



PLANNING DEPARTMENT
Cumberland County

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

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
Telephone: (717) 240-5362

Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
East Pennsboro Township	8/2/2022	8/10/2022	SH	22-091
<i>Plan Title:</i>				
199 Associates Lot 2				
Plan Status:	<i>Plan Type:</i>			
Preliminary	Land Development Plan			
<i>Comments and Recommendations:</i>				

1. The phasing of the plan should be clarified. Is this submission for phase 2? Sheet 5 shows phases 1-3. It appears that sheets 6-7 and the profile sheets are also showing all three phases of the development.
 - a. We reviewed a land development plan submission in December of 2021 titled 199 Associates Phase 1. That plan included all of lot 1 (432 multi-family units on lot 1).
 - b. This submission also has a 199 Associates Phase 1 on lot #2 (see sheet 5 along Cono Mill Lane). This may create confusion during the approval process and for future reference.
 - c. Recommend naming the plans “199 Associates Lot 1” and “199 Associates Lot 2”.
 - i. The “199 Associates Lot 2” plan may contain 3 phases. This submission appears to be a preliminary plan for all three phases. For clarity, this should be clarified on the plan.
2. The HSP District should be described by a metes and bounds description and be protected by conservation easement (zoning 27-402.5).
3. The proposed use abuts a street right-of-way that abuts a residential district. An angle of 32 degrees should be established with regard to building height. The plan should include proof of compliance (zoning 27-1404).
4. Rear to rear facing buildings should have 50 feet between buildings. The units between Peace Church Lane and Cono Mill Lane do not appear to comply. The township should determine compliance (zoning 27-1408.1.D.1).
5. The plan shows a 25' buffer yard line parallel to East Penn Drive. It appears that screening should be provided in this buffer yard (zoning 27-1901.2.A.2.A). The Township should verify compliance.
6. It appears that the existing conditions are wooded.
 - a. The Township should determine whether the timber harvesting requirements will apply to the proposed plan (zoning 27-1902.20).

- b. Trees with a caliper of six inches or more should not be removed unless they are within a proposed cartway, driveway or sidewalk portion of the street ROW, or within 15 feet of a building foundation or onlot septic system (SLDO 22-519.2).

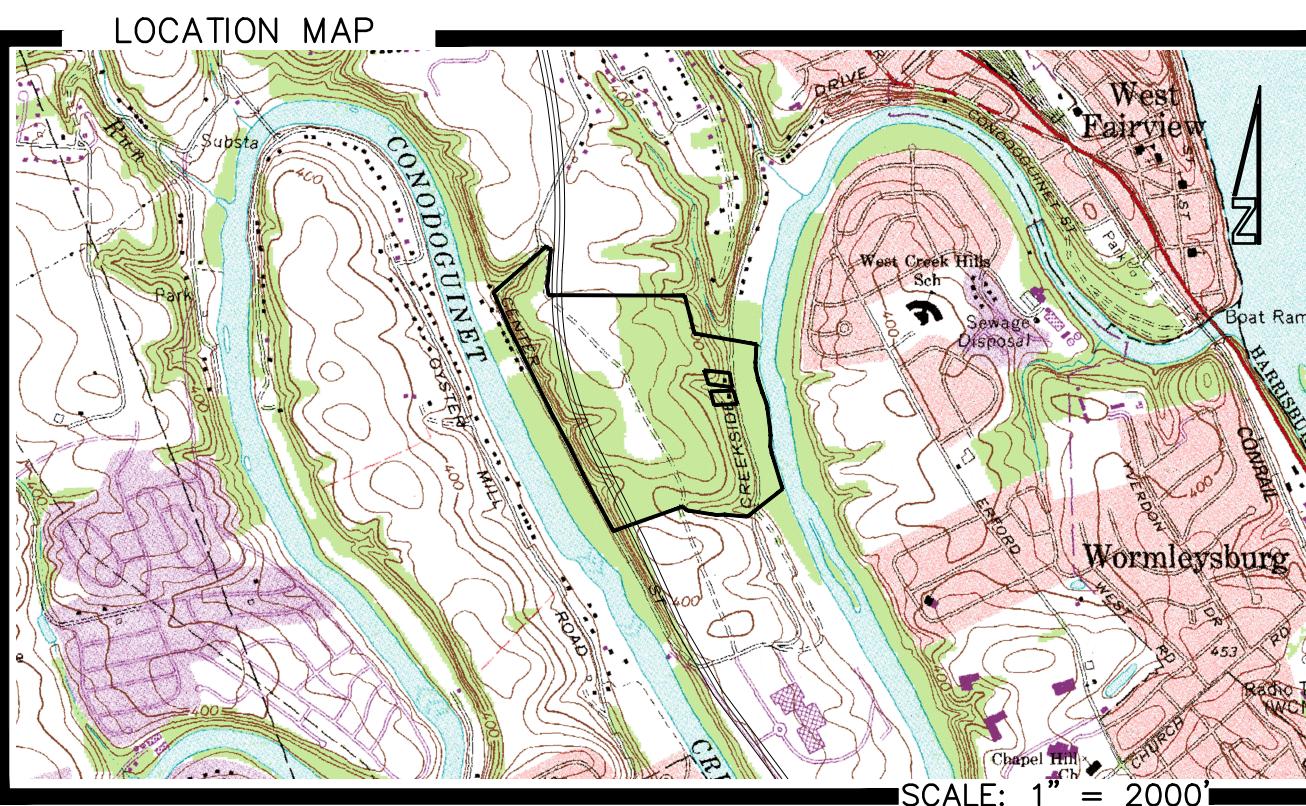
7. The township should verify that the school district has been notified of the proposed development (SLDO 22-307.1.F.12).
8. Crosswalks should be provided at all intersection in the development. Sheet 3 only shows one crosswalk at the end of Eisenhauer Lane (SLDO 22-503.1.F).
9. A crosswalk should be provided across Eisenhauer Lane and Shawnee Lane (SLDO 22-503.1.F).
10. New private streets that are not offered for dedication are prohibited in residential developments (SLDO 22-506.1.F).
11. Curbing should be provided along East Penn Drive (SLDO 22-506.4.E.5.F.2).
12. Street trees should be provided on the plan (SLDO 22-506.4.E.6). The Township should verify that the proposed street trees will not impact the clear sight triangles (SLDO 22-506.4.E.6.C).
13. The sidewalks located on Cono View Lane should lead to crosswalks for pedestrians to cross Shawnee Lane (SLDO 22-507).
 - a. Motorists on Shawnee lane will not have a stop sign at these crosswalks. We recommend signage, flashing lights or other safety method for pedestrian crossing (SLDO 22-509.1).
14. The proposed development is in proximity to Adam Ricci Park. Pedestrian traffic should be considered as part of plan approval. The sidewalk proposed along Eisenhauer Lane should be continued along East Penn Drive on lots 1 and 2. In addition, a sidewalk should be provided along Shawnee Lane to East Penn Drive (SLDO 507).
15. The plan includes the road names of Cono Mill Lane and Cono View Lane. Recommend amending one of these street names to avoid confusion for emergency service providers and the US mail delivery (if applicable) (SLDO 22-509.2).
16. The township should determine whether street lights are required (SLDO 22-510). If applicable, a lighting plan including proof of compliance with zoning ordinance 27-1901.8.C should be provided.
17. The Highway Occupancy Permit information on the cover sheet should be completed prior to plan approval (SLDO 22-511.1.D).
18. A landscaping plan should be submitted (SLDO 22-519.6). The plan should address all tree/shrub requirements, screening, etc.
19. The requirements for a recreation land dedication or a fee in lieu of dedication should be addressed on the plan (SLDO 22-520).
20. The zoning districts listing in the site data should include the floodplain overlay, hillside/steep slope protection (HSP) overlay, and wetland protection overlay districts.
21. The legend on sheet 2 should identify the gray shading. Is this showing steep slopes? If so, are these 15-25% slopes, or greater than 25% slopes?
22. The preliminary floodplain information should be considered. Adoption of the preliminary floodplain is anticipated in 2022.

23. We recommend that privacy walls be provided between the back patios of each multi-family unit.
24. General Note 30 references Morel and Grifolia Road. The plan should be updated to include lot 2 information.
25. The township and the applicant should review the Delivery Growth Management Program as developed by the United States Postal Service (USPS). It appears that the proposed plan is proposing a change to the USPS mail delivery. Certain requirements including mailbox clustering may apply. It is recommended that the plan be submitted to the USPS local growth coordinator prior to final approval. For more details, please review the following USPS website:
<https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/welcome.htm>.
26. The proposed lots are located adjacent to the Conodoguinet Creek Greenway as indicated in the Cumberland County Land Partnerships Plan and shown on the Future Land Use Map in the Cumberland County Comprehensive Plan. It is recommended that conservation measures be considered to preserve the natural, cultural and recreation values as appropriate. Further, there is currently a feasibility study underway for a trail along the greenway. The applicant should coordinate with the township and friends of the Conodoguinet Creek Greenway on opportunities for trail development. <https://www.conodoguinetgreenway.org/>
27. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are **required** by the Planning Department prior to or at the time of recording any plan. Please note that **the Planning Department will not sign the plan for recording** until this information is emailed to planningreviews@ccpa.net. Links to online file downloads are acceptable. Applicants are required to provide the following files:
 - **Parcel boundaries**
 - **Lot lines**
 - **Building footprints**
 - **Road rights-of-ways**
 - **Edge of pavement**
 - **Declaration of planned communities/condominiums documents (including amendments)**

PRELIMINARY LAND DEVELOPMENT PLAN FOR 199 ASSOCIATES-PHASE II EAST PENNSBORO TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PROPOSE CONSTRUCTION OF 174 MULTI FAMILY UNITS ON EXISTING LOT 2.
2. THIS PLAN IS A REVISION TO THE PREVIOUSLY APPROVED PRELIMINARY PLAN.
3. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ALPHA CONSULTING ENGINEERS, INC. IN MAY OF 2016. VERTICAL DATUM IS NAVD88 AND HORIZONTAL DATUM IS NAD83 PER GPS STATE SESSION. SITE BENCHMARK IS A MAG-NAIL SET (PT. #2002, ELEVATION 411.80), LOCATED ALONG THE EASTERN EDGE OF EAST PEN DRIVE (SR 1015) AND AT THE ENTRANCE OF THE SOUTHERN-MOST DRIVEWAY TO THE SUBJECT PROPERTY.
4. PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YR. FLOODPLAIN ZONE AE PER FLOOD INSURANCE RATE MAP #2041014E & #2041014F, DATED MARCH 16, 2016. THE 100-YR. REGULATORY FLOODPLAIN IS DEFINED PER FLOOD INSURANCE STUDY FOR CUMBERLAND COUNTY, PENNSYLVANIA, DATED MARCH 16, 2009.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE AIR QUALITY ACT (P.L. 1242, 1972, 1978). NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT OR PARCEL WHICH WILL REQUIRE ACCESS TO A STATE HIGHWAY UNTIL AUTHORIZED BY A PENNSYLVANIA DEPARTMENT OF TRANSPORTATION HIGHWAY OCCUPANCY PERMIT.
6. NO BUILDING PERMIT WILL BE ISSUED UNTIL THE TOWNSHIP ENGINEER HAS VERIFIED THE SIGHT DISTANCE FOR PROPOSED DRIVEWAYS.
7. ALL UTILITY LOCATIONS AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
8. MONUMENTS AND MARKERS ARE TO BE INSTALLED PER EAST PENNSBORO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 22-512.
9. N.P.D.E.S. PERMIT PAC210048 HAS BEEN ISSUED FOR THIS PROJECT.
10. THE PROPOSED DEVELOPMENT SHALL BE SERVED BY PUBLIC SEWER AND WATER.
11. SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF PART 20 OF THE EAST PENNSBORO TOWNSHIP ZONING ORDINANCE.
12. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FACILITIES ON THE SUBJECT PROPERTY.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL STORM WATER MANAGEMENT BMP'S INCLUDED IN THE APPROVED STORM WATER MANAGEMENT SITE PLAN.
14. ALL PUBLIC IMPROVEMENTS SHOWN SHALL COMPLY WITH THE EAST PENNSBORO TOWNSHIP "STANDARD MATERIAL AND CONSTRUCTION SPECIFICATION FOR PUBLIC IMPROVEMENTS".
15. ALL PROPOSED INLETS SHALL HAVE BICYCLE SAFE GRATES, AND MANHOLE TYPE STEPS FOR STORM INLETS MORE THAN 5 FEET IN DEPTH.
16. NO BUILDING OR OBSTRUCTION HIGHER THAN 30" ABOVE THE CENTERLINE GRADE OF STREET SHALL BE PERMITTED IN A CLEAR SIGHT TRIANGLE. NO SIGNS OTHER THAN TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR PLACEMENT OF ALL STREET SIGNS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION. THE PENNSYLVANIA ONE-CALL SYSTEM HAS BEEN UTILIZED TO OBTAIN UTILITY INFORMATION FOR THIS PROJECT. SITE SERIAL # 20213083104 HAS BEEN ASSIGNED TO THIS PROJECT IN THE DESIGN STAGE. THE CONTRACTOR SHALL CONTACT ONE-CALL AT 1-800-242-1776, NO LESS THAN THREE (3) DAYS PRIOR TO BEGINNING WORK, REFERRING THAT SERIAL NUMBER, FOR FINAL UTILITY LOCATION.
19. 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.
20. THE CONTRACTOR SHALL MAINTAIN AND PROTECT PROPERTY LINE STAKES OR MONUMENTS THROUGHOUT THE COMPLETION OF THE PROJECT.
21. THE CONTRACTOR SHALL COMPLY WITH ALL TOWNSHIP, STATE AND FEDERAL REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, AND CONSTRUCTION STANDARDS, PUBLICATION 72, UNLESS OTHERWISE SPECIFIED BY TOWNSHIP ORDINANCES.
23. THE CONTRACTOR SHALL NOTIFY THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION AND 72 HOURS BEFORE THE COMPLETION OF CONSTRUCTION.



LOCATION MAP GRAPHIC SCALE
1000 0 500 1000 2000 4000
1 inch = 2000 ft.

INDEX OF DRAWINGS :

1	● COVER SHEET
2	● EXISTING FEATURES
3-4	● SITE + EASEMENT PLAN
5	● PHASING PLAN
6-7	● GRADING PLAN
8-11	● STREET PROFILES
12-14	● STORMWATER PROFILES
15	● SANITARY SEWER PROFILE
16	● SANITARY SEWER DETAILS
17-18	● STORMWATER DETAILS
19	● MISCELLANEOUS DETAILS

PROJECT SCHEDULE

CONSTRUCTION ACTIVITIES FOR THE PROJECT ARE SCHEDULED TO COMMENCE IN THE SPRING/SUMMER OF 2023.

WAIVER REQUESTS :

1. SLD0 SEC 22-507 - REQUIREMENT TO CONSTRUCT SIDEWALKS ON BOTH SIDES OF SHAWNEE LANE
ACTION BY PLANNING COMMISSION _____ DATE: _____
ACTION BY BOARD OF COMMISSIONERS _____ DATE: _____
2. SLD0 SEC 22-519.2 - RESTRICTION TO REMOVE TREES OF 6" CALIPER OR GREATER
ACTION BY PLANNING COMMISSION _____ DATE: _____
ACTION BY BOARD OF COMMISSIONERS _____ DATE: _____
3. SLD0 SEC 22-506.3.A - REQUIREMENT TO CONSTRUCT LOCAL PUBLIC STREETS (ALL PRIVATE STREETS) WITH 34' WIDTHS
ACTION BY PLANNING COMMISSION _____ DATE: _____
ACTION BY BOARD OF COMMISSIONERS _____ DATE: _____
4. SLD0 SEC 22-506.3.A - REQUIREMENT TO CONSTRUCT LOCAL PUBLIC STREETS (PORTION OF SHAWNEE LANE) WITH 28' WIDTHS
ACTION BY PLANNING COMMISSION _____ DATE: _____
ACTION BY BOARD OF COMMISSIONERS _____ DATE: _____

REQUIRED PERMITS :

1. EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN/GENERAL (PAG-2) NPDES PERMIT
APPROVED 03/15/18 DEP CODE NO: A3-21909-249-3.
2. PENNDOT HIGHWAY OCCUPANCY PERMIT
APPROVED _____ PERMIT NO: _____

DATE:

JULY 22, 2022

OWNER
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND
ON THIS THE ____ DAY OF ____ 2022 BEFORE ME THE
UNDERSIGNED PERSONALLY APPEARED

MARK R.T. SIMPSON, GENERAL PARTNER, 199 ASSOCIATES, L.P.

OWNER _____

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

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

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

THIS _____ DAY OF, _____ 2022.

CHAIRMAN _____ COREY BRAY

SECRETARY _____ JEREMY SMITH

THIS PLAN REVIEWED BY THE EAST PENNSBORO TOWNSHIP ENGINEER

THIS _____ DAY OF, _____ 2022.

TOWNSHIP ENGINEER _____ BENJAMIN SHULL, P.E.

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS _____ DAY OF, _____ 2022.

DIRECTOR OF PLANNING _____ KIRK STONER, AICP

THIS PLAN CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS OF EAST PENNSBORO TOWNSHIP

THIS _____ DAY OF, _____ 2022.

PRESIDENT _____ GEORGE TYSON

SECRETARY _____ JOHN PIETROPAOLI

ALPHA CONSULTING ENGINEERS HAS CONDUCTED A WETLANDS
INVESTIGATION. WETLAND AREAS ARE INDICATED IN THE DEFINED AREAS.

JOHN K. MURPHY, PLS DATE

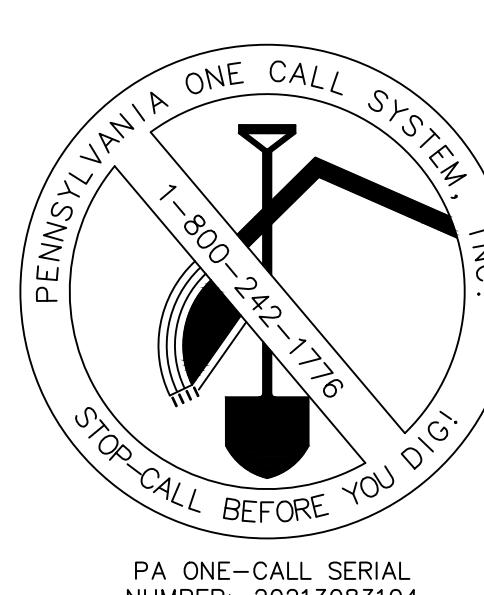
SEAL

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

JOHN K. MURPHY, PLS

SITE DATA

1. ZONING:	OFFICE-APARTMENT DISTRICT (O-A)
2. SOURCE OF TITLE:	TAX PARCEL #09-17-1040-096
3. LOT AREA:	LOT 2: CREEKSIDE DRIVE, R/V PROP. FOR DED. EXISTING TOWNSHIP STUB STREET R/W PORTION OF GRIFFOLIA ROAD PROP. FOR DED. RESIDUAL (LOT 2 NET) 9,942 SF 15,226 SF 16,172 SF LOT 2 GROSS: 1,808,499 S.F. (41.52 AC)
4. USES:	EXISTING: VACANT PROPOSED: MULTI-FAMILY
5. LOT COVERAGE:	MAXIMUM ALLOWABLE: 60% (24.91 ACRES)
6. BUILDING HEIGHT:	MAXIMUM PERMITTED: 125 FEET (ADJACENT TO NON RESIDENTIAL) *SEE ZONING ORDINANCE SECTION 27-1404 WHEN ADJACENT TO RESIDENTIAL ZONE OR USE** PROPOSED: RESIDENTIAL MULTI-FAMILY
7. MINIMUM BUILDING SETBACKS	FRONT 30 FEET SIDE 15 FEET REAR 20 FEET **SETBACK SHALL BE 100' WHEN ADJACENT TO RESIDENTIAL ZONE, USE OR ADJACENT MUNICIPALITY**
8. WATER SERVICE	PUBLIC
9. SANITARY SEWER	PUBLIC
10. TOTAL LINEAR FEET OF STREET:	4,729 FEET (PRIVATE)



PA ONE-CALL SERIAL
NUMBER: 20213083104

UTILITY LISTING

● CABLE	● ELECTRIC
COMCAST CABLE	PP&L, INC. 100 COMMERCE DRIVE HARRISBURG, PA 17105 TEL: 717 691-2900
	● TELEPHONE
	EAST PENNSBORO TOWNSHIP 98 SOUTH ENOLA DRIVE ENOLA, PA 17025 TEL: 717 732-0711
● SANITARY SEWER	VERIZON PENNSYLVANIA INC. 11TH FLOOR, STRAWBERRY SQ. HARRISBURG, PA 17101 TEL: 717 777-4370
● WATER SERVICE	● GAS
PA. AMERICAN 852 WESLEY DRIVE MECHANICSBURG, PA 17055 TEL: 717 691-2091	UGI CORPORATION 1500 PARKTON STREET HARRISBURG, PA 17105 TEL: 717 255-2300

OWNER/APPLICANT:

199 ASSOCIATES, L.P.
3906 MARKET STREET
CAMP HILL, PA 17011
CONTACT:
MARK R.T. SIMPSON
GENERAL PARTNER
(717) 574-5977

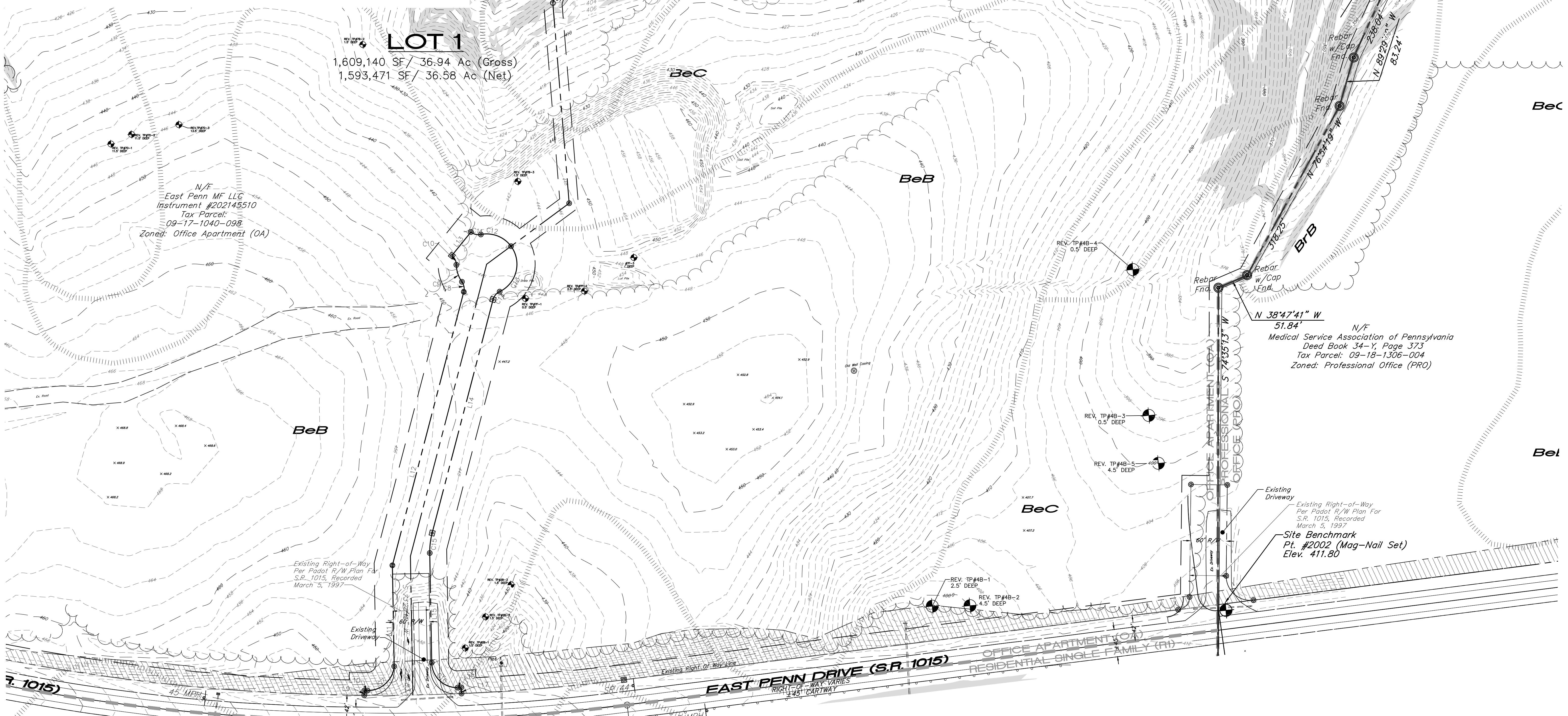
ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2400
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

LEGEND						
Wavy Line	EXISTING PROPERTY LINE					
Wavy Line	EXISTING EDGE OF TREE/BRUSH MASS					
Wavy Line	EXISTING EDGE OF CONCRETE					
Wavy Line	EXISTING EDGE OF WATER					
Wavy Line	EXISTING EASEMENT LINE					
Wavy Line	ZONING BOUNDARY					
Wavy Line	EXISTING METER					
Wavy Line	EXISTING WATER VALVE					
Wavy Line	EXISTING FIRE HYDRANT					
Wavy Line	EXISTING GAS VALVE					
Wavy Line	EXISTING ELECTRIC LINE W/ UTILITY POLE					
Wavy Line	EXISTING SANITARY SEWER RUN					
Wavy Line	EXISTING SANITARY SEWER CLEAN-OUT					
Wavy Line	EXISTING SEWER CLEAN-OUT					
Wavy Line	EXISTING FENCE					
Wavy Line	EXISTING FENCE POST					
Wavy Line	EXISTING SIGN					
Wavy Line	EXISTING PROPERTY EVIDENCE					
Wavy Line	EXISTING MAILBOX					
Wavy Line	EXISTING SPOT ELEVATOR					
Wavy Line	EXISTING SOIL BOUNDARY					
Wavy Line	WETLANDS					
Wavy Line	EXISTING FLOODPLAIN					
Wavy Line	PERCOLATION TEST LOCATION WITH IDENTIFIER AND DEPTH					

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
Aw	Atkins Silt Loam	---	0'-0.5'	60'+	D
BeB	Berks Channery Silt Loam	3-8	6'+	20'-40" (soft)	B
BeC	Berks Shaly Silt Loam	8-15	6'+	20'-40" (soft)	B
BdB	Bedington Shaly Silt Loam	3-8	6'+	40"+ (soft)	B
BrA	Brinkerton Silt Loam	0-3	0'-0.5'	60'+	D
BrB	Brinkerton Silt Loam	3-8	0'-0.5'	60'+	D
MnB	Monongehela Silt Loam	3-8	1.5'-3.0'	60'+	C
Wkf	Weikert & Killiesville Very Shaly Silt Loam	20-75	6'+	10"-20" (soft)	D

GENERAL NOTES :

1. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ALPHA CONSULTING ENGINEERS, INC. IN MAY 2016. VERTICAL DATUM IS NAVD88 AND HORIZONTAL DATUM IS NAD83 PER STATEMENT. SITE BOUNDARY IS MAG-NAIL SET PT. #2002 ELEVATION 411.80 LOCATED ALONG THE EASTERN EDGE OF EAST PENN DRIVE (SR 1015) AND AT THE ENTRANCE OF THE SOUTHERN-MOST DRIVEWAY TO THE SUBJECT PROPERTY.
2. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YR. FLOODPLAIN "ZONE AE" PER FEMA FLOOD INSURANCE RATE MAPS #42041C0114E & #42041C0118E, WITH EFFECTIVE DATES OF MARCH 16, 2009. THE "100-YR. REGULATORY FLOODPLAIN" IS DEPICTED PER FLOOD INSURANCE STUDY FOR CUMBERLAND COUNTY, PENNSYLVANIA, DATED MARCH 16, 2009.



DESIGN : MH
DRAWN : MH
CHECKED : JKM
DATE : 07/22/2022

PLANNING & ENGINEERING • SURVEYING
THE LINE ENGINEERS, INC. P.O. BOX 3
PHONE: 724-770-7240 FAX: 724-770-2450
WWW.ALPHACEI.COM

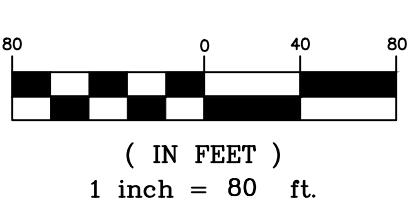
ALPHA CONSULTING ENGINEERS, INC.

SEAL

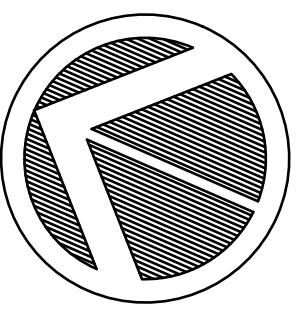
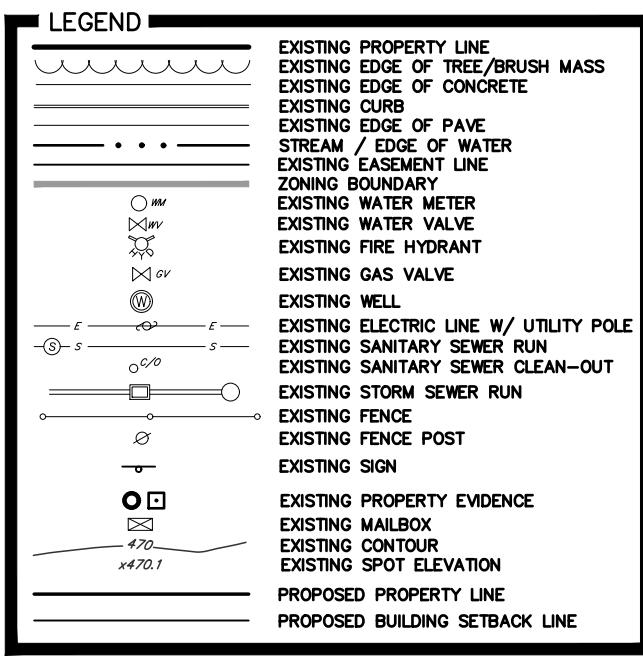
SEAL

PROJECT NO.
314128
SURVEY BOOK :
Z-314128
SCALE : 1" = 80'
DWG : X-314128-02-01-01
FILE : 02_Existing.dwg
SHEET 02 & 19

PRELIMINARY LAND DEVELOPMENT PLAN
EXISTING FEATURES PLAN
199 ASSOCIATES- PHASE 2
EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



(IN FEET)
1 inch = 80 ft.



N/F SS56
Patricia & Ronald Latterner
Instrument #201033877
Tax Parcel:
09-17-1042-006
Zoned: Office Apartment (OA)

				DESIGN : MH
				DRAWN : MH
				CHECKED : JKM
				DATE : 07/22/2022
NO.	DATE	DESCRIPTION	BY	

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

199 ASSOCIATES- PHASE 2

SITE & EASEMENT PLAN

EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

ECT NO.
28
EY BOOK :
E : 1" = 60'
Y:\2014\314128.aph\314128\
Dwg\Plans\LD PHASE II\
03_Site.dwg
T 03 ♂ 19

N/F
Medical Service Association of Pennsylvania
Deed Book 34-Y, Page 373
Tax Parcel: 09-18-1306-004
Zoned: Professional Office (PRO)

PROFESSIONAL OFFICE (PRO)

Site plan diagram showing a building footprint on a hillside. The footprint is bounded by property lines labeled DEC18, DEC12, DEC11, DEC132, and DEC134. The building footprint is labeled "OFFICE APARTMENT (OA)" and "RESIDENTIAL SINGLE FAMILY (R)". A dimension line indicates a slope of 25'.

prox. 1,687' to intersection of
1st Penn Drive & Creekside Drive

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL1	30.00'	N58°00'53"W
DEL2	39.13'	N31°59'07"E
DEL3	66.16'	S67°08'54"E
DEL4	34.91'	S56°48'53"E
DEL5	82.99'	S23°46'12"E
DEL6	250.55'	S20°54'03"E
DEL7	19.78'	S29°19'52"E
DEL8	52.70'	S46°29'05"E
DEL9	51.36'	S22°36'36"E
DEL10	167.63'	S15°45'07"E
DEL11	95.37'	S6°29'31"E
DEL12	52.33'	S29°00'23"W
DEL13	30.60'	S42°10'26"W
DEL14	7.47'	S56°49'53"W
DEL15	58.19'	S3°21'28"W
DEL16	316.69'	S16°26'29"W
DEL17	30.02'	N75°32'12"W
DEL18	299.89'	N16°26'29"E
DEL19	164.96'	N77°41'09"W
DEL20	70.09'	N73°38'36"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL21	23.22'	N30°11'05"W
DEL22	57.78'	N23°25'40"W
DEL23	8.95'	N46°43'11"W
DEL24	128.51'	N76°35'18"W
DEL25	30.00'	N70°52'56"E
DEL26	226.20'	S19°07'04"E
DEL27	103.78'	S47°20'53"E
DEL28	189.60'	S77°41'09"E
DEL29	18.98'	N32°21'28"E
DEL30	40.41'	S73°15'10"W
DEL31	84.53'	N33°11'52"W
DEL32	75.42'	N44°47'59"W
DEL33	50.11'	N43°49'37"E
DEL34	30.00'	S46°10'23"E
DEL35	20.82'	S43°49'37"W
DEL36	49.18'	S44°47'59"E
DEL37	65.69'	S33°11'52"E
DEL38	20.15'	N73°59'40"E
DEL39	17.12'	N16°04'18"W
DEL40	13.59'	N21°06'27"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL41	66.31'	N37°06'30"W
DEL42	49.57'	N44°36'13"E
DEL43	59.69'	N16°01'53"E
DEL44	128.51'	N76°35'18"W
DEL45	59.59'	S62°53'35"W
DEL46	29.16'	S18°06'16"W
DEL47	43.03'	S44°36'13"W
DEL48	30.00'	N45°23'47"W
DEL49	26.77'	N44°36'13"E
DEL50	184.89'	N36°01'33"W
DEL51	28.14'	S67°18'17"W
DEL52	30.00'	N22°41'43"W
DEL53	24.02'	N67°18'17"E
DEL54	209.89'	N26°18'47"W
DEL55	30.61'	S81°47'50"W
DEL56	30.00'	N8°12'10"W
DEL57	52.36'	N81°47'50"E
DEL58	246.34'	S26°18'47"E
DEL59	49.90'	S36°01'33"E
DEL60	13.59'	N20°53'35"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL61	17.00'	N69°06'25"E
DEL62	30.00'	S20°53'35"E
DEL63	17.00'	S69°06'25"W
DEL64	326.81'	S20°53'35"E
DEL65	79.94'	N62°53'35"E
DEL66	7.56'	S77°59'22"E
DEL67	73.52'	N13°26'47"W
DEL68	31.97'	N84°11'25"W
DEL69	30.00'	N5°48'35"E
DEL70	18.29'	S84°11'25"E
DEL71	222.94'	N21°05'33"W
DEL72	30.00'	N68°40'33"E
DEL73	248.53'	S21°04'07"E
DEL74	99.67'	S13°26'47"E
DEL75	98.85'	S76°18'15"E
DEL76	59.53'	N13°09'09"E
DEL77	62.64'	N64°43'05"W
DEL78	26.34'	N29°19'52"W
DEL79	51.37'	N16°04'18"W
DEL80	83.15'	N20°53'35"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL81	73.41'	N23°46'12"W
DEL82	23.75'	N56°46'27"W
DEL83	64.97'	N67°16'51"W
DEL84	39.13'	S31°59'07"W
DEL85	30.00'	N67°22'51"E
DEL86	214.45'	S22°24'33"E
DEL87	130.14'	S27°05'38"E
DEL88	71.67'	S16°43'05"E
DEL89	24.64'	S0°08'03"W
DEL90	38.23'	S39°13'51"W
DEL91	130.59'	S22°42'37"W
DEL92	23.59'	S9°34'26"W
DEL93	290.93'	S23°53'29"E
DEL94	91.94'	S19°44'50"E
DEL95	109.57'	S16°06'21"E
DEL96	44.53'	S18°20'30"E
DEL97	77.44'	N71°52'19"E
DEL98	464.30'	N19°04'38"W
DEL99	51.54'	N47°43'47"E
DEL100	30.00'	S42°16'13"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL101	31.76'	S47°43'47"W
DEL102	163.77'	S19°05'08"E
DEL103	24.50'	N70°54'52"W
DEL104	30.00'	S19°05'08"E
DEL105	24.52'	S70°54'52"W
DEL106	90.12'	S19°06'47"E
DEL107	30.00'	S19°06'47"E
DEL108	24.52'	S70°53'13"W
DEL109	88.97'	S19°04'38"E
DEL110	22.79'	N63°58'22"E
DEL111	21.18'	S26°01'38"E
DEL112	19.49'	N67°16'49"E
DEL113	21.11'	S22°47'33"E
DEL114	38.62'	N67°12'27"E
DEL115	36.31'	N22°33'35"W
DEL116	30.00'	N67°26'25"E
DEL117	66.19'	S22°33'35"E
DEL118	129.07'	S67°12'27"W
DEL119	222.70'	S71°52'19"W
DEL120	220.96'	N69°44'13"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL121	192.92'	S65°31'04"E
DEL122	30.00'	S21°03'14"W
DEL123	184.47'	N65°31'04"W
DEL124	370.32'	S76°44'56"W
DEL125	90.51'	N34°34'57"W
DEL126	103.10'	S71°06'44"W
DEL127	54.47'	N25°43'55"W
DEL128	269.65'	N18°07'12"W
DEL129	71.10'	N8°45'07"W
DEL130	71.10'	N8°45'07"W
DEL131	47.57'	N21°40'53"W
DEL132	13.30'	N42°21'58"W
DEL133	52.72'	N36°14'25"W
DEL134	40.68'	N63°11'13"E
DEL135	247.22'	S35°54'19"E
DEL136	152.85'	N61°40'02"E
DEL137	52.48'	S28°20'27"W
DEL138	27.96'	N40°15'37"E
DEL139	114.42'	N28°07'19"W
DEL140	44.96'	N69°44'13"W

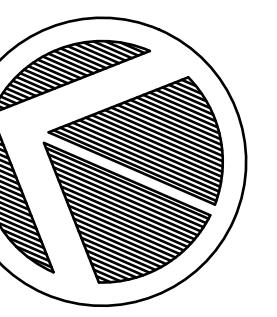
STORM WATER DRAINAGE EASEMENT LINE TABLE		
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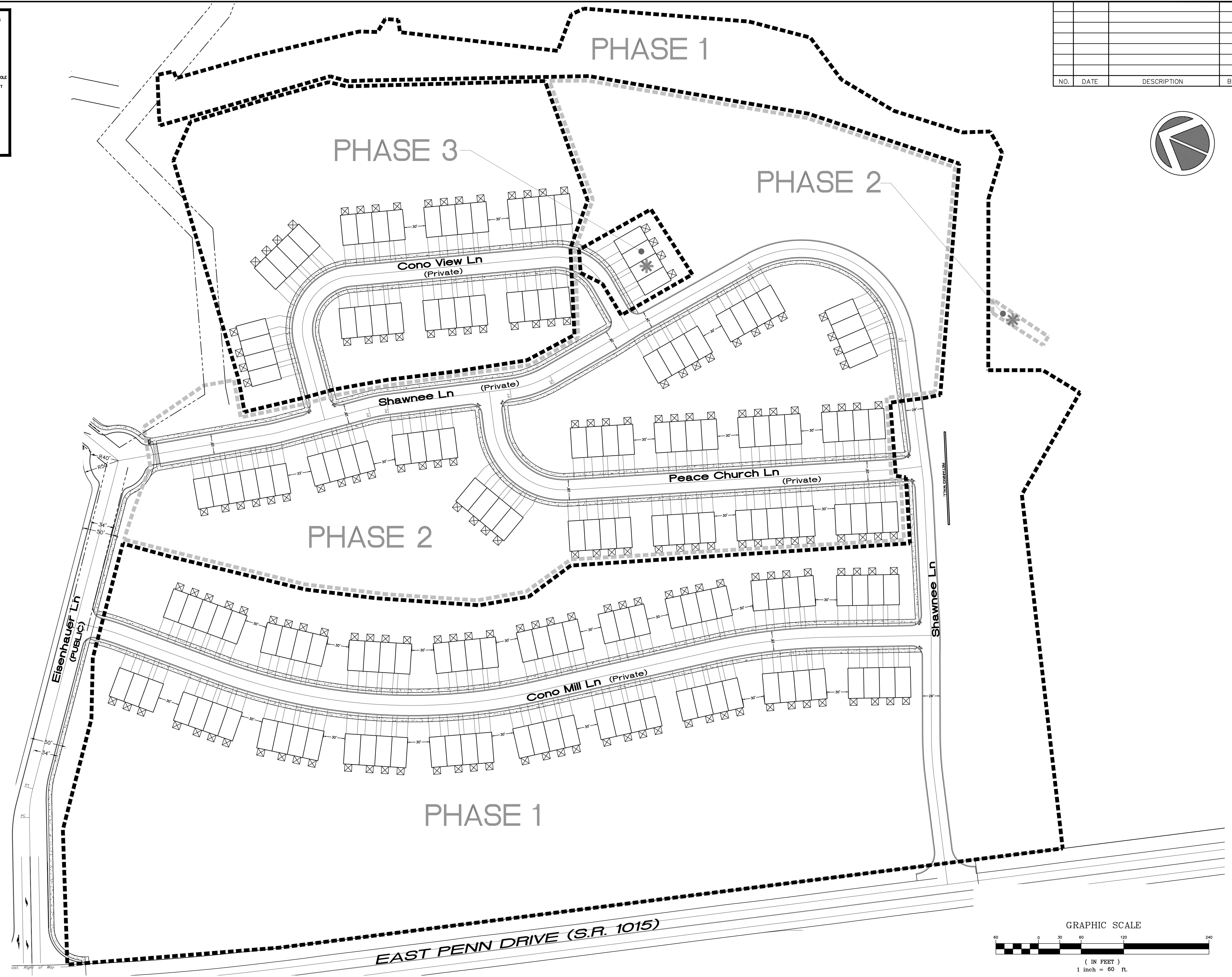
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Wavy Line	EXISTING EDGE OF TREE/BRUSH MASS
Wavy Line	EXISTING EDGE OF CONCRETE
Wavy Line	EXISTING EDGE OF PAVE
Dashed Line	EXISTING EASEMENT LINE
Dashed Line	ZONING BOUNDARY
Dashed Line	EXISTING WATER METER
Circle with X	EXISTING WATER VALVE
Circle with X	EXISTING FIRE HYDRANT
Circle with X	EXISTING GAS VALVE
Circle with X	EXISTING ELECTRIC LINE W/ UTILITY POLE
Circle with X	EXISTING SANITARY SEWER RUN
Circle with X	EXISTING SANITARY SEWER CLEAN-OUT
Circle with X	EXISTING SANITARY SEWER RUN
Circle with X	EXISTING FENCE
Circle with X	EXISTING FENCE POST
Circle with X	EXISTING SIGN
Circle with X	EXISTING PROPERTY EVIDENCE
Circle with X	EXISTING SPOT ELEVATION
Circle with X	EXISTING CONTOUR
Line with arrow	PROPOSED PROPERTY LINE
Line with arrow	PROPOSED BUILDING SETBACK LINE
Line with arrow	PROPOSED EASEMENT LINE

DESIGN : MH
DRAWN : MH
CHECKED : JKJ
DATE : 07/22/2022

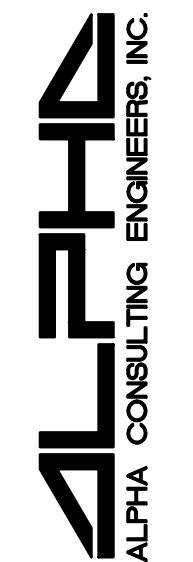
NO.	DATE	DESCRIPTION	BY



PHASE SCHEDULE
PHASE 1 - 75 UNITS
PHASE 2 - 63 UNITS
PHASE 3 - 36 UNITS
TOTAL - 174 UNITS

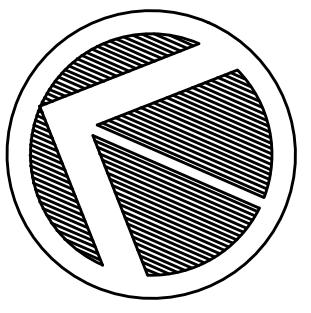
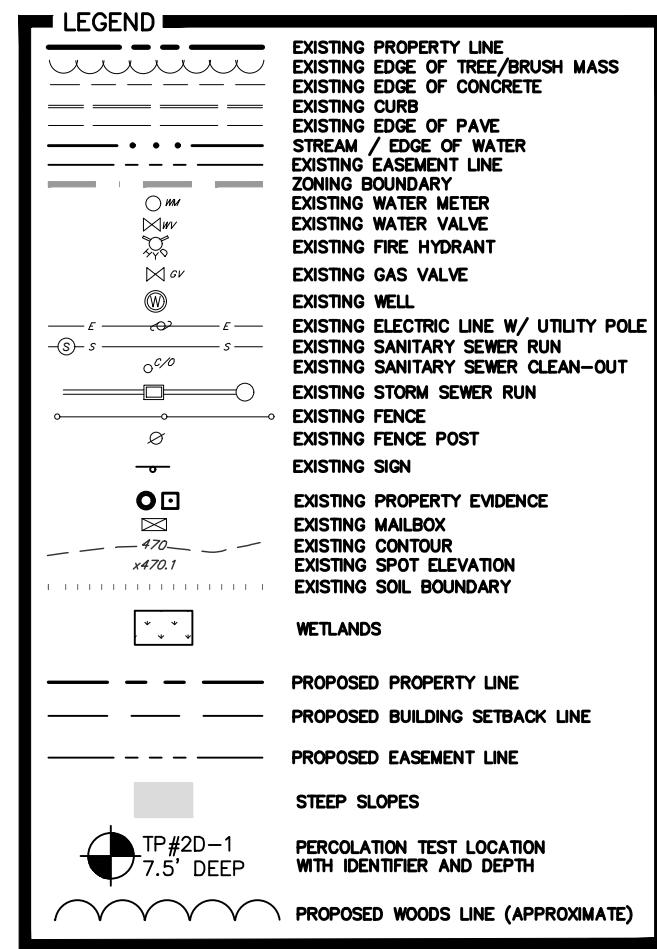


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PRELIMINARY LAND DEVELOPMENT PLAN
PHASING PLAN
199 ASSOCIATES- PHASE 2
EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
314128
SURVEY BOOK :
Z-314128
SCALE : 1" = 60'
DWG. NO. 314128-04-01
FILE : 04_Phasing.dwg
SHEET 05 & 19



**LIMITS OF PHASE I-LOT 1
ON-SITE LIMIT OF DISTURBANCE
1,424,382 SQ FT (32.67 ACRES)**

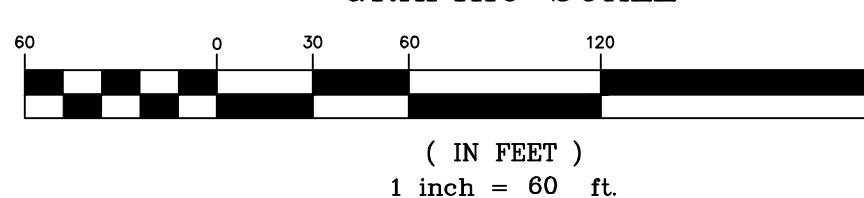
**PHASE II - LOT 2
ON-SITE LIMIT OF DISTURBANCE
1,389,941 SQ FT (31.9 ACRES)**

This detailed site plan for Phase II - Lot 2 illustrates the layout of the property, including roads, easements, and various construction features. The plan shows the following key elements:

- PHASE II - LOT 2 ON-SITE LIMIT OF DISTURBANCE:** 1,389,941 SQ FT (31.9 ACRES). This area is indicated by a dashed line boundary.
- OFF-SITE LIMIT OF DISTURBANCE:** 196,591 SQ FT (4.73 ACRES). This area is indicated by a dashed line boundary.
- 100-YEAR REGULATORY FLOODPLAIN:** Indicated by a dashed line boundary.
- ROADS:** CREEKSIDE DRIVE (T-662) and several local streets labeled with letters (S, N, E, W) and numbers (e.g., 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 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MATCH LINE SHEET # 07

GRAPHIC SCALE



PROJECT NO.	
314128	
SURVEY BOOK :	
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SCALE : 1" = 60'	
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06_Grading.dwg	
SHEET 06 & 19	

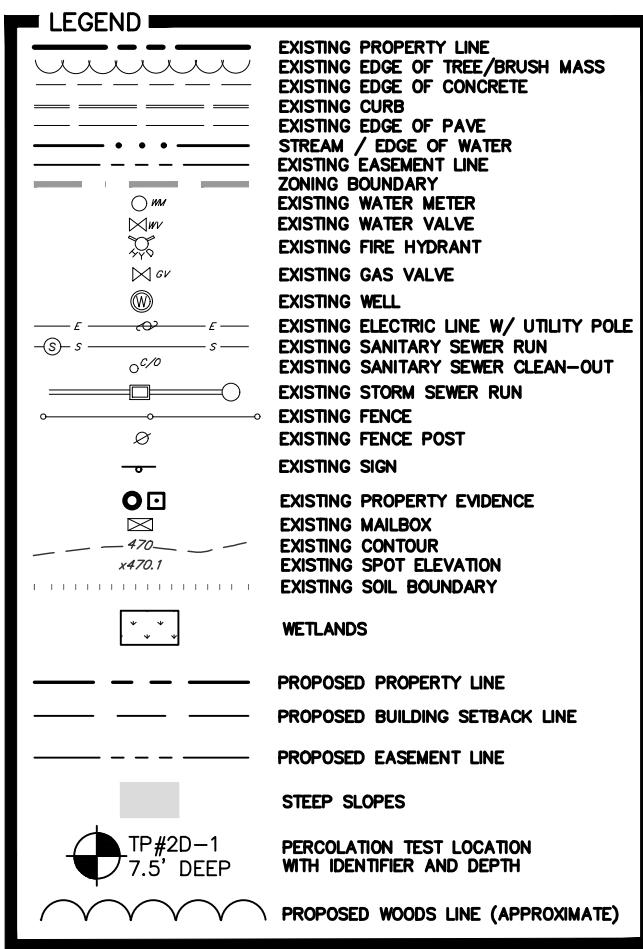
199 ASSOCIATES-PHASE 2

GRADING / UTILITY PLAN

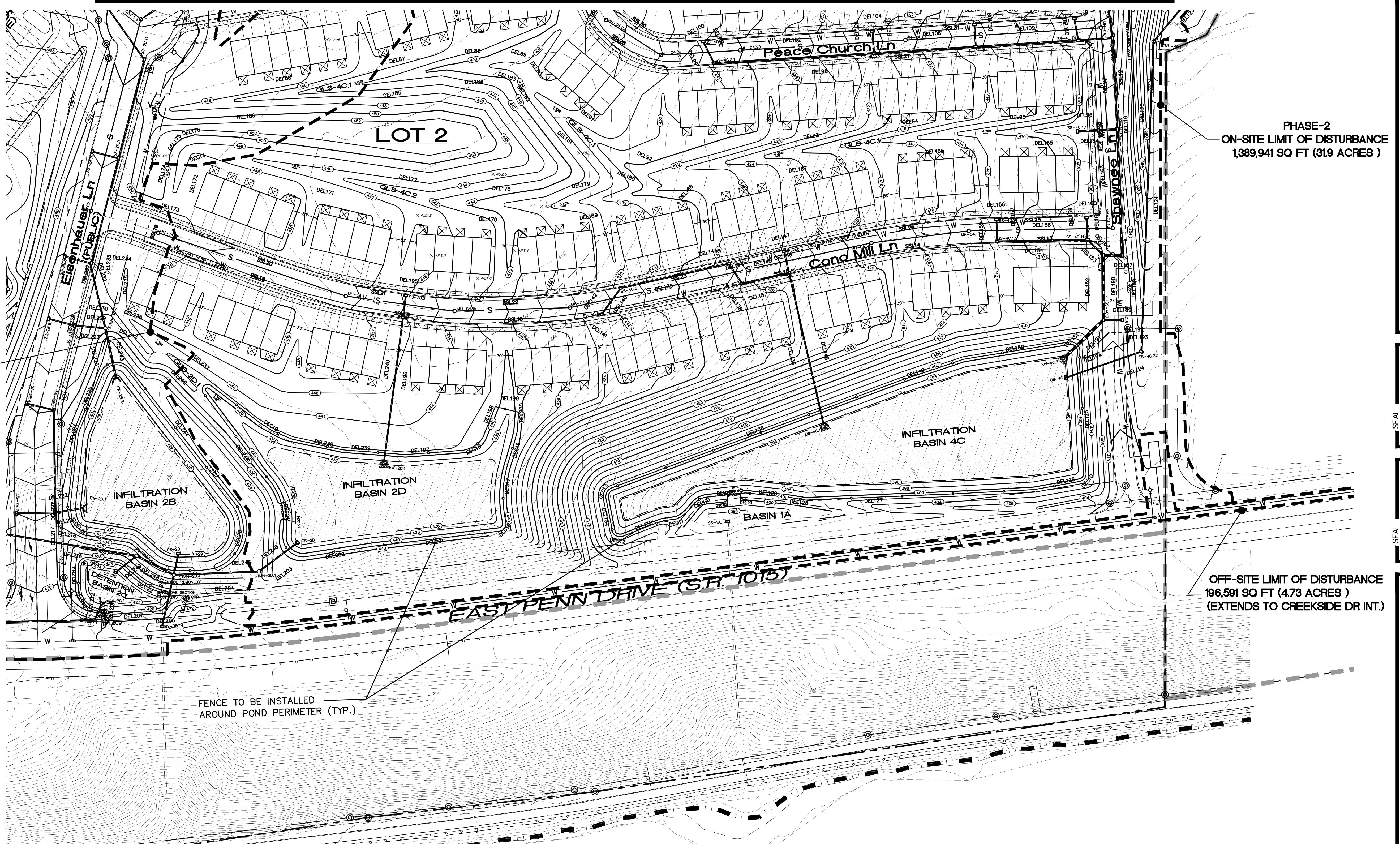
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
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PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

N : MH
VN : MH
KED : JKM
: 07/22/2022

06.06.19



MATCH LINE SHEET # 06



DESIGN : MH
DRAWN : MH
CHECKED : JKJ
DATE : 07/22/2022

NO. DATE DESCRIPTION BY

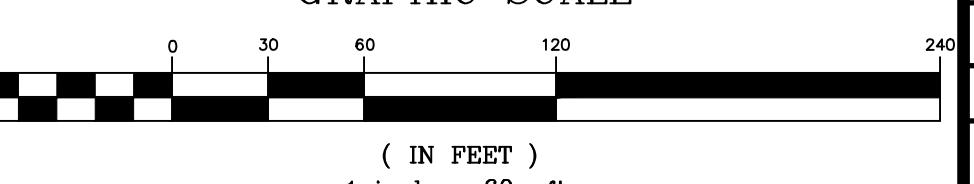
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ALPHA CONSULTING ENGINEERS, INC.

PRELIMINARY LAND DEVELOPMENT PLAN
GRADING / UTILITY PLAN
199 ASSOCIATES- PHASE 2
EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
314128
SURVEY BOOK :
Z-314128
SCALE : 1" = 60'
DWG : X:\\MFL\\314128\\DWG\\199 ALPHAEI PHASE 2\\
FILE : 06_Grading.dwg

GRAPHIC SCALE



SHEET 07 & 19