

PLANNING DEPARTMENT
C u m b e r l a n d C o u n t y

**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
Plan Title:				
199 Associates Lot 2				
Plan Status:		Plan Type:		
Preliminary		Land Development Plan		
Comments and Recommendations:				

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 Eisenhower Lane (SLDO 22-503.1.F).
- 9. A crosswalk should be provided across Eisenhower 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 Eisenhower 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

LINE CROSSINGS SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL
ALL CROSSINGS MAINTAINING LESS THAN AN 18-INCH CLEARANCE
CONCRETE ENCASED.

SITE DATA

1. ZONING:	OFFICE-APARTMENT DISTRICT (O-A)
2. SOURCE OF TITLE:	TAX PARCEL #09-17-1040-096

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 JANUARY 2016. VERTICAL DATUM IS NAVD83 AND HORIZONTAL DATUM IS NAD83. PER GPS STATIC SURVEY, SITE BENCHMARK IS A 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.
4. PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YR. FLOODPLAIN (ZONE AC" PER FEMA FLOOD INSURANCE RATE MAPS #200410014E & #42041C011BE, 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.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428). NO BUILDING PERMIT SHALL BE ISSUED FOR ANY WORK OR EROSION 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. ZONE AC SHALL CONFORM TO THE REQUIREMENTS OF PART 2 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 # 20213080154 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, REFERENCE TO 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.

24. ALL UTILITY LINE CROSSINGS SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE. ALL CROSSINGS MAINTAINING LESS THAN AN 18-INCH CLEARANCE SHALL BE CONCRETE ENCASED.
25. WETLAND AREAS HAVE BEEN DELINEATED ON THE PROJECT AS INDICATED IN THE "JURISDICTIONAL DRAINED & WETLAND DELINEATION REPORT FOR LANDS N/F VALLEY LAND COMPANY", DATED MAY 16, 2016, PREPARED BY ALPHA CONSULTING ENGINEERS, INC. WETLANDS WERE REVIEWED ON MARCH 01, 2022. THE WETLAND DELINEATION AND REPORT HAS BEEN UPDATED.
26. DEVELOPMENT SITES ON THIS PLAN ARE CONCEPTUAL. THE APPROVAL OF THE PLAN BY EAST PENNSBORO TOWNSHIP DOES NOT GUARANTEE THE FEASIBILITY OF CONSTRUCTION. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH DEVELOPMENT PAD SITE, THAT APPLICANT SHALL PRESENT THE ZONING OFFICER AND ENGINEER WITH A DETAILED GRADING PLAN, SEALED BY A CERTIFIED ENGINEER, IN ACCORDANCE WITH THE STATE OF PENNSYLVANIA. THE BUILDING PERMIT GRADING PLAN SHALL INDICATE DRAINAGE PATTERNS ON EACH LOT AND SUCH DRAINAGE PATTERNS SHALL BE CONSISTENT WITH THE APPROVED PLAN. SWALES SHALL BE PROVIDED AT THE CONCENTRATED FLOWS. AS BUILT SURVEYS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR VERIFICATION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR PROPOSED STRUCTURES.
27. ALL DRAINAGE EASEMENTS ARE FOR PRIVATE OPERATION AND MAINTENANCE AND FOR TOWNSHIP ACCESS FOR INSPECTION ONLY.
28. ALL SANITARY SEWER EASEMENTS ARE FOR DEDICATION AND PUBLIC ACCEPTANCE.
29. UTILITIES SHALL BE INSTALLED UNDERGROUND.
30. ALL DRIVEWAYS ALONG MOREL & GRIFOLIA ROAD WILL REQUIRE A TOWNSHIP H.O.P.
31. LANDOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ADEQUATE ROADWAY CLEARANCE IN WHICH TREES MAY ENCROACH OVER THE CLEARANCE REQUIREMENTS ARE OUTLINED IN THE 2009 INTERNATIONAL FIRE CODE.
32. THE MAINTENANCE OF TREE HEIGHT AND CLEARANCES ON PRIVATE AND PUBLIC ROADWAYS SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER.
33. AREAS USED FOR THE PURPOSE OF INFILTRATING STORMWATER SHALL BE PROTECTED FROM COMPACTION DURING CONSTRUCTION.
34. OWNERSHIP RESPONSIBILITIES OF ALL COMMON FACILITIES (E.G. WATER LINES, ROADWAYS, CURBING, SIDEWALK, ETC.) SHALL BE DETAILED WITHIN THE DEVELOPERS AGREEMENT. SEE DEVELOPERS AGREEMENT FOR DETAILS.
35. DEP'S WATER QUALITY PERMIT FOR THE CONSTRUCTION/OPERATION OF SEWAGE FACILITY WAS APPROVED AND ISSUED ON JULY 7, 2022.

PROJECT SCHEDULE

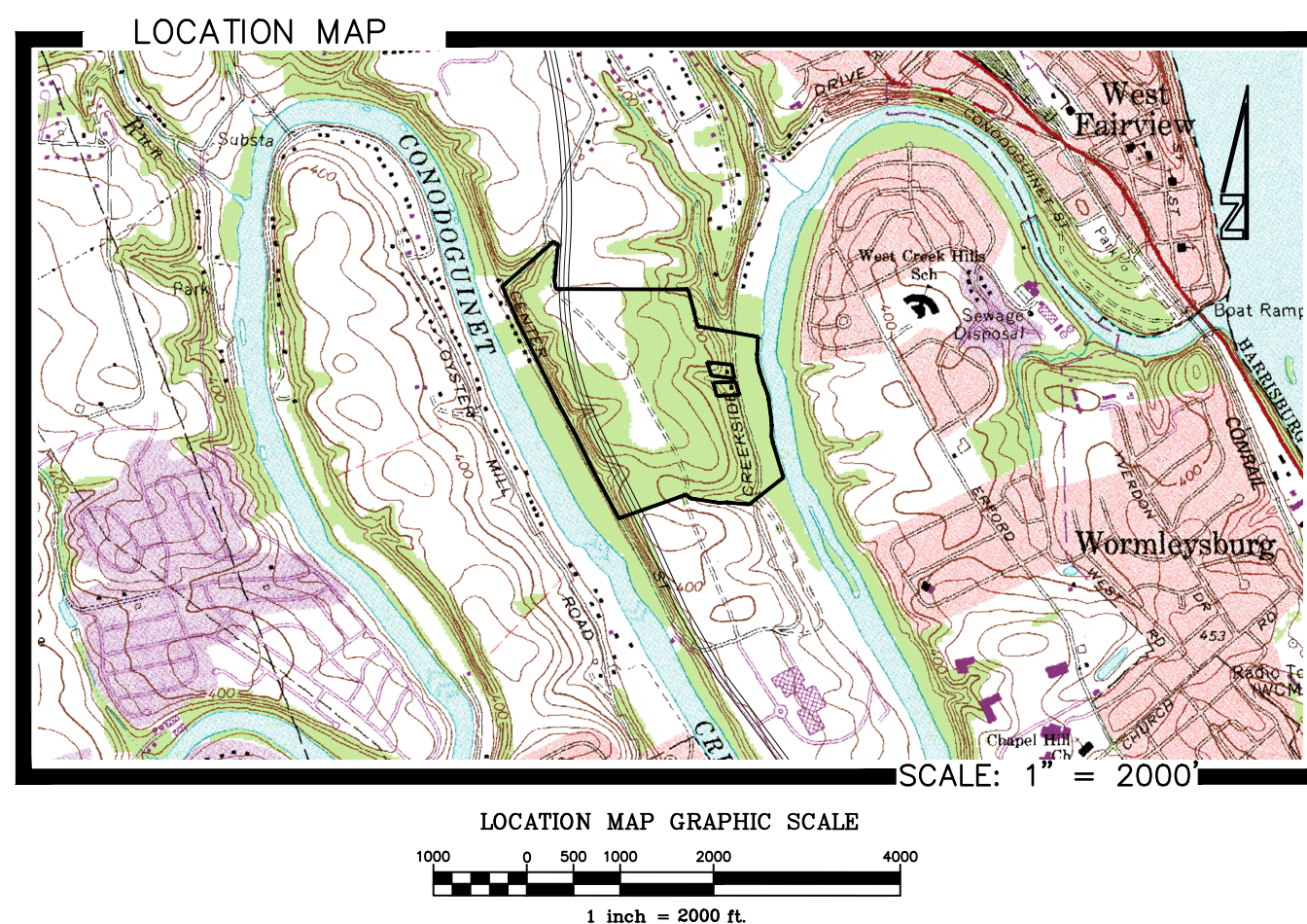
CONSTRUCTION ACTIVITIES FOR THE PROJECT ARE SCHEDULED TO COMMENCE IN THE SPRING/SUMMER OF 2023.

WAIVER REQUESTS :

1. SLDO 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. SLDO 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. SLDO 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. SLDO 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.: _____



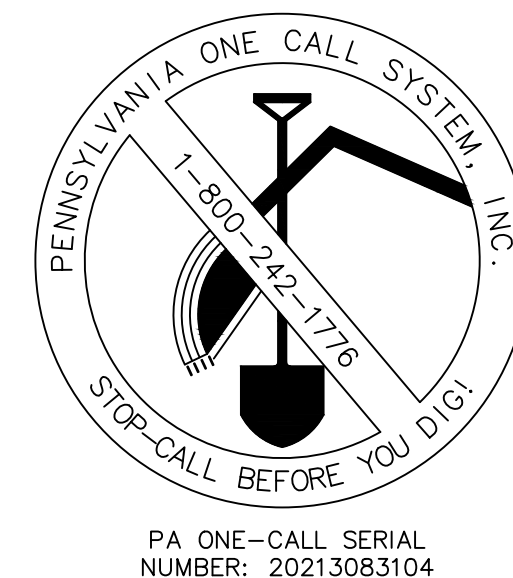
INDEX OF DRAWINGS :

- 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

DATE: JULY 22, 2022

SITE DATA

- | | | | |
|----------------------------------|-----------------------------------|---|---------------------------|
| 1. ZONING: | OFFICE--APARTMENT DISTRICT (O--A) | | |
| 2. SOURCE OF TITLE: | TAX PARCEL #09-17-1040-096 | | |
| 3. LOT AREA: | EXISTING: | LOT 2: | |
| | | CREEKSIDE DRIVE R/W PROP. FOR DED. | 9,942 SF |
| | | EXISTING TOWNSHIP SLUB STREET R/W | 15,626 SF |
| | | PORTION OF GRIFOLIA ROAD PROP. FOR DED. | 16,172 SF |
| | | RESIDUAL (LOT 2 NET) | 1,767,843 SF |
| | |] LOT 2 GROSS: 1,808,499 S.F. (41.52 AC) | |
| | TOTAL: | | 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) | | |



UTILITY LISTING

- CABLE
COMCAST CABLE
4601 SMITH STREET
HARRISBURG, PA 17109
TEL: 717 540-8900
- SANITARY SEWER
EAST PENNSBORO TOWNSHIP
98 SOUTH ENOLA DRIVE
ENOLA, PA 17025
TEL: 717 732-0711
- WATER SERVICE
PA AMERICAN
852 WESLEY DRIVE
MECHANICSBURG, PA 17055
TEL: 717 691-2091
- ELECTRIC
PP&H, INC.
100 COMMERCE DRIVE
MECHANICSBURG, PA 17055
TEL: 717 691-2900
- TELEPHONE
VERIZON PENNSYLVANIA INC
11TH FLOOR, STRAWBERRY SQ.
HARRISBURG, PA 17101
TEL: 717 777-4370
- GAS
UGI CORPORATION
15001 PAXTON STREET
HARRISBURG, PA 17105
TEL: 717 255-2300

OWNER _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS THE _____ DAY OF _____, 202_, 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.
ALL CONDITIONS MET 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
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I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

JOHN K. MURPHY, PLS

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

JOHN K. MURPHY, P.E.

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 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

LEGEND

EXISTING PROPERTY LINE
EXISTING EDGE OF TREE/BRUSH MASS
EXISTING CURB
EXISTING EDGE OF PAVE
STREAM / EDGE OF WATER
EXISTING EASEMENT LINE
ZONING BOUNDARY
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
EXISTING WELL
EXISTING ELECTRIC LINE W/ UTILITY POLE
EXISTING SANITARY SEWER RUN
EXISTING STORM SEWER RUN
EXISTING FENCE
EXISTING FENCE POST
EXISTING SIGN
EXISTING PROPERTY EVIDENCE
EXISTING MAILBOX
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING SOIL BOUNDARY

WETLANDS
EXISTING FLOODPLAIN

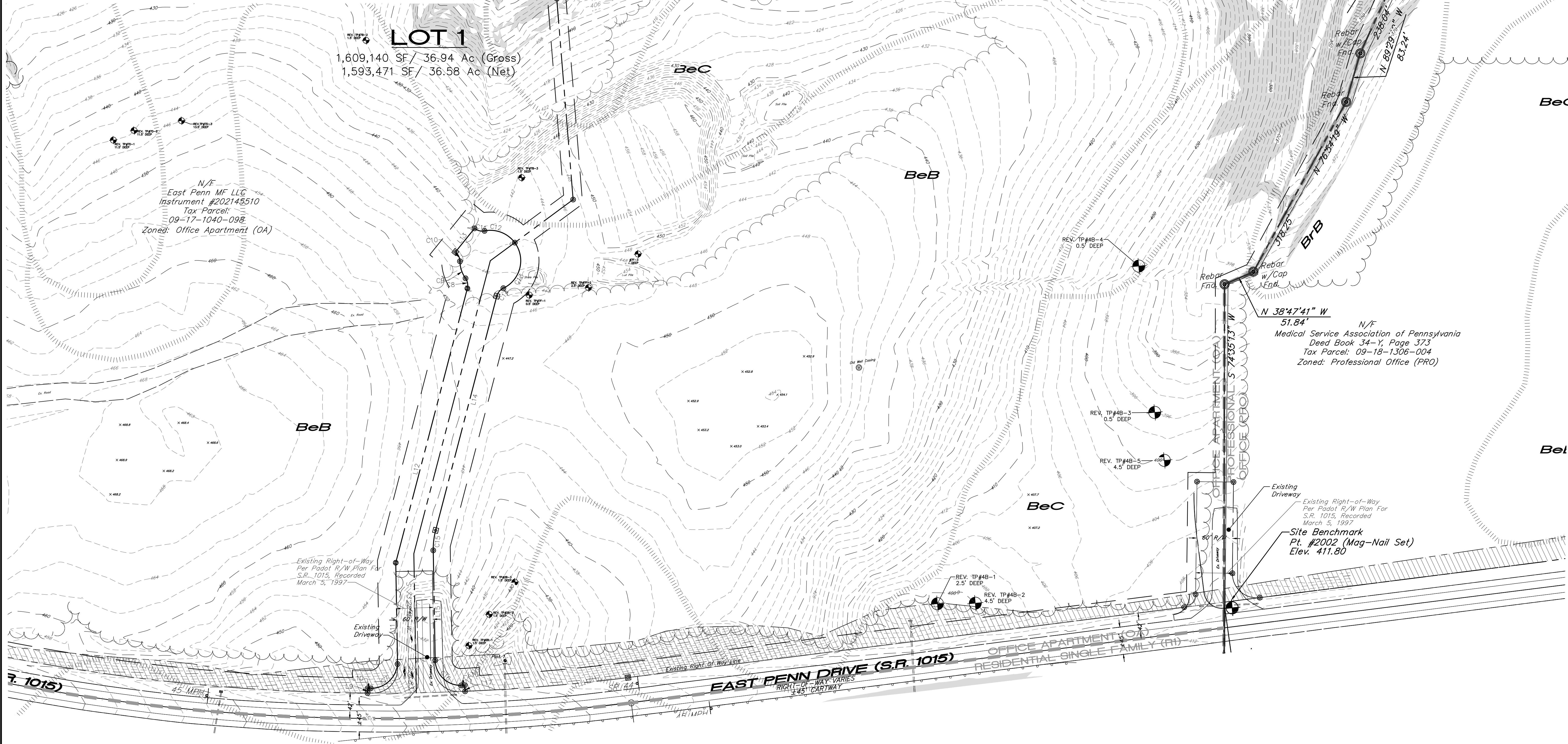
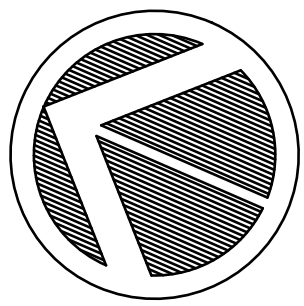
TP#20-1
7.5' DEEP

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	Monongahela Silt Loam	3-8	1.5'-3.0'	60"+	C
WkF	Welkert & Klinesville Very Shaly Silt Loam	20-75	6'+	10"-20" (soft)	D

GENERAL NOTES :

- A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ALPHA CONSULTING ENGINEERS, INC. IN MAY OF 2016. VERTICAL DATUM IS NAVD83 AND HORIZONTAL DATUM IS NAD83 PER GPS STATIC SESSION. SITE BENCHMARK IS A MAG-NAI 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.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YR. FLOODPLAIN "ZONE AE" PER FEMA FLOOD INSURANCE RATE MAPS #420410014E & #420410018E, 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.



NO.	DATE	DESCRIPTION	BY

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

PLANNING•ENGINEERING•SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PH: 717.770.2800
FAX: 717.770.2400
WWW.ALPHA-CEI.COM

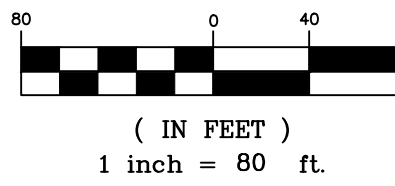
ALPHA
ALPHA CONSULTING ENGINEERS, INC.

PRELIMINARY LAND DEVELOPMENT PLAN
EXISTING FEATURES PLAN

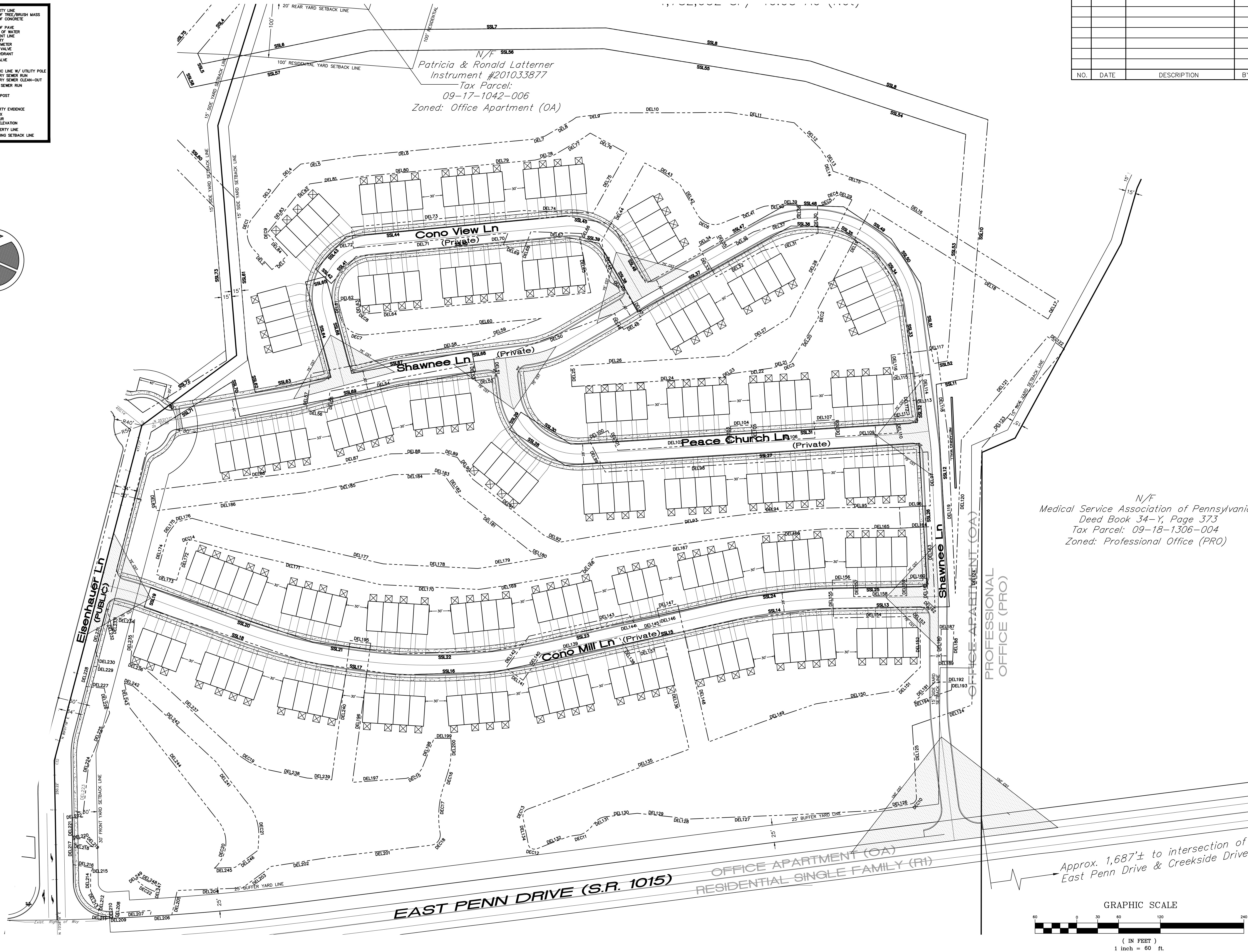
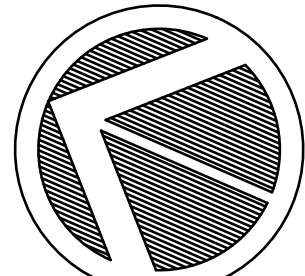
199 ASSOCIATES- PHASE 2

EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	314128
SURVEY BOOK :	2/314128
SCALE :	1" = 80'
DWG :	199 ASSOCIATES PHASE II
FILE :	199 ASSOCIATES PHASE II
SHEET	02 of 19



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EDGE OF TREE/BRUSH MASS
	EXISTING EDGE OF CONCRETE
	EXISTING CURB
	EXISTING EDGE OF PAVE
	STREAM / EDGE OF WATER
	EXISTING EASEMENT LINE
	ZONING BOUNDARY
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WELL
	EXISTING ELECTRIC LINE W/ UTILITY POLE
	EXISTING SANITARY SEWER RUN
	EXISTING SANITARY SEWER CLEAN-OUT
	EXISTING STORM SEWER RUN
	EXISTING FENCE
	EXISTING FENCE POST
	EXISTING SIGN
	EXISTING PROPERTY EVIDENCE
	EXISTING MAILBOX
	EXISTING CLOUTOR
	EXISTING SPOT ELEVATION
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK LINE



				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

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ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

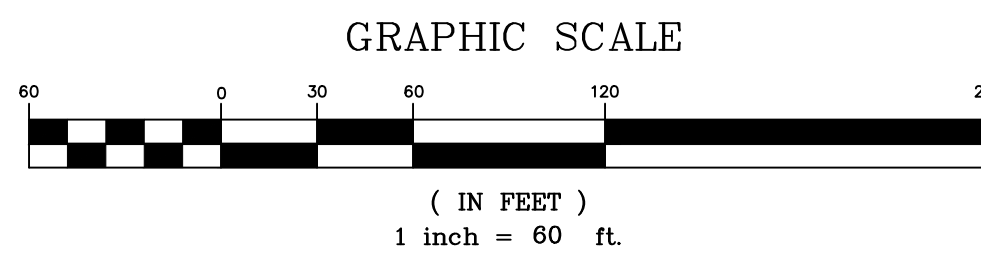
PRELIMINARY LAND DEVELOPMENT PLAN
SITE & EASEMENT PLAN

199 ASSOCIATES- PHASE 2

EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

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

→ Approx. 1,687'± to intersection of
East Penn Drive & Creekside Drive



PROJECT NO. 314128
SURVEY BOOK : Z:\314128
SCALE : 1" = 60'
DWG FILE : Y:\2014\314128.dwg Dwg\Phase I\03_Site.dwg
SHEET 03 of 19

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

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°45'11"W
DEL24	221.66'	N19°07'04"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'	N3°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	94.90'	S36°01'33"E
DEL60	252.77'	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'	N46°43'05"W
DEL78	26.34'	N29°19'52"W
DEL79	51.37'	N20°51'54"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'	S21°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°04'50"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"E

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"E
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'	N76°44'56"E

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'	N28°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		
LINE	LENGTH	BEARING
DEL141	30.00'	N20°15'47"E
DEL142	56.36'	S69°44'13"E
DEL143	146.20'	S28°07'19"E
DEL144	27.87'	S40°15'37"W
DEL145	32.02'	S28°19'58"E
DEL146	24.51'	N61°40'20"E
DEL147	30.00'	S28°19'40"E
DEL148	203.36'	S61°40'02"W
DEL149	163.25'	S35°02'17"E
DEL150	116.40'	S24°47'04"E
DEL151	48.65'	S59°36'46"E
DEL152	63.26'	N74°19'05"E
DEL153	13.75'	N28°52'57"E
DEL154	114.85'	N16°33'10"W
DEL155	54.32'	N72°45'16"E
DEL156	30.00'	S17°14'44"E
DEL157	24.68'	S72°45'16"W
DEL158	76.33'	S16°33'10"E
DEL159	24.34'	N72°50'03"E
DEL160	30.00'	S17°09'57"E

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL161	33.45'	S72°50'03"W
DEL162	14.52'	S28°52'57"W
DEL163	117.78'	N71°52'19"E
DEL164	47.97'	N18°30'02"W
DEL165	106.09'	N15°57'58"W
DEL166	90.45'	N19°44'50"W
DEL167	243.43'	N23°39'48"W
DEL168	28.91'	N63°58'18"W
DEL169	147.81'	N24°52'04"W
DEL170	141.38'	N12°42'45"W
DEL171	278.67'	N2°09'26"W
DEL172	55.74'	N89°58'26"W
DEL173	30.00'	N0°01'34"E
DEL174	61.30'	S89°58'26"E
DEL175	20.70'	S68°57'43"E
DEL176	22.91'	S28°39'36"E
DEL177	282.38'	S2°06'21"E
DEL178	135.84'	S12°42'45"E
DEL179	94.85'	S24°44'32"E
DEL180	15.66'	N9°34'26"E

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL181	138.34'	N22°42'27"E
DEL182	31.97'	N39°13'51"E
DEL183	9.50'	N0°08'03"W
DEL184	64.41'	N16°42'32"W
DEL185	129.01'	N27°04'29"W
DEL186	215.34'	N22°24'29"W
DEL187	18.34'	S15°28'49"E
DEL188	45.95'	S76°44'56"W
DEL189	16.39'	N15°40'55"W
DEL190	45.93'	N74°19'05"E
DEL191	43.90'	S59°36'46"E
DEL192	24.09'	S15°30'52"E
DEL193	11.49'	S76°44'56"W
DEL194	58.37'	N34°34'57"W
DEL195	30.00'	S8°00'49"E
DEL196	201.64'	S81°59'11"W
DEL197	77.41'	S19°45'42"E
DEL198	47.14'	S83°40'56"E
DEL199	24.05'	S14°54'11"E
DEL200	23.91'	S74°14'46"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL201	143.10'	N22°18'07"W
DEL202	88.56'	N24°19'46"W
DEL203	51.87'	N52°13'13"W
DEL204	93.49'	N17°40'59"W
DEL205	35.96'	S87°12'59"W
DEL206	31.27'	N19°09'59"W
DEL207	46.09'	N19°19'12"W
DEL208	7.76'	S81°25°04"W
DEL209	13.23'	N17°58'48"W
DEL210	2.00'	N71°04'22"E
DEL211	16.59'	N8°18'49"W
DEL212	12.29'	N81°25'04"E
DEL213	26.22'	N46°57'24"E
DEL214	26.71'	N74°52'35"E
DEL215	7.09'	S74°39'12"E
DEL216	29.64'	N6°08'53"W
DEL217	30.00'	N73°25'55"E
DEL218	30.40'	S6°08'53"E
DEL219	17.96'	N29°57'10"E
DEL220	17.06'	N25°01'40"W

STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL221	30.33'	N73°25'55"E
DEL222	14.98'	S25°01'40"E
DEL223	70.41'	N80°51'18"E
DEL224	13.14'	N88°53'30"E
DEL225	72.25'	S83°04'17"E
DEL226	36.54'	N62°11'02"E
DEL227	26.44'	N10°25'42"W
DEL228	30.42'	N89°07'18"E
DEL229	11.73'	S10°25'42"E
DEL230	23.47'	N61°27'35"E
DEL231	64.62'	N89°07'18"E
DEL232	35.12'	S61°27'35"W
DEL233	19.64'	N80°06'22"E
DEL234	30.00'	S9°53'38"E
DEL235	62.47'	S80°06'22"W
DEL236	20.78'	S4°47'26"W
DEL237	172.37'	S26°52'32"W
DEL238	60.82'	S3°32'01"E
DEL239	35.16'	S11°15'33"E
DEL240	202.00'	N81°59'11"E

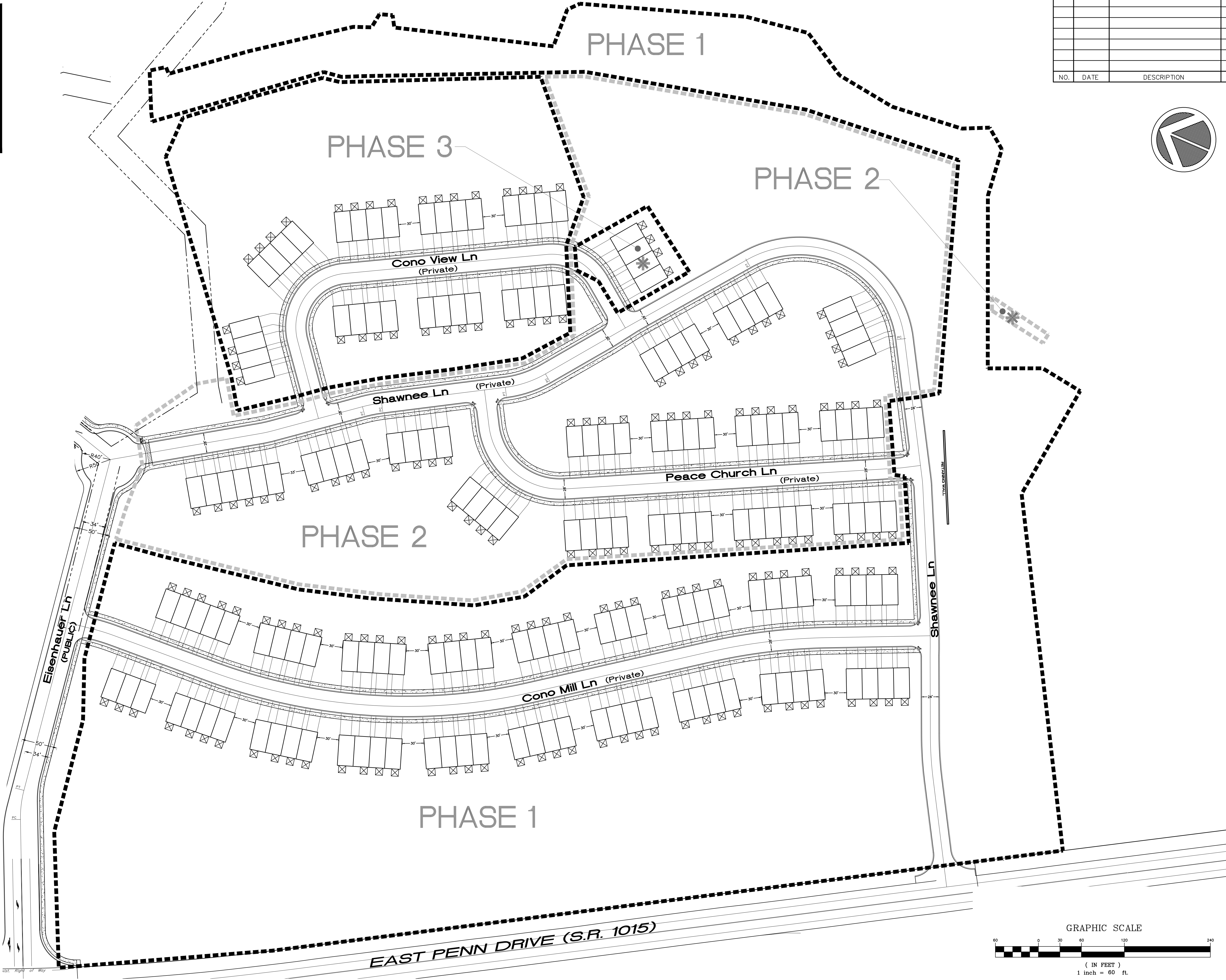
STORM WATER DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DEL241	74.79'	S37°08'18"W
DEL242	160.95'	S26°54'03"W
DEL243	13.28'	S4°47'26"W
DEL244	36.83'	N62°11'02"E
DEL245	29.69'	N17°40'59"W
DEL246	41.25'	N52°13'13"W
DEL247	8.46'	S87°12'59"W
DEL248	27.88'	S11°26'52"W
DEL249	6.23'	S53°50°00"E

STORM WATER DRAINAGE EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
DEC1	52.65'	35.00'	N75°04'47"E	47.82'
DEC2	14.41'	13.00'	S74°35'40"W	13.69'
DEC3	8.21'	15.27'	N46°59'24"W	8.12'
DEC4	6.84'	5.00'	N35°50'49"W	6.32'
DEC5	30.05'	24.50'	N39°54'31"W	28.21'
DEC6	40.33'	28.51'	N4°04'16"E	37.05'
DEC7	54.98'	35.00'	N24°06'25"E	49.50'
DEC8	7.85'	5.00'	S24°06'25"W	7.07'
DEC9	8.31'	5.00'	S79°35'06"W	7.38'
DEC10	13.03'	9.00'	N67°11'31"W	11.92'
DEC11	30.67'	36.22'	N36°23'48"W	29.76'
DEC12	13.12'	8.67'	N9°45'48"E	11.91'
DEC13	15.53'	11.00'	S76°21'33"E	14.27'
DEC14	8.48'	6.83'	N48°19'40"W	7.94'
DEC15	27.25'	33.69'	S47°03'32"E	26.51'
DEC16	50.26'	190.75'	S87°58'11"W	50.12'
DEC17	63.91'	133.62'	S77°55'29"W	63.30'
DEC18	24.47'	15.00'	N69°02'21"W	21.85'
DEC19	56.88'	100.56'	S16°11'50"W	56.12'
DEC20	73.86'	49.21'	N79°53'25"W	67.12'
DEC21	53.49'	72.00'	S56°22'46"W	52.27'
DEC22	32.92'	76.04'	S15°54'15"W	52.27'

SANITARY SEWER EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
SSL1	29.83'	S9°20'41"E
SSL2	13.40'	S79°54'32"W
SSL3	220.05'	N85°39'36"W
SSL4	118.63'	N65°26'48"W
SSL5	16.39'	S50°24'16"W
SSL6	242.93'	S27°06'43"E
SSL7	341.69'	S15°59'12

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EDGE OF TREE/BRUSH MASS
	EXISTING EDGE OF CONCRETE
	EXISTING CURB
	STREAM / EDGE OF WATER
	EXISTING EASEMENT LINE
	ZONING BOUNDARY
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WELL
	EXISTING ELECTRIC LINE W/ UTILITY POLE
	EXISTING SANITARY SEWER RUN
	EXISTING SANITARY SEWER CLEAN-OUT
	EXISTING STORM SEWER RUN
	EXISTING FENCE
	EXISTING FENCE POST
	EXISTING SIGN
	EXISTING PROPERTY EVIDENCE
	EXISTING MAILBOX
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED EASEMENT LINE

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



NO.	DATE	DESCRIPTION	BY

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

PLANNING•ENGINEERING•SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW GUMBERLAND, PA 17070
PH: 717.770.2800
FAX: 717.770.2400
WWW.ALPHAENGINE.COM

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ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

PRELIMINARY LAND DEVELOPMENT PLAN
PHASING PLAN

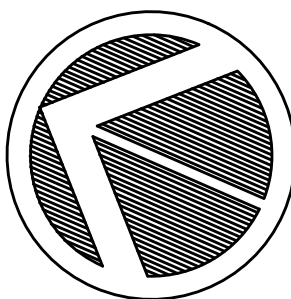
199 ASSOCIATES- PHASE 2

EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	314128
SURVEY BOOK :	21/314128
SCALE :	1" = 60'
DWG :	199 ASSOCIATES PHASE II
FILE :	05-199assoz.dwg
SHEET	05 of 19

LEGEND

EXISTING PROPERTY LINE
EXISTING EDGE OF TREE/BRUSH MASS
EXISTING EDGE OF CONCRETE
EXISTING CURB
EXISTING EDGE OF PAVE
STREAM / EDGE OF WATER
EXISTING EASEMENT LINE
ZONING BOUNDARY
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EXISTING SANITARY SEWER CLEAN-OUT
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EXISTING STORM SEWER RUN
EXISTING FENCE POST
EXISTING FENCE
EXISTING SIGN
EXISTING PROPERTY EVIDENCE
EXISTING MAILBOX
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING SOIL BOUNDARY
WETLANDS
PROPOSED PROPERTY LINE
PROPOSED BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
STEEP SLOPES
PERCOLATION TEST LOCATION
WITH IDENTIFIER AND DEPTH
PROPOSED WOODS LINE (APPROXIMATE)



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)

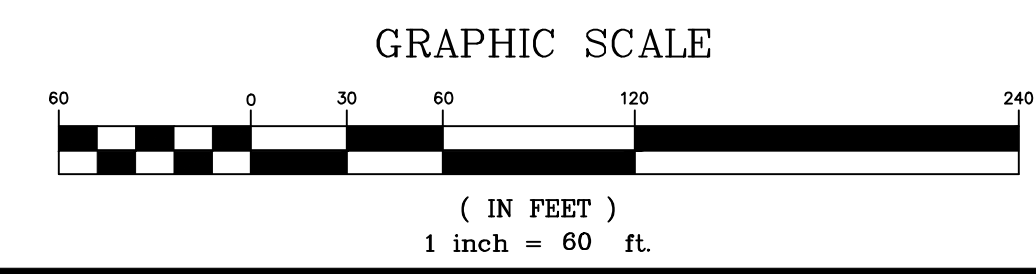
OFF-SITE LIMIT OF DISTURBANCE
196,591 SQ FT (4.73 ACRES)

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

FENCE TO BE INSTALLED
AROUND POND PERIMETER (TYP.)

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

MATCH LINE SHEET # 07



NO.	DATE	DESCRIPTION	BY

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

PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
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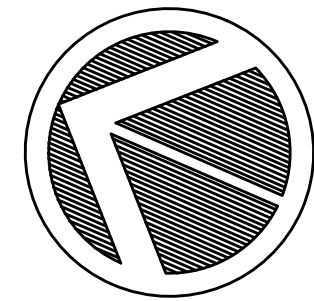
PRELIMINARY LAND DEVELOPMENT PLAN
GRADING / UTILITY PLAN

199 ASSOCIATES- PHASE 2

EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	314128
SURVEY BOOK :	2/314128
SCALE :	1" = 60'
DWG :	1:\DWG\314128\314128.dwg
FILE :	2:\DWG\314128\314128.dwg
SHEET	06 of 19

EXISTING PROPERTY LINE	EXISTING EDGE OF TREE/BRUSH MASS
EXISTING EDGE OF CONCRETE	EXISTING CURB
EXISTING EDGE OF PAVE	EXISTING EDGE OF WATER
EXISTING EASEMENT LINE	EXISTING EASEMENT LINE
EXISTING WATER METER	EXISTING WATER VALVE
EXISTING FIRE HYDRANT	EXISTING GAS VALVE
EXISTING WELL	EXISTING ELECTRIC LINE W/ UTILITY POLE
EXISTING SANITARY SEWER RUN	EXISTING SANITARY SEWER CLEAN-OUT
EXISTING STORM SEWER RUN	EXISTING FENCE
EXISTING FENCE POST	EXISTING SIGN
EXISTING PROPERTY EVIDENCE	EXISTING MAILBOX
EXISTING CONTOUR	EXISTING SPOT ELEVATION
EXISTING SOIL BOUNDARY	WETLANDS
PROPOSED PROPERTY LINE	PROPOSED BUILDING SETBACK LINE
PROPOSED EASEMENT LINE	PROPOSED EASEMENT LINE
STEEP SLOPES	PERCOLATION TEST LOCATION WITH IDENTIFIER AND DEPTH
PROPOSED WOODS LINE (APPROXIMATE)	



MATCH LINE SHEET # 06

NO.	DATE	DESCRIPTION	BY

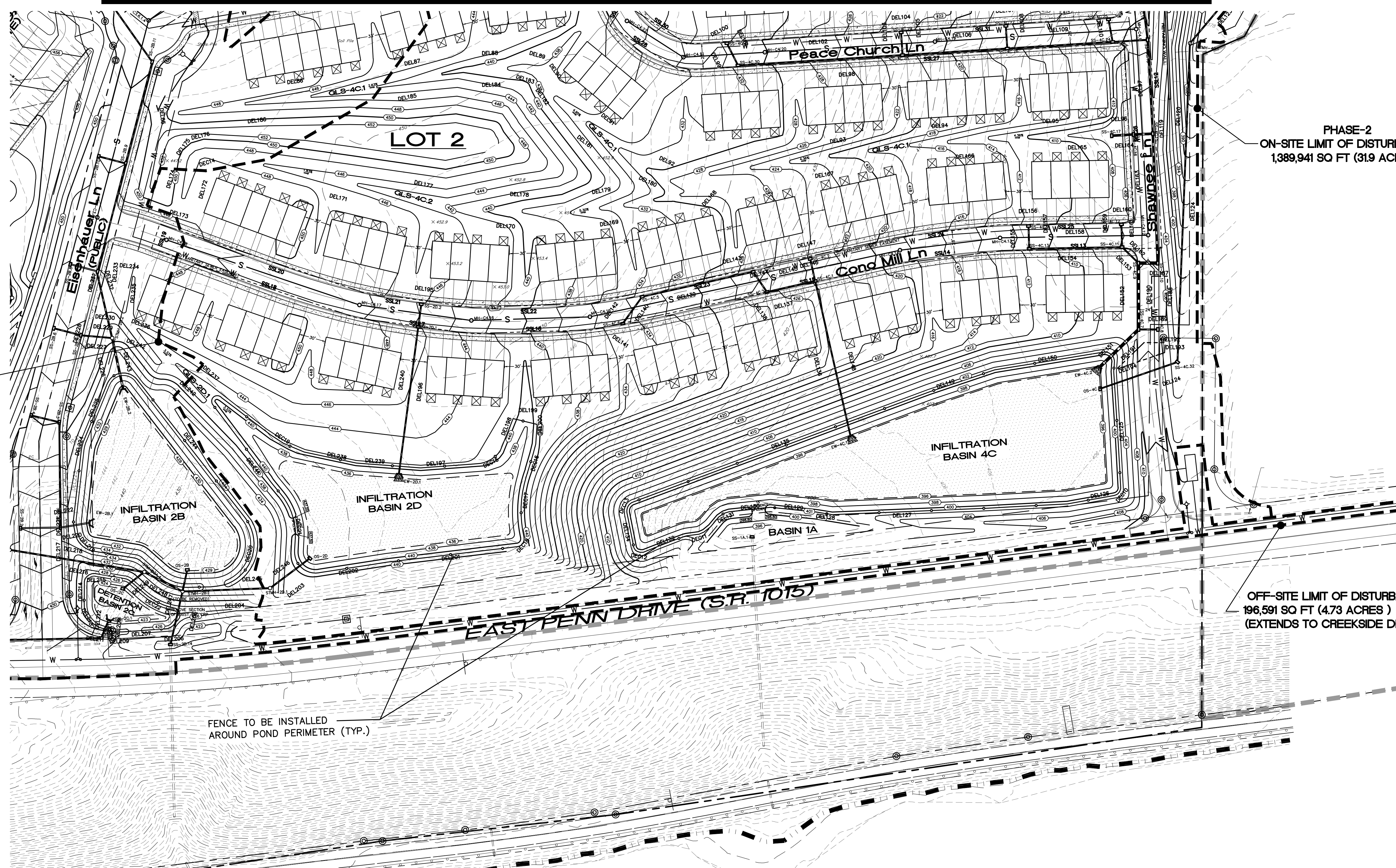
DESIGN :	MH
DRAWN :	MH
CHECKED :	JKM
DATE :	07/22/2022

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

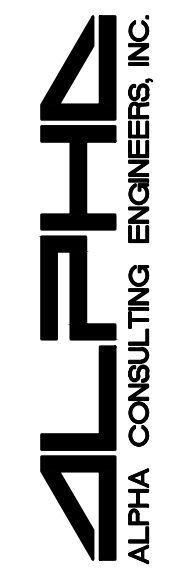
PHASE-2
ON-SITE LIMIT OF DISTURBANCE
1,389,941 SQ FT (31.9 ACRES)

OFF-SITE LIMIT OF DISTURBANCE
196,591 SQ FT (4.73 ACRES)
(EXTENDS TO CREEKSIDE DR INT.)

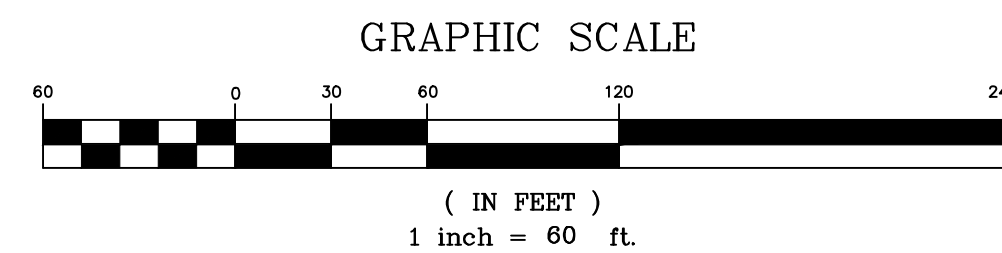
FENCE TO BE INSTALLED
AROUND POND PERIMETER (TYP.)



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



PROJECT NO.	314128
SURVEY BOOK :	2/314128
SCALE :	1" = 60'
DWG :	T:\001\314128\001\314128.dwg
FILE :	20-Grading.dwg
SHEET	07 of 19