

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Upper Allen</u>	Surveyor/ Engineer:	<u>Alpha Consulting Engineers, Inc.</u>	Owner/ Developer:	<u>Ashcombe Mansion Property</u>
Plat Title:	<u>The Willows at Ashcombe Mansion</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision & Land Development</u>		
# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>21.3</u>
				Total Tract Acreage:	<u>22.5</u>
Zoning District:	<u>R1</u>	Proposed Land Use:	<u>Resort</u>		
Date Received:	<u>1/24/2020</u>	County Review:	<u>2/10/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>SW</u>

- ☐ Plat appears to comply with applicable regulations.
- ☒ Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- ☐ Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The 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):

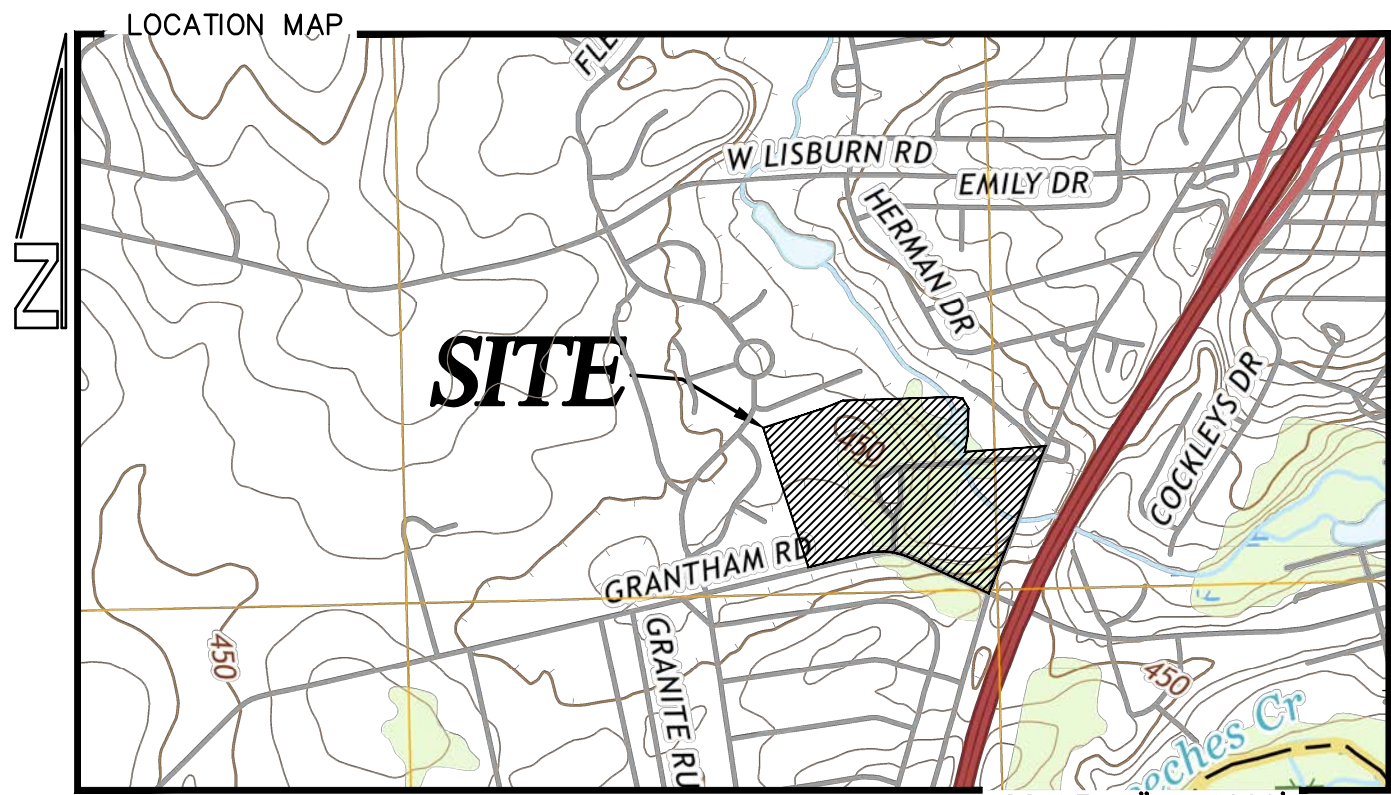
<https://ccpa.maps.arcgis.com/apps/View/index.html?appid=6e5ae7a0ab074d2f90549d5e17bbceb8&extent=-77.1751,40.1364,-77.1721,40.1378>
3. Will the Bed and Breakfast continue to operate as a separate entity, or will these rooms be offered for events? The plan indicates that the owner of the property does 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:

- 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 PRIVATE RENTAL FOR OCCASIONS SUCH AS BUSINESS MEETINGS, WEDDINGS, RECEPTIONS, BANQUETS, PRIVATE PARTIES, FUND-RAISING EVENTS, CONFERENCES AND SIMILAR FUNCTIONS, INCLUDING OVERNIGHT GUESTS, ALTHOUGH NOT OTHERWISE OPEN TO THE GENERAL PUBLIC. THERE WILL BE NO CHANGE TO THE EXISTING BUILDING.
- NO LANDS OR FACILITIES ARE PROPOSED FOR DEDICATION TO PUBLIC USE. STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT.
- 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.
- NO PARKING IS PERMITTED ALONG ACCESS DRIVES.
- ALL PROPERTIES ABUTTING OR FACING THIS SITE ARE ZONED R-1: LOW-DENSITY RESIDENTIAL.
- 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.
- 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.
- UPPER ALLEN TOWNSHIP IS HEREBY GRANTED USE OF THE ACCESS DRIVES TO ACCESS DRAINAGE EASEMENTS FOR OBSERVATION, AND EMERGENCY MAINTENANCE.
- STEEP SLOPES, WETLANDS, AND FLOODPLAIN/FLOODWAY ARE KNOWN TO EXIST ON THIS SITE.
- 100-YEAR FLOOD ELEVATION WAS OBTAINED FROM THE FEMA FLOOD MAP NUMBER #42041C0267E, PANEL 267 OF 480, EFFECTIVE MARCH 16, 2009.
- A WETLAND DELINEATION AND PHASE I BOG TURTLE HABITAT ASSESSMENT REPORT WAS PREPARED BY ADVANTAGE ENGINEERS IN MARCH OF 2018.
- 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 THREATEND OR ENDANGERED SPECIES WERE IDENTIFIED DURING THE SURVEYS.
- 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.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARD CONSTRUCTION AN MATERIAL SPECIFICATIONS FOR SANITARY SEWER EXTENSIONS FOR UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY.
- 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.
- 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.
- 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.
- 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.
- 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 :

- COVER SHEET
- EXISTING FEATURES/DEMOLITION PLAN
- SITE PLAN
- GRADING/UTILITY PLAN
- LANDSCAPE PLAN
- E/S PLAN
- ROAD PROFILE PLAN
- ROAD PROFILE PLAN
- ROAD PROFILE PLAN
- MISCELLANEOUS DETAILS
- STORMWATER DETAILS
- EROSION CONTROL DETAILS

DATE :

JANUARY 17, 2020

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/DEFERRAL 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

UTILITY LISTING FOR UPPER ALLEN TOWNSHIP:

- CABLE: COMCAST CABLE COMMUNICATIONS INC. 4601 SMITH ST. HARRISBURG, PA 17109 CONTACT: MICHAEL SWEIGARD TELEPHONE: 717-651-1915 EMAIL: mike_sweigard@cable.comcast.com
- ELECTRIC: PPL ELECTRIC UTILITIES 503 NEW MARKET ST. WILKES BARRE, PA 18702 CONTACT: MARK SANTAYANA EMAIL: mcsantayana@pplweb.com
- GAS: UGI UTILITIES INC. 1301 AIP DR. MIDDLETOWN, PA 17057-5987 CONTACT: CHESTER WENTZ TELEPHONE: 717-930-0223 EMAIL: cwentz@ugi.com
- SANITARY SEWER: TOWNSHIP OF UPPER ALLEN 100 GETTYSBURG PIKE MECHANICSBURG, PA 17055 CONTACT: KODI HOCKENBERRY TELEPHONE: 717-766-0756 EMAIL: khockenberry@uatwp.org
- TELEPHONE: VERIZON PENNSYLVANIA LLC 1026 HAY ST PITTSBURGH, PA 15221 CONTACT : DEBORAH BARUM EMAIL: deborah.d.della@verizon.com
- WATER SERVICE: SUEZ WATER PENNSYLVANIA INC 4211 E PARK CIR HARRISBURG, PA 17111 CONTACT: NAT SHEFFER TELEPHONE: 717-564-3664 EMAIL: nathaniel.sheffer@suez.com



PA ONE-CALL FOR THIS PROJECT:
SERIAL NUMBER: 20181801694

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 _____

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP

THIS _____ DAY OF, _____ 2020.

ENGINEER _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT:

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

DIRECTOR OF PLANNING _____

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

THIS _____ DAY OF, _____ 2020.

RECORDED IN INSTRUMENT # _____

<p>COMMONWEALTH OF PENNSYLVANIA COUNTY OF _____</p> <p>ON THIS, THE ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, _____, 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.</p> <p>* _____ ** _____</p> <p>* SIGNATURE OF THE INDIVIDUAL ** SIGNATURE AND SEAL OF THE NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS</p> <p>MY COMMISSION EXPIRES _____</p>	<p>APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP THIS _____ DAY OF, _____ 2020.</p> <p>CHAIRMAN _____ SECRETARY _____</p> <p>THIS PLAN RECOMMENDED FOR APPROVAL BY THE UPPER ALLEN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF, _____ 2020.</p> <p>CHAIRMAN _____ SECRETARY _____</p>	<p>I, JOHN K. MURPHY, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, OR REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY 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.</p> <p>_____</p> <p>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.</p> <p>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.</p> <p>_____</p>	<p>PA ONE-CALL FOR THIS PROJECT: SERIAL NUMBER: 20181801694</p> <p>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.</p> <p>APPLICANT/OWNER _____</p> <p>THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP THIS _____ DAY OF, _____ 2020.</p> <p>ENGINEER _____</p>	<p>CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT: REVIEWED ON _____, 2020 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.</p> <p>DIRECTOR OF PLANNING _____</p> <p>THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY THIS _____ DAY OF, _____ 2020.</p> <p>RECORDED IN INSTRUMENT # _____</p>	<p>APPLICANT/DEVELOPER DEBORAH MYERS WELSH ASHCOMBE MANSION PROPERTY, LLC 2850 FORD FARM ROAD MECHANICSBURG, PA 17055-0298 PHONE: (717) 497-3187</p> <p>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</p>
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LEGEND

Property Line
Adjoiner 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 Gutter
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 Point Line
4" Double Yellow Point Line
Wetland Area (Typical)
Concrete (Typical)
Soils
Slopes over 15%

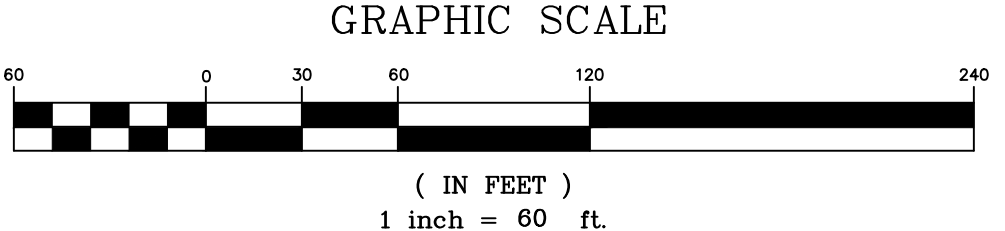
- DEMOLITION NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
 2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE 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 MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY 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 OF 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 E&S 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 ASHCORBE MANSION CONSTRUCTION REPRESENTATIVE A MINIMUM 7 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, INC., AS OF OCTOBER 29, 2018 AND RECORD DRAWINGS PROVIDED BY J. MICHAEL BRILL & 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 TO 469+40 (RT. 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 DETERMINED 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 #20181801694. 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.

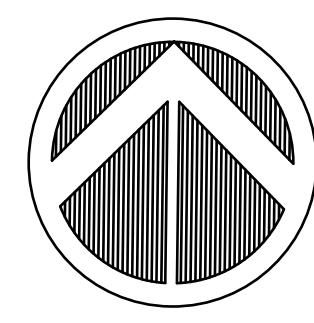
SITE SOIL TYPE

HuA--HUNTINGTON SILT LOAM, 0 TO 5 PERCENT SLOPES
Wa--WARNERS SILT LOAM
EdB--EDOM SILTY CLAY LOAM, 3 TO 8 PERCENT SLOPES
BdC--BEDINGTON SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES
Pe--PENLAWS SILT LOAM
BdB--BEDINGTON SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES



NO.	DATE	DESCRIPTION	BY

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	165.30'	375.00'	N77°25'40"W
C2	84.29'	375.00'	S83°30'18"W



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

PLANNING ENGINEERING SURVEYING
115 LIMEKILN RD., P.O. BOX "G"
NEW CUMBERLAND, PA 17070
TEL: (717) 770-0300
FAX: (717) 770-9200
WWW.ALPHACON.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

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

PROJECT NO.
318032
SURVEY BOOK :
2, 2018/318032, 2018/318032, 2018/318032
SCALE : 1" = 60'
DWG FILE : 2, 2018/318032, 2018/318032, 2018/318032
SHEET **2** of **12**

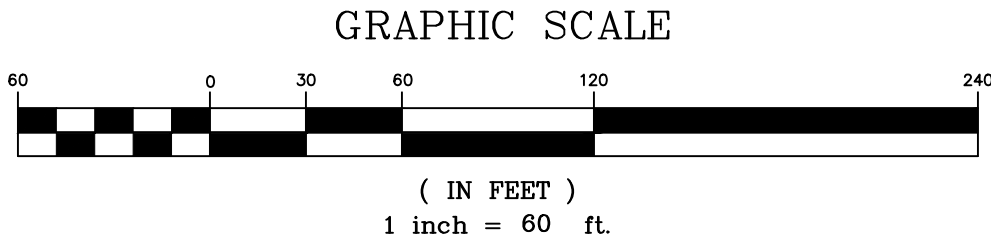
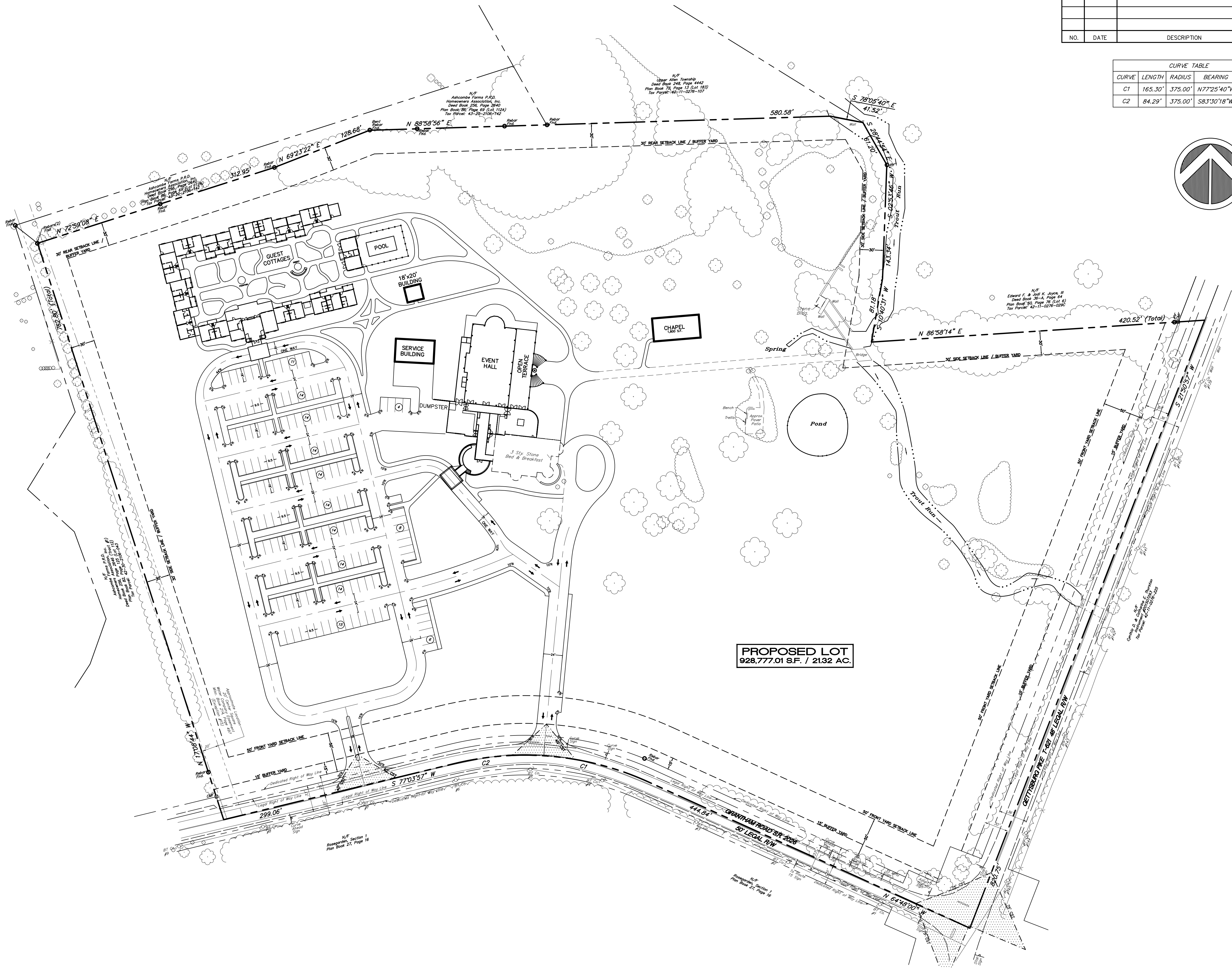
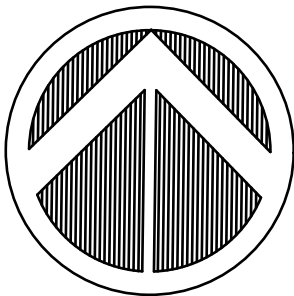
LEGEND

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

NO.	DATE	DESCRIPTION	BY		

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	165.30'	375.00'	N77°25'40"W	163.96'
C2	84.29'	375.00'	S83°30'18"W	84.11'



PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: 717.770.2500
FAX: 717.770.1700
WWW.ALPHACON.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

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

PROJECT NO.
318032

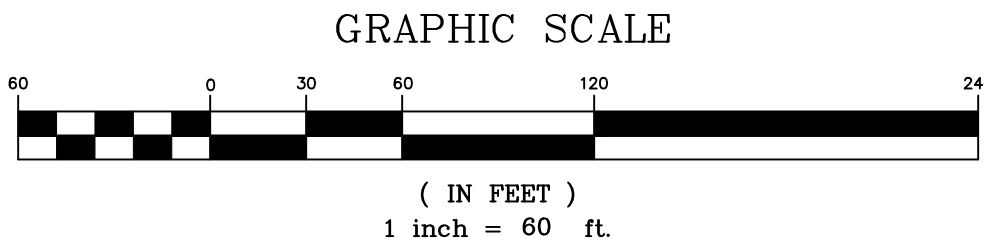
SURVEY BOOK :
Z:\2018\318032.sur\318032sur.dwg

SCALE : 1" = 60'

DWG FILE
2:Plan\318032.dwg, 03 SITE PLAN

SHEET **3** of **12**

LEGEND	
	Property Line
	Adjoiner 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 Guiderail
	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.FE=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



NO.	DATE	DESCRIPTION	BY

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

PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD., P.O. BOX 3
NEW CUMBERLAND, PA 17070
TEL: (717) 770-2500
FAX: (717) 770-2400
WWW.ALPHAENGINE.COM

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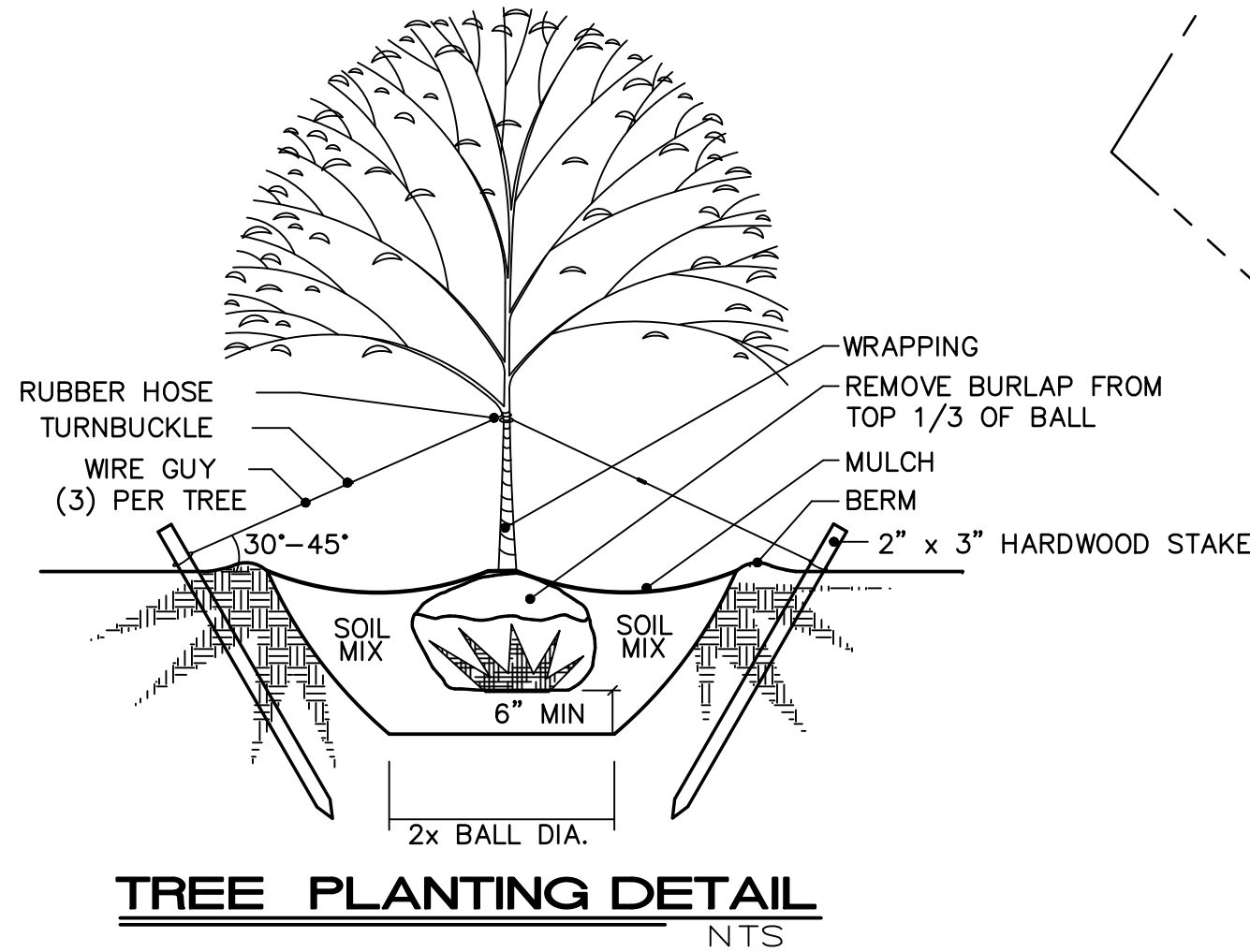
SEAL

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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.dwg\318032sur\field
SCALE :	1" = 60'
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SHEET	4 of 12

LEGEND	
	Property Line
	Adjoiner 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 Guiderail
	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



LANDSCAPE BUFFER YARD REQUIREMENTS – SEC. 220–26B.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 220–26B.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. 220–26D.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. = 8.8 x 2 trees = 17 trees required. 17 Trees Provided

SUGGESTED TREE SPECIES: As per Section 220–26D.7.a

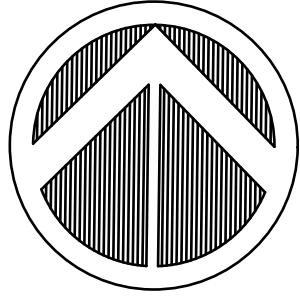
- Street Tree Options: Amelanchier grandifolia (Shadblow serviceberry), Gleditsia triacanthos (Thornless honey locust), Acer rubrum (Red Maple)

*Per Section 220–26B.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.

- SHORT TERM MAINTENANCE:**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTS DURING AND AFTER INSTALLATION UNTIL ACCEPTANCE OF PLANTINGS BY THE TOWNSHIP AND THE OWNER.
 2. 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.
 3. NEW GRASS AREAS SHALL ALSO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE.
 4. ALL GUYING AND STAKING TO BE MAINTAINED REGULARLY FOR A MINIMUM OF ONE YEAR FROM PLANTING.
 5. 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.
 6. NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED REGULARLY DURING DRY PERIODS TO COMPLETELY SATURATE THE ROOT BALL DURING THE FIRST GROWING SEASON.
 7. 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 OR REPLANTING, IS DEEMED, 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:**
1. ANNUAL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL AND LAWN CARE.
 2. THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL GRASS AREAS.
 3. 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.
 4. THE APPLICANT GUARANTEES THAT ALL REQUIRED LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED IN A HEALTHY AND SOUND CONDITION, OR OTHERWISE BE REPLACED BY EQUIVALENT IMPROVEMENTS, FOR A PERIOD OF TWENTY-FOUR MONTHS FOLLOWING TOWNSHIP INSPECTION / APPROVAL.

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



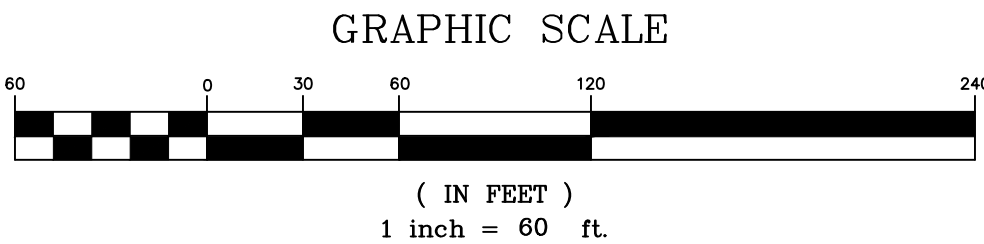
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD., P.O. BOX 130
JUMBLETOWN, PA 17031
PHONE: (717) 770-2600
FAX: (717) 770-2400
WWW.ALPHACON.COM

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

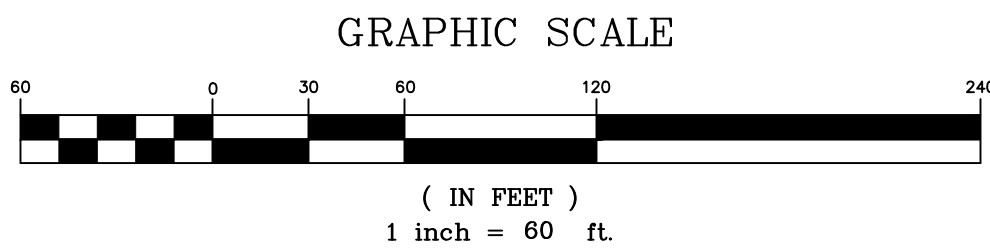
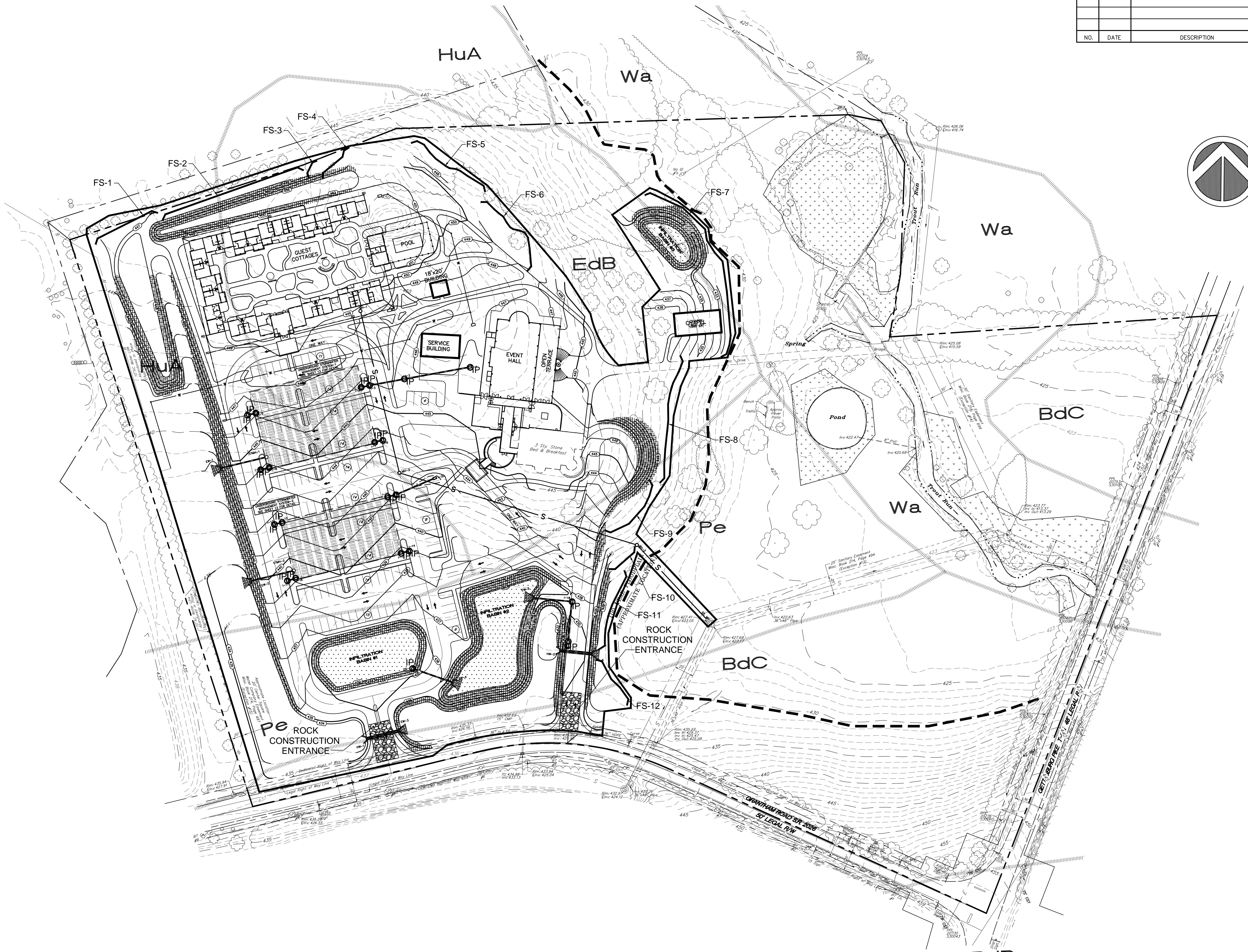
PROJECT NO.
318032
SURVEY BOOK :
2: 2018\318032.dwg\318032sur\field
SCALE : 1" = 60'
DWG 11:2018\318032.dwg\318032\1
FILE 2: Plans\Drawn: 03 LANDSCAPE PLAN

SHEET **5** of **12**



LEGEND

Property Line
Adjoiner 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
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Existing Street Sign
Existing Storm Sewer Pipe & Inlet
Existing Fence Line
Existing Guiderail
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
FFE=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
INLET PROTECTION
STABILIZED CONSTRUCTION
ENTRANCE
SILT SOCK
NAG S-75
EROSION CONTROL MATTING ON STEEP
SLOPE OR AREAS OF CONCENTRATED
FLOW



NO.	DATE	DESCRIPTION	BY

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

PLANNING & ENGINEERING & SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
TEL: (717) 770-2800
FAX: (717) 770-2400
WWW.ALPHA4ENGINEERING.COM

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

PROJECT NO.
318032

SURVEY BOOK :
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SCALE : 1" = 60'

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SHEET **6** of **12**