



PLANNING DEPARTMENT
Cumberland County

Cumberland County
Subdivision and Land Development
Review Report

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

Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
North Middleton Township	1/9/2026	1/26/2026	NB, SH	P26-24
<i>Plan Title:</i>				
<i>Mountain View Estates Phase 6</i>				
<i>Plan Status:</i>		<i>Plan Type:</i>		
<i>Final</i>		<i>Subdivision Plan</i>		
<i>Comments and Recommendations:</i>				

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 4 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, 2006-1 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 sewers, 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 the public use.
- A street right-of-way easement located in or 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 18 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 #PAC210077 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 were delineated in August 2005 by Vortex 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 Mountain Road.
- There is no designated floodplain in the Phase 6 area, according to FEMA Flood Insurance Rate Maps #40241 CO06SF effective dated 9/7/2023. According to these maps, the site is within Zone X of minimal flooding.
- There is estimated by 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 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 lateral 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 Bonac Industries, Inc. M/S/DR 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 pump 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. A3-21930-216-3.
- Driveway openings will be poured with the street curb. No cutting of the curb is permitted should the driveway location be moved.
- 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 6/7 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 used 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 180-15.6, was granted by the North Middleton Township Board of Supervisors on July 27, 2017 to permit percentages of less than 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 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 removal equipment 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 are 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.

FINAL SUBDIVISION PLAN FOR MOUNTAIN VIEW ESTATES - PHASE 6

NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES FOR STORM WATER, SANITARY SEWERS,
FORCE MAINS & WATER DISTRIBUTION:

OBSTRUCTIONS OF EASEMENTS AND RIGHT-OF-WAYS ARE PROHIBITED:

- The erection, construction, placement, locating or planting of any improvement, fixture, fence, landscaping, vegetation, trees, shrubbery or other object, whether permanent or temporary, along or within any public water or public sewer easement, or North Middleton Township or North Middleton Authority right-of-way is prohibited.
- All easements shall be graded so that vehicles may easily traverse the easement for maintenance.
- No utility transformer or junction boxes are to be placed with-in North Middleton Authority easements or right-of-way, even if the right-of-way or easement is located within any public water or public sewer easement, or North Middleton Township or North Middleton Authority right-of-way.
- 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 density as determined by ASTM D698 Test methods. All fill less than three feet from the proposed final grade shall be compacted to at least 100% of its maximum dry density. All tests shall be conducted by an engineering consultant approved by North Middleton Authority with experience in Geotechnical Services.
- The contractor shall install air release valves as directed by the North Middleton Authority in the field. All materials and installation shall be in accordance with applicable engineering specifications. This pertains to both water distribution and sewer force main or low-pressure systems.
- The contractor shall verify all existing utilities.

SANITARY SEWER NOTES:

Force Main & Low-Pressure Systems

- Underground tracing wires shall be placed below force main and pressure laterals, centered below the pipe, and less than 2 inches from the pipe.
- 12 gauge AWG multi-strand insulation (KWHW) shall be buried below force main and pressure laterals, centered below the pipe, and less than 2 inches from the pipe.
- Tracing wire shall be extended two feet into valve pits, clean out manholes, air release manholes and low-pressure sewer discharge manholes, excess wire shall be coiled and taped.
- All low-pressure pipe shall be PVC SDR 21 and fittings shall be PVC schedule 80, unless otherwise specified in the details in the drawings.
- Thrust bearing shall be used in all manholes.
- All pressure lateral valve pits shall be located a minimum of three feet away from any driveway. Grinder pumps shall serve lots #106, 107, 108 & 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.
- Downstream of any force main or low-pressure system discharge, three manholes, including the discharge manhole shall be coated with "SprayRoq" lining system.
- Manholes #MVS5, MVS7 & MVS8 in phase 6 require "SprayRoq" lining system for the low pressure force main. Additionally, manholes #MV36, MV35 & MV34 in phase 1 will need "SprayRoq" lining system for the pumping station force main.

Gravity Sewer Mains and Laterals:

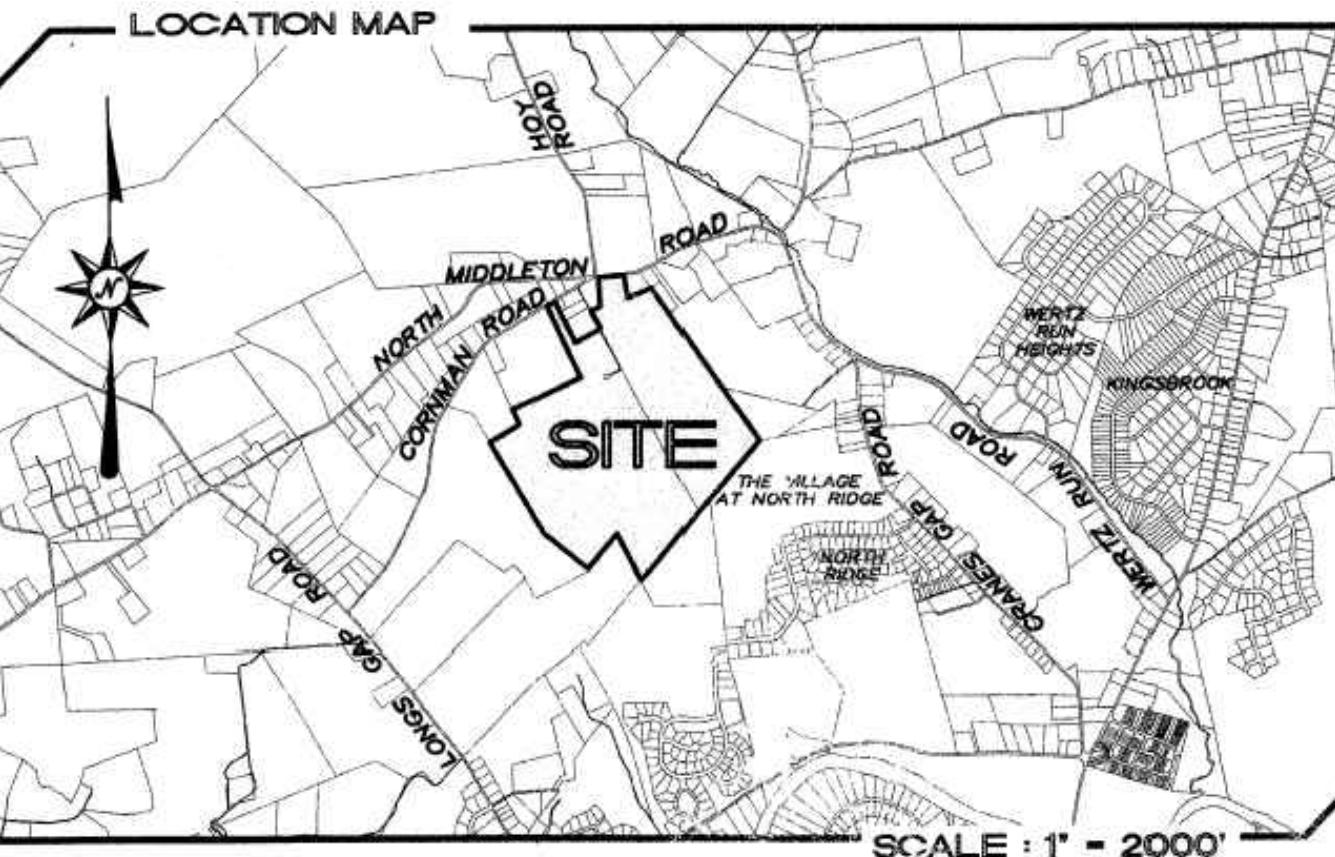
- All sanitary sewer pipe lengths and slopes are measured centerline manhole to centerline manhole.
- All sanitary sewer mains are to be SDR 35 PVC unless otherwise noted.
- Manholes shall be located at the centerline of the lateral, and shall be located at least one foot above finished grade.
- Where required, ductile iron sanitary sewer is to be lined class S2 ductile iron pipe.
- At the end of each lateral pipe, the contractor or developer shall place a 2 x 4 wooden stake at the invert of the lateral and extend the stake a minimum of 4 feet above the grade. The portion of the stake above grade shall be painted green in color. The contractor shall provide to the developer and the authority written as-built information about each lateral, as follows:
 - Depth of the lateral to the downstream manhole.
 - Length of the lateral at its end.
 - Length of the lateral from centerline of manhole.

STORM SEWER NOTES:

- There shall be an 18" vertical separation distance between storm sewer and all other utilities. Concrete encasement 18 inches beyond the storm sewer is required on the water and sanitary sewer lines when this separation cannot be maintained.
- All storm sewer mains are Penn Dot RC-46M with vertical 10" Type 'C' hood (grate is in a 2" sump in street pavement) unless otherwise noted.
- All storm sewer laterals are Penn Dot RC-46M with vertical 10" Type 'C' hood.
- Storm inlets and manholes over 4 feet in depth shall have PennDot RC-39M Manhole steps.
- All inlets shall have bicycle safe grates.

WATER MAINS AND SERVICE LATERALS NOTES:

- Water main is to be Class S2 cement lined.
- All service laterals must be installed in separate trenches.
- Water main pipe, valves, and fittings must be located at least 10 feet away from driveways.
- Dig test pits in the location, type and size of existing water main prior to installing new mains.
- Service line gaskets are required: Two (2) or three (3) points on either side of any bends or fittings as well as where fill is required.
- At the end of each water service, the contractor or developer shall place a 2 x 4 wooden stake at the end of the service line and extend the stake a minimum of 4 feet above the grade. The portion of the stake above grade shall be painted blue in color. The contractor shall provide to the developer and the authority written as-built information about each service line.
- Alignment device is required for all valve box and curb box installations.



INDEX OF DRAWINGS :

- COVER SHEET
- OVERALL PHASING PLAN
- 1-4 SUBDIVISION PLAN
- 5-6 GRADING / UTILITIES / LANDSCAPE PLAN
- 7-8 UTILITY DIAGRAM
- 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. Cottrell 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 uses: 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: AT BLD 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	WAIVER REQUEST DATE	WAVER OF APPROVAL DATE
180-33.3(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

STATE CENTERED 7020 BUCKHORN PICK ROAD SUITE 600 GREENSBORO, NC 27409 CONTACT: 1-800-442-4444 EMAIL: nc@uscc.org PHONE: 800-364-1063	COASTAL CABLE COMMUNICATIONS INC. C/O USC LOCATING SERVICES INC 13085 BUCKHORN CROSSING BLW STE 200 CARLISLE, PA 17013 CONTACT: USC OFFICE PERSONNEL EMAIL: nc@uscc.org PHONE: 800-361-7981
NORTH MIDDLETON AUTHORITY 245 LAUREL LANE CARLISLE, PA 17013 CONTACT: BRIAN WHITE EMAIL: bw@northmiddletonauthority.com PHONE: 717-243-8269	UGI UTILITIES INC. 1307 BUCKHORN CROSSING BLW MIDDLETON, PA 17075-5987 CONTACT: GEOFFREY FERGUSON EMAIL: gf@ugicommunications.com PHONE: 610-597-5116
PPL ELECTRIC UTILITIES CORPORATION 437 BLUE CHURCH RD PAWLEY'S CROSSING, SC 29666 CONTACT: DOUG HAUPP EMAIL: dh@pplweb.com PHONE: 570-492-5664	PA ONE-CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG! PA ONE-CALL SERIAL NUMBER: 20163062520

OWNER CERTIFICATION AND DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF
ON THIS THE _____ 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.

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.

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.

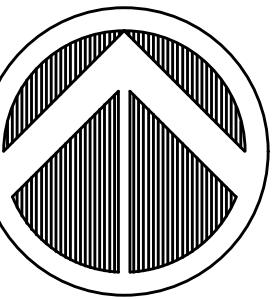
OWNER (S) _____

OWNERS NAME

DATE :
JANUARY 9, 2026REVIEW/APPROVALS
THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT
THIS _____ DAY OF _____, 20____.DIRECTOR _____
THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN
AND FOR CUMBERLAND COUNTY
THIS _____ DAY OF _____, 20____.
PLAN INSTRUMENT NO. _____

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

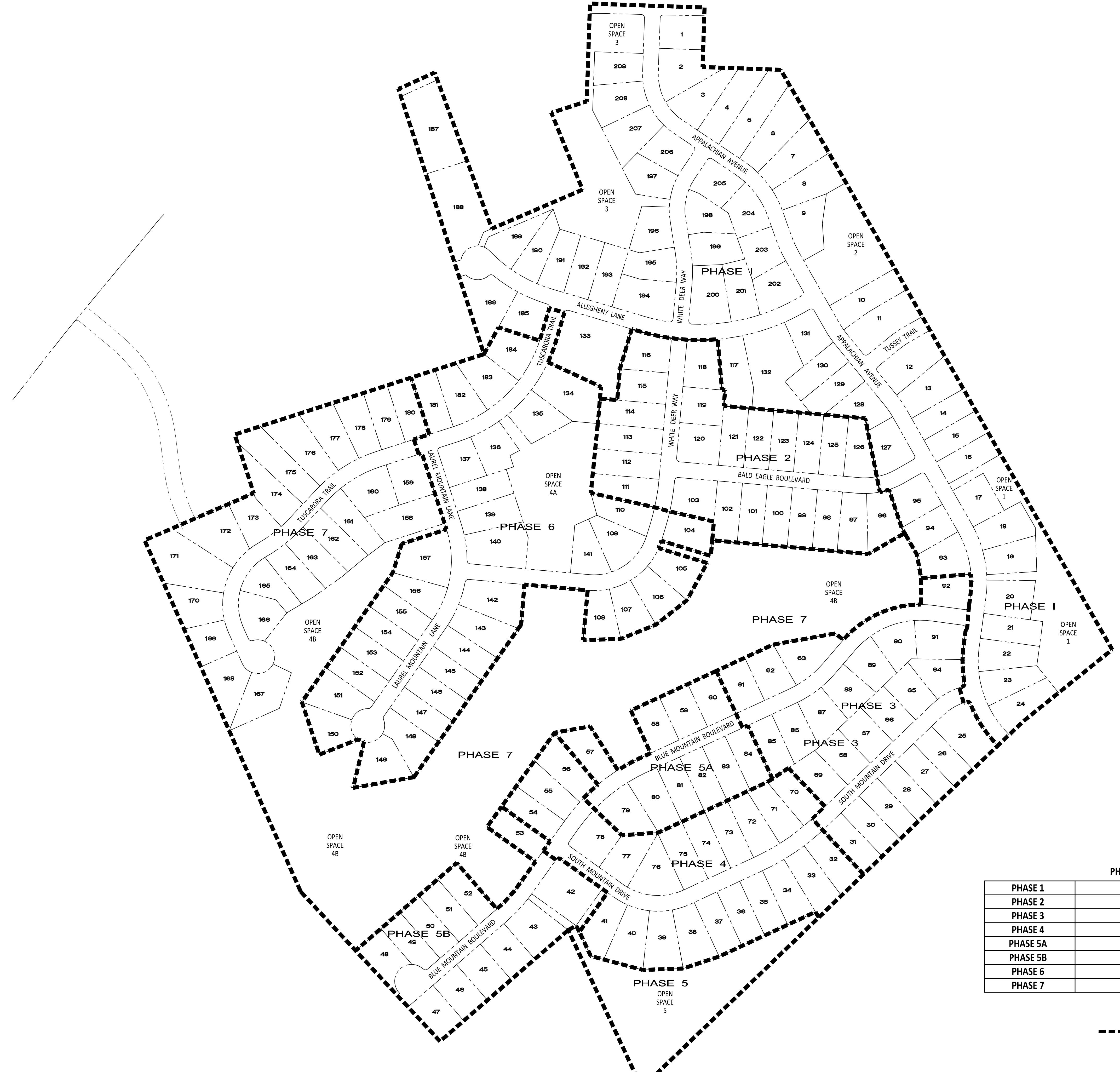
△			
NO.	DATE	DESCRIPTION	BY



PLANNING • ENGINEERING • SURVEYING
15 LINCOLN RD, PO BOX 102
NEW CUMBERLAND, PA 17070
PHONE: 724-770-2500
FAX: 724-770-2400
WWW.ALPHACEL.COM



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



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

320 160 32 0 32 160 320
GRAPHIC SCALE
1" = 160'

PROJECT NO.
316030
SURVEY BOOK :
SCALE : 1" = 160'
DWG FILE: 04-04-2024-316030.dwg Phase 6 Final
02-Phase 6.dwg
SHEET 2 21

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

PLANNING • ENGINEERING • SURVEYING
15 LINENKLIN RD, PO BOX 102
NEW CUMBERLAND, PA 17070
PHONE: 724-770-2500
FAX: 724-770-2460
WWW.ALPHACELICOM

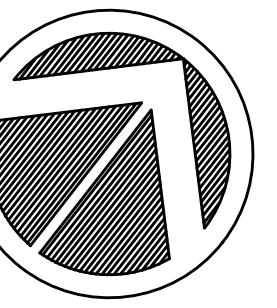
ALPHA
CONSULTING ENGINEERS, INC.

MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 316030
SURVEY BOOK :
SCALE : 1" = 60'
DWG FILE: 03-04-SITE.dwg
SHEET 3 21

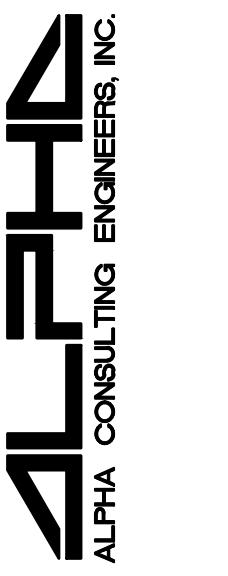


DESIGN :
 DRAWN : G.D.G. / BKK
 CHECKED : J.K.M.
 DATE : 1/9/2026
 REV :



NO.	DATE	DESCRIPTION	BY

PLANNING • ENGINEERING • SURVEYING
 THE LINE CONSULTING, LTD. • BOX 5
 1064 JEWELL RD., DOVER, PA 17315
 FAX: 724-277-2600
 WWW.ALPHACEL.COM



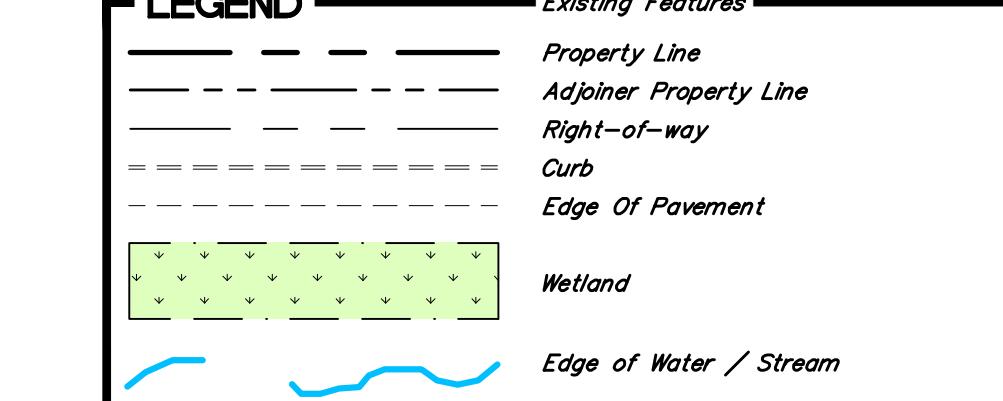
SUBDIVISION PLAN
FINAL SUBDIVISION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
 NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
 316030
 SURVEY BOOK :
 SCALE : 1" = 60'
 DWG FILE : 03-04-31.dwg (316030.dwg) (Phase 6 Final)
 03-04-31.dwg

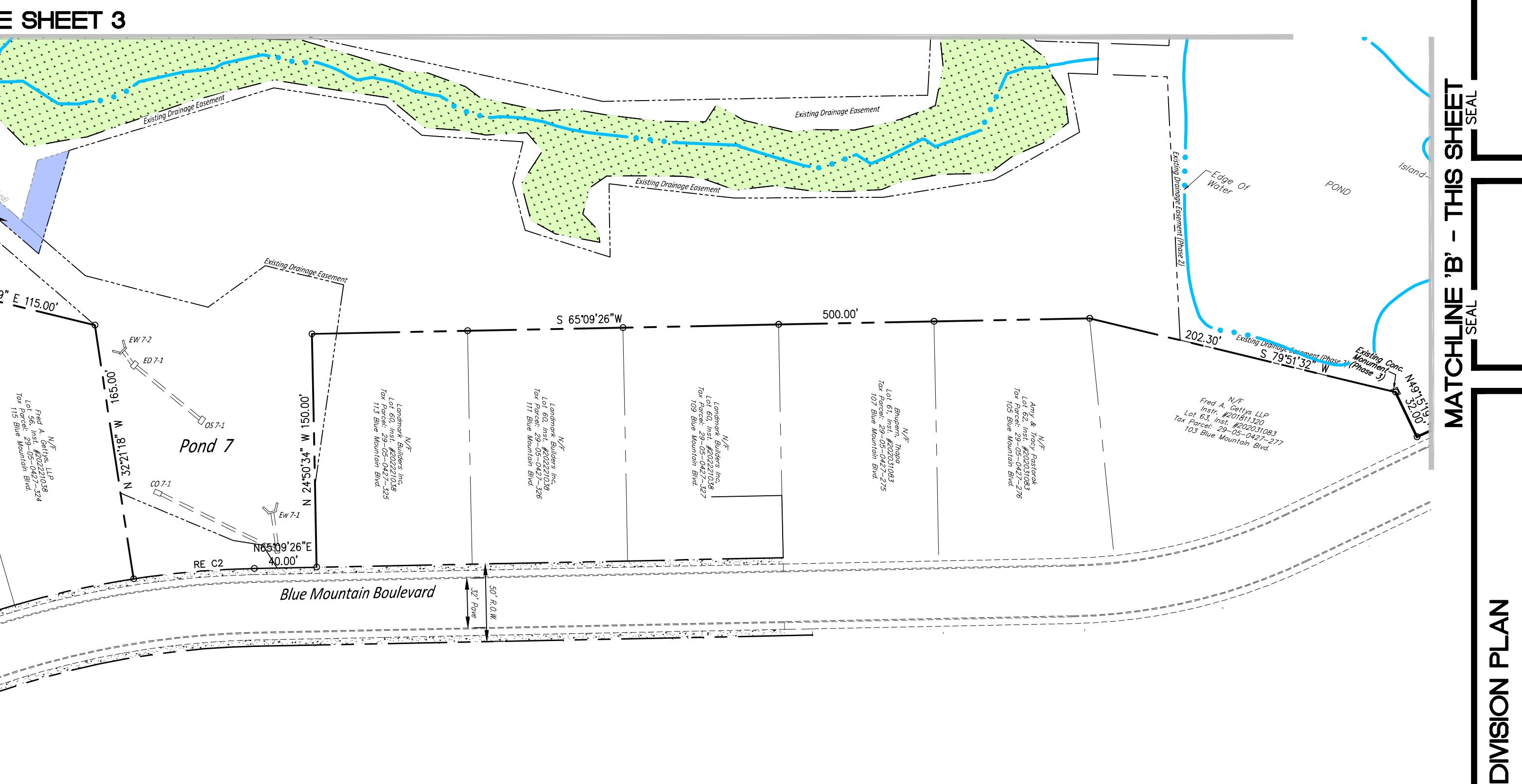
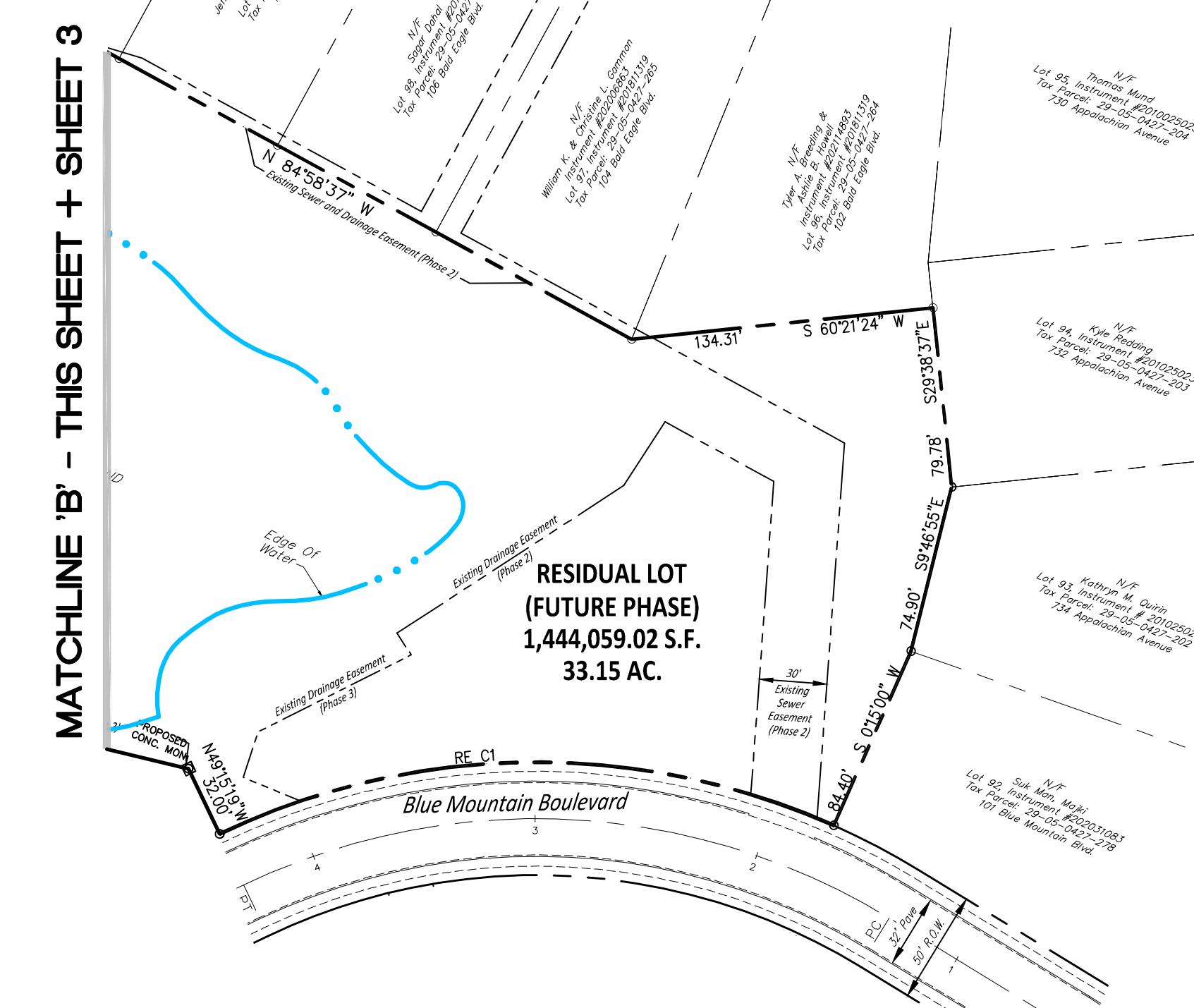
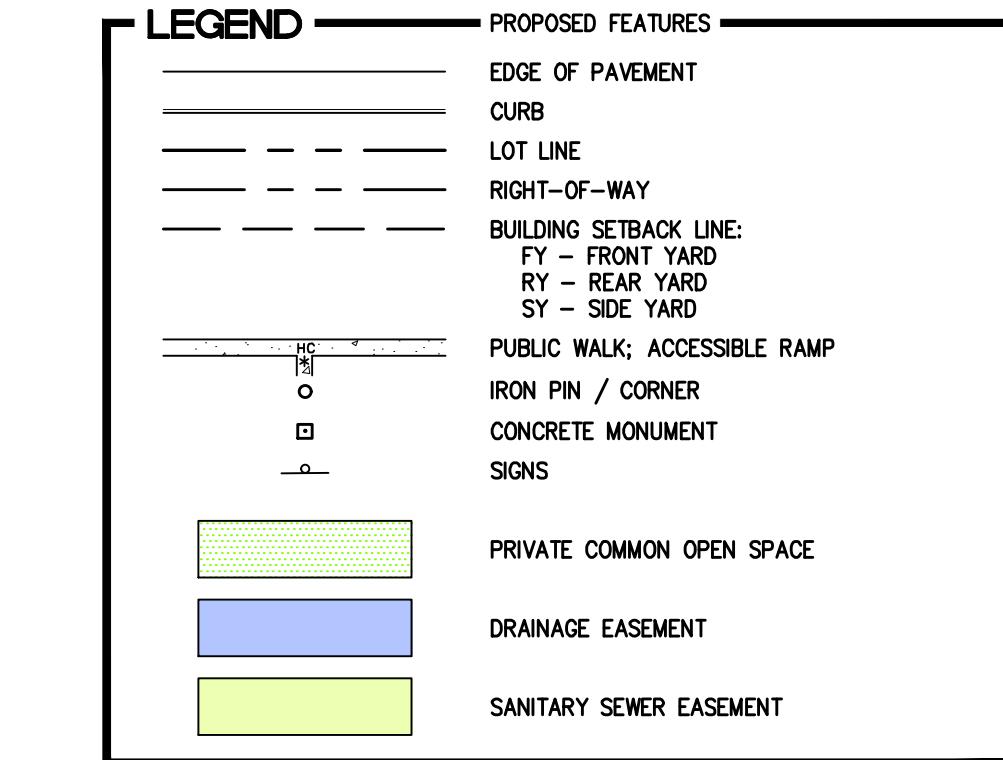
LINE TABLE		
LINE	BEARING	LENGTH
L110	S1701'23" W	44.39'
L137	N7207'30" E	61.74'
L139	S1752'28" E	44.00'
L148	N3507'30" E	33.12'
L151	N3507'30" E	20.00'
L156	N3507'30" E	2.12'
L182	N7207'30" E	1.74'
OS-4 L1	S1752'30" E	20.00'
OS-4 L2	N7207'30" E	25.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C104	52.37'	725.00'	N1457'14" E	52.35'
C105	67.58'	225.00'	N3207'46" E	67.32'
C106	71.42'	225.00'	N4949'37" E	71.12'
C107	72.59'	225.00'	N6809'46" E	72.28'
C108	69.68'	225.00'	N8616'40" E	69.40'
C109	164.08'	175.00'	N4421'21" E	158.13'
C110	1.44'	175.00'	N1715'35" E	1.44'
C110	0.65'	67.00'	N1451'23" E	51.04'
C134	103.24'	475.00'	N3104'49" E	103.03'
C135	110.39'	475.00'	N4357'52" E	110.14'
C136	103.85'	475.00'	N6055'58" E	103.64'
C137	40.86'	475.00'	N6939'38" E	40.85'
C137A	17.28'	11.00'	S2707'30" W	15.56'
C139	34.36'	375.00'	S1515'00" E	34.35'
C140	81.72'	375.00'	S0822'56" E	81.55'
C140A	16.25'	11.00'	S4227'50" E	14.81'
C141	73.29'	175.00'	N8312'49" E	72.76'
C142	16.25'	11.00'	S5253'15" W	14.81'
C142A	74.04'	375.00'	S1613'09" W	73.92'
C143	75.27'	375.00'	S2737'30" W	75.14'
C144	11.45'	375.00'	S3415'00" W	11.45'
C148	10.82'	11.00'	S0856'26" W	10.39'
C148A	47.20'	54.00'	S0347'56" W	45.72'
C149	70.01'	54.00'	S6559'00" W	65.21'
C150	70.21'	54.00'	N1737'30" W	65.37'
C151	67.73'	54.00'	N5533'34" E	63.38'
C151A	10.82'	11.00'	N6318'34" E	10.39'
C156	112.03'	325.00'	N2515'00" E	111.47'
C157	188.60'	325.00'	N0115'00" W	185.97'
C159	17.28'	11.00'	N6252'30" W	15.56'
C167	69.12'	475.00'	N2041'06" E	69.06'
C182	120.14'	425.00'	N6401'36" E	119.74'
C183	137.24'	425.00'	N4640'37" E	136.65'
C184	144.65'	425.00'	N2740'32" E	143.95'
REC1	280.81'	325.00'	S6529'50" W	272.16'
REC2	78.01'	595.00'	N6124'04" E	77.96'
REC3	105.24'	450.00'	N4220'30" E	105.00'
REC4	0.25'	225.00'	S8449'06" E	0.25'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
OS-4B C2	20.73'	54.00'	N6552'30" W	20.61'
OS-4B C3	25.05'	225.00'	N2020'06" E	25.04'
OS-4B C4	33.55'	475.00'	N5238'45" E	33.54'

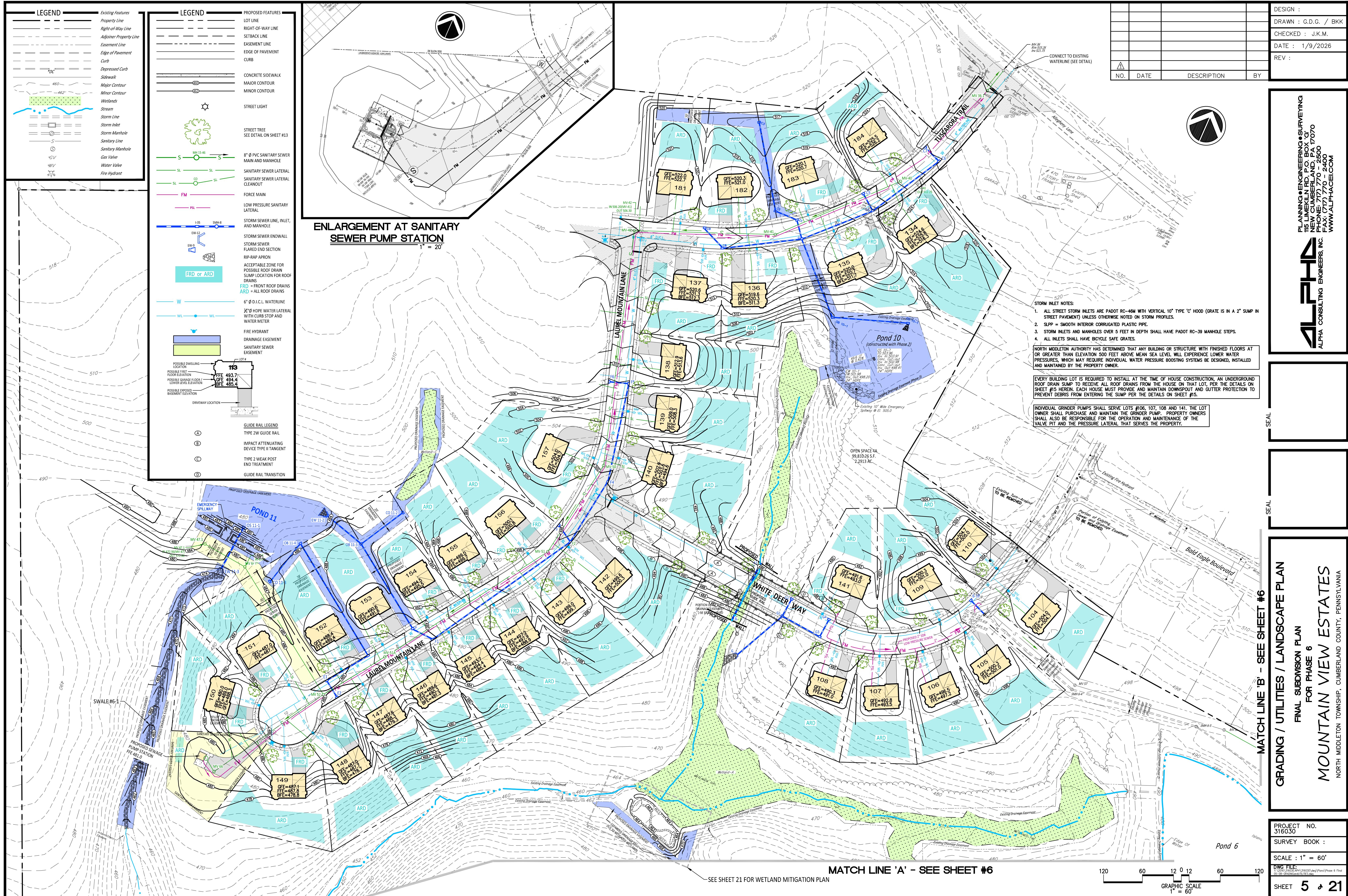


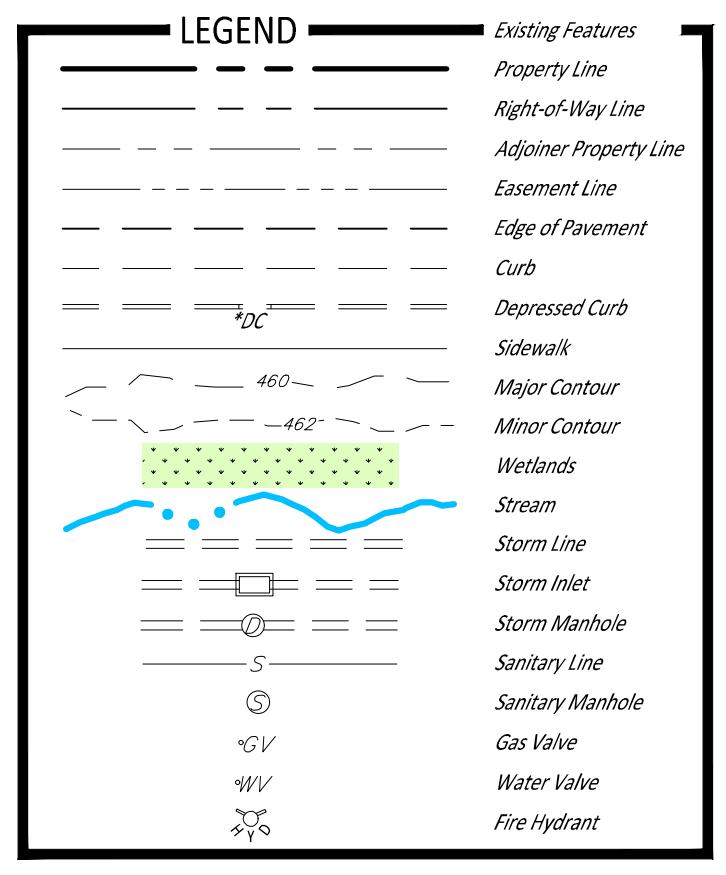
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C9	10.45'	425.00'	N1713'15" E	10.45'
C10	172.36'	475.00'	S2654'41" W	171.42'



120 60 12 0 12 60 120
 GRAPHIC SCALE 1" = 60'

PROJECT NO.
 316030
 SURVEY BOOK :
 SCALE : 1" = 60'
 DWG FILE : 03-04-31.dwg (316030.dwg) (Phase 6 Final)
 03-04-31.dwg
 SHEET 4 of 21





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'
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ALPHA CONSULTING ENGINEERS INC.

UTILITY DIAGRAM

FINAL SUBDIVISION PLAN

FOR PHASE 6

MOUNTAIN VIEW ESTATE

NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
16030

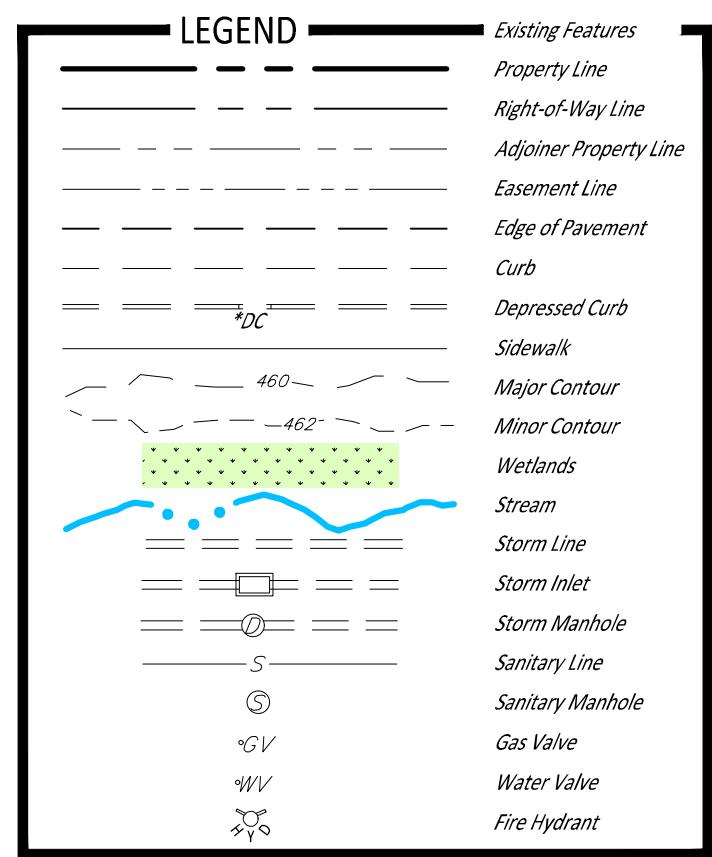
SURVEY BOOK :

SCALE : 1" = 60'

DWG FILE:
2016_316030.APH\316030.dwg\Plans\Phase 6 Final
08-GRADINGandUTILITIES.dwg

HEET 7 & 21





GENERAL NOTES FOR STORM WATER, SANITARY SEWERS, FORCE MAINS & WATER DISTRIBUTION:

OBSTRUCTIONS OF EASEMENTS AND RIGHT-OF-WAYS ARE PROHIBITED:

- The erection, construction, placement, locating or planting of any improvement, fixture, fence, landscaping, vegetation, trees, shrubbery or other object, which permanently or temporarily, along or within any public water or public sewer easement, or North Middleton Township or North Middleton Authority right-of-way is prohibited.
- All easements shall be graded so that vehicles may easily traverse the easement for maintenance.
- No utility transference or junction boxes are to be placed within North Middleton Authority easements or right-of-way, even if the right-of-way or easement is located within the property line.
- 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 density as determined by ASTM D698 Test methods. All fill less than three feet from the proposed final grade shall be compacted to at least 100% of its maximum dry density. All tests shall be conducted by an engineering consultant approved by the North Middleton Authority with experience in Geotechnical Services.
- The contractor shall install air release valves as directed by the North Middleton Authority in the field. All materials and installation shall be in accordance with Authority specifications. This pertains to both water distribution and sewer force main or low-pressure systems.
- The contractor shall verify all existing utilities.

SANITARY SEWER NOTES: Force main & Low-Pressure Systems

- Underground tracing wire must be placed with non-magnetic force mains and low-pressure systems.
-12 gauge AWG multi-strand insulation XHHW shall be buried below force main and pressure laterals, centered below the pipe, and less than 2 inches from the pipe.
-tracing wire shall be extended two feet into valve pits, clean out manholes, air release manholes and low-pressure sewer discharge manholes, excess wire shall be coiled and spliced.
- All low-pressure force main and SOW shall be PVC schedule 80, unless otherwise specified in the details in the drawings.
- Thrust blocking plates shall be placed in all main bends.
- All pressure lateral valve pits shall be located a minimum of 5 feet away from any driveway.
Grinder pumps shall serve lots #106, 107, 108 & 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.
The lot owner pump station force main will be PVC SDR 21 pressure pipe and will include a trace wire, locator assembly boxes.
- Downstream of any force main or low-pressure system discharge, three manholes, including the discharge manhole shall be coated with "SprayRoc" lining system.
- Manholes # MVS5, MVS7 & MVS9 in phase 2 require "SprayRoc" lining system for the low pressure force main. Additionally, manholes # MV36, MV35 & MV34 in phase 1 will need "SprayRoc" lining system for the pumping station force main.

Gravity Sewer Mains and Lateral:

- All sanitary sewer pipe lengths and slope are measured centerline manhole to centerline manhole.
- All Sanitary sewer pipe shall be PVC SDR 21.
- All manholes elevation located in proposed areas must be installed minimum of one foot above finished grade.
- Where required, ductile iron sanitary sewer is to be lined class S2 ductile iron pipe.
- At the end of each lateral pipe, the contractor or developer shall place a 2 x 4 wooden stake at the invert of the lateral and extend the stake a minimum of 4 feet above the grade. The portion of the stake above grade shall be painted green in color. The contractor shall provide to the developer and the authority written information about each lateral, as follows:
-Station of the lateral to the downstream manhole.
-Depth of the lateral at its end.
-Length of the lateral from centerline of main.

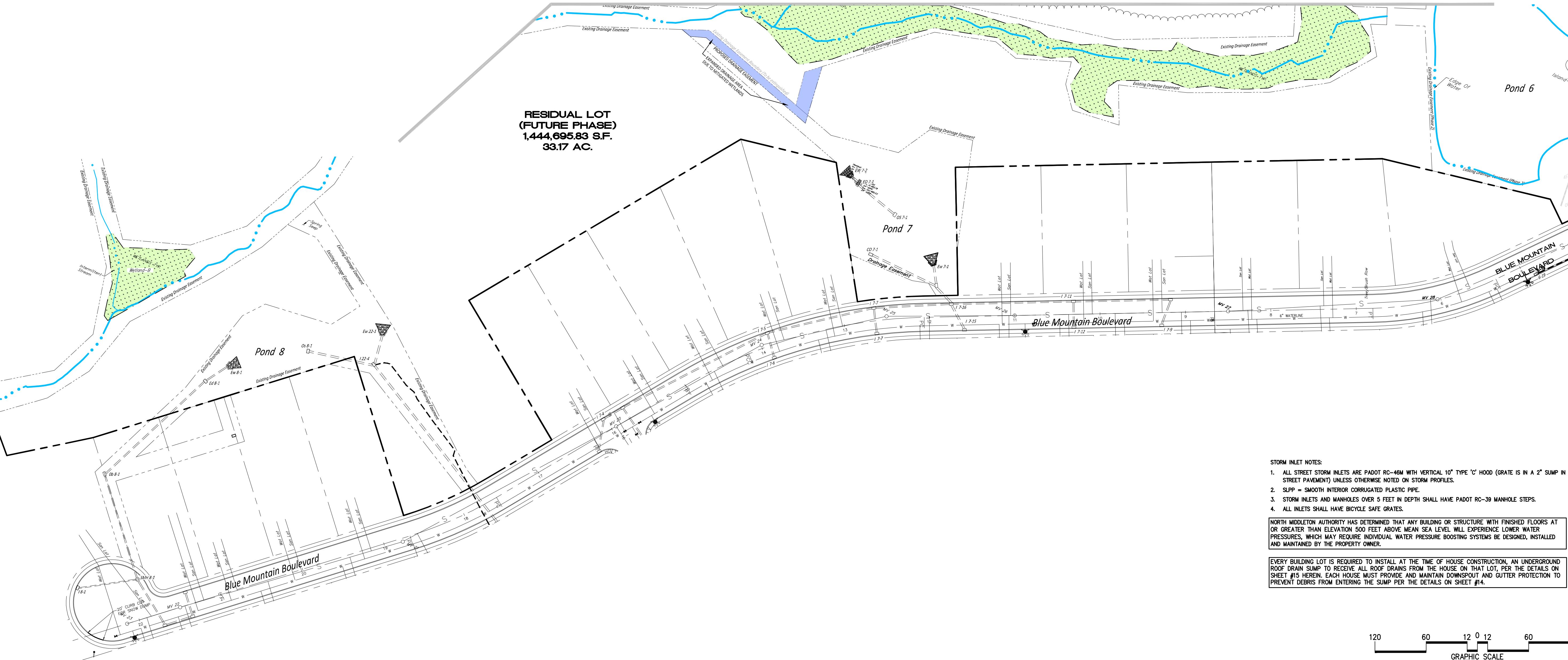
STORM SEWER NOTES:

- There shall be an 18" vertical separation distance between storm sewer and all other utilities. Concrete encasement 18 inches beyond the storm sewer is required on the water and sanitary sewer lines when this separation cannot be maintained.
- 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.
- SPPP = Smooth interior corrugated plastic pipe.
- Storm inlets and manholes over 5 feet in depth shall have PennDOT RC-39 Manhole steps.
- All inlets shall have bicycle safe grates.

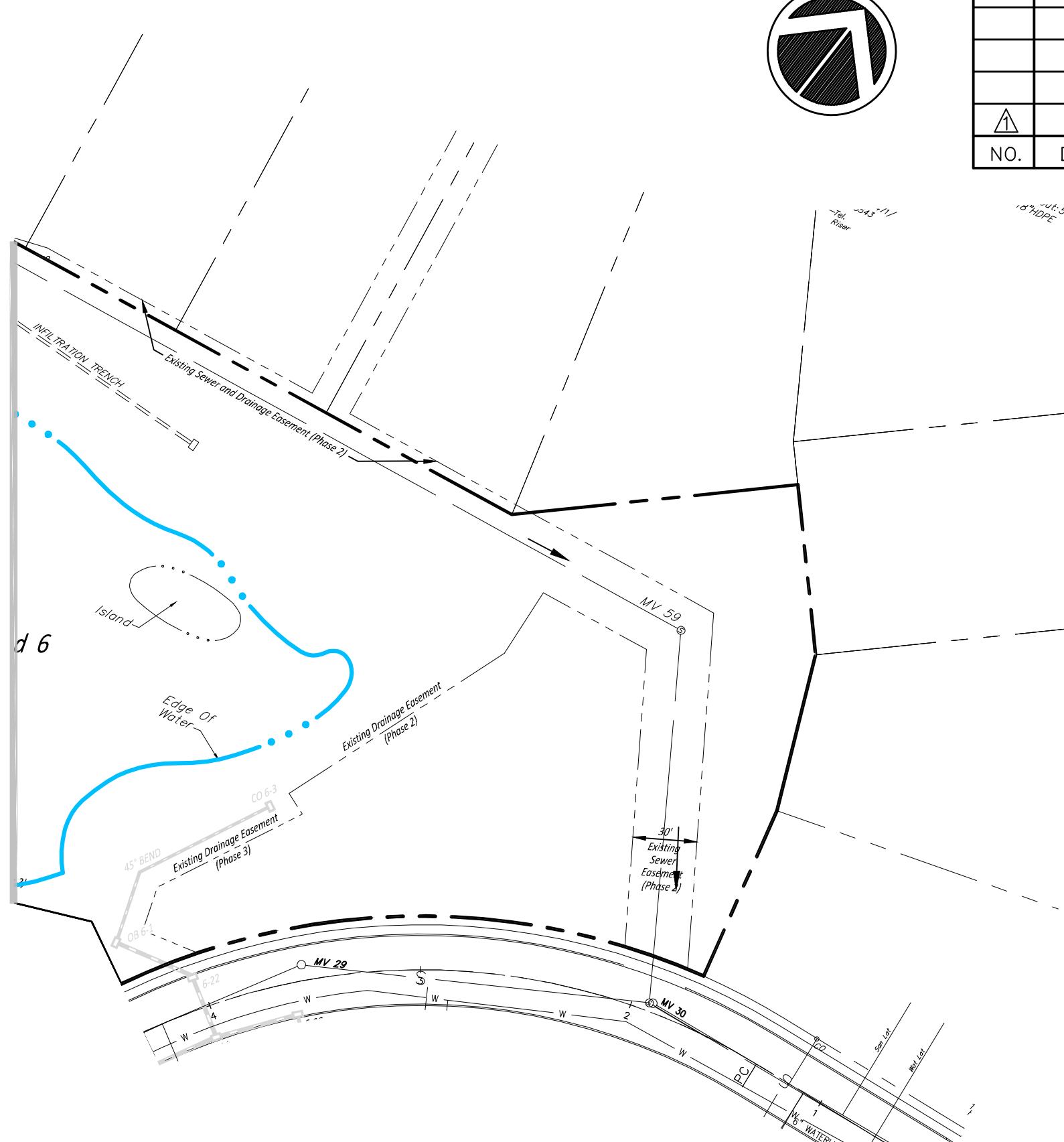
WATER MAINS AND SERVICE LATERALS NOTES:

- Water main is to be Class S2 cement lined.
- Water service laterals must be installed in separate trenches.
- Watershed piping, when required, shall be a minimum of four feet from storm pipes.
- Dig test also to be done in the location type and use of existing water main prior to installing new mains.
- Field lock gaskets are required: Two (2) or three (3) joints on either side of any bends or fittings as well as where fill is required.
- At the end of each water service, the contractor or developer shall place a 2 x 4 wooden stake at the end of the service line and extend the stake a minimum of 4 feet above the grade. The portion of the stake above grade shall be painted blue in color. The contractor shall provide to the developer and the authority written as-built information about each service line.
- Alignment device is required for all valve box and curb box installations.

MATCHLINE 'A' - SEE SHEET 5



MATCHLINE 'B' - THIS SHEET + SHEET 7



NO.	DATE	DESCRIPTION	BY

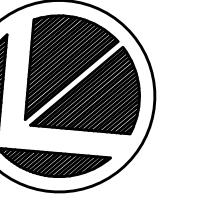
DESIGN :
DRAWN : G.D.G. / BKK
CHECKED : J.K.M.
DATE : 1/9/2026
REV :

PLANNING • ENGINEERING • SURVEYING
THE LINE CONSULTING INC. PO BOX 3
108 S JEFFERSON ST, LANCASTER, PA 17602
FAX: 717-277-2200
WWW.ALPHACI.COM

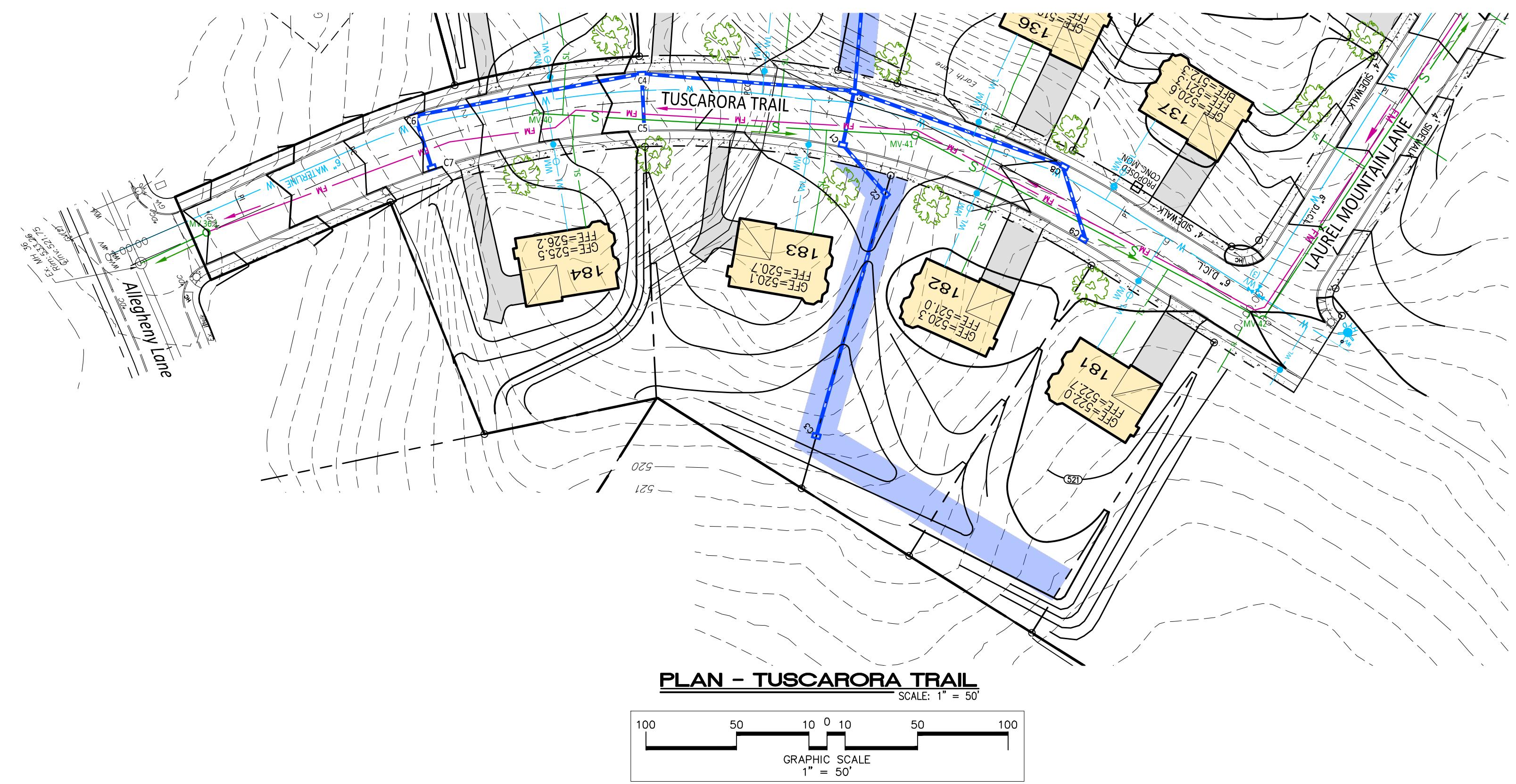
ALPHA
CONSULTING
ENGINEERS INC.

**UTILITIES 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 : 316030.dwg (316030.dwg) (Phase 6 Final)
05-08-2024 10:11:20 AM
SHEET 8 & 21



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

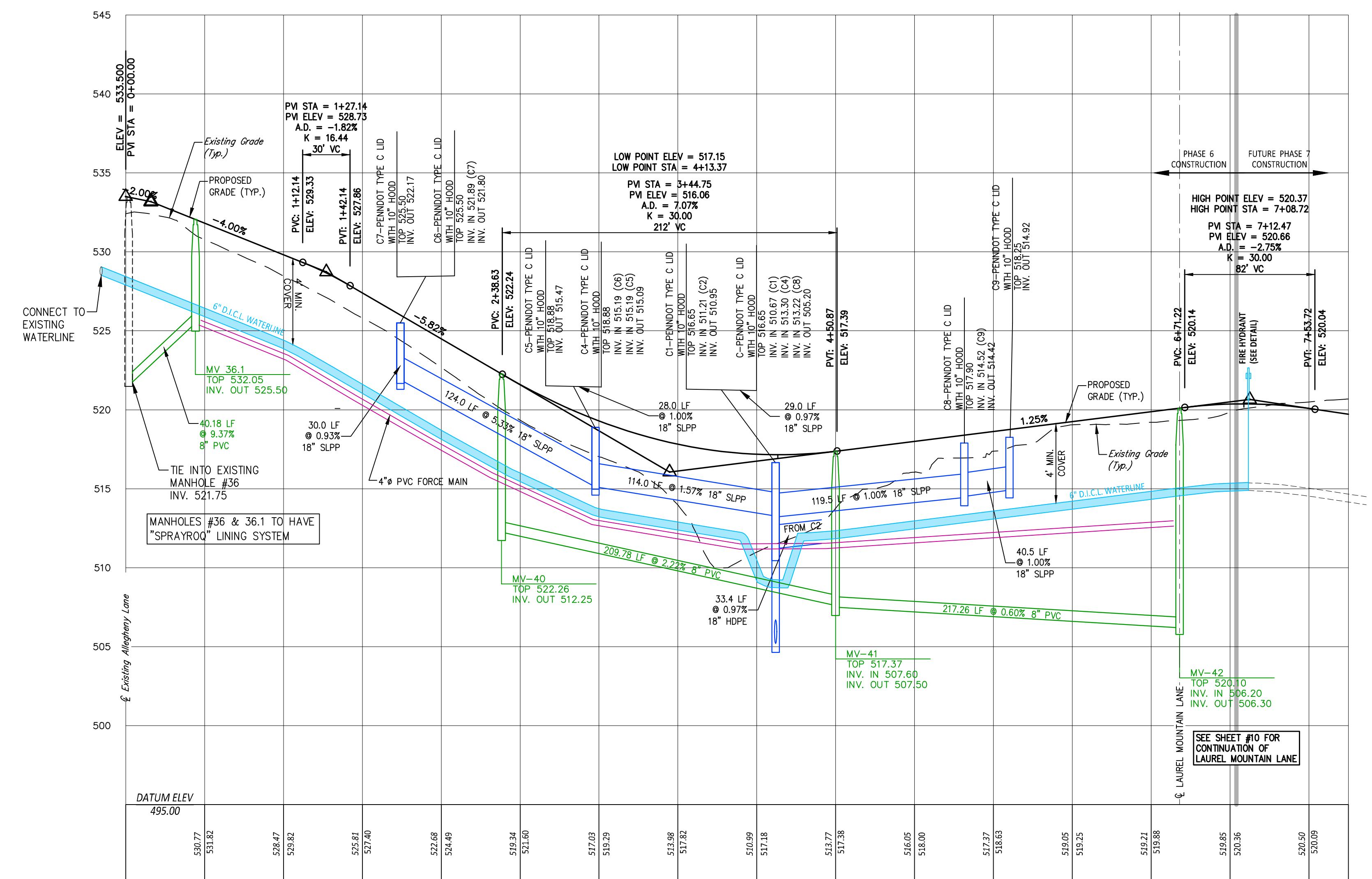


TH MIDDLETON AUTHORITY HAS DETERMINED THAT ANY BUILDING OR STRUCTURE WITHIN MOUNTAIN
ESTATES WITH FINISHED FLOORS AT OR GREATER THAN ELEVATION 500 FEET ABOVE MEAN SEA
LEVEL WILL EXPERIENCE LOWER WATER PRESSURES, WHICH MAY REQUIRE INDIVIDUAL WATER PRESSURE
REGULATING SYSTEMS BE DESIGNED, INSTALLED AND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

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

RM INLET NOTES

- 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.
SLPP= SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
STORM INLETS AND MANHOLE OVER 5 FEET IN DEPTH SHALL HAVE PENNDOT RC-39M MANHOLE STEPS.
ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.



PROFILE - TUSCARORA TRAIL

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

TUSCARORA TRAIL PROFILE

FINAL SUBDIVISION PLAN

MOUNTAIN VIEW ESTATES

FOR PHASE 6

NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

NO.

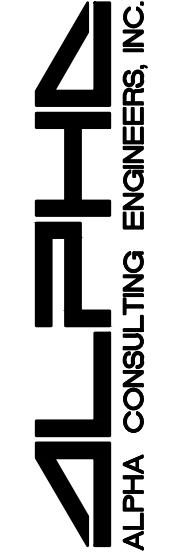
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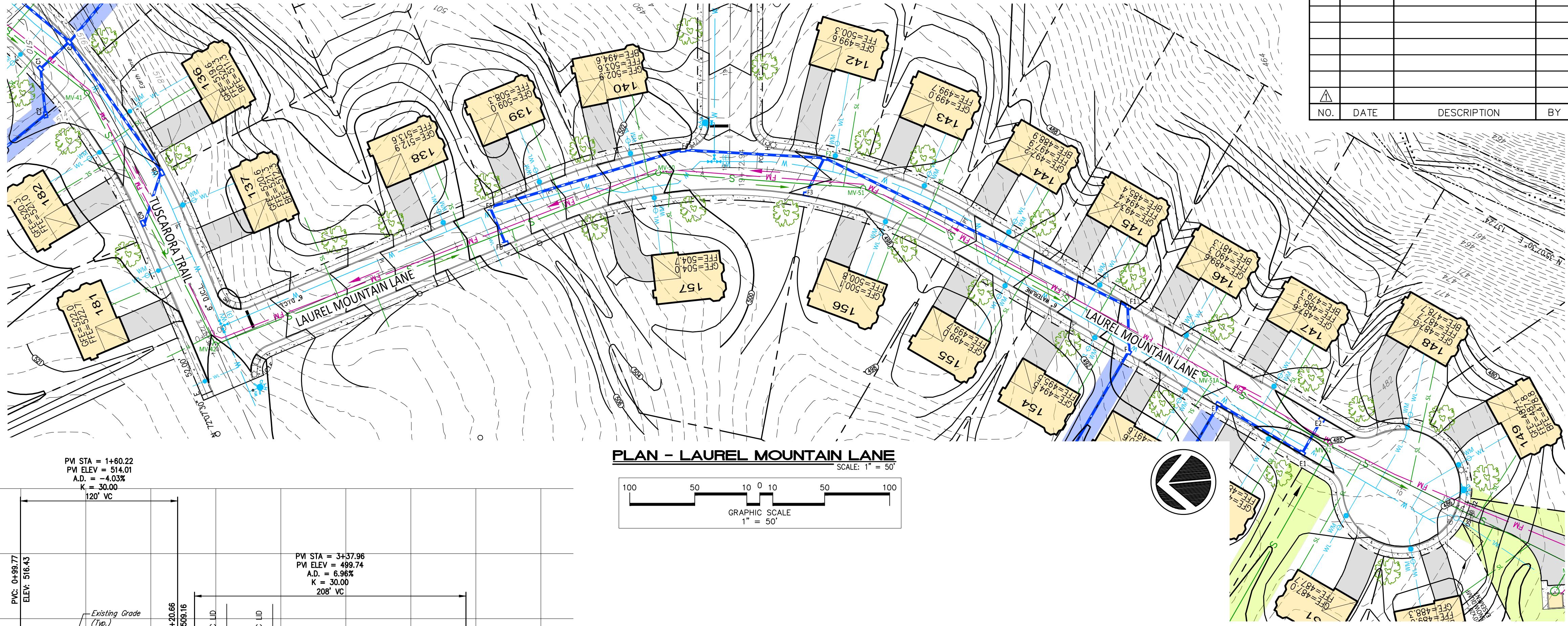
NORTH MIDDLETON AUTHORITY HAS DETERMINED THAT ANY BUILDING OR STRUCTURE WITHIN MOUNTAIN VIEW ESTATES WITH FINISHED FLOORS AT OR GREATER THAN ELEVATION 500 FEET ABOVE MEAN SEA LEVEL WILL EXPERIENCE LOWER WATER PRESSURES, WHICH MAY REQUIRE INDIVIDUAL WATER PRESSURE BOOSTING SYSTEMS BE DESIGNED, INSTALLED 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 HERIN. PER THE DETAILS ON SHEET #15, EACH HOUSE MUST PROVIDE AND MANTAIN 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-46W 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.

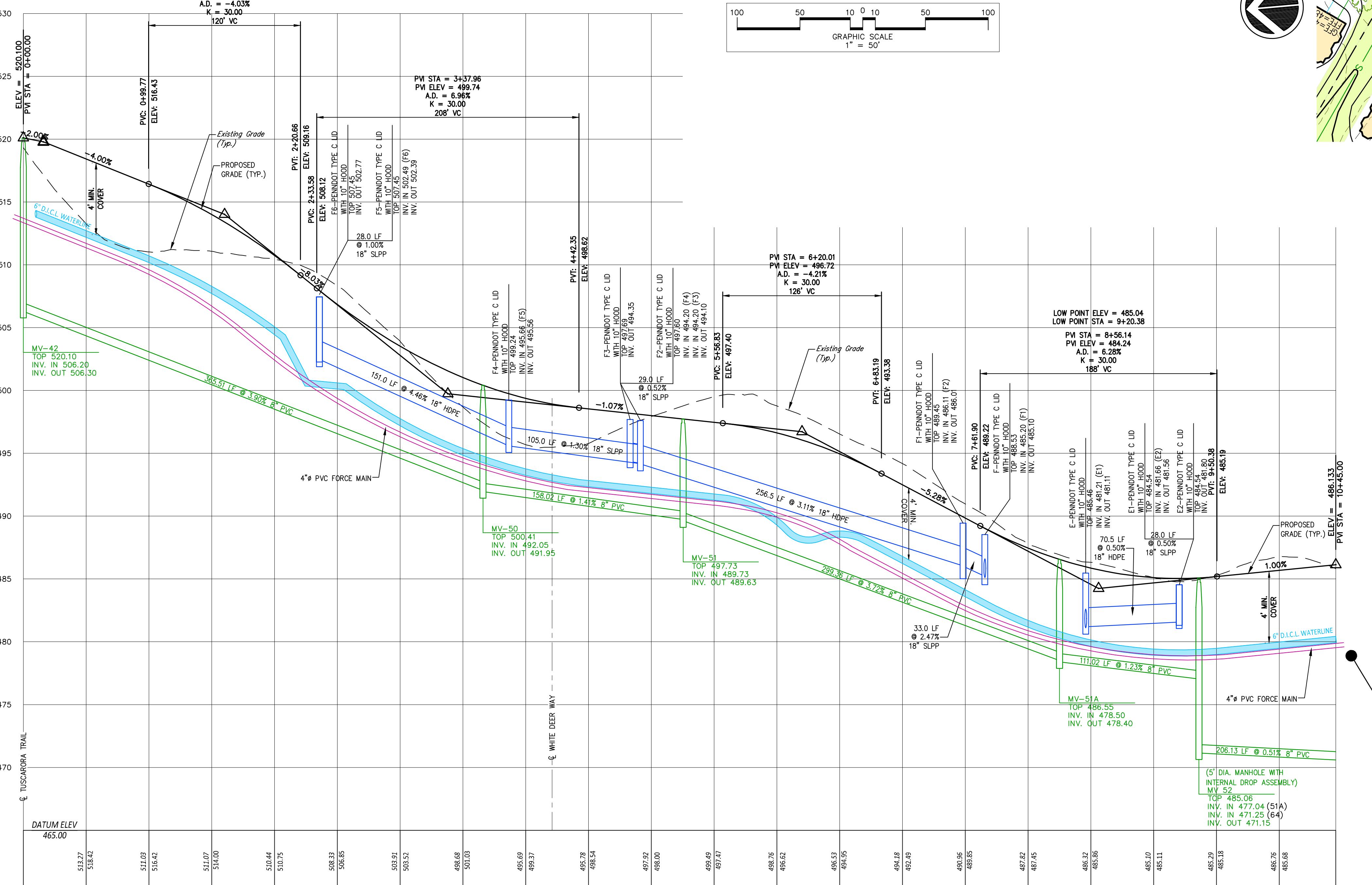
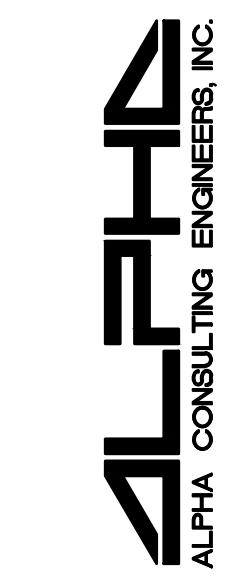
ALL CONSTRUCTION IN FILL AREAS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH GUIDELINES AS ESTABLISHED BY THE NORTH MIDDLETON AUTHORITY, ENGINEERS AND CONSULTANTS. ALL FILL GREATER THAN THREE FEET BELOW PROPOSED FINAL GRADE SHALL BE COMPACTED AT LEAST 97% OF ITS MAXIMUM DRY LESS THAN THREE FEET FROM THE 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.



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

NO.	DATE	DESCRIPTION	BY

PLANNING • ENGINEERING • SURVEYING
15 LINCOLN RD, PO BOX 32
NEW CUMBERLAND, PA 17520
PHONE: 724-770-2500
FAX: 724-770-2460
WWW.ALPHACELICOM



PROFILE - LAUREL MOUNTAIN LANE
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 : 08-10-STREET PROJ.dwg
08-10-STREET PROJ.dwg
Sheet 10 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 PRESSURE. THESE REQUIREMENTS REQUIRE INDIVIDUAL WATER PRESSURE BOOSTING SYSTEMS BE DESIGNED, INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.

EVERY BUILDING LOT REQUIRED TO INSTALL AT THE TIME OF HOUSE CONSTRUCTION, AN INDIVIDUAL ROOF TOP SUMP OR RECEDING ROOF DRAINS FROM THE HOUSE ON THAT LOT, PER THE DETAILS ON SHEET #5 HERIN. 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

- 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.
- SLPP SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
- STORM INLETS AND MANHOLE OVER 5 FEET IN DEPTH SHALL HAVE PENNDOT RC-39M MANHOLE STEPS.
- 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.

GENERAL NOTES FOR STORM WATER, SANITARY SEWERS, FORCE MAINS & WATER DISTRIBUTION:

- OBSTRUCTIONS OF EASEMENTS AND RIGHT-OF-WAYS ARE PROHIBITED:**
- The placement, construction, placement or placement of any improvement, fixture, fence, landscaping, vegetation, trees, shrubs or other objects, whether permanent or temporary, along or within any public water or public sewer easement, or North Middleton Township or North Middleton Authority right-of-way is prohibited.
 - All easements shall be graded so that vehicles may easily traverse the easement for maintenance.
 - No utility transformers or junction boxes are to be placed with-in North Middleton Authority easements or right-of-way, even if the right-of-way or easement is located well-in-the street right-of-way.
 - All Culverts in the area shall be sized and installed in 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 density as determined by ASTM D698 Test methods. All fill less than three feet from the proposed final grade shall be compacted to at least 100% of its maximum dry density. All tests shall be conducted by an engineering consultant approved by North Middleton Authority with experience in Geotechnical Services.
 - The contractor shall install air release valves as directed by the North Middleton Authority in the field. All materials and installation shall be in accordance with Authority specifications. This pertains to both water distribution and sewer force main or low-pressure systems.
 - The contractor shall verify all existing utilities.

SANITARY SEWER NOTES:

Force main & Low-Pressure Systems

- Underground tracing wire must be placed with non-magnetic force mains and low pressure systems.
-12 gauge AWG, multi-strand insulation XHHW shall be buried below force main and pressure laterals, centered below the pipe, and less than 2 inches from the pipe.
-tracing wire shall be extended two feet into valve pits, clean out manholes, air release manholes and low-pressure sewer discharge manholes, excess wire shall be coiled and taped.
- All low-pressure pipe shall be PVC SDR 21 and fittings shall be PVC schedule 80, unless otherwise specified in the details in the drawings.
- Thrust blocking is required at all force main bends.
- All pressure lateral valve pits shall be located a minimum of 5 feet away from any driveway.
- Drain pipe shall be SDR 35 PVC #40, 10", 14".
- The owner shall maintain the under pump that serves the property. Property owners shall also be responsible for the operation and maintenance of the valve pit and the pressure lateral that serves the property.
- The proposed pump station force main will be PVC SDR 21 pressure pipe and will include a trace wire, locator assembly boxes.
- Downstream of any force main or low-pressure system discharge, three manholes, including the discharge manhole shall be coated with "SprayRoc" lining system.
- Manholes # MV55, MV57 & MV58 in phase 2 require "SprayRoc" lining system for the low pressure force main. Additionally, manholes # MV26, MV32 & MV34 in phase 1 will need "SprayRoc" lining system for the pumping station force main.

Gravity Sewer Mains and Laterals:

- Gravity sewer main profile and slope are measured centerline manhole to centerline manhole.
- All Sanitary sewer lines are to be SDR 35 PVC unless otherwise noted.
- All manhole rims elevation located in unpaved areas must be installed a minimum of one foot above finished grade.
- Where required, ductile iron sanitary sewer to be lined class 52 ductile iron pipe.
- At the end of each lateral, the contractor or developer shall place a 2 x 4 wooden stake at the invert of the lateral and extend the stake a minimum of 4 feet above the grade. The portion of the stake above grade shall be painted green in color. The contractor shall provide to the developer and the authority written as-built information about each lateral, as follows;

-Station of the lateral to the downstream manhole.

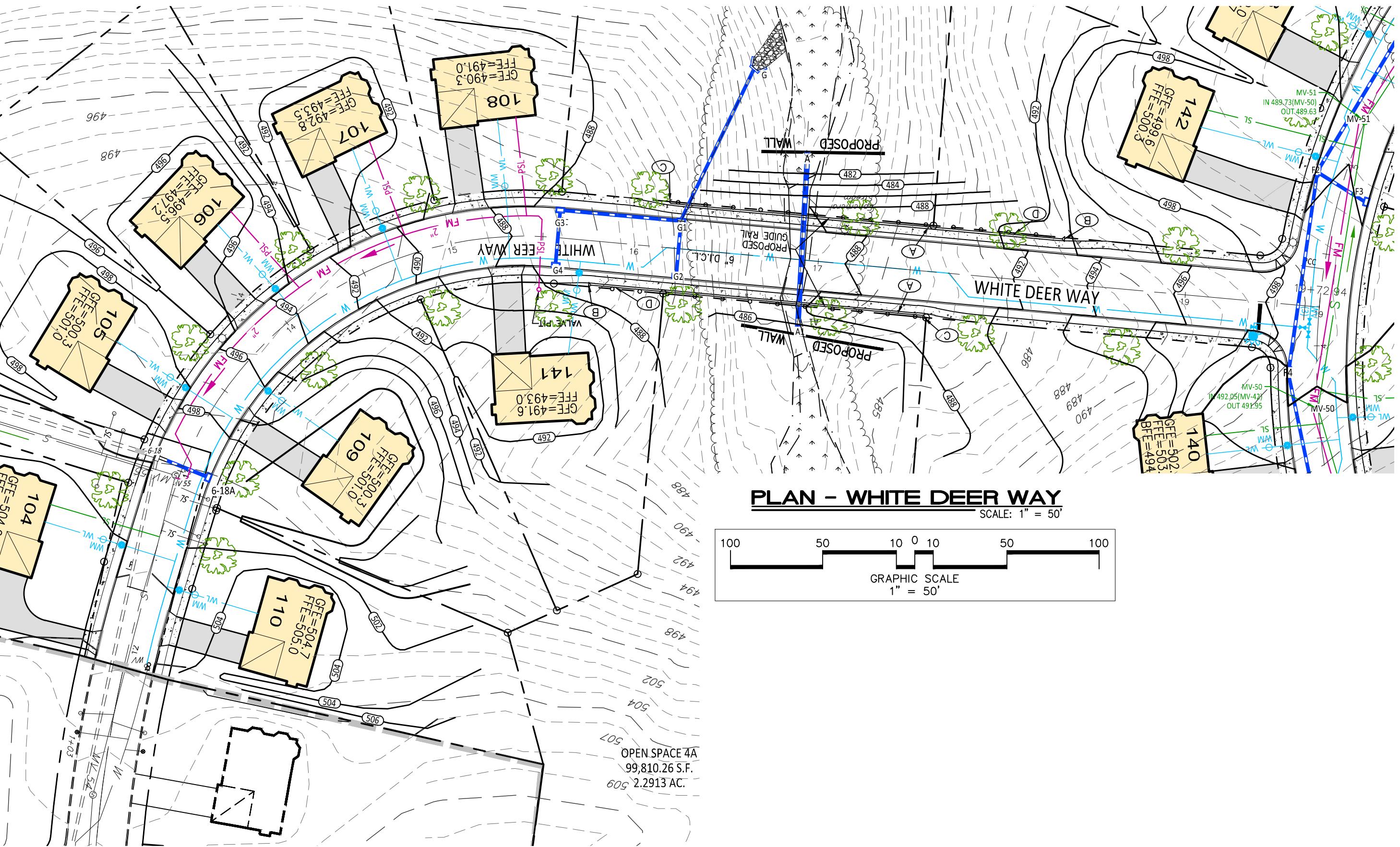
-Length of the lateral from centerline of main.

STORM SEWER NOTES:

- 18" vertical separation distance between storm sewer and all other utilities. Concrete encasement 18 inches beyond the storm sewer is required on the water and sanitary sewer lines when this separation cannot be maintained.
- 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.
- SLPP Smooth interior corrugated plastic pipe.
- Storm inlets and manhole over 5 feet in depth shall have PennDOT RC-39M Manhole steps.
- All inlets shall have bicycle safe grates.

WATER MAINS AND SERVICE LATERALS NOTES:

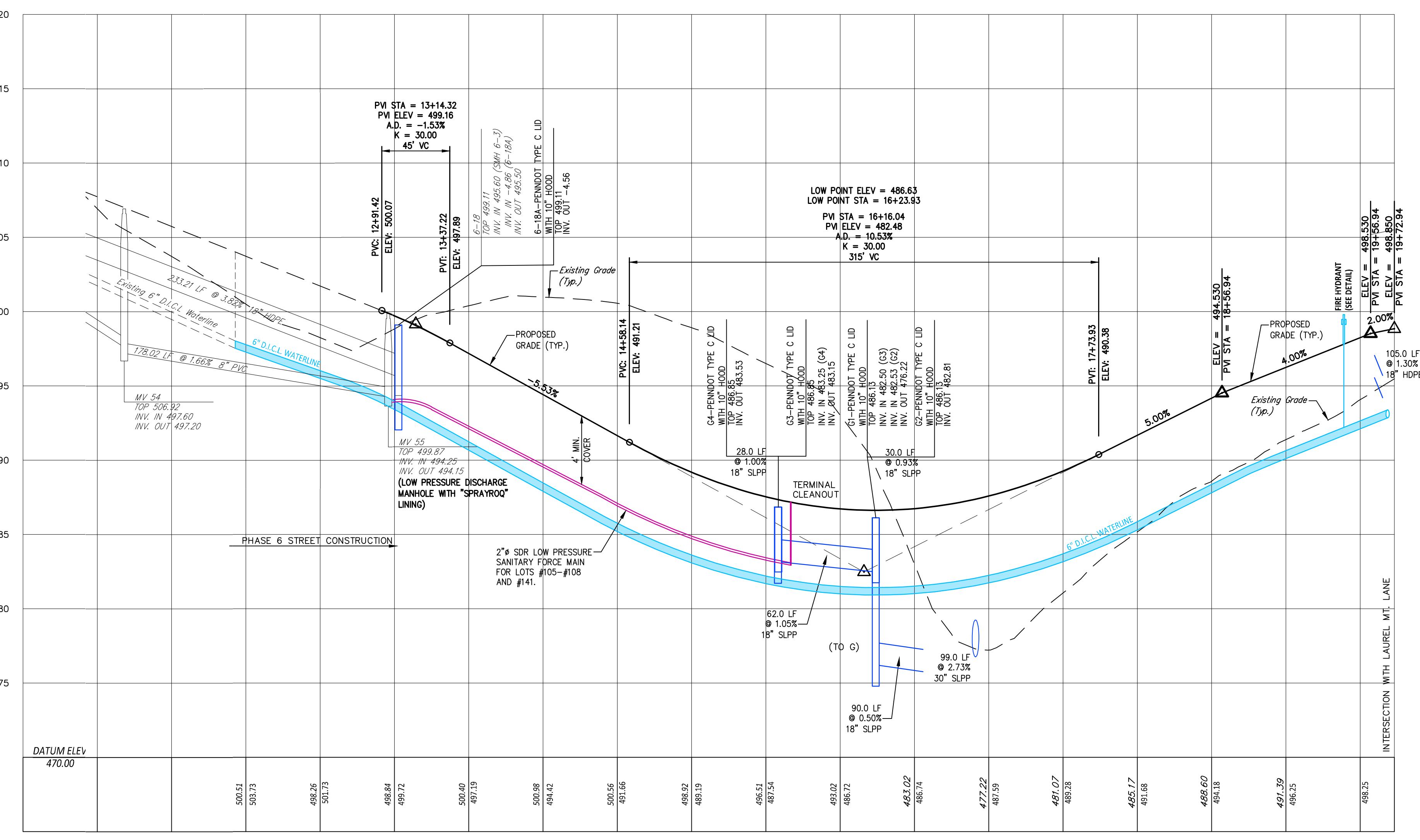
- Water main to be Class 52, cement lined.
- Water service laterals must be installed in separate trenches.
- Water meter pits, when required, must be installed a minimum of five feet away from driveways.
- Dig test pits to verify the location, type and size of existing water main prior to installing new water main.
- At the end of each water service lateral, the contractor or developer shall place a 2 x 4 wooden stake at the end of the service line, as well as where fill is required.
- At the end of each water service lateral, the contractor or developer shall place a 2 x 4 wooden stake at the end of the service line, as well as where fill is required.
- The contractor shall provide to the developer and the authority written as-built information about each service line.
- Alignment device is required for all valve box and curb box installations.



PLAN - WHITE DEER WAY

SCALE: 1" = 50'

GRAPHIC SCALE
1" = 50"



PROFILE - WHITE DEER WAY

SCALE: 1" = 50' HORIZ.

1" = 5' VERT.

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

NO.	DATE	DESCRIPTION	BY



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WWW.ALPHACELICOM

ALPHA CONSULTING ENGINEERS, INC.

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

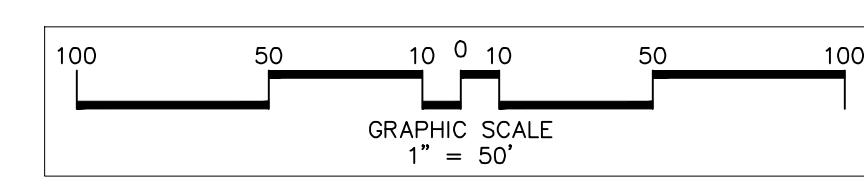
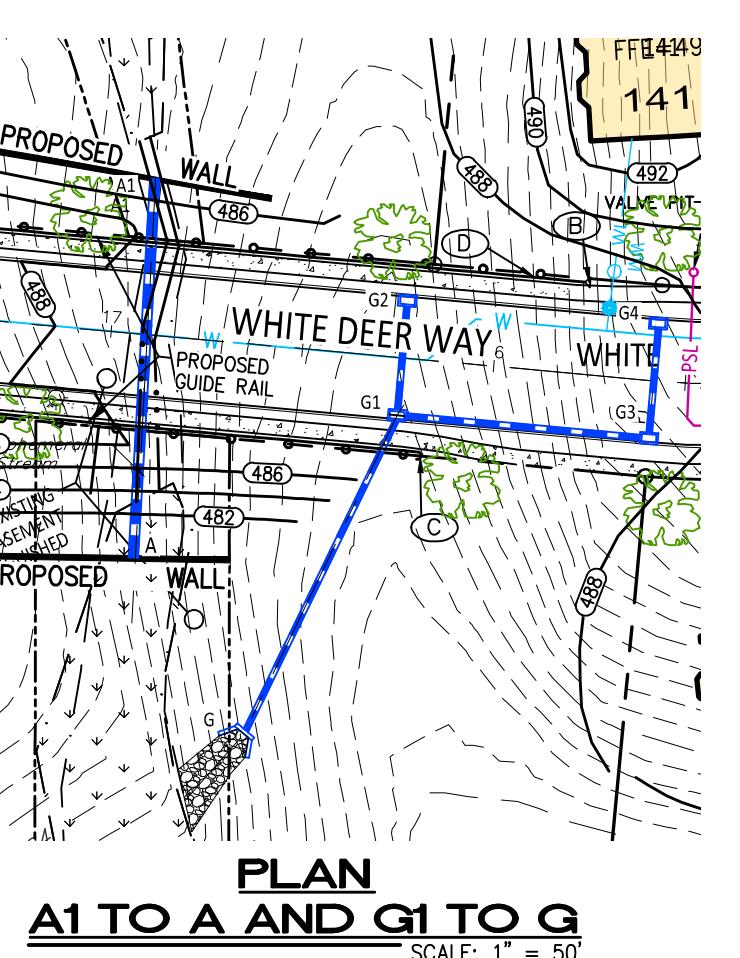
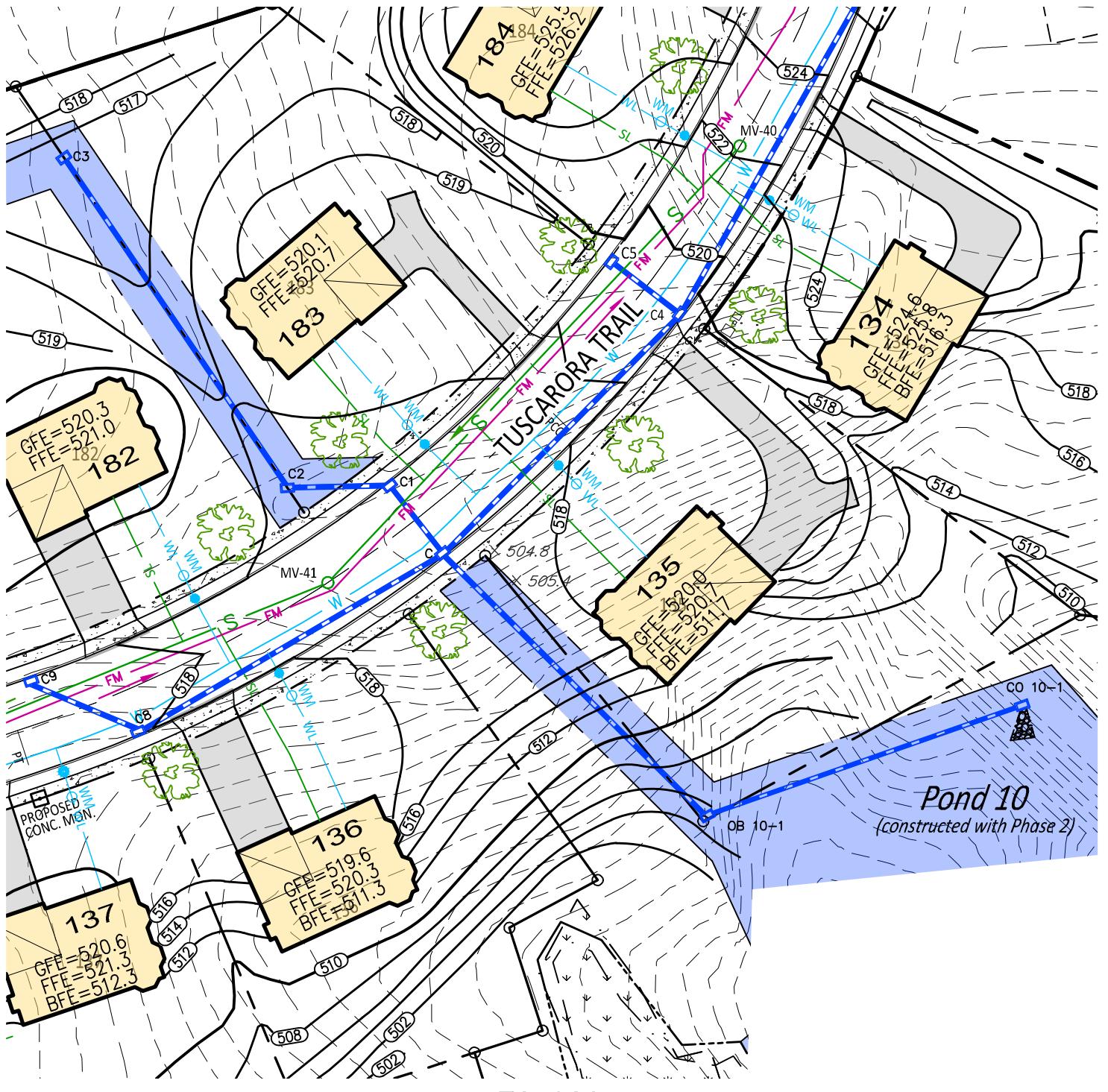
PROJECT NO.
316030

SURVEY BOOK :

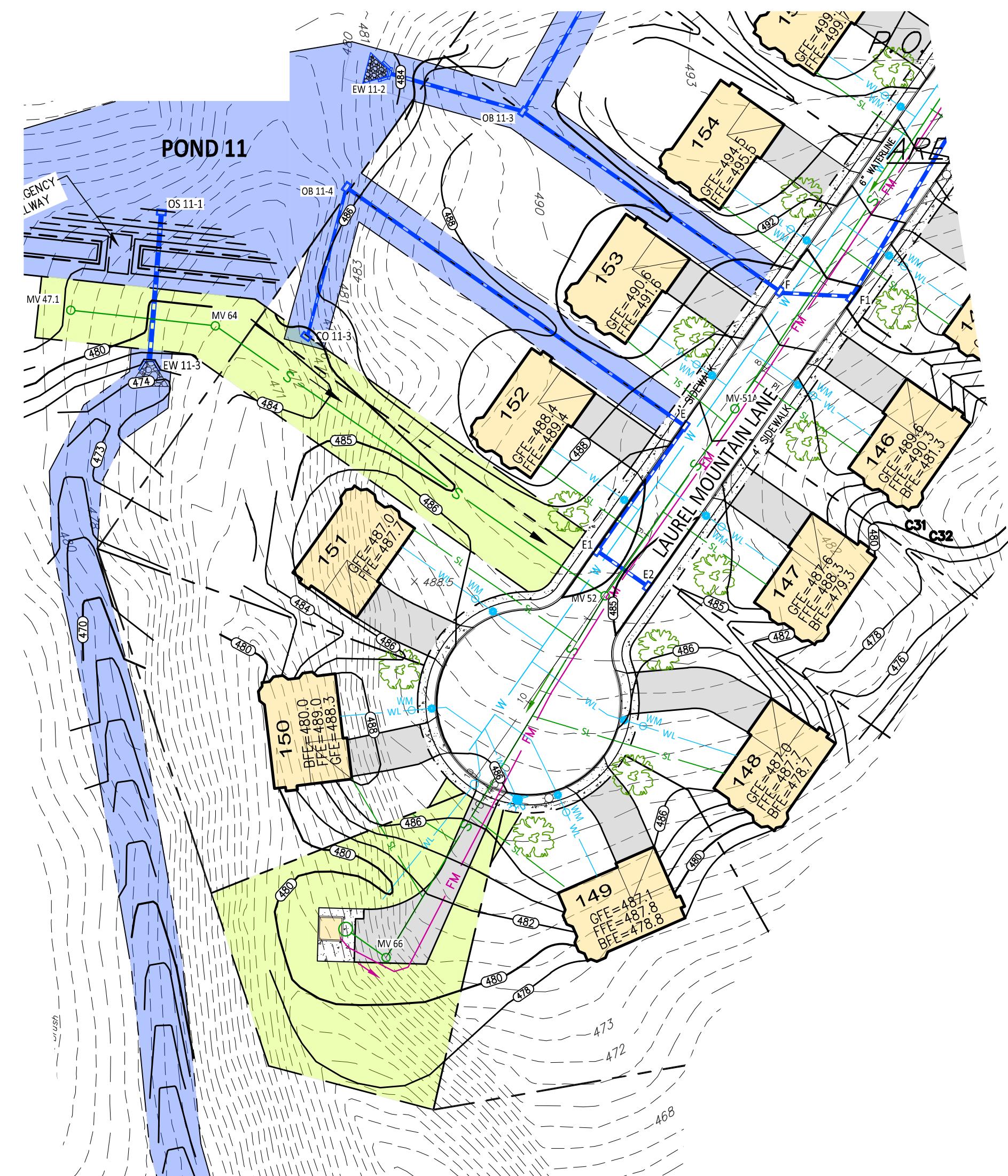
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PDF: 316030.pdf
11-STREET PRO (wg)

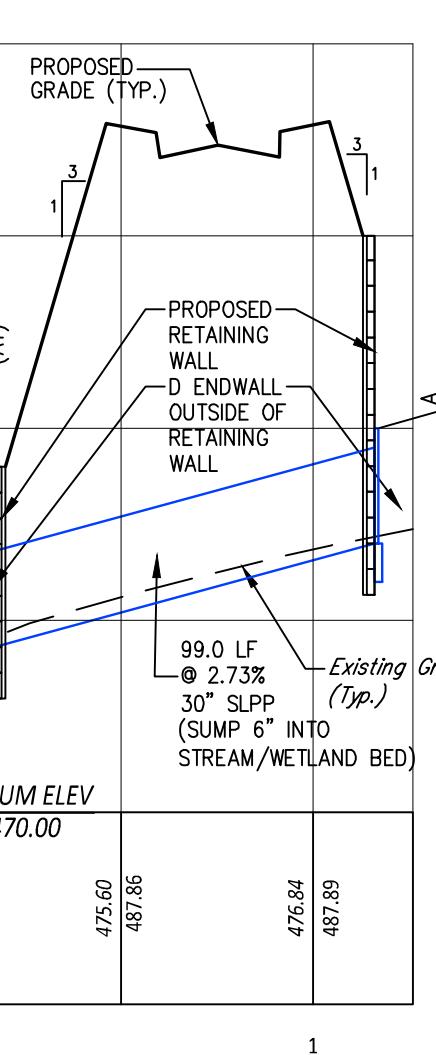
SHEET 11 & 21



NO.	DATE	DESCRIPTION	BY

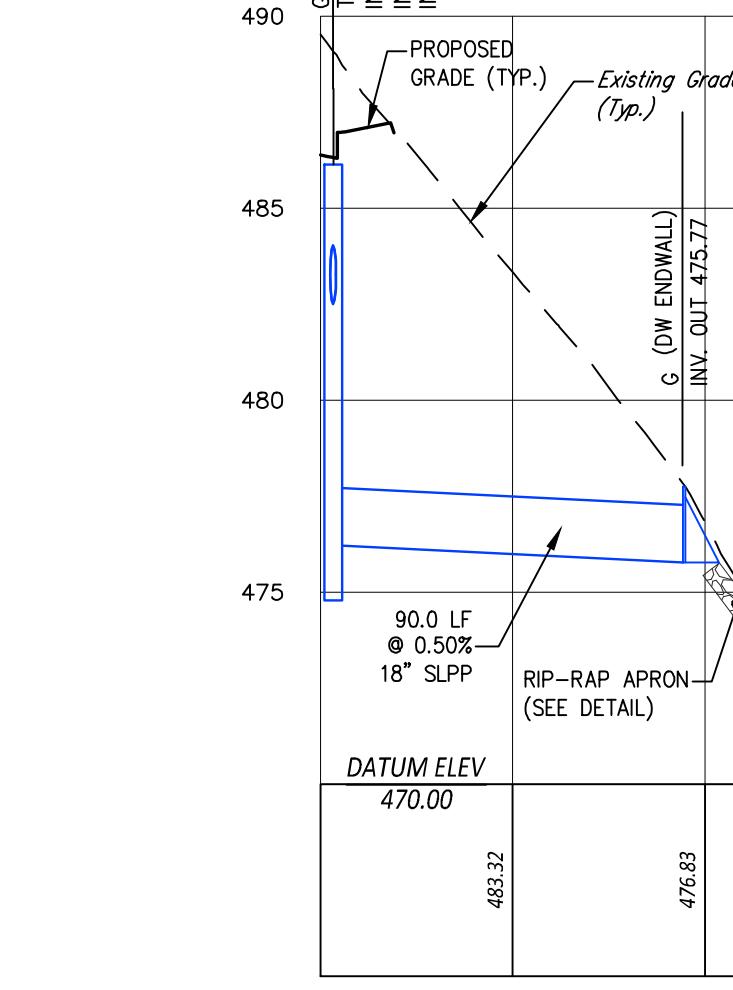


PLAN - LAUREL MOUNTAIN LANE



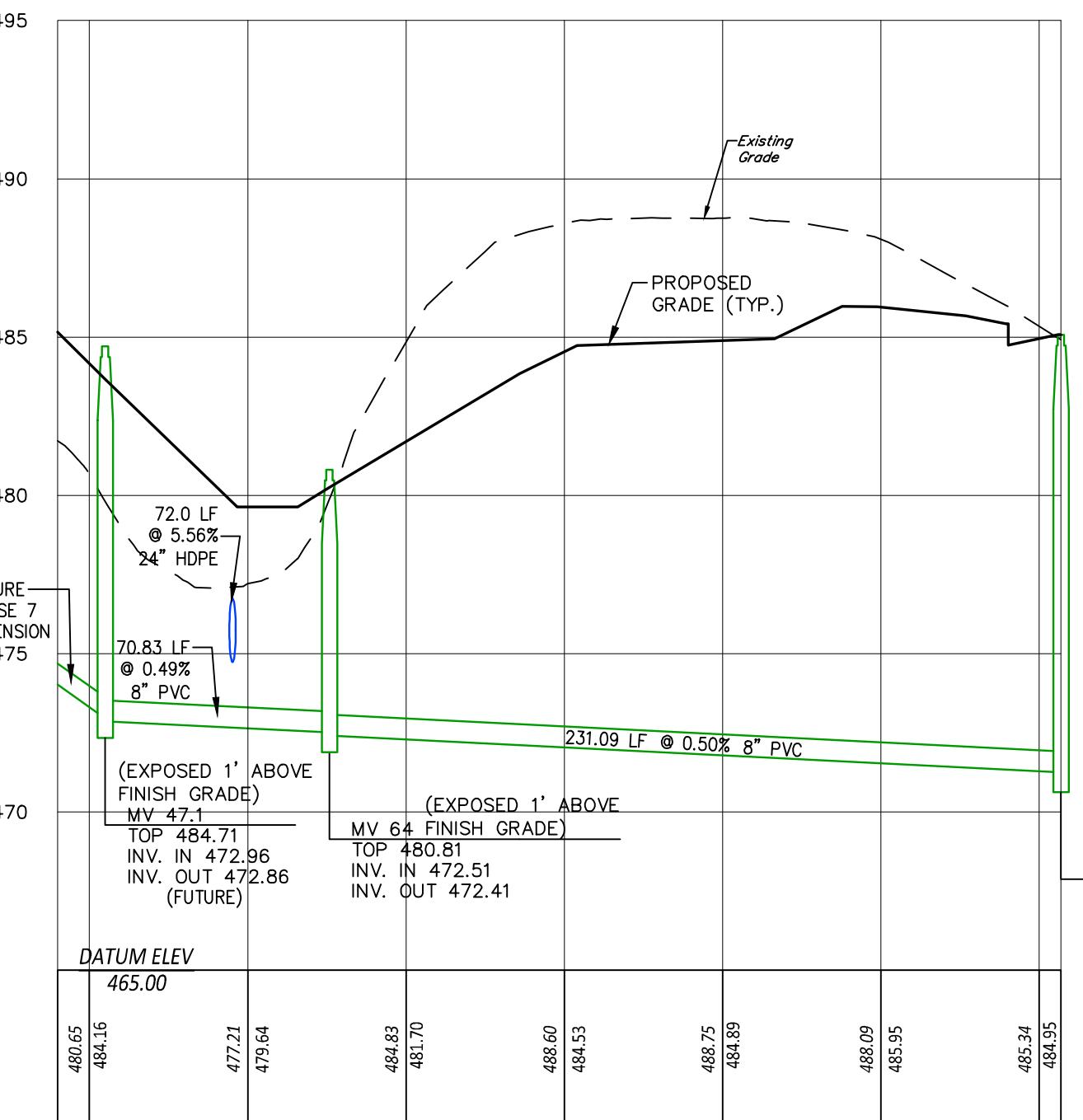
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A1 TO A

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



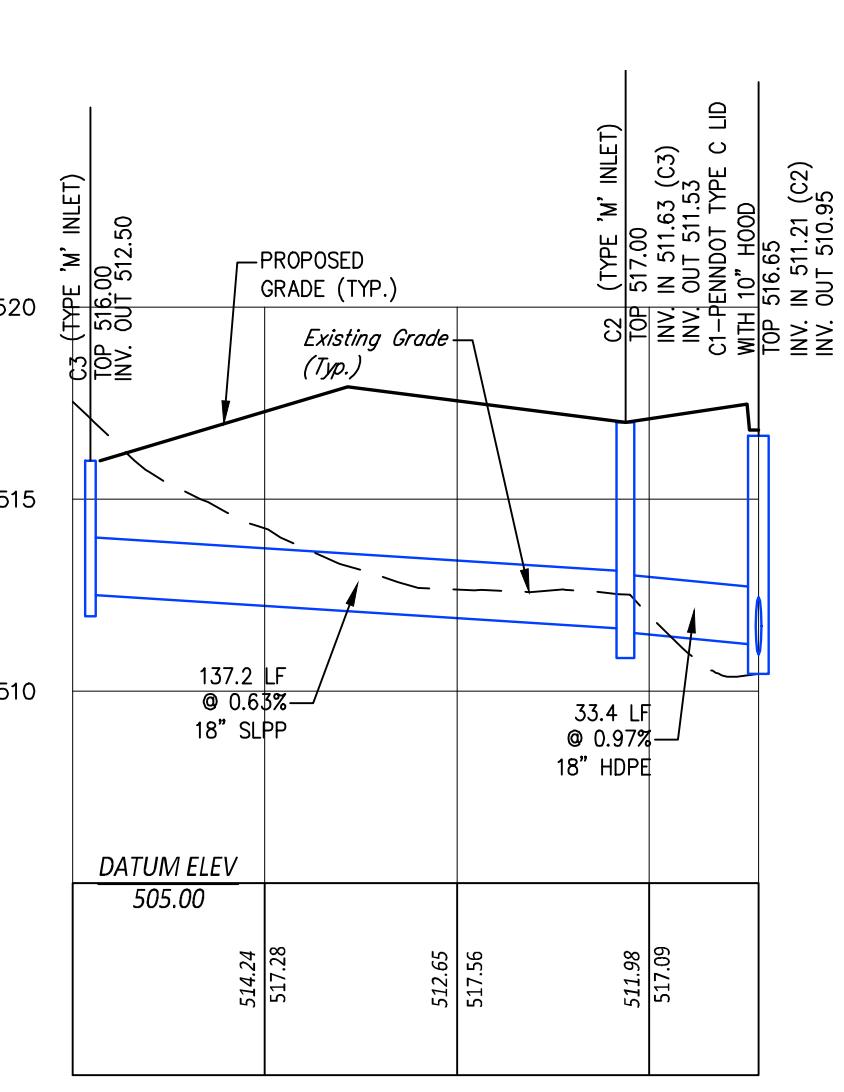
PROFILE - STORM SEWER
G1 TO G

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



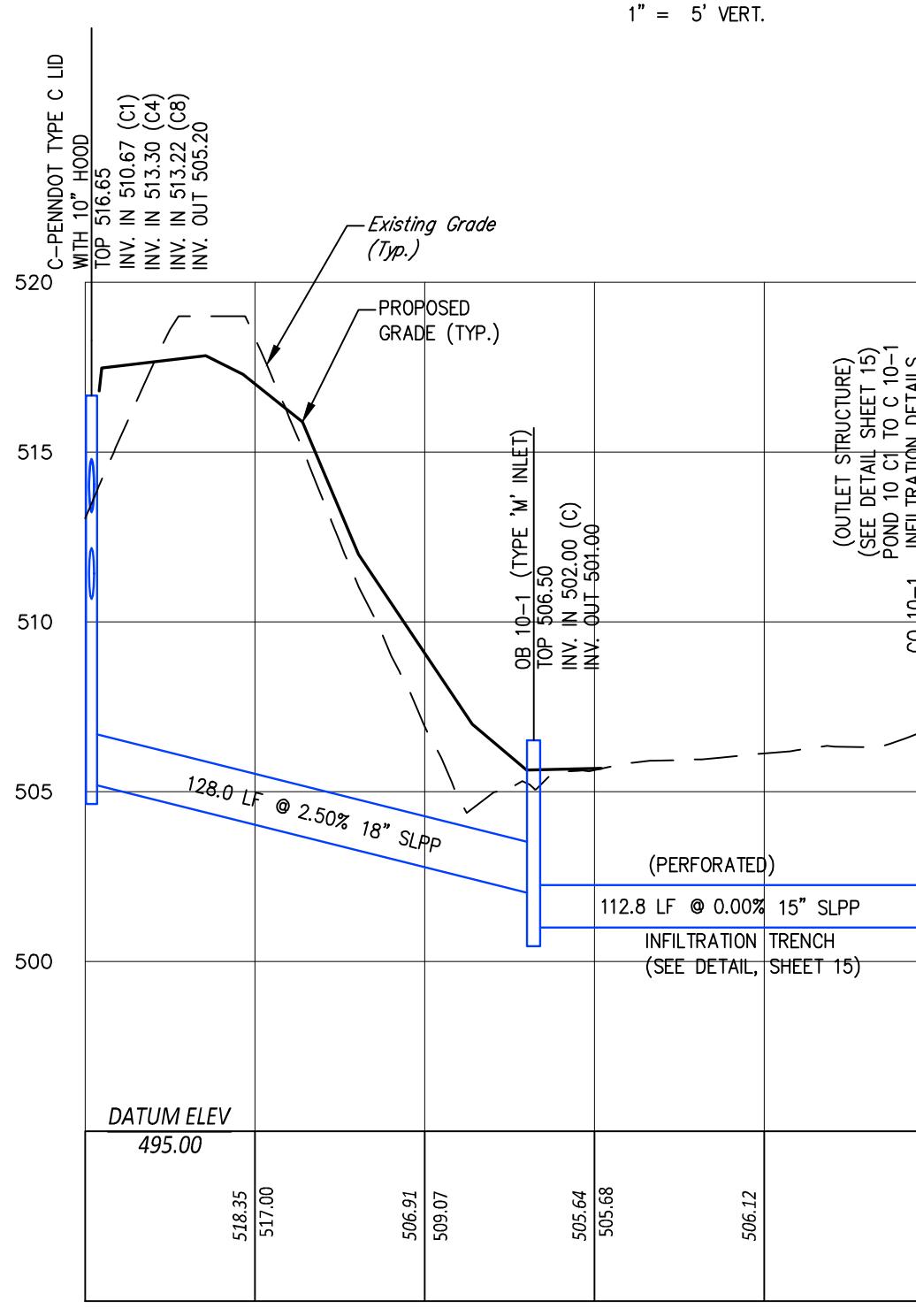
PROFILE - SANITARY SEWER
MH MV 47.1 TO MH MV 62

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



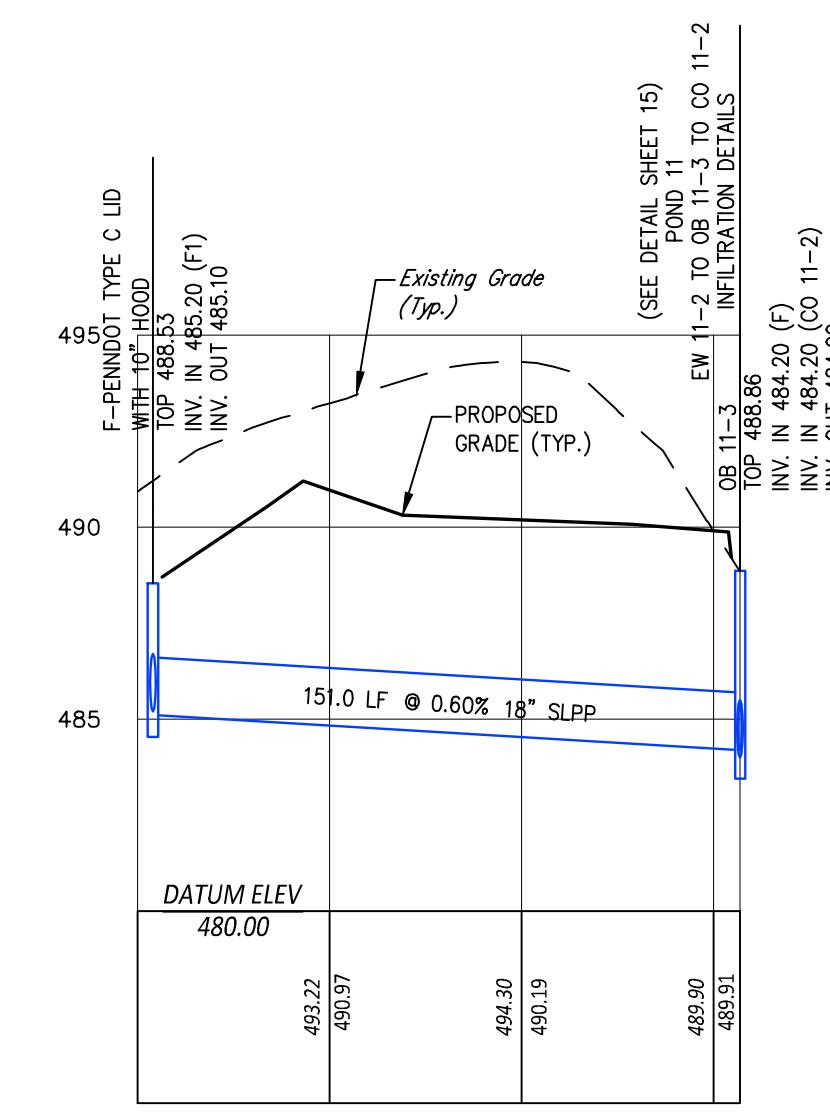
PROFILE - STORM SEWER
C3 TO C1

SCALE: 1" = 50' HORIZ.
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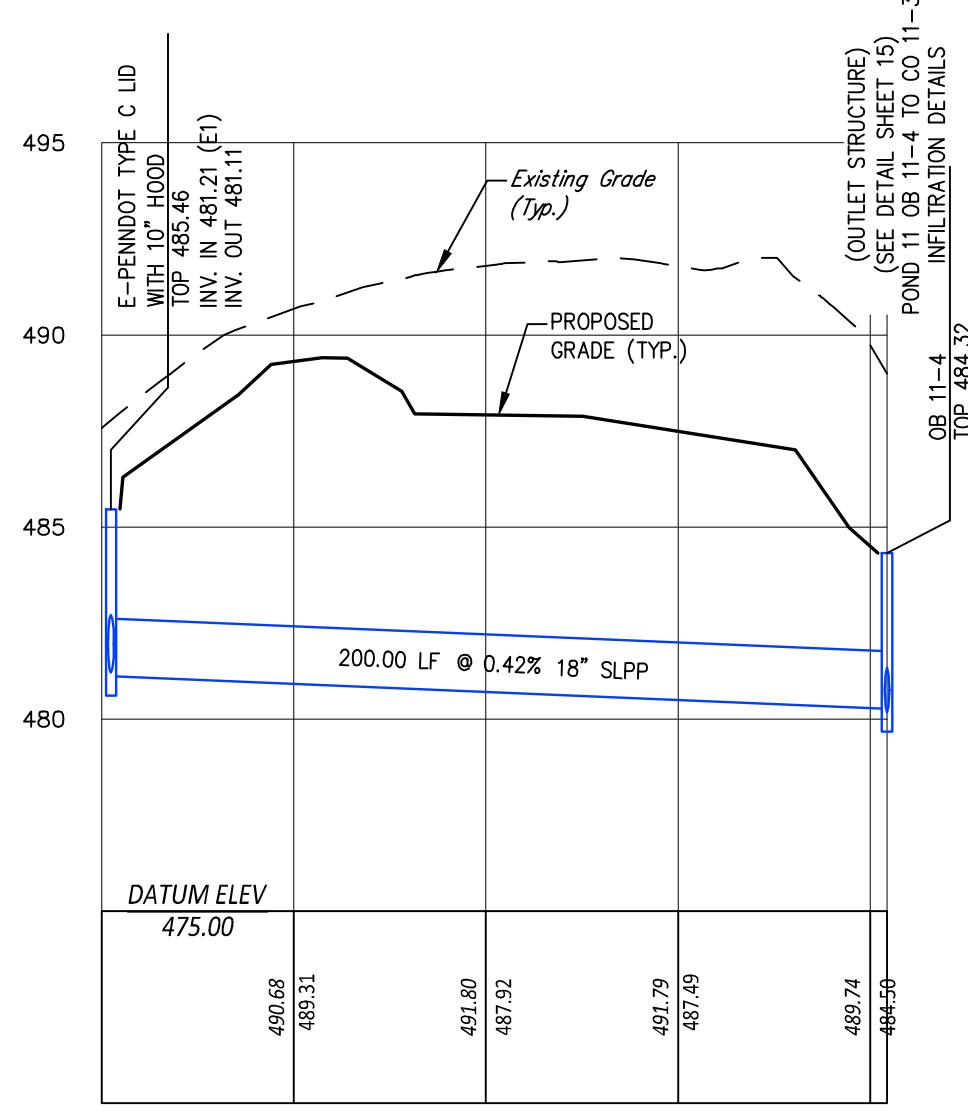
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C TO CO 10-1

SCALE: 1" = 50' HORIZ.
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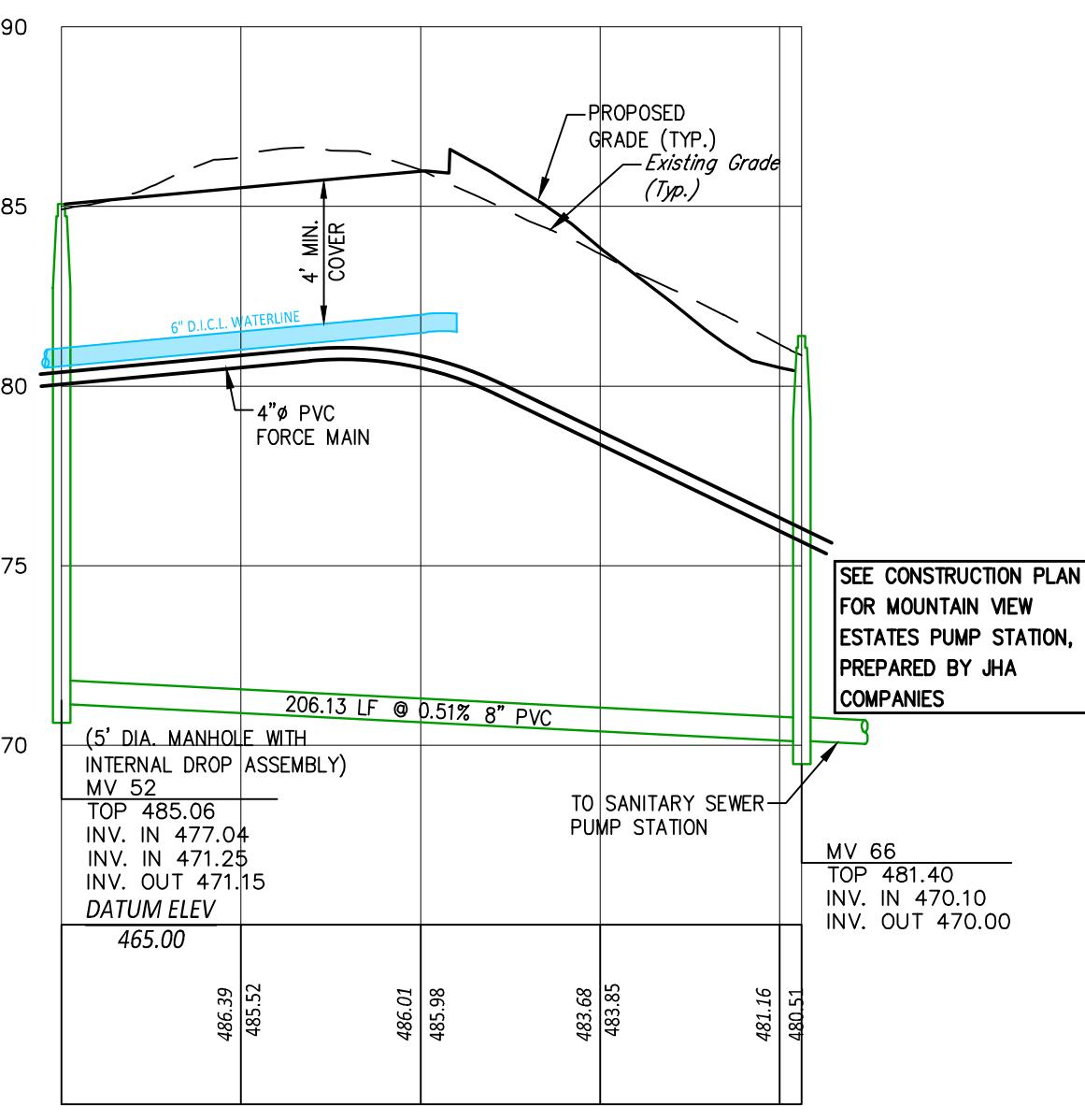
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F TO OB 11-3

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



PROFILE - STORM SEWER
E TO OB 11-4

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



PROFILE - SANITARY SEWER
MH MV 52 TO MH MV 66

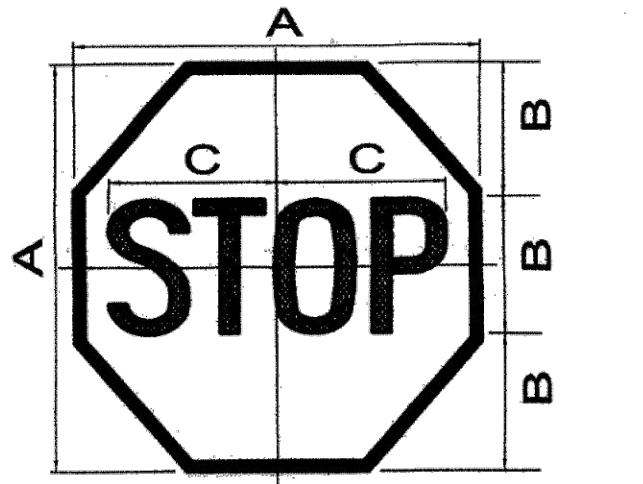
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1" = 5' VERT.

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

△			
NO.	DATE	DESCRIPTION	BY

PLANNING • ENGINEERING • SURVEYING
15 LINCOLN RD, PO BOX 102
NEW CUMBERLAND, PA 17070
PHONE: 724-770-2500
FAX: 724-770-2400
WWW.ALPHACELICOM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.



COLOR: LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)

SIGN SIZE	DIMENSIONS	SERIES	BORDER	BLANK STD.
24" x 24"	24" 8" 10"	C	5/8" BI-24	
30" x 30"	30" 10 1/2"	C	5/8" BI-30	
36" x 36"	36" 12"	C	1/2" BI-36	
48" x 48"	48" 16"	C	1 1/4" BI-48	

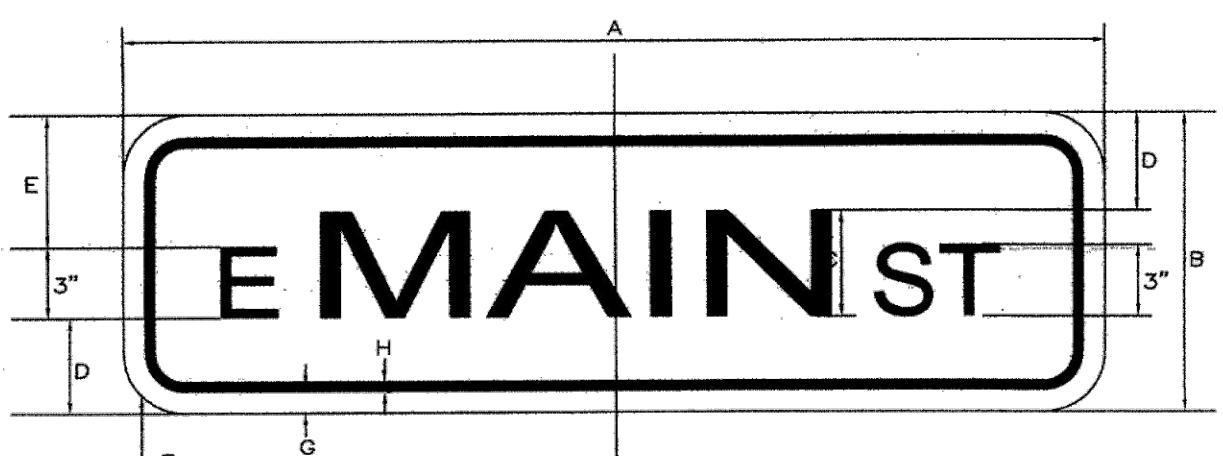
PENN. D.O.T. STOP SIGN R1-1
not to scale



SIGN SIZE	DIMENSIONS (IN INCHES)	MAR- GIN	BOR- DER	BLANK
AxB	C D E F G H			STD.
23.6x29.5	3.93" 1.98" 9.84" 3.93" 9.80" 7.36" 0.38" 0.59"			BS-295236

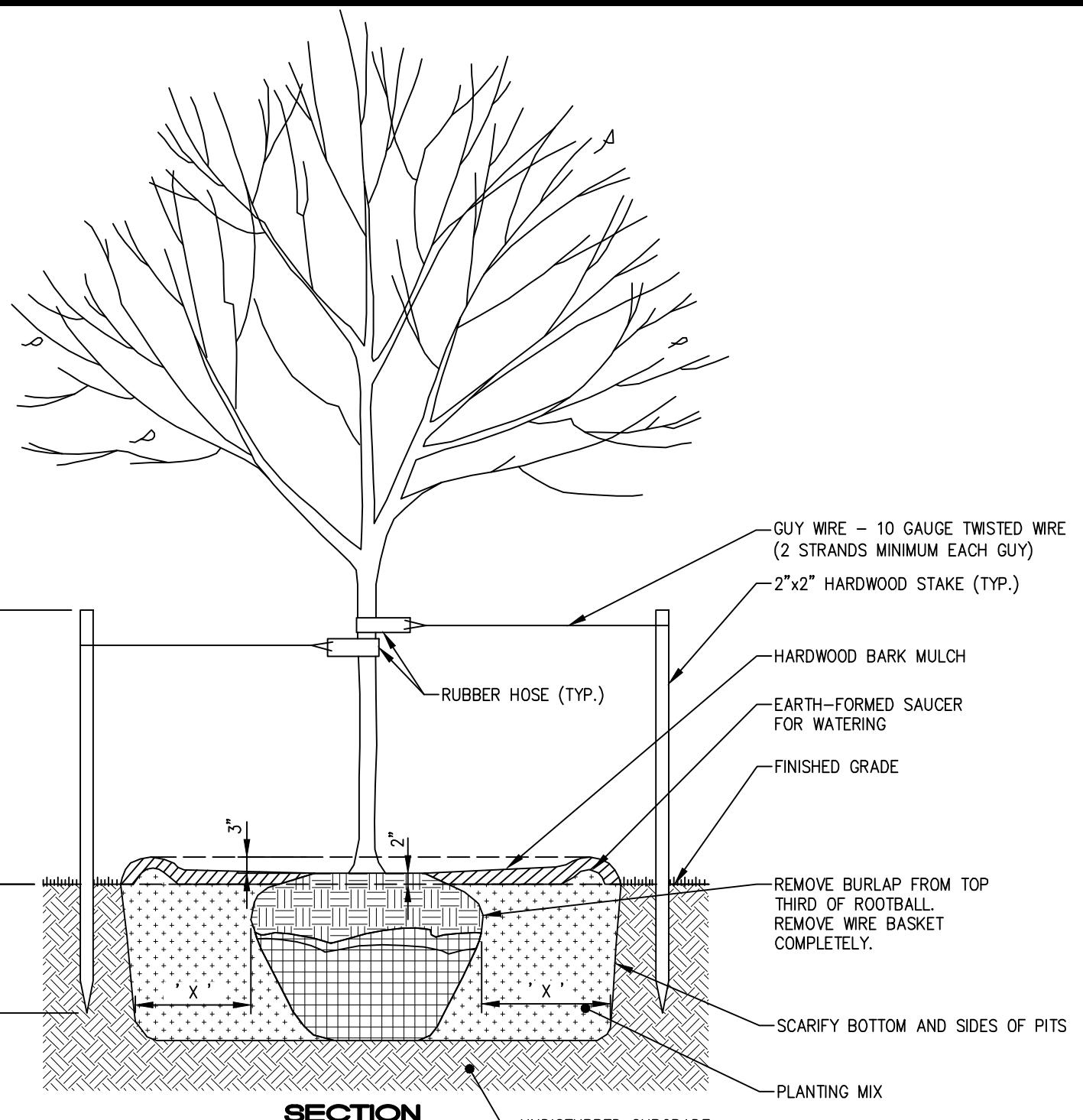
COLOR:
LEGEND AND BORDER:
BLACK (NON REFLECTORIZED)
BACKGROUND:
WHITE (REFLECTORIZED)

PENN. D.O.T. SPEED LIMIT SIGN R2-1
not to scale



SIGN SIZE	DIMENSIONS
AxB	C D E F G H
24"x8"	24" 8" 4" 2" 3" 1-1/2" 3/4" 3/8"

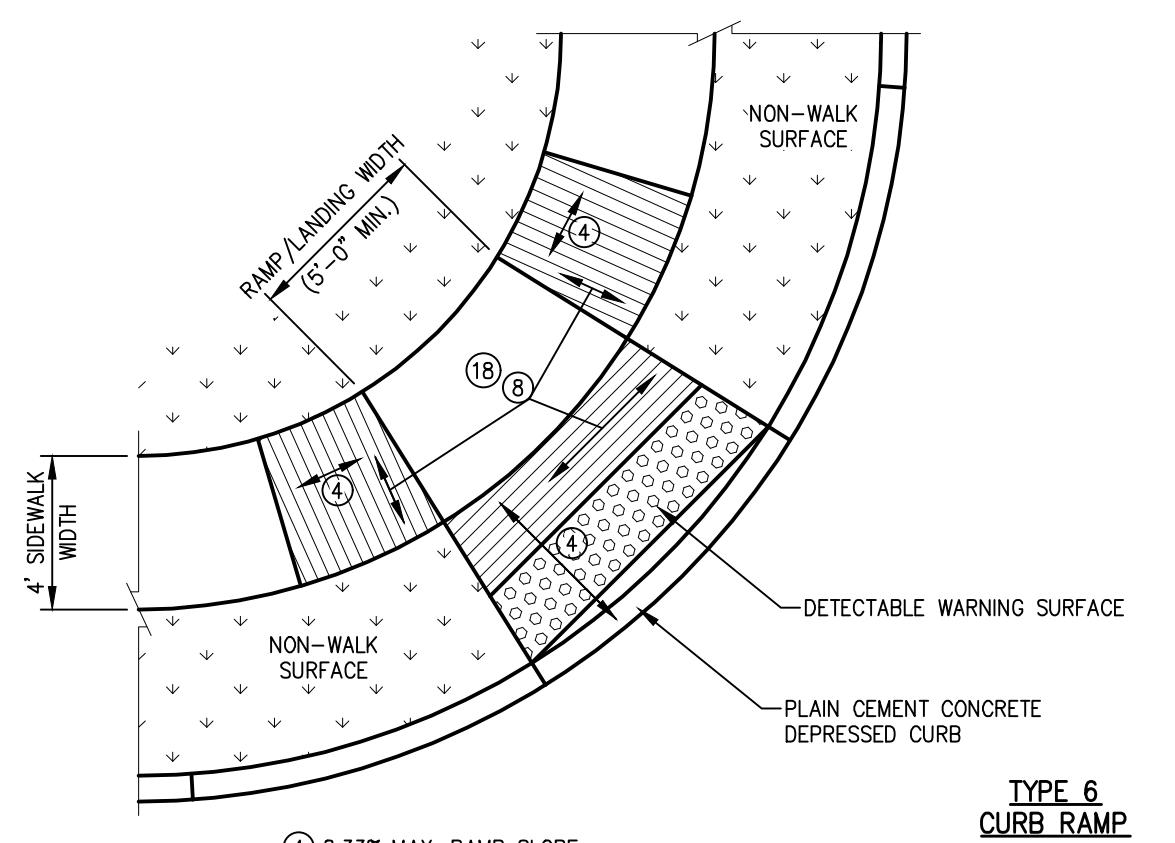
PENN. D.O.T. STREET NAME SIGN D3-1
not to scale



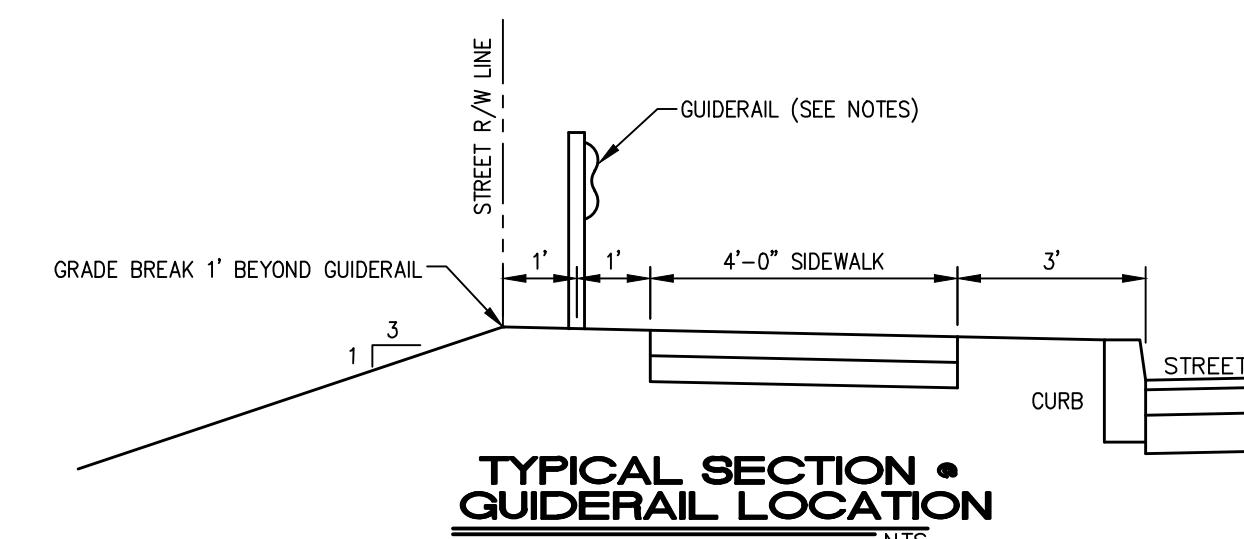
NOTES:

- SET BALL & PLUMB TREE IN CENTER OF PIT WITH TOP OF BALL ELEVATED 2" ABOVE FINISH GRADE.
- DO NOT PLACE MULCH OR BACKFILL MIX ABOVE OR AGAINST THE ROOT CROWN.
- X = HALF THE WIDTH OF THE ROOT BALL.
- TREES SHALL NOT BE PLANTED IN THE STREET RIGHT-OF-WAY.
- MINIMUM CALIPER IS 2" DIAMETER MEASURED 6" ABOVE GROUND LEVEL.
- TREES SPECIES TO BE CHOSEN BY THE HOME BUILDER OR THE OWNER.
- MINIMUM TREE HEIGHT AT PLANTING IS 8 FEET.
- STREET TREES SHALL BE PLANTED A MINIMUM DISTANCE OF FIVE (5) FEET OUTSIDE AND PARALLEL TO THE RIGHT-OF-WAY LINE.

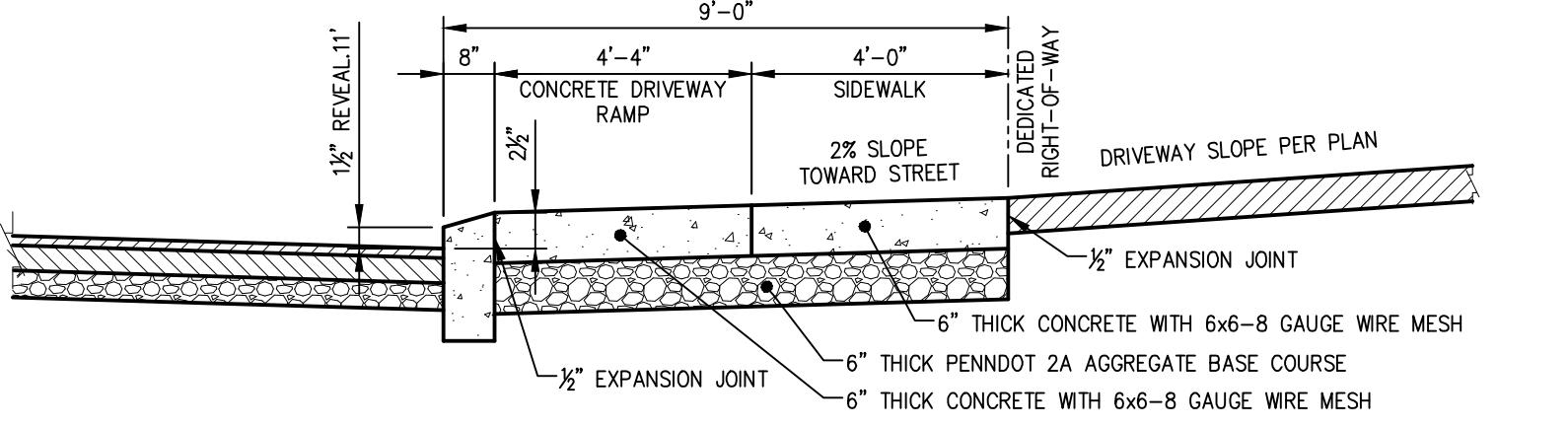
STREET TREE PLANTING DETAIL NTS



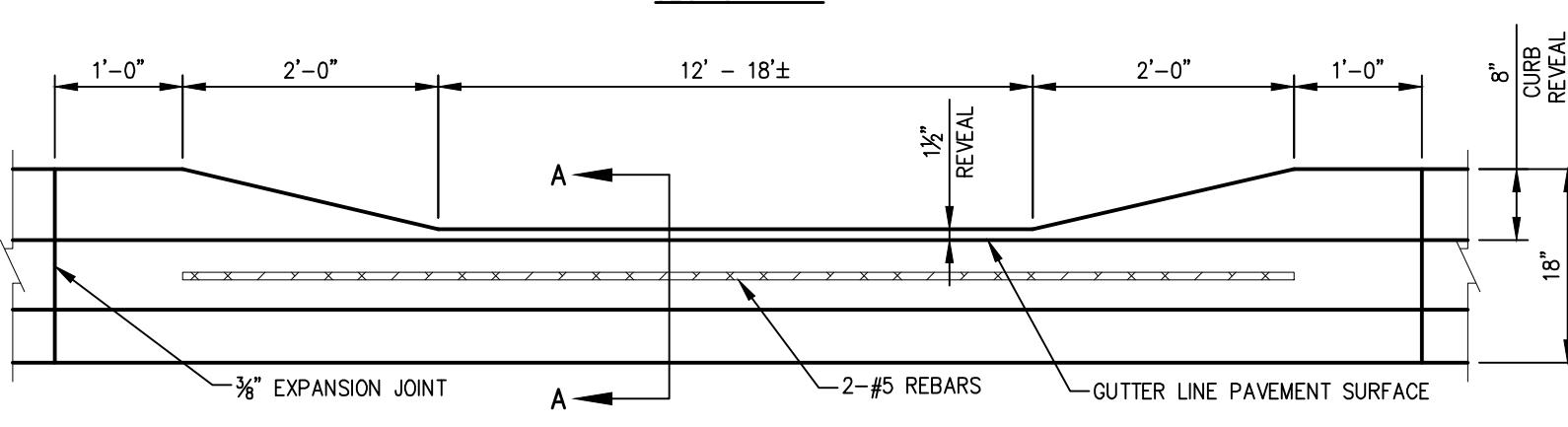
- GUIDERAIL NOTES--
1. Construction and installation shall be per PennDOT Publication 72M, June 2010 Edition, Change No. 3, for RC-53M and RC-54M.
2. Provide impact attenuating device Type II tangent out the approach ends of all parallel guiderail installations.
3. Provide appropriate transition between impact attenuating device and Type 2W guiderail per PennDOT Publication 13M, March 2015 Edition.



TYPICAL SECTION • GUIDERAIL LOCATION NTS

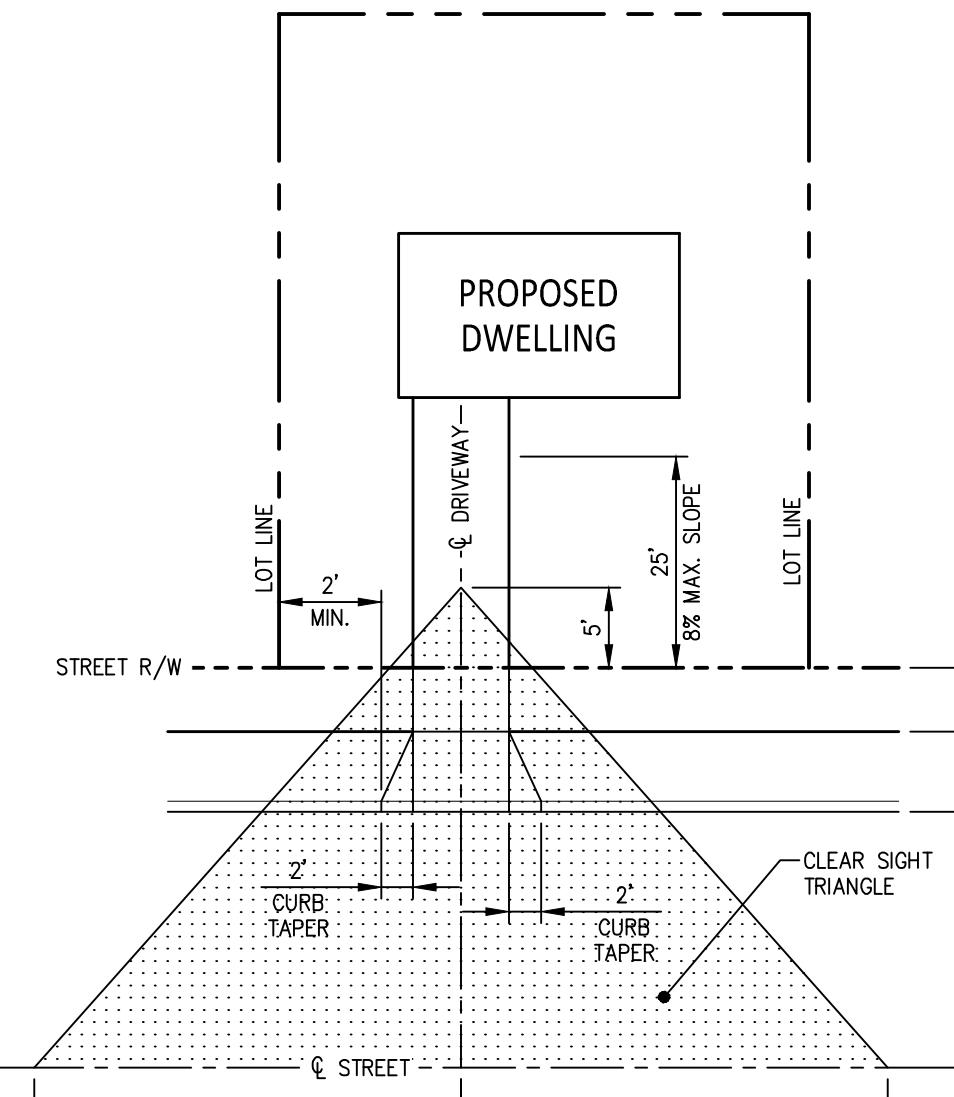


SECTION A-A

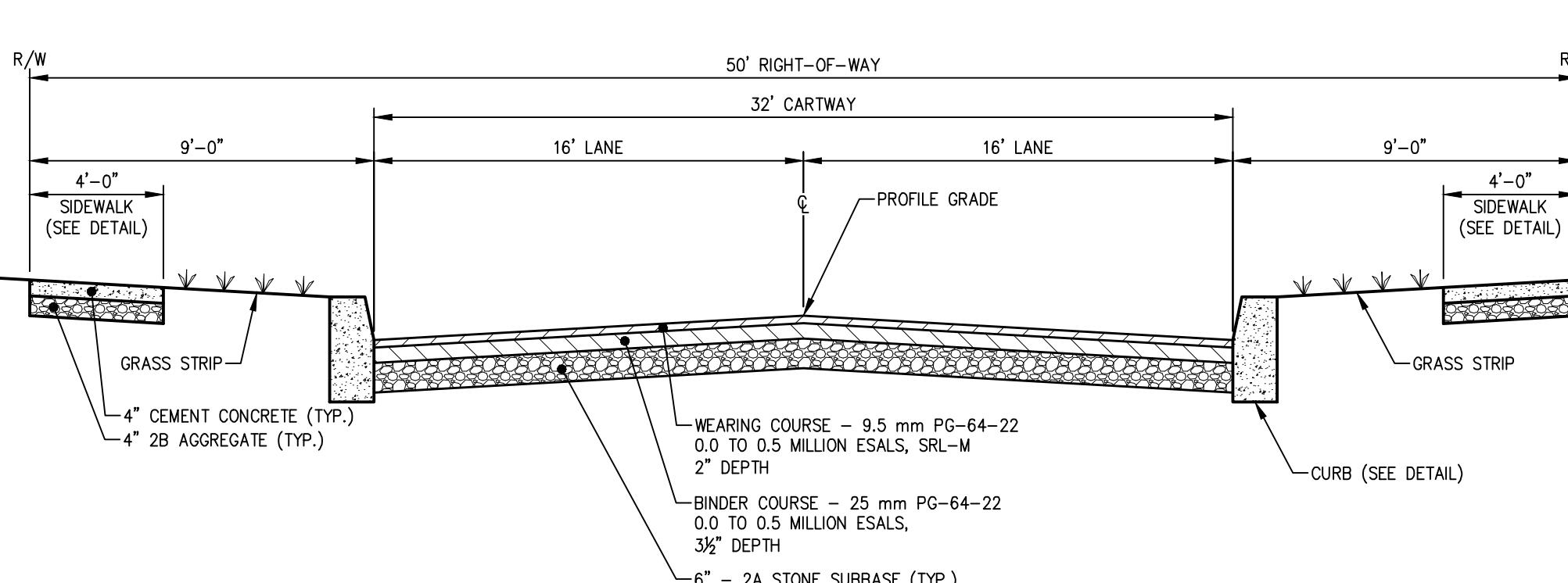


CONCRETE DRIVEWAY APRON NTS

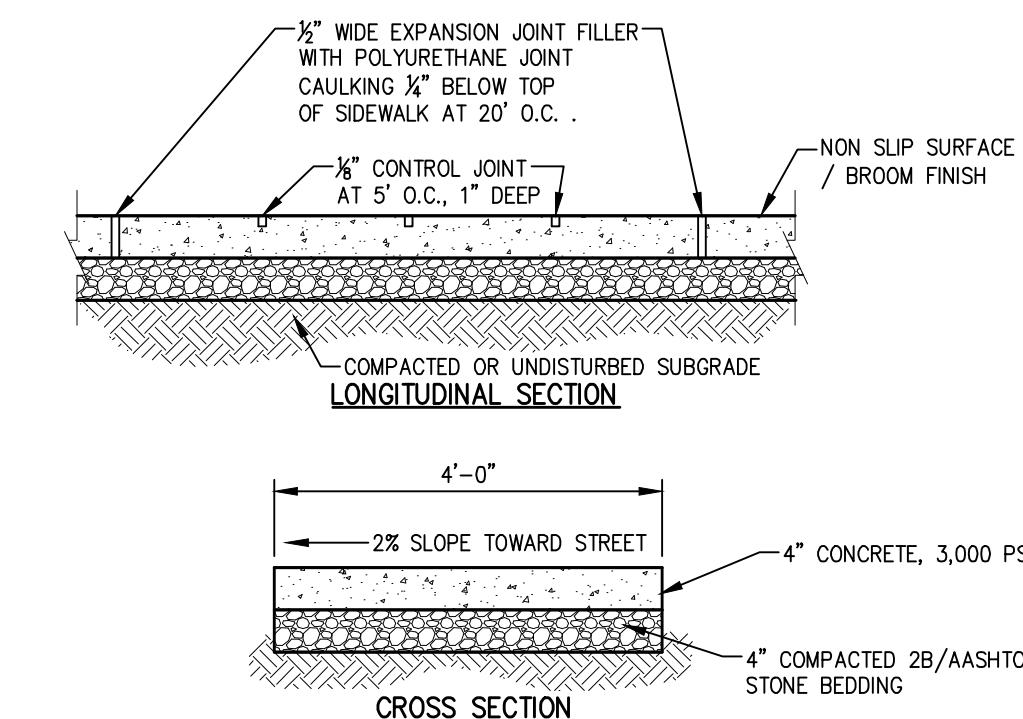
- DRIVEWAY SHALL NOT CONNECT WITH A PUBLIC STREET WITHIN 40 FEET OF THE RIGHT-OF-WAY LINES OF ANY INTERSECTING STREET, NOR WITHIN 5 FEET OF A FIRE HYDRANT.
- DRIVEWAYS SHALL BE SET BACK AT LEAST 2 FEET FROM ANY SIDE LOT LINE.
- NO PERMANENT OBSTRUCTIONS OVER 18 INCHES HIGH ARE PERMITTED IN THE CLEAR-SIGHT TRIANGLE.
- MAXIMUM OF TWO DRIVEWAYS PER LOT.
- DRIVEWAY SLOPE SHALL NOT EXCEED 8% WITHIN 25 FEET OF THE STREET RIGHT-OF-WAY.
- DRIVEWAY WIDTH SHALL NOT EXCEED 24 FEET BETWEEN THE STREET RIGHT-OF-WAY AND STREET CARTWAY.
- DRIVEWAY ENTRANCES ARE APPROVED WITHIN THE STREET RIGHT-OF-WAY AND BE PLACED IN THEIR FULL WIDTH, AND IN NO CASE LESS THAN 10 FEET, WHERE SIDEWALKS ARE INSTALLED, THE REQUIRED DRIVEWAY SURFACING SHALL END AT THE HOUSE SIDE OF THE SIDEWALK.



SINGLE FAMILY DWELLING
DRIVEWAY DETAIL NTS



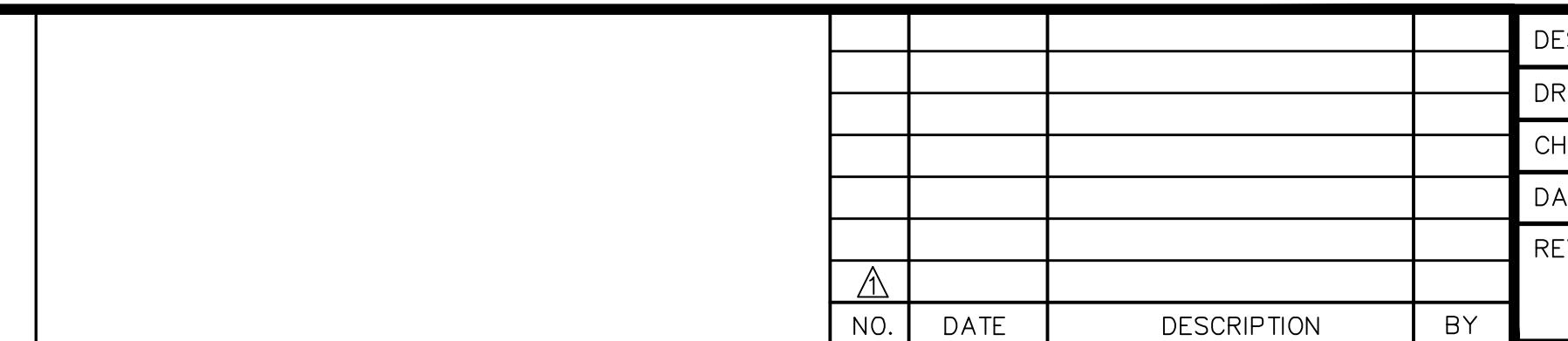
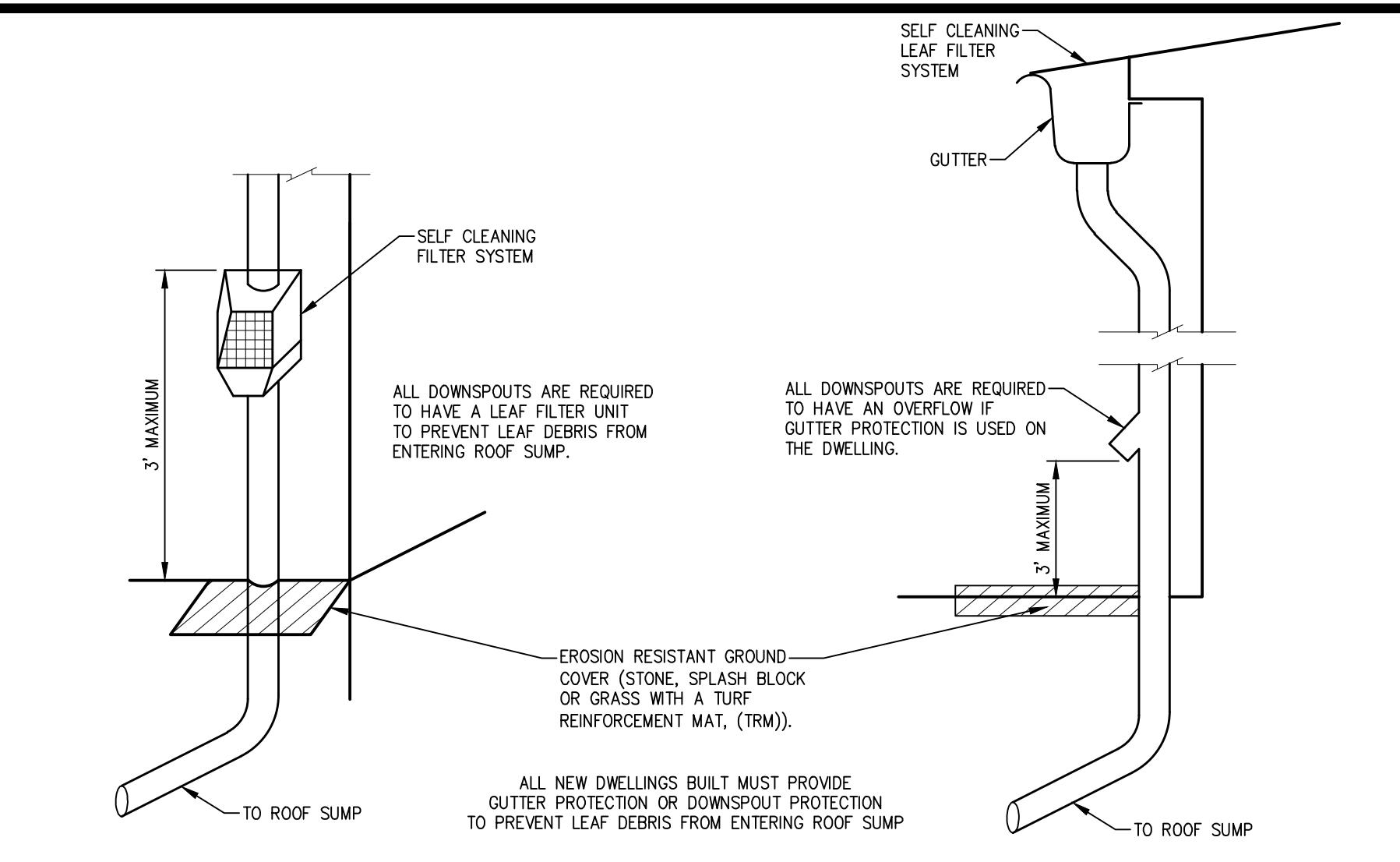
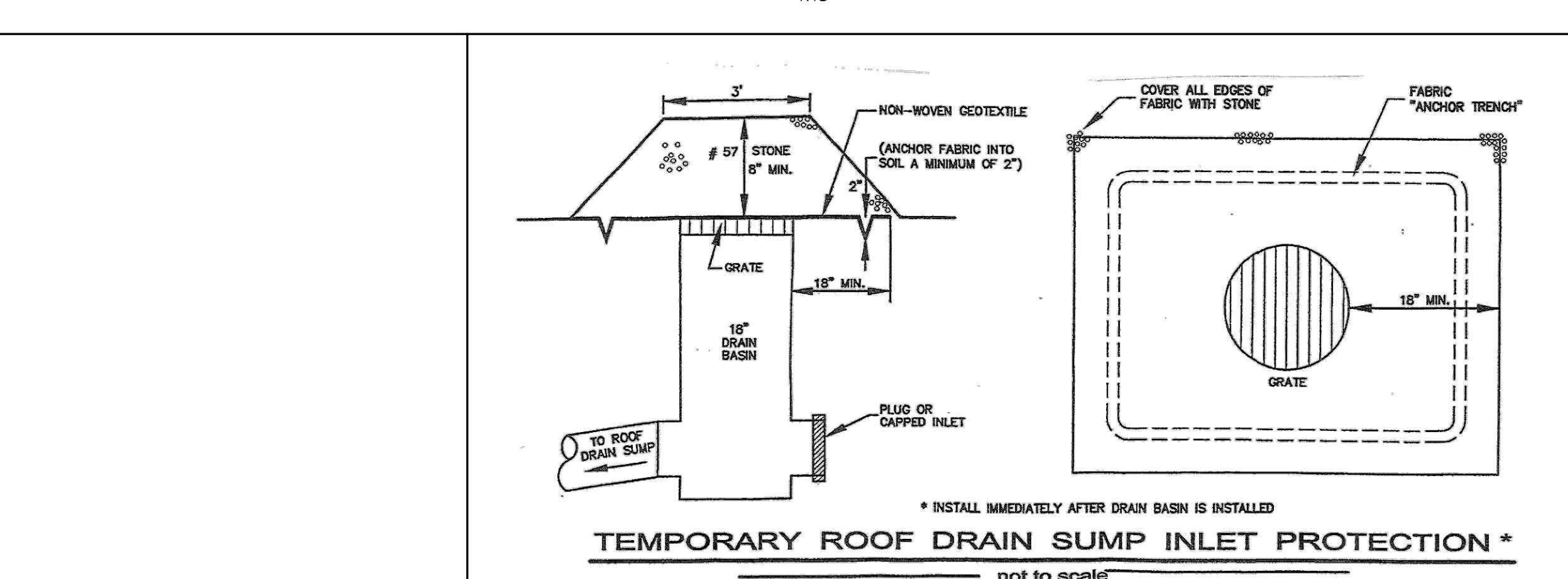
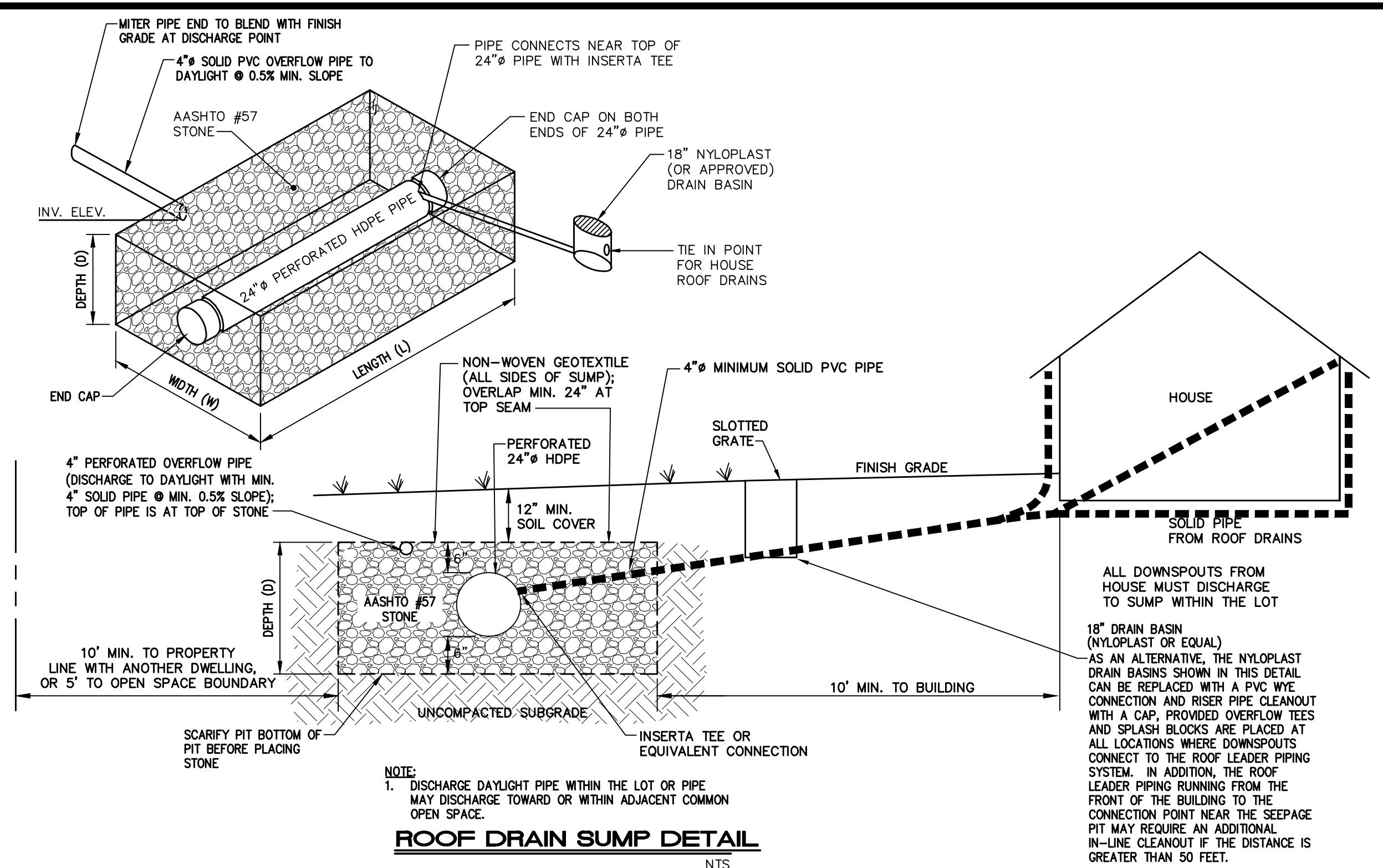
TYPICAL LOCAL PUBLIC STREET SECTION NTS



CONCRETE SIDEWALK DETAIL NTS

PROJECT NO.
316030
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SCALE : AS NOTED
DWG FILE :
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13-STAL-1.dwg
13-STAL-1.dwg

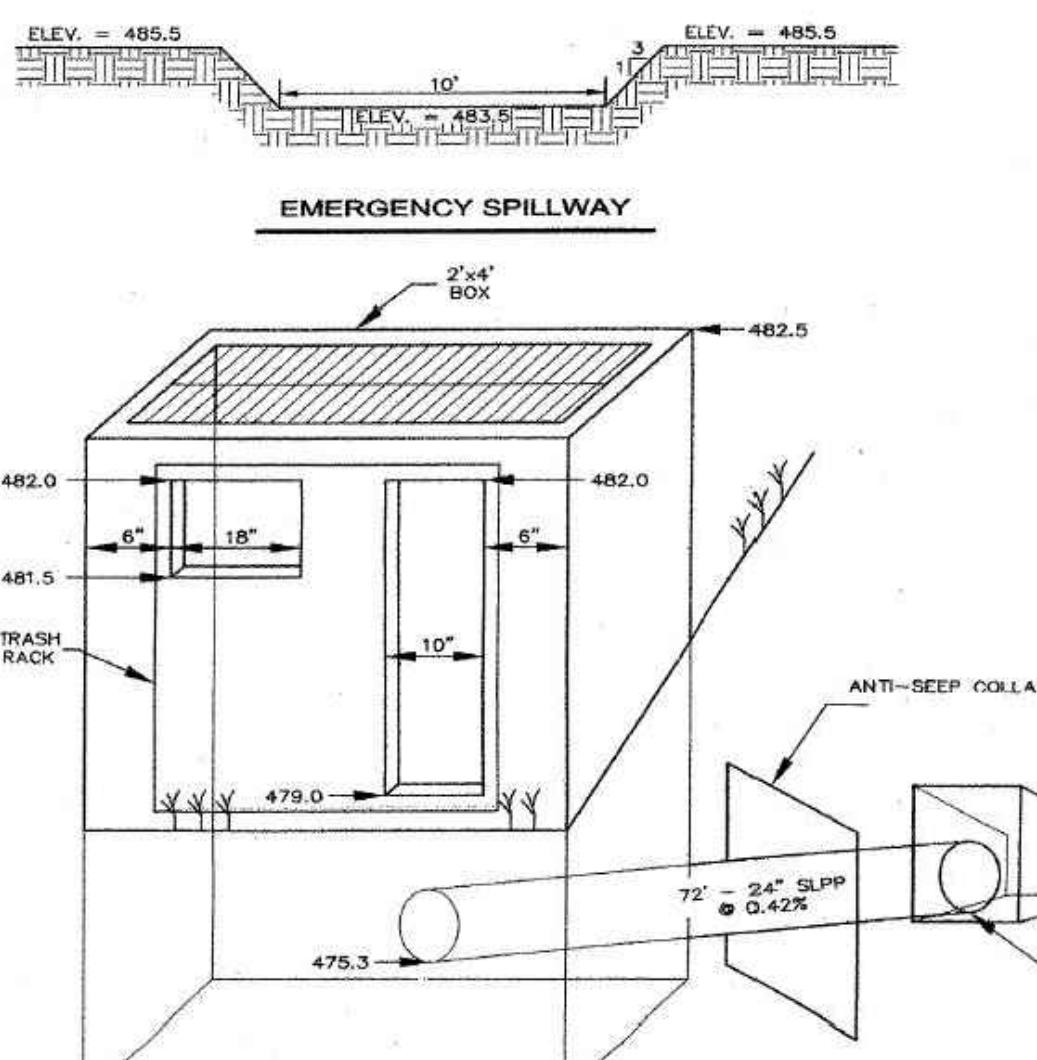
MISCELLANEOUS DETAILS
FINAL SUBDIVISION PLAN
FOR PHASE 6
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



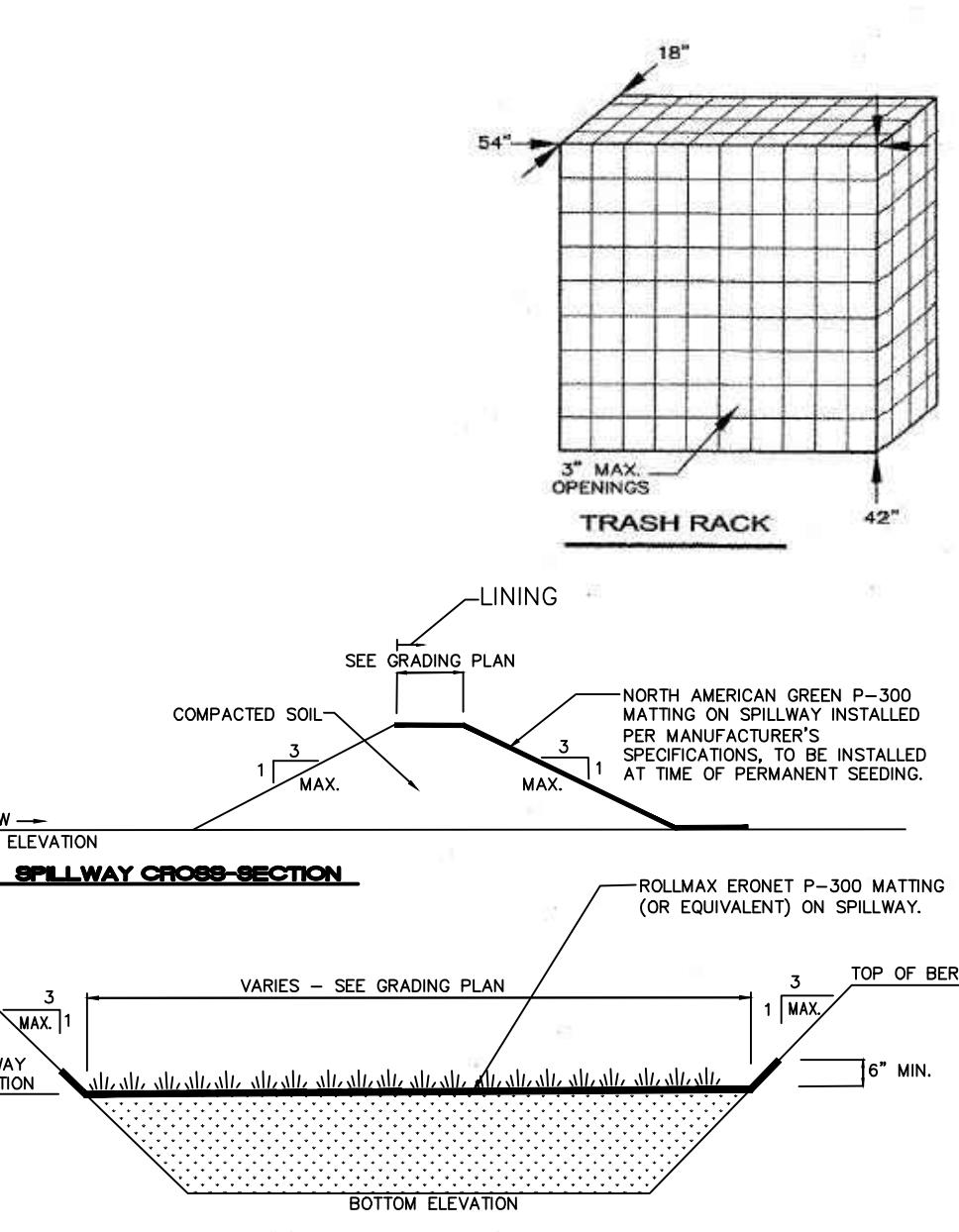
SIGN :
AWN : G.D.G. / BKK
ECKED : J.K.M.
TE : 1/9/2026
V :

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115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

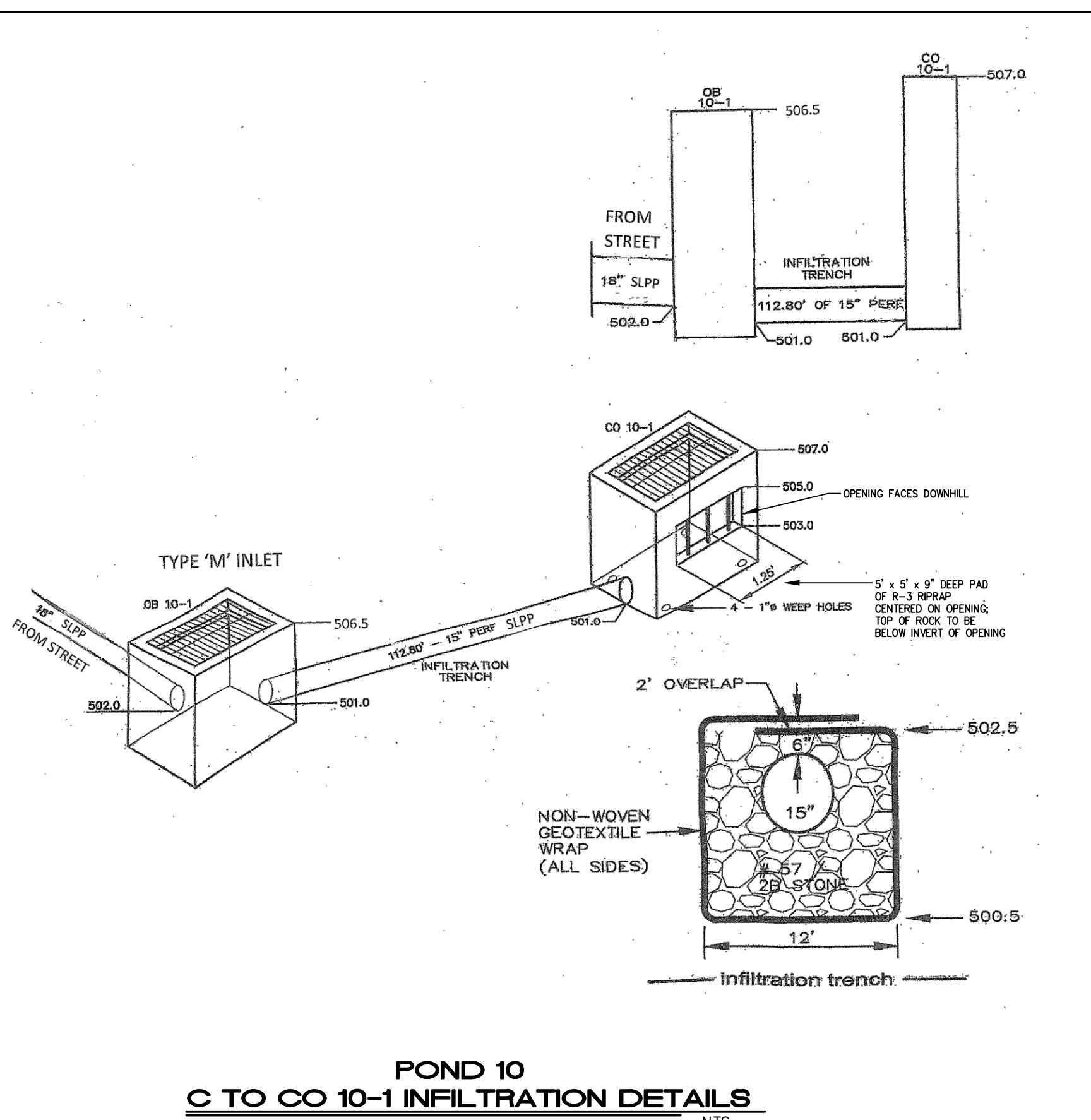
The logo for Alpha Consulting Engineers, Inc. is oriented vertically. It features a large, bold, stylized letter 'A' on the left, followed by a large, bold, stylized letter 'E' on the right. To the right of the 'E' is the company name 'ALPHA CONSULTING ENGINEERS, INC.' in a smaller, all-caps, sans-serif font.



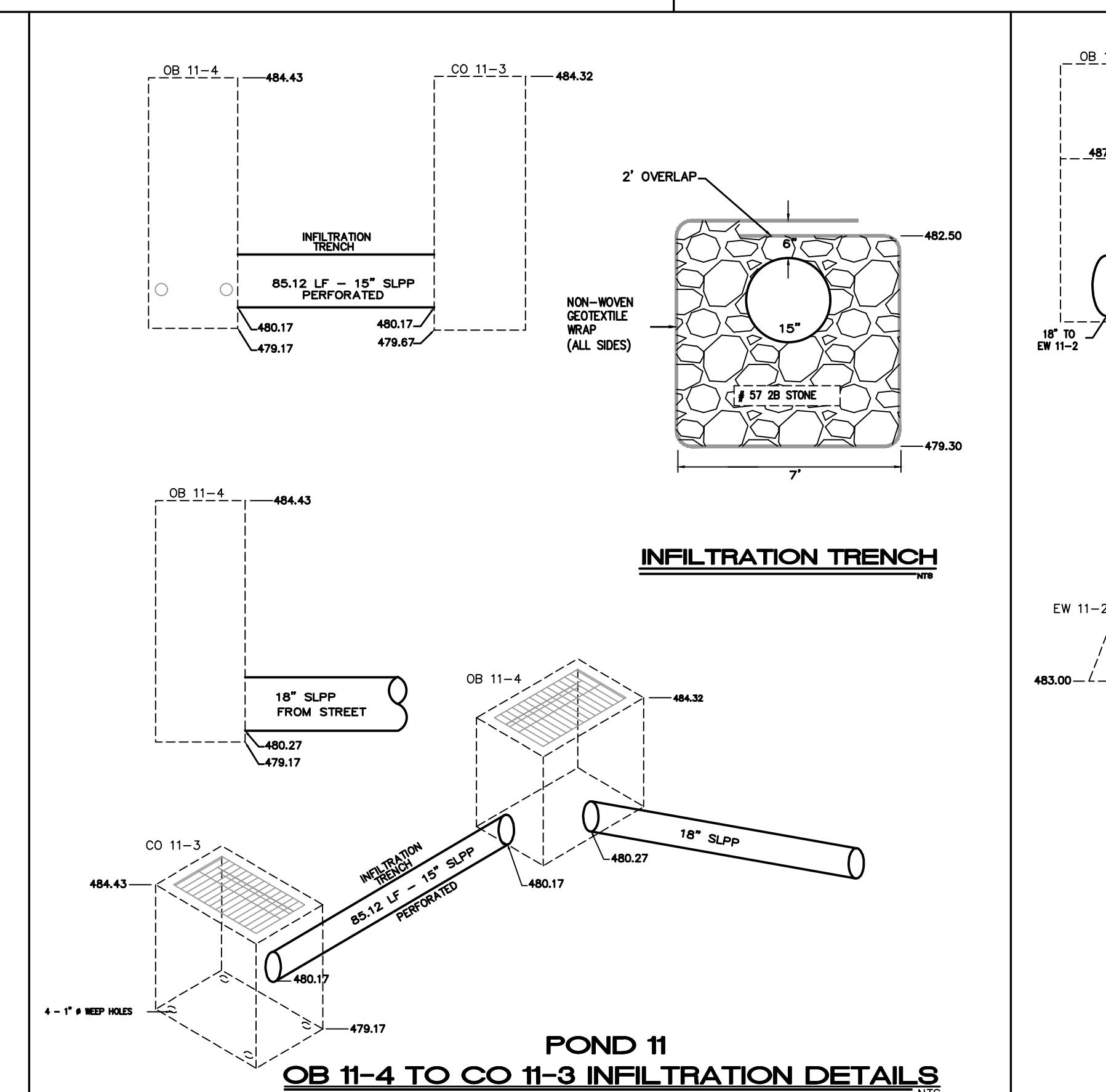
POND 11
OS 11.1 TO EW 11.3 DETAIL



SPILLWAY ELEVATION DETAIL



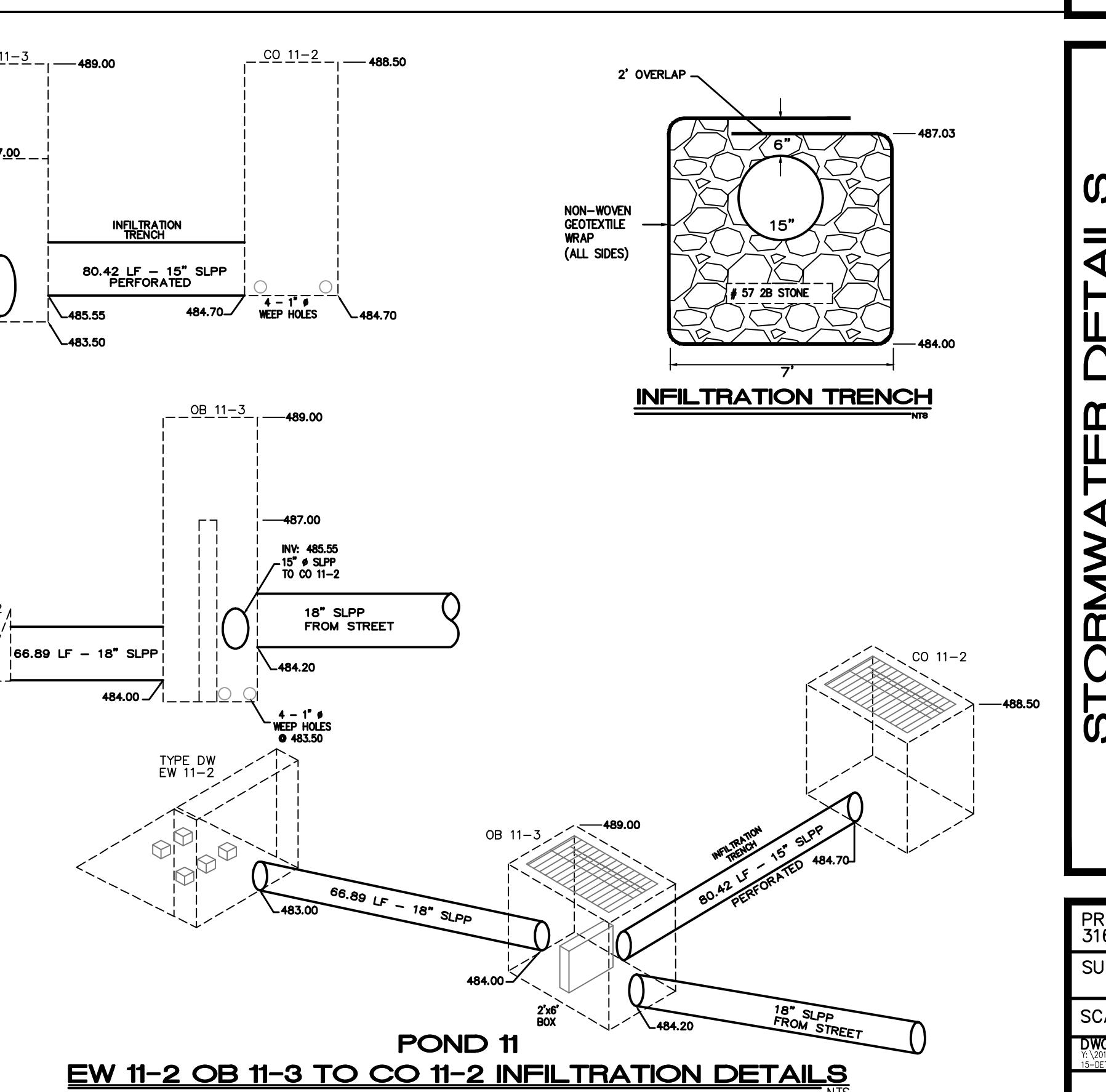
POND 10
C TO CO 10-1 INFILTRATION DETAILS



479.17

POND 11

OB 11-4 TO CO 11-3 INFILTRATION DETAILS



BOX 484.20 FROM STREET
POND 11
EW 11-2 OB 11-3 TO CO 11-2 INFILTRATION DETAILS NTS

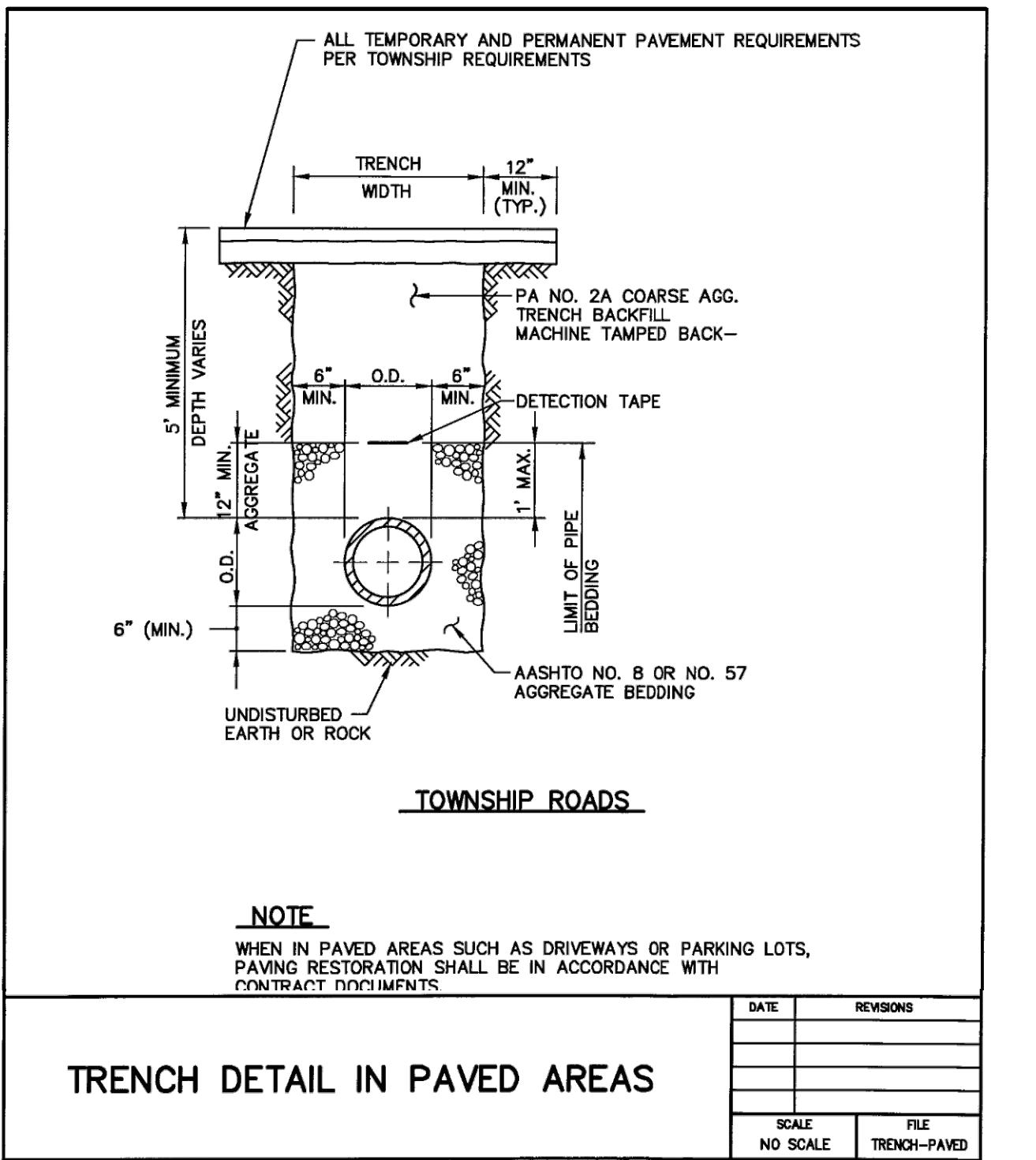
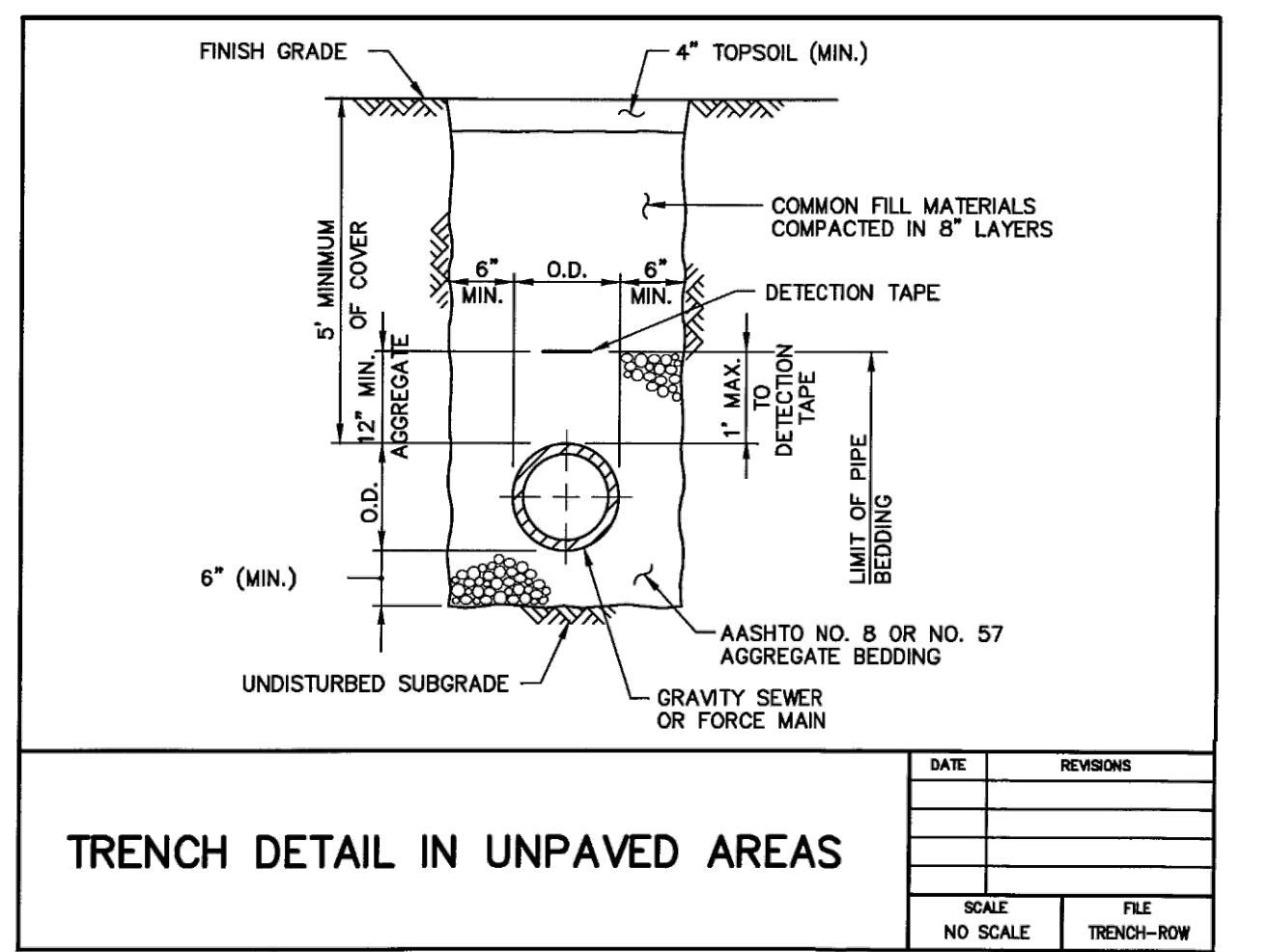
**FINAL SUBMISSION PLAN
FOR PHASE 6**

MOUNTAIN VIEW ESTATES

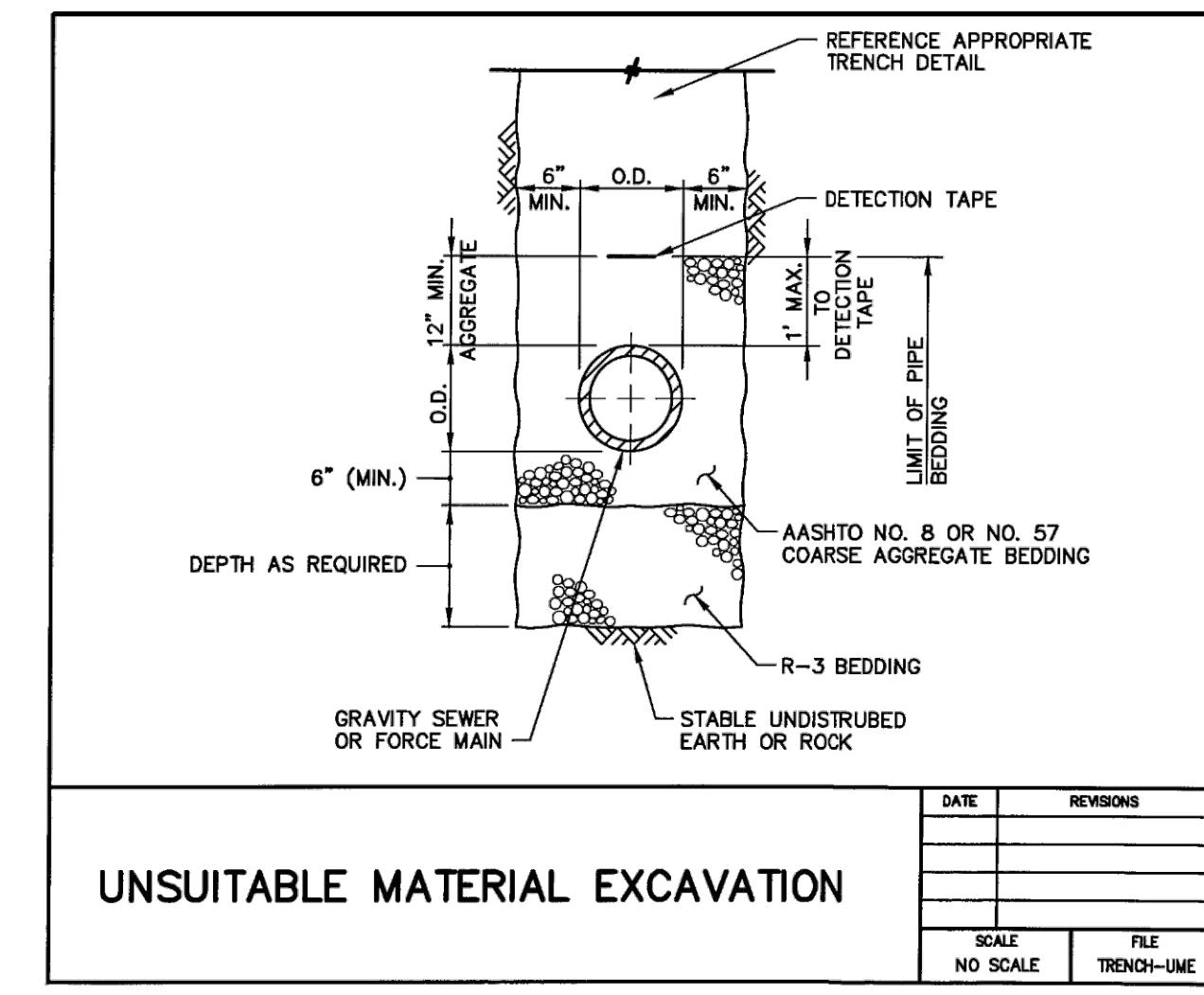
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
6030
SURVEY BOOK :
SALE : AS NOTED
C FILE:
6\316030.APH\316030\dwg\Plans\Phase 6 Final
TAIL.dwg
EET 15 o 21

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



THE DETAILS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL CONSTRUCTION OF THE SANITARY SEWER AND WATER SUPPLY SYSTEMS SHALL BE BUILT IN ACCORDANCE WITH THE LATEST SPECIFICATIONS AND DETAILS FROM NORTH MIDDLETON AUTHORITY



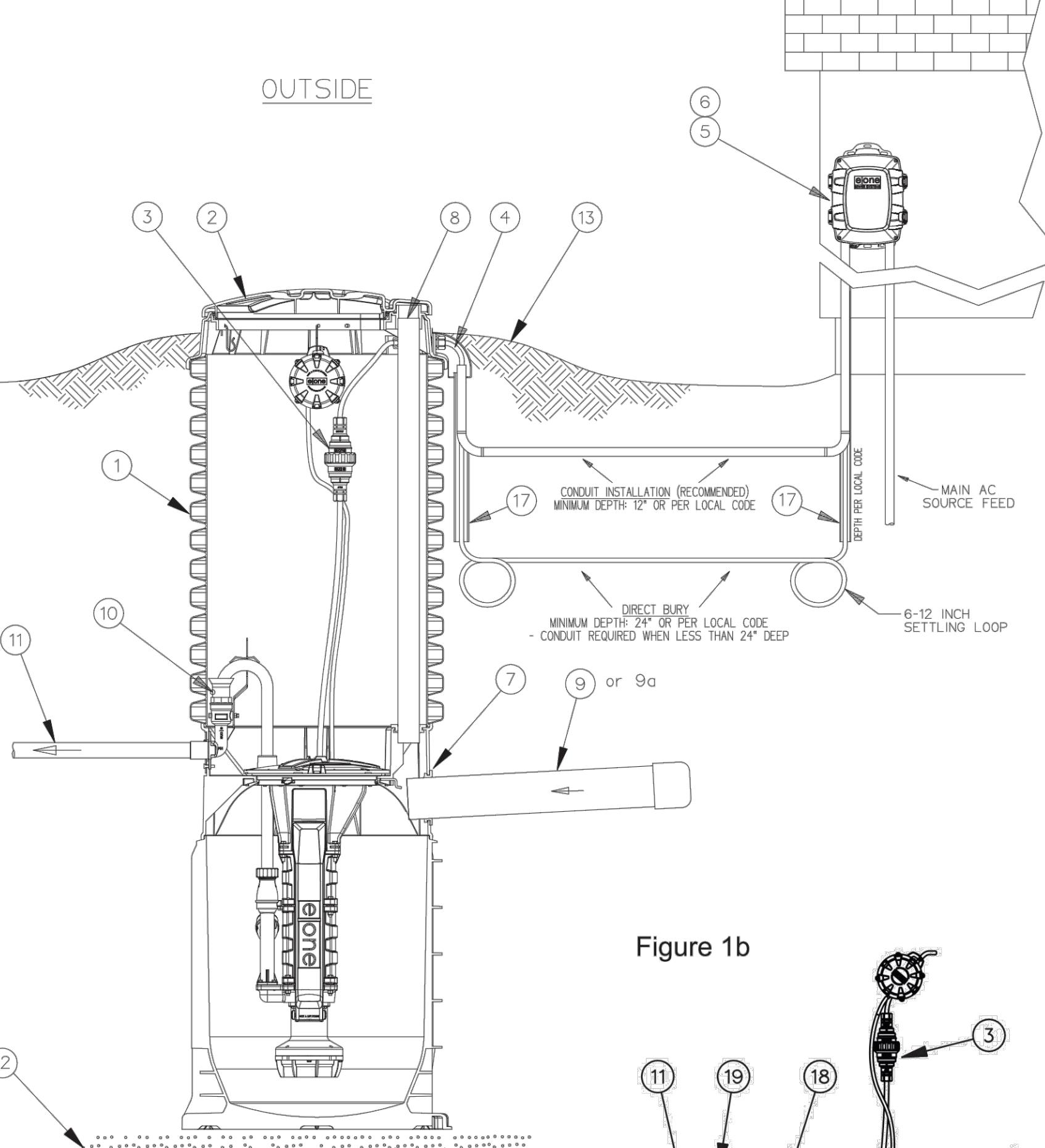
PLANNING • ENGINEERING • SURVEYING
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NEW CUMBERLAND, PA 17070
PHONE: 724-770-2500
FAX: 724-770-2400
WWW.ALPHACEL.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

Environment One Grinder Pump Feature Identification

1. GRINDER PUMP BASIN – High density polyethylene (HDPE).
2. ACCESSWAY COVER – HDPE.
3. ELECTRICAL QUICK DISCONNECT (EQD) – Cable from pump core terminates here.
4. POWER AND ALARM CABLE – Circuits to be installed in accordance with local codes.
5. ALARM PANEL – NEMA 4X enclosure. Equipped with circuit breakers. Locate according to local codes.
6. ALARM DEVICE – Every installation is to have an alarm device to alert the homeowner of a potential malfunction. Visual device should be placed in very conspicuous locations.
7. INLET – EPDM grommet (4.5" ID). For 4.5" OD DWV pipe.
8. WET WELL VENT – 2.0" tank vent, supplied by factory in units with accessways.
9. GRAVITY SERVICE LINE – 4" DWV, (4.5" OD). Supplied by others.
- 9a. STUB-OUT – 4" X 5" Long watertight stub-out, to be installed at time of burial unless the gravity service line is connected during installation. Supplied by others.
10. DISCHARGE VALVE – 1-1/4" Female pipe thread.
11. DISCHARGE LINE – 1-1/4" Nominal pipe size. Supplied by others.
12. BEDDING MATERIAL – 6" minimum depth, round aggregate, (gravel). Supplied by others.
13. FINISHED GRADE – Grade line to be 1" to 4" below removable lid and slope away from the station.
15. VENT – Indoor installation. See section 6, Venting, on page 6.
16. VALVE – Indoor installation. Full ported ball valve. Recommended option; for use during service operations. Supplied by others.
17. CONDUIT – 1" or 1-1/4", material and burial depth as required per national and local codes. Conduit must enter panel from bottom and be sealed per NEC section 300.5 & 300.7. Supplied by others.
18. UNION – Indoor installation. 1-1/4" or compression type coupling. Supplied by others. (Do not use rubber sleeve and hose clamp type coupling.)
19. VALVE – Indoor installation. Ball valve, must provide a full-ported 1-1/4" round passage when open. Supplied by others.

Figure 1a



Grinder Pump Station Ballast Calculations and Assumption

Any buried vessel that is submerged or partially submerged in water will be acted on by an upward buoyant force that attempts to return the vessel to a non-submerged state. The magnitude of this buoyant force is equal to the volume of the vessel that is submerged multiplied by the density of water. To counteract this buoyant force, a suitable ballast is required.

Unique to the E/One models DH071 and WH101 incorporating an injection molded Universal Wet Well, the bottom flange of the tank is designed to capture a suitable column of backfilled soil to resist the upward buoyant force. The weight of the backfill soil along with the soil shear resistance of the soil can retain the DH071 and WH101 tank in the ground – when properly installed in suitable soil conditions. See figure 4 for proper tank burial.

The amount of ballast force needed is equal to the weight it would take to counterbalance the buoyant force that is exerted on the station.

The total ballast force is a combination of the weight of the soil column acting on the bottom flange of the tank, the weight of the tank, and the soil shear resistance. The ballast force, the force resisting uplift of the station, must be greater than the buoyant force, the force pushing the station up, to have an acceptable installation.

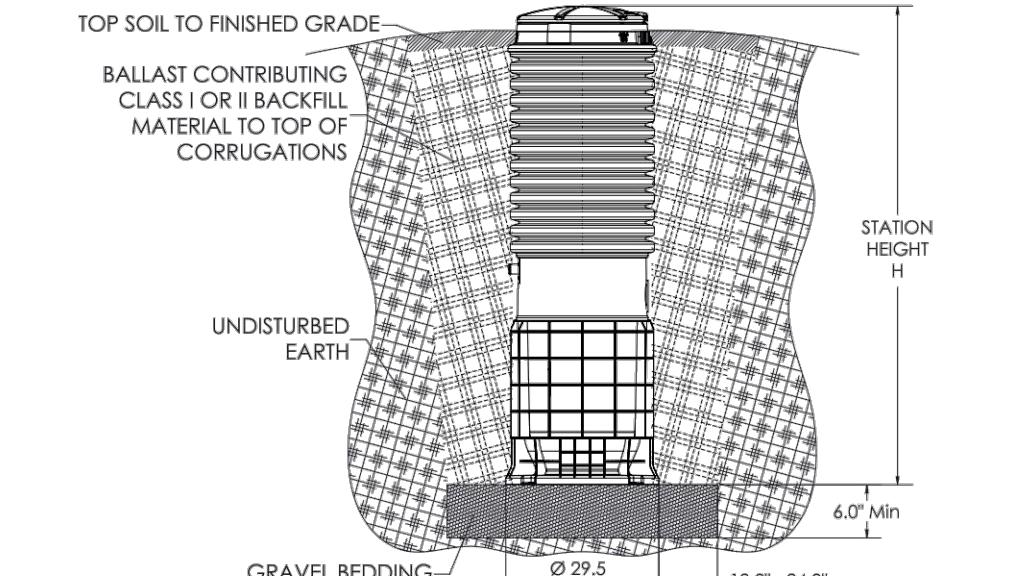
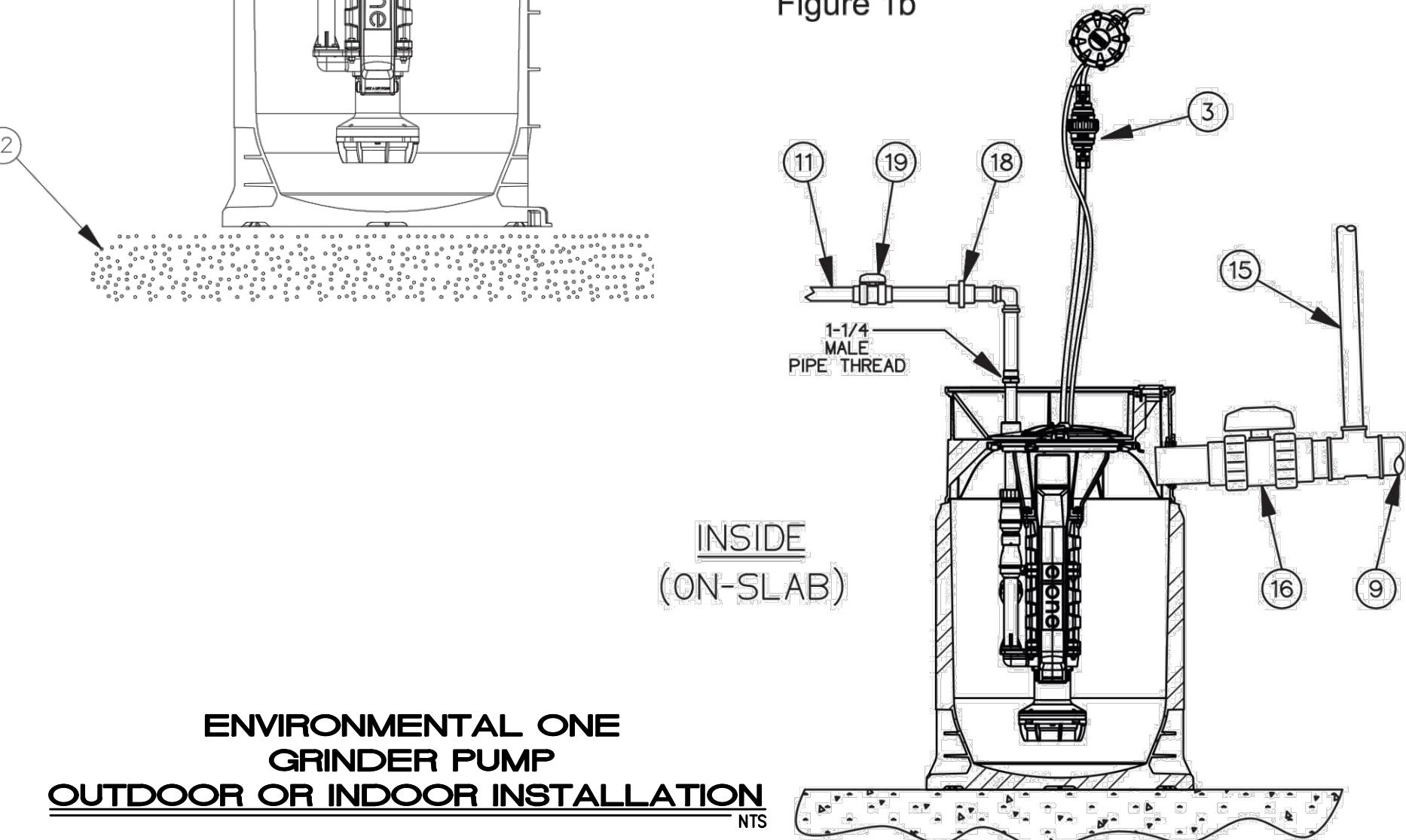


Figure 4

Figure 1b

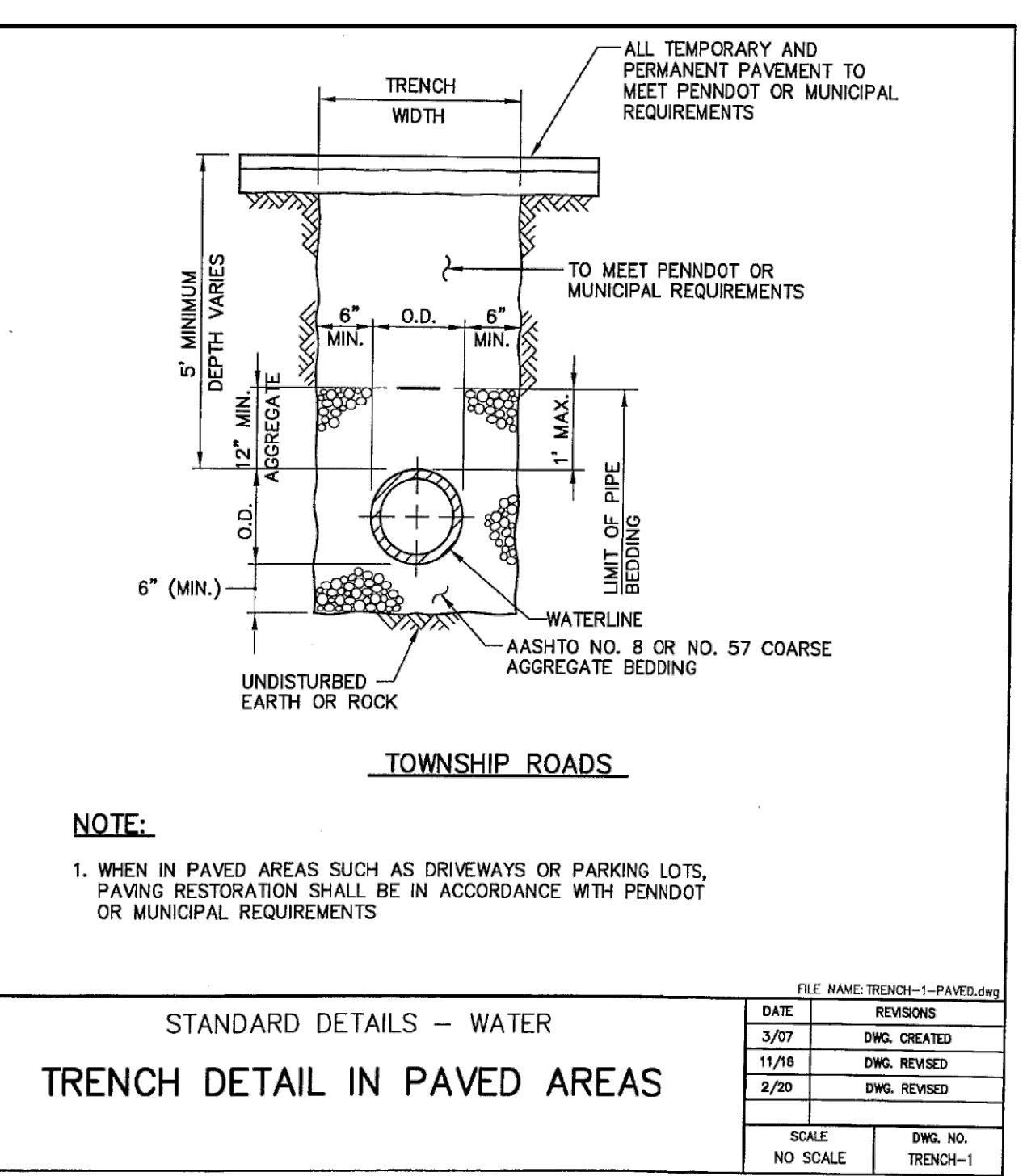
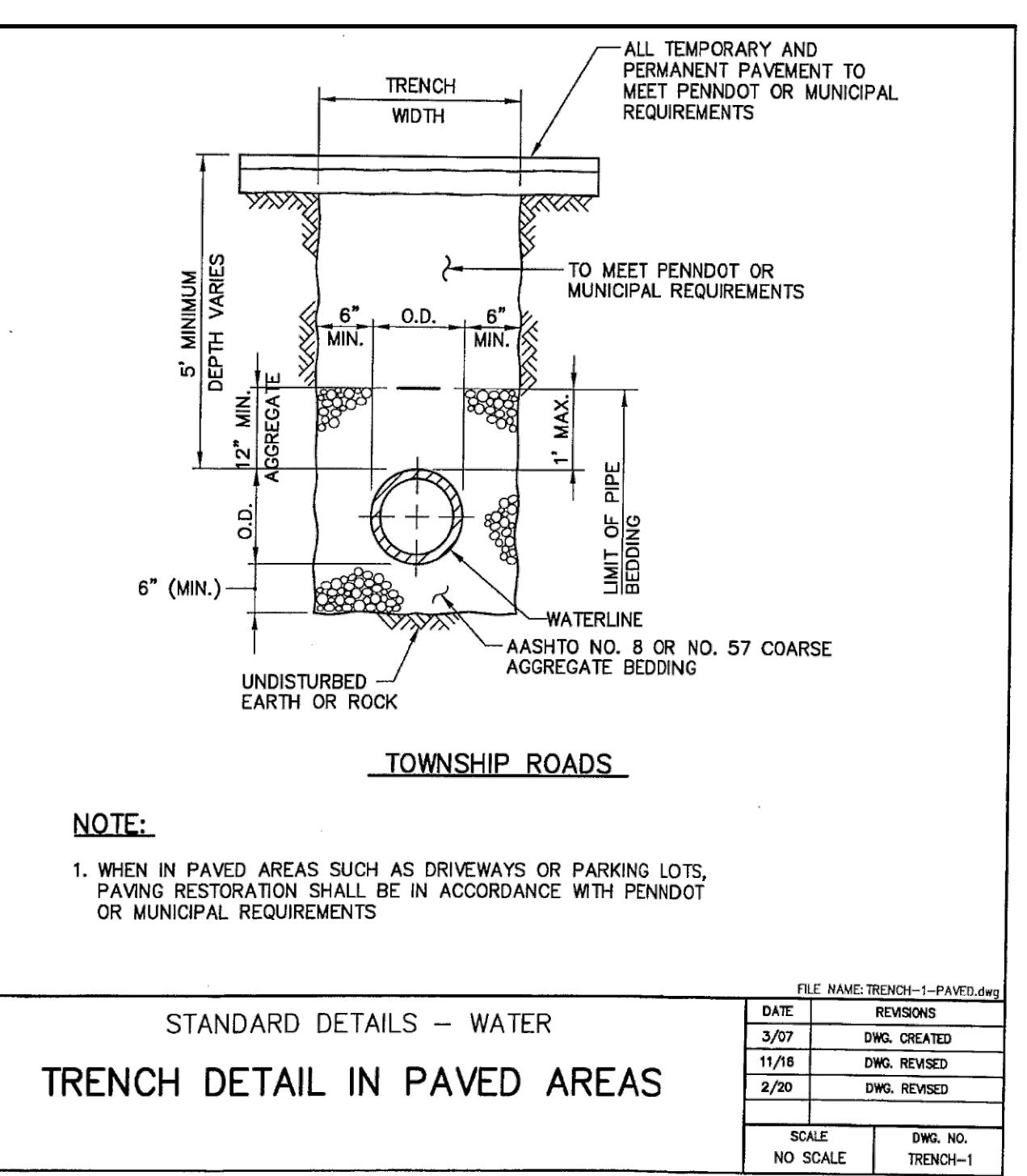
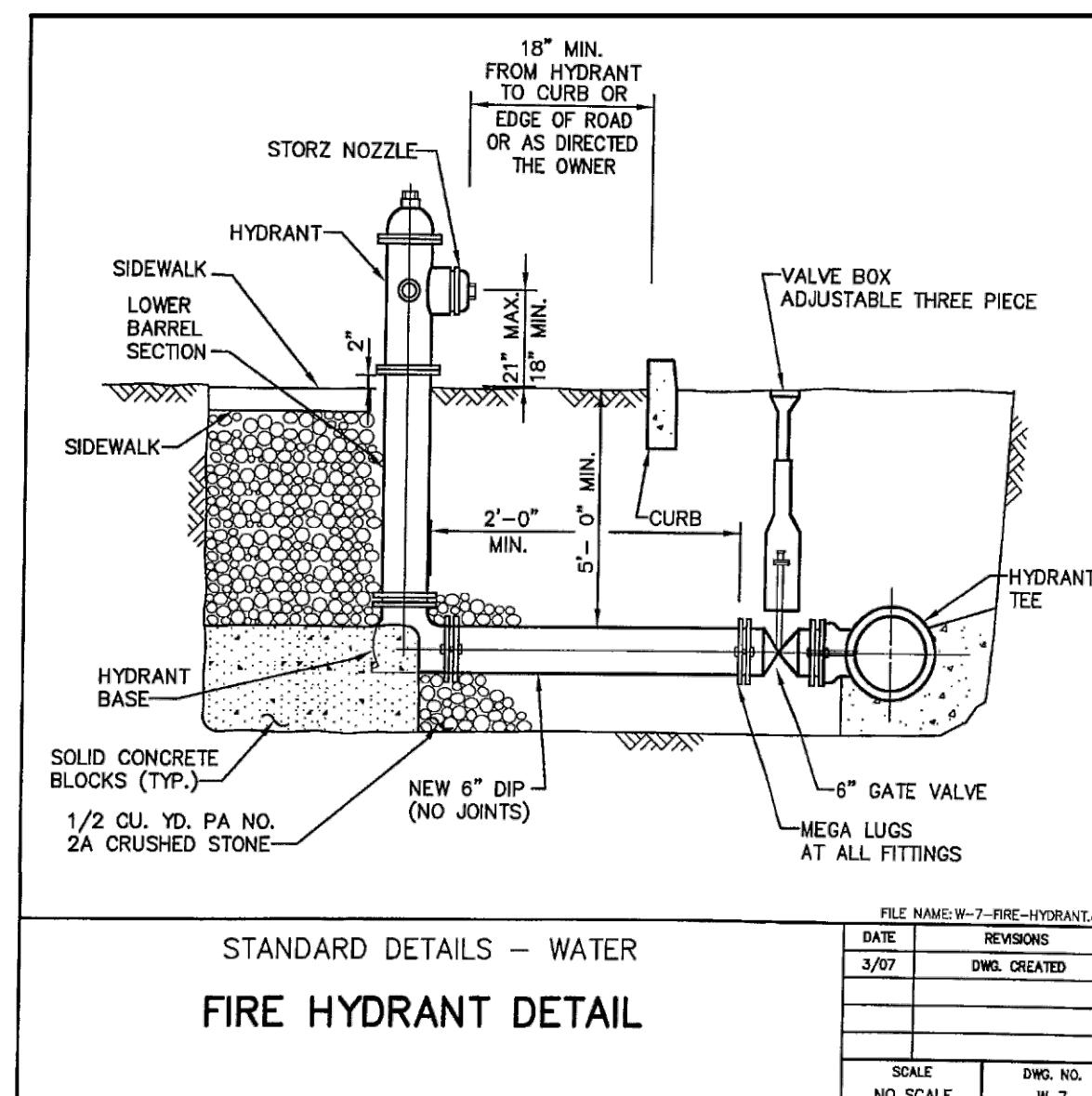
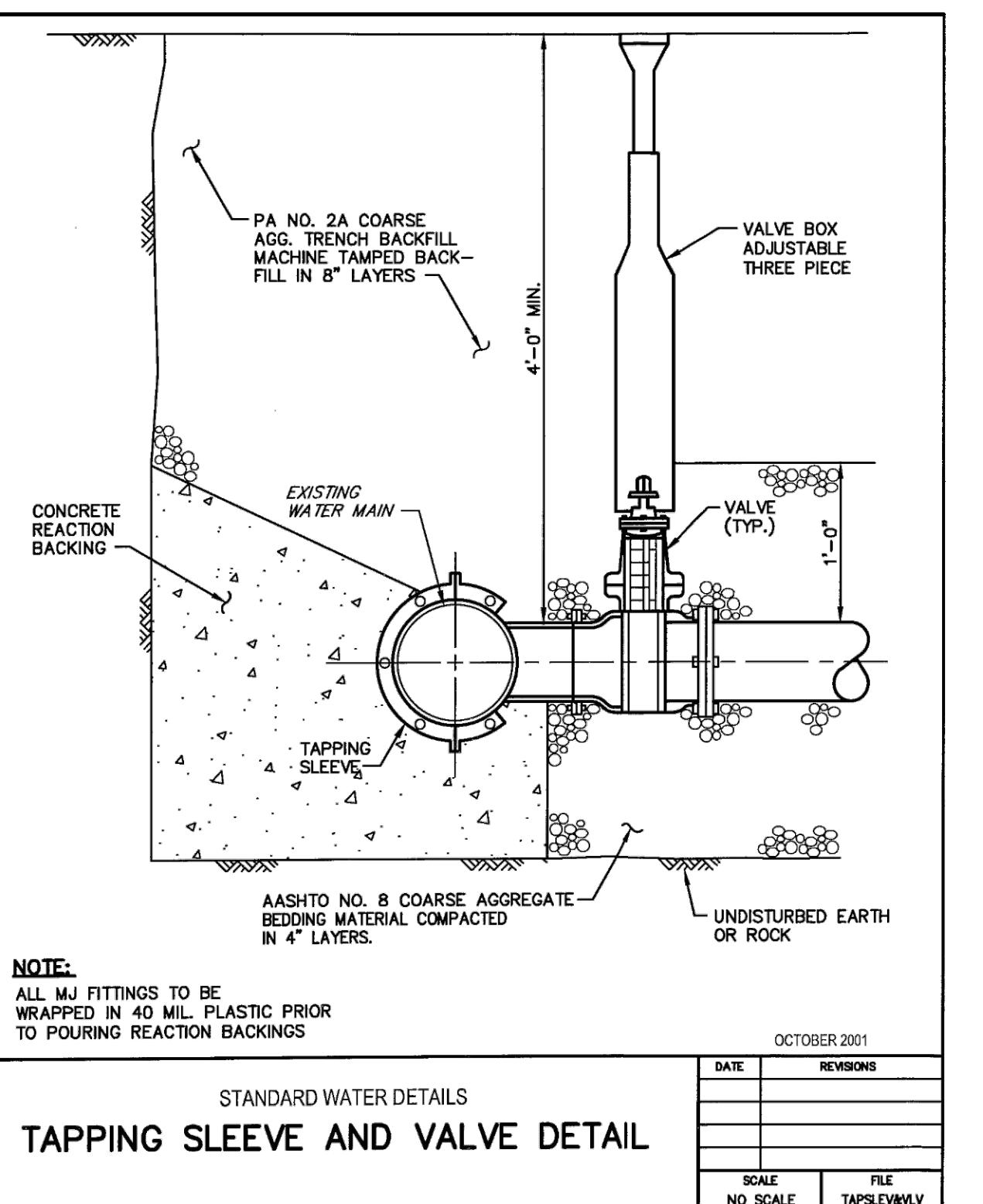
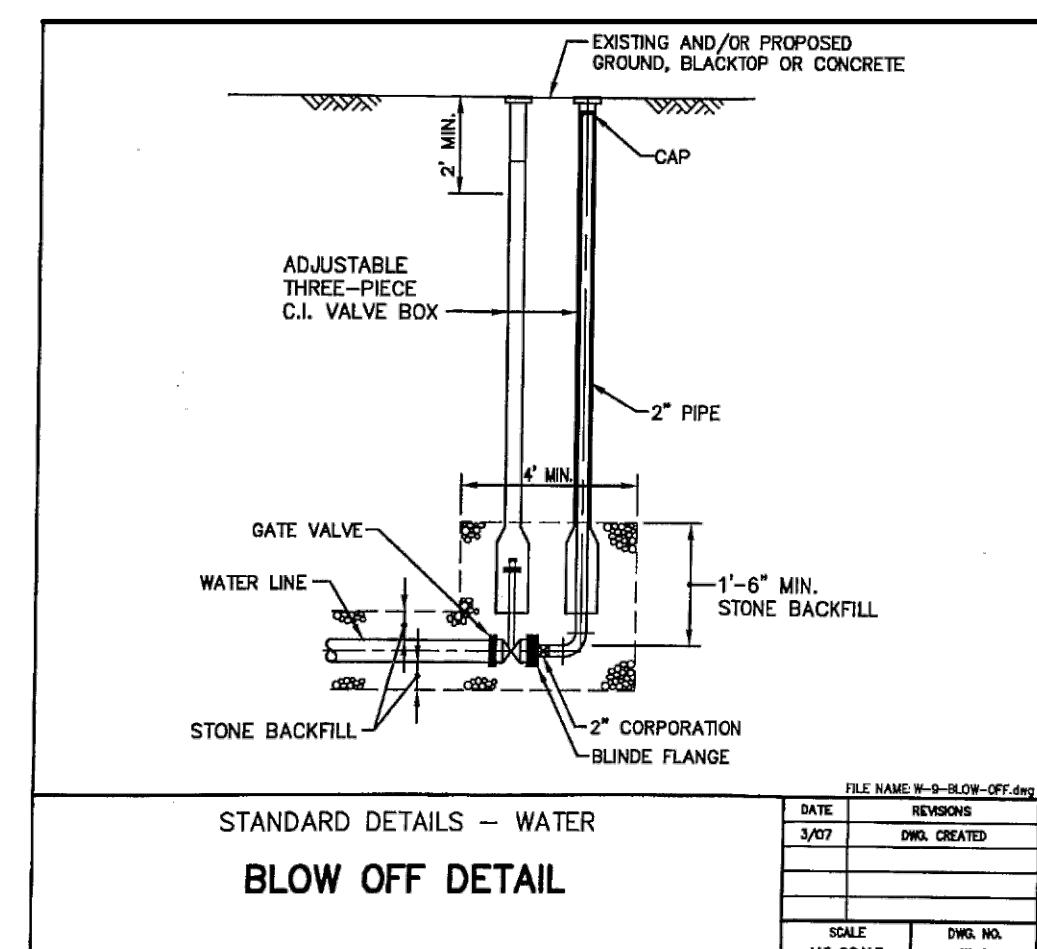
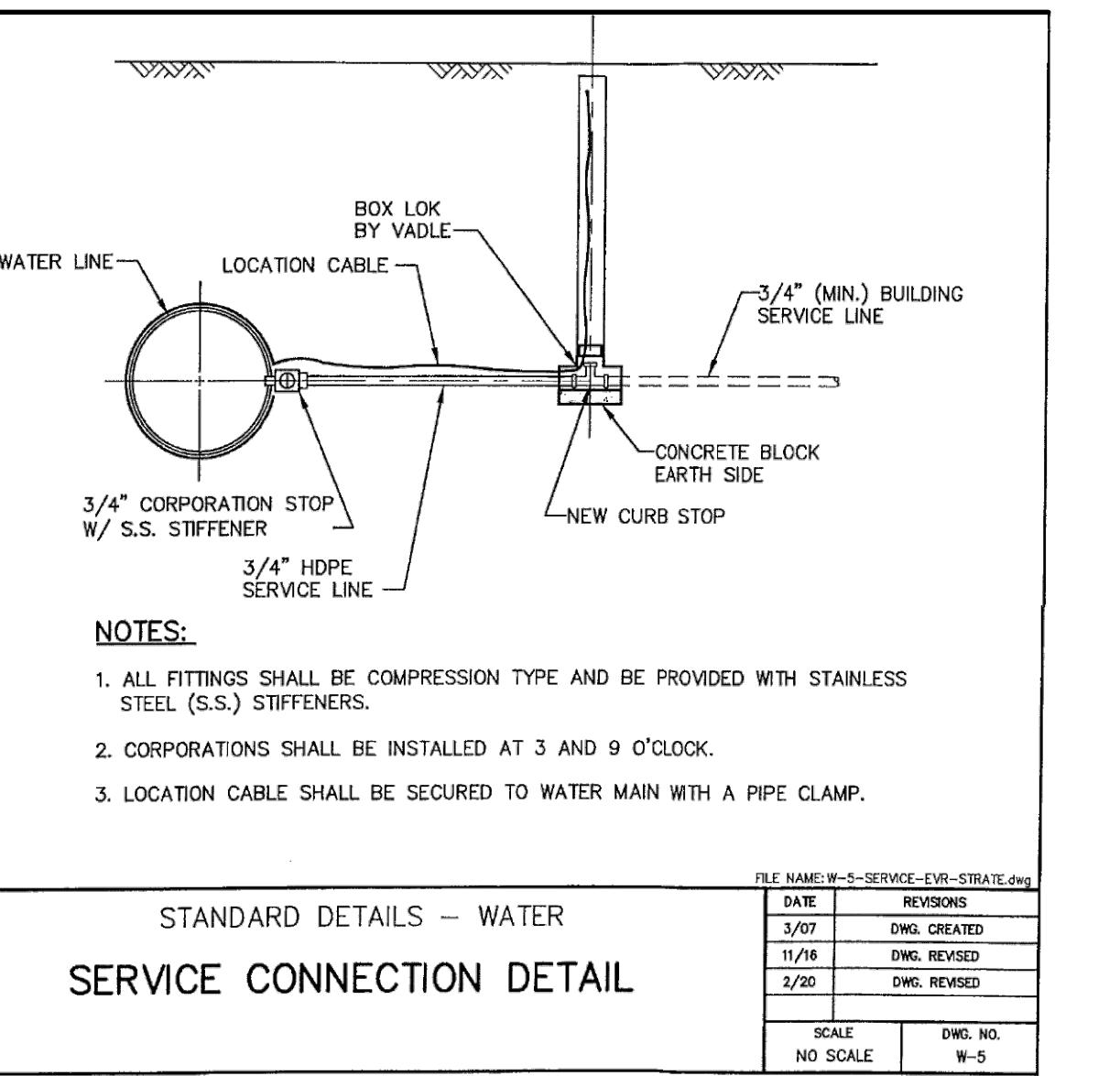
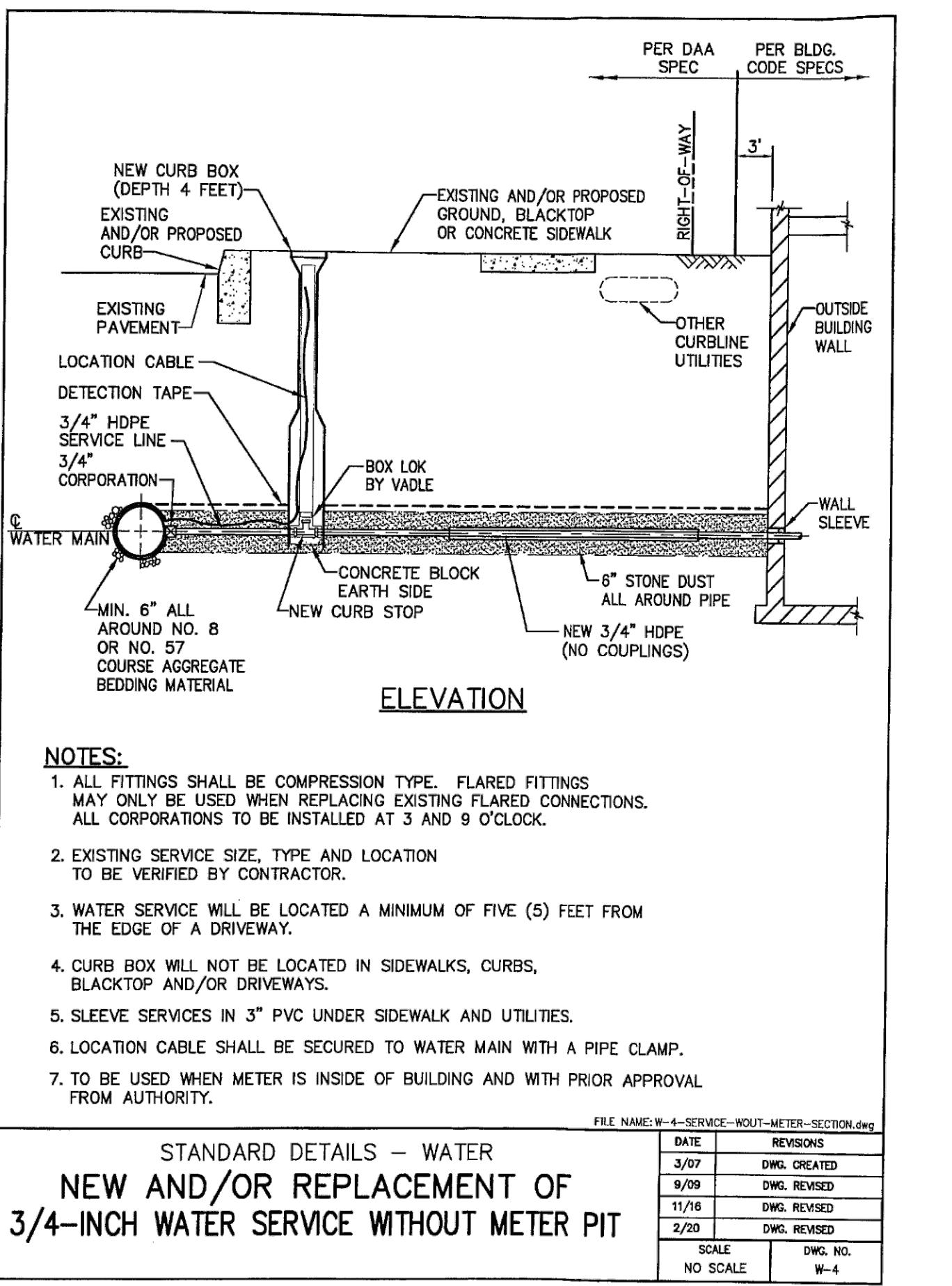
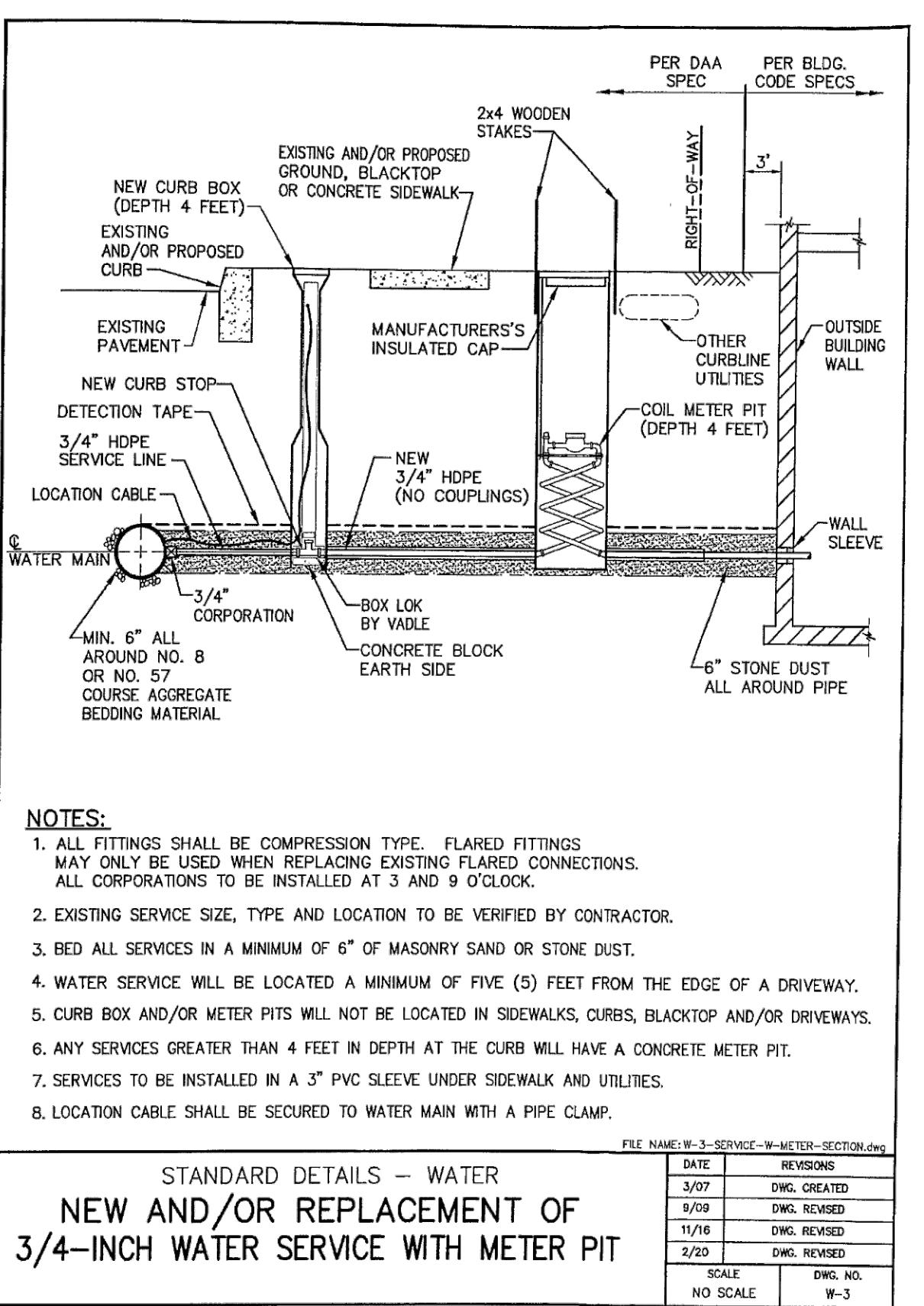


SANITARY SEWER DETAILS
FINAL SUBDIVISION PLAN
FOR PHASE 6
MOUNTAIN VIEW ESTATES
NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
316030
SURVEY BOOK :
SCALE : AS NOTED
DWG FILE :
E-1B-DETAIL-01.DWG (Rev. 316030.dwg) Phase 6 Final
SHEET 17 & 21

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 :
E-18-DETAL-01.dwg (Rev. 3/16/2020) Phase 6 Final
DWG DETAIL



OPERATION AND MAINTENANCE NOTES:

- ALL BMP'S SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RAINFALL EVENT. ANY BMP'S THAT HAVE FAILED SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- 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.
- SILT SOCK SEDIMENT MUST BE REMOVED WHEN IT REACHES $\frac{1}{2}$ 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.
- INLET FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS $\frac{1}{2}$ FULL. DAMAGED BAGS SHOULD BE REPLACED.
- EROSION CONTROL BLANKETS SHALL BE INSPECTED AFTER EVERY RAIN EVENT AND MONITORED FOR SHEET OR RILL EROSION WHICH MAY OCCUR BEHIND THE BLANKET. ANY AREAS OF EROSION SHALL BE CAREFULLY REPAIRED AND RESEEDED.
- VEGETATIVE STABILIZATION THAT HAS NOT GROWN PROPERLY OR HAS GULLIES DEVELOPING SHALL BE REGRADED TO THE PROPER CONTOURS, RESEDED, 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 GRIMPING, BY TACK, BINDING AGENTS OR NETTING.
- STONE SURFACES THAT DEVELOP GULLIES SHALL BE RE-GRADED AND COMPACTED.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF EROSION AND SEDIMENTATION BMP'S AFTER EACH MEASURABLE RAINFALL AND SEDIMENTATION BAGS. ALL PREVENTATIVE AND REMEDIAL BMP MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADED, RESEEDING, REMULCHING AND RENETING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO FUNCTION OR FAIL TO PERFORM AS EXPECTED, ADDITIONAL BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- THE PERMANENT STORMWATER MANAGEMENT FACILITIES AT MOUNTAIN VIEW ESTATES WILL BE OWNED AND MAINTAINED BY THE HOA.
- 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.
- THESE GUIDELINES DO NOT ADDRESS MAJOR STRUCTURAL REPAIRS, BUT ONLY THE NORMAL MAINTENANCE AND CLEANING OPERATIONS INTENDED TO KEEP THE SYSTEM FUNCTIONING AS DESIGNED, REPAIRS NEEDED BEYOND THE SCOPE OF THIS GUIDE SHOULD BE REFERRED TO A PROFESSIONAL ENGINEER.
- IN THE FUTURE, IF THE PROPERTY EVER TRANSFERS OWNERSHIP, THESE GUIDELINES SHOULD BE PROVIDED TO THE NEW PROPERTY OWNER(S). PROPERTY OWNERS MAY 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.
- 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.
- OPERATION AND MAINTENANCE OF THE PCSMP FEATURES WILL INCLUDE INSPECTION OF THE WATER QUALITY INFILTRATION AND RAIN GARDEN FLOW-OUT STRUCTURES AND EMBANKMENTS, CLEANING PARKING LOT CATCH BASINS, PIPING OR GRAVEL DRAINS, DRAINAGE DITCHES AND CLEANING OF THE UNDERGROUND DETENTION / INFILTRATION SYSTEM AS WELL AS CLEANING OF THE ASSOCIATED DOWNSTREAM PIPE, INLET AND MANHOLE DISCHARGE COMPONENTS. THESE INSPECTIONS AND CLEANINGS SHOULD OCCUR TWICE A YEAR AT A MINIMUM AND AFTER A MAJOR RAINFALL (20 YEAR STORM OR GREATER).
- WHEN FULLY DEVELOPED, MOUNTAIN VIEW ESTATES WILL HAVE PERMANENT OPEN CUT STORMWATER CONTROL AREAS LOCATED ON THE SITE WHICH WILL FUNCTION AS PERMANENT BMP'S - WATER QUALITY INFILTRATION BASINS AND INFILTRATION TRENCHES. THESE FACILITIES MUST BE INSPECTED EVERY SIX MONTHS.
- SEDIMENT, DEBRIS OR TRASH ACCUMULATIONS IN THE FLOOR OF THE BMP OR NEAR OR WITHIN THE OUTLET PIPES MUST BE REMOVED AND DISPOSED OF.
- ALL BERMS AND PIPES SHOULD BE CHECKED TO ENSURE THEY ARE SECURE, NOT ERODING AND CAN FUNCTION PROPERLY.
- ALL EROSION ON THE EMBANKMENTS OR SPILLYWAYS MUST BE REPAIRED BY HAVING THE TOPSOIL REPLACED, RESEDED 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.
- POND EMBANKMENTS SHOULD BE CHECKED FOR SIGNS OF PIPING OR WATER RUNNING THROUGH THE BERMS AT LOCATIONS THAT WERE OTHERWISE INTENDED. IF SUCH AS CONDITION IS FOUND, THE PROBLEM MUST BE FIXED IMMEDIATELY.
- BERMS OR EMBANKMENTS SHOULD BE CHECKED FOR SIGNS OF ANIMAL BURROWS OR DAMAGE TO GROUND HOGS OR OTHER SMALL ANIMALS AND REMOVED OR DRAINING IN GROUND HOGS. THIS 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.
- SPECIAL INSPECTION ATTENTION SHOULD BE GIVEN TO THESE AREAS IF ICE FORMATION OCCURS.
- THE STORM SEWER INLETS LOCATED ON THE LOT WILL BE MAINTAINED AS THE RESPONSIBILITY OF THE OWNER.
- STORM SEWER INLETS AND INFILTRATION AREAS SHOULD BE INSPECTED AND CLEANED OF DEBRIS EVERY SIX MONTHS.
- IF ACCUMULATIONS OF LEAVES OR DEBRIS ARE CLOGGING INLETS, THE DEBRIS MUST BE REMOVED IMMEDIATELY.
- THE BOTTOM OF THE INLET SHOULD HAVE ALL SEDIMENT, GRAVEL AND DEBRIS REMOVED TO HELP PREVENT STANDING WATER IN THE INLET BOTTOM.
- ROOF LEADERS OR STORM SEWER PIPING SHOULD BE UNBLOCKED AND FREE FROM LOW POINT, AND EROSION OR RUTTING DEVELOPMENT.
- 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.
- THE VEGETATION ALONG THE LIMITS OF THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY REVEGETATED.
- 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)

- 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 INSPECTOR INLETS AND MANHOLE.
- DURING CONSTRUCTION TAKE CARE NOT TO INTRODUCE SEDIMENT INTO THE COMPONENTS.
- 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.
- 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.
- WHEN FLUSHING THE STRUCTURES, BE EXTREMELY CAREFUL NOT TO USE DIRECT JETTING ON THE FLOOR OF THE INFILTRATION AREA.
- CLEAN ALL INFLOW AND OUTFLOW PIPING IF NECESSARY.
- 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.
- WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED. WEEDS SHOULD BE REMOVED THEREAFTER BY HAND.
- DETURITS MAY ALSO NEED TO BE REMOVED APPROXIMATELY TWICE PER YEAR. PERENNIAL PLANTING MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
- 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.
- SWM BASINS SHOULD BE INSPECTED FOR SEDIMENT BUILDUP, EROSION, AND VEGETATIVE CONDITIONS.
- DURING PERIODS OF EXTENDED DROUGHT, INSPECT THE BASIN FLOORS FOR SOIL CRACKING.
- MOW BASIN EMBANKMENTS ON A REGULAR BASIS.
- TREES AND SHRUBS SHOULD BE INSPECTED TO EVALUATE HEALTH. TRIM AS NEEDED.
- GRAVEL ACCUMULATIONS AT THE CURB ENTRANCES SHOULD BE REMOVED.
- THE OUTLET PIPE AND BERMS SHOULD BE INSPECTED AND CLEANED OF ANY DEBRIS, LEAVES OR MULCH TO PREVENT CLOGGING.
- 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.
- 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 THE AREA. NO CONSTRUCTION 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.
- OTHER OPEN SPACES HAVING LAWN AS THE VEGETATIVE COVER SHOULD BE MOVED REGULARLY. SHRUBS AND TREES SHOULD BE MAINTAINED ACCORDING TO GOOD LANDSCAPING PRACTICES.
- IN AREAS WHICH WILL REMAIN IN THEIR NATURAL CONDITION, DEAD VEGETATION OR TREES THAT 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.
- TREES AND SHRUBS MUST BE REPLACED WHEN DEAD OR DISEASED IN ACCORDANCE WITH THE TOWNSHIP REGULATIONS.

NPDES CLEAN FILL NOTES:

- 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.
- CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, INORGANIC, INCOMPOUNDABLE, 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 WAY OF THE FILL BY THE OWNER OR CONTRACTOR AS AUTHORIZED. THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.
- ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, TITLE PROPERTY INSPECTIONS, ELECTRONIC DATABASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTS, ENVIRONMENTAL ASSESSMENTS, OR ACTUAL ANALYTICAL TESTING IS NOT A REQUIRED PART OF THE DUE DILIGENCE TEST. VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECT TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN SUBJECT TO 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:

- DURING THE INSTALLATION OF E&S CONTROLS AND PRIOR TO EARTHMOVING ACTIVITIES.
- WHEN THE PROJECT IS APPROXIMATELY ONE HALF (1/2) COMPLETE, INSPECT SITE IMPROVEMENTS TO CONFIRM THAT THE PAVED AREAS AND OTHER SURFACES ARE ASSESSED, EXCAVATION, UTILITIES AND GRADING, INFILTRATION BMP'S, 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.
- 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:

- THE INSPECTOR'S NAME AND QUALIFICATIONS.
- THE DATE OF THE INSPECTION.
- LOCATION AND NAME/DESCRIPTION OF EACH FACILITY THAT WAS INSPECTED.
- THE CONDITION OF THE FACILITY, AND,
- 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.

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.

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.

- The sump location should be inspected every six months.
- No shrubs or trees are allowed to be planted to grow over the sumps or the piping if they have the possibility of damaging the sump system.
- Sumps should be protected from lawn chemicals and household chemicals.
- The house roof gutters should be cleaned every six months to prevent leaves and debris from entering the roof sumps.
- 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.
- 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.
- The vegetation along the surface of the roof drain sump should be maintained in good condition and any bare spots immediately re-vegetated.
- Vehicles should not be parked or driven on a roof drain sump and care should be taken to avoid excessive compaction by mowers.

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.

- Sediment, debris or trash accumulations near or on the outlet structures must be removed and disposed of.
- All grates and trash racks should be checked to ensure they are secure and can function properly.
- Any erosion on the pond embankments or spillways must be repaired by having the topsoil removed 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.
- 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 and reported.
- 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 burrows.
- The outlet structure for pond 6, the wet pond, should also be inspected if a rapid ice breakup occurs.
- Pond 6 should be inspected for any undesirable plant species growing in the water, and carefully removed if present.

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.

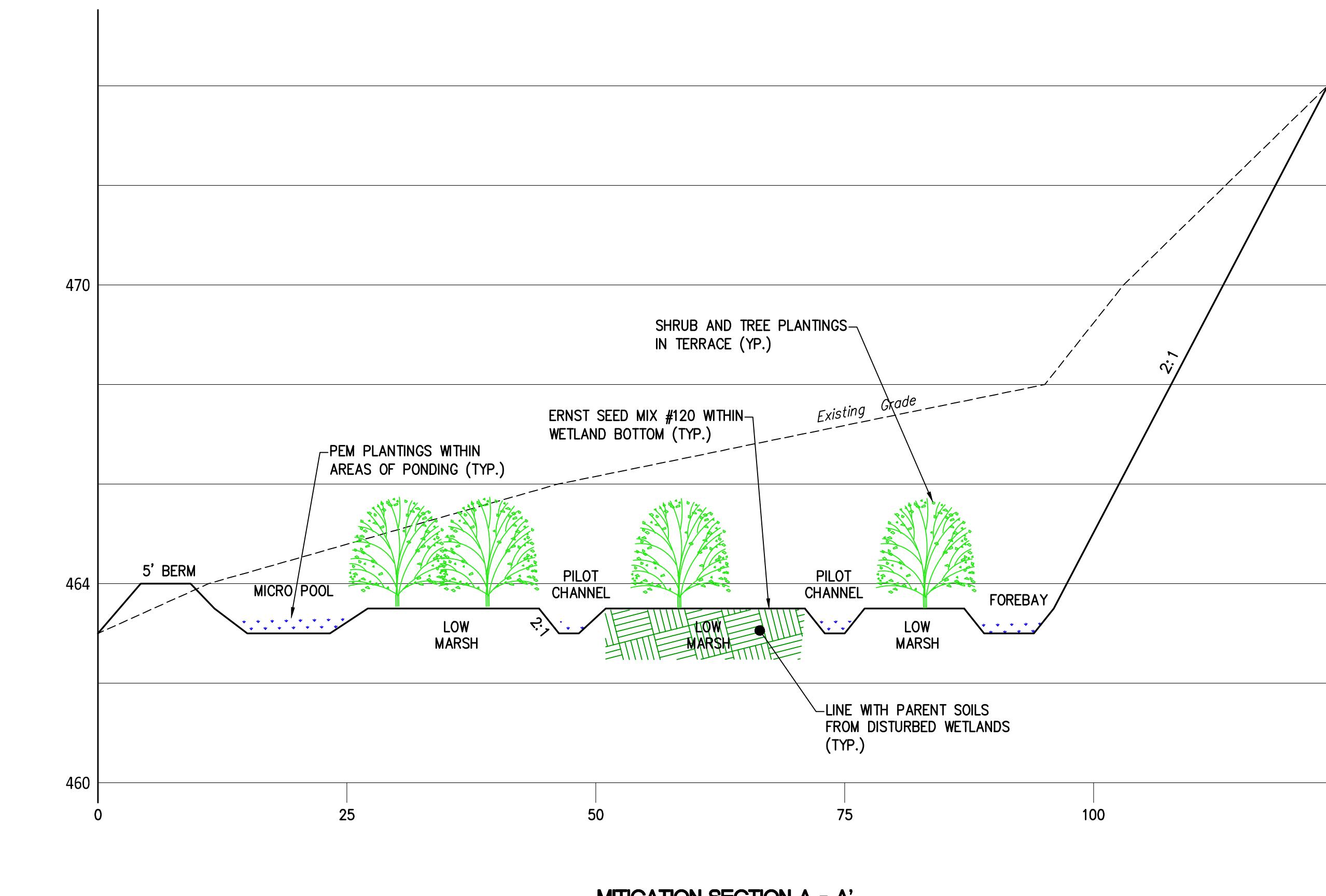
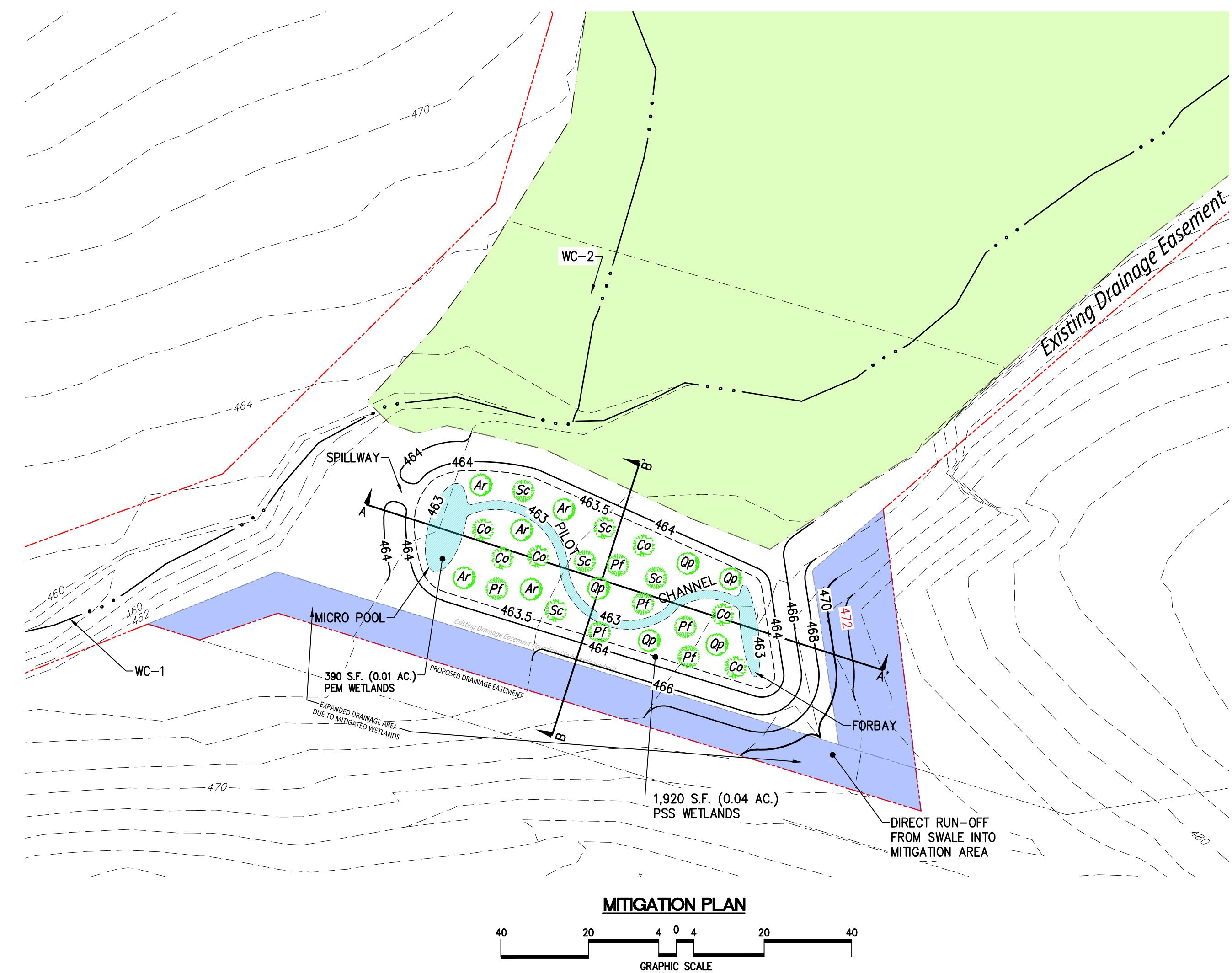
- Open spaces at intersections, and within clear sight triangles must have regular mowing and tree/shrub trimming to maintain the required visual sight requirements. No obstructions, propane shrubs or trees are allowed to encroach into the area that extends 75' along each road centerline from an intersection (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.
- Other open spaces having lawn type vegetation, cover should be mowed regularly. Shrubs and trees may be removed in accordance with landscaping practices.
- Other open spaces may be left to revert to a wooded condition. Dead vegetation or trees that pose a hazard to homes or streets may be removed. Vegetation and trees that will impact utilities or other infrastructure must be removed or trimmed as necessary.
- Street trees must be replaced when dead or diseased in accordance with the township regulations.

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.
- Storm sewer inlets and infiltration trenches should be inspected and cleaned of debris every six months.
 - If accumulations of leaves or debris are clogging inlets, the debris must be removed immediately.
 - The sumps 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.
 - 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.
 - The stone/rip rap surface for the infiltration trench in the bottom of Pond 4 and Pond 6 should be kept free of weeds and any sediment deposits. If the stone becomes clogged, the top layer of stone down to the geotextile should be cleaned or replaced.
 - The vegetation along the surface of the infiltration trench should be maintained in good condition, and any bare spots immediately re-vegetated.
 - Vehicles should not be parked or driven on a vegetated infiltration trench and care should be taken to avoid excessive compaction by mowers.



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



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 (Ca)</i>	SILKY DOGWOOD	10	3-5 GAL. CONTAINER
<i>Potentilla fruticosa (Pf)</i>	SHRUBBY CINQUEFOIL	11	3-5 GAL. CONTAINER
<i>Sambucus canadensis (Sc)</i>	ELDERBERRY	10	3-5 GAL. CONTAINER
<i>Acer rubrum (Ac)</i>	RED MAPLE	11	3-5 GAL. CONTAINER
<i>Quercus palustris (Qc)</i>	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).

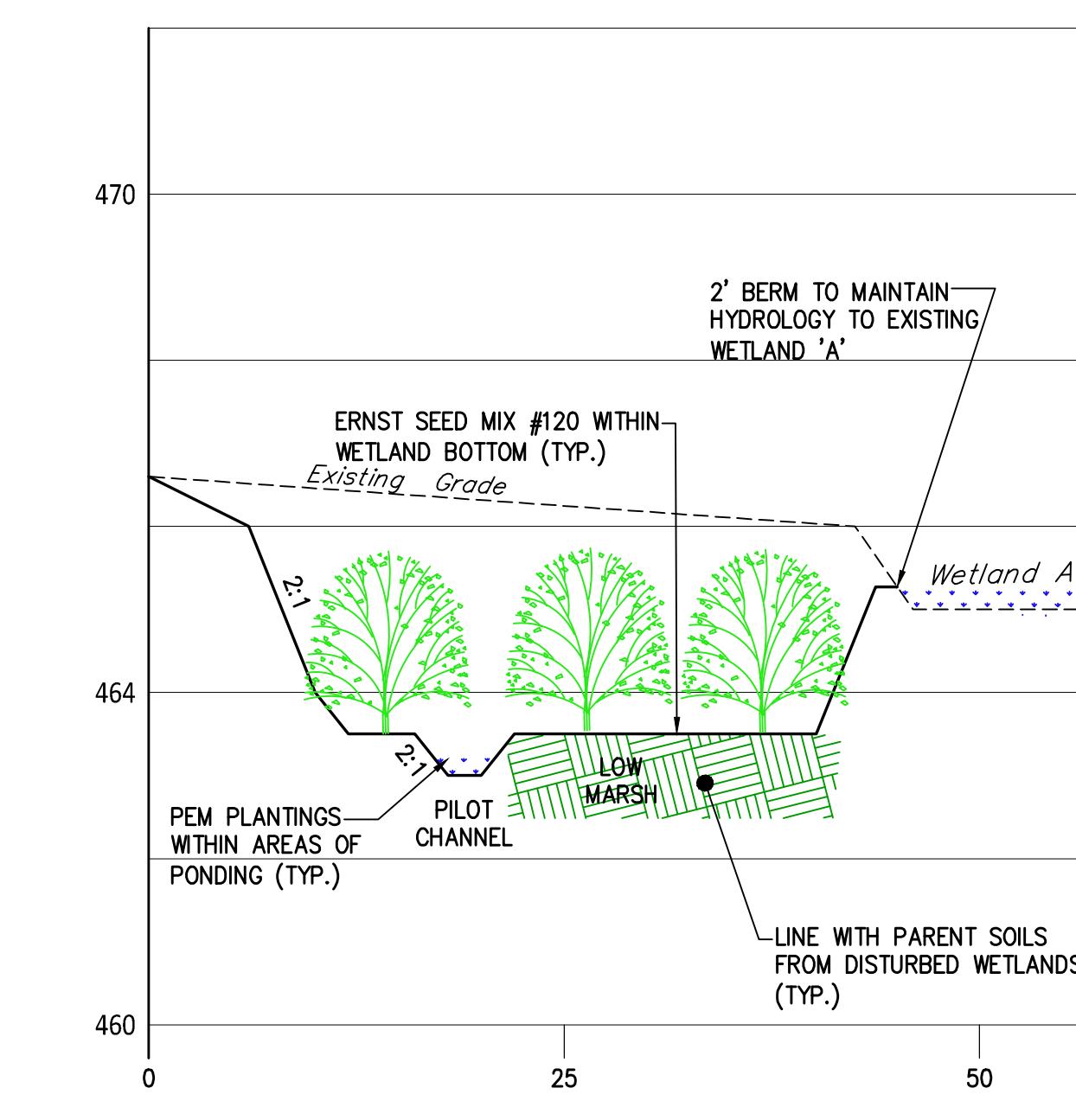
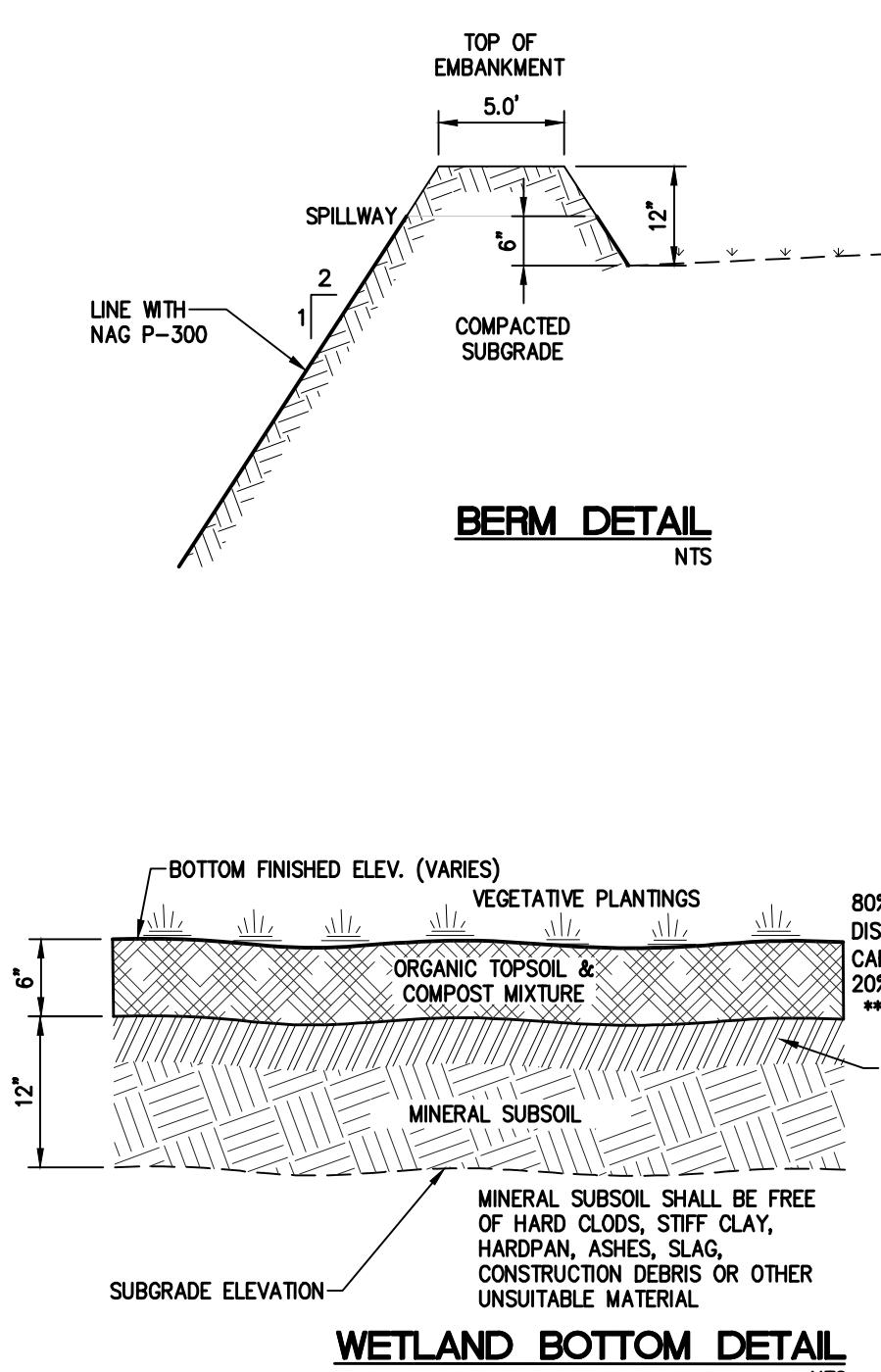
YEAR 2: FIRST GROWING SEASON.
WETLAND FLOOR AND SIDE SLOPES SHALL REQUIRE MAINTENANCE MOWINGS TO KEEP WEED SPECIES FROM GOING TO SEED AND TO ALLOW LIGHT TO PENETRATE THE GROUND ENCOURAGING GROWTH OF THE MAJORITY OF THE SLOW-GROWING NATIVE AND TO ALLOW LIGHT TO PENETRATE THE GROUND ENCOURAGING GROWTH OF THE MAJORITY OF THE SLOW-GROWING NATIVE SPECIES. KEEP ENTIRE AREA CUT TO 4-6" DURING GROWING SEASON. SPECIES. KEEP ENTIRE AREA

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 FORE

ERNST CONSERVATION SEEDS MIX ERNMY-120 (OR EQUIVALENT "PERENNIAL FOOD & COVER WETLAND MIX" - LOW MARSHLAND		
%	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 qynandra</i>	LURID SEDGE
8%	<i>Carex lirida</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>Scipus cyperinus</i>	WOOLGRASS
2%	<i>Leersia oryzoides</i>	RICE CUTGRASS

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



MITIGATION SECTION B - B'

SECTION B

WEILAND MITIGATION PLAN

FINAL SUBDIVISION PLAN

FOR PHASE 6

MOUNTAIN VIEW ESTATES

NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
6030

SURVEY BOOK :

SCALE :

FILE:
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WETLAND MITIGATION.dwg

HEET 21 & 21