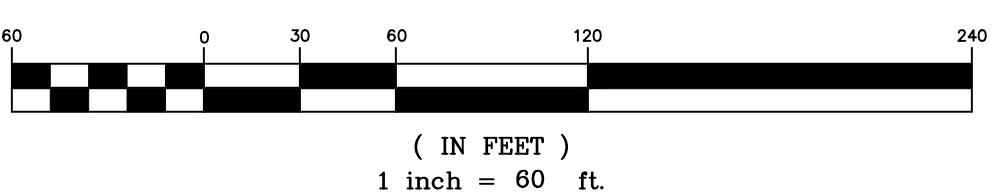
GENERAL NOTES

1. EXISTING FEATURES DEPICTED BY A COMBINATION OF FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, AS OF OCTOBER 29, 2018 AND RECORD DRAWINGS PROVIDED BY J. MICHAEL MILL & ASSOCIATES, INC.
2. THE RIGHT-OF-WAY DEPICTED FOR S.R. 2026 (GRANTHAM ROAD) WAS TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY RURAL ROUTE NO. 21027 TR. ROUTE NO. 311, ROUTE NO. 12 TR. ROUTE NO. 15, FROM STATION 179+50 TO 181+50 (R.R. 21027) AND FROM STATION 467+56 THRU 469+40 (R.R. 123) IN CUMBERLAND COUNTY, DATED MAY 2, 1932.
3. A PORTION OF THE SITE DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN (ZONE "X") AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 267 of 480, MAP NUMBER 42041C0267E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
4. ALL UNDERGROUND UTILITIES ARE SHOWN PER FIELD SURVEY AND ALSO PA ONE CALL #201801694. THE UTILITY LOCATIONS SHOWN HEREON ARE CONSIDERED TO BE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION/CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
5. ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE SOIL TYPE

HUA—HUNTINGTON SILT LOAM, 0 TO 5 PERCENT SLOPES
Wa—WARNERS SILT LOAM
EoB—EDOM SILTY CLAY LOAM, 3 TO 8 PERCENT SLOPES
BdC—BEDINGTON SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES
Pe—PENLAW SILT LOAM
BdB—BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES

GRAPHIC SCALE

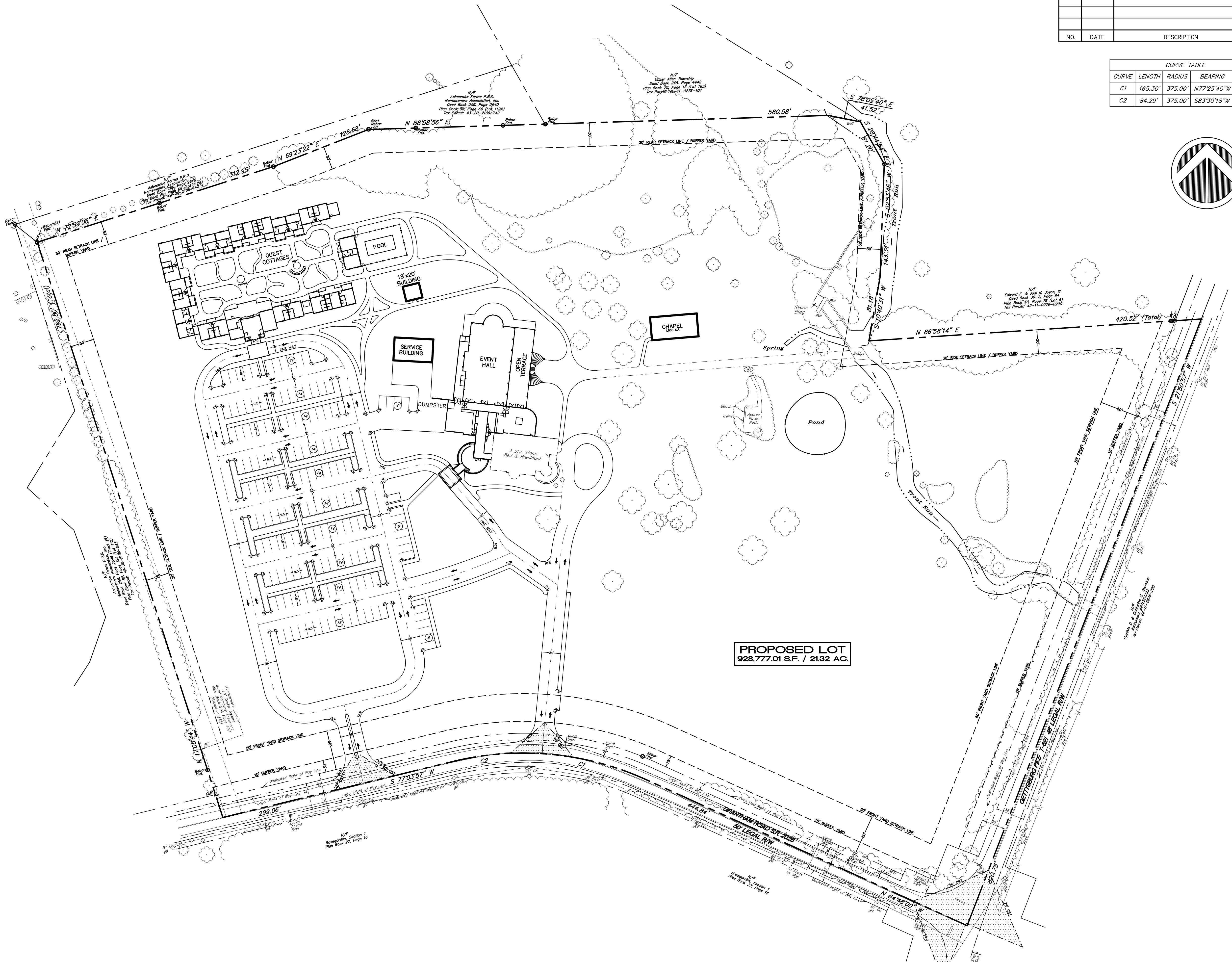


PROJECT NO.
318032
SURVEY BOOK :
Z:\\2018\\318032\\318032sur\\Field
SCALE : 1" = 60'
DWG : \\2018\\318032\\318032\\
FILE : Hua\\Hua_02-Existing
SHEET 2 of 12

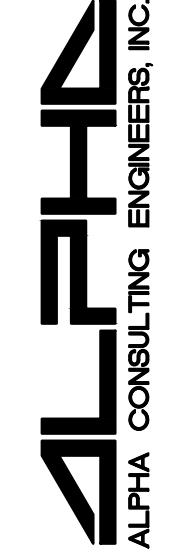
LEGEND	
	Property Line
	Adjoining Property Line
	Existing Right-of-way
	Easement Line
	Existing Edge of Pavement

DESIGN : MKS
DRAWN : MH
CHECKED : JKJ
DATE : 01/17/2020

NO.	DATE	DESCRIPTION	BY



PLANNING • ENGINEERING • SURVEYING
THE LIMERICK LAND, PO BOX 3
NEW LIMERICK, PA 17070
FAX: 724-770-2500
WWW.ALPHACEL.COM



PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
SITE PLAN
FOR
THE WILLOWS AT ASHCOMBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318032

SURVEY BOOK :
Z:\\2018\\318032.sur\\318032.sur\\field

SCALE : 1" = 60'

DWG FILE : F:\\2018\\318032.dwg\\318032\\

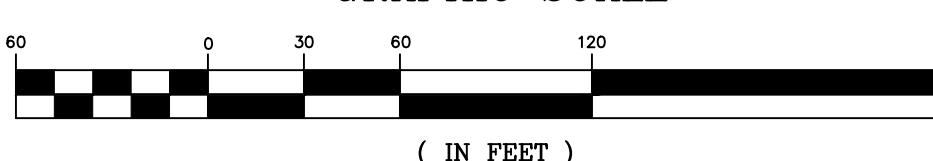
3 SITE PLAN

SEAL

SEAL

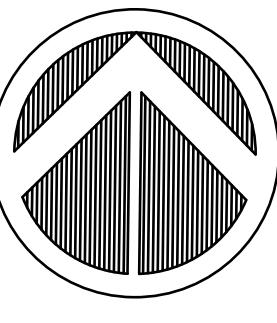
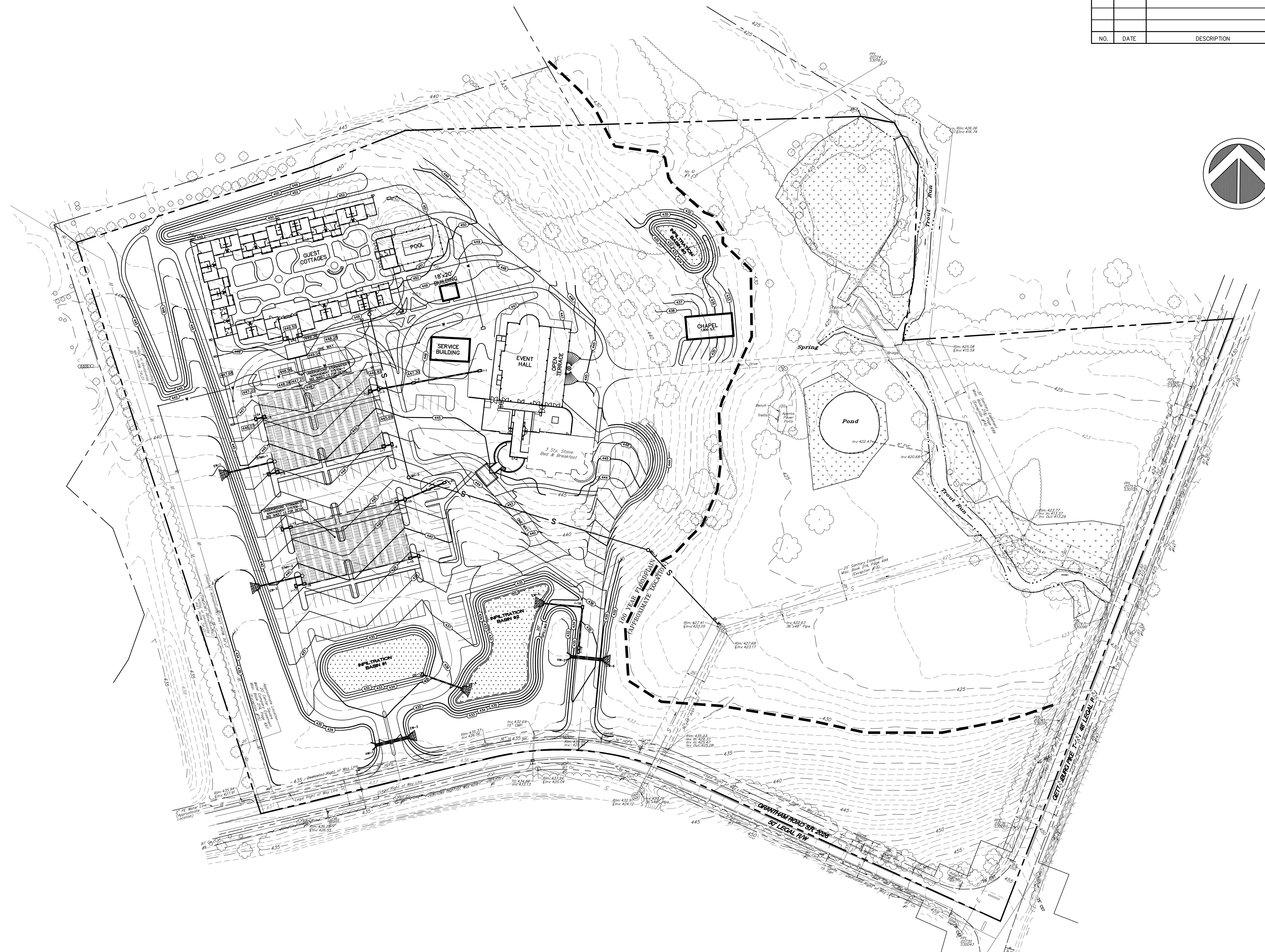
SEAL

GRAPHIC SCALE



SHEET 3 & 12

LEGEND	
Property Line	Existing Edge of Pavement
Adjoining Property Line	Existing Contour
Existing Right-of-Way	Existing Water Meter
Easement Line	Existing Water Valve
	Existing Electric Meter
	Existing Utility Pole & Guy Wire
	Existing Sanitary Sewer Manhole
	Existing Storm Sewer Manhole
	Existing Street Sign
	Existing Storm Sewer Pipe & Inlet
	Existing Fence Line
	Existing Culvert
	Existing Water Line
	Existing Sanitary Line
	Existing Overhead Electric Line
	Existing Overhead Telephone Line
	Existing Underground Electric Line
	Finished Floor Elevation
	Concrete Monument Found
	Iron Pipe Found
	4" Solid White Paint Line
	4" Double Yellow Paint Line
	Wetland Area (Typical)
	Concrete (Typical)
	Soil Boundary
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	H.P.=HIGH POINT
	L.P.=LOW POINT
	F.F.E.=FIRST FLOOR ELEVATION
	PROPOSED STORM SEWER LINE AND INLET
	PROPOSED SANITARY SEWER LATERAL; CLEANOUT
	PROPOSED WATERLINE
	PROPOSED GASLINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELEPHONE
	* PROPOSED SIDEWALK; ACCESSIBLE RAMP



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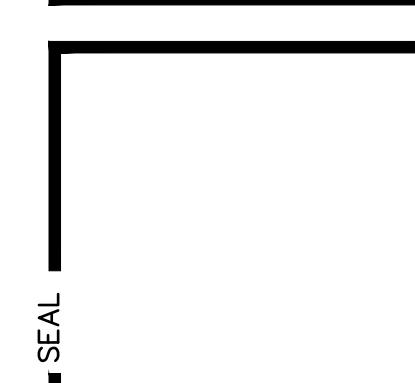
ALPHAEI
ALPHA CONSULTING ENGINEERS, INC.

PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
GRADING/UTILITY PLAN
FOR
THE WILLOWS AT ASHCOMBE MANSION
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
318032
SURVEY BOOK :
Z:\2018\318032.sur\318032sur\Field
SCALE : 1" = 60'
DWG : Y:\2018\318032.dwg\318032
FILE : 1Plane\318032.dwg GRADED PLAN
SHEET 4 of 12

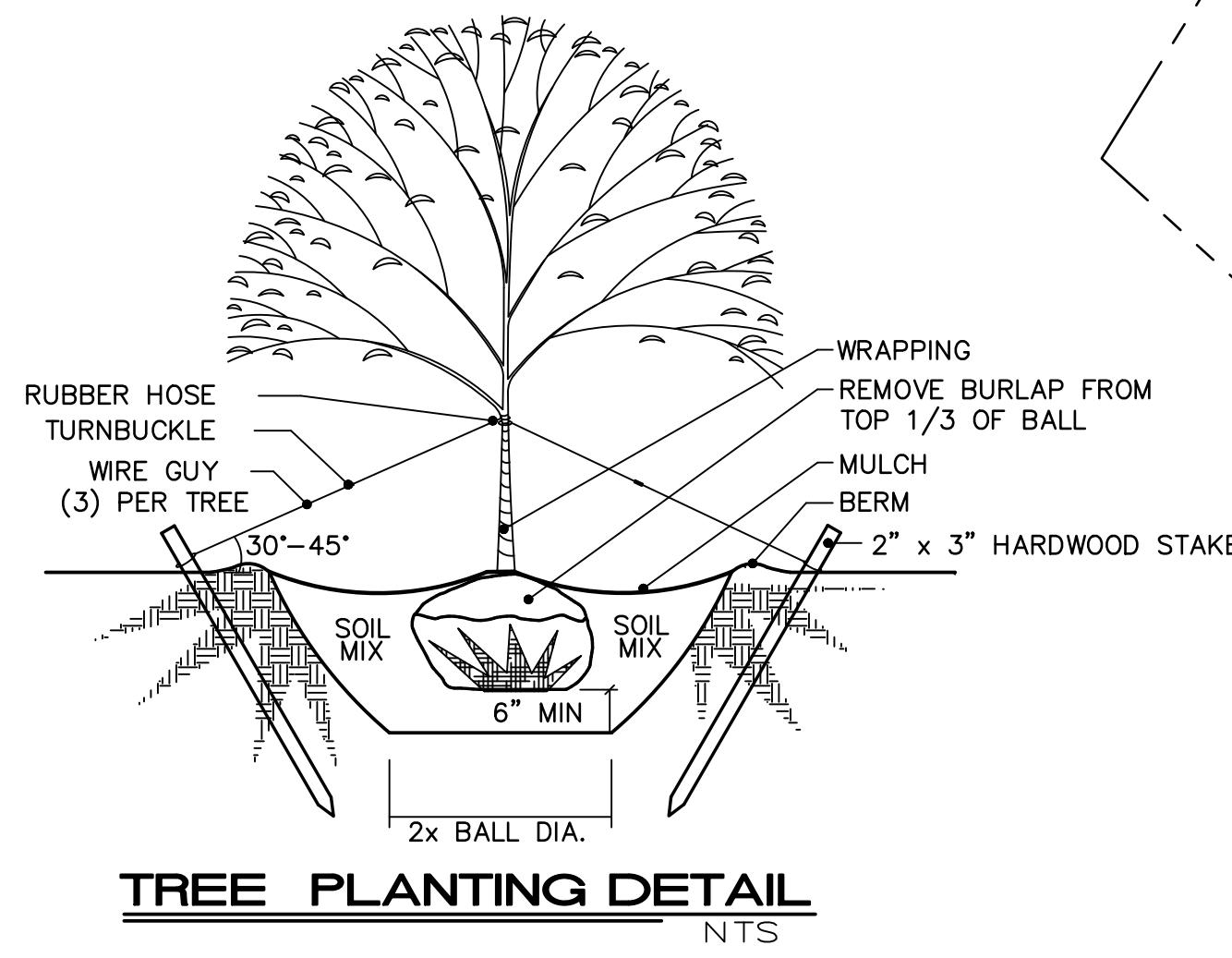
DESIGN : MKS
DRAWN : MH
CHECKED : JKM
DATE : 01/17/2020
NO. DATE DESCRIPTION BY

SEAL



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND	
Property Line	Adjacer Property Line
Existing Right-Of-Way	Easement Line
Existing Edge of Pavement	Existing Contour
Existing Water Meter	Existing Water Valve
Existing Electric Meter	Existing Utility Pole & Guy Wire
Existing Storm Sewer Manhole	Existing Storm Sewer Manhole
Existing Street Sign	Existing Street Sign
Existing Storm Sewer Pipe & Inlet	Existing Fence Line
Existing Water Line	Existing Water Line
Existing Sanitary Line	Existing Sanitary Line
Existing Overhead Electric Line	Existing Overhead Electric Line
Existing Underground Electric Line	Existing Underground Electric Line
Finished Floor Elevation	Concrete Monument Found
CMF	Iron Pipe Found
IPF	4" Solid White Paint Line
4" SHL	4" Double Yellow Paint Line
4" DYL	Wetland Area (Typical)
Soil Boundary	Concrete (Typical)
PROPOSED EDGE OF PAVEMENT	PROPOSED CURB
PROPOSED RETAINING WALL	PROPOSED CONTOUR
PROPOSED SPOT ELEVATION	PROPOSED HIGH POINT
H.P.	L.P. = LOW POINT
FEE = FIRST FLOOR ELEVATION	FEE = FIRST FLOOR ELEVATION
PROPOSED STORM SEWER LINE AND INLET	PROPOSED SANITARY SEWER LATERAL: CLEANOUT
PROPOSED SANITARY SEWER LATERAL: CLEANOUT	PROPOSED WATERLINE
PROPOSED GASLINE	PROPOSED UNDERGROUND ELECTRIC
PROPOSED UNDERGROUND ELECTRIC	PROPOSED UNDERGROUND TELEPHONE
PROPOSED SIDEWALK; ACCESSIBLE RAMP	



TREE PLANTING DETAIL
NTS

LANDSCAPE BUFFER YARD REQUIREMENTS – SEC. 220-26.B.1

BUFFER YARD TYPE 1: One shade tree per 50 linear feet and one evergreen tree per 40 linear feet of buffer yard screen.
TOTAL LINEAR FEET = 1,432
1,432 l.f. / 50 (shade trees) = 29 trees required. 29 Trees Provided
1,432 l.f. / 40 (evergreen trees) = 36 trees required. 36 Trees Provided

SUGGESTED TREE SPECIES: As per Section 220-26.B.2

Shade tree Options: Acer rubrum (Red Maple), Quercus palustris (Pin Oak)

Evergreen Tree Options: Tsuga canadensis (Canadian Hemlock), Pinus strobus (Eastern White Pine)

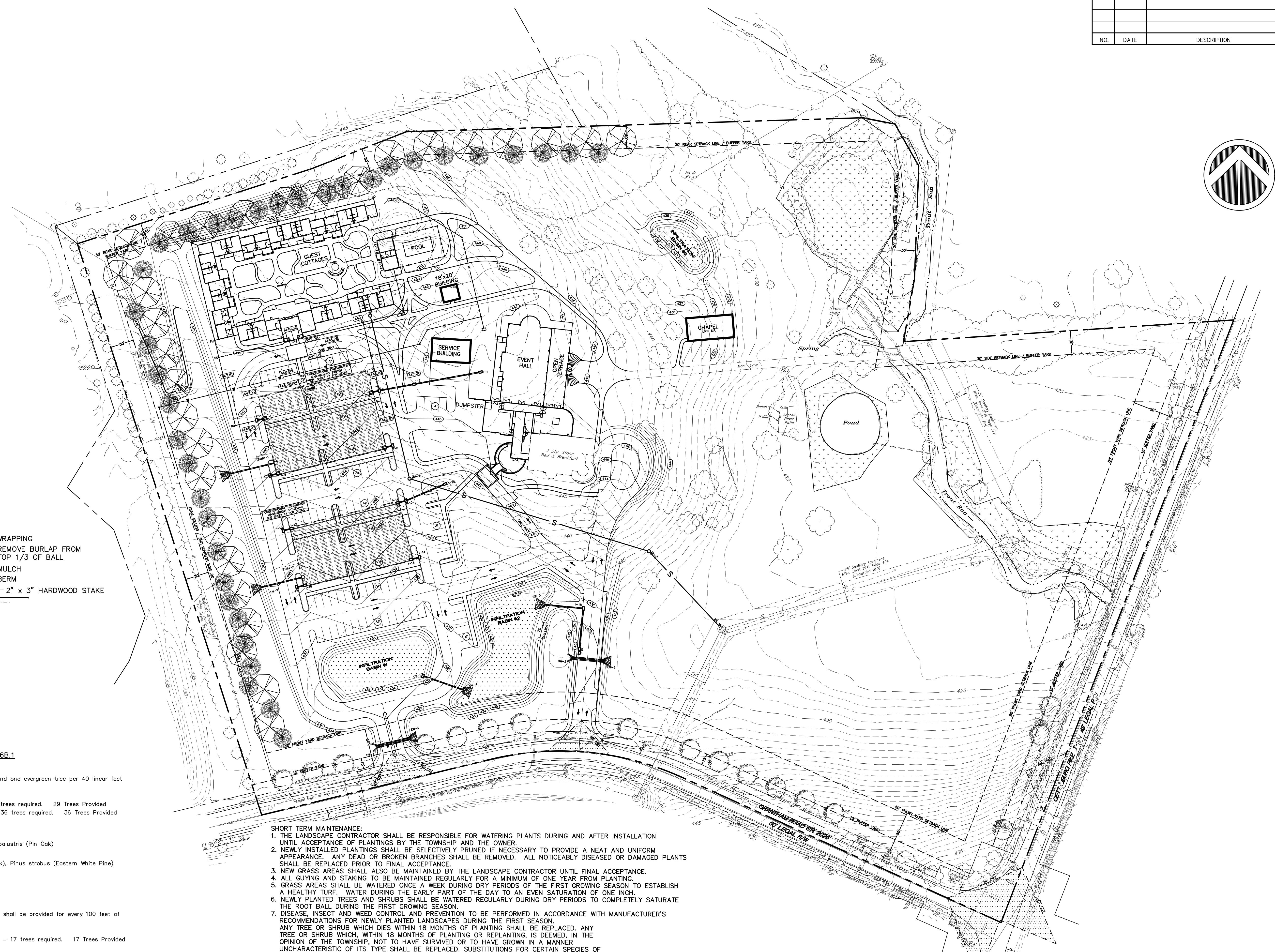
STREET TREE REQUIREMENTS – SEC. 220-26.D.7

STREET TREES: A minimum of two (2) canopy trees shall be provided for every 100 feet of public right-of-way.
TOTAL LINEAR FEET = 880
880 l.f. / 100 L.F. = 8.6 x 2 trees = 17 trees required. 17 Trees Provided

SUGGESTED TREE SPECIES: As per Section 220-26.D.2

Street Tree Options: Amelanchier alnifolia (Shadblow serviceberry), Gleditsia triacanthos (Thornless honey locust), Acer rubrum (Red Maple)

*Per Section 220-26.B.1.f. Existing acceptable vegetation should be retained when feasible. Credit may be applied to required landscaping plantings if the existing trees can be maintained and are of acceptable health.



PRELIMINARY/FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
LANDSCAPE PLAN
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SCALE : 1" = 60'

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FILE : \318032.dwg\318032.dwg

LANDSCAPE PLAN

SHEET 5 of 12

(IN FEET)
1 inch = 60 ft.

DESIGN : MKS
DRAWN : MH
CHECKED : JKM
DATE : 01/17/2020
PLANNING • ENGINEERING • SURVEYING
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ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL
SEAL
SEAL
SEAL

GRAPHIC SCALE
60 0 30 60 120 240

LEGEND	
Property Line	Existing Edge Of Pavement
Adjoined Property Line	Existing Right-Of-Way
Existing Contour	Easement Line
Existing Utility Pole & Guy Wire	Existing Street Sign
Existing Sanitary Sewer Manhole	Existing Storm Sewer Manhole
Existing Storm Sewer Pipe & Inlet	Existing Fence Line
Existing Utility Pole	Existing Quaderail
Existing Electric Meter	Existing Water Line
Existing Sanitary Line	Existing Overhead Electric Line
Existing Overhead Electric Line	Existing Overhead Telephone Line
Existing Undergraduate Electric Line	Existing Storm Sewer Pipe & Inlet
Concrete Monument Found	Existing Fence Line
Iron Pipe Found	Existing Quaderail
4" Solid White Paint Line	Existing Water Line
4" Double Yellow Paint Line	Existing Sanitary Line
Wetland Area (Typical)	Existing Overhead Electric Line
Concrete (Typical)	Existing Overhead Telephone Line
Soil Boundary	Existing Storm Sewer Pipe & Inlet
PROPOSED EDGE OF PAVEMENT	Existing Utility Pole & Guy Wire
PROPOSED CURB	Existing Sanitary Sewer Manhole
PROPOSED RETAINING WALL	Existing Storm Sewer Pipe & Inlet
PROPOSED CONTOUR	Existing Fence Line
PROPOSED 20' T ELEVATION	Existing Quaderail
H.P.=HIGH POINT	Existing Water Line
L.P.=LOW POINT	Existing Sanitary Line
FFE=FIRST FLOOR ELEVATION	Existing Overhead Electric Line
PROPOSED STORM SEWER LINE AND INLET	Existing Overhead Telephone Line
PROPOSED SANITARY SEWER LATERAL CLEANOUT	Existing Storm Sewer Pipe & Inlet
PROPOSED WATERLINE	Existing Fence Line
PROPOSED GASLINE	Existing Quaderail
PROPOSED UNDERGROUND ELECTRIC	Existing Water Line
PROPOSED UNDERGROUND TELEPHONE	Existing Sanitary Line
PROPOSED SIDEWALK; ACCESSIBLE RAMP	Existing Overhead Electric Line
O ^P	Existing Overhead Telephone Line
INLET PROTECTION	Existing Storm Sewer Pipe & Inlet
STABILIZED CONSTRUCTION ENTRANCE	Existing Fence Line
SILT SACK	Existing Quaderail
M.S. S-75	Existing Water Line
EROSION CONTROL MATTING ON STEEP SLOPE OR AREAS OF CONCENTRATED FLOW	Existing Sanitary Line

