



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:
North Middleton Township	1/9/2026	1/26/2026	NB, SH	P26-24
Plan Title:				
Mountain View Estates Phase 6				
Plan Status:		Plan Type:		
Final		Subdivision Plan		
Comments and Recommendations:				

1. The cul-de-sac at Blue Mountain Boulevard should include a snow dump easement (SLDO 180-34.F.6).
2. The applicant should include an explanation of the lots 48-63 adjacent to Blue Mountain Boulevard. Some of these lots appear to be previously approved in the final subdivision plan for phases 4, 5A and 5B and others appear to be in phase 7 as shown on sheet 2.
3. General note 32 requires a roof drain sump on each of the proposed lots. Does this prohibit improvements (swimming pools, gazebos, etc.) to these areas? The restriction should be noted on the property deeds.

In addition, note 32 indicates that each building lot is responsible for installation of the roof drain sump and maintenance of the downspout and gutter protection. Is the installation the responsibility of the builder/contractor, or the property owner?

4. Please work with the municipal addressing authority to determine addresses as soon as possible. Providing complete and accurate addressing information to Cumberland County GIS when plans are finalized, but before construction, ensures that they can be added to the Master Street Address Guide (MSAG). An up-to-date MSAG is critical to ensuring that addresses validate in the 9-1-1 system. Other utility providers also depend on the MSAG to validate installations in new developments. If you have any questions regarding addressing or the MSAG, please contact Garrett McKinney, MSAG Coordinator, at (717)240-6418 or ghmckinney@cumberlandcountypa.gov.
5. The township and the applicant should review the Delivery Growth Management Program as developed by the United States Postal Service (USPS). The 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>.
6. 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@cumberlandcountypa.gov. Links to online file downloads are acceptable. Applicants are required to provide the following information:

- a. **Parcel boundaries**
- b. **Lot lines**
- c. **Building footprints**
- d. **Road rights-of-ways**
- e. **Edge of pavement**
- f. **Declaration of planned communities/condominiums documents (including amendments)**

GENERAL NOTES

- The purpose of this plan is to record a Final Plan for Phase 6 construction. A revised Preliminary Plan for Phases 6 and 7 of Mountain View Estates was approved by the Township Board of Supervisors in 2017. This plan is in accordance with that revised Preliminary Plan. This plan is prepared under the Township Zoning Ordinance no. 2008-4 and Township Subdivision Ordinance no. 2007-4.
- White Deer Way, Tuscarora Trail and Laurel Mountain Lane and within this phase (6) shall be offered for dedication to North Middleton Township for public use. Proposed sanitary sewer mains, sewage treatment plant and force main shall be offered for dedication to the North Middleton Township Authority. No other lands or facilities are proposed for dedication to public use.
- All permanent drainage facilities located outside of the dedicated and accepted street rights-of-way shall be owned and maintained by a homeowners association. See also the Operation & Maintenance Program herein. All proposed drainage facilities within dedicated and accepted street rights-of-way shall be owned and maintained by North Middleton Township. Township and County officials have the right to access common drainage facilities via the drainage easements shown on Sheets 3 and 4.
- Street name and traffic control signs shall be installed by the developer, and shall meet the specifications and installation standards established by the Township.
- Concrete monuments will be set where shown. All other unmarked lot corners shall be marked with iron pins. Monuments and markers shall be set after recording of this plan, after public improvements have been installed, and after final grading is complete.
- Each building lot shall have a minimum of two off-street parking spaces of a size 9 feet wide by 19 feet long, either in a driveway, carport or garage.
- Within clear sight triangles shown at street intersections, no obstructions to vision (wall, fence, hedge, tree, or other growth) exceeding 18" shall be permitted in a clear sight triangle of 100 feet measured along the center line from the point of intersection.
- 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.
- The developer shall pay to North Middleton Township a fee-in-lieu of public recreation of \$1,000.00 per building lot, payable at the time of recording of the Final Plan.
- Water system construction shall comply with the rules and regulations of the North Middleton Township Authority.
- AGRICULTURAL NUISANCE DISCLAIMER:** The lands depicted on this plan may be located adjacent to or involved in a normal agricultural operation as defined by Pennsylvania Act 133 of 1982, as amended, the "Right to Farm Law". If you purchase land that is depicted on this plan and said lands are located or involved as described above, you may be prohibited from filing a nuisance action against the operators of a normal agricultural operation. In addition you may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including but not limited to noise, dust, odor, and the operation of machinery of any kind, including aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides and pesticides.
- All sanitary sewer construction shall be in conformance with the standard specifications for construction of sanitary sewer and appurtenances for North Middleton Township Authority, latest edition.
- The property owner cannot significantly change the grading and drainage pattern of the property, as depicted on the approved grading plan, without approval by North Middleton Township.
- A separate erosion plan will be prepared and approved with the Final Plan for each phase. NPDES permit #APC 210077 is in effect for this site.
- All existing utility locations shown should be considered approximate, and shall be verified by the contractor.
- North Middleton Township personnel have the right to deposit snow from the adjacent streets on open space/residual land lots.
- Wetlands shown were delineated in August 2025 by Norton Environmental, Inc. See a separate wetlands report.
- During construction, no construction vehicles may enter or exit the site through the existing Villages at North Ridge development. Construction vehicles may only enter the site from North Middleton or Corman Roads.
- There is no designated floodplain in the Phase 6 area, according to FEMA Flood Insurance Rate Maps #42041 C00065F effective dated 9/7/2023. According to these maps, the site is within Zone X: area of minimal flooding.
- There is established by note a 10-foot wide drainage easement along all property lines to facilitate the resolution of drainage issues that may occur in the future; see a diagram on Sheet #13.
- North Middleton Authority has determined that any building or structure within Mountain View Estates with finished floors at or greater than elevation 500 feet above mean sea level will experience lower water pressures, which may require individual water pressure boosting systems be designed, installed and maintained by the property owner.
- All laterals connected to ductile iron sanitary sewer pipe shall remain ductile iron to the right-of-way line where a transition to PVC pipe material will be made using Romac Industries, Inc. MVS68 35 transition gasket. No substitutions are permitted.
- Buildings or structures of any kind shall not be located closer than 10 feet from a sanitary sewer, storm water pipe or public water line.
- A lot owner will purchase, own and maintain any grinder pump necessary, (such as basement service) in accordance with Authority rules and regulations. Property owner shall also be responsible for operation and maintenance of the valve pit and the pressure lateral that serves the property.
- Lots that include community or individual utilities, drainage structures, common swales, improvements or easements shall restrict all excavation, plantings, pools, fences, sheds or other improvements or obstructions over or near these facilities.
- Sewage facilities planning for the entire Mountain View Estates project was approved by PA DEP on March 5, 2010, DEP Code No. A3-21920-216-3.
- Driveway openings will be poured with the street curb. No cutting of the curb is permitted should this separation cannot be maintained.
- Proposed covenant for all building lots: all new houses built must provide a system to prevent leaves and debris from entering the roof gutter or a system to remove leaves and debris before the roof runoff enters the roof sump. (applies if a roof sump is installed)
- All single family dwellings shall have a minimum habitable floor area of 700 square feet per dwelling unit.
- This plan will be reviewed and approved using the Zoning Ordinance in effect at the time of submission of the Preliminary Plan for Mountain View Estates on June 10, 2007.
- All lots within Phase 6 are subject to the Phase 6 and 7 Homeowners Association Declaration, and the restrictions contained therein.
- Every building lot is required to install at the time of house construction, an underground roof drain sump to receive roof drains from the house on that lot, per the details on Sheet #15 herein. Per the details on Sheet #15, each house must provide and maintain downspout and gutter protection to prevent debris from entering the sump. The sump must be sized for the house roof area per the formula provided with the detail.
- Street and traffic control signs will follow PennDot specifications and match other signs along Township streets.
- Lot open space 4A shall be permanent private common open space for all residents of the Mountain View Estates development. The lot will be owned and maintained by the developer until transferred to the homeowners association for this development. It shall generally be maintained in a natural or semi-natural (meadow) condition, until otherwise determined by the developer or homeowners association. The lot shall also be used for common stormwater management facilities for the development and stormwater facilities shall be maintained on a regular basis in accordance with the requirements of the NPDES permit.
- A waiver of SALDO section 180-15 g. was granted by the North Middleton Township Board of Supervisors on July 27, 2017 to permit percentages of less 25% of the total number of dwelling units of the overall project in a phase.
- Sewage grinder pumps are required to serve lots #106, 107, 108 and 141. See additional sanitary sewer notes.
- Contour elevations shown on this plan refer to NGVD29.
- North Middleton Township officials and Cumberland County officials may traverse drainage easements to access stormwater management facilities.
- Street trees shall be maintained by the homeowners association.
- The snow dump easement may be used by personnel of North Middleton Township to deposit excess snow from clearing of Laurel Mountain Lane. The Township shall not be responsible for maintenance of the easement.
- Until the Township verifies that all required site improvements area acceptable, and the street(s) are taken over by dedication, the street lighting that is or may be installed is the sole responsibility of the developer, including any costs for the operation of those street lights.

OWNER CERTIFICATION AND DEDICATORY STATEMENT

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

OWNER (S) _____
OWNERS NAME _____

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

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER (S) _____
OWNERS NAME _____

CERTIFICATION OF WETLANDS

THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE ALL WETLAND AREAS ARE SHOWN ON THIS PLAN.

_____, 20____.
JOHN K. MURPHY, P.E., P.L.S.

CERTIFICATION OF PLAN ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREIN AND ALL ASSOCIATED CALCULATIONS ARE ACCURATE AND CORRECT AS INDICATED.

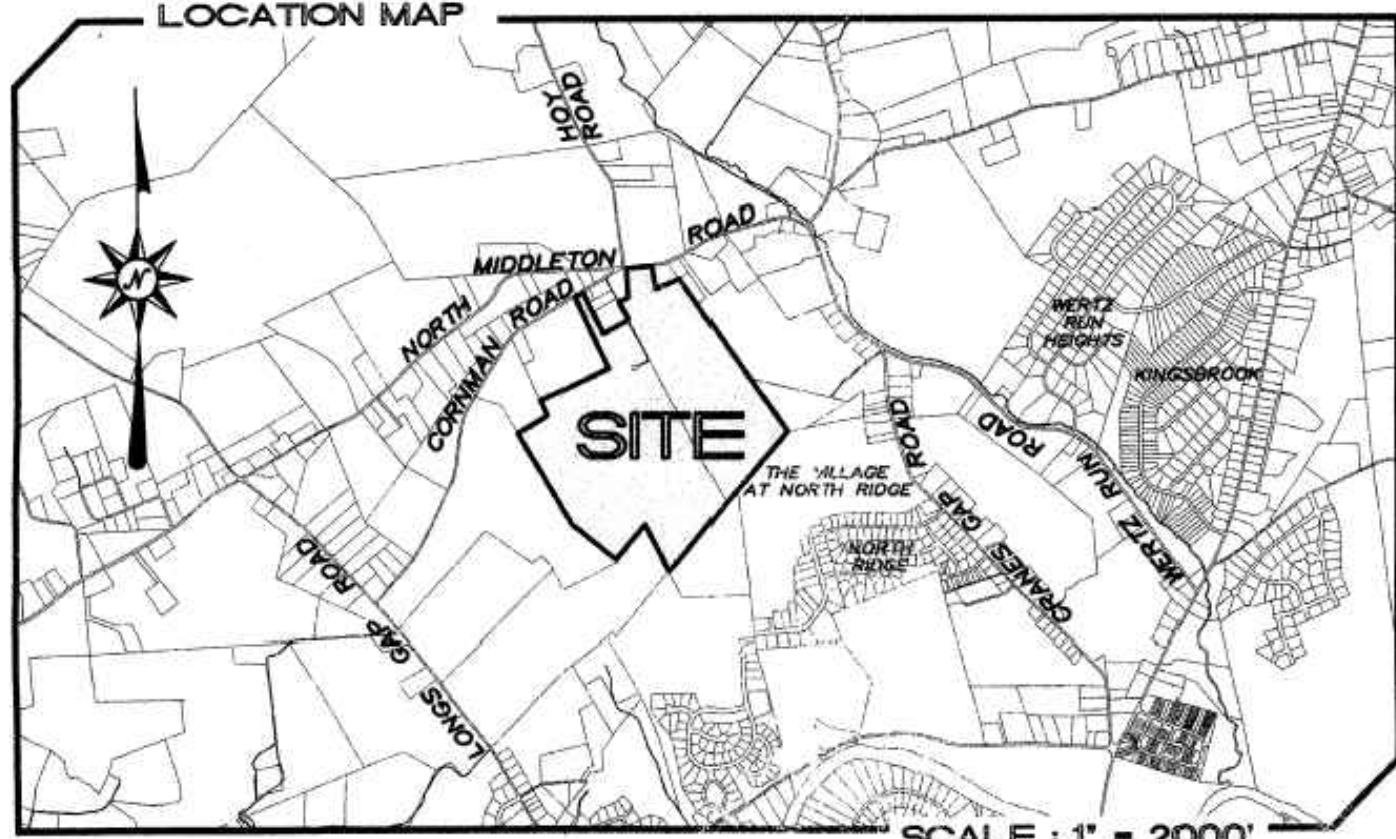
_____, 20____.
JOHN K. MURPHY, P.E., P.L.S.

CERTIFICATION OF SURVEY ACCURACY

I HEREBY CERTIFY THAT I HAVE BEEN TO THE SITE AND OBSERVED ITS PRESENT CONDITION, AND THAT THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NORTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE ERROR OF CLOSURE IS NOT MORE THAN ONE PART IN 5,000.

_____, 20____.
JOHN K. MURPHY, P.E., P.L.S.

FINAL SUBDIVISION PLAN FOR MOUNTAIN VIEW ESTATES - PHASE 6 NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA



INDEX OF DRAWINGS :

- 1 • COVER SHEET
- 2 • OVERALL PHASING PLAN
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- 9 • PROFILE - TUSCARORA TRAIL
- 10 • PROFILE - LAUREL MOUNTAIN LANE
- 11 • PROFILE - WHITE DEER WAY
- 12 • PROFILES - STORM AND SANITARY SEWER
- 13 • MISCELLANEOUS DETAILS
- 14-15 • STORMWATER DETAILS
- 16-17 • SANITARY SEWER DETAILS
- 18 • UTILITY DETAILS
- 19 • WALL DETAILS
- 20 • MISCELLANEOUS NOTES
- 21 • WETLAND MITIGATION PLAN

SITE DATA:

- Record Owner & Applicant:
Fred A Gettys LP
1540 McCormick Drive
Mechanicsburg, PA 17055
Phone: (717) 557-7222
- Deed reference: Instrument Number 202031083 & Deed Book 274, Page 2080
- This site is identified by the Cumberland County Tax Assessment Office as Parcel #29-05-0427-075.
- Total subdivision area: 52.09 acres.
- This site is zoned Low / Medium Density Residential (R-1).
- Proposed number of lots in Phase 6: 36
- Total number of new dwelling units: 35
- Proposed use: 35 single family detached dwellings on lots #104 to #110 and #134 to 157 and #181 to #184 (one unit per lot). One lot (Open Space 4A) shall be private common open space.
- Minimum lot size proposed: 15,040.04 square feet (Lot #108)
- Proposed water supply: Public (North Middleton Township Authority)
- Proposed sewage disposal: Public (North Middleton Township Authority)

ZONING REQUIREMENTS:

R-1, LOW/MEDIUM DENSITY RESIDENTIAL
(BOTH PUBLIC SEWER AND WATER)

MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 70'
AT BLDG SETBACK: 80'
FRONTAGE: 70'
MAXIMUM LOT COVERAGE: 35%
MINIMUM YARD SETBACKS:
FRONT: 35'
SIDE: 10' (20' BOTH)
REAR: 35'
MAXIMUM PERMITTED BUILDING HEIGHT: 35'

THE FOLLOWING WAIVERS FROM THE NORTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE APPROVED WITH THE REVISED PRELIMINARY PLAN:

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
180-33.N.(4)	PERTAINING TO STREET INTERSECTION HORIZONTAL AND VERTICAL ALIGNMENT	9/01/2017	11/30/2017

THE ABOVE WAIVER APPLIES SPECIFICALLY TO THE FOLLOWING INTERSECTIONS:
---HORIZONTAL CURVE ON LAUREL MOUNTAIN LANE WITH WHITE DEER WAY.
---VERTICAL CURVE ON TUSCARORA TRAIL AT LAUREL MOUNTAIN LANE.
---VERTICAL CURVE ON LAUREL MOUNTAIN LANE AT WHITE DEER WAY.

DESIGN CONTACT INFORMATION FOR UTILITIES

PA ONE CALL SERIAL # 20250381720

STAKECENTER
7025 ALBERT PIKE ROAD
SUITE 600
DREXELBORO, NC 27409
CONTACT: STAKECENTER DISPATCH
EMAIL: mrsara.parrish@rightsteed.com
PHONE: 801-384-1063

PENNSYLVANIA ELECTRIC CO.
121 S MAIN STREET
CARLISLE, OH 44708
CONTACT: MELLYSSA ADAMS
EMAIL: madams@pennstateenergypart.com
PHONE: 330-804-4073

NORTH MIDDLETON TOWNSHIP
2001 SPRING RD
CARLISLE, PA 17013
CONTACT: DOUGLAS REEDER
EMAIL: dreeder@nmidtown.com
PHONE: 717-243-8550 EXT. 1011

PHL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAINESVILLE, PA 17860
CONTACT: DOUG HAUBT
EMAIL: dhaubt@phleweb.com
PHONE: 570-450-5484

COMCAST CABLE COMMUNICATIONS INC.
C/O USFC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD STE 200
CARLISLE, IN 46032
CONTACT: USFC OFFICE PERSONNEL
PHONE: 800-811-7883

NORTH MIDDLETON AUTHORITY
240 CLEARWATER DR
CARLISLE, PA 17013
CONTACT: BRIAN WHITE
EMAIL: bwhite@nmidtownauthority.com
PHONE: 717-243-8269

UGI UTILITIES INC.
1301 AP DR
MIDDLETOWN, PA 17057-5987
CONTACT: GUYFREY PERSHON
EMAIL: GPERSHON@UGI.COM
PHONE: 610-807-3118



PA ONE-CALL SERIAL NUMBER:
20163062520

THIS PLAN RECOMMENDED FOR APPROVAL BY THE NORTH MIDDLETON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

SECRETARY _____

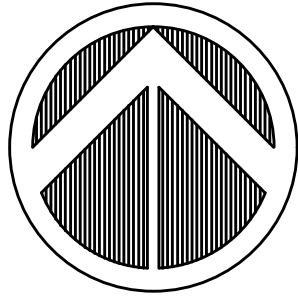
APPROVED BY NORTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

SECRETARY _____

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

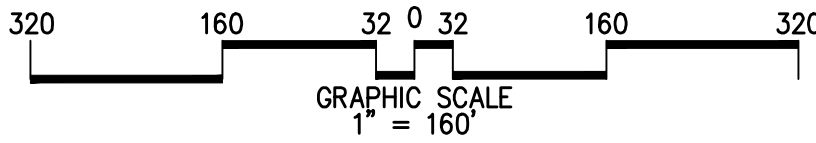
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				CHECKED : J.K.M.
				DATE : 1/9/2026
				REV :
△				
NO.	DATE	DESCRIPTION	BY	



DWELLING UNIT TABULATION	
PHASE 1	60
PHASE 2	23
PHASE 3	24
PHASE 4	22
PHASE 5	21
PHASE 6	35
PHASE 7	23
TOTAL	208

PHASING SCHEDULE (START DATE)		# OF BLDG. LOTS
PHASE 1	COMPLETED	60
PHASE 2	COMPLETED	23
PHASE 3	COMPLETED	24
PHASE 4	UNDER CONSTRUCTION	22
PHASE 5A	UNDER CONSTRUCTION	10
PHASE 5B	UNDER CONSTRUCTION	11
PHASE 6	2026	35
PHASE 7	2028	23

----- LEGAL PHASING LINE



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115 LIMEKILN RD., P.O. BOX "G"
NEW CUMBERLAND, PA 17070
PH: (717) 770-1800
FAX: (717) 770-2400
WWW.ALPHACON.COM

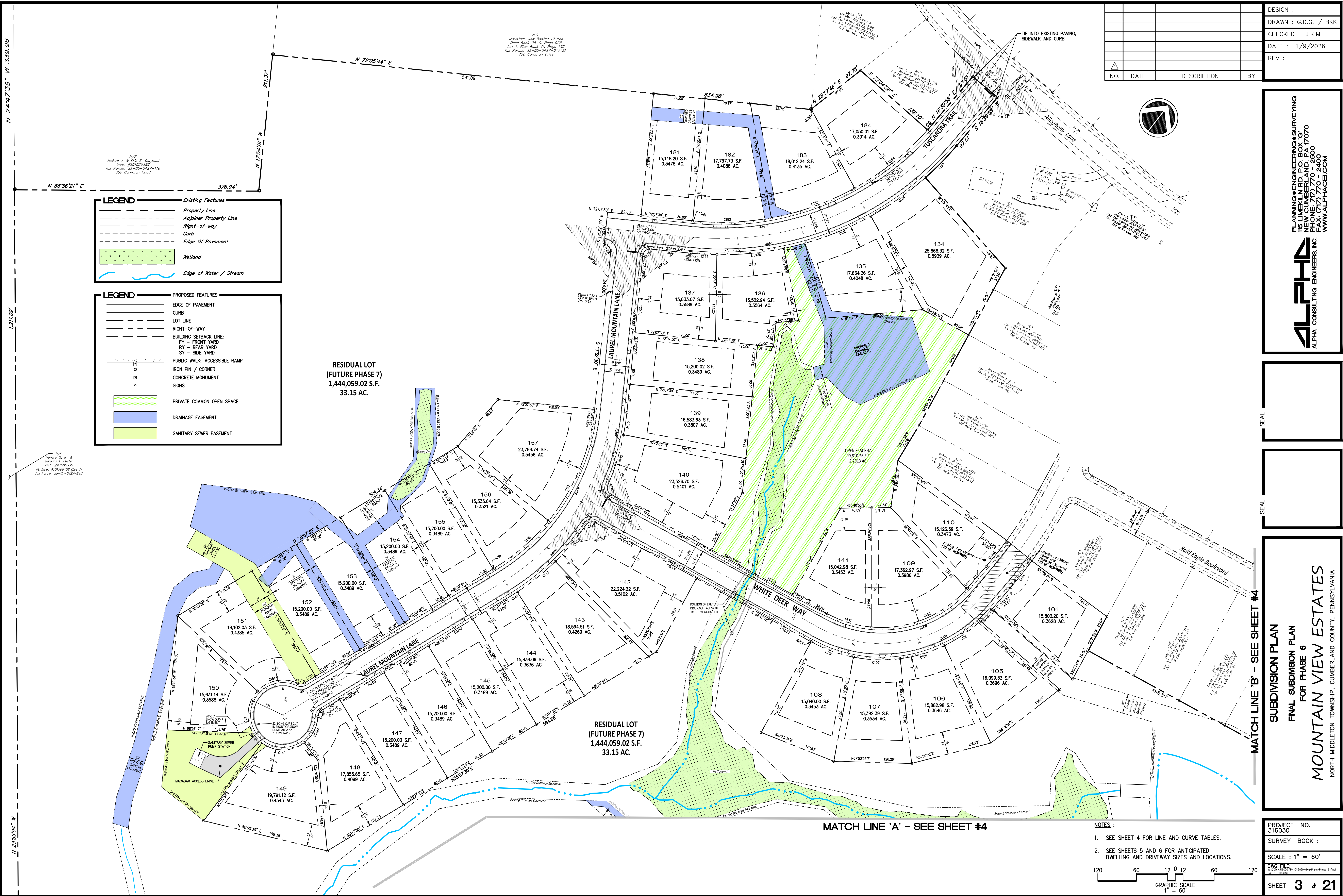
ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

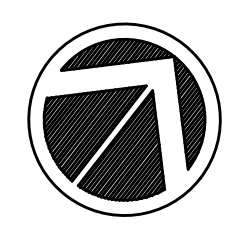
SEAL

OVERALL PHASING PLAN
FINAL SUBMISSION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 316030	
SURVEY BOOK :	
SCALE : 1" = 160'	
DWG FILE: C:\Users\GDD\OneDrive\Documents\316030\Drawings\Phase 6 Final 02-Phase.dwg	
SHEET	2 of 21



DESIGN :			
DRAWN : G.D.G. / BKK			
CHECKED : J.K.M.			
DATE : 1/9/2026			
REV :			
NO.	DATE	DESCRIPTION	BY



PLANNING • ENGINEERING • SURVEYING
115 LIMEKILL RD., P.O. BOX 103
NEW GUMBERLAND, PA 17070
TEL: (717) 770-0000
FAX: (717) 770-2400
WWW.ALPHACON.COM

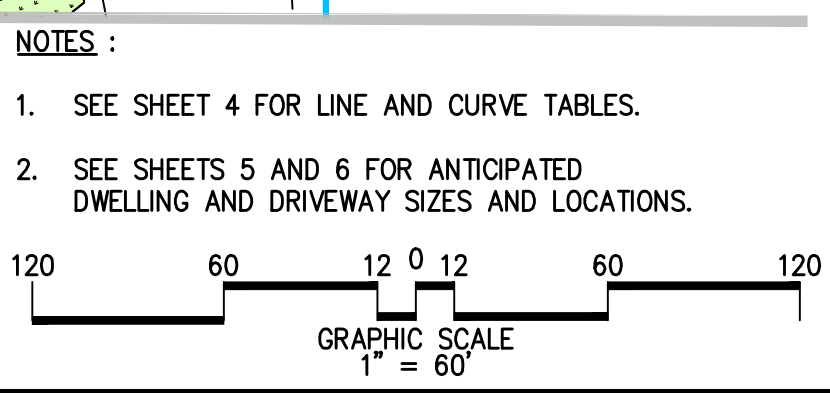
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ALPHA CONSULTING ENGINEERS, INC.

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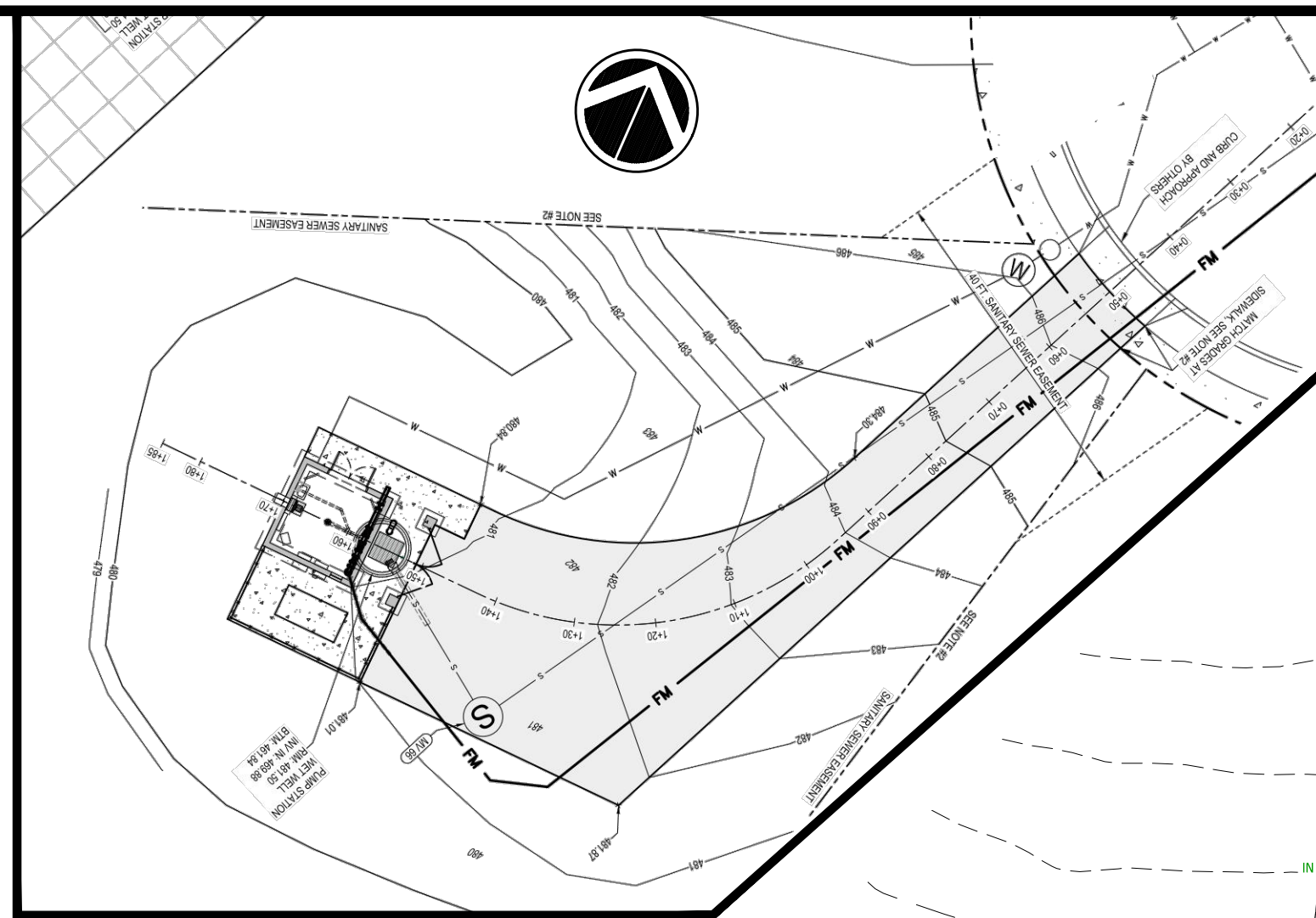
SUBDIVISION PLAN
FINAL SUBDIVISION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
316030
SURVEY BOOK :
SCALE : 1" = 60'
DWG FILE:
C:\Users\jgibson\OneDrive\Documents\Projects\Phase 6 Final
31-00-000-000.dwg
SHEET **3** of **21**

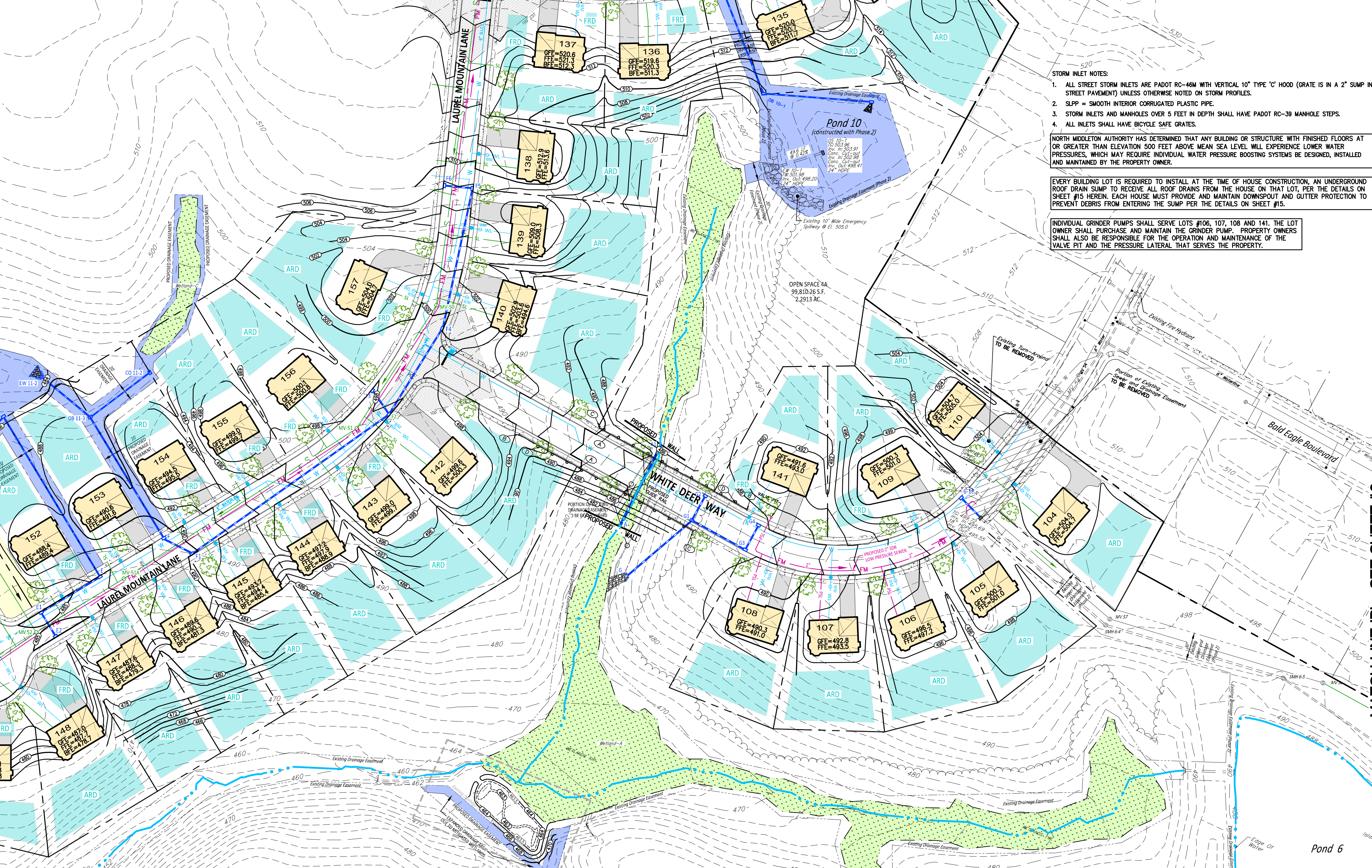


MATCH LINE 'B' - SEE SHEET #4

MATCH LINE 'A' - SEE SHEET #4



1" = 20'

$$1'' = 20'$$


STORM INLET NOTES:

1. ALL STREET STORM INLETS ARE PADOT RC-46M WITH VERTICAL 10" TYPE 'C' HOOD (GRATE IS IN A 2" SUMP IN STREET PAVEMENT) UNLESS OTHERWISE NOTED ON STORM PROFILES.
2. SLPP = SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
3. STORM INLETS AND MANHOLES OVER 5 FEET IN DEPTH SHALL HAVE PADOT RC-39 MANHOLE STEPS.
4. ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.

NORTH MIDDLETON AUTHORITY HAS DETERMINED THAT ANY BUILDING OR STRUCTURE WITH FINISHED FLOORS AT OR GREATER THAN ELEVATION 500 FEET ABOVE MEAN SEA LEVEL WILL EXPERIENCE LOWER WATER PRESSURES, WHICH MAY REQUIRE INDIVIDUAL WATER PRESSURE BOOSTING SYSTEMS BE DESIGNED, INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.

EVERY BUILDING LOT IS REQUIRED TO INSTALL AT THE TIME OF HOUSE CONSTRUCTION, AN UNDERGROUND ROOF DRAIN SUMP TO RECEIVE ALL ROOF DRAINS FROM THE HOUSE ON THAT LOT, PER THE DETAILS ON SHEET #15 HEREIN. EACH HOUSE MUST PROVIDE AND MAINTAIN DOWNSPOUT AND GUTTER PROTECTION TO PREVENT DEBRIS FROM ENTERING THE SUMP PER THE DETAILS ON SHEET #15.

INDIVIDUAL GRINDER PUMPS SHALL SERVE LOTS #106, 107, 108 AND 141. THE LOT OWNER SHALL PURCHASE AND MAINTAIN THE GRINDER PUMP. PROPERTY OWNERS SHALL ALSO BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE VALVE PIT AND THE PRESSURE LATERAL THAT SERVES THE PROPERTY.

DESIGN :	
DRAWN : G.D.G. / BKK	
CHECKED : J.K.M.	
DATE : 1/9/2026	
REV :	

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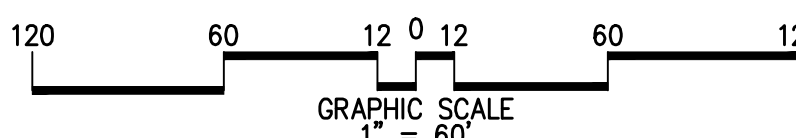
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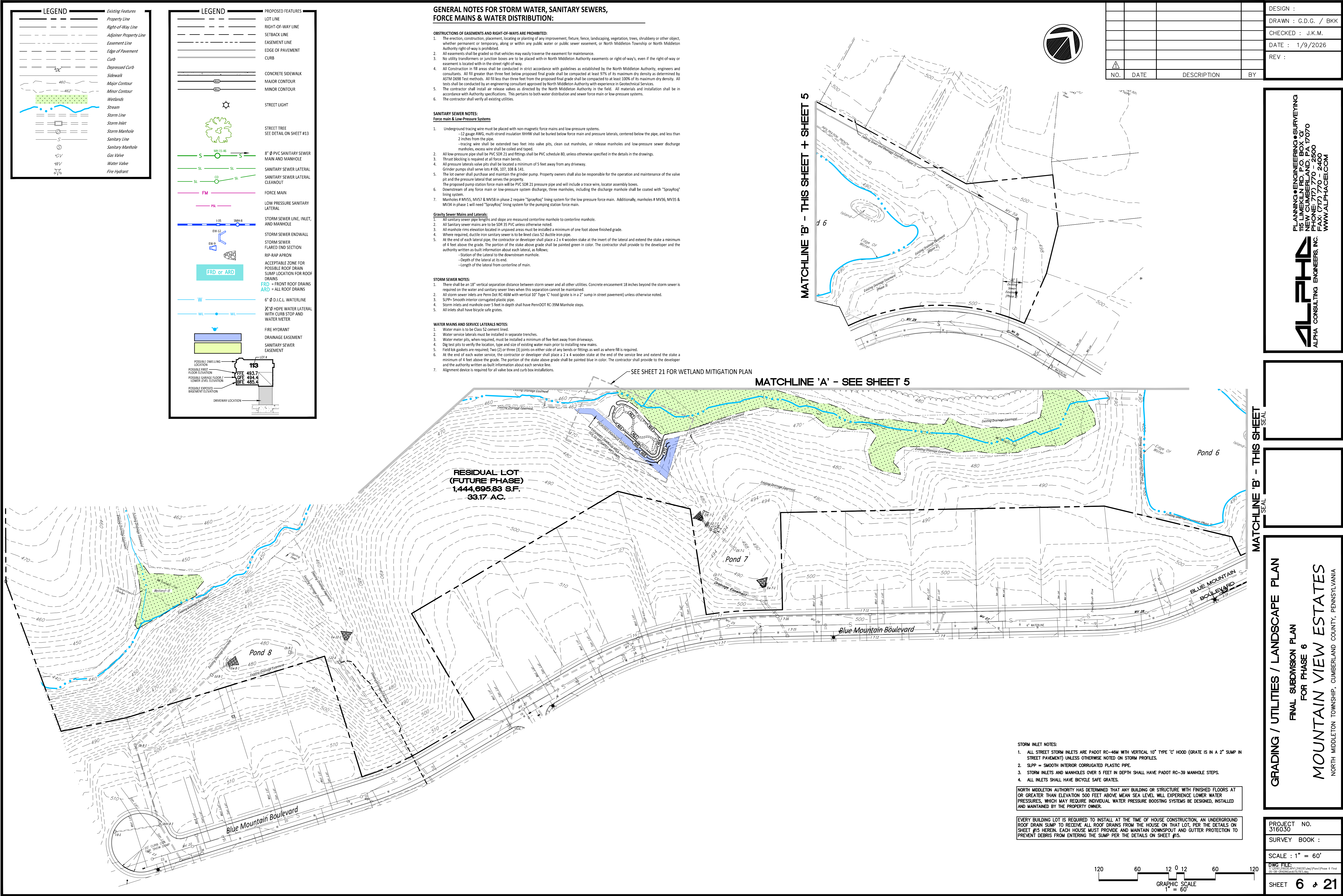
GRADING / UTILITIES / LANDSCAPE PLAN
FINAL SUBDIVISION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 316030
SURVEY BOOK :
SCALE : 1" = 60'
DWG FILE: I:\2016\316030\APR\316030.dwg\Plots\Phase 6 Final 05-08-GRADING\cd\TUTTES.dwg
SHEET 5 of 21

- SEE SHEET 21 FOR WETLAND MITIGATION PLAN

MATCH LINE 'A' - SEE SHEET #6







LEGEND

Existing Features

Property Line

Right-of-Way Line

Adjoiner Property Line

Easement Line

Edge of Pavement

Curb

Depressed Curb

Sidewalk

Major Contour

Minor Contour

Wetlands

Stream

Storm Line

Storm Inlet

Storm Manhole

Sanitary Line

Sanitary Manhole

Gas Valve

Water Valve

Fire Hydrant

NO.	DATE	DESCRIPTION	BY

DESIGN :
DRAWN : G.D.G. / BKK
CHECKED : J.K.M.
DATE : 1/9/2026
REV :

STORM INLET NOTES:

1. ALL STREET STORM INLETS ARE PADOT RC-40W WITH VERTICAL 10" TYPE 'C' HOOD (GRATE IS IN A 2" SUMP IN STREET PAVEMENT) UNLESS OTHERWISE NOTED ON STORM PROFILES.
2. SLP = SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
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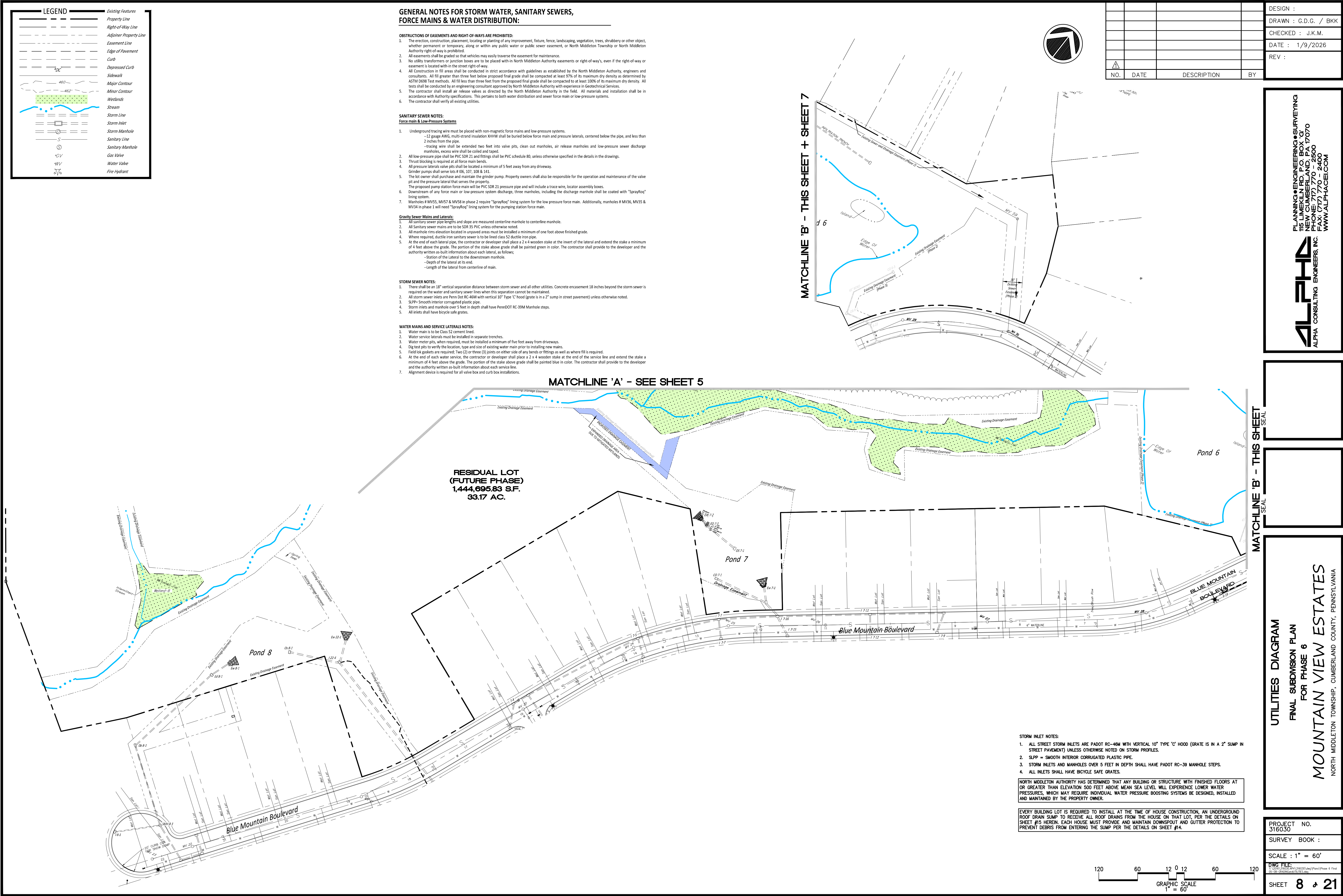
EVERY BUILDING LOT IS REQUIRED TO INSTALL AT THE TIME OF HOUSE CONSTRUCTION, AN UNDERGROUND ROOF DRAIN SUMP TO RECEIVE ALL ROOF DRAINS FROM THE HOUSE ON THAT LOT, PER THE DETAILS ON SHEET #15 HEREIN. EACH HOUSE MUST PROVIDE AND MAINTAIN DOWNSPOUT AND GUTTER PROTECTION TO PREVENT DEBRIS FROM ENTERING THE SUMP PER THE DETAILS ON SHEET #15.

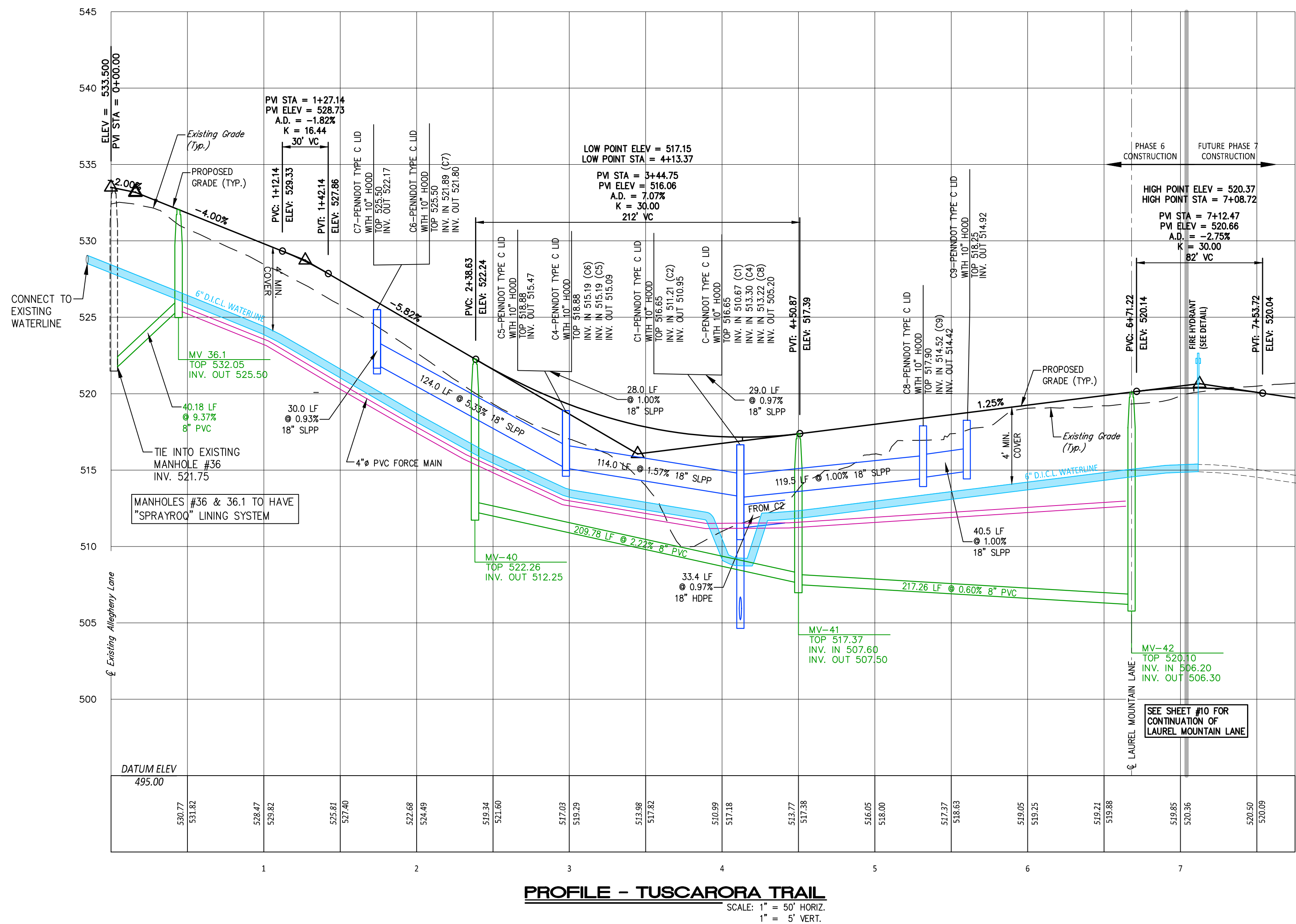
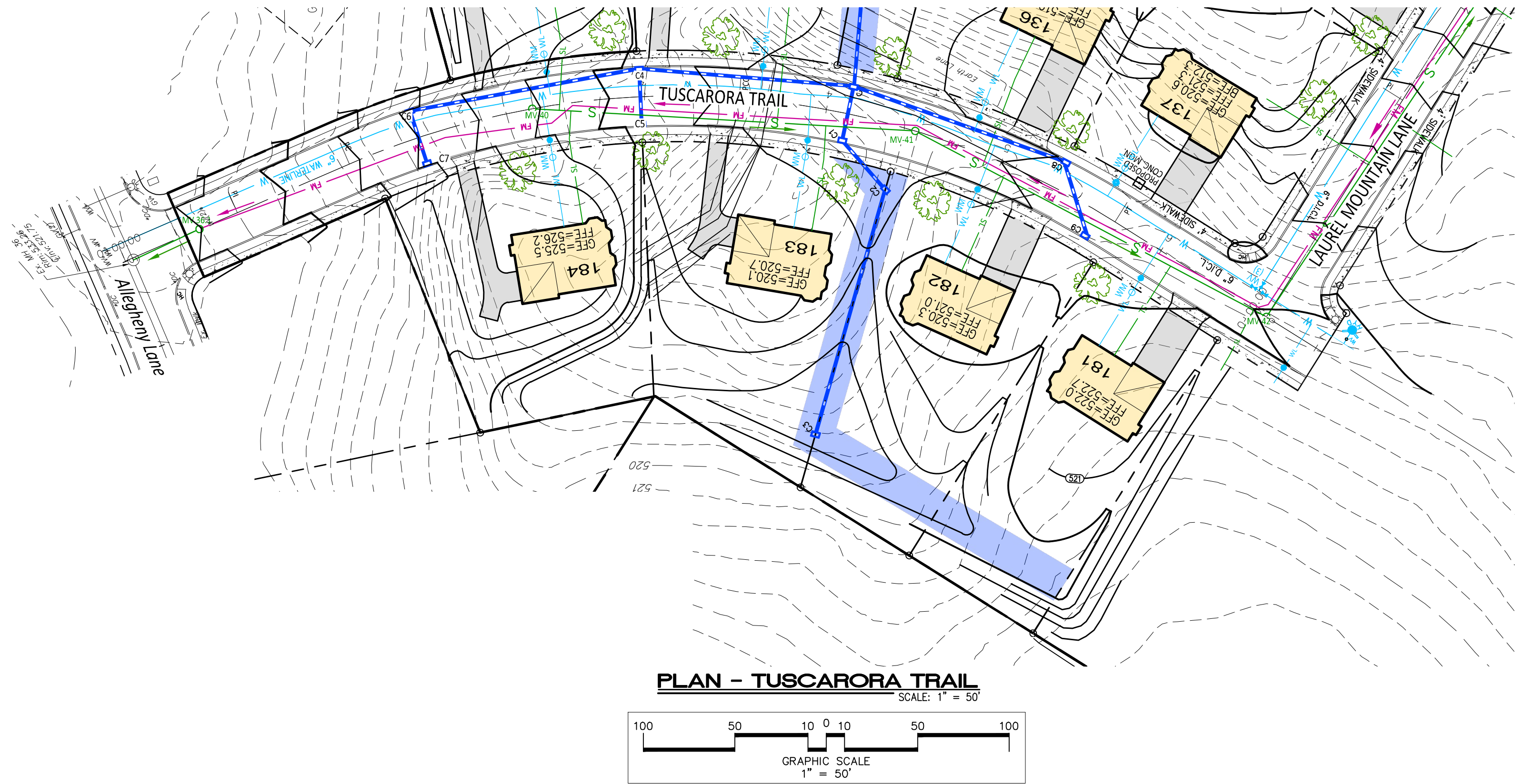
PLANNING•ENGINEERING•SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: 717.770.2400
FAX: 717.770.2400
WWW.ALPHACEI.COM


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ALPHA CONSULTING ENGINEERS, INC.

UTILITY DIAGRAM
FINAL SUBDIVISION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
316030
SURVEY BOOK :
SCALE : 1" = 60'
DWG FILE:
C:\Users\jgibson\OneDrive\Documents\316030\Map\Draw\Phase 6 Final
10-26-2025\10-26-2025.dwg
SHEET 7 of 21





				DESIGN :
				DRAWN : G.D.G. / BKK
				CHECKED : J.K.M.
				DATE : 1/9/2026
				REV :
				
NO.	DATE	DESCRIPTION	BY	

NORTH MIDDLETON AUTHORITY HAS DETERMINED THAT ANY BUILDING OR STRUCTURE WITHIN MOUNTAIN VIEW ESTATES WITH FINISHED FLOORS AT OR GREATER THAN ELEVATION 500 FEET ABOVE MEAN SEA LEVEL WILL EXPERIENCE LOWER WATER PRESSURES, WHICH MAY REQUIRE INDIVIDUAL WATER PRESSURE BOOSTING SYSTEMS BE DESIGNED, INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.

EVERY BUILDING LOT IS REQUIRED TO INSTALL AT THE TIME OF HOUSE CONSTRUCTION, AN UNDERGROUND ROOF DRAIN SUMP TO RECEIVE ROOF DRAINS FROM THE HOUSE ON THAT LOT, PER THE DETAILS ON SHEET #15 HEREIN. PER THE DETAILS ON SHEET #15, EACH HOUSE MUST PROVIDE AND MAINTAIN DOWNSPOUT AND GUTTER PROTECTION TO PREVENT DEBRIS FROM ENTERING THE SUMP. THE SUMP MUST BE SIZED FOR THE HOUSE ROOF AREA PER THE FORMULA PROVIDED WITH THE DETAIL.

STORM INLET NOTES

1. ALL STORM SEWER INLETS ARE PENN DOT RC-46M WITH VERTICAL 10" TYPE 'C' HOOD (GRATE IS IN A 2" SUMP IN STREET PAVEMENT) UNLESS OTHERWISE NOTED.
2. SLPP= SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
3. STORM INLETS AND MANHOLE OVER 5 FEET IN DEPTH SHALL HAVE PENNDOT RC-39M MANHOLE STEPS.
4. ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.

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TUSCARORA TRAIL PROFILE
FINAL SUBMISSION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
316030
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE:
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26-10-2025\1-PRO.dwg
SHEET 9 of 21

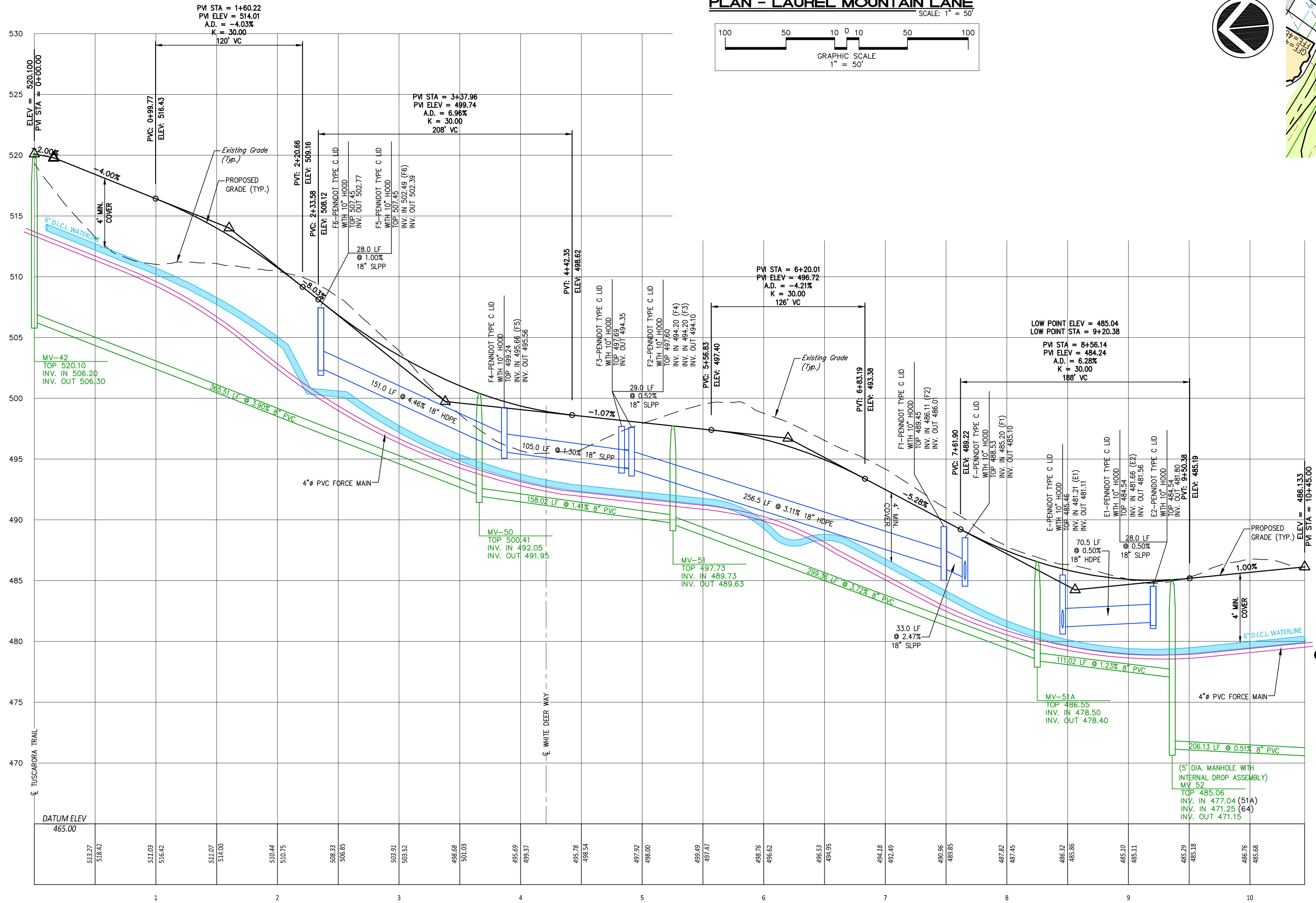
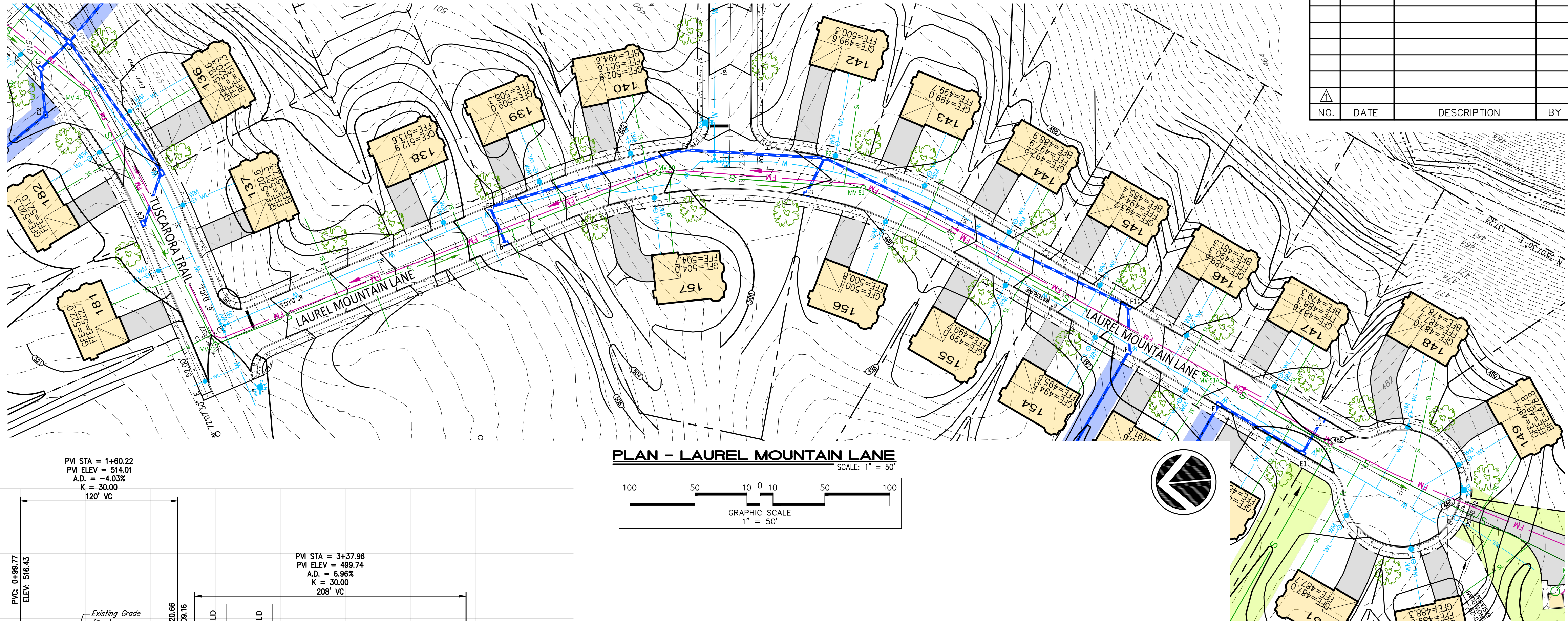
NORTH MIDDLETON AUTHORITY HAS DETERMINED THAT ANY BUILDING OR STRUCTURE WITHIN MOUNTAIN VIEW ESTATES WITH FINISHED FLOORS AT OR GREATER THAN ELEVATION 500 FEET ABOVE MEAN SEA LEVEL WILL EXPERIENCE LOWER WATER PRESSURES, WHICH MAY REQUIRE INDIVIDUAL WATER PRESSURE BOOSTING SYSTEMS BE DESIGNED, INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.

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1. ALL STORM SEWER INLETS ARE PENN DOT RC-46M WITH VERTICAL 10" TYPE 'C' HOOD (GRATE IS IN A 2" SUMP IN STREET PAVEMENT) UNLESS OTHERWISE NOTED.
2. SLPP= SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
3. STORM INLETS AND MANHOLE OVER 5 FEET IN DEPTH SHALL HAVE PENNDOT RC-39M MANHOLE STEPS.
4. ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.

ALL CONSTRUCTION IN FILL AREAS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH GUIDELINES AS ESTABLISHED BY THE NORTH MIDDLETON AUTHORITY, ENGINEERS AND CONSULTANTS. ALL FILL GREATER THAN THREE FEET BELOW PROPOSED FINAL GRADE SHALL BE COMPACTED AT LEAST 97% OF ITS MAXIMUM DRY LESS THAN THREE FEET FROM THE PROPOSED FINAL GRADE SHALL BE COMPACTED TO AT LEAST 100% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM STANDARD PROCTOR TEST METHODS. ALL TESTS SHALL BE CONDUCTED BY AN ENGINEERING CONSULTANT APPROVED BY NORTH MIDDLETON AUTHORITY WITH EXPERIENCE IN GEOTECHNICAL SERVICES.



PROFILE - LAUREL MOUNTAIN LANE
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

DESIGN :	
DRAWN : G.D.G. / BKK	
CHECKED : J.K.M.	
DATE : 1/9/2026	
REV :	

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115 LIMEKILN RD., P.O. BOX 'G'
NEW GUMBELAND, PA 17070
NEW GUMBELAND, PA 17070
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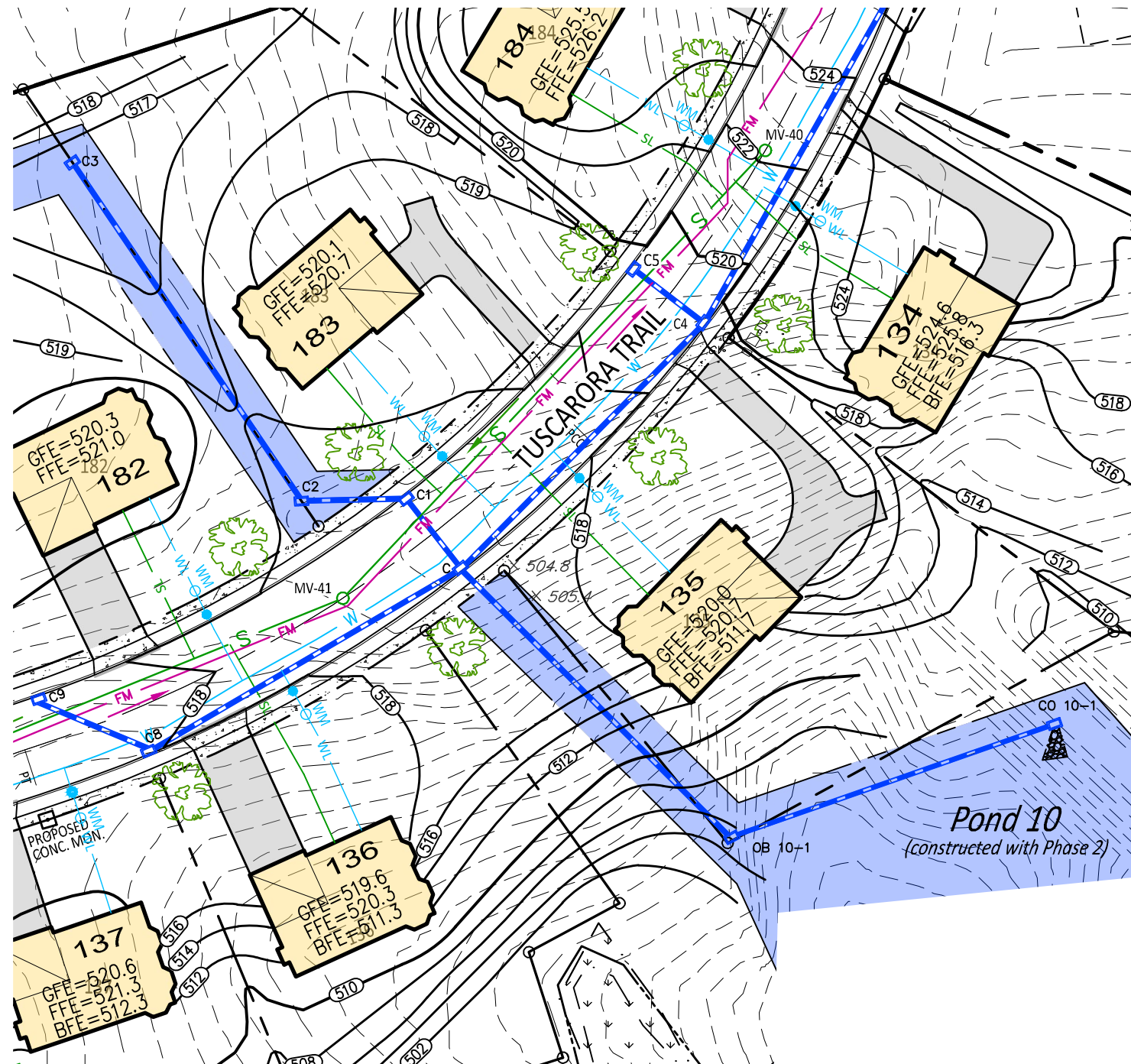
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ALPHA CONSULTING ENGINEERS, INC.

SEAL

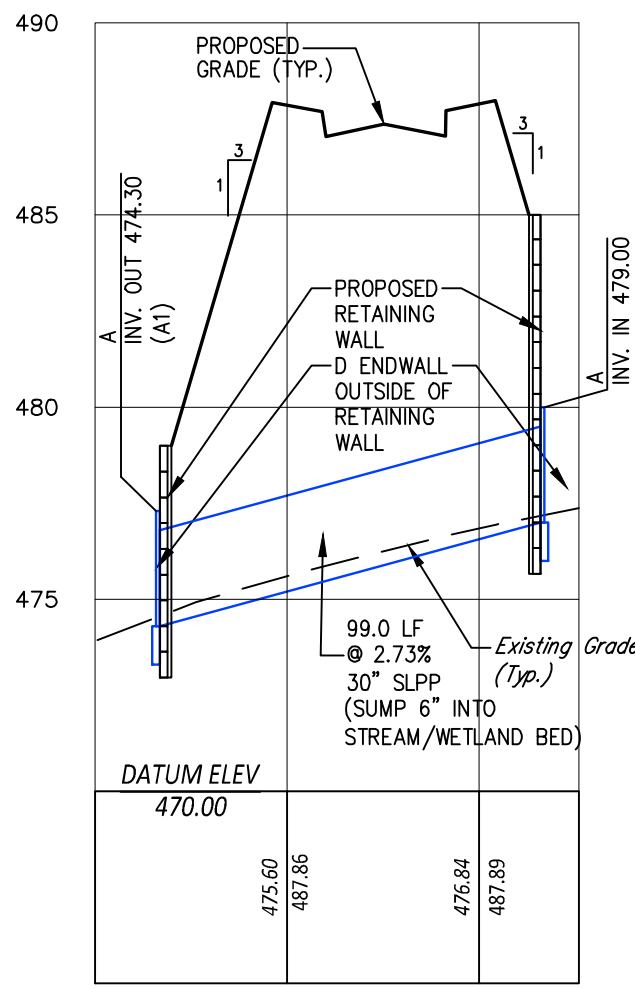
SEAL

PROFILE - LAUREL MOUNTAIN LANE
FINAL SUBMISSION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

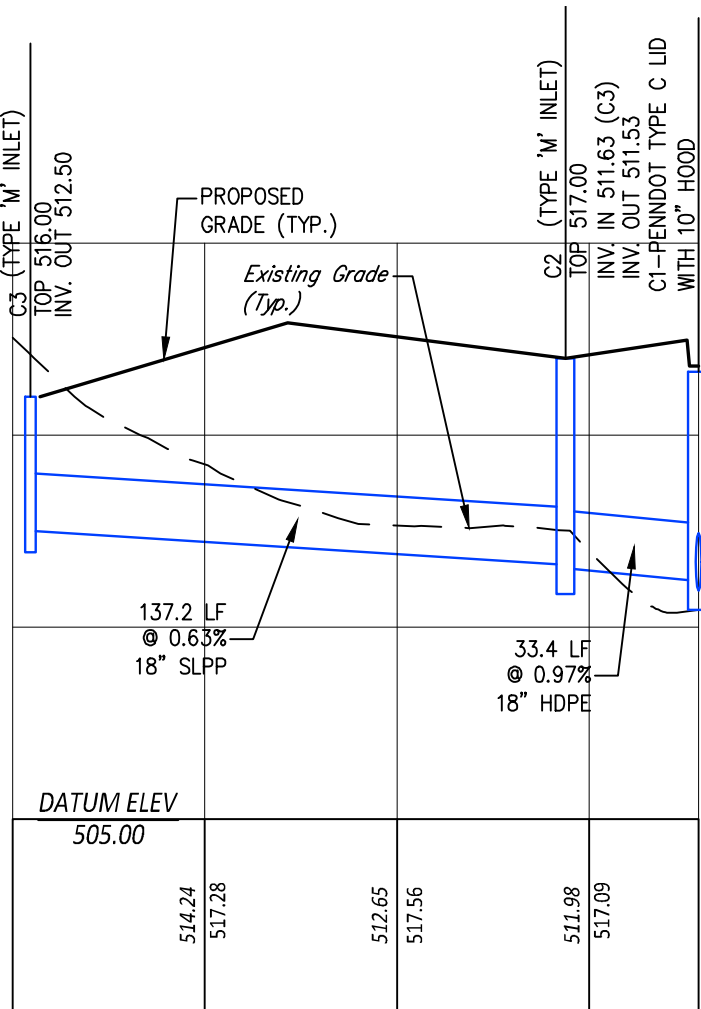
PROJECT NO. 316030
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE: C:\Users\jgibson\OneDrive\Documents\316030\316030.dwg
SHEET 10 of 21



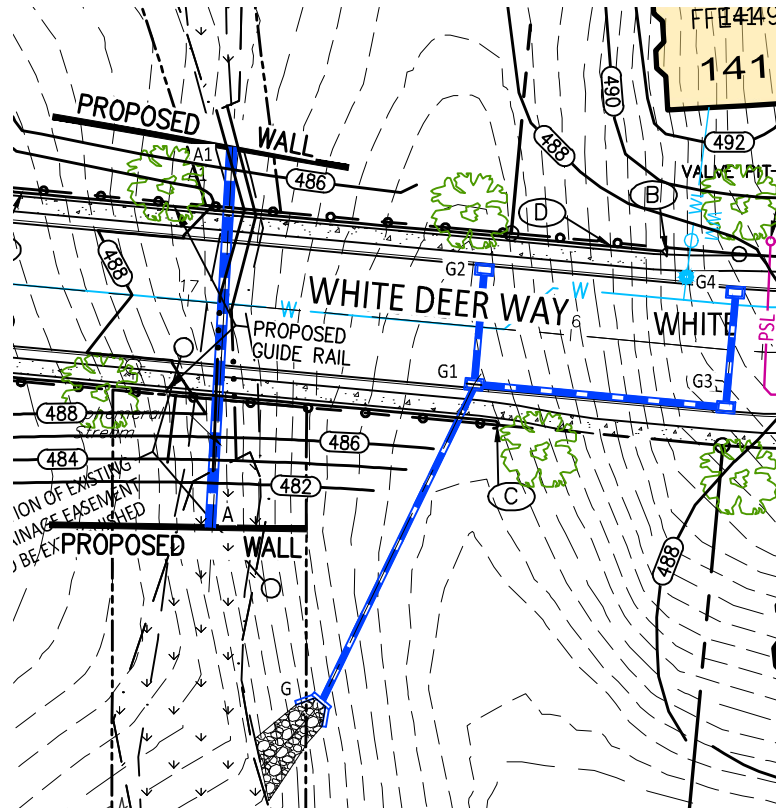
PLAN
C3 TO C1 AND C TO OB 10-1
SCALE: 1" = 50'



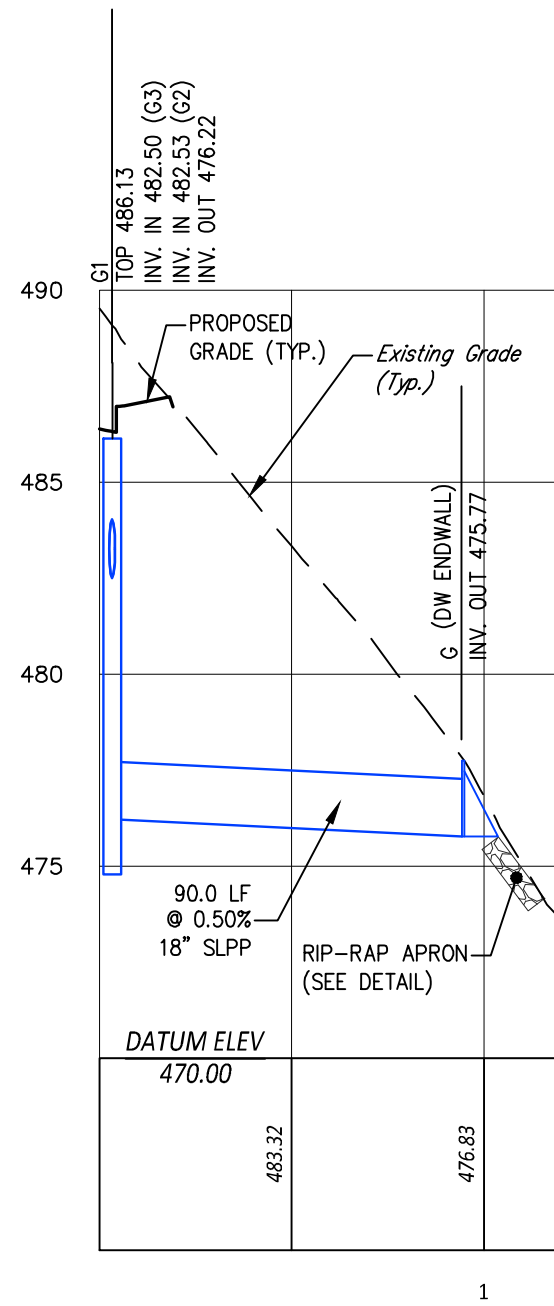
PROFILE - PIPE CULVERT
A1 TO A
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



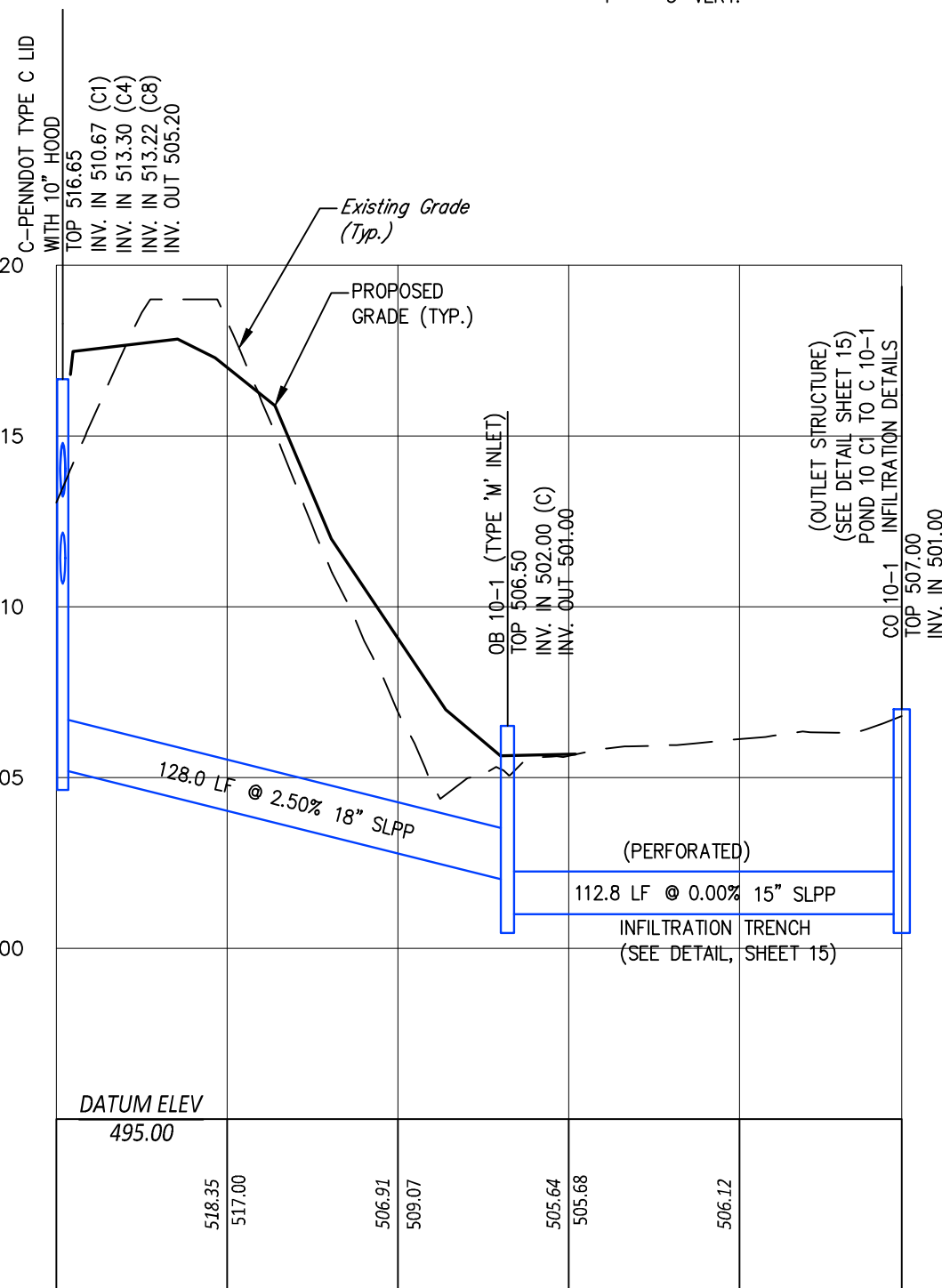
PROFILE - STORM SEWER
C3 TO C1
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



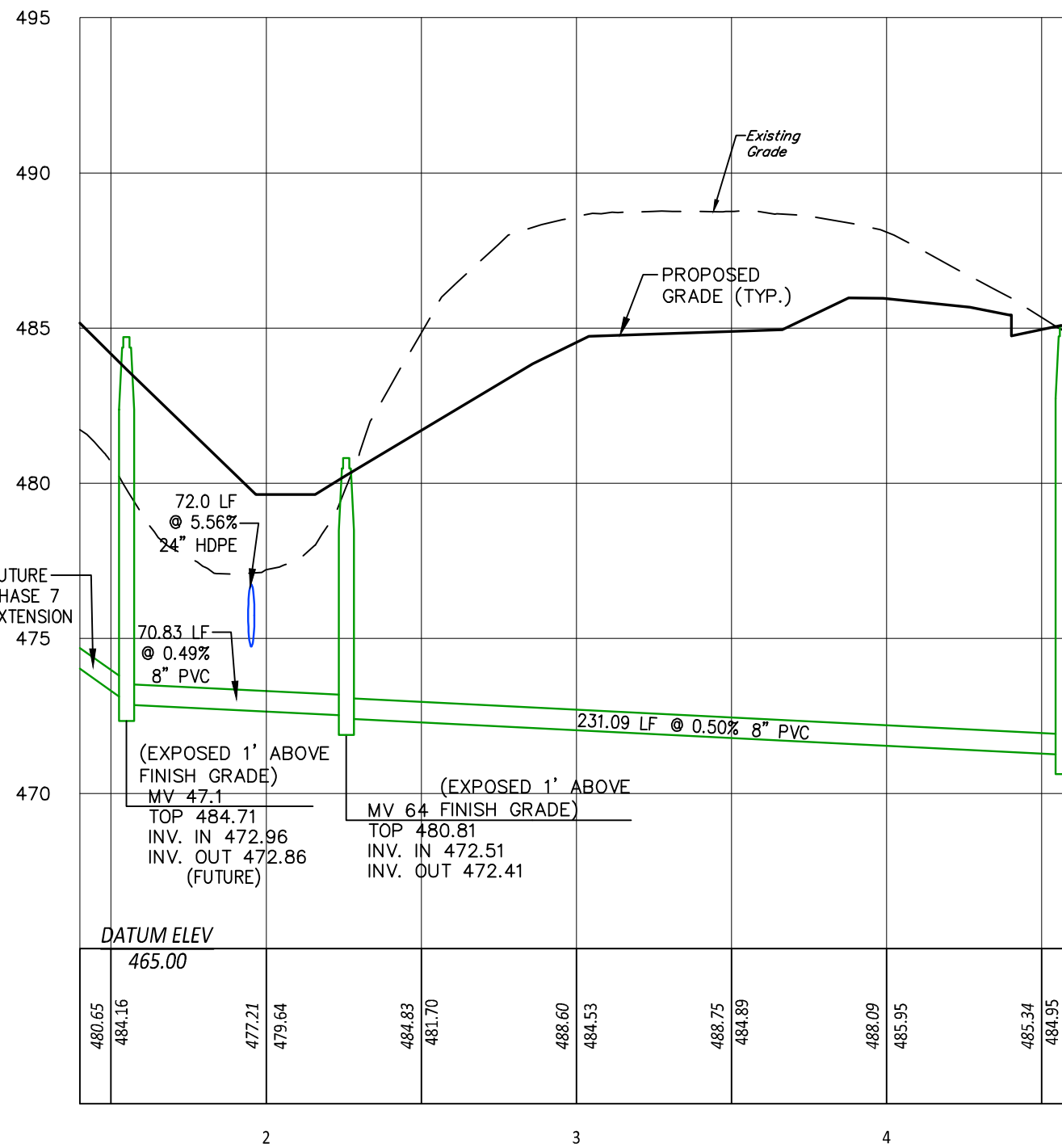
PLAN
A1 TO A AND G1 TO G
SCALE: 1" = 50'



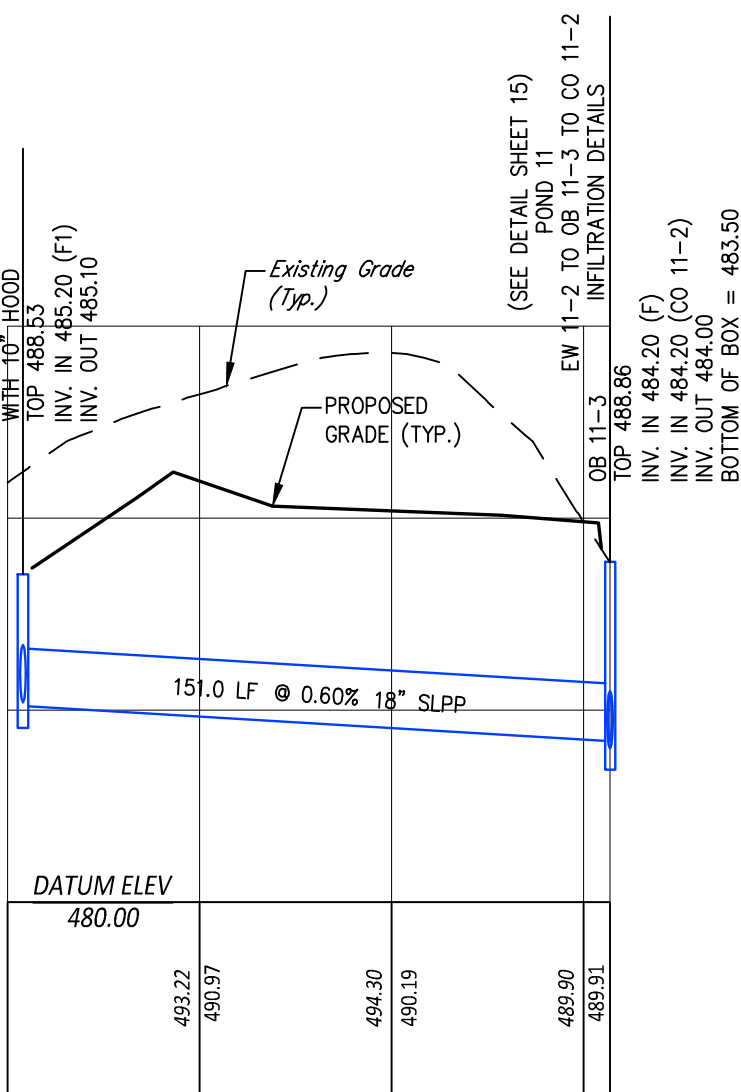
PROFILE - STORM SEWER
G1 TO G
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



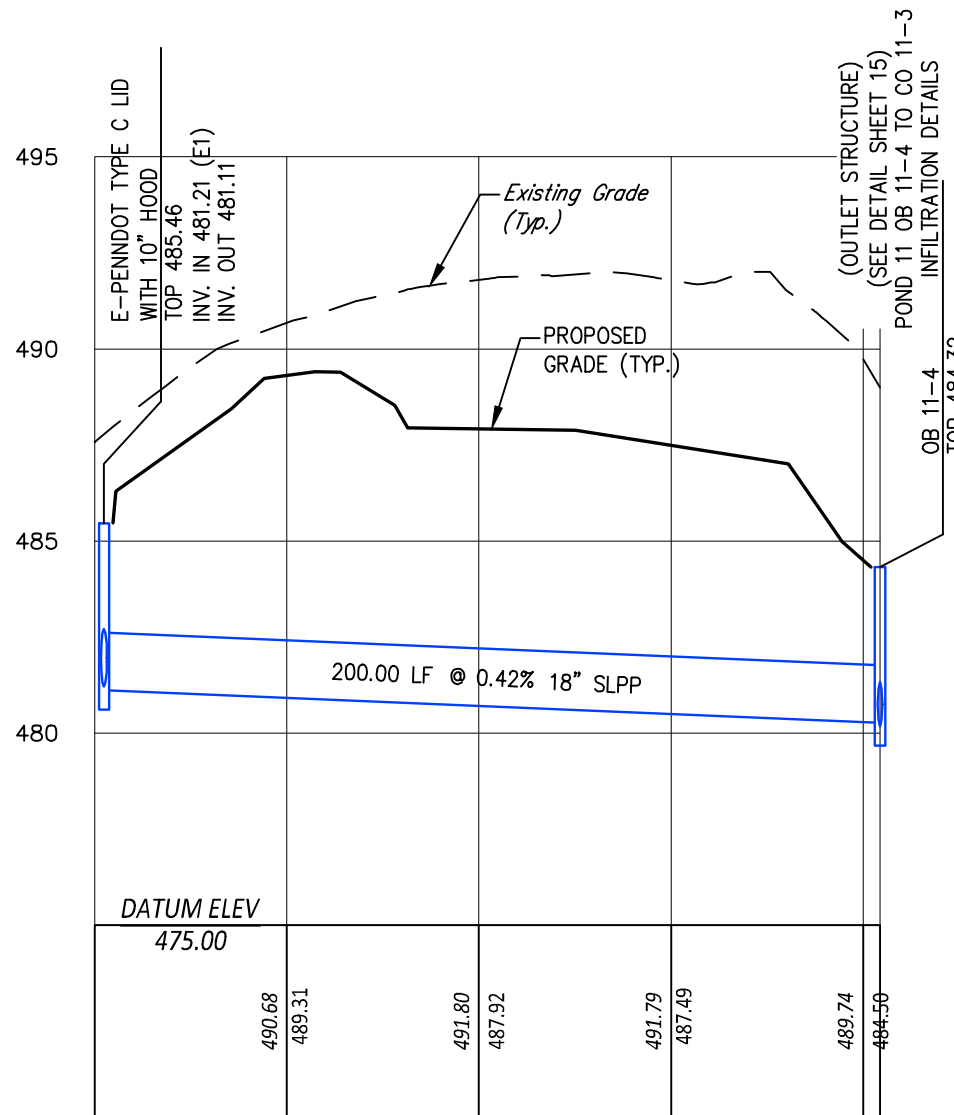
PROFILE - STORM SEWER
C TO CO 10-1
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



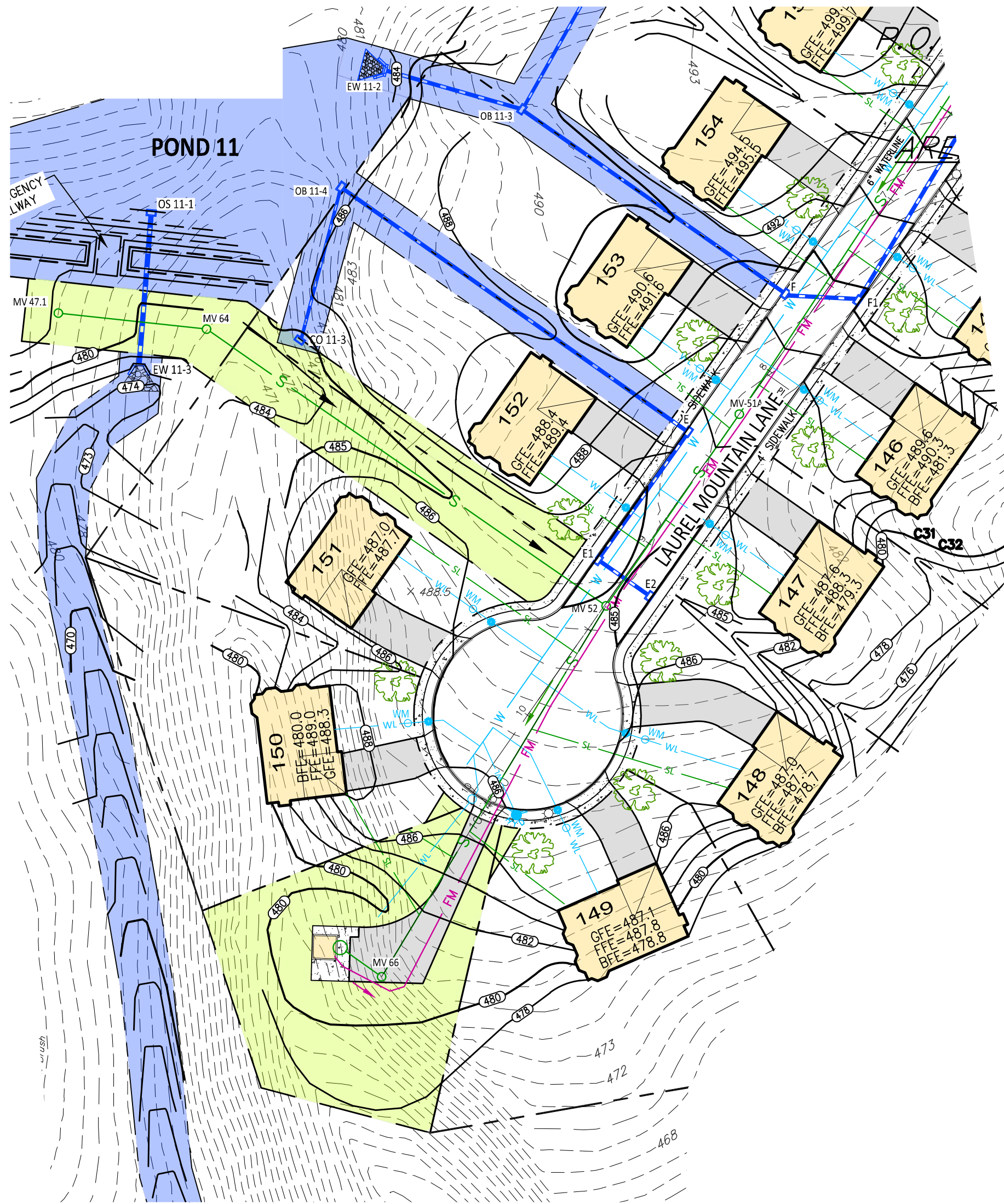
PROFILE - SANITARY SEWER
MH MV 47.1 TO MH MV 62
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



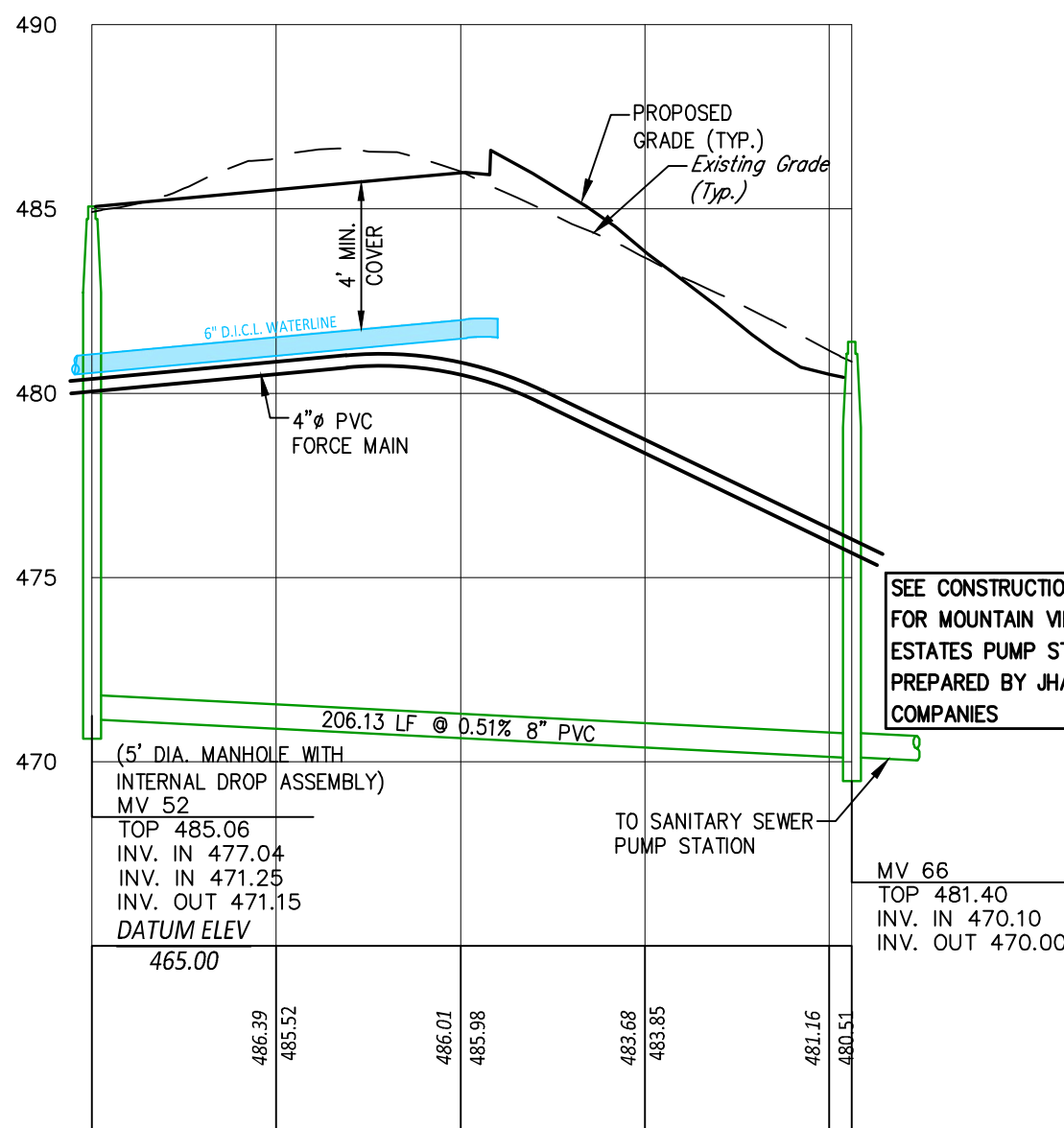
PROFILE - STORM SEWER
F TO OB 11-3
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



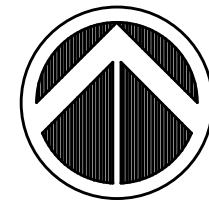
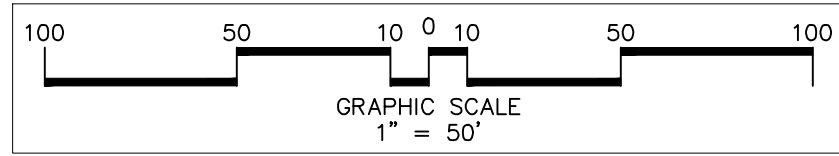
PROFILE - STORM SEWER
E TO OB 11-4
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



PLAN - LAUREL MOUNTAIN LANE
SCALE: 1" = 50'



PROFILE - SANITARY SEWER
MH MV 52 TO MH MV 66
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

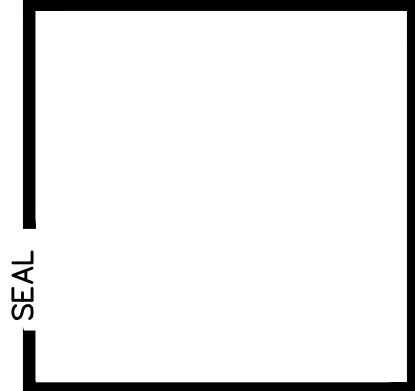
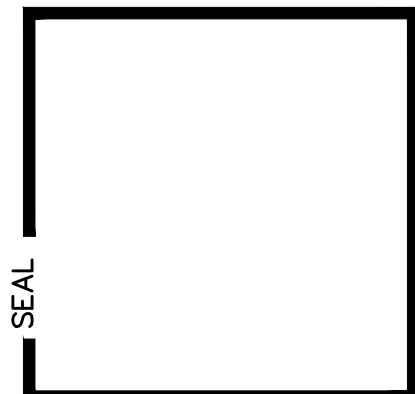


NO.	DATE	DESCRIPTION	BY

DESIGN :	
DRAWN : G.D.G. / BKK	
CHECKED : J.K.M.	
DATE : 1/9/2026	
REV :	

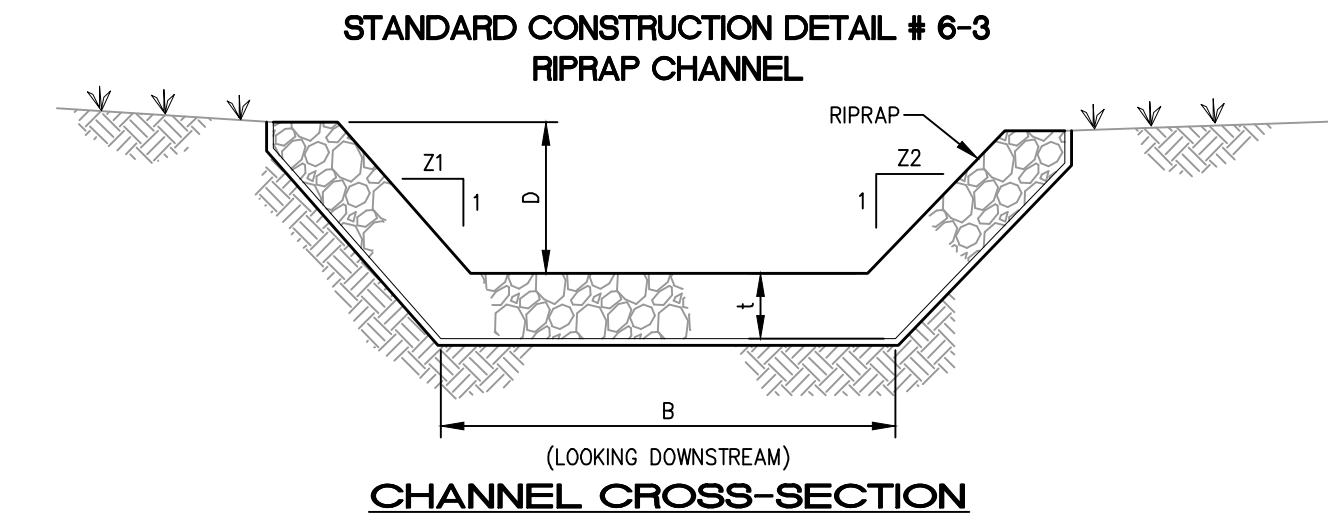
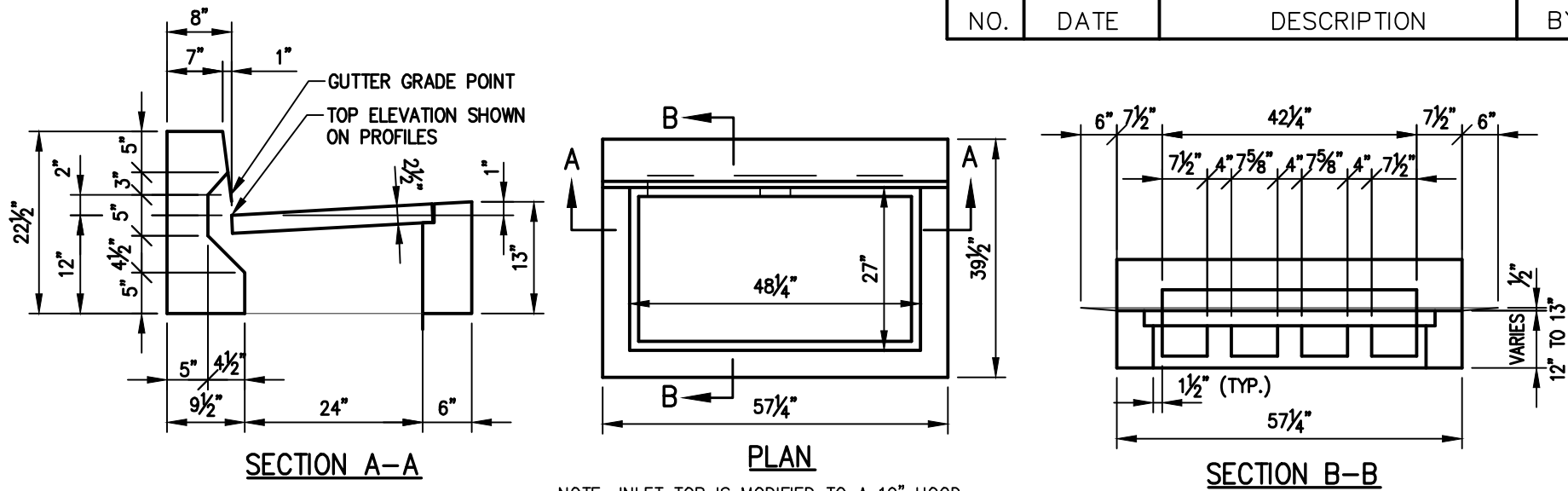
PLANNING ENGINEERING SURVEYING
115 LIMEKILN RD., P.O. BOX 'G'
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TEL: (717) 770-2400
FAX: (717) 770-2400
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PROFILES - STORM AND SANITARY SEWER
FINAL SUBMISSION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 316030
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE 17-118-1-001.dwg
SHEET 12 of 21



CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	Z1 (FT)	Z2 (FT)	RIPRAP GRADATION (R-)	RIPRAP DEPTH t (IN)	UNDERLAYMENT	UNDERLAYMENT THICKNESS
6-1	ALL	6.6	1.5	4	4	4	18	AASHTO #3	6"

NOTES:

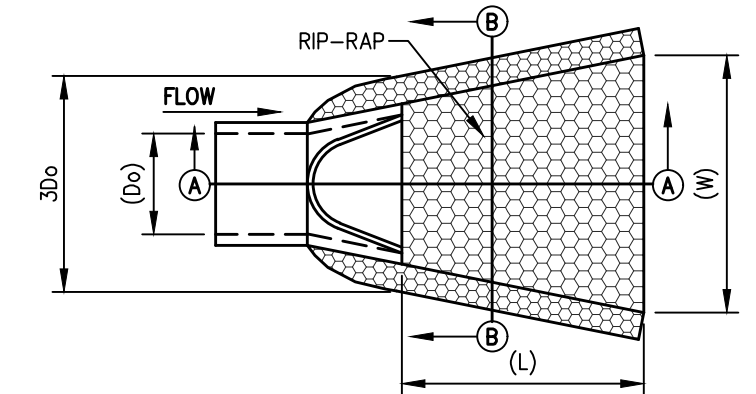
FILTER STONE UNDERLAYMENT FOR BED SLOPES ≥ 0.10 FT/FT (10 %) SHALL BE USED.

CHANNEL DIMENSIONS ARE FOR THE COMPLETED CHANNEL AFTER ROCK PLACEMENT. CHANNEL MUST BE OVER-EXCAVATED A SUFFICIENT AMOUNT TO ALLOW FOR THE VOLUME OF ROCK PLACED WITHIN THE CHANNEL WHILE PROVIDING THE SPECIFIED FINISHED DIMENSIONS.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE.

DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

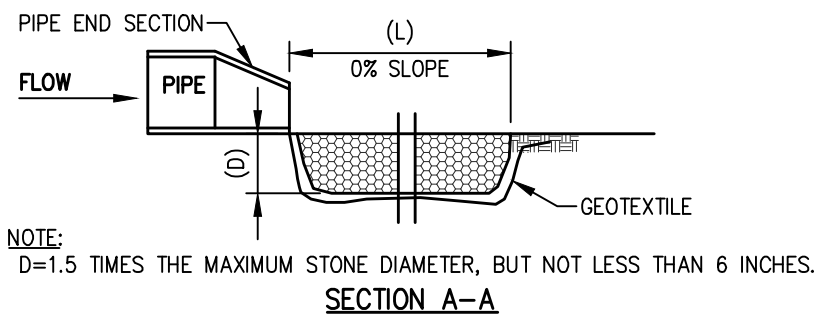
THE MINIMUM ROCK THICKNESS (t) SHALL BE 1.5 TIMES THE MAX ROCK SIZE.



OUTLET STRUCTURE DESIGNATION	(W) (FT.)	(L) (FT.)	SIZE OF ROCK	MIN. ROCK DEPTH (D)	PIPE DIA. (IN.)	PIPE MATERIAL
EW 11-2	12.5	8.0	R-4	18"	18	SLPP
EW 11-3	18.0	12.0	R-5	27"	24	SLPP
G	12.5	8.0	R-4	18"	18	SLPP

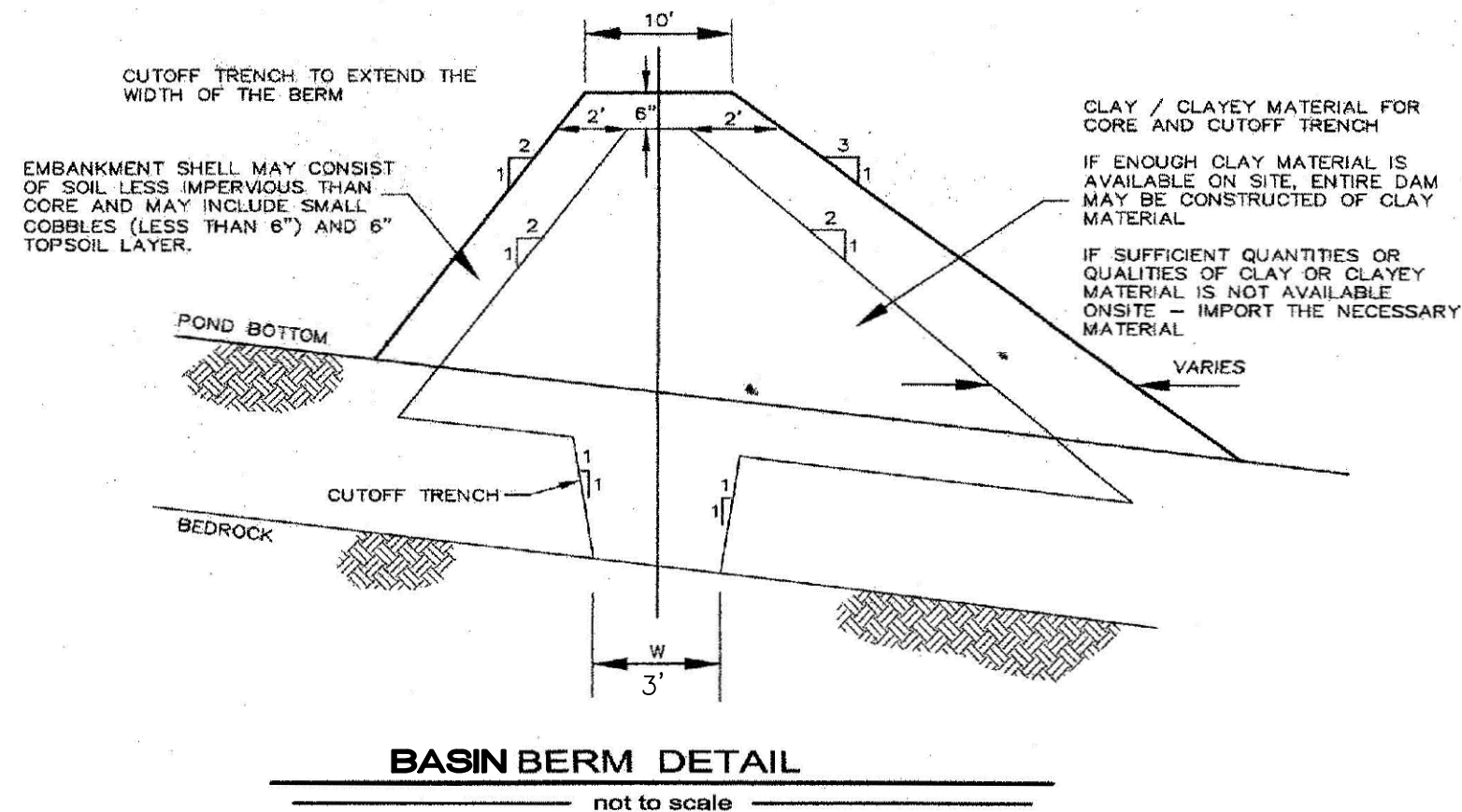
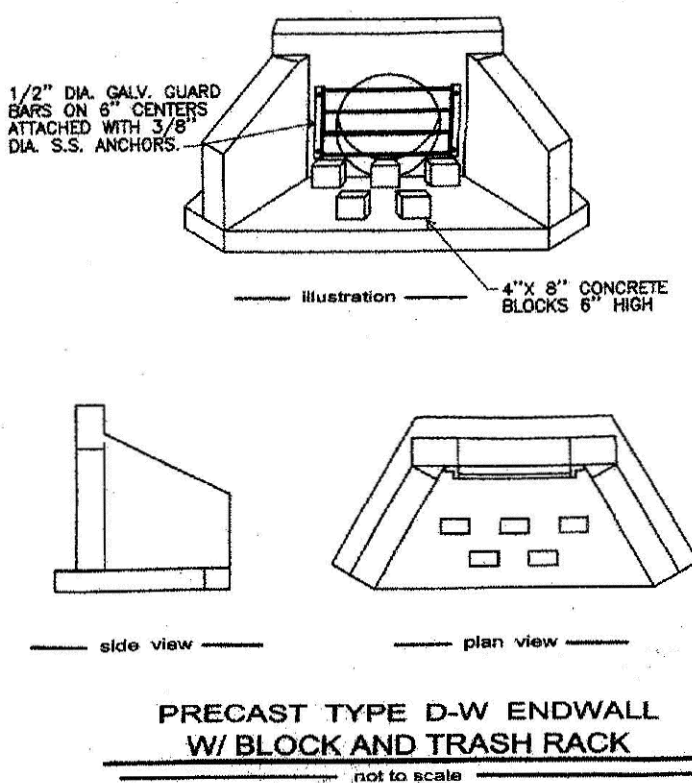
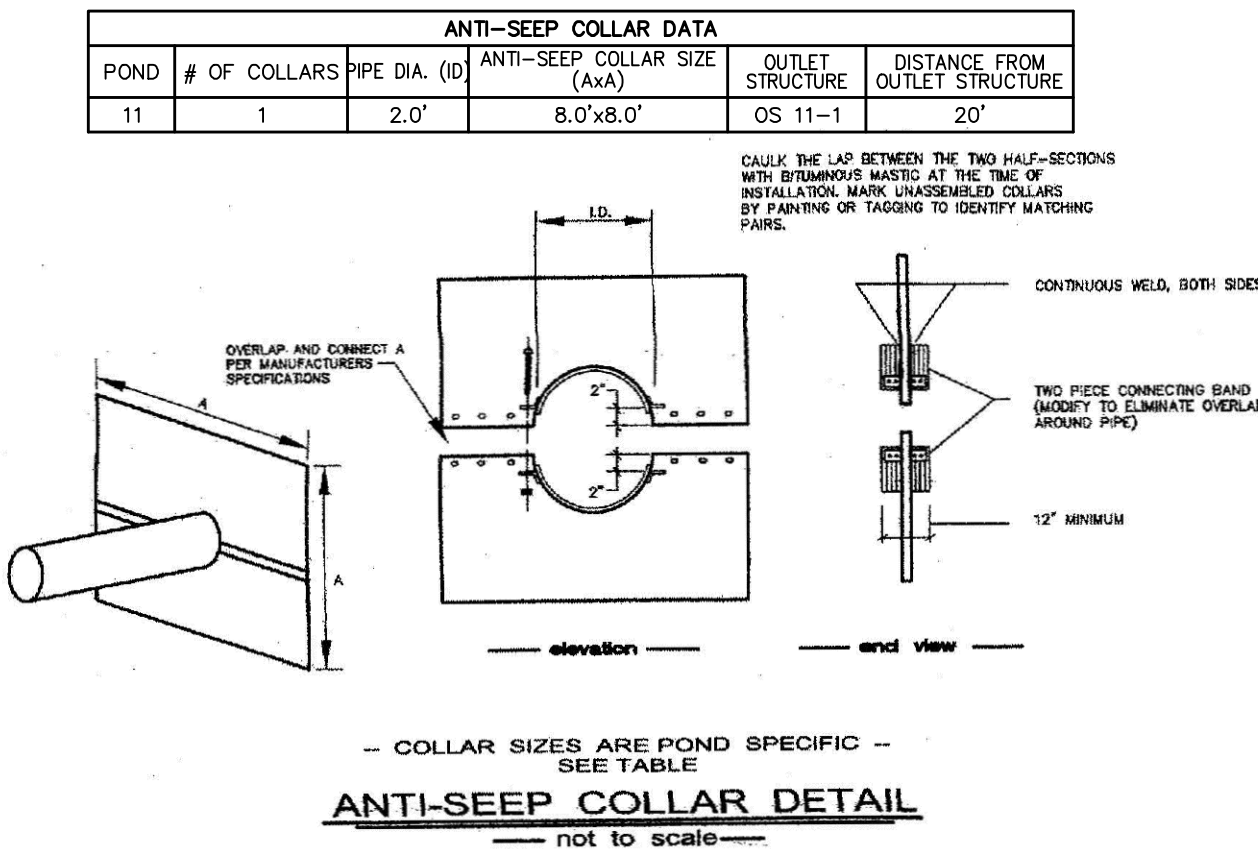
*IF BEDROCK IS PRESENT IN THE APRON AREA, DO NOT REMOVE IT TO INSTALL RIPRAP; THE BEDROCK WILL BE SUFFICIENT.

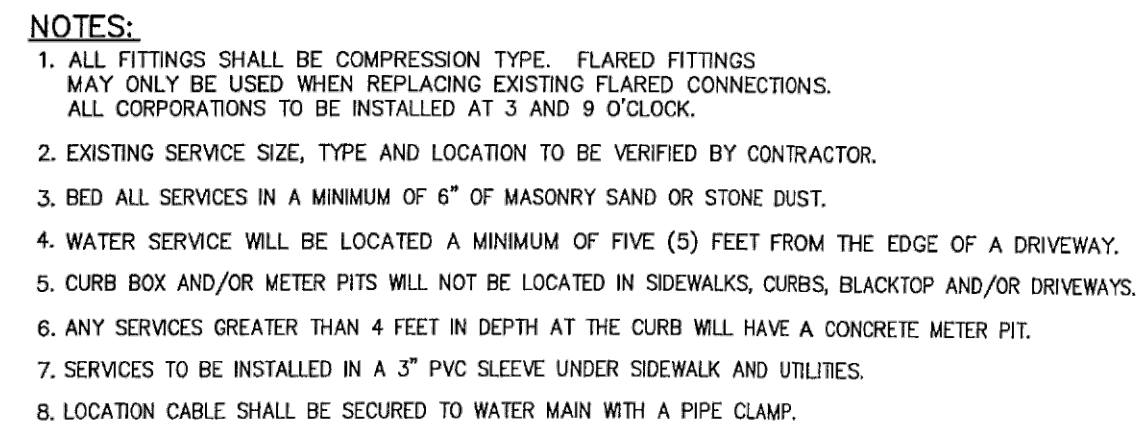
**SMOOTH BORE CORRUGATED PLASTIC PIPE



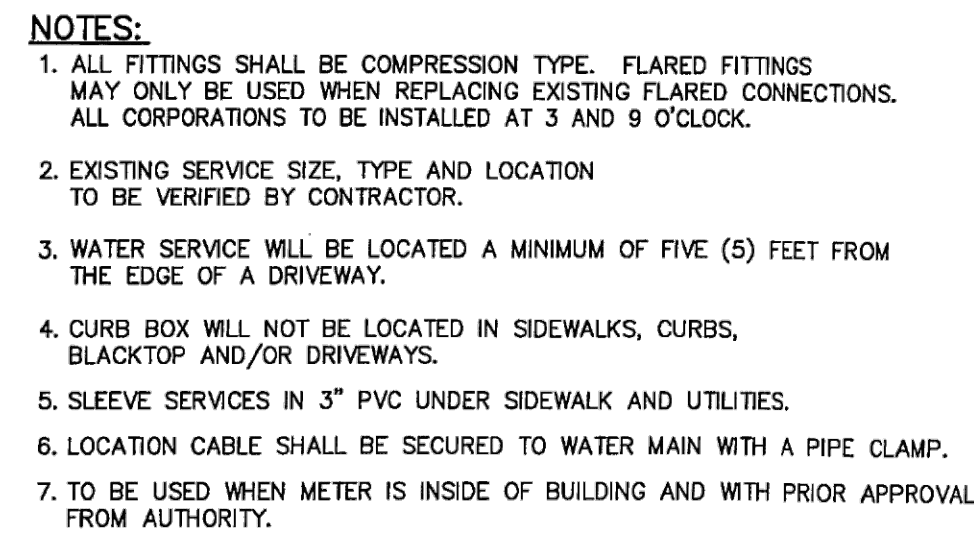
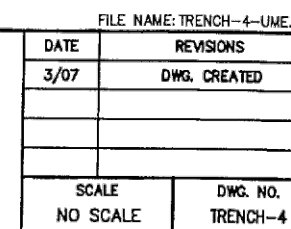
- NOTES:
- THICKNESS IN ONE CONTINUOUS OPERATION TO PREVENT SEGREGATION OF MATERIALS. INDIVIDUAL ROCKS MAY BE REARRANGED, AND VOIDS FILLED WITH HAND PLACED SMALLER ROCK, TO ACHIEVE A UNIFORM ROCK BLANKET.
 - NO ROCK PIECES SHALL HAVE A LENGTH EXCEEDING THREE TIMES ITS WIDTH OR DEPTH.
 - ROCK SHALL BE ANGULAR, CRUSHED AND HAVE A UNIT WEIGHT OF 165 LBS./C.F.
 - TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
 - ALL APRONS SHOULD BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIP-RAP APRON DETAIL

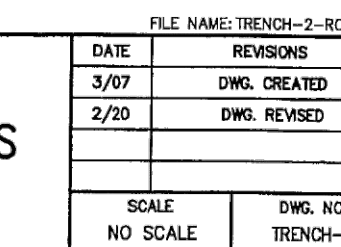
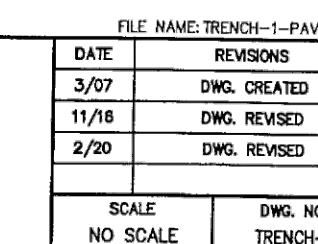
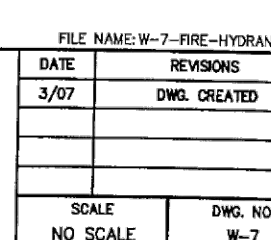
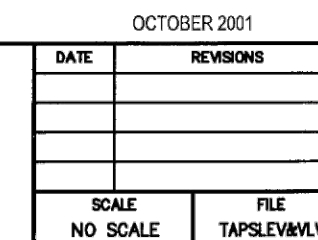
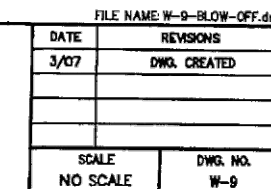
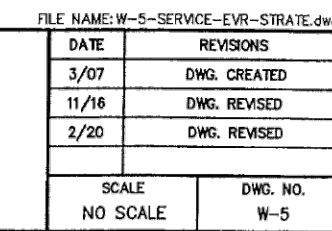
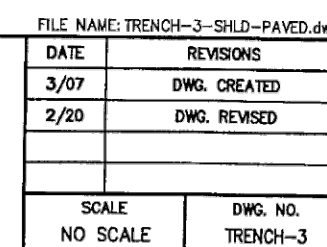





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DATE	REVISIONS
3/07	DWG. CREATED
9/09	DWG. REVISED
11/16	DWG. REVISED
2/20	DWG. REVISED
SCALE NO SCALE	DWG. NO. W-3



PIT	DATE		REVISIONS	
	3/07		DWG. CREATED	
	9/09		DWG. REVISED	
	11/16		DWG. REVISED	
	2/20		DWG. REVISED	
	SCALE NO SCALE		DWG. NO. W-4	



				DESIGN :
				DRAWN : G.D.G. / BKK
				CHECKED : J.K.M.
				DATE : 1/9/2026
				REV :
				
NO.	DATE	DESCRIPTION	BY	

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UTILITY DETAILS

FINAL SUBDIVISION PLAN

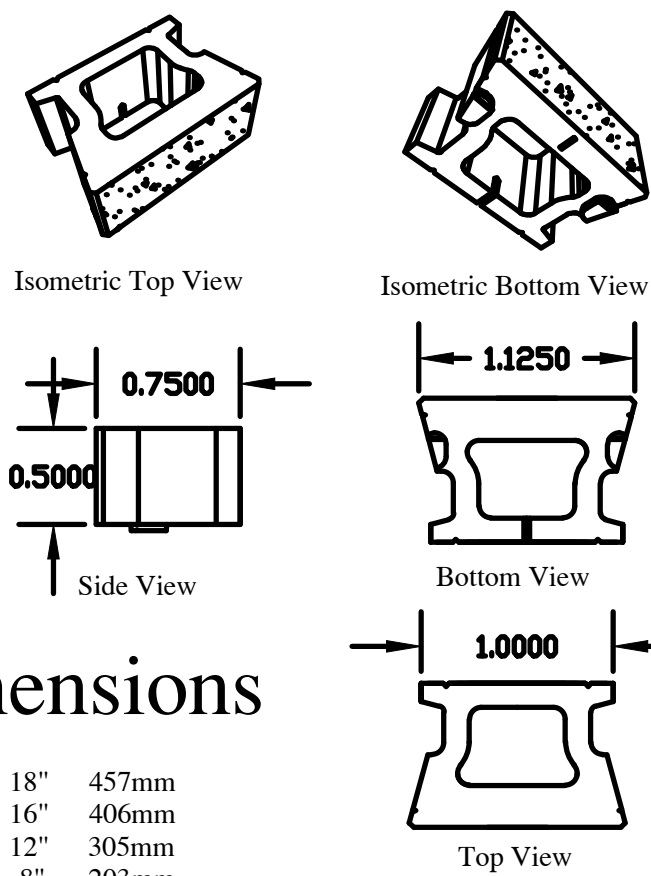
FOR PHASE 6

MOUNTAIN VIEW ESTATES

NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

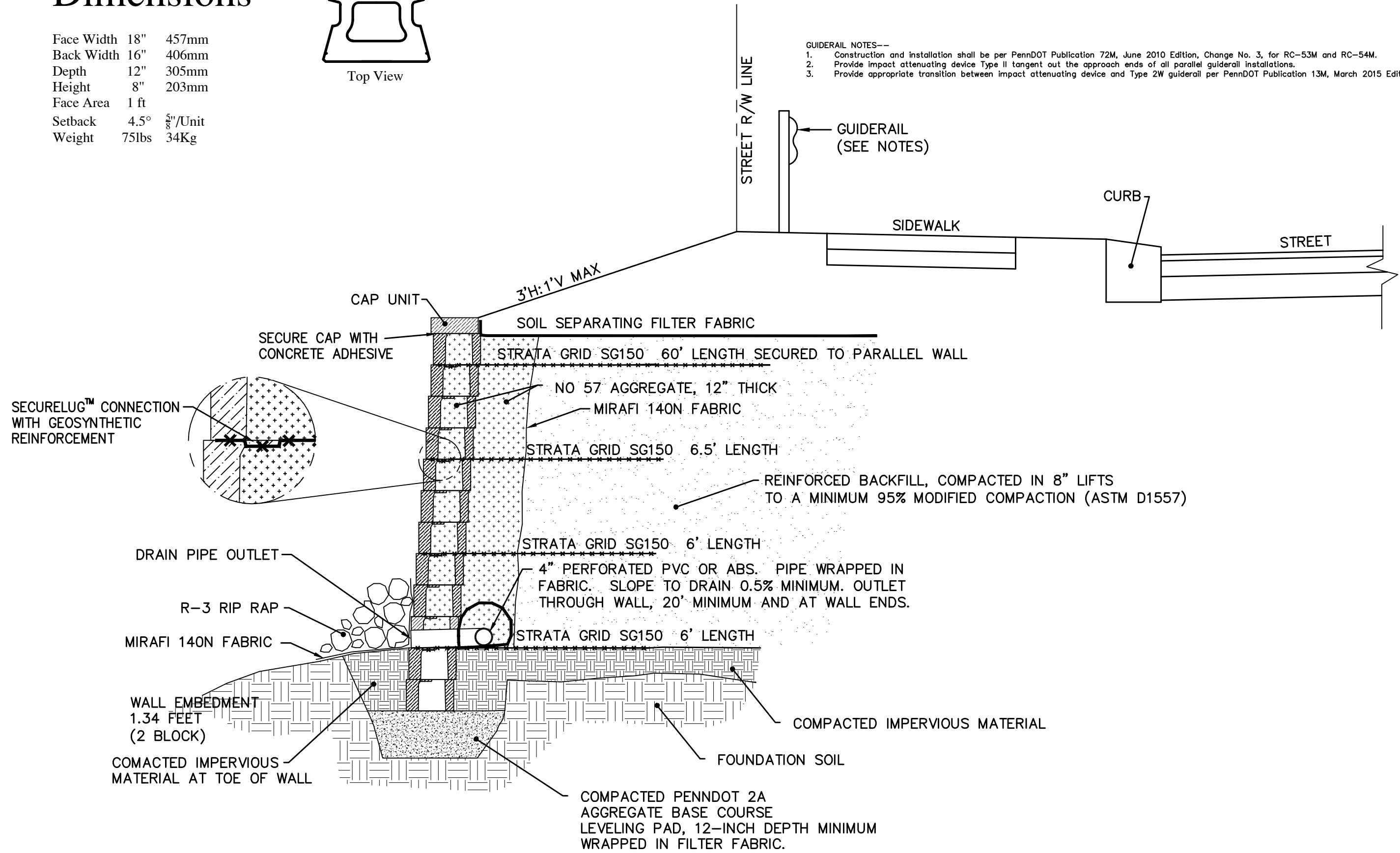
PROJECT NO. 316030
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE: T:\2016\316030 APH\316030.dwg\Phone\Phase 6 Final 16-1B-DETAIL.dwg
SHEET 18 of 21

CornerStone Straight Face



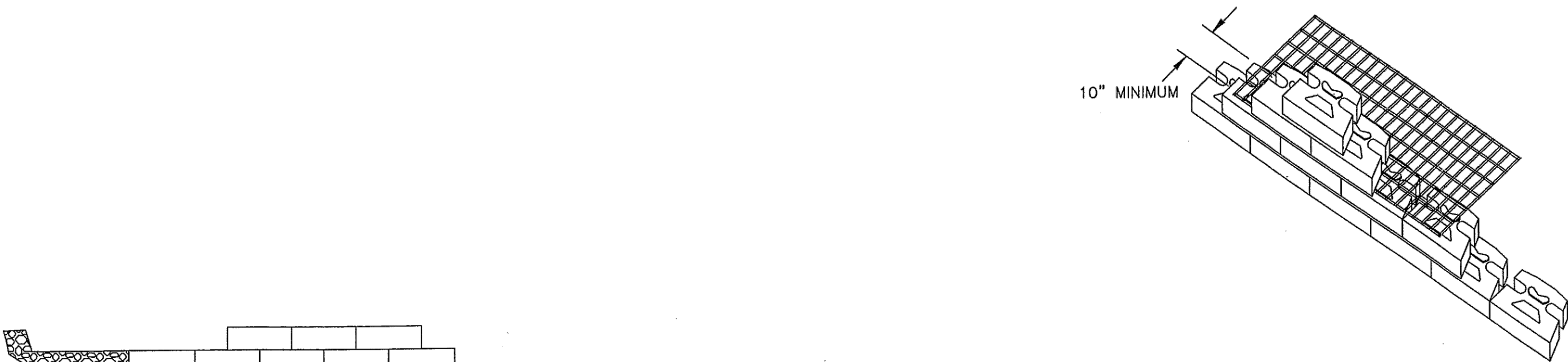
Dimensions

Face Width	18"	457mm
Back Width	16"	406mm
Depth	12"	305mm
Height	8"	203mm
Face Area	1 ft ²	
Setback	4.5"	87/Unit
Weight	75lbs	34Kg

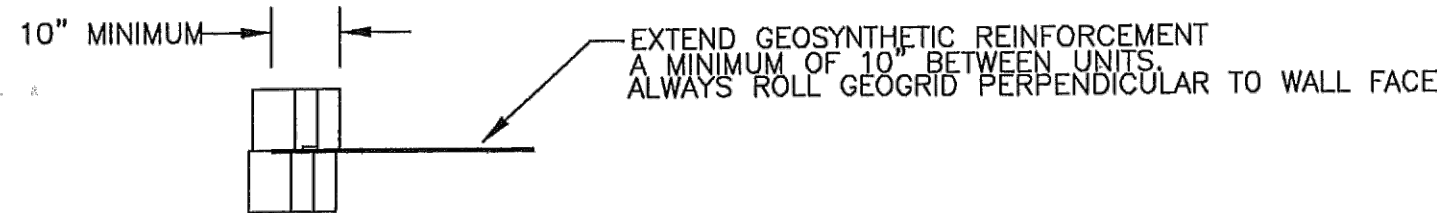


SUITABLE SOILS:

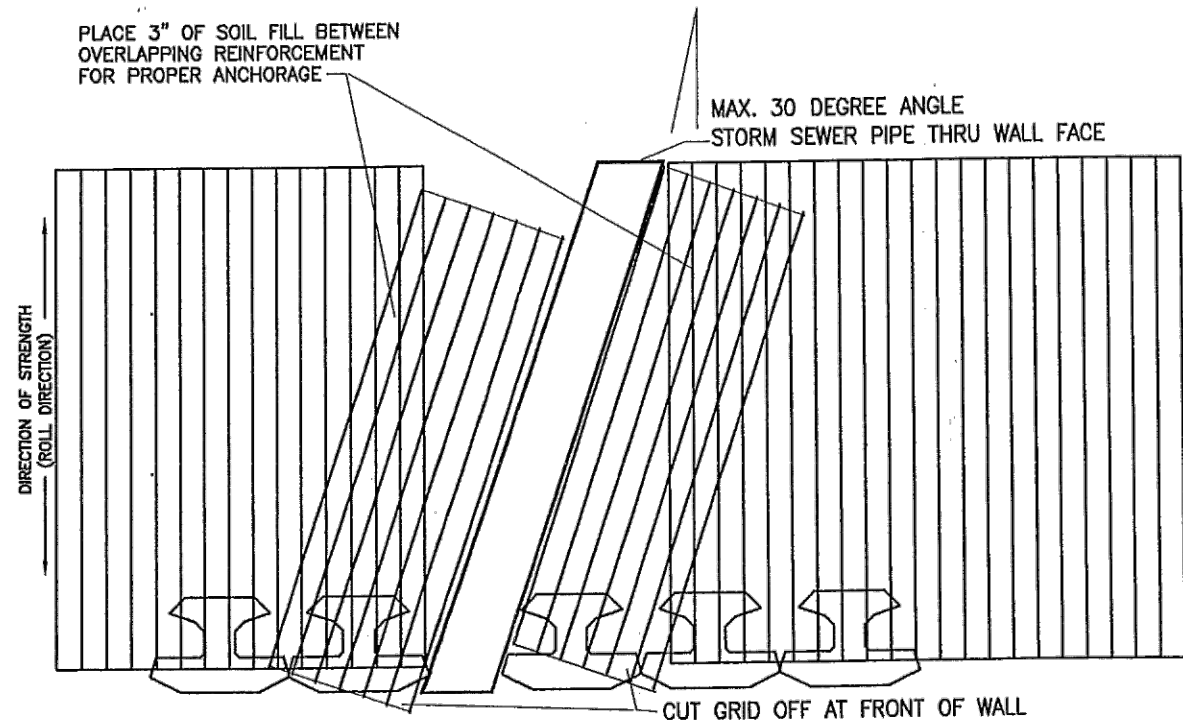
1. THE FIELD SOIL PROPERTIES MUST BE VERIFIED BY THE TESTING AGENCY AND THE GEOTECHNICAL ENGINEER OF RECORD TO DETERMINE SUITABILITY OF FOUNDATION SOILS, AND THE SUITABILITY OF ONSITE SOILS FOR USE IN REINFORCED BACKFILL.
2. THE WALL DESIGNER MUST BE NOTIFIED IMMEDIATELY OF ANY VARIATION IN THE SOIL PROPERTIES
3. UNSUITABLE FOUNDATION SOILS MUST BE REMOVED.
4. OVER EXCAVATION OF ORGANIC AND UNSUITABLE FILL MATERIAL AND FOUNDATION SOILS SHALL BE OVERSEEN AND CERTIFIED BY A GEOTECHNICAL ENGINEER.



TYPICAL BASE STEP DETAIL
NOT TO SCALE



TYPICAL BLOCK GEOGRID CONNECTION
NOT TO SCALE



GEOGRID PLACEMENT - PIPE THRU WALL
SCALE: NONE

I. GEOTECHNICAL:

1. A GEOTECHNICAL REPORT WAS NOT SUPPLIED FOR THE PROJECT AND THE SOIL PROPERTIES USED WERE ASSUMED FOR THE SITE BASED ON OTHER SITES IN THE GENERAL AREA. SOILS MAPPED WITHIN THE AREA OF WALL CONSTRUCTION ARE SILT LOAMS (LL 30-45; PI <15; COHESION 104-156PSF COMPACTED, 18-35PSF SATURATED; ϕ 25-30°; γ 88-142LB/FT³)
2. THE FIELD SOIL PROPERTIES MUST BE VERIFIED BY THE TESTING AGENCY OF RECORD AND THE WALL DESIGNER MUST BE NOTIFIED IMMEDIATELY OF ANY VARIATION IN THE SOIL PROPERTIES.FOUNDATION.

II. CONCRETE SEGMENTAL RETAINING WALL (SRW) UNITS:

1. CONCRETE SEGMENTAL RETAINING WALL (SRW) UNITS ARE 'CORNERSTONE 100' BY CORNERSTONE WALL SOLUTIONS INC.
2. FOUNDATION SOILS FOR CS100 UNITS:
 - A. THE FOUNDATION SOILS SHALL BE UNDISTURBED NATIVE SITE SOILS.
 - B. THE FOUNDATION SOILS SHALL BE INSPECTED AND TESTED BY AN ENGINEER BEFORE INSTALLING BASE LEVELING GRAVEL.
 - C. DISTURBED OR UNSUITABLE FOUNDATION SOILS SHALL BE PROPERLY COMPACTED OR REPLACED WITH EXPECTABLE SOILS AS SPECIFIED BY THE ENGINEER.
3. BACKFILL SOIL FOR CS100 UNITS:
 - A. BACKFILL SOILS SHALL BE FREE OF ORGANIC MATERIALS AND OTHER UNSUITABLE MATERIALS.
 - B. SOILS CLASSIFIED AS GP, GW, SP, SW, OR SM TYPES AND ACCORDANCE WITH ASTM D 2487 ARE SUITABLE. ALL SOILS SHALL BE APPROVED BY THE ENGINEER.
 - C. THE PLASTICITY OF THE BACKFILL SOILS SHALL HAVE FINE FRACTION OF LESS THAN 20.
4. BASE LEVELING MATERIALS FOR CS100 UNITS:
 - A. THE BASE LEVELING GRAVEL SHALL BE AS NOTED ON THE DETAIL, MINIMUM 12 INCHES DEPTH AND 3 TIMES THE WIDTH OF THE WALL UNIT, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY OR GREATER. (A UN-REINFORCED CONCRETE PAD MAY BE USED)
 - B. THE BASE LEVELING PAD SHALL BE LEVEL HORIZONTALLY AND BACK TO FRONT TO ENSURE THE FIRST COURSE OF UNITS ARE LEVEL
 - C. TOP OF BASE LEVELING PAD ELEVATION AND INSTALLATION OF GRANULAR MATERIALS SHALL BE IN ACCORDANCE OF THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS. THE TOE OF THE WALL BURIAL DEPTH SHALL BE 2 BLOCK COURSES.
5. DRAINAGE AND UNIT INFILL AGGREGATE FOR CS100 UNITS:
 - A. DRAINAGE AGGREGATE SHALL BE CLEAN CRUSHED GRAVEL MEETING THE GRADATION IN ACCORDANCE WITH ASTM D 448.
 - B. DRAINAGE AGGREGATES SHALL BE PLACED IN ALL UNIT VOIDS AND 12"BEHIND THE WALL UNITS
6. DRAINAGE PIPE FOR CS100 UNITS:
 - A. DRAINAGE PIPE SHALL BE PERFORATED PVC OR CORRUGATED HDPE PIPE WITH A MINIMUM SIZE OF 4"IN DIAMETER.
 - B. GEOTEXTILES SHALL BE WRAPPED AROUND THE DRAINAGE PIPE.
 - C. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D 3034 AND/OR ASTM D 1248.
7. GEOTEXTILE FABRIC FOR CS100 UNITS:
 - A. THE GEOTEXTILES SHALL BE NON-WOVEN AS SPECIFIED BY THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.
 - B. THE GEOTEXTILES WHEN USED AS A SOIL SEPARATOR SHALL BE PERMEABLE ALLOWING WATER TO EFFECTIVELY PASS THROUGH THE FABRIC OPENINGS.
8. CONCRETE ADHESIVE FOR CS100 UNITS:
 - A. THE ADHESIVE SHALL BE HIGH STRENGTH CONCRETE ADHESIVE THAT WILL PERMANENTLY SECURE THE CONCRETE CAP UNITS TO THE CORNERSTONE TOP UNITS OR STEPS.
 - B. CONCRETE ADHESIVE MAY BE USED FOR OTHER APPLICATIONS AS SPECIFIED BY THE DESIGNER.
9. CONTRACTOR AND SITE SUPERVISOR SHALL HAVE PROVEN QUALIFIED EXPERIENCE TO COMPLETE THE INSTALLATION OF THE SEGMENTAL RETAINING WALL SYSTEM.
10. THE CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PROJECT GRADING PLANS
11. BACK EXCAVATED CUT SHALL NOTCHED BENCHES OF 5 FEET VERTICAL FOR EVERY 2 FEET 12. OVER EXCAVATED OR FILLED AREAS SHALL BE WELL COMPACTED AND INSPECTED BY AN ENGINEER.
13. EXCAVATED MATERIALS THAT ARE USED FOR BACKFILLING REINFORCEMENT ZONE SHALL BE PROTECTED FROM THE WEATHER.
14. ORGANIC OR OTHER NON SUITABLE MATERIALS SHALL NOT BE USED IN THE BACKFILLED REINFORCEMENT ZONE.
15. FOUNDATION TRENCH SHALL BE EXCAVATED TO THE DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS.
16. THE REINFORCED ZONE AND LEVELING PAD FOUNDATION SOIL SHALL BE EXAMINED BY THE ON SITE ENGINEER TO ENSURE PROPER BEARING STRENGTH. SOILS NOT MEETING REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH PROPER MATERIALS.
17. FOUNDATION MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY OR GREATER, BEFORE PLACING LEVELING PAD.
18. INSTALL UNITS PER MANUFACTURER'S SPECIFICATIONS.
19. THE REINFORCED BACKFILL MATERIALS SHALL BE PLACED IN MAXIMUM LIFTS OF 12"AND SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY OR GREATER, IN ACCORDANCE WITH ASTM D 698.
20. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE USED WITHIN 2 FEET OF THE BACK OF THE WALL.
21. SOIL DENSITY TESTING SHALL NOT BE TAKEN WITHIN THE 2 FOOT AREA.
22. THE BACKFILL SHALL BE SMOOTH AND LEVEL SO THAT THE GEOSYNTHETIC LAYS FLAT WITH NO DIPS OR BUMPS.
23. THE TOE OF THE WALL SHALL BE FILLED AND COMPACTED AS THE WALL IS BEING CONSTRUCTED.
24. THE CORNERSTONE STRAIGHT OR REVERSIBLE CAPS SHALL BE SECURED WITH AN ALL-WEATHER HIGH STRENGTH CONCRETE ADHESIVE. UNITS CAN BE PLACED WITH AN OVER HANG OR FLUSH WITH THE WALL UNITS. CAPS AND WALL UNITS SHALL BE CLEAR OF ALL DIRT, DUST AND STANDING WATER BEFORE PLACING THE CONCRETE ADHESIVE.

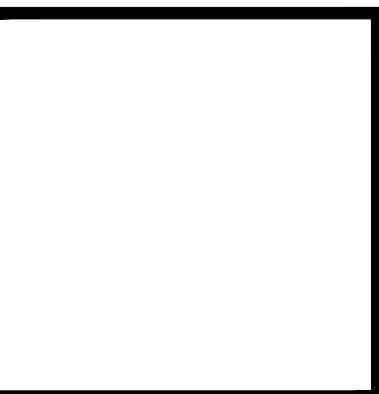
III. GEOSYNTHETICS REINFORCEMENT

1. REINFORCING IS 'STRATAGRID SG150' BY US FABRICS INC.
2. MANUFACTURER'S SPECIFICATIONS SHALL BE USED FOR TEST DATA AND INSTALLATION PROCEDURES.
3. THE GEOSYNTHETICS SHALL BE CUT TO THE CORRECT LENGTH AND LAID IN THE ORIENTATION AS SPECIFIED BY THE MANUFACTURER.
4. THE CORNERSTONE UNIT VOIDS, DRAINAGE CHIMNEY AND BACKFILL ZONE ARE FILLED, COMPACTED AND LEVELED CORRECTLY BEFORE PLACING THE GEOSYNTHETICS
5. ENSURE THAT THE DRAINAGE MATERIALS DIRECTLY BEHIND THE WALL UNITS ARE FLUSH OR SLIGHTLY HIGHER THAN THE TOP OF THE UNITS SO THAT THE GEOSYNTHETICS WILL NOT BE SHEARED ON THE BACK OF THE UNITS SHARP EDGE.
6. THE UNITS SHALL BE SWEEP CLEAN OF ALL DIRT OR ROCKS BEFORE PLACING THE GEOSYNTHETICS.
7. SHIMMING OF UNITS SHALL NOT BE ALLOWED ON THE GEOSYNTHETIC LAYERS.
8. THE GEOSYNTHETICS SHALL BE PLACED AS FAR FORWARD ON THE CORNERSTONE UNITS AS POSSIBLE WITHOUT REVEALING MATERIALS ON THE FACE OF THE WALL.
9. INSTALL GEOSYNTHETICS PER MANUFACTURES SPECIFICATIONS.
10. BACKFILL:
 - A. CONTRACTOR SHALL NOT DRIVE EQUIPMENT DIRECTLY ON THE EXPOSED GEOSYNTHETICS.
 - B. BACKFILL THE REINFORCED ZONE BY PLACING MATERIALS FROM THE BACK OF THE WALL TOWARDS THE END OF THE GEOSYNTHETICS IN ORDER TO MAINTAIN TENSION ON THE REINFORCEMENT.
 - C. CONTRACTOR SHALL LEAVE 12" TRENCH BETWEEN THE BACK OF THE WALL AND BACKFILL MATERIALS TO ALLOW FOR DRAINAGE CLEAN GRAVEL DRAINAGE MATERIALS. THIS PROCESS WILL PREVENT UNDUOE SOIL PRESSURES THAT COULD ROTATE THE CORNERSTONE UNITS FORWARD AND REDUCE THE SET BACK OF THE WALL WHILE COMPACTING THE BACKFILL MATERIALS.
 - D. WHEN COMPLETING THE FINAL LAYER OF BACKFILL MATERIALS AND DRAINAGE GRAVEL, AND BEFORE PLACING THE PLANTING SOIL.
 - E. PLACE A LAYER OF GEOSYNTHETIC SOIL SEPARATION FABRIC. THE FABRIC SHALL BE PLACED NO LESS THAN 4 FEET BEHIND THE WALL AND UP THE BACK SIDE OF THE WALL UP TO THE CAP UNIT. THE FABRIC WILL PREVENT THE PLANTING SOIL FINES FROM MIGRATING INTO THE DRAINAGE GRAVEL AND FROM STAINING THE WALL FACE.

DESIGN :	
DRAWN : G.D.G. / BKK	
CHECKED : J.K.M.	
DATE : 1/9/2026	
REV :	

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ALPHA CONSULTING ENGINEERS, INC.



WALL DETAILS
FINAL SUBMISSION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 316030
SCALE : AS NOTED
DWG FILE: C:\Users\jgibson\OneDrive\Documents\Drawings\Phase 6 Final 19-05-26.dwg
SHEET 19 of 21

OPERATION AND MAINTENANCE NOTES:

1. ALL BMPs SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RAINFALL EVENT. ANY DEVICES THAT HAVE FAILED SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
2. ROCK CONSTRUCTION ENTRANCES SHALL BE MONITORED FOR SILTATION AND CLOGGING. A SUPPLY OF SUITABLE STONE SHALL BE KEPT ON SITE TO MAINTAIN THE PROPER DIMENSIONS AND THICKNESS FOR THIS BMP. ANY SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE AT THE END OF EACH DAY.
3. SILT SOCK SEDIMENT MUST BE REMOVED WHEN IT REACHES ½ THE ABOVE GROUND HEIGHT OF THE SOCK. ANY SECTION OF A SILT SOCK WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REINFORCED WITH AN ADDITIONAL LAYER OF SILT SOCK.
4. INLET FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS ½ FULL. DAMAGED BAGS SHOULD BE REPLACED.
5. EROSION CONTROL BLANKETS SHALL BE INSPECTED AFTER EVERY RAIN EVENT AND MONITORED FOR SHEET OR RILL EROSION WHICH MAY OCCUR BENEATH THE BLANKET. ANY AREAS OF EROSION SHALL BE CAREFULLY REPAIRED AND RESEEDED.
6. VEGETATIVE STABILIZATION THAT HAS NOT GROWN PROPERLY OR HAS GULLIES DEVELOPING SHALL BE REGRADED TO THE PROPER CONTOURS, RESEEDED, AND REMULCHED. EROSION CONTROL BLANKETS SHALL BE INSTALLED WHERE EROSION IS OCCURRING. MULCHING THAT BEEN DISPLACED BY WIND OR WATER SHALL BE REPLACED AND ANCHORED BY CRIMPING, BY TACK, BINDING AGENTS OR NETTING.
7. STONE SURFACES THAT DEVELOP GULLIES SHALL BE RE-GRADED AND COMPACTED.
8. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMPs AFTER EACH MEASURABLE RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL BMP MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADEING, RESEEDING, REMULCHING AND RENEETING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL, FAIL TO FUNCTION OR FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
9. THE PERMANENT STORMWATER MANAGEMENT FACILITIES AT MOUNTAIN VIEW ESTATES WILL BE OWNED AND MAINTAINED BY THE HOA.
10. CHANGES TO THESE GUIDELINES SHOULD NOT BE MADE WITHOUT PRIOR APPROVAL OF NORTH MIDDLETON TOWNSHIP, THE CUMBERLAND COUNTY CONSERVATION DISTRICT AND HARTMAN AND ASSOCIATES, INC.
11. THESE GUIDELINES DO NOT ADDRESS MAJOR STRUCTURAL REPAIRS, BUT ONLY THE NORMAL MAINTENANCE AND CLEANING OPERATIONS REQUIRED TO KEEP THE SYSTEM FUNCTIONING AS DESIGNED. REPAIRS NEEDED BEYOND THE SCOPE OF THIS GUIDE SHOULD BE REFERRED TO A PROFESSIONAL ENGINEER.
12. IN THE FUTURE, IF THE PROPERTY EVER TRANSFERS OWNERSHIP, THESE GUIDELINES SHOULD BE PROVIDED TO THE NEW PROPERTY OWNER(S). PROPERTY OWNERS MUST BE MADE AWARE OF THE MAINTENANCE REQUIREMENTS NEEDED TO KEEP THEIR STORMWATER MANAGEMENT SYSTEM FUNCTIONING PROPERLY. IT IS IMPORTANT TO ENSURE THAT MINOR MAINTENANCE ITEMS ARE DEALT WITH BEFORE THEY BECOME COSTLY OR LARGE PROBLEMS.
13. WHEREVER FACILITIES, UTILITIES, DRAINAGE STRUCTURES, IMPROVEMENTS OR EASEMENTS EXIST ON THE LOT, THE ENTITY, OWNER OR INDIVIDUAL SHALL RESTRICT ALL EXCAVATION, PLANTINGS OR OTHER IMPROVEMENTS OVER OR NEAR THESE FACILITIES.
14. OPERATION AND MAINTENANCE OF THE PCSMP FEATURES WILL INCLUDE INSPECTION OF THE WATER QUALITY INFILTRATION AND RAIN GARDEN FLOORS, OUTLET STRUCTURES AND EMBANKMENTS, CLEANING PARKING LOT CATCH BASINS AND PIPING OF GRAVEL AND DEBRIS, INSPECTION AND CLEANING OF THE UNDERGROUND DETENTION / INFILTRATION SYSTEM AS WELL AS OF ANY OF THE ASSOCIATED DOWNSSTREAM PIPE, INLET AND MANHOLE DISCHARGE COMPONENTS. THESE INSPECTIONS AND CLEANINGS SHOULD OCCUR TWICE A YEAR AT A MINIMUM AND AFTER A MAJOR RAINFALL EVENT (25 YEAR STORM OR GREATER).
15. WHEN FULLY DEVELOPED, MOUNTAIN VIEW ESTATES WILL HAVE PERMANENT OPEN OUT STORMWATER CONTROL AREAS LOCATED ON THE SITE WHICH WILL FUNCTION AS PERMANENT BMPs. WATER QUALITY INFILTRATION BASINS AND INFILTRATION TRENCHES. THESE FACILITIES MUST BE INSPECTED EVERY SIX MONTHS.
16. SEDIMENT, DEBRIS OR TRASH ACCUMULATIONS IN THE FLOOR OF THE BMP OR NEAR OR WITHIN THE OUTLET PIPES MUST BE REMOVED AND DISPOSED OF.
17. ALL BERMS AND PIPES SHOULD BE CHECKED TO ENSURE THEY ARE SECURE, NOT ERODING AND CAN FUNCTION PROPERLY.
18. ANY EROSION ON THE EMBANKMENTS OR SPILLWAYS MUST BE REPAIRED BY RAVING THE TOPSOIL REPLACED, RESEEDED AND REMULCHED. RECURRING EROSION SHOULD BE STABILIZED BY INSTALLING EROSION CONTROL BLANKETS (ECBS) TO PROTECT THE AFFECTED AREA. ECBS SHOULD BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
19. POND EMBANKMENTS SHOULD BE CHECKED FOR SIGNS OF PIPING OR WATER RUNNING THROUGH THE BERMS AT LOCATIONS THAN WERE OTHERWISE INTENDED. IF SUCH AS CONDITION IS FOUND, THE PROBLEM MUST BE FIXED IMMEDIATELY.
20. BERMS OR EMBANKMENTS SHOULD BE CHECKED FOR SIGNS OF ANIMAL BURROWS OR DAMAGE. IF GROUND HOGS OR OTHER SUCH ANIMALS ARE FOUND BURROWING INTO THE AREAS, THEY SHOULD BE DESTROYED OR REMOVED IN ACCORDANCE WITH THE REGULATIONS AND RECOMMENDATIONS OF THE PA GAME COMMISSION. BURROWS SHOULD BE FILLED WITH SOIL OR CONCRETE TO PREVENT CONTINUED USE OR ENLARGEMENT.
21. SPECIAL INSPECTION ATTENTION SHOULD BE GIVEN TO THESE AREAS IF ICE FORMATION OCCURS.
22. THE STORM SEWER INLETS LOCATED ON THE LOT WILL BE MAINTAINED AS THE RESPONSIBILITY OF THE OWNER.
23. STORM SEWER INLETS AND INFILTRATION AREAS SHOULD BE INSPECTED AND CLEANED OF DEBRIS EVERY SIX MONTHS.
24. IF ACCUMULATIONS OF LEAVES OR DEBRIS ARE CLOGGING INLETS, THE DEBRIS MUST BE REMOVED IMMEDIATELY.
25. THE BOTTOM OF THE INLET SHOULD HAVE ALL SEDIMENT, GRAVEL AND DEBRIS REMOVED TO HELP PREVENT STANDING WATER IN THE INLET BOTTOM.
26. ROOF LEADERS OR STORM SEWER PIPING SHOULD BE UNCLOGGED AND FREE FROM LOW POINT, AND EROSION OR RUTTING DEVELOPMENT.
27. THE INFILTRATION AREAS IN THE BOTTOM OF THE DETENTION BASINS OR WATER QUALITY BASIN SHOULD BE KEPT FREE OF WEEDS AND SEDIMENT DEPOSITS. IF THE STONE BECOMES CLOGGED, THE STONE ABOVE THE EXTERNAL GEOTEXTILE WRAP SHOULD BE CLEANED OR REPLACED.
28. THE VEGETATION ALONG THE LIMITS OF THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY REVEGETATED.
29. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION TRENCH AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.

OPERATION AND MAINTENANCE NOTES (continued)

30. THE INFILTRATION FACILITIES AND THEIR ASSOCIATED INFLOW AND OUTLET STRUCTURES ARE INTEGRAL TO THE STORMWATER MANAGEMENT AND WATER QUALITY ASPECTS OF THE SYSTEM AND, ACCORDINGLY, THEY MUST BE CAREFULLY MONITORED AND MAINTAINED VIA THE INSPECTION INLETS AND MANHOLE.
31. DURING CONSTRUCTION TAKE CARE NOT TO INTRODUCE SEDIMENT INTO THE COMPONENTS.
32. OPEN THE INSPECTION MANHOLE AND VISUALLY INSPECT THE INTEGRITY OF ALL STRUCTURES, INFLOW AND OUTLET POINTS AND THE STRUCTURE BOTTOMS EVERY SIX MONTHS OR AFTER EACH MAJOR RAINFALL EVENT.
33. IF REMOVAL OF DEBRIS OR DEPOSITS IS NECESSARY, PLUG THE DISCHARGE, THEN FLUSH AND REMOVE MATERIAL FROM THE VARIOUS COMPONENTS USING A VACUUM PUMP TRUCK.
34. WHEN FLUSHING THE STRUCTURES, BE EXTREMELY CAREFUL NOT TO USE DIRECT JETTING ON THE FLOOR OF THE INFILTRATION AREA.
35. CLEAN ALL INFLOW AND OUTFLOW PIPING IF NECESSARY.
36. WATER QUALITY BASINS ARE LOCATED OFF OF THE STREET SYSTEM. THESE ARE DESIGNED TO HANDLE THE STORMWATER RUNOFF FROM A ROADWAY PORTIONS OF THE SITE. MAINTENANCE SHOULD BE CONDUCTED EVERY SIX MONTHS.
37. WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED. WEEDS SHOULD BE REMOVED THEREAFTER BY HAND.
38. DETRITUS MAY ALSO NEED TO BE REMOVED APPROXIMATELY TWICE PER YEAR. PERENNIAL PLANTING MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
39. MULCH SHOULD BE REPLACED WHEN EROSION IS EVIDENT. MULCH SHOULD BE REPLENISHED ANNUALLY. ONCE EVERY 2 TO 3 YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT.
40. SWM BASINS SHOULD BE INSPECTED FOR SEDIMENT BUILDUP, EROSION, AND VEGETATIVE CONDITIONS.
41. DURING PERIODS OF EXTENDED DROUGHT, INSPECT THE BASIN FLOORS FOR SOIL CRACKING.
42. MOW BASIN EMBANKMENTS ON A REGULAR BASIS.
43. TREES AND SHRUBS SHOULD BE INSPECTED TO EVALUATE HEALTH. TRIM AS NEEDED.
44. GRAVEL ACCUMULATIONS AT THE CURB ENTRANCES SHOULD BE REMOVED.
45. THE OUTLET PIPE AND BERMS SHOULD BE INSPECTED AND CLEANED OF ANY DEBRIS, LEAVES OR MULCH TO PREVENT CLOGGING.
46. UPON COMPLETION, THE SITE WILL HAVE OPEN SPACES AND LAWN AREAS. PORTIONS OF THESE AREAS ARE USED FOR STORMWATER MANAGEMENT FUNCTIONS WHILE OTHERS ARE THERE TO ENHANCE THE AESTHETICS OF THE COMMUNITY BY LAWNS, LANDSCAPING OR NATURAL SCREENING.
47. OPEN SPACES AT DRIVEWAY ACCESS POINTS WITHIN CLEAR SIGHT TRIANGLES MUST HAVE REGULAR MOWING AND TREE/SHRUB TRIMMING TO MAINTAIN THE REQUIRED VISUAL SIGHT REQUIREMENTS. NO OBSTRUCTIONS, GRASS, SHRUBS OR TREES ARE ALLOWED TO ENCRoACH INTO THESE AREAS. ANY OBSTRUCTION OR VEGETATION THAT WOULD EXTEND INTO THIS AREA, WHEN VIEWED FROM 30" ABOVE THE DRIVE SURFACE TO A 30" HEIGHT ABOVE THE ROAD'S SURFACE, MUST BE TRIMMED OR REMOVED. VEGETATION MAY REMAIN IF IT STAYS BELOW THIS 30" HIGH LINE OF SIGHT.
48. OTHER OPEN SPACES HAVING LAWN AS THE VEGETATIVE COVER SHOULD BE MOWED REGULARLY. SHRUBS AND TREES SHOULD BE MAINTAINED ACCORDING TO GOOD LANDSCAPING PRACTICES.
49. IN AREAS WHICH WILL REMAIN IN THEIR NATURAL CONDITION, DEAD VEGETATION THAT DOES NOT POSE A HAZARD TO PARKED CARS OR SITE IMPROVEMENTS SHALL BE REMOVED. VEGETATION AND TREES THAT WILL IMPACT UTILITIES OR OTHER INFRASTRUCTURE MUST BE REMOVED OR TRIMMED AS NECESSARY.
50. TREES AND SHRUBS MUST BE REPLACED WHEN DEAD OR DISEASED IN ACCORDANCE WITH THE TOWNSHIP REGULATIONS.

NPDES CLEAN FILL NOTES:

1. THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF-SITE LOCATION. THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL RESIDES WITH THE OPERATOR.
2. CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.
3. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATABASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS, ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE. THE VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL".

INSPECTION NOTES:

THE FOLLOWING INSPECTIONS, AT CRITICAL STAGES OF PLAN IMPLEMENTATION ARE TO BE SCHEDULED:

1. DURING THE INSTALLATION OF E&S CONTROLS AND PRIOR TO EARTHMOVING ACTIVITIES.
2. WHEN THE PROJECT IS APPROXIMATELY ONE HALF (1/2) COMPLETE, INSPECT SITE IMPROVEMENTS TO CONFIRM THAT THE PAVED AREAS AND THEIR SECTIONS ASSOCIATED EXCAVATION, UTILITIES AND GRADING, INFILTRATION BMPs, STABILIZATION, SEEDING AND MULCHING AND E&S CONTROLS ARE BEING INSTALLED ACCORDING TO THE PLAN AND VERIFY THAT THE CONSTRUCTION SEQUENCE IS IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.
3. AS THE PROJECT NEARS COMPLETION, INSPECT SITE IMPROVEMENTS TO VERIFY THAT FINISH GRADING, LANDSCAPING AND VEGETATIVE STABILIZATION ARE BEING INSTALLED ACCORDING TO THE PLAN AND VERIFY THAT THE CONSTRUCTION SEQUENCE IS IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.

SCHEDULE THE INSPECTIONS WITH THE DESIGN ENGINEER'S OFFICE A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.

THE OWNER IS RESPONSIBLE TO ENSURE THAT THESE INSPECTION ITEMS ARE COMPLETED AS OUTLINED HEREIN. A WRITTEN REPORT SHOULD BE SUBMITTED TO THE TOWNSHIP AFTER THE FALL/WINTER INSPECTION. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:

1. THE INSPECTORS NAME AND QUALIFICATIONS,
2. THE DATE OF THE INSPECTION,
3. LOCATION AND NAME/DESCRIPTION OF EACH FACILITY THAT WAS INSPECTED,
4. THE CONDITION OF THE FACILITY, AND,
5. ANY REPAIRS THAT WERE MADE OR ARE SCHEDULED.

General

This guide contains the criteria for operating and maintaining the stormwater management facilities and open space areas located in Mountain View Estates. These facilities will be owned and maintained by the homeowners association.

Changes to this guide should not be made without prior approval of North Middleton Township, The Mountain View Estates Homeowners Association and Hartman and Assoc., Inc.

This guide does not address major structural repairs, but only the normal maintenance and cleaning operations necessary to keep the system functioning as designed. Repairs needed beyond the scope of this guide should be referred to a Professional Engineer.

This guide should be provided to new property owners when they purchase a home in Mountain View Estates. If property owners are aware of the maintenance requirements needed to keep their community stormwater management system functioning properly, they may help to ensure that minor maintenance items are dealt with before they become costly or large problems.

Lots that include community or individual utilities, drainage structures, improvements or easements shall restrict all excavation, plantings or other improvements over or near these facilities.

The Homeowners association is responsible to ensure that these inspection and maintenance items are completed as outlined herein. A written report should be submitted to the township after the fall/winter inspection, which includes the following information:

1. The inspectors name and qualifications,
2. The date of the inspection,
3. Location and name / description of each facility that was inspected,
4. The condition of the facility,
5. Any repairs that were made or are scheduled.

Ponds

Mountain View Estates when fully developed will have ten stormwater management ponds located on the site. These stormwater management ponds must be inspected every six months.

1. Sediment, debris or trash accumulations near or on the outlet structures must be removed and disposed of.
2. All grates and trash racks should be checked to ensure they are secure and can function properly.
3. Any erosion on the pond embankments or spillways must be repaired by having the topsoil replaced and reseeded. Re-occurring erosion should be stabilized by installing rip-rap to protect the affected area. Rip-rap should be installed in accordance with the DEP Erosion and Sediment Pollution Control Program Manual.
4. Pond embankments should be checked for signs of water running through or discharging from locations other than the discharge pipe. If such as condition is found, the Township must be called immediately.
5. Pond embankment should be checked for signs of animal burrows or damage. If ground hogs or other such animals are found burrowing into the embankment, they should be destroyed or removed in accordance with any regulations or recommendations of the PA Game Commission. The burrows should be filled with soil or concrete to prevent continued use or enlargement of the burrow.
6. The outlet structure for pond 6, the wet pond, should also be inspected if a rapid ice breakup occurs.
7. Pond 6 should be inspected for any undesirable plant species growing in the water, and carefully removed if present.

Storm Sewers and Infiltration Trenches

Many of the storm sewer inlets located at Mountain View Estates will be within the street right-of-way and will be the responsibility of the township once the streets are accepted by them. Until they are, the township's responsibility, the homeowners association will be responsible for their maintenance. Other inlets not within the street limits and the stormwater infiltration trenches will continue to be the responsibility of the homeowners association.

1. Storm sewer inlets and infiltration trenches should be inspected and cleaned of debris every six months.
2. If accumulations of leaves or debris are clogging inlets, the debris must be removed immediately.
3. The sump at the bottom of the inlet should have all sediment, gravel and debris removed and the weep holes cleaned to prevent standing water in the inlet bottom.
4. Storm sewer outlets should be free from erosion or rutting developing near the discharge. Any areas with erosion or rutting should have a rip-rap apron installed in accordance with the DEP Erosion and Sediment Pollution Control Program Manual.
5. The stone/rip rap surfaces for the infiltration trenches in the bottom of Pond 4 and Pond 5 should be kept free of weeds and sediment deposits. If the stone becomes clogged, the top layer of stone down to the geotextile should be cleaned or replaced.
6. The vegetation along the surface of the infiltration trench should be maintained in good condition, and any bare spots immediately revegetated.
7. Vehicles should not be parked or driven on a vegetated infiltration trench and care should be taken to avoid excessive compaction by mowers.

Roof Drain Sumps:

Each home in Mountain View Estates (except lots 131 and 132) has a stone filled sump located near the rear of the home. The sump is designed to infiltrate the water from the roof of the structure back into the ground. Each downspout must be connected to the sump.

1. The sump locations should be inspected every six months.
2. No shrubs or trees are allowed to be permitted to grow over the sumps or the piping to sumps. Trees or shrubs should not be permitted to grow near the sumps or piping if they have the possibility of damaging the sump system.
3. Sumps should be protected from lawn chemicals and household chemicals.
4. The house roof gutters should be cleaned every six months to prevent leaves and debris from entering the roof sumps.
5. Houses with gutter protection should have the guards inspected every six months to ensure that they are working correctly to prevent leaves and debris from entering the gutters.
6. Houses with downspout protection should inspect and clean the filter/screen every six months. Any erosion below the downspout overflow should be repaired or have splash blocks installed.
7. The vegetation along the surface of the roof drain sump should be maintained in good condition, and any bare spots immediately revegetated.
8. Vehicles should not be parked or driven on a roof drain sump and care should be taken to avoid excessive compaction by mowers.

Open Spaces

Mountain View Estates will have six open spaces within the development when completed. Portions of these areas are used for stormwater management functions while others are there to enhance the aesthetics of the community by landscaping or natural screening.

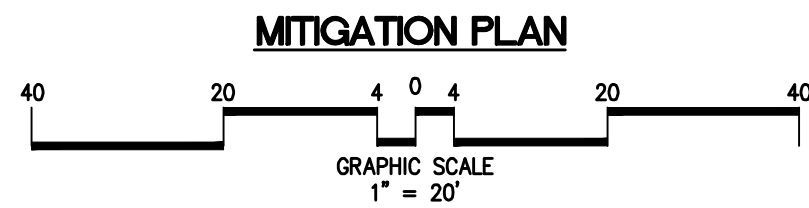
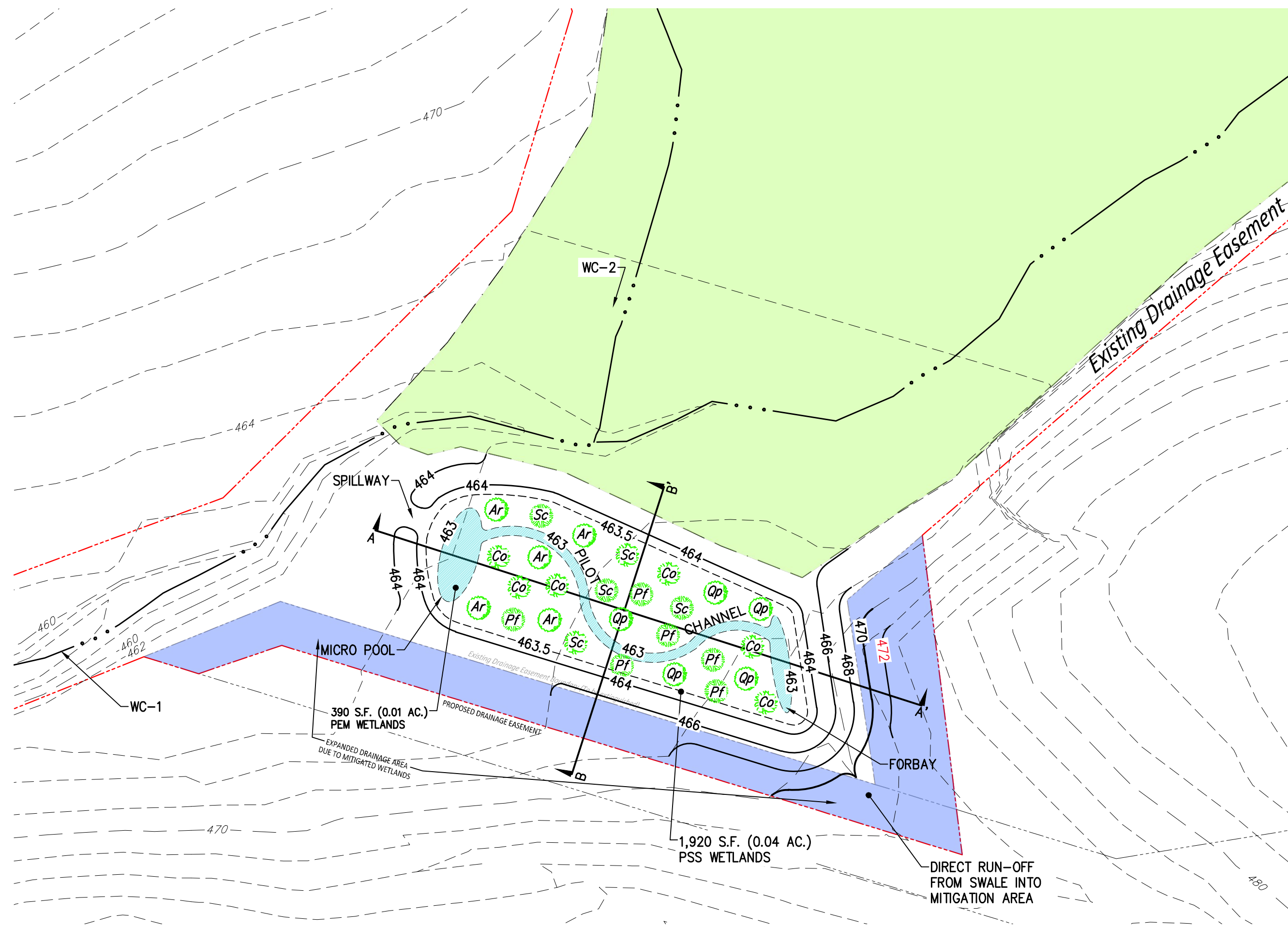
1. Open spaces at intersections and within clear sight triangles must have regular mowing and tree/shrub trimming to maintain the required visual sight requirements. No obstructions, grass, shrubs or trees are allowed to encroach into the area that extends 75' along each road centerline from an intersection (the clear sight triangle). Any obstruction or vegetation that would extend into this area, when viewed from 30" above the road surface to a 30" height above the intersecting road's surface, must be trimmed or removed. Vegetation may remain if it stays below this 30" high line of sight.
2. Other open spaces having lawn type vegetative cover should be mowed regularly. Shrubs and trees should be maintained according to good landscaping practices.
3. Other open spaces may be left to revert to a wooded condition. Dead vegetation or trees that pose a hazard to homes or streets should be removed. Vegetation and trees that will impact utilities or other infrastructure must be removed or trimmed as necessary.
4. Street trees must be replaced when dead or diseased in accordance with the township regulations.

MISCELLANEOUS NOTES

FINAL SUBDIVISION PLAN
FOR PHASE 6

MOUNTAIN VIEW ESTATES

NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



CONSTRUCTED WETLANDS / PLANTING SCHEDULE

- THESE PLANTS MEET THE FOLLOWING CRITERIA:
- NATIVE SPECIES
 - VARIABLE MOISTURE REGIMES
 - FULL SUN TOLERANT

SHRUBS AND TREES:

Scientific Name	COMMON NAME	QTY	SIZE
<i>Cornus amomum</i> (Co)	SILKY DOGWOOD	10	3-5 GAL. CONTAINER
<i>Potentilla fruticosa</i> (Pf)	SHRUBBY CINQUEFOIL	11	3-5 GAL. CONTAINER
<i>Sambucus canadensis</i> (Sc)	ELDERBERRY	10	3-5 GAL. CONTAINER
<i>Acer rubrum</i> (Ac)	RED MAPLE	11	3-5 GAL. CONTAINER
<i>Quercus palustris</i> (Oc)	PIN OAK	12	3-5 GAL. CONTAINER

YEAR 1: SITE PREPARATION AND SEEDING YEAR

REMOVE EXISTING GRASS/WEEDS AND THE WEED SEED BANK IN THE SOIL BY USING HERBICIDES OR OTHER METHODS. REMOVE EXISTING GRASS/WEEDS AND THE WEED SEED BANK IN THE SOIL BY USING HERBICIDES OR OTHER METHODS. SOW SEED MIXTURE IN FALL (MID-OCT OR AFTER) PRIOR TO FIRST FROST OR IN SPRING (APRIL-JUNE). SOW SEED MIXTURE IN FALL (MID-OCT OR AFTER) PRIOR TO FIRST FROST OR IN SPRING (APRIL-JUNE).

YEAR 2: FIRST GROWING SEASON

WETLAND FLOOR AND SIDE SLOPES SHALL REQUIRE MAINTENANCE MOWINGS TO KEEP WEED SPECIES FROM GOING TO SEED AND TO ALLOW LIGHT TO PENETRATE THE GROUND ENCOURAGING GROWTH OF THE MAJORITY OF THE SLOW-GROWING NATIVE AND TO ALLOW LIGHT TO PENETRATE THE GROUND ENCOURAGING GROWTH OF THE MAJORITY OF THE SLOW-GROWING NATIVE SPECIES. KEEP ENTIRE AREA CUT TO 4-6" DURING GROWING SEASON. SPECIES. KEEP ENTIRE AREA CUT TO 4-6" DURING GROWING SEASON.

YEAR 3: SECOND GROWING SEASON

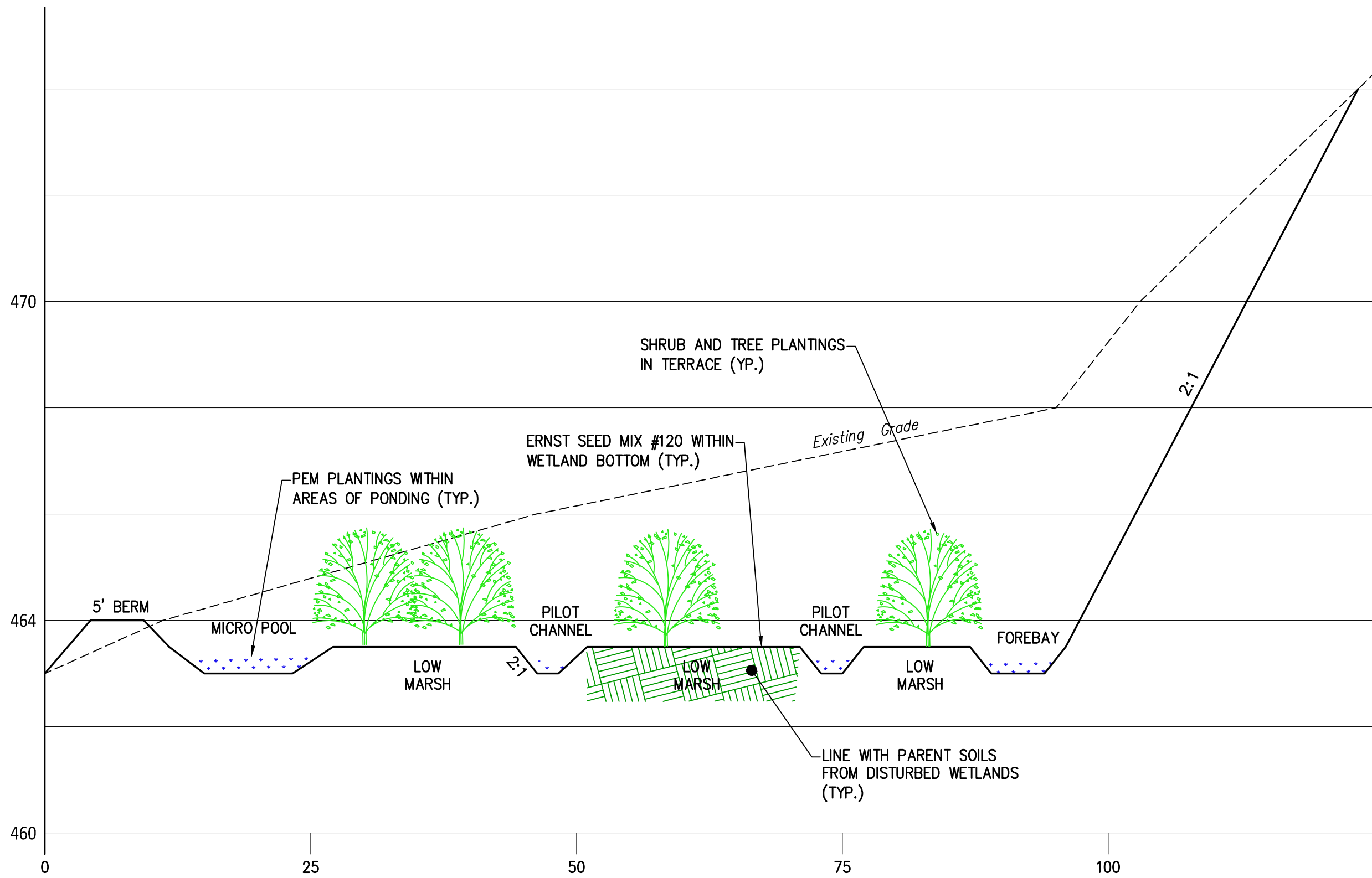
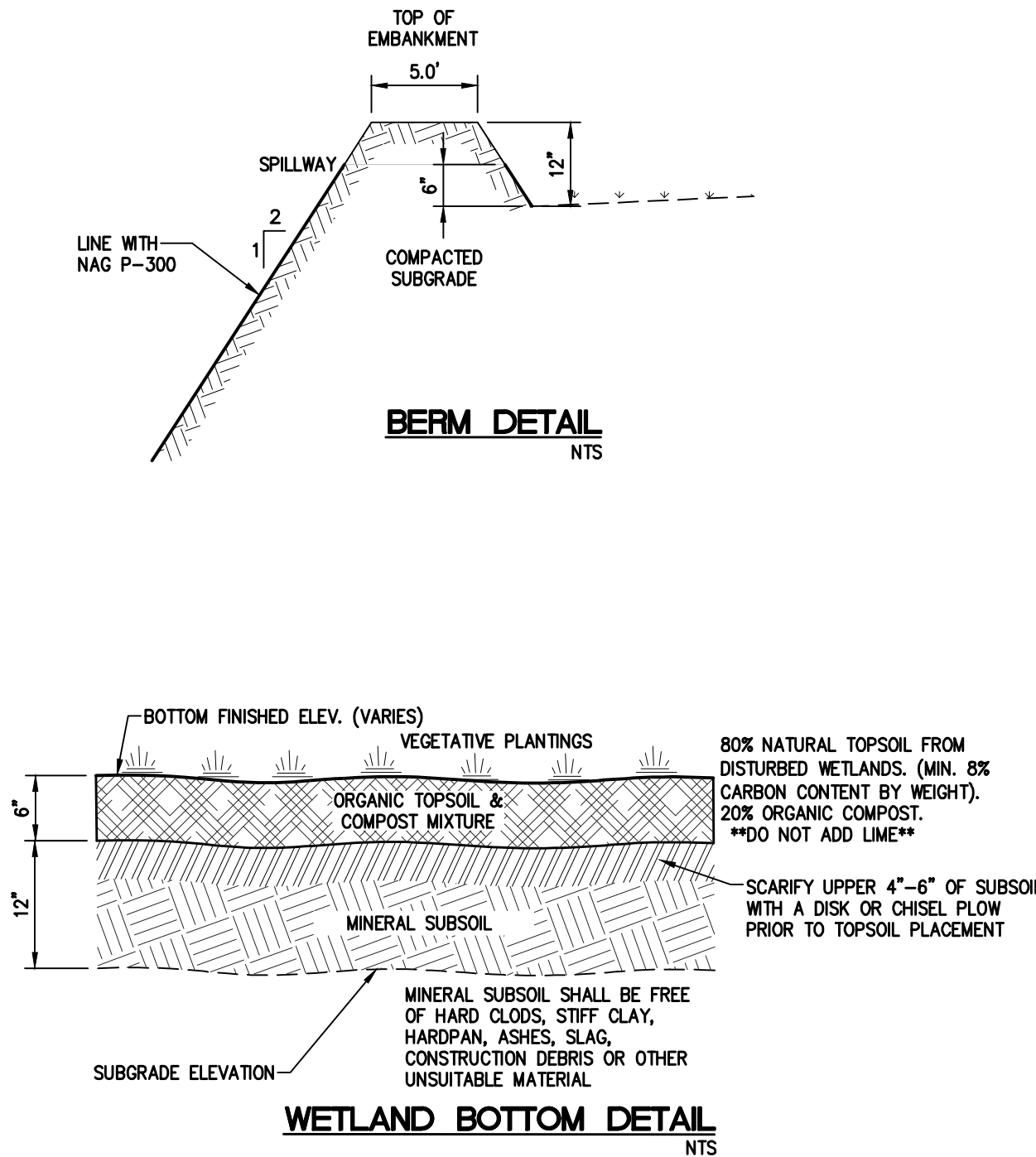
MOW ONCE IN LATE SPRING / EARLY SUMMER. BY LATE SUMMER - EARLY AUTUMN NATIVE SPECIES SHOULD BE MOW ONCE IN LATE SPRING / EARLY SUMMER. BY LATE SUMMER - EARLY AUTUMN NATIVE SPECIES SHOULD BE ESTABLISHED AND REPRODUCING NATURALLY BY RHIZOME AND/OR SEED SOURCES. ESTABLISHED AND REPRODUCING NATURALLY BY RHIZOME AND/OR SEED SOURCES.

GRASSES AND FORBES

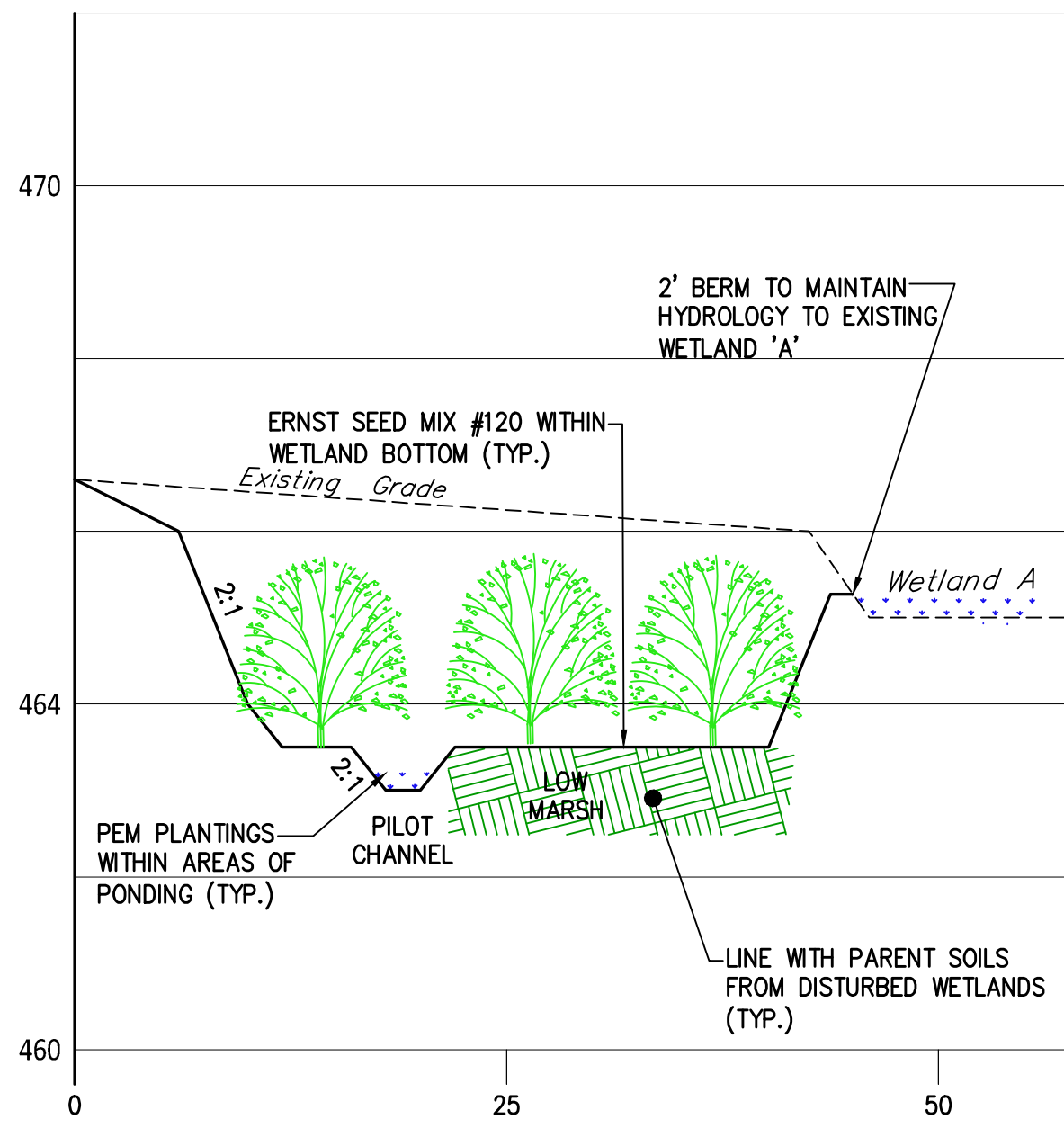
ERNST CONSERVATION SEEDS MIX ERNMY-120 (OR EQUIVALENT)
"PERENNIAL FOOD & COVER WETLAND MIX" - LOW MARSHLANDS

%	Scientific Name	COMMON NAME
20%	<i>Carex vulpinoidea</i>	FOX SEDGE
20%	<i>Elymus virginicus</i>	VIRGINIA WILDRYE
10%	<i>Sparganium eurycarpum</i>	GIANT BUR REED
9%	<i>Carex cynandra</i>	LURID SEDGE
8%	<i>Carex lurida</i>	NODDING SEDGE
6%	<i>Panicum clandestinum</i>	DEERTONGUE
5%	<i>Sparganium americanum</i>	EASTERN BUR REED
5%	<i>Carex lupulina</i>	HOP SEDGE
5%	<i>Carex crinita</i>	FRINGED SEDGE
3%	<i>Juncus effusus</i>	SOFT RUSH
3%	<i>Scirpus atrovirens</i>	GREEN BULRUSH
2%	<i>Carex comosa</i>	COSMOS SEDGE
2%	<i>Scirpus cyperinus</i>	WOOLGRASS
2%	<i>Leersia oryzoides</i>	RICE CUTGRASS

SEEDING RATE 1/2 LBS. / 1000 S.F. (MIN)
MUST BE A MINIMUM OF 90% PURE LIVE SEED



MITIGATION SECTION A - A'
1" = 10'

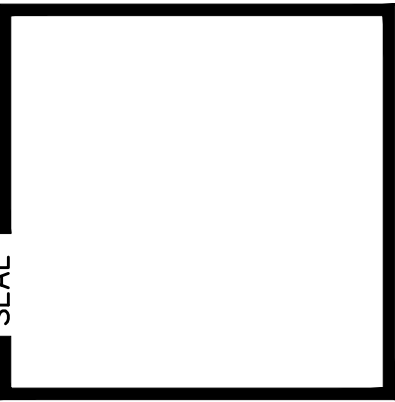
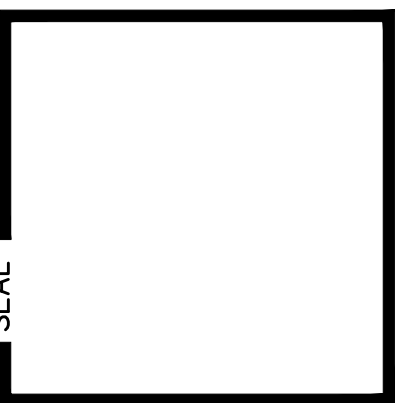


MITIGATION SECTION B - B'
1" = 10'

DESIGN :	
DRAWN : G.D.G. / BKK	
CHECKED : J.K.M.	
DATE : 1/9/2026	
REV :	

PLANNING ENGINEERING SURVEYING
115 LIMEKILN RD. P.O. BOX 13
NEW CUMBERLAND, PA 17070
PHONE: 717 770 - 2500
FAX: 717 770 - 2400
WWW.ALPHACON.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.



WETLAND MITIGATION PLAN
FINAL SUBDIVISION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	316030
SURVEY BOOK :	
SCALE :	
DWG FILE	\\s:\projects\316030\316030.dwg/Phase 6 Final
SHEET	21 of 21