PHASE 4 FINAL SUBDIVISION PLAN / REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD - ON PLAN

FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

GENERAL NOTES

1. EXISTING FEATURES SHOWN ON THIS PLAN ARE PER A FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. ON APRIL 4, 2015. ADDITIONAL AERIAL SURVEY COMPLETED BY AERO–METRIC, INC. ON MAY 30, 2013. ADDITIONAL UTILITY EXTENSION FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. ON MARCH 31, 2016.
2. THE BENCHMARK IS LOCATED ALONG AND ABOUT MIDWAY ACROSS THE SOUTHERN PROPERTY LINE, NEAR THE HARD BREAK AND WITHIN THE TRANSMISSION EASEMENT. SURVEY BENCHMARK: IRON PIN SET – PT. 5 (HORIZONTAL DATUM IS NAD 83) ELEVATION=425.71 (VERTICAL DATUM IS NAVD 88) HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED THROUGH A GPS STATIC SESSION PERFORMED ON MAY 5, 2013 (OPUS RESOLUTION, RINEX FILE NO. 5reb122m.130).
3. BASIS OF BEARINGS IS PA STATE PLAN COORDINATE (3702 PA SOUTH)

CONTINUED ON SHEET 2...

THE PURPOSE OF THE REVISED PRELIMINARY PLAN IS TO ADD THE DECOMMISSIONED UPPER ALLEN TOWNSHIP PUMP STATION LOT INTO THE OVERALL LIMITS OF THE LEGACY PARK TND AND ADD 3 RESIDENTIAL LOTS (LOTS 47A, 47B & 47C) INTO THE DEVELOPMENT ALONG ALLENDALE ROAD. THESE CHANGES WILL ALSO AFFECT THE OVERALL QUANTITY OF OPEN SPACE. THE TND SUB–AREA & OPEN SPACE PLAN (PRELIMINARY PLAN SHEET 6 OF 179) AND THE OVERALL PHASING PLAN (PRELIMINARY PLAN SHEET 7 OF 179) IN THE APPROVED PRELIMINARY PLAN. THESE CHANGES ARE BEING REVISED BY SHEETS 7 & 8 WITHIN THIS PLAN SET. CONDITIONAL PRELIMINARY PLAN APPROVAL WAS OBTAINED ON NOVEMBER 17, 2015.

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW CERTIFICATE:

THIS PLAN WAS REVIEWED FOR MECHANICSBURG BOROUGH BY

THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS _____ DAY

OF ___________, 20__.

____

CERTIFICATE OF REVIEW BY THE MECHANICSBURG BOROUGH ENGINEER:

REVIEWED BY THE MECHANICSBURG BOROUGH ENGINEER THIS

_____________ DAY OF _______________, 20___.

____

CERTIFICATION FOR REVIEW BY THE PLANNING COMMISSION (MECHANICSBURG BOROUGH):

AT A MEETING HELD ON __________________________, 20___, THE PLANNING COMMISSION OF MECHANICSBURG BOROUGH, BY MOTION DULY ENACTED, RECOMMENDED APPROVAL OF THE FINAL PLAN AS SHOWN AND DESCRIBED HEREON.

____
CHAIRPERSON

CERTIFICATION FOR FINAL PLAN APPROVAL BY THE BOROUGH COUNCIL (MECHANICSBURG BOROUGH):

AT A MEETING HELD ON __________________________, 20___, THE BOROUGH COUNCIL OF MECHANICSBURG, BY MOTION DULY ENACTED, APPROVED THE FINAL PLAN AS SHOWN AND DESCRIBED HEREON.

____
CHAIRPERSON

CERTIFICATION OF ACCURACY (SURVEY):

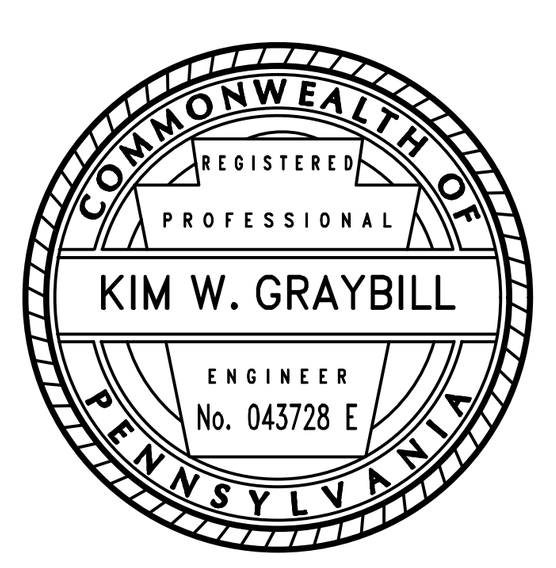
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MECHANICSBURG BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____________, 20___ * ______________________________

CERTIFICATION OF ACCURACY (PLAN):

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MECHANICSBURG BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

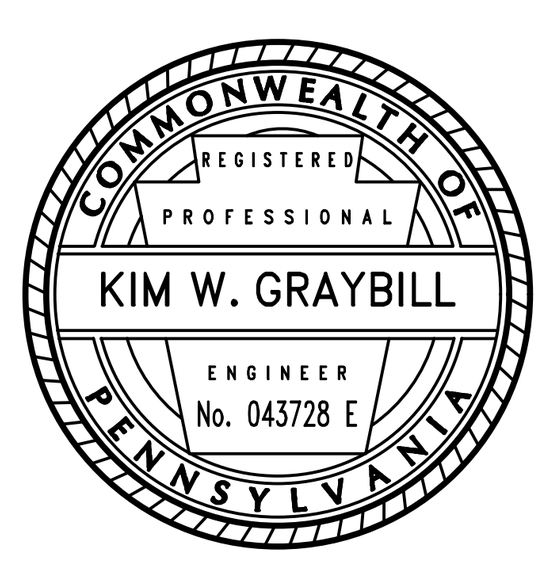
_____________, 20___ * ______________________________



STORM WATER MANAGEMENT PLAN CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORM WATER DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT REQUIREMENTS OF MECHANICSBURG BOROUGH.

_____________, 20___ * ______________________________



CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF CUMBERLAND

CORPORATION:

ON THIS THE _____ DAY OF _______________, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CLIFF WEAVER, BEING ______________ OF LANDMARK HOMES AT CEDAR RUN, LLC, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ____________.
(NOTARY SEAL)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF CUMBERLAND

INDIVIDUALS:

ON THIS THE _____ DAY OF _______________, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PETER J. & LORI A. BEAUDUY, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ____________.
(NOTARY SEAL)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF CUMBERLAND

INDIVIDUAL:

ON THIS, THE _____ DAY OF _________________, 20____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LAWRENCE D. WEBER, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ____________.
(NOTARY SEAL)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF CUMBERLAND

INDIVIDUALS:

ON THIS THE _____ DAY OF _______________, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES B. & CATHY F. STEELE, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ____________.
(NOTARY SEAL)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF CUMBERLAND

INDIVIDUALS:

ON THIS THE _____ DAY OF _______________, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KAREN L. WEBER & DONNA DAVIDSON, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ____________.
(NOTARY SEAL)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA – COUNTY OF CUMBERLAND

INDIVIDUALS:

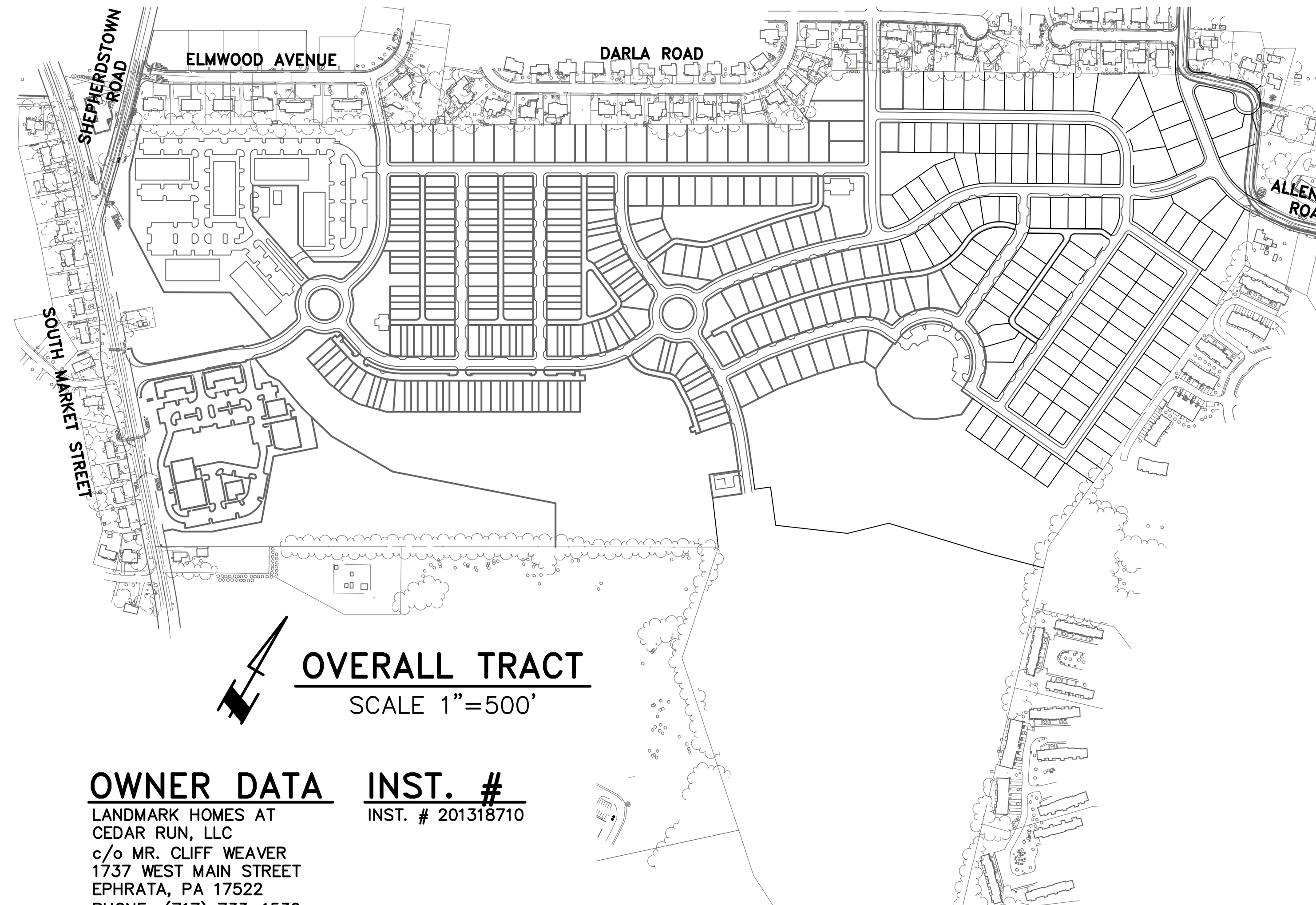
ON THIS THE _____ DAY OF _______________, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ERNEST C. & DARLENE F. KREISER, TRUSTEES, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ____________.
(NOTARY SEAL)



OVERALL TRACT
SCALE 1"=500'

OWNER DATA

LANDMARK HOMES AT CEDAR RUN, LLC
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
PHONE: (717) 733–1536

INST.

INST. # 201318710

TAX PARCEL

17–09–0543–001

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*SHEET 1 – COVER SHEET
*SHEET 2 – NOTES
*SHEET 3 – LOT COVERAGE CHART
*SHEET 4 – PERMITS, MODIFICATIONS & CONDITIONS
*SHEET 5 – EXISTING FEATURES AND DEMOLITION PLAN
*SHEET 6 – EXISTING FEATURES AFTER PHASE 3
*SHEET 7 – TND SUB–AREA AND OPEN SPACE PLAN & REVISED PRELIMINARY PLAN
*SHEET 8 – OVERALL PHASING PLAN & REVISED PRELIMINARY PLAN
*SHEET 9 – PHASING PLAN AFTER PHASE 4
*SHEET 10 – LOT ADD–ON PLAN
*SHEETS 11–17 – SUBDIVISION PLAN
*SHEET 18 – SUBDIVISION & LOT ADD–ON PLAN
*SHEET 19 – LINE AND CURVE CHARTS
*SHEET 20 – SUBDIVISION PLAN – REMAINING LANDS PLAN
*SHEET 21 – LAYOUT PLAN – ALLENDALE ROAD
*SHEETS 22–25 – LAYOUT PLAN
*SHEETS 26–32 – EASEMENT PLAN
*SHEET 33 – DIMENSION CHARTS, SAFE STOPPING DISTANCE CHARTS, & LEGEND
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SHEETS 77–78 – STORMWATER DETAILS

*DENOTES PLAN SHEETS TO BE RECORDED

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

DESIGN CRITERIA: (BASED ON TOTAL TRACT AREA OR ALL PHASES)					
LOT STANDARDS					
ITEM	REQUIREMENT				
	S–F – DETACHED	S–F – SEMI–DETACHED	S–F – ATTACHED	MULTI–FAMILY (APARTMENT)	COMMERCIAL
MINIMUM LOT SIZE	4,500 S.F.	3,000 S.F.	1,900 S.F.	NA	2,000 S.F.
MINIMUM LOT WIDTH	45'	30'	18'	20'	20'
FRONT YARD SETBACK – MINIMUM	10'	10'	0'	0'	0'
FRONT YARD SETBACK – MAXIMUM	NA	NA	10'	NA	10'
SIDE YARD SETBACK – MINIMUM	3' ONE SIDE, 10' TOTAL, 10' BTWN. BLDGS.	0' (5' END UNIT)	0' (5' END UNIT)	0'	0'
REAR YARD SETBACK – MINIMUM (DWELLING)	15'	15'	7'	NA	NA
REAR YARD SETBACK – MINIMUM (OUTBUILDING)	5'	5'	5'	NA	NA
MAXIMUM BUILDING HEIGHT	40'	40'	50'	50'	50'
MAXIMUM COVERAGE	70%	70%	90%	100%	100%
MINIMUM PARKING SPACES	2/DWELLING	2/DWELLING	2/DWELLING	2/DWELLING	SECTION 27–408.C.2
OVERALL DENSITY	MAXIMUM 5.5 DWELLING UNITS PER ACRE				
OPEN SPACE	MINIMUM 30% OF GROSS TRACT AREA MUST BE OPEN SPACE				
OVERALL IMPERVIOUS COVERAGE	MAXIMUM 45% OF GROSS TRACT AREA				

OWNER DATA

PETER J. & LORI A. BEAUDUY
905 ALLENDALE ROAD
MECHANICSBURG, PA 17055

DEED REF.

BOOK 00260
PAGE 00439

TAX PARCEL

42–24–0791–002

OWNER DATA

LAWRENCE D. WEBER
903 ALLENDALE ROAD
MECHANICSBURG, PA 17055

DEED REF.

BOOK 02015
PAGE 29545

TAX PARCEL

42–24–0791–001

OWNER DATA

JAMES B. & CATHY F. STEELE
801 ALLENDALE ROAD
MECHANICSBURG, PA 17055

DEED REF.

BOOK 00162
PAGE 00004

TAX PARCEL

17–24–0791–050A

OWNER DATA

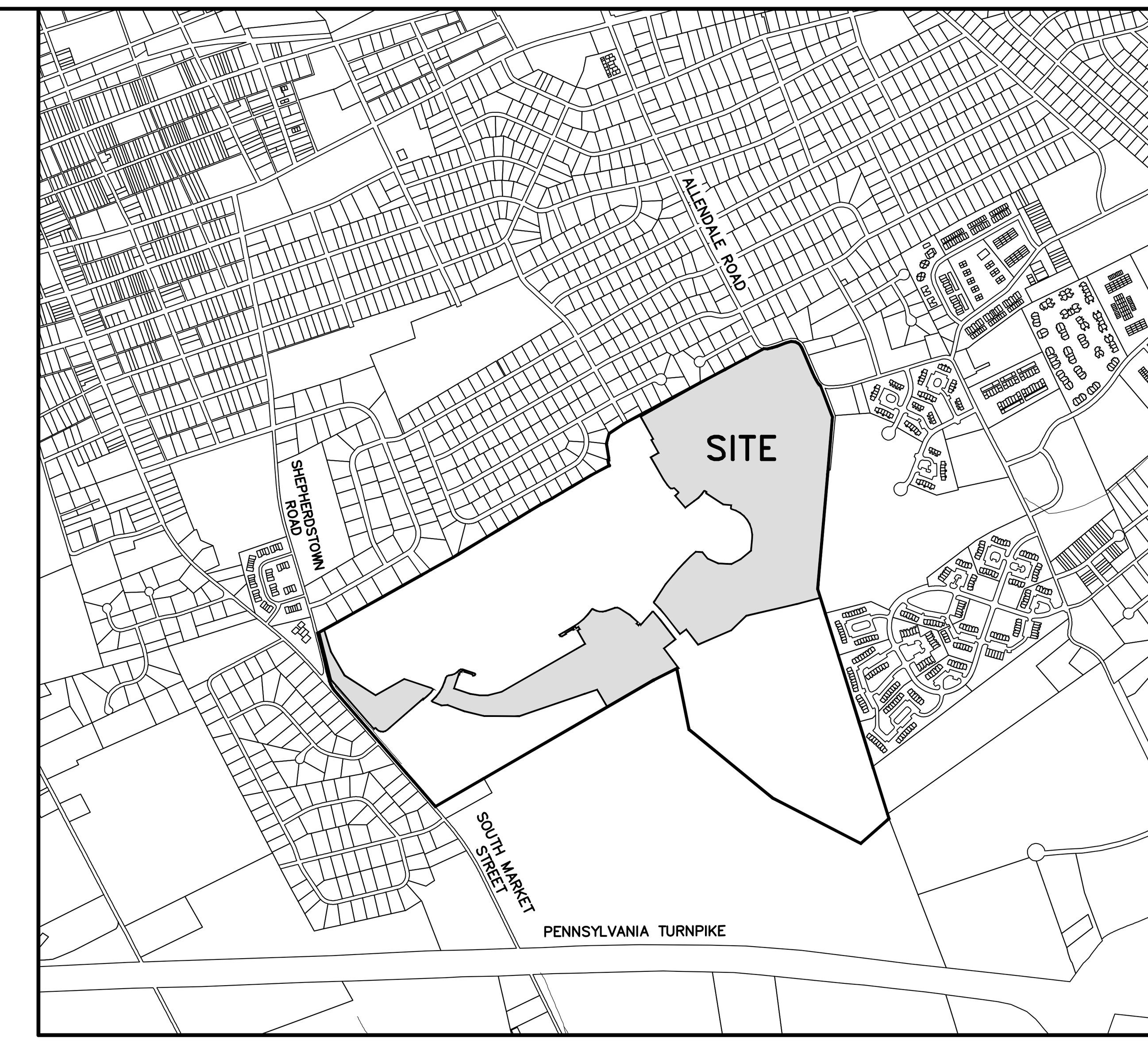
KAREN L. WEBER & DONNA DAVIDSON
710 JENNA COURT
MECHANICSBURG, PA 17055

DEED REF.

BOOK 00145
PAGE 00830

TAX PARCEL

17–24–0791–093



SITE LOCATION MAP
SCALE 1"=1000'
0' 500' 1000' 2000' 3000' 4000'

SITE DATA

GROSS SITE ACREAGE:	185.758 ACRES
ZONING:	TND – TRADITIONAL NEIGHBORHOOD DISTRICT
PROPOSED SEWER SERVICE:	PUBLIC
PROPOSED WATER SERVICE:	PUBLIC
PROPOSED USE:	MULTIPLE USES
PROPOSED LOTS:	510 + 1 PUMP HOUSE LOT
PROPOSED S.F. DETACHED D.U. (75' WIDE PERIMETER LOT):	48
PROPOSED S.F. DETACHED D.U. (FRONT LOAD GARAGE, NO AGE RESTRICTION):	101
PROPOSED S.F. DETACHED D.U. (LANE LOAD GARAGE, NO AGE RESTRICTION):	68
PROPOSED S.F. DETACHED D.U. (FRONT LOAD GARAGE, AGE–RESTRICTED):	41
PROPOSED S.F. DETACHED D.U. (LANE LOAD GARAGE, AGE–RESTRICTED):	46
TOTAL S.F. DETACHED DWELLING UNITS:	301
PROPOSED S.F. ATTACHED D.U. (CARRIAGE HOME)(LANE LOAD GARAGE):	166
PROPOSED M.F. DWELLING UNITS:	216 (APARTMENTS)
TOTAL PROPOSED DWELLING UNITS:	686 DWELLING UNITS
PROPOSED GROSS BASE DENSITY:	3.69 UNITS/ACRE
PROPOSED OPEN SPACE LOTS:	38 PROPOSED OPEN SPACE LOTS (HOA OWNED)
PROPOSED OPEN SPACE AREA:	64.863 ACRES (HOA OWNED LAND)
PROPOSED OPEN SPACE PERCENTAGE:	34.918% (HOA OWNED LAND) THE ABOVE HOA OWNED OPEN SPACE CALCULATIONS SHALL NOT BE USED TO SHOW COMPLIANCE WITH THE OPEN SPACE REQUIREMENTS IN THE ORDINANCE. FOR THOSE CALCULATIONS, REFER TO SHEET 7. THE CALCULATIONS SHOWN ON SHEET 7 DEMONSTRATE THE REDUCED TOTALS WHEN REMOVING PAVED AREAS AND THE REDUCTION BASED ON EXCLUDING 50% OF THE STORMWATER DETENTION FACILITIES.
APARTMENT LOT PARKING STALLS:	448 STALLS PROVIDED (432 STALLS REQUIRED)
COMMERCIAL LOT PARKING STALLS:	212 STALLS PROVIDED (179 STALLS REQUIRED)
PROPOSED APARTMENT BLDG. HEIGHT:	3 STORIES AND 50' MAXIMUM
PROPOSED COMMERCIAL BLDG. HEIGHT:	18' MINIMUM TO 50' MAXIMUM

SITE DATA (PHASE 4 ONLY)

PHASE 4 ACREAGE:	65.504 ACRES (ALL LAND EXCLUDING REMAINING LANDS SHOWN ON SHEET 20)
ZONING:	TND – TRADITIONAL NEIGHBORHOOD DISTRICT
PROPOSED SEWER SERVICE:	PUBLIC
PROPOSED WATER SERVICE:	PUBLIC
PROPOSED USE:	MULTIPLE USES
PROPOSED LOTS:	140 (INCLUDING 9 OPEN SPACE LOTS)
PROPOSED S.F. DETACHED D.U. (75' WIDE PERIMETER LOT):	22
PROPOSED S.F. DETACHED D.U. (FRONT LOAD GARAGE, NO AGE RESTRICTION):	76
PROPOSED S.F. DETACHED D.U. (LANE LOAD GARAGE, NO AGE RESTRICTION):	33
TOTAL S.F. DETACHED DWELLING UNITS:	131
PROPOSED S.F. ATTACHED D.U. (CARRIAGE HOME)(LANE LOAD GARAGE):	0
PROPOSED M.F. DWELLING UNITS:	0
TOTAL PROPOSED PHASE 4 DWELLING UNITS:	131
PROPOSED GROSS BASE DENSITY:	
PROPOSED OPEN SPACE LOTS:	9 PROPOSED OPEN SPACE LOTS (HOA OWNED)
PROPOSED OPEN SPACE AREA:	32.857 ACRES (HOA OWNED LAND)
PROPOSED OPEN SPACE PERCENTAGE:	50.160% (HOA OWNED LAND/PHASE 4 ACREAGE) THE ABOVE HOA OWNED OPEN SPACE CALCULATIONS SHALL NOT BE USED TO SHOW COMPLIANCE WITH THE OPEN SPACE REQUIREMENTS IN THE ORDINANCE. FOR THOSE CALCULATIONS, REFER TO SHEET 7. THE CALCULATIONS SHOWN ON SHEET 7 DEMONSTRATE THE REDUCED TOTALS WHEN REMOVING PAVED AREAS AND THE REDUCTION BASED ON EXCLUDING 50% OF THE STORMWATER DETENTION FACILITIES.

PROPOSED STREETS INTENDED FOR DEDICATION (TO MECHANICSBURG BOROUGH)

CIRCLE 'A' (PHASE 1) = ±522 L.F.
CIRCLE 'B' (PHASE 1) = ±522 L.F.
LEGACY PARK DRIVE (PHASE 1) = ±733 L.F.
ESTATE DRIVE 'SECTION A' (PHASE 1) = ±1,280 L.F.
ESTATE DRIVE 'SECTION B' (PARTIALLY PHASE 3) = ±2,030 L.F.
DESPINA DR. (PHASE 1) = ±665 L.F.
NORWAY ST. (PHASE 3) = ±718 L.F.
STICKLEY DRIVE 'SECTION A' (PHASE 3 & 4) = ±937 L.F.
STICKLEY DRIVE 'SECTION B' (PHASE 1) = ±512 L.F.
BRANTWOOD DRIVE (PHASE 3 & 4) = ±565 L.F.
WRIGHT DRIVE (PHASE 1 & 3) = ±1,809 L.F.
MORRIS DRIVE (PHASE 3 & 4) = ±2,100 L.F.
LARKIN DRIVE (PHASE 1 & 3) = ±717 L.F.
MADISON DRIVE (PHASE 1 & 3) = ±717 L.F.
CHARLESTON DRIVE (PHASE 3) = ±688 L.F.
COOPERLYN DRIVE (PHASE 3) = ±575 L.F.
EAST VIEW DRIVE(PHASE 4) = ±307 L.F.
MEDWAY DRIVE (PHASE 4) = ±855 L.F.
INTEGRITY DRIVE (PHASE 3 & 4) = ±450 L.F.
CRAFTSMAN DRIVE 'SECTION A' (FUTURE PHASE) = ±1,355 L.F.
CRAFTSMAN DRIVE 'SECTION B' (FUTURE PHASE) = ±1,404 L.F.
CRAFTSMAN DRIVE 'SECTION C' (FUTURE PHASE) = ±269 L.F.
CORNERSTONE DRIVE (FUTURE PHASE) = ±657 L.F.
REVISED ALLENDALE ROAD (PHASE 4) = ±679 L.F.

TOTAL (ALL PHASES) = ±21,066 L.F.

OWNER DATA

LANDMARK HOMES AT CEDAR RUN, LLC
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
PHONE: (717) 733–1536

DEED REF.

BOOK 02021
PAGE 44210

TAX PARCEL

17–09–0543–003

OWNER DATA

ERNEST C. & DARLENE F. KREISER, TRUSTEES
901 ALLENDALE ROAD
MECHANICSBURG, PA 17055

DEED REF.

BOOK 00140
PAGE 00626

TAX PARCEL

17–24–0791–050

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
SURV. CHIEF: RC
FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG
CHKD BY: TMS
DRAWN BY: RC
CHKD BY: RC
DRAWING REFERENCE: F:\11\11–0950–01\CAD\Ph4–Final\Cover.dwg
XREFS: TB [F:\11\11–0950–01\CAD\Ph4–Final\X–Refs\TB.dwg]
Site Location [F:\11\11–0950–01\CAD\Ph4–Final\X–Refs\Site Location Map.dwg]
X–Base [F:\11\11–0950–01\CAD\Ph4–Final\X–Refs\X–Base.dwg]
P–Base [F:\11\11–0950–01\CAD\Ph4–Final\X–Refs\P–Base.dwg]
Street Alignments [F:\11\11–0950–01\CAD\Ph4–Final\C3D–Bases\Street Alignments.dwg]
As–Built Block – Phase 1–2–3 Water & Sewer [F:\11\11–0950–01\CAD\Ph4–Final\X–Refs\As–Built Block – Phase 1–2–3 Water & Sewer.dwg]
Street Alignments–PH4&5 [F:\11\11–0950–01\CAD\Ph4–Final\C3D–Bases\Street Alignments–PH4&5.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733–1536

SCALE
AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481–5500 · Fax (717) 481–4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

COVER SHEET

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD–ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 1 OF 78

DWG. NO. 11–0950–01–E

F:\11\11-0950-01\CAD\Pre-Final\Cover.dwg, 2 NOTES, 12/16/2022 7:46:38 AM, 1:1

GENERAL NOTES CONTINUED

4. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, PA ONE CALL UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. ALPHA CONSULTING ENGINEERS, INC. CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE.
5. PIONEER MANAGEMENT, LLC MAKES NO REPRESENTATION AS TO SUBSURFACE CONDITIONS ON THE PROJECT SITE (I.E. THE EXISTENCE OF OR LOCATION OF ROCK, WATER TABLE, ETC.).
6. THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL/COUNTY ORDINANCES AND MUNICIPAL/COUNTY APPROVALS.
7. SUBJECT TRACT SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
8. MONUMENTS SHALL CONSIST OF REBAR WITH MARKED REBAR CAPS (I.E. BERNTSEN 1-1/2" DIA. REBAR CAPS OR APPROVED EQUAL) AND BE SET ALONG THE STREET RIGHT-OF-WAYS WHERE SHOWN ON THE LAYOUT PLANS. DRILL HOLES IN THE CURB SHALL BE ESTABLISHED FOR ALL FRONT LOT CORNERS WHERE SIDEWALK IS LOCATED ALONG THE STREET RIGHT-OF-WAY. IRON PINS SHALL BE SET AT ALL OTHER PROPERTY CORNERS WHICH ARE NOT OTHERWISE DESIGNATED BY MONUMENTS OR DRILL HOLES. MONUMENTS, DRILL HOLES AND REBAR PROPERTY LINE MARKERS TO BE SET UPON RECORDING, SUBJECT TO THE APPROVAL OF THE BOROUGH ENGINEER, TO GIVE FULL SURVEYING CONTROL OF EACH BLOCK, LOT AND ALL AREAS OF PROPOSED DEDICATION OR PUBLIC EASEMENT.
9. MONUMENTS SHALL NOT BE PLACED IN THE GROUND UNTIL FINAL GRADING IS COMPLETED.
10. CLEAR SIGHT TRIANGLES SHALL BE KEPT CLEAR AND MAINTAINED FREE OF OBSTRUCTIONS TO VISION AND NO PERSON SHALL PLACE, PLANT, DEPOSIT OR PERMIT THE PLACEMENT, PLANTING OR DEPOSIT OF ANY MATERIAL, BRUSH, FENCE, TREE, SHRUB OR OTHER OBSTRUCTION. ALL STREET INTERSECTIONS CREATED BY THIS DEVELOPMENT SHALL PROVIDE A CLEAR SIGHT TRIANGLE MEASURED 60 FEET FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES OF THE INTERSECTING STREETS. NO BUILDING, STRUCTURE, PLANTING OR OTHER OBSTRUCTION HIGHER THAN 30" ABOVE THE ROADWAY GRADE AND BELOW 10' SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE. REFER TO HOMEOWNER'S ASSOCIATION DOCUMENTS.
11. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT.
12. ANY DRAINAGE AND UTILITY EASEMENTS SHOWN ON THE PLAN SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN AND SHALL BE REFERENCED WITHIN THE PROPERTY DEED.
13. ALL DEED RESTRICTIONS ASSOCIATED WITH THIS PLAN/DEVELOPMENT WILL BE OFFERED TO MECHANICSBURG BOROUGH PRIOR TO RECORDING THE FINAL PLAN. THE OPERATION AND MAINTENANCE SCHEDULE PROVIDED ON THE PCSM PLAN SHALL BE IN A RECORDABLE FORMAT AND RECORDED AS A DEED RESTRICTION ON THE PROPERTY.
14. ALL PROPOSED STREETS ARE INTENDED TO BE DEDICATED TO MECHANICSBURG BOROUGH. THERE ARE STREET RIGHT-OF-WAY PORTIONS OF ALLENDALE ROAD INTENDED TO BE VACATED AS A PART OF THIS PLAN. THE VACATION OF ANY STREET RIGHT-OF-WAY MUST BE COORDINATED WITH BOTH MECHANICSBURG BOROUGH AND UPPER ALLEN TOWNSHIP.
15. ALL PROPOSED LANES AND ACCESS DRIVES SHALL BE PRIVATE AND ARE NOT INTENDED TO BE DEDICATED TO MECHANICSBURG BOROUGH. THE BOROUGH IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE. ALL LANES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL ACCESS DRIVES WILL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT THAT THEY RESIDE ON.
16. ALL SIGNS SHALL BE IN ACCORDANCE WITH TITLE 67, CHAPTER 211, OFFICIAL TRAFFIC CONTROL DEVICES (PENNDOT PUB. 68).
17. REGULATORY STOP SIGNS SHALL BE PROVIDED AT APPROPRIATE INTERSECTIONS.
18. ALL PROPOSED STREETS SHALL BE POSTED WITH 25 MPH SPEED LIMIT SIGNS.
19. AN AS-BUILT DRAWING SHALL BE SUBMITTED WHICH ILLUSTRATES TO SCALE THE AS-BUILT CONDITIONS OF THE SITE.
20. WHENEVER THE NOTES ON THIS PLAN REFER TO A HOMEOWNER'S ASSOCIATION, SUCH TERM SHALL MEAN AND INCLUDE A MASTER ASSOCIATION, A HOMEOWNER'S ASSOCIATION UNDER THE PENNSYLVANIA UNIFORM PLANNED COMMUNITY ACT AND/OR A UNIT OWNERS' ASSOCIATION UNDER THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.
21. ONE OR MORE HOMEOWNERS ASSOCIATIONS OR A LOT OWNER WITHIN THE TND, AS APPLICABLE, SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE AND UPKEEP OF THE PROPOSED OPEN SPACE LOTS AND AREAS. ALL OPEN SPACE LOTS AND AREAS ARE INTENDED FOR PUBLIC USE WITH THE EXCEPTION OF LOTS 488, 501 AND THE OPEN SPACE AREA ON LOT 484. LOT 488 (INCLUDING, WITHOUT LIMITATION, THE COMMUNITY BUILDING, TOT LOT AND POOL AS MAY BE LOCATED THEREON) SHALL BE FOR THE EXCLUSIVE USE OF THE OWNERS AND OCCUPANTS OF LOT 1 AND SHALL NOT BE OPEN FOR THE USE OF THE OWNERS, OCCUPANTS OR GUESTS OF ANY OTHER PORTION OF THE TND OR THE GENERAL PUBLIC. LOT 501, WITH THE EXCEPTION OF ANY WALKING TRAIL LOCATED THEREON THAT CONNECTS TO AND IS A PART OF THE PUBLIC WALKING TRAIL SYSTEM THROUGHOUT THE TND, SHALL BE FOR THE EXCLUSIVE USE OF THE OWNERS AND OCCUPANTS OF THE AGE-QUALIFIED COMMUNITY LOTS AND SHALL NOT BE OPEN FOR THE USE OF THE OWNERS, OCCUPANTS OR GUESTS OF ANY OTHER PORTION OF THE TND OR THE GENERAL PUBLIC. THE OPEN SPACE AREA ON LOT 484, WITH THE EXCEPTION OF ANY WALKING TRAIL LOCATED THEREON THAT CONNECTS TO AND IS PART OF THE PUBLIC WALKING TRAIL SYSTEM THROUGHOUT THE TND, SHALL BE FOR THE EXCLUSIVE USE OF THE OWNERS AND OCCUPANTS OF LOT 484 AND THEIR AGENTS, EMPLOYEES, DESIGNEES, INVITEES, CUSTOMERS AND GUESTS. NOTHING IN THIS NOTE SHALL PROHIBIT OR LIMIT ANY EXISTING OR PROPOSED EASEMENTS FOR THE BENEFIT OF UTILITY COMPANIES, MUNICIPALITIES OR OTHER GOVERNMENTAL AUTHORITIES, OR OTHERWISE REASONABLY RELATED TO THE DEVELOPMENT OF THE TND.
22. THE HOMEOWNERS ASSOCIATIONS WILL BE RESPONSIBLE FOR THE ENFORCEMENT OF THE ARCHITECTURAL STANDARDS (AS MAY BE AMENDED SOLELY IN ACCORDANCE WITH ALL APPLICABLE LAWS) WHICH SHALL BECOME PERPETUAL COVENANTS APPLICABLE TO THIS PROJECT. THE EXACT WORDING AND FORMAT SHALL BE PRESENTED TO THE BOROUGH PRIOR TO FINAL PLAN APPROVAL.
23. PROPOSED LEGACY PARK DRIVE, ESTATE DRIVE 'SECTION A', ESTATE DRIVE 'SECTION B', CIRCLE 'A', CIRCLE 'B' AND THE PROPOSED REALIGNED PORTION OF ALLENDALE ROAD ARE BEING PROPOSED AS COLLECTOR STREETS. ALL OTHER PROPOSED PUBLIC STREETS, INCLUDING THE ALLENDALE ROAD/CUL-DE-SAC, ARE BEING PROPOSED AS MINOR STREETS. ALL PROPOSED STREETS ARE DESIGNED IN ACCORDANCE WITH SECTION 27-408.D OF THE MECHANICSBURG BOROUGH ZONING ORDINANCE.
24. REGARDING THE LIGHTING PLAN, THE LIGHTING DESIGN AND LAYOUT SHOWN ON SHEETS 34-37 IS INTENDED TO OFFER/SHOW APPROPRIATE SEPARATION DISTANCES FROM ADJACENT FEATURES. THE LIGHTS SHOWN ON THESE SHEETS ARE PLACED AT THE APPROXIMATE INTENDED LOCATIONS. ALL STREETLIGHTS ARE INTENDED TO BE CONSTRUCTED AND INSTALLED IN COOPERATION WITH THE MECHANICSBURG BOROUGH STREET LIGHT GUIDELINES. ALL ACCESS DRIVE AND PARKING LOT LIGHTS ARE INTENDED TO BE OWNED AND MAINTAINED BY THE LOT OWNER THAT THEY RESIDE ON AND/OR THE HOMEOWNER'S ASSOCIATION IF THE LOT IS OWNED BY THE HOA.

FLOODPLAIN AND WETLAND NOTES

1. THE EXISTING FLOODPLAIN SHOWN ON THIS PLAN WAS TAKEN FROM THE LOMR PREPARED BY ENVALUE ENGINEERING, LLC. (FEMA CASE NO. 21-03-0690P). THE PROPOSED FLOODPLAIN BOUNDARY WAS TAKEN FROM THE LEGACY PARK PRELIMINARY PLAN, PREPARED BY PIONEER MANAGEMENT, LLC.
2. THE PROPOSED FLOODPLAIN SHOWN ON THIS PLAN WAS DELINEATED PER A FLOODPLAIN STUDY FOR PHASE 1 PREPARED BY PIONEER MANAGEMENT, LLC, DATED JANUARY 29, 2016.
3. NO "WATERS OF THE COMMONWEALTH" OR WETLANDS EXIST ON SITE PER A WETLAND STUDY PERFORMED BY VORTEX ENVIRONMENTAL, DATED SEPTEMBER 26, 2013.

STORMWATER NOTES

1. ALL STORMWATER MANAGEMENT FACILITIES AND BMPS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS AND SPECIFICATIONS IDENTIFIED ON THIS PLAN. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LANDOWNER OR HOMEOWNERS ASSOCIATION, HIS SUCCESSORS AND ASSIGNS, AS IDENTIFIED WITHIN THE HOMEOWNER'S ASSOCIATION DOCUMENTS.
2. STORMWATER MANAGEMENT FACILITIES, INCLUDING ALL STORMWATER BMPS AND FURTHER INCLUDING PIPES, SWALES AND OTHER WATER CONVEYANCES, SHALL NOT BE MODIFIED, REMOVED, FILLED, LANDSCAPED OR OTHERWISE ALTERED WITHOUT APPROVAL BY THE MECHANICSBURG BOROUGH ENGINEER.
3. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BMPS, FACILITIES, AREAS, OR STRUCTURES WITHOUT THE WRITTEN APPROVAL OF MECHANICSBURG BOROUGH.
4. UPON PRESENTATION OF PROPER CREDENTIALS, DULY AUTHORIZED REPRESENTATIVES OF MECHANICSBURG BOROUGH MAY ENTER AT REASONABLE TIMES UPON ANY PROPERTY TO INVESTIGATE OR ASCERTAIN THE CONDITION OF THE SUBJECT PROPERTY IN REGARD TO ANY ASPECT REGULATED BY THE MECHANICSBURG STORMWATER MANAGEMENT ORDINANCE. THE BOROUGH SHALL HAVE NO DUTY, OBLIGATION OR REQUIREMENT TO DO OR PERFORM ANY CORRECTIVE WORK.
5. ALL STORM SEWERS SHALL BE CONSTRUCTED PER PENNDOT SPECIFICATIONS AS OUTLINED IN PUBLICATION 408, DESIGN MANUAL, PART 2, AND THE HIGHWAY DESIGN AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-SERIES, UNLESS OTHERWISE DICTATED BY MECHANICSBURG BOROUGH.
6. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES, UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
7. ALL INLETS SHALL BE PROVIDED WITH TYPE C CONCRETE INLET TOPS WITH 2" SUMPS UNLESS OTHERWISE NOTED ON THE STORM PROFILES. THE TOP OF GRATE ELEVATIONS REFLECT THE 2" SUMP.
8. WATERTIGHT PIPE CONNECTIONS ARE REQUIRED. WATERTIGHT JOINTS SHALL MEET THE ASTM LABORATORY PRESSURE OF 10.8 PSI PER ASTM D-3212. THE JOINTS SHALL PREVENT THE INFILTRATION OF SOIL AND THE EXFILTRATION OF STORMWATER.
9. SUMP PUMP DISCHARGES AND ROOF DRAINS WILL BE DIRECTED TO LAWN AREAS AWAY FROM RESIDENCES, INTO AREAS THAT WILL SURFACE DRAIN TO CONVEYANCE STRUCTURES (E.G., SWALES AND STORM SEWER COLLECTION SYSTEMS).
10. ROOF DRAINS AND SUMP PUMPS SHALL NOT DISCHARGE TO ANY IMPERVIOUS AREA, IF SITE CONDITIONS PERMIT.
11. MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES THAT WOULD BE AFFECTED BY A BASIN, OTHER TEMPORARY IMPOUNDMENTS, OR OPEN CONVEYANCE SYSTEMS WHERE PONDING MAY OCCUR SHALL BE TWO FEET ABOVE THE ONE-HUNDRED-YEAR WATER SURFACE. IF BASEMENT OR UNDERGROUND FACILITIES ARE PROPOSED, DETAILED CALCULATIONS ADDRESSING THE EFFECTS OF STORMWATER PONDING ON THE STRUCTURE AND WATERPROOFING AND/OR FLOODPROOFING DESIGN INFORMATION SHALL BE SUBMITTED TO MECHANICSBURG BOROUGH FOR APPROVAL.
12. AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT BMPS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO MECHANICSBURG BOROUGH WITHIN 30 CALENDAR DAYS OF PROJECT COMPLETION OR, IN THE CASE OF DEDICATED PUBLIC IMPROVEMENTS, PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE BOROUGH COUNCIL. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION, SIGNED BY A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPS HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. IF ANY LICENSED QUALIFIED PROFESSIONALS CONTRIBUTED TO THE CONSTRUCTION PLANS, THEN A LICENSED QUALIFIED PROFESSIONAL MUST SIGN THE COMPLETION CERTIFICATE.
13. STORMWATER ROOF DRAINS SHOULD NOT DISCHARGE WATER DIRECTLY OVER A SIDEWALK, DRIVEWAY OR PARKING AREA. ATTEMPTS TO PROMOTE GROUND WATER RECHARGE BY DISCHARGING SURFACE FLOWS ACROSS LAWN AREAS AND LANDSCAPED BEDS, ETC. SHOULD BE ENCOURAGED.
14. ALL STORMWATER INLETS AND HEADWALLS SHALL BE LABELED WITH A "NO DUMPING-DRAINS TO WATERWAYS" MARKER. SEE DETAIL ON SHEET ##.
15. CULTIVATED FIELDS ON ALL REMAINING LANDS SHALL BE CONVERTED TO A MEADOW CONDITION UPON COMPLETION OF PHASE 4 CONSTRUCTION.
16. CLAY DIKES SHALL BE INSTALLED ON ALL STORMWATER PIPES GREATER THAN 50' IN LENGTH. SEE DETAIL ON SHEET 77.

CONTRACTOR NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IMPROVEMENT SPECIFICATIONS MANUAL OF THE BOROUGH.
2. ALL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST EDITION.
3. A PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES CONSTRUCTION ACTIVITIES PERMIT IS REQUIRED FOR THIS PROJECT. NO EARTH DISTURBANCE ACTIVITIES SHALL COMMENCE UNTIL THIS PERMIT HAS BEEN OBTAINED. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND NPDES PERMIT SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. APPROVED STORMWATER CONDUITS INCLUDE HDPE (SLOPP), PVC, CONCRETE AND STEEL AS INDICATED IN THE PLANS. ALL CONDUITS SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS.
5. WHERE ROCK IS ENCOUNTERED AT OR ABOVE THE PLANNED CONDUIT DESIGN GRADE, THE ROCK SHALL BE UNDERCUT AND OVER-EXCAVATED A MINIMUM OF ONE FOOT AND BACKFILLED WITH A COMPACTED FINE GRAINED SOIL.
6. DURING THE CONSTRUCTION PROCESS, ALL ENCOUNTERED SINKHOLES SHALL BE REMEDIATED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A LICENSED GEOTECHNICAL ENGINEER OR GEOLOGIST. RECORD PLANS OF THE REMEDIATION WORK SHALL BE PROVIDED TO THE BOROUGH AFTER COMPLETION OF THE REMEDIATION.
7. ALL IMPROVEMENTS SHALL BE INSPECTED BY THE BOROUGH ENGINEER AND/OR BOROUGH MANAGER. INSPECTIONS SHALL BE REQUIRED PRIOR TO THE START OF EACH PHASE OF CONSTRUCTION, DURING INSTALLATION OF MATERIALS AND STRUCTURES, AND UPON THE COMPLETION OF ALL IMPROVEMENTS. PRIOR TO THE INITIATION OF EACH PHASE OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE BOROUGH ENGINEER SO THAT AN INSPECTION SCHEDULE CAN BE COORDINATED WITH THE CONSTRUCTION SCHEDULE. THE BOROUGH ENGINEER SHALL BE NOTIFIED TWO WORKING DAYS IN ADVANCE OF ANY INTENDED DATE OF CONSTRUCTION.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO MECHANICSBURG BOROUGH FOR ALL CULVERTS EXCEEDING 48" AND FOR BOTH BRIDGES. BRIDGES SHALL BE DESIGNED TO HANDLE CURRENT PENNDOT LOADINGS (PHL-93 AND P-82).
9. THE PROPOSED INFILTRATION AREAS MUST BE PROTECTED AT ALL TIMES AGAINST CONSTRUCTION EQUIPMENT, COMPACTION, STOCKPILING, AND SEDIMENT-LADEN RUNOFF.
10. THE PROPOSED INFILTRATION AREAS SHALL NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION SYSTEM HAS RECEIVED FINAL STABILIZATION.
11. ALL CRITICAL STAGES OF BMP INSTALLATION SHALL BE INSPECTED BY A LICENSED PROFESSIONAL. SEE CONSTRUCTION SEQUENCE ON PCSM PLANS.

UTILITY NOTES

A. SANITARY SEWER (MAINS ARE INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH

1. SANITARY SEWER LINES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECHANICSBURG BOROUGH SPECIFICATIONS DATED AT THE TIME OF CONSTRUCTION.
2. PROVIDE A MINIMUM COVER OF FIVE (5) FEET FOR SANITARY SEWER, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE PIPE.
3. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES VERTICAL CLEARANCE BETWEEN ALL SANITARY SEWER AND PROPOSED UTILITY LINES. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF TEN (9) FEET BETWEEN SANITARY SEWER AND WATER MAINS. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF FIVE (5) FEET FROM EDGE OF PIPE/STRUCTURE TO EDGE OF PIPE/STRUCTURE BETWEEN THE SANITARY SEWER AND EXISTING AND PROPOSED UTILITY LINES AND STRUCTURES SUCH AS MANHOLES, INLETS, CURBS, ETC.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH MECHANICSBURG BOROUGH PRIOR TO EACH SANITARY SEWER PHASE OF CONSTRUCTION.
5. TESTING OF ALL SEWERS SHALL BE CONDUCTED IN THE PRESENCE OF MECHANICSBURG BOROUGH PERSONNEL AND IN ACCORDANCE WITH THE BOROUGH'S REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE BOROUGH A MINIMUM OF 48 HOURS IN ADVANCE OF ANY TESTING.
6. UPON COMPLETION OF THE SANITARY SEWER INSTALLATION BY THE DEVELOPER, "AS CONSTRUCTED" DRAWINGS FOR THE SEWER LINE EXTENSION SHALL BE PROVIDED TO MECHANICSBURG BOROUGH.
7. NO BUILDING PERMIT OR SEWAGE PERMIT WILL BE ISSUED UNTIL THE SEWAGE FACILITIES PLANNING MODULE HAS BEEN APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION/MECHANICSBURG BOROUGH.
8. CONSTRUCTION SHALL NOT PROCEED ON ANY SEWERAGE FACILITIES UNTIL APPROVAL IS GRANTED BY THE BOROUGH IN WRITING.
9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE BOROUGH FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SEWER FACILITIES TO WHICH CONNECTIONS WILL BE MADE. IF FACILITIES ARE LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE BOROUGH BEFORE COMMENCING WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A COPY OF ALL PERMITS RELATED TO THE CONSTRUCTION SHOWN ON THESE PLANS ON THE JOB SITE AT ALL TIMES.
12. THE BOROUGH SHALL RECEIVE NOTIFICATION NO LESS THAN THREE (3) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY SANITARY SEWER CONSTRUCTION WORK, SO THAT IT MAY BE ON SITE TO OBSERVE THE CONSTRUCTION. DEVELOPER SHALL BE RESPONSIBLE FOR REIMBURSING BOROUGH COSTS FOR CONSTRUCTION OBSERVATION.
13. UPON REVIEW AND APPROVAL OF THE RECORD DRAWINGS, THREE SETS OF PRINTS AND ONE DIGITAL COPY OF RECORD DRAWINGS SHALL BE SUBMITTED TO THE BOROUGH.
14. THE SANITARY SEWER MAINS SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS.
15. A MINIMUM OF 3 FEET OF COVER IS REQUIRED OVER ALL SANITARY SEWER LATERALS.
16. FILL MATERIAL MUST BE PLACED AT A MINIMUM OF 2 FEET ABOVE THE PROPOSED SANITARY SEWER PIPE BEFORE INSTALLING THE PROPOSED PIPE IN ORDER TO PROVIDE AN APPROPRIATE PIPE TRENCH.
17. A MINIMUM OF 0.10 FEET OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES.
18. NOTHING SHALL BE PLACED, SET OR PUT WITHIN THE AREA OF ANY SANITARY SEWER EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT FOR ACCESS TO AND REPAIR OF THE LINE LOCATED WITHIN.
19. SANITARY SEWER MAINS AND LATERALS SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED ON THE PROFILES. REFER TO PROFILES ON SHEETS 58-68.
20. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED AT A MINIMUM OF EVERY 100' FOR SANITARY SEWER LATERALS.
21. SANITARY SEWER MAINS WITH DEPTHS GREATER THAN 15' SHALL BE SDR-26 PVC.
22. ONE CLAY DIKE SHALL BE INSTALLED AT THE MIDPOINT OF EACH MANHOLE RUN. ADDITIONAL CLAY DIKES MAY BE REQUIRED TO BE INSTALLED BY MECHANICSBURG BOROUGH BASED ON ACTUAL FIELD CONDITIONS ENCOUNTERED.
23. ALL SANITARY SEWER LATERAL AND WATER SERVICE LINE CROSSINGS MUST BE IN PRIVATE AREAS. NO CROSSING OF THE SERVICE LINES WILL BE PERMITTED WITHIN PUBLIC RIGHTS-OF-WAY.
24. ALL INSIDE DROP MANHOLES ARE REQUIRED TO BE 6' DIAMETER MANHOLES. ALL MANHOLES WITH MORE THAN A 2' DROP ARE REQUIRED TO BE INSIDE DROP MANHOLES.

B. WATER LINE (MAINS ARE INTENDED FOR DEDICATION TO UNITED WATER

1. WATER LINES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SUEZ WATER SPECIFICATIONS AT THE TIME OF CONSTRUCTION.
2. PROVIDE A MINIMUM COVER OF FOUR (4) FEET FOR WATER LINES, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE PIPE.
3. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER CROSSINGS.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH UNITED WATER PRIOR TO CONSTRUCTION.
5. TESTING OF ALL WATER MAINS SHALL BE CONDUCTED IN THE PRESENCE OF SUEZ WATER PERSONNEL AND IN ACCORDANCE WITH UNITED WATER REQUIREMENTS.
6. UPON COMPLETION OF THE WATER LINE INSTALLATION BY THE DEVELOPER, "AS CONSTRUCTED" DRAWINGS FOR THE WATER LINE EXTENSION SHALL BE PROVIDED TO SUEZ WATER.
7. THE INSTALLATION OF THE PUBLIC WATER FACILITIES WILL BE COMPLETED DURING THE APPROPRIATE PHASE OF THE DEVELOPMENT. REGARDING THE DEDICATION OF SUCH FACILITIES, IT IS THE DEVELOPER'S INTENTIONS TO DEDICATE THE PUBLIC WATER SYSTEM AS SOON AS PRACTICAL AFTER INSTALLATION.

C. OTHER UTILITIES

1. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE.
2. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, ELECTRIC, GAS, WATER AND SANITARY SEWER SHALL BE INSTALLED UNDERGROUND.

ITEMS INTENDED TO BE "OFFERED FOR DEDICATION" TO MECHANICSBURG BOROUGH AS A PART OF PHASE 4

1. THE FOLLOWING STREET RIGHT-OF-WAYS ARE INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH IN THEIR ENTIRETY AS A PART OF PHASE 4:
   A. EAST VIEW DRIVE & MEDWAY DRIVE
2. PORTIONS OF THE FOLLOWING STREET RIGHT-OF-WAYS ARE INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH AS A PART OF PHASE 4:
   B. MORRIS DRIVE, BRANTWOOD DRIVE, INTEGRITY DRIVE, ESTATE DRIVE 'SECTION B', OLD ALLENDALE ROAD/CUL-DE-SAC 'A' & 'REVISED' ALLENDALE ROAD
3. ALL STORMWATER MANAGEMENT PIPES AND/OR STRUCTURES LOCATED WITHIN THE STREETS LISTED ABOVE ARE INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH WITH THE EXCEPTIONS OF:
   A. NO EXCEPTIONS
4. SOME OF THE STORMWATER PIPES SHOW AS CONSTRUCTED AS A PART OF THE PHASE 4 FINAL PLAN ARE NOT INTENDED FOR DEDICATION AS A PART OF THE PHASE 4 FINAL PLAN BUT ARE INTENDED FOR DEDICATION AS A PART OF A FUTURE PHASE FINAL PLAN.
5. ALL 8" OR 12" GRAVITY SANITARY SEWER MAINS, ALONG WITH ASSOCIATED STRUCTURES, ARE INTENDED FOR DEDICATION TO THE MECHANICSBURG BOROUGH.
6. ALL LOW-PRESSURE FORCE MAINS WITHIN THE STREETS INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH ARE ALSO INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH.

CERTIFICATION FOR CONDITIONAL FINAL PLAN APPROVAL BY THE BOARD OF COMMISSIONERS (UPPER ALLEN TOWNSHIP):

CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP, THIS _____ DAY OF _____, 20____. THE CONDITIONS OF THE APPROVAL WERE SATISFIED THIS _____ DAY OF _____, 20____.

SEAL:

_____ _____
SECRETARY PRESIDENT

CERTIFICATION FOR REVIEW BY THE PLANNING COMMISSION (UPPER ALLEN TOWNSHIP):

REVIEWED BY THE PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP, THIS _____ DAY OF _____, 20____. SEAL:

_____ _____
SECRETARY CHAIRMAN

CERTIFICATION FOR FINAL PLAN APPROVAL BY THE BOARD OF COMMISSIONERS (UPPER ALLEN TOWNSHIP):

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP, THIS _____ DAY OF _____, 20____. SEAL:

_____ _____
SECRETARY PRESIDENT

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

ALPHA CONSULTING ENGINEERS, INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, ALPHA CONSULTING ENGINEERS, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, ALPHA CONSULTING ENGINEERS, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, ALPHA CONSULTING ENGINEERS, INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND ALPHA CONSULTING ENGINEERS, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS

F:\11\11-0950-01\CAD\Ph4-Final\Cover.dwg, 3 LOT COVERAGE CHART, 12/16/2022 7:46:43 AM, 1:1

LOT IMPERVIOUS CHART

	LOT TYPE-APPROXIMATE LOT WIDTH	AVAIL. WIDTH OF BUILDING	# OF LOTS	LOT NUMBERS	LOT AREA (S.F. MIN.)	DESIGNED LOT COVERAGE (S.F.)	DESIGNED LOT COVERAGE (MAX.)	DESIGNED LOT COVERAGE DIRECTED TO THE FRONT OF THE LOT (S.F.)	DESIGNED LOT COVERAGE DIRECTED TO THE REAR OF THE LOT (S.F.)	PHASE 1 -3 LOT NUMBERS	PHASE 4 LOT NUMBERS	PHASE 5 LOT NUMBERS
SINGLE FAMILY DETACHED (NO AGE QUALIFICATION)	REAR-LOAD SINGLE FAMILY DETACHED-46'	36'	2	292-293	5,200	3,640	70.0%	1,170	2,470	292-293	-	-
	REAR-LOAD SINGLE FAMILY DETACHED-54'	44'	25	259-267, 286-291, 294 & 312-320	6,210	4,200	67.6%	1,410	2,790	259-267, 286-291, 294, & 312-320	-	-
	FRONT-LOAD SINGLE FAMILY DETACHED-60'	50'	100	51-54, 56-84, 269-282, 322-330, 332-349 & 371-396	6,600	4,200	63.6%	2,300	1,900	76-84, 269-282, & 349	51-54, 56-75, 322-330, 332-348, & 371-396	-
	REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	31	257-258, 283-285, 297, 300-306, 310, 321, 350-354, 356-359, & 364-370	6,900	4,200	60.9%	1,600	2,600	257-258, 283-285, 297, & 321	300-306, 310, 350-354, 356-359, & 364-370	-
	REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	6	296, 298-299, 307 & 360-361	8,359	4,500	53.8%	1,600	2,900	296 & 298	299, 307, & 360-361	-
	REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	3	308-309, 355	9,731	4,700	48.3%	1,600	3,100	-	308-309, 355	-
	REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	1	362	11,760	5,500	46.8%	1,400	4,100	-	362	-
	REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	1	363	13,725	6,100	44.4%	2,000	4,100	-	363	-
	FRONT-LOAD SINGLE FAMILY DETACHED-75'	65'	45	2-10, 12-34, 36-46 & 48-49	9,000	4,500	50.0%	2,300	2,200	2-10 & 12-28	29-34, 36-46 & 48-49	-
	REAR-LOAD SINGLE FAMILY DETACHED-75'	65'	1	47A	12,749	5,500	43.1%	1,800	3,700		47A	-
	REAR-LOAD SINGLE FAMILY DETACHED-75'	65'	1	47B	9,862	5,200	52.7%	1,800	3,300		47B	-
	REAR-LOAD SINGLE FAMILY DETACHED-75'	65'	1	47C	13,464	5,800	43.1%	1,800	4,000		47C	-
CARRIAGE HOMES/ SINGLE FAMILY ATTACHED	FRONT-LOAD SINGLE FAMILY ATTACHED-24' (INTERNAL UNIT)	24'	15	98-99, 102, 105-106, 109-110, 113-114, 117-118, 121, 122, 125 & 128	2,760	2,480	89.9%	1,332	1,148	98-99, 102, 105-106, 109-110, 113-114, 117-118, 121-122, 125 & 128	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-24' (INTERNAL UNIT)	24'	55	86-87, 90-91, 94-95, 131-132, 135-136, 139-140, 144-145, 148-149, 152-153, 156-157, 160-161, 164-165, 169-170, 173-174, 177-178, 181-182, 186-187, 190-191, 194-195, 198-199, 202-203, 206-207, 211-212, 215-216, 219, 222, 225, 229-230 & 233-234	2,640	2,370	89.8%	772	1,598	86-87, 90-91, 94-95, 131-132, 135-136, 139-140, 144-145, 148-149, 152-153, 156-157, 160-161, 164-165, 169-170, 173-174, 177-178, 181-182, 186-187, 190-191, 194-195, 198-199, 202-203, 206-207, 211-212, 215-216, 219, 222, 225, 229-230 & 233-234	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-24' (INTERNAL UNIT) (MIN. DEPTH LOTS, UNDER 110' DEEP)	24'	2	237-238	2,448	2,200	89.9%	732	1,468	237-238	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-24' (INTERNAL UNIT) (MAX. DEPTH LOTS, OVER 125' DEEP)	24'	8	241-242, 245-246, 249-250 & 254-255	3,000	2,700	90.0%	772	1,928	241-242, 245-246, 249-250 & 254-255	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-32' (END UNIT)	27'	4	133-134 & 175-176	3,520	2,908	82.6%	1,000	1,908	133-134 & 175-176	-	-
	FRONT-LOAD SINGLE FAMILY ATTACHED-35' (END UNIT)	30'	16	97, 100-101, 103-104, 107-108, 111-112, 115-116, 119-120, 126-127 & 129	4,025	3,240	80.5%	1,665	1,575	97, 100-101, 103-104, 107-108, 111-112, 115-116, 119-120, 126-127 & 129	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-35' (END UNIT)	30'	35	85, 88-89, 92, 141, 143, 146-147, 150-151, 158-159, 162-163, 166, 168, 183, 185, 188-189, 192-193, 200-201, 204-205, 208, 210, 220-221, 226, 228, 231-232 & 235	3,850	3,160	82.1%	1,000	2,160	85, 88-89, 92, 141, 143, 146-147, 150-151, 158-159, 162-163, 166, 168, 183, 185, 188-189, 192-193, 200-201, 204-205, 208, 210, 220-221, 226, 228, 231-232 & 235	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-35' (END UNIT) (MIN. DEPTH LOTS, UNDER 110' DEEP)	30'	1	236	3,570	2,860	80.1%	940	1,920	236	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-35' (END UNIT) (MAX. DEPTH LOTS, OVER 125' DEEP)	30'	6	243-244, 247-248, 251 & 253	4,375	3,640	83.2%	940	2,700	243-244, 247-248, 251, & 253	-	-
	FRONT-LOAD SINGLE FAMILY ATTACHED-40' (END UNIT)	30'	2	123-124	4,600	3,940	85.7%	1,684	2,256	123-124	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-40' (END UNIT)	35'	13	130, 137-138, 154-155, 171-172, 179-180, 196-197 & 213-214	4,400	3,600	81.8%	1,100	2,500	130, 137-138, 154-155, 171-172, 179-180, 196-197, & 213-214	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-40' (END UNIT) (MIN. DEPTH LOTS, UNDER 110' DEEP)	35'	1	239	4,080	3,000	73.5%	940	2,060	239	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-40' (END UNIT) (MAX. DEPTH LOTS, OVER 125' DEEP)	35'	2	240 & 256	5,000	3,740	74.8%	940	2,800	240 & 256	-	-
	REAR-LOAD SINGLE FAMILY ATTACHED-45' (END UNIT)	40'	6	93, 96, 217-218 & 223-224	4,950	4,000	80.8%	1,500	2,500	93, 96, 217-218, & 223-224	-	-
SINGLE FAMILY DETACHED (AGE QUALIFIED)	AGE-RESTRICTED FRONT-LOAD SINGLE FAMILY DETACHED-60'	50'	3	440-442	6,900	4,000	58.0%	1,800	2,200	-	-	440-442
	AGE-RESTRICTED FRONT-LOAD SINGLE FAMILY DETACHED-60'	50'	35	397-413, 419-433, 435-437	6,900	4,200	60.9%	2,300	1,900	-	-	397-413, 419-433, 435-437
	AGE-RESTRICTED FRONT-LOAD SINGLE FAMILY DETACHED-60'	70'	1	434	6,900	4,200	60.9%	2,800	1,400	-	-	434
	AGE-RESTRICTED FRONT-LOAD SINGLE FAMILY DETACHED-60'	50'	1	416	6,900	4,500	65.2%	2,600	1,900	-	-	416
	AGE-RESTRICTED FRONT-LOAD SINGLE FAMILY DETACHED-60'	50'	3	414, 417-418	6,900	5,000	72.5%	3,100	1,900	-	-	414, 417-418
	AGE-RESTRICTED FRONT-LOAD SINGLE FAMILY DETACHED-60'	50'	1	415	6,900	5,500	79.7%	3,600	1,900	-	-	415
	AGE-RESTRICTED REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	36	438-439, 443-444, 449-464, 467-474, 476-483	6,834	4,200	61.5%	1,600	2,600	-	-	438-439, 443-444, 449-464, 467-474, 476-483
	AGE-RESTRICTED REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	3	445, 465, 475	6,834	4,500	65.8%	1,600	2,900	-	-	445, 465, 475
	AGE-RESTRICTED REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	3	446-448	6,834	5,000	73.2%	1,600	3,400	-	-	446-448
	AGE-RESTRICTED REAR-LOAD SINGLE FAMILY DETACHED-60'	50'	1	466	6,834	5,500	80.5%	1,600	3,900	-	-	466
APARTMENTS	MULTI-FAMILY (APARTMENT LOT)	200'	1	1	502,654	295,100	58.7%	NA	NA	1	-	-
COMMERCIAL	COMMERCIAL LOT	NA	1	484	292,094	182,457	62.5%	NA	NA	484	-	-
COMMUNITY BUILDINGS	MULTI-FAMILY COMMUNITY BUILDING OPEN SPACE LOT	NA	1 OF 38	488	47,628	16,000	33.6%	NA	NA	488	-	-
	COMMUNITY BUILDING OPEN SPACE LOT (AGE QUALIFIED)	NA	1 OF 38	501	107,034	22,500	21.0%	NA	NA	-	-	501
	COMMUNITY BUILDING OPEN SPACE LOT (NO AGE QUALIFICATION)	NA	1 OF 38	508	99,331	32,000	32.2%	NA	NA	508	-	-
PUMP STATION	PUMP STATION LOT	NA	1	507	9,442	3,462	36.7%	NA	NA	507	-	-
OPEN SPACE	OPEN SPACE LOT	NA	1 OF 38	11	5,600	30	0.5%	NA	NA	11	-	-
	OPEN SPACE LOT	NA	1 OF 38	35	4,200	30	0.7%	NA	NA	-	35	-
	OPEN SPACE LOT (BIO-RETENTION AREA 7)	NA	1 OF 38	47	14,895	0	0.0%	NA	NA	-	47	-
	OPEN SPACE LOT	NA	1 OF 38	50	13,191	500	3.8%	NA	NA	-	50	-
	OPEN SPACE LOT	NA	1 OF 38	55	24,554	1,500	6.1%	NA	NA	-	55	-
	OPEN SPACE LOT	NA	1 OF 38	142	5,390	750	13.9%	NA	NA	142	-	-
	OPEN SPACE LOT (BIO-RETENTION AREA 4)	NA	1 OF 38	167	44,514	6,500	14.6%	NA	NA	167	-	-
	OPEN SPACE LOT	NA	1 OF 38	184	5,390	750	13.9%	NA	NA	184	-	-
	OPEN SPACE LOT	NA	1 OF 38	209	5,390	750	13.9%	NA	NA	209	-	-
	OPEN SPACE LOT	NA	1 OF 38	227	2,321	575	24.8%	NA	NA	227	-	-
	OPEN SPACE LOT	NA	1 OF 38	252	6,272	900	14.3%	NA	NA	252	-	-
	OPEN SPACE LOT (BIO-RETENTION AREA 6)	NA	1 OF 38	268	30,187	7,000	23.2%	NA	NA	268	-	-
	OPEN SPACE LOT	NA	1 OF 38	295	4,920	900	18.3%	NA	NA	295	-	-
	OPEN SPACE LOT	NA	1 OF 38	311	3,109	700	22.5%	NA	NA	311	-	-
	OPEN SPACE LOT	NA	1 OF 38	331	6,937	1,200	17.3%	NA	NA	-	331	-
	OPEN SPACE LOT	NA	1 OF 38	485	323,299	306	0.1%	NA	NA	485	-	-
	OPEN SPACE LOT (INFILTRATION BASIN 1B)	NA	1 OF 38	486	623,871	10,200	1.6%	NA	NA	-	486	-
	OPEN SPACE LOT	NA	1 OF 38	487	168,021	5,000	3.0%	NA	NA	-	487	-
	OPEN SPACE LOT (CENTER OF CIRCLE 'A')	NA	1 OF 38	489	10,568	0	0.0%	NA	NA	489	-	-
	OPEN SPACE LOT (BIO-RETENTION AREA 5)	NA	1 OF 38	490	11,562	2,150	18.6%	NA	NA	490	-	-
	OPEN SPACE LOT (CENTER OF CIRCLE 'B')	NA	1 OF 38	491	10,568	0	0.0%	NA	NA	491	-	-
	OPEN SPACE LOT	NA	1 OF 38	492	47,714	3,500	7.3%	NA	NA	492	-	-
	OPEN SPACE LOT	NA	1 OF 38	493	25,323	1,400	5.5%	NA	NA	-	493	-
	OPEN SPACE LOT (INFILTRATION BASIN 1A)	NA	1 OF 38	494	541,272	9,000	1.7%	NA	NA	-	494	-
	OPEN SPACE LOT (BASIN 2)	NA	1 OF 38	495	262,874	11,000	4.2%	NA	NA	-	-	495
	OPEN SPACE LOT (BIO-RETENTION AREA 10)	NA	1 OF 38	496	168,703	3,000	1.8%	NA	NA	-	-	496
	OPEN SPACE LOT (EMERGENCY ACCESS AREA)	NA	1 OF 38	497	26,717	2,000	7.5%	NA	NA	-	-	497
	OPEN SPACE LOT	NA	1 OF 38	498	23,560	1,600	6.8%	NA	NA	-	-	498
	OPEN SPACE LOT	NA	1 OF 38	499	85,451	4,800	5.6%	NA	NA	-	-	499
	OPEN SPACE LOT	NA	1 OF 38	500	12,218	700	5.7%	NA	NA	-	-	500
	OPEN SPACE LOT	NA	1 OF 38	502	7,574	280	3.7%	NA	NA	-	-	502
	OPEN SPACE LOT (CENTER OF CRAFTSMAN DRIVE 'SECTION C')	NA	1 OF 38	503	2,121	0	0.0%	NA	NA	-	-	503
	OPEN SPACE LOT	NA	1 OF 38	504	3,573	100	2.8%	NA	NA	504	-	-
	OPEN SPACE LOT	NA	1 OF 38	505	4,874	300	6.2%	NA	NA	505	-	-
	OPEN SPACE LOT	NA	1 OF 38	506	9,306	1,000	10.7%	NA	NA	506	-	-
STREETS/ROADWAYS	ALL PRIVATE RIGHT-OF-WAYS (HOA OWNED & MAINTAINED)	NA	NA	NA	188,474	163,472	86.7%	NA	NA	-	-	-
	ALL PUBLIC RIGHT-OF-WAYS (INTENDED FOR DEDICATION)	NA	NA	NA	1,144,584	922,346	80.6%	NA	NA	-	-	-
TOTALS	TOTALS	NA	511	ALL LOTS & R.O.W.	8,091,624 (TOTAL TRACT AREA)	3,504,822 (TOTAL TRACT COVERAGE)	43.3% (TOTAL TRACT COVERAGE)	NA	NA	PHASE 1-3 LOT TOTAL = 275	PHASE 4 LOT TOTAL = 140	PHASE 5 LOT TOTAL = 96

AS-BUILT LOT COVERAGE CHART

LOT NUMBER	AS-BUILT LOT COVERAGE	LOT NUMBER	AS-BUILT LOT COVERAGE
29		327	
30		328	
31		329	
32		330	
33		331	
34		332	
35		333	
36		334	
37		335	
38		336	
39		337	
40		338	
41		339	
42		340	
43		341	
44		342	
45		343	
46		344	
47		345	
47A		346	
47B		347	
47C		348	
48		350	
49		351	
50		352	
51		353	
52		354	
53		355	
54		356	
55		357	
56		358	
57		359	
58		360	
59		361	
60		362	
61		363	
62		364	
63		365	
64		366	
65		367	
66		368	
67		369	
68		370	
69		371	
70		372	
71		373	
72		374	
73		375	
74		376	
75		377	
296		378	
297		379	
298		380	
299		381	
300		382	
301		383	
302		384	
303		385	
304		386	
305		387	
306		388	
307		389	
308		390	
309		391	
310		392	
322		393	
323		394	
324		395	
325		396	
326		493	

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE | SURV. CHIEF: RC | FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG | CHKD BY: TMS | DRAWN BY: RC | CHKD BY: RC

DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\Cover.dwg

XREFS:
TB [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\TB.dwg]
Site Location [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\Site Location Map.dwg]
X-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\X-Base.dwg]
P-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\P-Base.dwg]
Street Alignments [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments.dwg]
As-Built Block – Phase 1-2-3 Water & Sewer [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\As-Built Block – Phase 1-2-3 Water & Sewer.dwg]
Street Alignments-PH4&5 [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments-PH4&5.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LOT COVERAGE CHART

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 3 OF 78
DWG. NO. 11-0950-01-E

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ASSOCIATED PERMITS/APPROVALS

PERMIT TYPE	CASE #/APP. #	DATE SUBMITTED	DATE ISSUED	CONDITIONS
NPDES (MAJOR MODIFICATION)	PAD210018	---	---	---
PENNDOT HOP	58568	APRIL 11, 2015	JUNE 16, 2017	REFER TO PERMIT
PENNDOT TRAFFIC SIGNAL (AT LEGACY PARK DRIVE)	FUTURE PHASE NEED	---	---	---
PENNDOT TRAFFIC SIGNAL (AT S.R. 0114, CUMBERLAND PARKWAY & MARKET PLAZA WAY)	001908	---	FEB. 28, 2017	---
PENNDOT TRAFFIC SIGNAL (SHEPHERDSTOWN RD. & S.R. 0114)	010980	---	FEB. 28, 2017	---
PENNDOT HOP (SANITARY SEWER FORCE MAIN)	08095866	---	NOV. 21, 2017	REFER TO PERMIT
PLANNING MODULE (TO DEP)	AUTHORIZATION ID # 1130144	---	JUNE 1, 2016	---
FEMA LOMR	21-03-0690P	---	JULY 16, 2021	REFER TO PERMIT
PART 2 WATER QUALITY PERMIT	2117404	JULY 13, 2017	OCT. 12, 2017	REFER TO PERMIT

PRIOR LEGACY PARK PLAN APPROVALS

NAME OF PLAN	RECORDED DATE	LAST REVISED	INSTRUMENT #
PHASE 1 - FINAL SUBDIVISION PLAN FOR LEGACY PARK	JUL. 10, 2018	APR. 25, 2018	201816390
PHASE 2 - FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR LEGACY PARK	DEC. 19, 2019	NOV. 22, 2019	201931095
PHASE 3 - FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR LEGACY PARK	MAR. 18, 2021	DEC. 18, 2020	202109747

CONDITIONAL USE & ASSOCIATED MODIFICATIONS REQUESTED (FROM MECHANICSBURG BOROUGH ZONING ORDINANCE - CASE NO. 2015-01)

ORDINANCE LOCATION	DESCRIPTION	DATE SUBMITTED	ACTION TAKEN	DATE OF ACTION	CONDITIONS
27-406.C.(4), TABLE 3	REQUIRED: SINGLE-FAMILY ATTACHED HOMES: MAX. FRONT YARD SETBACK SHALL BE 10' REQUESTED: CERTAIN SINGLE-FAMILY LOTS TO EXCEED THE MAXIMUM 10' FRONT SETBACK AS DEPICTED IN APPLICATION (APPLIED TO 86 LOTS, MAJORITY MAX. IS 15'-16' BUT MAXIMUM IS 24.4')	APRIL 10, 2015	APPROVED	JUNE 2, 2015	1. APPLICANT AGREED THROUGH ITS COUNSEL TO INCLUDE IN FUTURE OFFICIAL PLAN AND DEVELOPER'S AGREEMENT CONSIDERATION FOR DIRECT POSITIVE OUTFALL FROM THE DARLA ROAD INFILTRATION FACILITY TO CEDAR RUN AND STORM SEWER FACILITIES TO PROVIDE FOR POSITIVE DRAINAGE FOR OVERLAY DISCHARGE FROM NORWAY STREET AND JENNA COURT IN ORDER TO MINIMIZE ANY STORMWATER CONVEYANCE ISSUES WITHIN THE RELATIVELY FLAT LEGACY PART DEVELOPMENT. 2. MODIFICATIONS WILL NOT RESULT IN AN INCREASE IN THE RESIDENTIAL DEVELOPMENT DENSITY ABOVE 5-1/2 DWELLING UNITS PER ACRE. 3. APPLICANT SHALL OBTAIN ALL REQUIRED APPROVALS, INCLUDING BUT NOT LIMITED TO LAND DEVELOPMENT, BUILDING AND ZONING PERMITS, PENNDOT APPROVAL (AS REQUIRED) AND COMPLY WITH ALL APPLICABLE BOROUGH ORDINANCES.
27-407.B.(3).(a)	REQUIRED: NEIGHBORHOOD GENERAL - LOTS: LOTS WITHOUT DIRECT STREET FRONTAGE MUST HAVE A 6' WIDE SIDEWALK CONNECTING TO THE CLOSEST STREET REQUESTED: CERTAIN LOTS IN NEIGHBORHOOD GENERAL SUBAREA TO NOT CONNECT TO THE CLOSEST STREET BY A 6' WIDE PEDESTRIAN SIDEWALK AS DEPICTED IN APPLICATION (APPLIES TO 40 LOTS)	APRIL 10, 2015	APPROVED	JUNE 2, 2015	
27-407.B.(7)	REQUIRED: LANES - ALL LOTS LESS THAN FORTY (40) FEET IN WIDTH SHALL BE PROVIDED WITH REAR ACCESS VIA A LANE. (TO ALLOW LOTS LESS THAN 40' WIDE TO HAVE ACCESS VIA A FRONT LANE) REQUESTED: TO ALLOW CERTAIN LOTS LESS THAN 40' IN WIDTH TO BE PROVIDED WITH FRONT ACCESS VIA A LANE AS DEPICTED IN APPLICATION (APPLIES TO 33 LOTS)	APRIL 10, 2015	APPROVED	JUNE 2, 2015	

CONDITIONS OF PRELIMINARY PLAN APPROVAL (FROM MECHANICSBURG BOROUGH COUNCIL)

DESCRIPTION	ACTION TAKEN	DATE OF ACTION	CONDITIONS
CONDITIONAL PRELIMINARY PLAN APPROVAL	APPROVED	NOV. 17, 2015	A. STORMWATER MANAGEMENT 1. DEVELOPER SHALL CONSTRUCT THE DARLA ROAD STORMWATER INTERCEPTOR DEPICTED ON THE PLAN AS PART OF PHASE 1 OF THE DEVELOPMENT. 2. DEVELOPER SHALL CONSTRUCT THE NORWAY ROAD STORMWATER INTERCEPTOR DEPICTED ON THE PLAN AS PART OF PHASE 2 OF THE DEVELOPMENT. 3. DEVELOPER SHALL INSTALL THE "STORMCEPTOR" DEPICTED ON THE PLAN AS PART OF PHASE 1 OF THE DEVELOPMENT. B. SEWER 1. DEVELOPER SHALL ADDRESS ANY OUTSTANDING COMMENTS DATED OCTOBER 23, 2015 ISSUED BY THE BOROUGH'S SEWER DEPARTMENT AND HRG, INC. 2. PRIOR TO RECORDING THE FINAL PLAN FOR PHASE 1 OF THE DEVELOPMENT, DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE BOROUGH WITH REGARD TO THE EXTENSION OF SANITARY SEWER SERVICE AND ANY UPGRADES TO THE BOROUGH'S SANITARY SEWER SYSTEM THAT ARE NECESSARY TO SERVE THE DEVELOPMENT. C. CONNECTIVITY 1. DEVELOPER SHALL SEEK THE RIGHTS AND APPROVALS THAT ARE NECESSARY TO CONSTRUCT A WALKING TRAIL OR SIDEWALK ON TAX PARCEL NOS. 42-25-0030-041 AND 42-25-0030-042, WHICH WILL PROVIDE A PEDESTRIAN CONNECTION FROM THE DEVELOPMENT TO THE NORTH TO THE EXISTING SIDEWALK LOCATED ON THE EASTERN SIDE OF SHEPHERDSTOWN ROAD IN UPPER ALLEN TOWNSHIP. SHOULD DEVELOPER SUCCEED IN SECURING THE NECESSARY RIGHTS AND APPROVALS, DEVELOPER SHALL CONSTRUCT THE WALKING TRAIL OR SIDEWALK AS PART OF PHASE 1 OF THE DEVELOPMENT. 2. DEVELOPER SHALL SEEK THE RIGHTS AND APPROVALS THAT ARE NECESSARY TO CONSTRUCT A SIDEWALK ON TAX PARCEL NO. 17-24-0791-093 AS PART OF THE REALIGNMENT OF ALLENDALE ROAD. SHOULD DEVELOPER SUCCEED IN SECURING THE NECESSARY RIGHTS AND APPROVALS, DEVELOPER SHALL CONSTRUCT THE SIDEWALK AS PART OF PHASE 3 OF THE DEVELOPMENT. 3. DEVELOPER SHALL SEEK THE RIGHTS AND APPROVALS THAT ARE NECESSARY TO CONSTRUCT AN EMERGENCY ACCESS ROAD TO PROVIDE ACCESS FOR EMERGENCY VEHICLES TO THE AGE-QUALIFIED SECTION OF THE DEVELOPMENT. DEVELOPER SHALL SECURE THE RIGHTS FOR AN EMERGENCY ACCESS ROAD PRIOR TO THE RECORDING OF THE FINAL PLAN FOR PHASE 6 OF THE DEVELOPMENT. SHOULD DEVELOPER SUCCEED IN SECURING THE NECESSARY RIGHTS AND APPROVALS, DEVELOPER SHALL CONSTRUCT THE EMERGENCY ACCESS ROAD AS PART OF PHASE 6 OF THE DEVELOPMENT. D. MISCELLANEOUS 1. DEVELOPER SHALL PROVIDE STREET NAMES FOR ALL STREETS IN THE DEVELOPMENT PRIOR TO THE RECORDING OF THE FINAL PLAN FOR PHASE 1. 2. DURING THE FINAL PLAN STAGE FOR EACH PHASE OF THE DEVELOPMENT, DEVELOPER SHALL MAKE EFFORTS TO USE LANDSCAPING TO CREATE VIEW SHEDS FROM VARIOUS VANTAGE POINTS WITHIN THE DEVELOPMENT. 3. DEVELOPER SHALL CONSTRUCT DWELLING UNITS AND BUILDINGS WITHIN THE DEVELOPMENT PURSUANT TO THE "ARCHITECTURAL DESIGN GUIDELINES FOR LEGACY PARK," DATED OCTOBER 2015, AS MAY BE AMENDED FROM TIME TO TIME. 4. PRIOR TO RECORDING THE FINAL PLAN FOR PHASE 1 OF THE DEVELOPMENT, DEVELOPER SHALL SUBMIT PROPOSED PLANNED COMMUNITY DOCUMENTS THAT OUTLINE THE RESTRICTIVE COVENANTS TO BE IMPOSED UPON THE DEVELOPMENT AS WELL AS THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE COMMON FACILITIES IN THE DEVELOPMENT (E.G., STORMWATER MANAGEMENT FACILITIES, OPEN SPACE AREAS, PRIVATE LANES, ETC.). THE PLANNED COMMUNITY DOCUMENTS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BOROUGH SOLICITOR. 5. PRIOR TO RECORDING THE FINAL PLAN FOR ANY PHASE OF THE DEVELOPMENT, DEVELOPER SHALL OBTAIN ALL OUTSIDE AGENCY APPROVALS THAT ARE NECESSARY IN ORDER TO CONSTRUCT THE IMPROVEMENTS WITHIN THAT APPLICABLE PHASE (E.G., EROSION AND SEDIMENT CONTROL PLAN, NPDES PERMIT, HIGHWAY OCCUPANCY PERMIT, ETC.). 6. DEVELOPER SHALL ADDRESS ALL REMAINING COMMENTS OF THE BOROUGH ENGINEER, BY LETTER DATED OCTOBER 23, 2015. 7. DEVELOPER SHALL PAY ANY OUTSTANDING APPLICATION FEES AND REIMBURSE THE BOROUGH FOR REASONABLE PROFESSIONAL CONSULTANT FEES INCURRED BY THE BOROUGH IN THE REVIEW OF THE PLAN AND PREPARATION OF THE DEVELOPMENT AGREEMENT.

MODIFICATIONS APPROVED (FROM MECHANICSBURG BOROUGH STORMWATER MANAGEMENT AND SALDO)

ORDINANCE LOCATION	DESCRIPTION	DATE SUBMITTED	ACTION TAKEN	DATE OF ACTION	CONDITIONS
22-604.B.(4)	SUPERELEVATION SHALL BE REQUIRED ON MINOR STREETS WHEN CURVE RADII ARE LESS THEN 200 FEET	JUNE 5, 2015	APPROVED	NOV. 17, 2015	SUBJECT TO STREETS BEING POSTED 25 MPH OR LESS
22-604.C.(2), TABLE 3	MINOR STREETS AND ALLEYS SHALL BE DESIGNED WITH A MINIMUM 200' VERTICAL CURVE DISTANCE	JUNE 5, 2015	APPROVED	NOV. 17, 2015	SUBJECT TO STREETS BEING POSTED 25 MPH OR LESS
22-604.D.(6)	INTERSECTIONS: STREETS ENTERING OPPOSITE SIDES OF ANOTHER STREET SHALL BE LAID OUT EITHER DIRECTLY OPPOSITE ONE ANOTHER OR WITH A MINIMUM OFFSET OF 200 FEET BETWEEN THEIR CENTER LINES. THE MINIMUM OFFSET MAY BE REDUCED TO 125 FEET WITH THE INCORPORATION OF APPROVED TRAFFIC-CALMING DEVICES.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
22-604.D.(7)	INTERSECTIONS: CENTERLINE APPROACHES TO A STREET INTERSECTION SHALL FOLLOW A STRAIGHT COURSE FOR 100 FEET.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
22-604.D.(8)	INTERSECTIONS: CURB RADII AT INTERSECTIONS SHALL BE 25' FOR MINOR STREETS	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
22-604.E.(5)	STORM SEWERS SHALL HAVE A MINIMUM GRADE OF 0.50%	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
22-604.E.(9)	DRAINAGE: BRIDGES SHALL BE PROVIDED WITH A PAVED FLOW LINE AND WITH DEEP APRONS AND WING WALLS AT EACH END.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	SUBJECT TO THE APPLICANT PROVIDING A SCOUR ANALYSIS
22-604.F.(2)	GENERAL DEVELOPMENT STANDARDS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF A STREET IN RESIDENTIAL AND NONRESIDENTIAL AREAS. SIDEWALK WIDTH SHALL NOT BE LESS THAN FIVE FEET.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	SUBJECT TO ADDITIONAL ACTION REGARDING THE WALKWAY ALONG MARKET STREET
22-604.F.(4).(c)	GENERAL DEVELOPMENT STANDARDS: NOT LESS THAN ONE TREE SHALL BE PLANTED FOR EACH 3,000 SQUARE FEET OF THE TOTAL AREA OF THE TRACT.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	SUBJECT TO ADDITIONAL ACTION REGARDING THE NUMBER OF SHRUBS REQUIRED
22-604.F.(7) REFER TO IMPROVEMENT SPEC. MANUAL F.4.a	MATERIAL AND CONSTRUCTION STANDARDS FOR STREETS, CURBS AND GUTTERS, STORM AND SANITARY SEWERS, AND SIDEWALKS SHALL CONFORM TO THE BOROUGH STANDARDS; F.4.a REQUIRES STANDARD STRAIGHT CURB	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
22-607.C	LOTS AND LOT SIZES: SIDE LOT LINES SHALL BE SUBSTANTIALLY AT RIGHT ANGLES OR RADIAL TO STREET LINES.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
22-607.D	LOTS AND LOT SIZES: RESIDENTIAL LOTS SHALL ABUT A PUBLIC STREET, EXISTING OR PROPOSED.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
22-612.A.(1)	OTHER PUBLIC FACILITIES AND MONUMENTS: MONUMENTS OF CONCRETE SHALL BE PLACED AT PROPERTY LINE INTERSECTIONS WITH STREET RIGHTS-OF-WAY	JUNE 5, 2015	APPROVED	NOV. 17, 2015	SUBJECT TO COORDINATION WITH THE ENGINEER AND ZONING OFFICER ON ACTUAL MONUMENT PLACEMENT
26-121.9	STORAGE FACILITIES SHOULD COMPLETELY DRAIN BOTH THE VOLUME CONTROL AND RATE CONTROL CAPACITIES WITHIN 72 HOURS FROM THE END OF THE DESIGN STORM, SUBJECT TO SITE CONDITIONS.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
26-123.A.(1)	DO NOT INCREASE THE POST-DEVELOPMENT TOTAL RUNOFF VOLUME FOR ALL STORMS EQUAL TO OR LESS THAN THE TWO-YEAR, 24-HOUR DURATION PRECIPITATION.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
26-125.5.F	BASINS WHICH ARE LOCATED IN OR ADJACENT TO A RESIDENTIAL ZONE AND VIEWED BY THE BOROUGH AS A POTENTIAL HAZARD TO THE PUBLIC SAFETY SHALL BE COMPLETELY SURROUNDED BY A FENCE OR WALL NOT LESS THAN FOUR FEET IN HEIGHT. THE FENCE OR WALL SHALL NOT HAVE AN OPENING OR GAP LARGER THAN TWO INCHES.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
26-125.7.A	THE MAXIMUM WATER DEPTH (MEASURED FROM THE BASE TO THE CREST OF THE EMERGENCY SPILLWAY) IN EARTH FILL DAMS SHALL NOT EXCEED SIX FEET.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
26-125.7.C	THE SIDE-SLOPES OF EARTH-FILLED DAMS SHALL NOT BE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) ON BOTH SIDES OF THE EMBANKMENT	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
26-125.9	FOR THE PURPOSE OF INLET PLACEMENT, FLOW DEPTHS FOR A 10-YEAR STORM SHALL NOT EXCEED TWO INCHES IN A GUTTER CONDITION, AND ONE-HALF INCH ACROSS INTERSECTIONS AND TRAVEL LANES.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	NO CONDITIONS
26-306.1.B	NO LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED AND NO BUILDING, STRUCTURES, ROADS, UTILITIES, STORMWATER MANAGEMENT BASINS SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM CLOSED DEPRESSIONS.	JUNE 5, 2015	APPROVED	NOV. 17, 2015	SUBJECT THE RECOMMENDATIONS OF THE GEO-SERVICES REPORT AND INCORPORATION OF PROVISIONS IN THE DEVELOPER'S AGREEMENT THAT THE DEVELOPER IS RESPONSIBLE FOR ALL SINKHOLE REMEDIATION DURING CONSTRUCTION, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR SINKHOLE REMEDIATION ON PRIVATE PROPERTY AND THE HOA DOCUMENTS REFLECT THE POTENTIAL RISK OF CONSTRUCTION WITHIN KARST TERRAIN

THIS MODIFICATION IS NO LONGER APPLICABLE. (→ 26-123.A.(1))

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
SURV. CHIEF: RC
FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG
CHKD BY: TMS
DRAWN BY: RC
CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\Cover.dwg

XREFS:
TB [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\TB.dwg]
Site Location [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\Site Location Map.dwg]
X-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\X-Base.dwg]
P-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\P-Base.dwg]
Street Alignments [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments.dwg]
As-Built Block - Phase 1-2-3 Water & Sewer [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\As-Built Block - Phase 1-2-3 Water & Sewer.dwg]
Street Alignments-Ph4&5 [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments-Ph4&5.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

PERMITS & MODIFICATIONS ALONG WITH ASSOCIATED CONDITIONS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 4 OF 78
DWG. NO. 11-0950-01-E

ADJOINERS

#1 – N/F
Southpoint Associates
D.B. 136, Pg. 224
P.B. 48, Pg. 143 (Lot 1)
T.P. 42–25–0030–033A

#2 – N/F
Elmwood Apartments, LLC
Inst. #202035366
P.B. 22 Pg. 111 (Lots 25–27)
T.P. 42–25–0030–042 thru 044

#3 – N/F
Elmwood Apartments, LLC
Inst. #202035366
P.B. 22 Pg. 111 (Lot 28)
T.P. 42–25–0030–045

#4 – N/F
Elmwood Apartments, LLC
P.B. 32, Pg. 138 (Lot 29–A)
T.P. 42–25–0030–178

#5 – N/F
J & KS Enterprises, LLC
Inst. #200928640
P.B. 32, Pg. 138 (Lot 30–A)
T.P. 42–25–0030–180

#6 – N/F
Stephen & Mary Lisa Cantore
Inst. #201416948
P.B. 51, Pg. 34 (Lot 33)
T.P. 42–24–0789–021

#7 – N/F
Susan M. Korch–Appleby &
Thomas E. Appleby
D.B. 278, Pg. 2643
P.B. 79, Pg. 143 (Lot 7)
T.P. 17–24–0789–373

#8 – N/F
James B. Jr., & Sally L. McGaffin
D.B. 214, Pg. 567
P.B. 79, Pg. 143 (Lot 6)
T.P. 17–24–0789–372

#9 – N/F
Forest R. Baker, Jr.
D.B. 238, Pg. 50
P.B. 79, Pg. 143 (Lot 5)
T.P. 17–24–0789–371

#10 – N/F
Michael & Brenda Callahan
Inst. #201238792
P.B. 79, Pg. 143 (Lot 4)
T.P. 17–24–0789–370

#11 – N/F
Borough of Mechanicsburg
D.B. 265, Pg. 211
P.B. 79, Pg. 143 (Lot A)
T.P. 17–24–0789–104

#12 – N/F
Geoffrey O. & Laura L. Minter
D.B. 216, Pg. 402
P.B. 79, Pg. 143 (Lot 3)
T.P. 17–24–0789–369

#13 – N/F
James B. & Pamela F. Van Kirk
D.B. 208, Pg. 901
P.B. 79, Pg. 87 (Lot 2)
T.P. 17–24–0789–368

#14 – N/F
Fatima Mohmand & Seth Arbogast
Inst. #201529943
P.B. 35, Pg. 37 (Lot 131)
T.P. 17–24–0789–358

#15 – N/F
Harry G. & Margaret A. Baker
D.B. 28–R, Pg. 558
P.B. 35, Pg. 37 (Lot 130)
T.P. 17–24–0789–357

#16 – N/F
Kenneth D. & Cyntia J. Miceli
D.B. 30–E, Pg. 478
P.B. 35, Pg. 37
(Lot 129)
T.P. 17–24–0789–356

#17 – N/F
Leslie E. & Mary Ann Deibert
D.B. 29–C, Pg. 155
P.B. 35, Pg. 37 (Lot 128)
T.P. 17–24–0789–355

#18 – N/F
Nancy K. Stratchko
Inst. #201125320
P.B. 29, Pg. 120 (Lot 127)
T.P. 17–24–0789–320

#19 – N/F
Joseph A. & Bernadette M. Sabol
D.B. 27–E, Pg. 303
P.B. 29, Pg. 120 (Lot 126)
T.P. 17–24–0789–319

#20 – N/F
Christopher & Jaime Pagotto
Inst. #202021091
P.B. 48, Pg. 40
(Lots 2 & 125)
T.P. 17–24–0789–318

#21 – N/F
Linda I. Howard
D.B. 118, Pg. 1183
P.B. 48, Pg. 40
(Lots 1 & 124)
17–24–0789–317

#22 – N/F
David A. & Helen S. Bartlett
D.B. 33–B, Pg. 658
P.B. 26, Pg. 26 (Lot 121)
T.P. 17–24–0789–279

#23 – N/F
Matthew A. Brokenshire
Inst. 201323324
P.B. 26, Pg. 149 (Lot 119)
T.P. 17–24–0789–278

#24 – N/F
Steven P. Sturr
202204997
P.B. 26, Pg. 149 (Lot 117)
T.P. 17–24–0789–276

#25 – N/F
Bryan E. Miller
Inst. #201713473
P.B. 26, Pg. 26 (Lot 116)
T.P. 17–24–0789–275

#26 – N/F
Steven R. & Wanda C. Galbraith
Inst. #200833384
P.B. 26, Pg. 26 (Lot 115)
T.P. 17–24–0789–274

#27 – N/F
Paul E. & Rachel E. Northey
Inst. #202027691
P.B. 26, Pg. 26 (Lot 114)
T.P. 17–24–0789–273

#28 – N/F
Andrew C. & Kathleen A. Sheely
D.B. 259, Pg. 1937
P.B. 72, Pg. 14 (Lot 6)
T.P. 17–24–0789–105

#29 – N/F
George N. & Karen M. Liddick
D.B. 160, Pg. 548
P.B. 72, Pg. 14 (Lot 7)
T.P. 17–24–0789–363

#30 – N/F
Hugh P. & Alice M. Baird
Inst. #202132463
P.B. 72, Pg. 14 (Lot 8)
T.P. 17–24–0789–364

#31 – N/F
Suzanne C. Enders
Inst. #201515896
P.B. 72, Pg. 14 (Lot 9)
T.P. 17–24–0789–365

#32 – N/F
Eric M. Shaffer
Inst. #202004150
P.B. 72, Pg. 14 (Lot 10)
T.P. 17–24–0789–366

#33 – N/F
Karen L. Weber & Donna M. Davidson
D.B. 145, Pg. 830
P.B. 72, Pg. 14 (Lot 11)
T.P. 17–24–0791–093

#34 – N/F
James B. & Cathy F. Steele
D.B. 162, Pg. 4
P.B. 31, Pg. 132 (Lot 2)
T.P. 17–24–0791–050A

#35 – N/F
Ernest C. & Darlene F. Kreiser, Trustees
D.B. 140, Pg. 626
T.P. 17–24–0791–050

#36 – N/F
Lawrence D. Weber
Inst. #201529545
T.P. 42–24–0791–001

#37 – N/F
Jacob Michael Carl & Allison Kimberly Wilson
Deed Ref. 202219309
T.P. 42–24–0791–002

#38 – N/F
West Shore Jewish Community
D.B. 24–P, Pg. 1070
P.B. 23, Pg. 11
T.P. 42–24–0791–003EX

#39 – N/F
Kristie J. Webster & Austin B. Cassell
Inst. #201719121
Instr. #201400711 (Lot 1)
T.P. 42–24–0791–004

#40 – N/F
Kensington Arms Associates
D.B. 271–PG 4715

#41 – N/F
Allendale Road Associates
D.B. 254, Pg. 4655
T.P. 42–10–0646–080

#42 – N/F
Stonehedge Lane Associates
D.B. 245, Pg. 354
P.B. 87, Pg. 51 (Lot 11)
T.P. 42–10–0646–084

#43 – N/F
Allendale Road Associates
D.B. 266, Pg. 2527
P.B. 87, Pg. 51 (Lot 10)
T.P. 42–10–0646–085

#44 – N/F
David A. & Holly L. Ritchey
D.B. 36–B, Pg. 874
P.B. 56, Pg. 18 (Lot 3)
T.P. 42–10–0646–010

#45 – N/F
New York Life Insurance Co.
D.B. 251, Pg. 3272
P.B. 78, Pg. 45 (Lot 9)
T.P. 42–10–0646–013

#46 – N/F
Allen Distribution
Inst. #202013966
T.P. 42–10–0646–141

#47 – N/F
Allen Distribution
Inst. #202013958
T.P. 42–10–0646–142

#48 – N/F
PPL Electric Utilities Corporation
Inst. # 201029352
T.P. 42–10–0646–103

#49 – N/F
Allen J. Levy
Inst. #202141603
T.P. 42–25–0030–176

#50 – N/F
Jon D. &
Donna L. Melton
D.B. 35–W, Pg. 437
P.B. 17, Pg. 45 (Lot 101)
T.P. 42–25–0030–115

#51 – N/F
Rodger M. Spencer
Inst. #201729174
P.B. 17, Pg. 45 (Lot 102)
T.P. 42–25–0030–116

#52 – N/F
Gerald K. Miller
D.B. 31–A, Pg. 20
P.B. 17, Pg. 45
(Lot 103)
T.P. 42–25–0030–117

#53 – N/F
Eugene A. & Janet M. Dixon
Inst. # 202138005
P.B. 18, Pg. 35 (Lot 104)
T.P. 42–25–0030–118

#54 – N/F
Thomas E. &
Gloria K. Young
D.B. 26–N, Pg. 680
P.B. 18, Pg. 35 (Lot 105)
T.P. 42–25–0030–119

#55 – N/F
Neal Krout
Inst. #201523958
P.B. 15, Pg. 13 (Lot 41)
T.P. 42–25–0030–120

#56 – N/F
James E. & Jeannette M. Krabiel
D.B. 280, Pg. 1198
P.B. 15, Pg. 13 (Lot 32)
T.P. 42–25–0030–084

#57 – N/F
James T. Sr. & Saleena B. Scott
Inst. #202035940
P.B. 15, Pg. 13 (Lot 33)
T.P. 42–25–0030–085

#58 – N/F
Amanda L. Jaskot &
Michael C. Sacks
Inst. #202146106
P.B. 15, Pg. 13 (Lot 34)
T.P. 42–25–0030–086

#59 – N/F
Nikki E. Sheaffer
Inst. #202006535
P.B. 14, Pg. 26 (Lot 35)
T.P. 42–25–0030–087

#60 – N/F
Brittany C. Heller
Inst. #201712112
P.B. 14, Pg. 26 (Lot 36)
T.P. 42–25–0030–088

#61 – N/F
Andrew H. & Brandi L. Lambert
Inst. #200822104
P.B. 14, Pg. 26 (Lot 37)
T.P. 42–25–0030–089

#62 – N/F
Zachery & Jamie Sherry
Inst. 201422378
P.B. 14, Pg. 26 (Lot 38)
T.P. 42–25–0030–090

#63 – N/F
Timothy K. & Ruth E. Wilson
D.B. 145, Pg. 596
P.B. 12, Pg. 4 (Lot 39)
T.P. 42–25–0030–091

#64 – N/F
Steven L. & Julie A. Shangraw
D.B. 229, Pg. 592
P.B. 12, Pg. 4 (Lot 40)
T.P. 42–25–0030–092

#65 – N/F
TD Property Management, LLC
Inst. #202023580
P.B. 12, Pg. 4 (Lot 1)
T.P. 42–25–0030–093

#66 – N/F
Landmark Homes at
Cedar Run, LLC
Inst. #202144210
(Exception # 16)

COMMITMENT: TITLE SEARCH INFORMATION

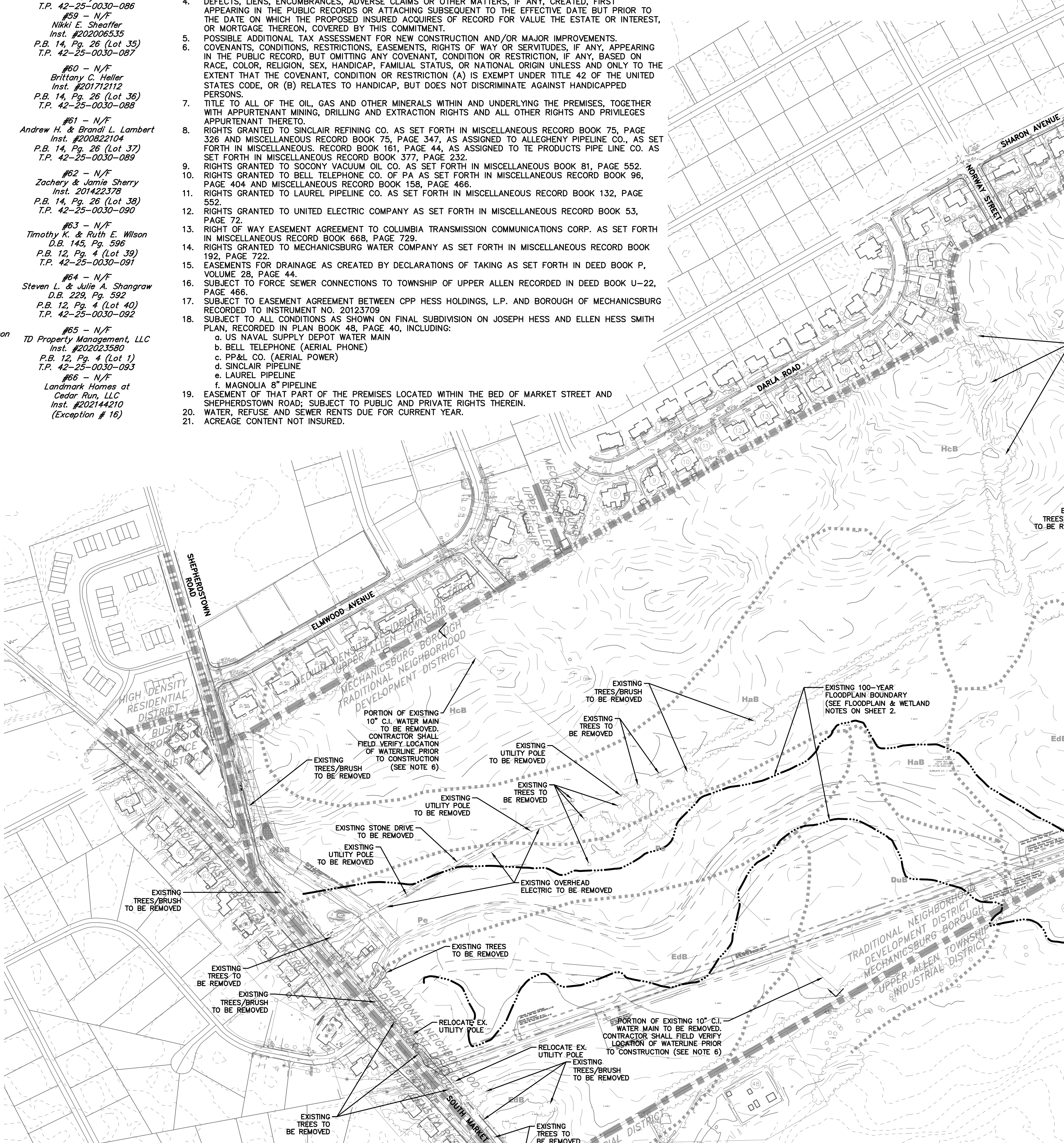
EFFECTIVEDATE: FEBRUARY 27, 2013
SCHEDULE B–SECTION 2
FILE NUMBER: 040–256 COMMITMENT NUMBER: 040–256

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
2. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE ON WHICH THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST, OR MORTGAGE THEREON, COVERED BY THIS COMMITMENT.
5. POSSIBLE ADDITIONAL TAX ASSESSMENT FOR NEW CONSTRUCTION AND/OR MAJOR IMPROVEMENTS.
6. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY OR SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORD, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
7. TITLE TO ALL OF THE OIL, GAS AND OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH APPURTENANT MINING, DRILLING AND EXTRACTION RIGHTS AND ALL OTHER RIGHTS AND PRIVILEGES APPURTENANT THERETO.
8. RIGHTS GRANTED TO SINCLAIR REFINING CO. AS SET FORTH IN MISCELLANEOUS RECORD BOOK 75, PAGE 326 AND MISCELLANEOUS RECORD BOOK 75, PAGE 347, AS ASSIGNED TO ALLEGHENY PIPELINE CO., AS SET FORTH IN MISCELLANEOUS. RECORD BOOK 161, PAGE 44, AS ASSIGNED TO TE PRODUCTS PIPE LINE CO. AS SET FORTH IN MISCELLANEOUS RECORD BOOK 377, PAGE 232.
9. RIGHTS GRANTED TO SOCONY VACUUM OIL CO. AS SET FORTH IN MISCELLANEOUS BOOK 81, PAGE 552.
10. RIGHTS GRANTED TO BELL TELEPHONE CO. OF PA AS SET FORTH IN MISCELLANEOUS RECORD BOOK 96, PAGE 404 AND MISCELLANEOUS RECORD BOOK 158, PAGE 466.
11. RIGHTS GRANTED TO LAUREL PIPELINE CO. AS SET FORTH IN MISCELLANEOUS RECORD BOOK 132, PAGE 552.
12. RIGHTS GRANTED TO UNITED ELECTRIC COMPANY AS SET FORTH IN MISCELLANEOUS RECORD BOOK 53, PAGE 72.
13. RIGHT OF WAY EASEMENT AGREEMENT TO COLUMBIA TRANSMISSION COMMUNICATIONS CORP. AS SET FORTH IN MISCELLANEOUS RECORD BOOK 668, PAGE 729.
14. RIGHTS GRANTED TO MECHANICSBURG WATER COMPANY AS SET FORTH IN MISCELLANEOUS RECORD BOOK 192, PAGE 722.
15. EASEMENTS FOR DRAINAGE AS CREATED BY DECLARATIONS OF TAKING AS SET FORTH IN DEED BOOK P, VOLUME 28, PAGE 44.
16. SUBJECT TO FORCE SEWER CONNECTIONS TO TOWNSHIP OF UPPER ALLEN RECORDED IN DEED BOOK U–22, PAGE 466.
17. SUBJECT TO EASEMENT AGREEMENT BETWEEN CPP HESS HOLDINGS, L.P. AND BOROUGH OF MECHANICSBURG RECORDED TO INSTRUMENT NO. 20123709
18. SUBJECT TO ALL CONDITIONS AS SHOWN ON FINAL SUBDIVISION ON JOSEPH HESS AND ELLEN HESS SMITH PLAN, RECORDED IN PLAN BOOK 48, PAGE 40, INCLUDING:
    a. US NAVAL SUPPLY DEPOT WATER MAIN
    b. BELL TELEPHONE (AERIAL PHONE)
    c. PP&L CO. (AERIAL POWER)
    d. SINCLAIR PIPELINE
    e. LAUREL PIPELINE
    f. MAGNOLIA 8" PIPELINE
19. EASEMENT OF THAT PART OF THE PREMISES LOCATED WITHIN THE BED OF MARKET STREET AND SHEPHERDSTOWN ROAD; SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
20. WATER, REFUSE AND SEWER RENTS DUE FOR CURRENT YEAR.
21. ACREAGE CONTENT NOT INSURED.

SOILS LEGEND

DuB – DUFFIELD SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
EdB – EDOM SILTY CLAY LOAM, 3–8% SLOPES, PRIME FARMLAND
HaB – HAGERSTOWN SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
HcB – HAGERSTOWN SILT LOAM, ROCKY, 3–8% SLOPES
HcC – HAGERSTOWN SILT LOAM, ROCKY, 8–15% SLOPES
HdB – HAGERSTOWN–ROCK OUTCROP COMPLEX, 0–8% SLOPES
HdD – HAGERSTOWN–ROCK OUTCROP COMPLEX, 8–25% SLOPES
Pe – PENLAW SILT LOAM
W – WATER
SOIL BOUNDARY
SOIL DESCRIPTION LABEL DuB



NOTES

1. SEE EASEMENT PLAN FOR LOCATION AND AREA OF EXISTING EASEMENTS TO BE VACATED.
2. SEE LANDSCAPING PLAN FOR LOCATION OF PROPOSED TREELINE.
3. SEE UTILITY PLAN FOR PROPOSED WATERLINE AND CONNECTION TO EXISTING WATER MAINS.
4. PER EMAIL CORRESPONDENCE WITH PPL EMPLOYEES REGARDING THE OVERHEAD PPL LINE RUNNING THROUGH THE SOUTHERN PORTION OF SUBJECT PARCEL, THE FOLLOWING ITEMS PERTAINING TO SAID EASEMENT ARE NOTED:
    A. CURRENT EASEMENT DOCUMENT RECORDED IN MISC. BOOK 53, PAGE 72 – NO WIDTH LISTED
    B. THERE IS AN UNDEFINED EASEMENT WIDTH FOR THE FOLLOWING PPL POLES: 21246/S31685, 21265/S31690, 21284/S31695, 21303/S31699, 21320/S31702 AND 21337/S31707.
    C. THERE IS A 100' EASEMENT FOR POLE # 21355/S31711 WHICH IS LOCATED TO THE EAST OF SUBJECT PARCEL.
    D. PPL OFFICIALS HAVE SUGGESTED THAT THE OWNER/DEVELOPER AND PPL AGREE TO A NEW R/W AGREEMENT PERTAINING TO SAID LINE.
5. THE AERIAL BELL TELEPHONE LINE SHOWN NEAR THE SOUTHERN PORTION OF SUBJECT PARCEL WAS TAKEN FROM PLAN BOOK 48, PAGE 40. CURRENTLY THERE IS NO EVIDENCE OF SAID LINE. THE LOCATION OF SAID LINE IS APPROXIMATE.
6. THERE ARE NO DOCUMENTS SUPPORTING POSSIBLE EASEMENTS FOR THE 10" AND 12" UNITED WATER LINES IN THE PROVIDED TITLE SEARCH. UNITED WATER PERSONNEL WAS CONTACTED VIA EMAIL AND PHONE CONVERSATIONS AND STATED THAT THEY HAVE NO RECORD OF ANY EASEMENTS PERTAINING TO SAID WATER LINES.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE		SURV. CHIEF: RC	FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG	CHKD BY: TMS	DRAWN BY: RC	CHKD BY: RC

DRAWING REFERENCE: F:\11\11–0950–01\CAD\Ph4–Final\Existing Features.dwg

XREFS:
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X–Base [F:\11\11–0950–01\CAD\Ph4–Final\X–Refs\X–Base.dwg]
Lidar–Base [F:\11\11–0950–01\CAD\Ph4–Final\X–Refs\Lidar–Base.dwg]

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LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733–1536

SCALE
1" = 200'
0 100' 200' 400' 600'

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481–5500 · Fax (717) 481–4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EXISTING FEATURES AND DEMOLITION PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD–ON PLAN
FOR
LEGACY PARK

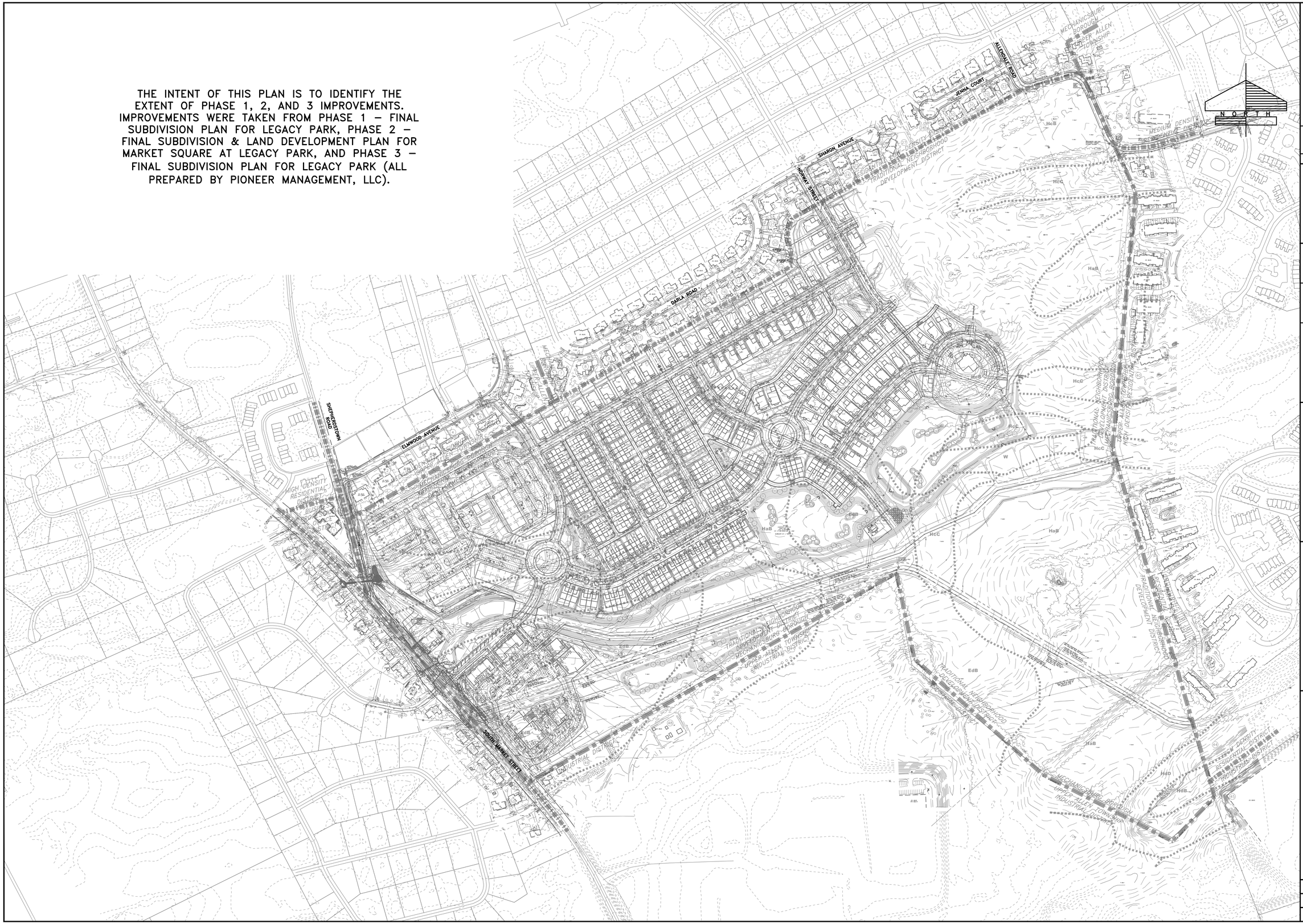
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

DWG. NO. 11–0950–01–E

F:\11\11–0950–01\CAD\Ph4–Final\Existing Features.dwg, 5 EXISTING FEATURES AND DEMOLITION PLAN, 12/16/2022 7:46:57 AM, 1:1

THE INTENT OF THIS PLAN IS TO IDENTIFY THE EXTENT OF PHASE 1, 2, AND 3 IMPROVEMENTS. IMPROVEMENTS WERE TAKEN FROM PHASE 1 – FINAL SUBDIVISION PLAN FOR LEGACY PARK, PHASE 2 – FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR MARKET SQUARE AT LEGACY PARK, AND PHASE 3 – FINAL SUBDIVISION PLAN FOR LEGACY PARK (ALL PREPARED BY PIONEER MANAGEMENT, LLC).



NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD.
		BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TMS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
FOR PIONEER MANAGEMENT BY:

DRAWING REFERENCE:
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XREFS:
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V-Base [F:\11\11-0950-01\CAD\Ph4-Final\V-Refs\V-Base.dwg]
Lidar-Base [F:\11\11-0950-01\CAD\Ph4-Final\V-Refs\Lidar-Base.dwg]
Market Line Work Block - Modified [F:\11\11-0950-01\CAD\Ph4-Final\V-Refs\Market Line Work Block - Modified.dwg]
P-Base [F:\11\11-0950-01\CAD\Ph4-Final\V-Refs\P-Base.dwg]
Street Alignments [F:\11\11-0950-01\CAD\Ph4-Final\V-Refs\Street Alignments.dwg]
Lot-Bldg Block - Phase 1-2-3 Water & Sewer [F:\11\11-0950-01\CAD\Ph4-Final\V-Refs\Lot-Bldg Block - Phase 1-2-3 Water & Sewer.dwg]
Street Alignments-PHASE 3 [F:\11\11-0950-01\CAD\Ph4-Final\V-Refs\Street Alignments-PHASE3.dwg]

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SCALE
0 100' 200' 400' 600'
1" = 200'

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Phone (717) 481-5500 • Fax (717) 481-4955
Email: info@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EXISTING FEATURES AFTER PHASE 3

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 6 OF 78
DWG. NO. 11-0950-01-E

TRADITIONAL NEIGHBORHOOD DEVELOPMENT SUB-AREAS (OVERALL DEVELOPMENT)

DESIGN CRITERIA: NEIGHBORHOOD EDGE		
ITEM	REQUIREMENT	PROPOSED
AREA WITHIN TND	25% – 35% OF TOTAL GROSS ACREAGE	26.80%
USES	RESIDENTIAL – SINGLE-FAMILY, DETACHED DWELLINGS	
LOT WIDTH	VARIES	
LOT DEPTH	SHALL BE GENERALLY UNIFORM	
FENCES	PERMITTED ALONG FRONT LOT LINE (MAXIMUM 3' IN HEIGHT)	
LOTS ABUTTING LOW DENSITY RESIDENTIAL	MINIMUM 75' LOT WIDTH, MINIMUM 8,000 S.F. LOT AREA	
OUTBUILDINGS	1 PER LOT PERMITTED, MAXIMUM 650 S.F. FOOTPRINT	
LANES	LOTS LESS THAN 50' IN WIDTH SHALL HAVE REAR ACCESS VIA A LANE	
GARAGES	FRONT-LOAD GARAGES SET BACK MINIMUM 7' FROM BUILDING FACE	
OPEN SPACE FRONTAGE LOTS	MAXIMUM 5% OF LOTS MAY FRONT DIRECTLY ON TO OPEN SPACE	0.58%
DESIGN CRITERIA: NEIGHBORHOOD GENERAL		
ITEM	REQUIREMENT	PROPOSED
AREA WITHIN TND	25% – 40% OF TOTAL GROSS ACREAGE	27.71%
USES	RESIDENTIAL – ANY FORM AND CIVIC USES	
LOT WIDTH	VARIES	
LOT DEPTH	SHALL BE GENERALLY UNIFORM, REDUCED TO 80' MIN. FOR S.F. – ATTACHED	
FENCES	PERMITTED ALONG FRONT LOT LINE (MAXIMUM 3' IN HEIGHT)	
BUILDINGS (SF ATTACHED AND DETACHED)	MIN. 10% OF TOTAL DWELLINGS (IN NEIGHBORHOOD GENERAL AREA) PER TYPE	SEE NG DWELLINGS
OUTBUILDINGS	1 PER LOT PERMITTED, MAXIMUM 650 S.F. FOOTPRINT	
LANES	LOTS LESS THAN 40' IN WIDTH SHALL HAVE REAR ACCESS VIA A LANE	
GARAGES	FRONT-LOAD GARAGES SET BACK MINIMUM 7' FROM BUILDING FACE	
OPEN SPACE FRONTAGE LOTS	MAXIMUM 10% OF LOTS MAY FRONT DIRECTLY ON TO OPEN SPACE	4.68%
DESIGN CRITERIA: MIXED CENTER		
ITEM	REQUIREMENT	PROPOSED
AREA WITHIN TND	5% – 10% OF TOTAL GROSS ACREAGE	10.00%
USES	RESIDENTIAL – S-F ATTACHED DWELLINGS AND APARTMENT BUILDINGS, OFFICES AND APARTMENTS OVER RETAIL SHOPS, COMMERCIAL AND CIVIC BUILDINGS	
LOT DEPTH	SHALL BE GENERALLY UNIFORM	
FENCES	PERMITTED ALONG FRONT LOT LINE (MAXIMUM 3' IN HEIGHT)	
BUILDING HEIGHT	MIN. 18' TO MAXIMUM PER TYPE (SEE TND REQUIREMENTS); NON-HABITABLE ARCHITECTURAL FEATURES MAY EXTEND TO 100'; COMMERCIAL, S-F ATTACHED DWELLINGS AND APARTMENT BUILDING FACADE LENGTHS MAXIMUM 200'	
OUTBUILDINGS	1 PER LOT PERMITTED, MAXIMUM 650 S.F. FOOTPRINT	
LANES	LOTS LESS THAN 55' IN WIDTH SHALL HAVE REAR ACCESS VIA A LANE	

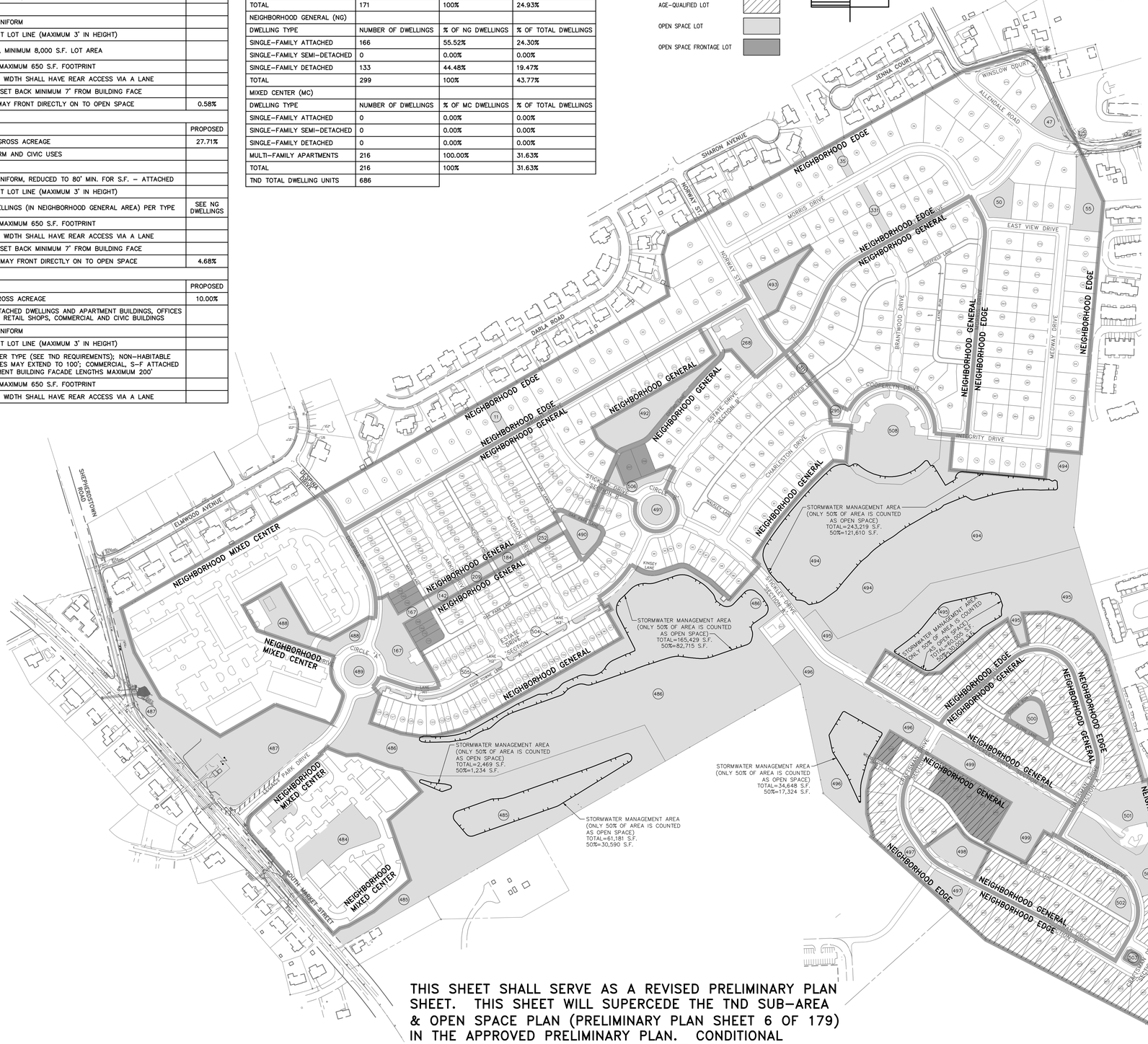
SUB-AREAS DWELLING SCHEDULE (OVERALL DEVELOPMENT)

NEIGHBORHOOD EDGE (NE)			
DWELLING TYPE	NUMBER OF DWELLINGS	% OF NE DWELLINGS	% OF TOTAL DWELLINGS
SINGLE-FAMILY ATTACHED	0	0.00%	0.00%
SINGLE-FAMILY SEMI-DETACHED	0	0.00%	0.00%
SINGLE-FAMILY DETACHED	171	100.00%	24.93%
TOTAL	171	100%	24.93%
NEIGHBORHOOD GENERAL (NG)			
DWELLING TYPE	NUMBER OF DWELLINGS	% OF NG DWELLINGS	% OF TOTAL DWELLINGS
SINGLE-FAMILY ATTACHED	166	55.52%	24.30%
SINGLE-FAMILY SEMI-DETACHED	0	0.00%	0.00%
SINGLE-FAMILY DETACHED	133	44.48%	19.47%
TOTAL	299	100%	43.77%
MIXED CENTER (MC)			
DWELLING TYPE	NUMBER OF DWELLINGS	% OF MC DWELLINGS	% OF TOTAL DWELLINGS
SINGLE-FAMILY ATTACHED	0	0.00%	0.00%
SINGLE-FAMILY SEMI-DETACHED	0	0.00%	0.00%
SINGLE-FAMILY DETACHED	0	0.00%	0.00%
MULTI-FAMILY APARTMENTS	216	100.00%	31.63%
TOTAL	216	100%	31.63%
TND TOTAL DWELLING UNITS	686		

LEGEND

- TND SUB-AREA BOUNDARY
- AGE-QUALIFIED LOT
- OPEN SPACE LOT
- OPEN SPACE FRONTAGE LOT

N O R T H



OPEN SPACE LOTS

	LOT	AREA	ORIGINAL/TOTAL LOT AREA	APP. PHASE
APT. COMMUNITY BLDG. LOT	488 (WITH PVMT./PARKING REDUCTION)	38,913 S.F.	47,628 S.F.	PH1
AGE-QUALIFIED COMMUNITY BLDG. LOT	501 (WITH PVMT./PARKING REDUCTION)	93,449 S.F.	107,034 S.F.	FUTURE
PROPOSED COMMUNITY BLDG. LOT	508 (WITH PVMT./PARKING REDUCTION)	81,654 S.F.	99,331 S.F.	PH3
COMMERCIAL LOT	484	45,508 S.F.	292,094 S.F.	PH2
	11	5,600 S.F.		PH1
	35	4,200 S.F.		PH4
	47	14,895 S.F.		PH4
	50	13,191 S.F.		PH4
	55	24,554 S.F.		PH4
	142	5,390 S.F.		PH3
	167 (WITH PVMT./PARKING REDUCTION)	41,893 S.F.	44,514 S.F.	PH1
	184	5,390 S.F.		PH3
	209	5,390 S.F.		PH3
	227	2,321 S.F.		PH1
	252	6,272 S.F.		PH3
	268 (WITH PVMT./PARKING REDUCTION)	24,817 S.F.	30,187 S.F.	PH3
	295	4,920 S.F.		PH3
	311	3,109 S.F.		PH3
	331	6,937 S.F.		PH4
	485 (WITH 50% STORMWATER REDUCTION)	291,475 S.F.	323,299 S.F.	PH2
	486 (WITH 50% STORMWATER REDUCTION)	541,156 S.F.	623,871 S.F.	PH4
	487	168,021 S.F.		PH4
	489	10,568 S.F.		PH1
	490	11,562 S.F.		PH1
	491	10,568 S.F.		PH1
	492	47,714 S.F.		PH3
	493	25,323 S.F.		PH4
	494 (WITH 50% STORMWATER REDUCTION)	419,662 S.F.	541,272 S.F.	PH4
	495 (WITH 50% STORMWATER REDUCTION)	231,973 S.F.	261,975 S.F.	FUTURE
	496 (WITH 50% STORMWATER REDUCTION)	151,379 S.F.	168,703 S.F.	FUTURE
	497 (WITH PVMT./PARKING REDUCTION)	25,328 S.F.	26,717 S.F.	FUTURE
	498	23,560 S.F.		FUTURE
	499	85,451 S.F.		FUTURE
	500	12,218 S.F.		FUTURE
	502	7,574 S.F.		FUTURE
	503	2,121 S.F.		FUTURE
	504	3,573 S.F.		PH1
	505	4,874 S.F.		PH1
	506	9,306 S.F.		PH3
	SITE TOTAL=	2,511,809 S.F.		PH4 TOTAL= 1,217,939 S.F.
		57.663 ACRES= 31.041% OF GROSS SITE ACREAGE (185.762 AC.)		27.960 ACRES= 42.684% OF GROSS SITE ACREAGE (65.504 AC.) (LOTS 35, 47, 50, 55, 331, 486, 487, 493 & 494)

TND: OPEN SPACE ZONING ORDINANCE REQUIREMENTS

GENERAL PROVISIONS

SECTION 27-406.E: OPEN SPACE. IN DESIGNING AND MAINTAINING OPEN SPACE, THE FOLLOWING STANDARDS SHALL BE FOLLOWED:

(1) OPEN SPACE SHALL MAKE UP AT LEAST **30% OF THE GROSS TRACT AREA** AND BE ARRANGED TO ENSURE THAT NO RESIDENTIAL DWELLING IS MORE THAN 1,000 FEET FROM SOME TYPE OF USABLE OPEN SPACE, AS LISTED IN SUBSECTION E(2)(a) THROUGH E(2)(c) BELOW. LINKAGES BETWEEN THE VARIOUS OPEN SPACES, BY WAY OF TRAILS AND LINEAR PARKS, ARE ENCOURAGED.

(2) OPEN SPACE SHALL BE INCLUDED IN THE FOLLOWING FOUR PATTERNS:

- (a) PRESERVED NATURAL AREAS, INCLUDING FLOODPLAINS AND SIGNIFICANT TREE STANDS. SUCH FLOODPLAINS SHALL INCLUDE ACTIVE AND PASSIVE. RECREATIONAL AMENITIES SUCH AS BALL FIELDS AND HIKING TRAILS.
- (b) ACTIVE AND PASSIVE RECREATIONAL AMENITIES. [AMENDED BY ORD. 1139, 7/15/2014]
- (c) FORMAL PARKS, PLAZAS, GREENS, AND POCKET PARKS. A MAIN PLAZA OR SQUARE SHALL BE LOCATED IN A PROMINENT LOCATION, TO ACT AS A GATHERING PLACE AND FOCUS OF COMMUNITY ACTIVITY. [AMENDED BY ORD. 1139, 7/15/2014]
- (d) VEGETATIVE LANDSCAPED AMENITY AREAS SUCH AS ISLANDS IN AVENUES AND PLANTING STRIPS, WHEN IN EXCESS OF 500 SQUARE FEET.

(3) FIFTY PERCENT OF THE STORMWATER MANAGEMENT AREAS MAY BE DESIGNATED AS OPEN SPACE, PROVIDED THAT THEY INCLUDE BEST MANAGEMENT PRACTICES (BMPS), ARE WELL-LANDSCAPED, CREATIVELY DESIGNED, AND ARE INCORPORATED INTEGRALLY IN THE OVERALL DESIGN. FOR THE PURPOSES OF THIS SECTION, "STORMWATER MANAGEMENT AREAS" SHALL BE DEFINED AS THE AREA CONTAINED WITHIN CENTRALIZED DETENTION OR RETENTION RATE CONTROL FACILITIES SUBJECT TO INUNDATION BY THE ONE-HUNDRED-YEAR STORM EVENT, NOT INCLUDING LOCALIZED BMPS INTENDED FOR MAINTENANCE OF WATER QUALITY. [AMENDED BY ORD. 1139, 7/15/2014]

(4) OPEN SPACE SHALL BE OWNED AND MAINTAINED IN A FORM ACCEPTABLE TO THE BOROUGH COUNCIL AND AS REVIEWED BY THE BOROUGH ENGINEER AND BOROUGH SOLICITOR. UNLESS DEDICATED TO THE BOROUGH, ALL OPEN SPACE AREAS SHALL BE SUBJECT TO A HOMEOWNERS' ASSOCIATION AND MANAGED BY AN INDEPENDENT PROFESSIONAL MANAGEMENT COMPANY.

NEIGHBORHOOD EDGE

SECTION 27-407.A(3)(d): OPEN SPACE. THE NEIGHBORHOOD EDGE SHALL BE ARRANGED TO ENSURE THAT NO RESIDENTIAL DWELLING IS MORE THAN 1,000 FEET FROM SOME TYPE OF USABLE OPEN SPACE, AS LISTED IN § 27-406E.

NEIGHBORHOOD GENERAL

SECTION 27-407.B(5): OPEN SPACE. THE NEIGHBORHOOD GENERAL SUBAREA SHALL BE ARRANGED TO ENSURE THAT NO RESIDENTIAL DWELLING IS MORE THAN 1,000 FEET FROM SOME TYPE OF USABLE OPEN SPACE, AS LISTED IN § 27-406E.

MIXED CENTER

SECTION 27-407.C(5): OPEN SPACE. THE MIXED CENTER SUBAREA SHALL INCLUDE A FORMAL, CENTRALLY LOCATED OPEN SPACE OF 10,000 SQUARE FEET MINIMUM IN NOT MORE THAN TWO LOCATIONS OF 5,000 SQUARE FEET MINIMUM EACH. A HARDSCAPED PLAZA SHALL MAKE UP AT LEAST 25% OF THIS OPEN SPACE.

THIS SHEET SHALL SERVE AS A REVISED PRELIMINARY PLAN SHEET. THIS SHEET WILL SUPERCEDE THE TND SUB-AREA & OPEN SPACE PLAN (PRELIMINARY PLAN SHEET 6 OF 179) IN THE APPROVED PRELIMINARY PLAN. CONDITIONAL PRELIMINARY PLAN APPROVAL WAS OBTAINED ON NOVEMBER 17

LEGEND

PROPOSED PHASING LINE

TENTATIVE CONSTRUCTION SCHEDULE

PHASE	ESTIMATED COMPLETION
PHASE 1	BEGINNING SPRING OF 2016
PHASE 2	BEGINNING SPRING OF 2018
PHASE 3	BEGINNING SPRING OF 2020
PHASE 4	BEGINNING FALL OF 2022
PHASE 5	BEGINNING SPRING OF 2023 (SCHEDULE SUBJECT TO CHANGE)

THE SOLE PURPOSE OF THIS PLAN IS TO IDENTIFY THE ANTICIPATED PHASING SCHEDULE FOR THIS PROJECT.

DWELLING SCHEDULE

PHASE 1 ----- 325 DWELLING UNITS TOTAL
37.121 AC.
- 216 MULTI-FAMILY DWELLING UNITS (APTS.)
- 17 SINGLE-FAMILY DETACHED (ESTATE LOTS-75' WIDE LOTS)
- 10 SINGLE-FAMILY DETACHED (FRONT-LOAD GARAGES)
- 33 SINGLE-FAMILY ATTACHED (FRONT-LOAD GARAGES FROM LANE, MODIFICATION REQUESTED AS A PART OF VOZ CONDITIONAL USE APP.)
- 49 SINGLE-FAMILY ATTACHED (REAR-LOAD GARAGES)

PHASE 2 ----- 0 DWELLING UNITS TOTAL
14.127 AC.
- 1 COMMERCIAL LOT (NO DWELLING UNITS)

PHASE 3 ----- 143 DWELLING UNITS TOTAL
29.553 AC.
- 9 SINGLE-FAMILY DETACHED (ESTATE LOTS-75' WIDE LOTS)
- 14 SINGLE-FAMILY DETACHED (FRONT-LOAD GARAGES)
- 36 SINGLE-FAMILY DETACHED (REAR-LOAD GARAGES)
- 84 SINGLE-FAMILY ATTACHED (REAR-LOAD GARAGES)

PHASE 4 ----- 131 DWELLING UNITS TOTAL
87.410 AC.
- 22 SINGLE-FAMILY DETACHED (ESTATE LOTS-75' WIDE LOTS)
- 77 SINGLE-FAMILY DETACHED (FRONT-LOAD GARAGES)
- 32 SINGLE-FAMILY DETACHED (REAR-LOAD GARAGES)

PHASE 5 ----- 87 DWELLING UNITS TOTAL
39.465 AC.
- 46 SINGLE-FAMILY DETACHED (AGE-QUALIFIED FRONT-LOAD GARAGES)
- 41 SINGLE-FAMILY DETACHED (AGE-QUALIFIED REAR-LOAD GARAGES)



PH4: STREET NAMES & LANE NAMES

STREETS	LANES
MORRIS DRIVE	SHEFFIELD LANE
BRANTWOOD DRIVE	LAYNE RUN
EAST VIEW DRIVE	
MEDWAY DRIVE	
INTEGRITY DRIVE	
ESTATE DRIVE 'SECTION B'	
ALLENDALE ROAD (RE-ALIGNED)	
OLD ALLENDALE RD./CUL-DE-SAC 'A'	

THIS SHEET SHALL SERVE AS A REVISED PRELIMINARY PLAN SHEET. THIS SHEET WILL SUPERCEDE THE OVERALL PHASING PLAN (PRELIMINARY PLAN SHEET 7 OF 179) IN THE APPROVED PRELIMINARY PLAN. CONDITIONAL PRELIMINARY PLAN APPROVAL WAS OBTAINED ON NOVEMBER 17, 2015.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
SURV. CHIEF: RC
FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG
DRAWN BY: TWS
CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH4-FinalV\Phasing.dwg
XREFS:

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 200'
0 100' 200' 400' 600'

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Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

OVERALL PHASING PLAN & REVISED PRELIMINARY PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 8 OF 78
DWG. NO. 11-0950-01-E

LEGEND

PROPOSED PHASING LINE

PHASING SCHEDULE

PHASE	SUBMISSION OF FINAL PLAN
PHASE 1	ALREADY SUBMITTED
PHASE 2	ALREADY SUBMITTED
PHASE 3	ALREADY SUBMITTED
PHASE 4	ON OR BEFORE AUGUST, 2022

(SCHEDULE SUBJECT TO CHANGE)

THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE ANTICIPATED PHASING SCHEDULE FOR THIS PROJECT.

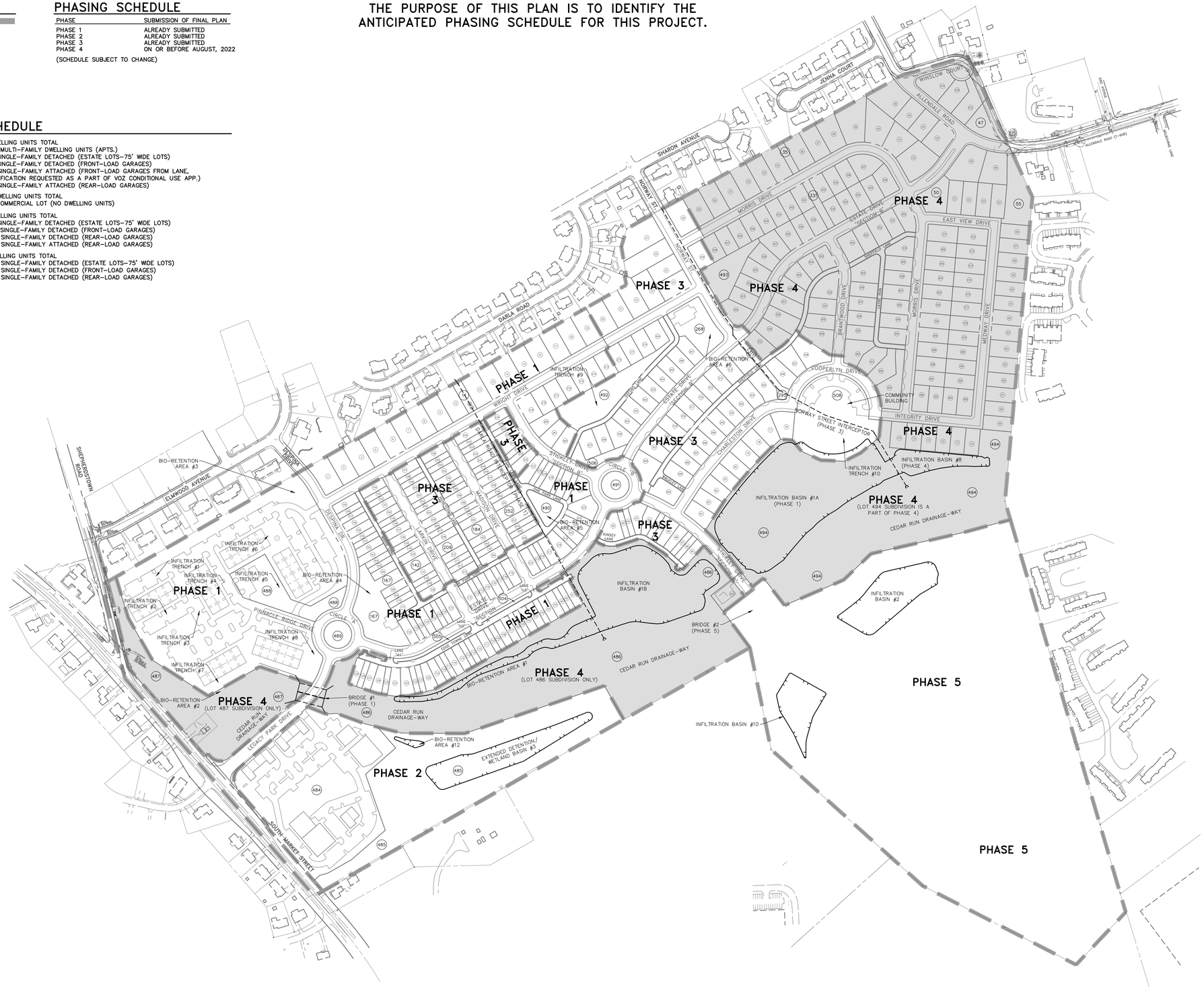
DWELLING SCHEDULE

PHASE 1 ----- 325 DWELLING UNITS TOTAL
- 216 MULTI-FAMILY DWELLING UNITS (APTS.)
- 17 SINGLE-FAMILY DETACHED (ESTATE LOTS-75' WIDE LOTS)
- 10 SINGLE-FAMILY DETACHED (FRONT-LOAD GARAGES)
- 33 SINGLE-FAMILY ATTACHED (FRONT-LOAD GARAGES FROM LANE, MODIFICATION REQUESTED AS A PART OF VOZ CONDITIONAL USE APP.)
- 49 SINGLE-FAMILY ATTACHED (REAR-LOAD GARAGES)

PHASE 2 ----- 1 DWELLING UNITS TOTAL
- 0 DWELLING UNITS TOTAL
- 1 COMMERCIAL LOT (NO DWELLING UNITS)

PHASE 3 ----- 143 DWELLING UNITS TOTAL
- 9 SINGLE-FAMILY DETACHED (ESTATE LOTS-75' WIDE LOTS)
- 14 SINGLE-FAMILY DETACHED (FRONT-LOAD GARAGES)
- 36 SINGLE-FAMILY DETACHED (REAR-LOAD GARAGES)
- 84 SINGLE-FAMILY ATTACHED (REAR-LOAD GARAGES)

PHASE 4 ----- 131 DWELLING UNITS TOTAL
- 22 SINGLE-FAMILY DETACHED (ESTATE LOTS-75' WIDE LOTS)
- 77 SINGLE-FAMILY DETACHED (FRONT-LOAD GARAGES)
- 32 SINGLE-FAMILY DETACHED (REAR-LOAD GARAGES)



| | | |

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE
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- EXISTING SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
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- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- EXISTING TREELINE/BRUSHLINE
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- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER (S)
- EXISTING SANITARY SEWER FORCE MAIN (CMP)
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY

LOT CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
C585	55.35'	34°39'25"	91.50'	28.55'	N89°10'00"W	54.51'
C586	71.85'	41°09'58"	100.00'	37.55'	N85°54'43"W	70.31'
C587	5.12'	2°56'02"	100.00'	2.56'	N63°51'42"W	5.12'
C589	21.01'	24°04'31"	50.00'	10.66'	N13°24'10"W	20.86'
C590	15.12'	17°19'52"	50.00'	7.62'	N34°06'21"W	15.07'
C591	26.75'	5°34'26"	275.00'	13.39'	N88°23'12"E	26.74'
C592	124.64'	71°24'50"	100.00'	71.88'	S58°41'26"E	116.73'
C593	20.51'	12°50'35"	91.50'	10.30'	N34°41'58"W	20.47'
C596	18.27'	3°48'23"	275.00'	9.14'	S29°39'08"E	18.27'
C597	35.84'	93°20'57"	22.00'	23.33'	S78°13'49"E	32.01'
C598	56.23'	18°24'35"	175.00'	28.36'	S64°18'00"W	55.99'
C599	41.25'	78°47'00"	30.00'	24.63'	S67°06'12"E	38.08'
C601	37.65'	43°08'29"	50.00'	19.77'	N20°12'20"E	36.76'

REFER TO SHEET 18, SUBDIVISION & LOT ADD-ON PLAN, FOR LOT ADD-ON 'H' WHICH IS BEING ADDED TO LOT 487.

LEGEND (LOT ADD-ON HATCHES AND STREET RIGHT-OF-WAY VACATION)

- LOT ADD-ON HATCHES (OR)
- EASEMENT HATCHES ON ADJOINERS
- ALLENDALE ROAD STREET RIGHT-OF-WAY VACATION HATCH

SHEET 10

KEY MAP
SCALE: 1"=1000'

TEMPORARY CONSTRUCTION/GRADING EASEMENT REFER TO RECORDED AGREEMENT – INSTR. # 491 S.F.

TEMPORARY CONSTRUCTION/GRADING EASEMENT REFER TO RECORDED AGREEMENT – INSTR. # 739 S.F.

LOT ADD-ON 'E' TO BE CONVEYED TO N/F LANDMARK AND ULTIMATELY INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH 50 S.F.

N/F Lawrence D. Weber D.B. 2015, Pg. 29545 T.P. 42-24-0791-001

N/F WEBER 19,985 S.F. (PRIOR TO THE ADDITION OF LOT ADD-ON 'D1' & 'D2' & THE ANNEXATION OF LOT ADD-ON 'E') 20,202 S.F. (AFTER THE ADDITION OF LOT ADD-ON 'D1' AND 'D2' & THE ANNEXATION OF LOT ADD-ON 'E')

LOT ADD-ON 'D2' TO BE CONVEYED TO N/F WEBER 52 S.F.

LOT ADD-ON 'D1' TO BE CONVEYED TO N/F WEBER 215 S.F.

N/F KREISER 21,258 S.F. (PRIOR TO THE ANNEXATION OF LOT ADD-ON 'C') 21,706 S.F. (AFTER THE ANNEXATION OF LOT ADD-ON 'C')

LOT ADD-ON 'C' TO BE CONVEYED TO N/F KREISER 448 S.F.

N/F Ernest C. & Darlene F. Kreiser, Trustees D.B. 140, Pg. 626 T.P. 17-24-0791-050

AREA OF PUBLIC STREET RIGHT-OF-WAY WITHIN MECHANICSBURG BOROUGH TO BE VACATED= 715 S.F.

N/F CARL & WILSON 22,878 S.F. (PRIOR TO THE ADDITION OF LOT ADD-ON 'G' & THE ANNEXATION OF LOT ADD-ON 'F') 23,843 S.F. (AFTER THE ADDITION OF LOT ADD-ON 'G' & THE ANNEXATION OF LOT ADD-ON 'F')

Carl, Jacob Michael C/O Wilson, Allison Kimberly Acct. No.: 42-24-0791-002 Deed Ref.: 202219309 Area: 22,878 S.F. (Gross) 21,941 S.F. (Net)

LOT ADD-ON 'F' TO BE CONVEYED TO N/F LANDMARK AND ULTIMATELY INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH 59 S.F.

N/F WEST SHORE JEWISH COMMUNITY (LOT AREA TO REMAIN UNCHANGED AFTER VACATION OF PUBLIC STREET RIGHT-OF-WAY)

N/F West Shore Jewish Community D.B. 24-P, Pg. 1070 P.B. 23, Pg. 11 T.P. 42-24-0791-003

AREA OF PUBLIC STREET RIGHT-OF-WAY WITHIN UPPER ALLEN TOWNSHIP TO BE VACATED= 5,396 S.F.
AREA OF PUBLIC STREET RIGHT-OF-WAY WITHIN MECHANICSBURG BOROUGH TO BE VACATED= 7,927 S.F.

LOT ADD-ON 'G' TO BE CONVEYED TO N/F BEAUDUY 1,024 S.F.

14,895 S.F. (PRIOR TO LOT ADD-ON 'G') 19,337 S.F. (AFTER LOT ADD-ON 'G') AREA OF PUBLIC STREET RIGHT-OF-WAY WITHIN UPPER ALLEN TOWNSHIP TO BE VACATED/LOT ADD-ON 'G' TO BE CONVEYED TO N/F LANDMARK & ULTIMATELY BECOME A PART OF LOT 47 = 5,396 S.F.

N/F James B. & Cathy F. Steele D.B. 1623, Pg. 4 P.B. 31, Pg. 132 (Lot 2) T.P. 17-24-0791-050A

TEMPORARY CONSTRUCTION/GRADING EASEMENT REFER TO RECORDED AGREEMENT – INSTR. # 1,827 S.F.

N/F STEELE 25,149 S.F. (PRIOR TO THE ADDITION OF LOT ADD-ON 'B') 25,621 S.F. (AFTER THE ADDITION OF LOT ADD-ON 'B')

LOT ADD-ON 'B' TO BE CONVEYED TO N/F STEELE 471 S.F.

AREA OF PUBLIC STREET RIGHT-OF-WAY WITHIN MECHANICSBURG BOROUGH TO BE VACATED= 471 S.F.

LOT ADD-ON 'A' TO BE CONVEYED TO N/F LANDMARK AND ULTIMATELY INTENDED FOR DEDICATION TO MECHANICSBURG BOROUGH 189 S.F.

N/F Karen L. Weber & Donna M. Davidson D.B. 145, Pg. 830 P.B. 72, Pg. 14 (Lot 11) T.P. 17-24-0791-093

N/F WEBER/DAVIDSON 11,365 S.F. (PRIOR TO THE ANNEXATION OF LOT ADD-ON 'A') 11,176 S.F. (AFTER THE ANNEXATION OF LOT ADD-ON 'A')

TEMPORARY CONSTRUCTION/GRADING EASEMENT REFER TO RECORDED AGREEMENT – INSTR. # 1,140 S.F.

ALLENDALE ROAD (T-608)

WINSLOW COURT

JENNA COURT

ESTATE DRIVE 'SECTION B'

47 — 14,895 S.F. (PRIOR TO LOT ADD-ON 'G') 19,337 S.F. (AFTER LOT ADD-ON 'G')
47A — 12,749 S.F.
47B — 9,862 S.F.
47C — 13,464 S.F.
48 — 13,571 S.F.
49 — 17,571 S.F.
51 — 8,400 S.F.
50 — 13,191 S.F.
43 — 11,349 S.F.
44 — 9,001 S.F.
45 — 9,001 S.F.
46 — 15,738 S.F.
42 — 17,215 S.F.
41 — 11,664 S.F.

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FOR PIONEER MANAGEMENT BY:

SURV. CHIEF: RC | FIELDBOOK NO.: VALUE
DRAWN BY: RC | CHKD BY: RC
MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG | CHKD BY: TWS
DRAWING REFERENCE: C:\11\11-0950-01\CAD\Plt-Final\Lot Add-On.dwg

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Sheet Alignments-Phase 4: [C:\11\11-0950-01\CAD\Plt-Final\Sheet Alignments-Phase 4.dwg]

CLIENT
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c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: 1" = 30' (0, 15', 30', 60', 90')

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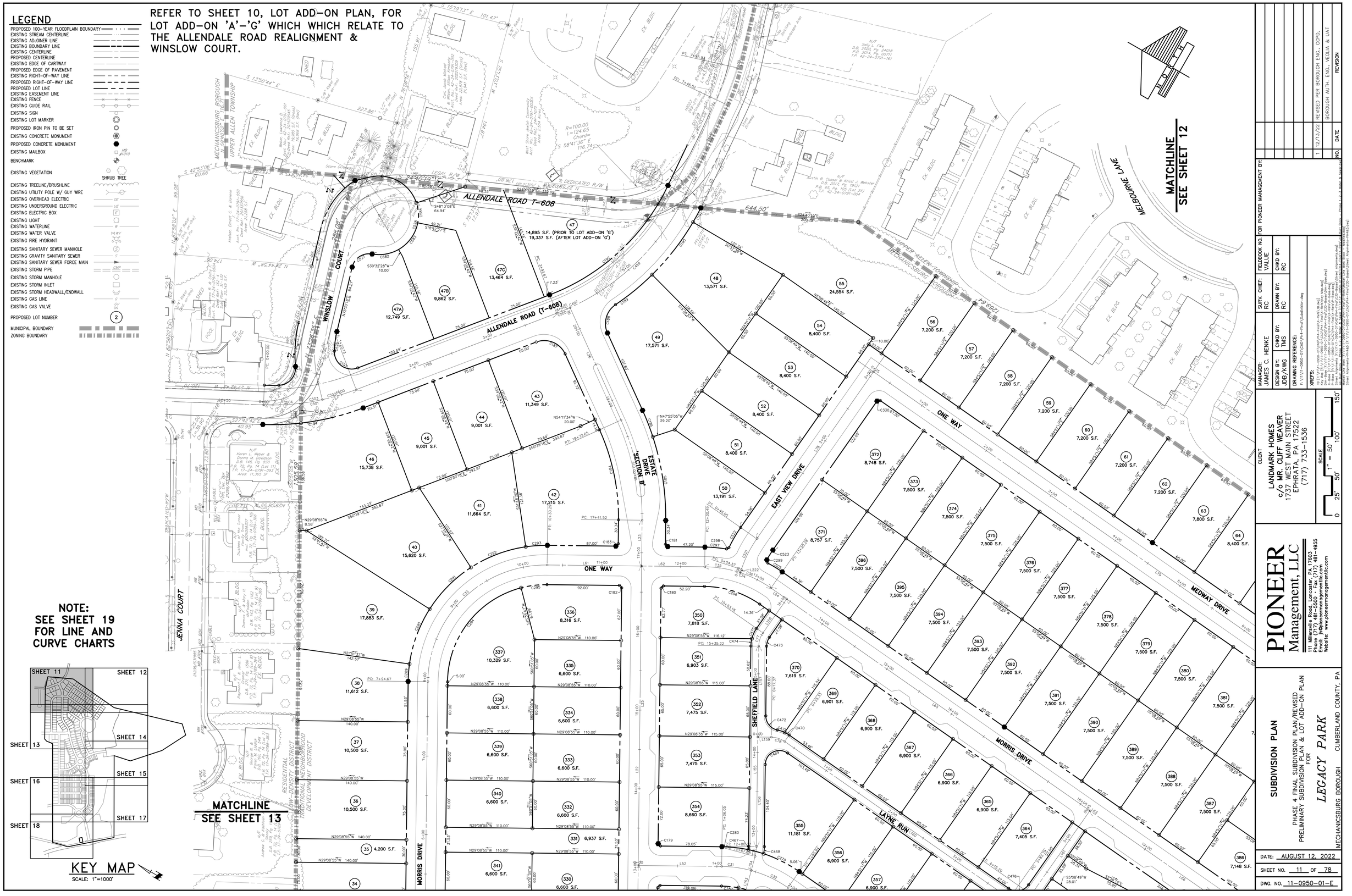
Website: www.pioneermanagementllc.com

LOT ADD-ON PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 10 OF 78
DWG. NO. 11-0950-01-F



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MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TMS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
FOR PIONEER MANAGEMENT BY:
DRAWING REFERENCE:
XREFS:

CLIENT
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SCALE 1" = 50'

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SUBDIVISION PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 11 OF 78
DWG. NO. 11-0950-01-E

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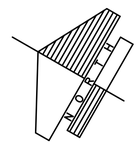

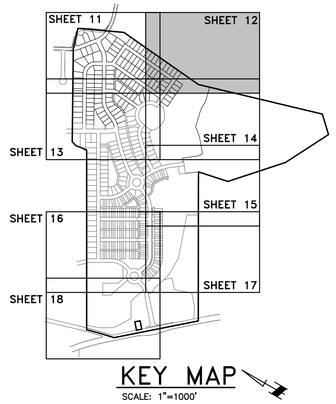

KEY MAP

SCALE: 1"=1000'

NOTE:
SEE SHEET 19
FOR LINE AND
CURVE CHARTS

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
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- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (S)
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- PROPOSED LOT NUMBER (2)
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MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
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DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\SubDivision.dwg
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC

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Block Lot Nos (Phase 1-2-3 Base & Future Lots): [F:\11\11-0950-01\CAD\Ph4-Final\GIS\Block Lot Nos (Phase 1-2-3 Base & Future Lots).dwg]
Sheet Alignments-Ph4&5: [F:\11\11-0950-01\CAD\Ph4-Final\GIS\Sheet Alignments-Ph4&5.dwg]

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SUBDIVISION PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 12 OF 78
DWG. NO. 11-0950-01-E

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
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- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY

SEE SHEET 11 MATCHLINE

RESIDENTIAL LOW-DENSITY DISTRICT TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

MORRIS DRIVE — ONE WAY

ESTATE DRIVE "SECTION B"

BRANTWOOD DRIVE

LAYNE RUN

COOPERLYN DRIVE

ACCESS DRIVE "D2"

ACCESS DRIVE "D1"

SHEFFIELD LANE

CHARLESTON DRIVE

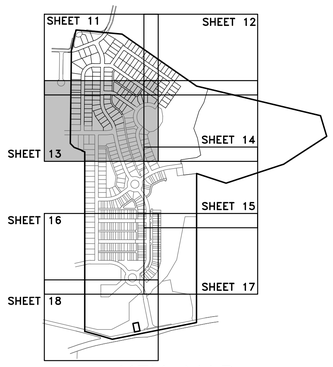
OXFORD LANE

WRIGHT DRIVE

NORWAY ST.

MATCHLINE SHEET 14
SEE SHEET 14

NOTE: SEE SHEET 19 FOR LINE AND CURVE CHARTS



KEY MAP
SCALE: 1"=1000'

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MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
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Sheet Alignments-PH4&5: [F:\11\11-0950-01\CAD\PH4-Final\SUB-Sheet Alignments-PH4&5.dwg]

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SUBDIVISION PLAN
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PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 13 OF 78
DWG. NO. 11-0950-01-F

F:\11\11-0950-01\CAD\SP04-Final\SubAddition.dwg, 8/14/2022 8:04:33 AM, 1:1

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- EXISTING TREELINE/BRUSHLINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER (S)
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORM PIPE (CMP)
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY

SEE SHEET 12 MATCHLINE

SEE SHEET 13 MATCHLINE

MATCHLINE SEE SHEET 15

NOTE: SEE SHEET 19 FOR LINE AND CURVE CHARTS

INTEGRITY DRIVE (50' R/W) — ONE WAY

383	7,148 S.F.
384	6,600 S.F.
385	6,600 S.F.
386	7,148 S.F.
387	7,500 S.F.
388	7,500 S.F.
389	7,500 S.F.
70	6,600 S.F.
71	6,600 S.F.
72	6,600 S.F.
73	6,600 S.F.
74	7,150 S.F.
75	7,150 S.F.
362	10,009 S.F.
363	15,475 S.F.

494 — 12.426 ACRES

PROPOSED 100-YEAR 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY

EX. 100-YEAR FLOODPLAIN BOUNDARY

S 16°21'50" E UPPER ALLEN TOWNSHIP / MECHANICSBURG BOROUGH

EX. CONCRETE MONUMENT

N/F Allendale Road Associates DB. 214, Pg. 4655 T.P. 42-10-0646-

EX. BLDG.

EX. BLDG.

SHEET 11 | SHEET 12 | SHEET 13 | SHEET 14 | SHEET 15 | SHEET 16 | SHEET 17 | SHEET 18

KEY MAP
SCALE: 1"=1000'

Columbia Transmission Easement (Formerly Society Vacuum Oil Co.) Misc. Book 668, Page 729 (Exception # 13)

Columbia Gas Easement (Formerly Society Vacuum Oil Co.) Misc. Book 81, Page 552 (Exception # 9)

Buckeye Pipeline Easement (Formerly Laurel Pipeline Co.) Misc. Book 132, Page 552 (Exception # 11)

Enterprise Products Easement (Formerly Sinclair Refining Co.) Misc. Book 75, Page 326 (Exception # 8)

8" 'SL' COLUMBIA GAS TRANSMISSION LINE
6" GATHERING PIPELINE
BUCKEYE 24" PETROLEUM PRODUCTS PIPELINE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE | CHKD BY: RC

SURV. CHIEF: RC | DRAWN BY: RC

MANAGER: JAMES C. HENKE | DESIGN BY: JDB/KWG | CHKD BY: TMS

DRAWING REFERENCE: F:\11\11-0950-01\CAD\SP04-Final\SubAddition.dwg

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Sheet Alignments-Phase3: F:\11\11-0950-01\CAD\SP04-Final\SD\Sheet Alignments-Phase3.dwg
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Match Line Bars-Phase3: F:\11\11-0950-01\CAD\SP04-Final\SD\Match Line Bars-Phase3.dwg
Sheet Alignments-Phase3: F:\11\11-0950-01\CAD\SP04-Final\SD\Sheet Alignments-Phase3.dwg

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: 1" = 50' (0, 25', 50', 100', 150')

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4855 Fax: (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SUBDIVISION PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

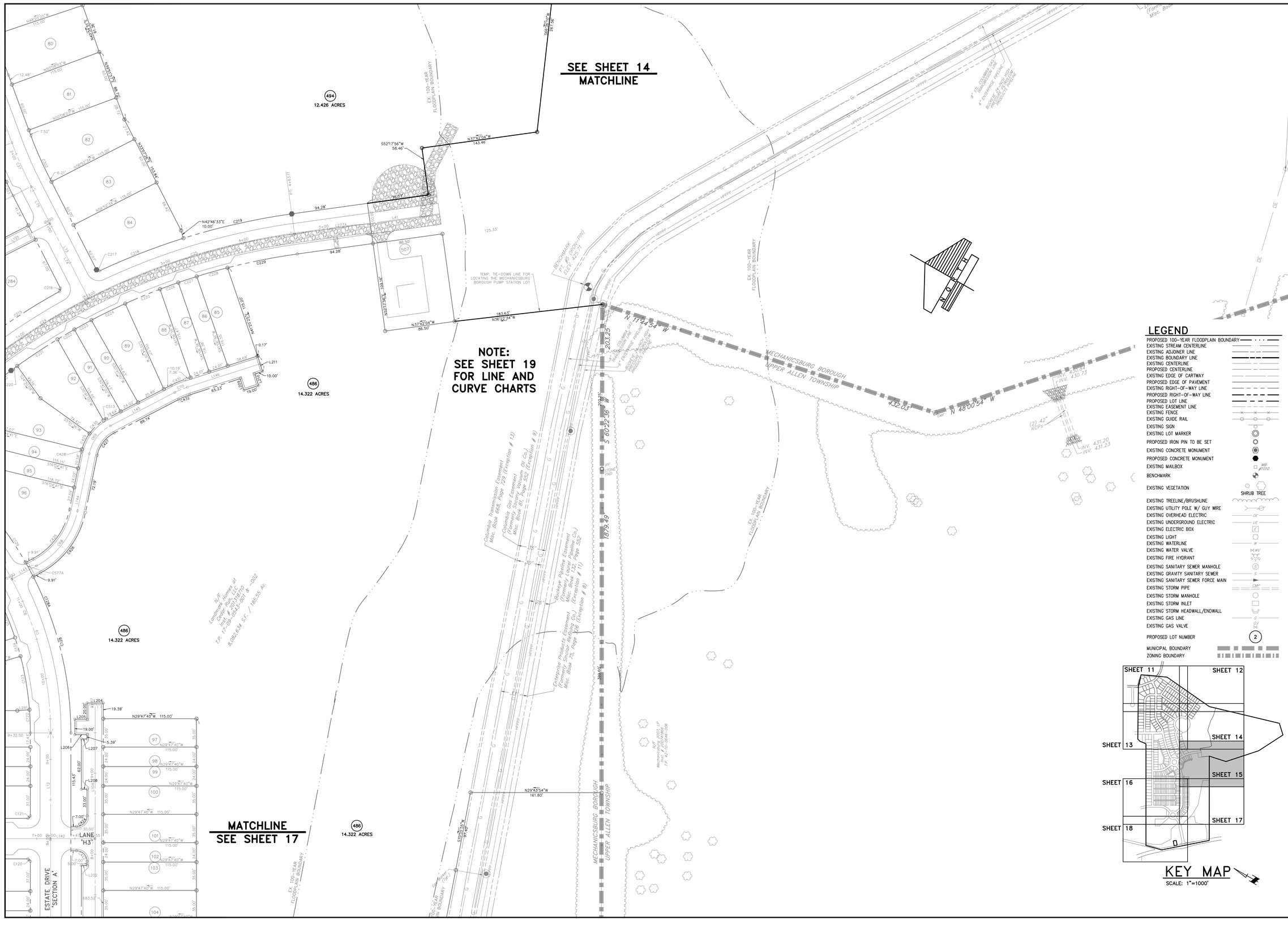
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 14 OF 78

DWG. NO. 11-0950-01-E

F:\11\11-0950-01\CAD\PH4-Final\SubDivision.dwg, 15 SUBDIVISION PLAN, 11/16/2022 7:25:05 AM, 1:1


SEE SHEET 14
MATCHLINE
494
12.426 ACRES
EX. 100-YEAR FLOODPLAIN BOUNDARY
S52°17'56"W 58.46'
N37°42'04"W 143.46'
N42°46'33"E 10.00'
C219
C217
C218
C229
C228
C227
C226
C225
C224
C223
C222
C221
C220
C216
284
80
81
82
83
84
85
86
87
88
89
90
91
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97
98
99
100
101
102
103
104
507
TEMP. TIE-DOWN LINE FOR LOCATING THE MECHANICSBURG BOROUGH PUMP STATION LOT
BENCHMARK ELEV. 425.71
N37°42'04"W 86.50'
183.63'
N36°22'34"W
NOTE: SEE SHEET 19 FOR LINE AND CURVE CHARTS
N 77°34'54" W
203.25'
MECHANICSBURG BOROUGH
UPPER ALLEN TOWNSHIP
N 48°00'54" W
432.03'
INV. 430.73
(2) 42" RCPS
INV. 431.20
INV. 431.23
S 60°22'36" W
1879.49'
Columbia Transmission Easement (Misc. Book 608, Page 229 (Exception # 13)
Columbia Gas Easement (Formerly Sun Oil Co.) (Misc. Book 81, Page 355) (Exception # 9)
Buckeye Pipeline Easement (Formerly Laurel Pipeline Co.) (Misc. Book 132, Page 32) (Exception # 11)
Enterprise Products Easement (Formerly Sinclair Refining Co.) (Misc. Book 73, Page 108) (Exception # 8)
N/F Landmark Homes at Cedar Run, LLC Inst. # 202121810 T.P. 17-09-0544-007 & -002
8,082,634 S.F. / 185.55 Ac.
N/F 2007, LP Inst. # 202-41366 T.P. 40-06-0464-006
MECHANICSBURG BOROUGH
UPPER ALLEN TOWNSHIP
EX. 100-YEAR FLOODPLAIN BOUNDARY
MATCHLINE
SEE SHEET 17
486
14.322 ACRES
LANE "H3"
ESTATE DRIVE "SECTION A"
N29°47'40"W 115.00'
L204
L205
L206
L207
L208
L209
L210
L211
C428
C577A
C578A
C579A
C580A
C581A
C582A
C583A
C584A
C585A
C586A
C587A
C588A
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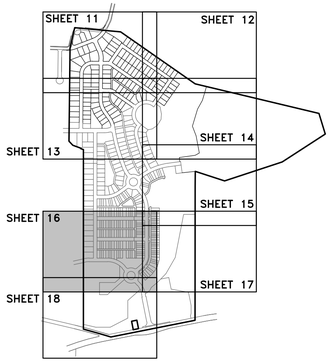

KEY MAP

SCALE: 1"=1000'

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
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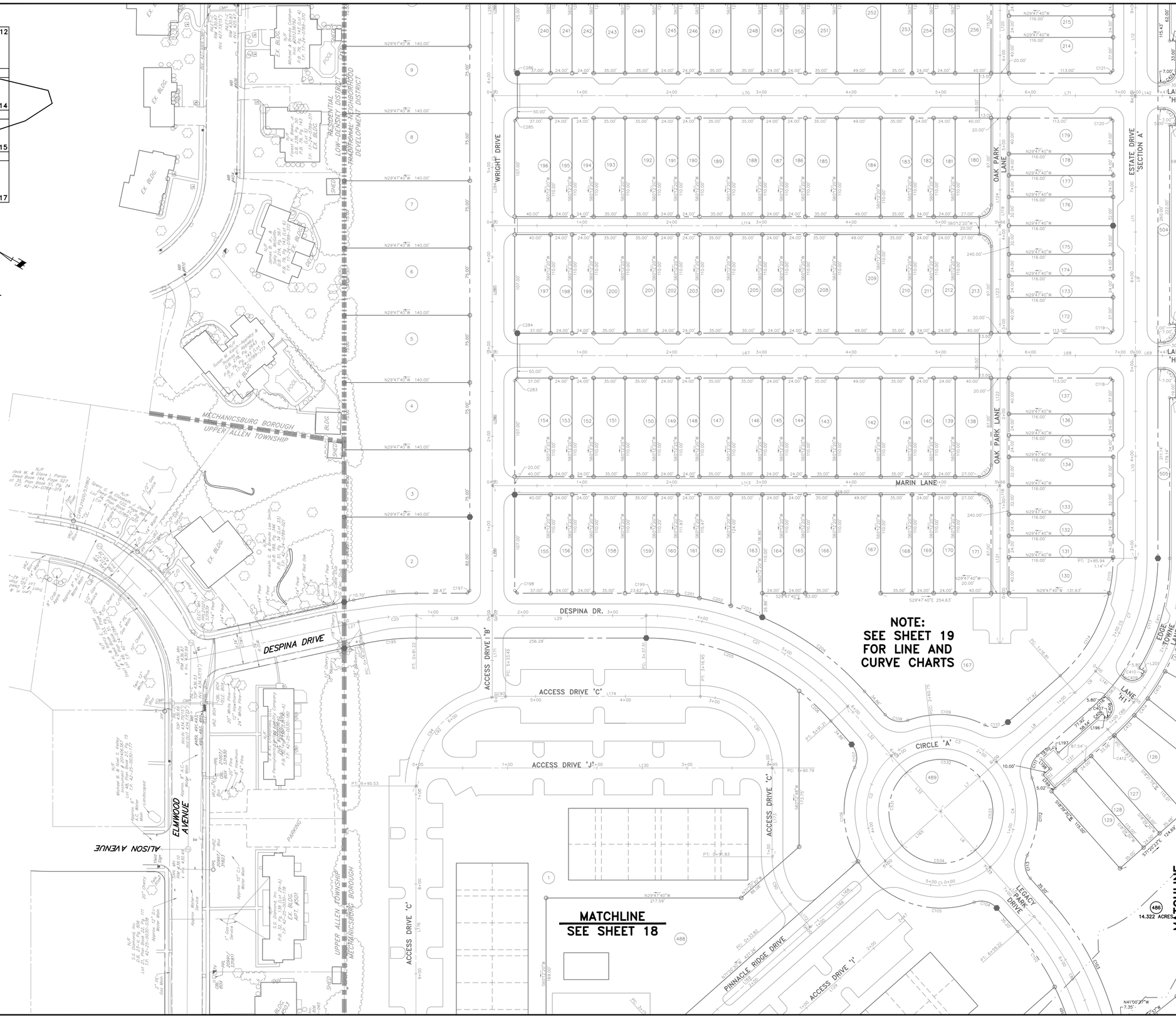
- EXISTING GAS LINE
- EXISTING GAS VALVE
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY



NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

SURV. CHIEF: RC	FIELDBOOK NO.: VALUE
DRAWN BY: RC	CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TMS

DRAWING REFERENCE:
F:\11\11-0950-01\CAD\SP4-Final\Subdivision.dwg

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Lot Numbers: [F:\11\11-0950-01\CAD\SP4-Final\X-Lot Numbers.dwg]
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Street Alignments-Match: [F:\11\11-0950-01\CAD\SP4-Final\X-Street Alignments-Match.dwg]

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SCALE
1" = 50'
0 25' 50' 100' 150'

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SUBDIVISION PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
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FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 16 OF 78

DWG. NO. 11-0950-01-E

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MATCHLINE
SEE SHEET 15

SEE SHEET 16
MATCHLINE

SHEET 11 | SHEET 12
SHEET 13 | SHEET 14
SHEET 15 | SHEET 16 | SHEET 17
SHEET 18

KEY MAP
SCALE: 1"=1000'

NOTE:
SEE SHEET 19
FOR LINE AND
CURVE CHARTS

ESTATE DRIVE
"SECTION A"

EDGE TOWNE LANE

LANE "H1"

LANE "H2"

LANE "H3"

14.322 ACRES

MECHANICSBURG BOROUGH
UPPER ALLEN TOWNSHIP

EX. 100-YEAR FLOODPLAIN BOUNDARY

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
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NO.	DATE	REVISION
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FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TMS
DRAWN BY: RC
CHKD BY: RC
SURV. CHIEF: RC
FIELDBOOK NO. VALUE

DRAWING REFERENCE:
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XREFS:
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Sheet Alignments: F:\11\11-0950-01\CAD\PH4-Final\X-Mark\Sheet Alignments-Phase 4 Lot Add-On.dwg

CLIENT
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c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
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(717) 733-1536

SCALE
1" = 50'
0 25' 50' 100' 150'

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Website: www.pioneermanagementllc.com

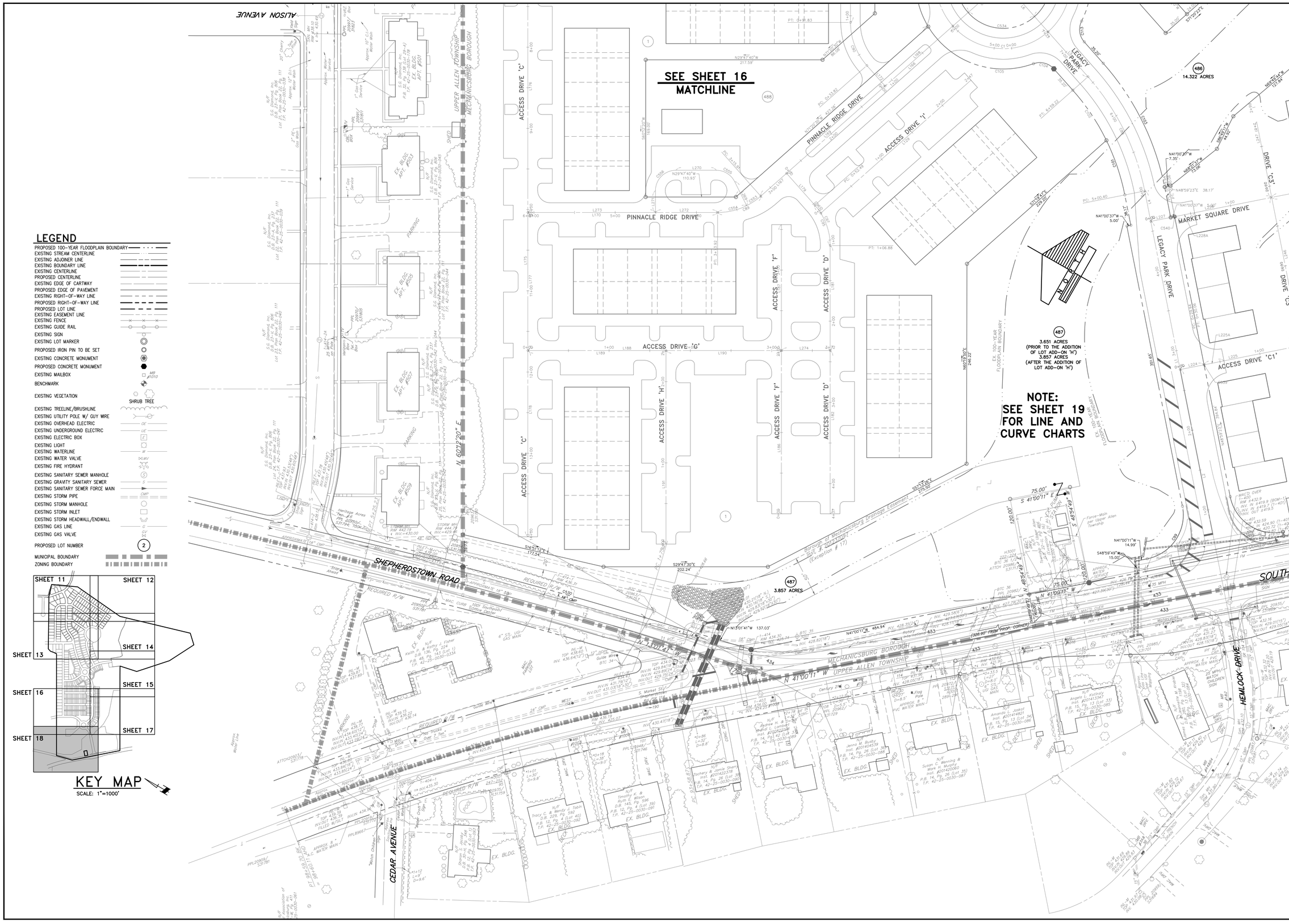
SUBDIVISION PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 17 OF 78
DWG. NO. 11-0950-01-E



LEGEND

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KEY MAP
SCALE: 1"=1000'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEQUIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TMS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
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SCALE
0 25' 50' 1" = 50' 100' 150'

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SUBDIVISION & LOT ADD-ON PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 18 OF 78
DWG. NO. 11-0950-01-E

F:\11\11-0950-01\CAD\Ph4-Final\Subdivision.dwg, 19 LINE AND CURVE CHARTS, 12/16/2022 7:56:36 AM, 1:1

CENTERLINE LINE TABLE

LINE #	LENGTH	BEARING
L21	118.37'	N25°08'49"E
L22	499.19'	N60°51'05"E
L23	58.34'	N60°51'05"E
L24	118.43'	N60°51'05"E
L25	380.77'	N60°51'05"E
L26	156.94'	N35°48'26"E
L52	106.05'	S29°08'55"E
L53	368.45'	S05°08'49"W
L61	120.00'	S29°08'55"E
L62	80.20'	S29°08'55"E
L63	779.36'	S05°08'49"W
L64	24.36'	S05°08'49"W
L65	470.08'	S05°08'49"W
L66	284.92'	S05°08'49"W
L78	259.06'	S84°51'11"E
L79	830.00'	S05°08'49"W
L80	425.00'	S84°51'11"E
L81	125.00'	S84°51'11"E
L82	300.00'	S84°51'11"E
L152	17.53'	N05°08'49"E
L153	44.48'	N75°23'45"E
L154	18.62'	N75°23'45"E
L155	254.85'	N60°51'05"E
L156	139.23'	N60°51'05"E
L157	115.62'	N60°51'05"E
L158	52.58'	S84°51'11"E
L159	17.37'	S29°08'55"E
L160	348.46'	S05°08'49"W
L161	130.00'	S84°51'11"E
L194	56.72'	S85°35'58"W
L195	272.54'	N50°39'18"W
L222	4.37'	N78°27'36"E
L302	720.71'	N60°51'05"E

CENTERLINE CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
C17	129.73'	24°46'36"	300.00'	65.90'	N37°32'07"E	128.72'
C18	186.95'	35°42'16"	300.00'	96.62'	S42°59'57"W	183.94'
C19	131.13'	25°02'39"	300.00'	66.63'	N48°19'46"E	130.09'
C31	38.08'	14°32'40"	150.00'	19.14'	S21°52'35"E	37.97'
C32	51.71'	19°45'05"	150.00'	26.11'	S4°43'43"E	51.45'
C33	235.62'	90°00'00"	150.00'	150.00'	N74°08'55"W	212.13'
C34	89.79'	34°17'44"	150.00'	46.28'	N12°00'03"W	88.45'
C35	46.10'	17°36'31"	150.00'	23.23'	S20°20'40"E	45.92'
C36	43.69'	16°41'14"	150.00'	22.00'	S3°11'48"E	43.53'
C74	224.76'	51°30'37"	250.00'	120.61'	N30°54'08"E	217.26'
C75	183.91'	70°14'55"	150.00'	105.52'	S40°16'17"W	172.61'
C76	12.69'	14°32'40"	50.00'	6.38'	N68°07'25"E	12.66'
C77	17.96'	34°17'44"	30.00'	9.26'	S77°59'57"W	17.69'
C78	17.96'	34°17'44"	30.00'	9.26'	N12°00'03"W	17.69'
C79	31.42'	90°00'00"	20.00'	20.00'	S39°51'11"E	28.28'
C497	229.05'	43°44'43"	300.00'	120.43'	S72°31'40"E	223.53'
C498	17.19'	3°16'58"	300.00'	8.60'	N87°14'27"E	17.19'
C499	193.34'	36°55'30"	300.00'	100.16'	S72°39'19"E	190.01'
C500	18.52'	3°32'16"	300.00'	9.26'	S52°25'26"E	18.52'
C501	120.13'	22°56'36"	300.00'	60.88'	S39°11'00"E	119.33'
C502	44.97'	8°35'18"	300.00'	22.53'	S46°21'39"E	44.93'
C503	27.32'	5°13'07"	300.00'	13.67'	S39°27'27"E	27.31'
C504	47.84'	9°08'12"	300.00'	23.97'	S32°16'48"E	47.79'
C521	43.69'	16°41'14"	150.00'	22.00'	N86°48'12"E	43.53'

LOT LINE TABLE

LINE #	LENGTH	BEARING
L196	7.00	S16°56'14"W
L197	7.97	S18°39'30"W
L198	14.97	N18°39'30"E
L199	20.00	N18°39'30"E
L204	20.00	S29°47'40"E
L205	15.00	S29°47'40"E
L206	15.00	N29°47'40"W
L207	7.00	S29°47'40"E
L208	7.00	N29°47'40"W
L209	15.00	S42°23'52"W
L210	15.00	N42°23'52"E
L211	20.00	N42°23'52"E

LOT CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
C99	86.40'	90°00'25"	55.00'	55.01'	N86°00'24"W	77.79'
C101	71.05'	14°48'15"	275.00'	35.73'	S41°35'16"W	70.86'
C103	172.05'	30°19'53"	325.00'	88.09'	N33°49'27"E	170.05'
C111	27.50'	68°30'20"	23.00'	15.66'	N74°24'20"E	25.89'
C112	88.61'	47°00'39"	108.00'	46.97'	N63°39'30"E	86.15'
C113	27.50'	68°30'20"	23.00'	15.66'	N52°54'40"E	25.89'
C116	22.00'	5°36'08"	225.00'	11.01'	S74°08'34"E	21.99'
C128	200.15'	26°58'58"	425.00'	101.97'	N46°42'51"E	198.30'
C166	76.42'	15°55'19"	275.00'	38.46'	N37°33'12"E	76.17'
C167	21.34'	4°26'43"	275.00'	10.67'	N27°22'11"E	21.33'
C169	60.09'	10°35'34"	325.00'	30.13'	N35°52'58"E	60.00'
C170	30.85'	5°26'22"	325.00'	15.44'	N27°52'00"E	30.84'
C171	46.36'	9°39'30"	275.00'	23.23'	S29°58'34"W	46.30'
C172	80.23'	16°42'58"	275.00'	40.40'	S43°09'48"W	79.95'
C173	44.78'	9°19'49"	275.00'	22.44'	S56°11'11"W	44.73'
C174	39.96'	7°02'44"	325.00'	20.01'	S28°40'11"W	39.94'
C175	58.29'	10°16'33"	325.00'	29.22'	S37°19'49"W	58.21'
C176	58.29'	10°16'33"	325.00'	29.22'	S47°36'22"W	58.21'
C177	45.99'	8°06'27"	325.00'	23.03'	S56°47'52"W	45.95'
C178	4.71'	90°00'00"	3.00'	3.00'	N74°08'55"W	4.24'
C179	4.71'	90°00'00"	3.00'	3.00'	S15°51'05"W	4.24'
C180	4.71'	90°00'00"	3.00'	3.00'	N74°08'55"W	4.24'
C181	4.71'	90°00'00"	3.00'	3.00'	S15°51'05"W	4.24'
C182	4.71'	90°00'00"	3.00'	3.00'	N15°51'05"E	4.24'
C183	4.71'	90°00'00"	3.00'	3.00'	S74°08'55"E	4.24'
C184	118.02'	25°02'39"	270.00'	59.97'	N48°19'46"E	117.08'
C185	108.10'	18°46'09"	330.00'	54.54'	N51°28'00"E	107.62'
C186	36.14'	6°16'29"	330.00'	18.09'	N38°56'41"E	36.12'
C187	43.76'	86°27'44"	29.00'	27.26'	N7°25'26"W	39.73'
C188	40.70'	80°24'21"	29.00'	24.51'	S76°00'37"W	37.44'
C189	60.31'	10°37'55"	325.00'	30.24'	S69°06'10"E	60.22'
C190	84.82'	14°57'15"	325.00'	42.65'	S81°53'45"E	84.58'
C191	20.72'	3°39'10"	325.00'	10.36'	N88°48'03"E	20.72'
C192	183.21'	38°10'17"	275.00'	95.15'	S69°44'27"E	179.84'

LOT CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
C193	43.23'	112°34'44"	22.00'	32.97'	S5°38'04"W	36.60'
C194	81.69'	14°24'08"	325.00'	41.06'	S43°27'14"E	81.48'
C229	87.96'	6°30'11"	775.00'	44.03'	N40°57'09"W	87.92'
C279	50.63'	16°34'40"	175.00'	25.50'	N3°08'31"W	50.46'
C280	33.95'	11°07'00"	175.00'	17.03'	N23°35'25"W	33.90'
C281	33.08'	15°09'46"	125.00'	16.64'	N2°26'04"W	32.98'
C282	21.72'	9°57'21"	125.00'	10.89'	N24°10'15"W	21.69'
C289	22.26'	7°17'18"	175.00'	11.15'	S64°29'44"W	22.25'
C290	75.00'	24°33'19"	175.00'	38.08'	S80°25'02"W	74.43'
C291	75.00'	24°33'19"	175.00'	38.08'	N75°01'39"W	74.43'
C292	75.00'	24°33'19"	175.00'	38.08'	N50°28'19"W	74.43'
C293	27.63'	9°02'45"	175.00'	13.84'	N33°40'17"W	27.60'
C294	163.07'	74°44'42"	125.00'	95.47'	N81°46'34"W	151.75'
C295	33.28'	15°15'18"	125.00'	16.74'	N36°46'34"W	33.18'
C296	74.82'	34°17'44"	125.00'	38.57'	N12°00'03"W	73.71'
C297	27.45'	8°59'15"	175.00'	13.75'	N24°39'18"W	27.42'
C298	3.90'	74°24'08"	3.00'	2.28'	S57°21'44"E	3.63'
C299	4.73'	90°18'53"	3.00'	3.02'	S43°16'06"W	4.25'
C300	4.71'	90°00'00"	3.00'	3.00'	S39°51'11"E	4.24'
C301	4.71'	90°00'00"	3.00'	3.00'	N50°08'49"E	4.24'
C325	54.41'	15°35'14"	200.00'	27.37'	N69°07'52"W	54.24'
C326	54.72'	15°40'30"	200.00'	27.53'	N53°30'00"W	54.55'
C327	56.16'	16°05'23"	200.00'	28.27'	N37°37'04"W	55.98'
C328	93.52'	26°47'30"	200.00'	47.63'	N16°10'37"W	92.67'
C330	4.71'	90°00'00"	3.00'	3.00'	N39°51'11"W	4.24'
C331	4.71'	90°00'00"	3.00'	3.00'	N50°08'49"E	4.24'
C406	7.15'	1°43'16"	238.00'	3.57'	S72°12'08"E	7.15'
C407	3.30'	0°46'18"	245.00'	1.65'	S73°26'55"E	3.30'
C408	21.99'	96°55'55"	13.00'	14.68'	N57°41'59"E	19.46'
C424	20.42'	90°00'00"	13.00'	13.00'	S74°47'40"E	18.38'
C426	96.06'	50°02'04"	110.00'	51.33'	S83°08'33"E	93.04'
C427	35.55'	50°55'06"	40.00'	19.04'	N82°42'03"W	34.39'
C432	15.14'	9°38'22"	90.00'	7.59'	N52°25'19"W	15.12'
C455	41.80'	9°12'41"	260.00'	20.95'	N28°31'10"E	41.76'

LOT CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
C456	55.01'	12°07'23"	260.00'	27.61'	N17°51'08"E	54.91'
C457	30.15'	6°38'37"	260.00'	15.09'	N8°28'08"E	30.13'
C458	19.46'	7°57'45"	140.00'	9.74'	S9°07'42"W	19.44'
C459	152.19'	62°17'11"	140.00'	84.60'	S44°15'09"W	144.81'
C461	73.95'	17°39'20"	240.00'	37.27'	N28°08'38"E	73.66'
C462	59.35'	14°10'09"	240.00'	29.83'	N12°13'54"E	59.20'
C463	43.09'	15°25'49"	160.00'	21.68'	S12°51'44"W	42.96'
C464	50.03'	17°55'01"	160.00'	25.22'	S29°32'08"W	49.83'
C465	57.96'	20°45'25"	160.00'	29.30'	S48°52'21"W	57.65'
C466	45.08'	16°08'41"	160.00'	22.69'	S67°19'24"W	44.94'
C467	4.06'	5°49'08"	40.00'	2.03'	N63°45'39"E	4.06'
C468	9.11'	8°41'49"	60.00'	4.56'	N65°11'59"E	9.10'
C469	39.05'	124°17'44"	18.00'	34.06'	N57°00'03"W	31.83'
C470	6.57'	9°24'24"	40.00'	3.29'	N0°26'37"E	6.56'
C471	10.00'	14°19'39"	40.00'	5.03'	N11°25'25"W	9.98'
C472	24.96'	79°26'19"	18.00'	14.95'	S21°07'55"W	23.00'
C473	11.97'	34°17'44"	20.00'	6.17'	S77°59'57"W	11.79'
C474	9.47'	13°33'54"	40.00'	4.76'	S67°38'02"W	9.45'
C475	14.47'	20°43'50"	40.00'	7.32'	S84°46'54"W	14.39'
C476	28.27'	90°00'00"	18.00'	18.00'	S39°51'11"E	25.46'
C477	19.00'	36°17'21"	30.00'	9.83'	S66°42'30"E	18.68'
C478	21.54'	41°08'10"	30.00'	11.26'	S27°59'44"E	21.08'
C479	6.58'	12°34'28"	30.00'	3.31'	S1°08'25"E	6.57'
C505	21.49'	7°02'10"	175.00'	10.76'	N1°37'44"E	21.48'
C522	29.66'	9°42'37"	175.00'	14.86'	N89°42'29"W	29.62'
C523	14.66'	6°43'17"	125.00'	7.34'	N88°12'49"W	14.66'
C526	25.27'	11°34'51"	125.00'	12.68'	S67°42'51"W	25.22'
C527	33.39'	86°57'52"	22.00'	20.86'	N63°00'46"W	30.28'
C528	141.23'	161°50'05"	50.00'	312.76'	N79°33'08"E	98.75'
C530	232.08'	2°18'38"	5754.65'	116.05'	N14°11'01"W	232.06'
C581	37.65'	43°08'46"	50.00'	19.77'	N20°12'29"E	36.77'
C582	38.62'	44°15'10"	50.00'	20.33'	S37°19'56"E	37.67'
C583	42.98'	49°14'55"	50.00'	22.92'	S84°04'59"E	41.67'
C584	25.75'	29°30'41"	50.00'	13.17'	N56°32'13"E	25.47'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE | SURV. CHIEF: RC | FIELDBOOK NO. VALUE

DESIGN BY: JDB/KWG | CHKD BY: TMS | DRAWN BY: RC | CHKD BY: RC

DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\Subdivision.dwg

XREFS:
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Key Map [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\Key Map.dwg]
Dim-Base [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Dim-Base.dwg]
X-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\X-Base.dwg]
P-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\P-Base.dwg]
Street Alignments [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments.dwg]
As-Built Block - Phase 1-2-3 Water & Sewer [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\As-Built Block - Phase 1-2-3 Water & Sewer.dwg]
Market Line Work [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\Market Line Work Block - Modified.dwg]
Street Alignments-PH4&5 [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments-PH4&5.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
NO SCALE

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LINE AND CURVE CHARTS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR

LEGACY PARK

MECHANICSBURG BOROUGH — CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 19 OF 78

DWG. NO. 11-0950-01-E

P:\11\11-0950-01\CAD\PH4-Final\Remaining Lands.dwg, 20 SUBDIVISION PLAN - REMAINING LANDS PLAN, 12/16/2022 7:27:38 AM, 1:1

REMAINING LANDS LINE TABLE		
LINE #	LENGTH	BEARING
R:L75	183.63'	N36°22'34"W
R:L76	109.16'	S52°17'56"W
R:L77	50.00'	S52°17'56"W
R:L78	10.43'	S37°42'04"E
R:L79	58.46'	S52°17'56"W
R:L106	143.46'	N37°42'04"W
R:L109	267.56'	S66°36'10"W
R:L110	156.42'	S46°11'33"W
R:L111	385.45'	S77°03'33"W
R:L112	210.65'	S74°50'21"W
R:L113	1699.67'	N16°21'50"W
R:L114	300.40'	N43°19'22"E
R:L115	716.38'	S62°45'38"E
R:L116	847.44'	S48°00'54"E
R:L117	432.03'	S11°44'54"E

LEGEND

PROPOSED REMAINING LANDS BOUNDARY



THE SOLE PURPOSE OF THIS PLAN IS TO IDENTIFY AND DESCRIBE THE REMAINING LANDS AFTER PHASES 1, 2, 3, AND 4 ARE SUBDIVIDED AND STREET RIGHT-OF-WAYS ARE CREATED. THERE ARE IMPROVEMENTS ON THE REMAINING LANDS WHICH WILL BE ENCOMPASSED BY EASEMENTS AS THEY ARE NECESSARY TO SERVE PHASE 4. THE REMAINING LANDS WILL BE SUBDIVIDED AS A PART OF THE FUTURE PHASES OF LEGACY PARK.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
DRAWN BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC

DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH4-Final\Remaining Lands.dwg

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Xtras-Bldgs: [F:\11\11-0950-01\CAD\PH4-Final\X-Xtras\Xtras-Bldgs - Modified.dwg]
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Xtras-Bldgs: [F:\11\11-0950-01\CAD\PH4-Final\X-Xtras\Xtras-Bldgs - Phase 1-2-3 Water & Sewer.dwg]
Xtras-Bldgs: [F:\11\11-0950-01\CAD\PH4-Final\X-Xtras\Xtras-Bldgs - Phase 1-2-3 Water & Sewer.dwg]

CLIENT
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SCALE
0 100' 200' 400' 600'
1" = 200'

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SUBDIVISION PLAN - REMAINING LANDS PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

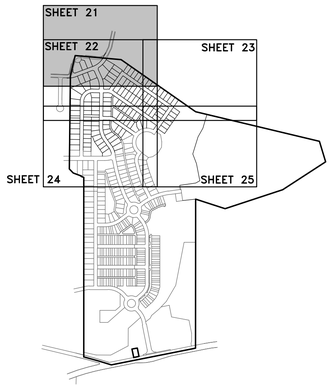
SHEET NO. 20 OF 78

DWG. NO. 11-0950-01-E

P:\11\11-0950-01\CAD\Plan\Final\Layout Alley 21 LAYOUT PLAN - ALLENDALE ROAD, 12/19/2022 7:39:09 AM, 1:1

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED MIN. BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER (S)
- EXISTING SANITARY SEWER FORCE MAIN (S)
- EXISTING STORM PIPE (CMP)
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED HANDICAP RAMP/TYPE (6.3% / 6.3%)
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY
- PEDESTRIAN PASS-BY AREAS (SEE DETAIL ON SHEET 75) (PB1, PB2, & PB3)
- CONCRETE CLUSTER MAILBOX PAD (MB PAD)

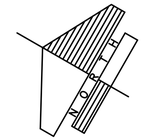


KEY MAP
SCALE: 1"=1000'

REFER TO SHEET 25 FOR TYPICAL SINGLE-FAMILY LOT SETBACK DETAILS.

LEGEND: ALLENDALE RD. REALIGNMENT HATCHING

- EXISTING PAVEMENT, CURB AND/OR SIDEWALK TO REMOVED
- EXISTING PAVEMENT TO BE ENTIRELY RECONSTRUCTED
- EXISTING PAVEMENT TO BE MILLED AND PROVIDED WITH AN BITUMINOUS OVERLAY
- EXISTING LEGAL STREET RIGHT-OF-WAY TO BE VACATED
- APPROXIMATE PAVEMENT SAW CUT LINES



MELBOURNE LANE
ERIC AVENUE
ALLENDALE ROAD (T-608)
MILLING & OVERLAY OF EXISTING PAVEMENT WITHIN THIS AREA. MILLING & OVERLAY LIMITS TO BE DETERMINED IN THE FIELD BY THE PAVING CONTRACTOR AND THE ENGINEER. THIS IS TO BE DONE FOR THE ENTIRE WIDTH OF THE ROADWAY.
REDUCE LANDSCAPE AREA & REMOVE ROCKS AROUND THE SIGN FOR PROPOSED SIDEWALK
OFF-SITE SIDEWALK TO BE SET AT EXISTING GRADE WITH A 2% CROSS-SLOPE TOWARDS THE STREET
REDUCE LANDSCAPE AREA & REMOVE ROCKS FOR PROPOSED SIDEWALK
TOP TRANSITION FROM PROPOSED E.O.P. TO EXISTING E.O.P.
CONNECT PROPOSED 4' WIDE SIDEWALK TO EX. SIDEWALK.
OFF-SITE SIDEWALK TO BE SET AT EXISTING GRADE WITH A 2% MAX. CROSS-SLOPE.
EXISTING MAILBOX FOR ADDRESS 920 SHALL BE RELOCATED BEHIND THE PROPOSED EDGE OF PAVEMENT.
PROVIDE CONCRETE DRIVEWAY APRON & RE-ESTABLISH STONE DRIVEWAY CONNECTION TO NEW SIDEWALK WITH STONE. ALL DISTURBANCE SHALL REMAIN WITHIN R.O.W.
RE-CONSTRUCT PAVEMENT WITHIN THIS AREA.
EXISTING MAILBOXES FOR ADDRESSES 913 & 914 SHALL BE RELOCATED BEHIND THE PROPOSED EDGE OF PAVEMENT.
EXISTING LARGE ROCK TO BE PARTIALLY REMOVED TO THE SUBBASE OF THE ROADWAY, WHERE APPLICABLE.
RE-CONSTRUCT PAVEMENT WITHIN THIS AREA.
PROVIDE CONCRETE DRIVEWAY APRON & RE-ESTABLISH STONE DRIVEWAY CONNECTION TO NEW SIDEWALK WITH STONE. ALL DISTURBANCE SHALL REMAIN WITHIN R.O.W.
EXISTING PAVEMENT/ROADWAY TO BE RECONSTRUCTED
RE-CONSTRUCT PAVEMENT WITHIN THIS AREA.
OFF-SITE SIDEWALK TO BE SET AT EXISTING GRADE WITH A 2% MAX. CROSS-SLOPE
10:1 TRANSITION FROM PROPOSED E.O.P. TO EXISTING E.O.P.
3' END TRANSITION
END VERTICAL CURB
EXISTING WALL/ROCK TO BE REMOVED
EX. TREE & SHRUBBERY TO BE REMOVED WHERE LOCATED WITHIN STREET R.O.W.
END PROPOSED 4' WIDE SIDEWALK
(ALL PAVEMENT SHALL BE FULLY RECONSTRUCTED WEST OF THIS LOCATION)
MATCHLINE SEE SHEET 22
MATCHLINE SEE SHEET 23
MELBOURNE LANE
UPPER ALLEN TOWNSHIP / MECHANICSBURG BOROUGH
PROPOSED WALL B
ONE WAY
EAST VIEW DRIVE
ESTATE DRIVE SECTION B
ALLENDALE ROAD (T-608)
WINSLOW COURT
MECHANICSBURG BOROUGH / UPPER ALLEN TOWNSHIP
EX. BLDG.
SHED
CONC. SLANT CURB
SAW CUT LINE
EXISTING SIGNS TO BE REMOVED
EXISTING SIGN TO BE REMOVED
EXISTING LEGAL R.O.W. TO BE VACATED
EXISTING SIGN TO BE RELOCATED
EXISTING DRIVEWAYS TO BE PROVIDED WITH CONCRETE APRONS & PROPOSED CUL-DE-SAC & DRIVEWAYS RECONSTRUCTED TO SAW CUT LINES (DEVELOPER'S RESPONSIBILITY)
10' WIDE DEPRESSED CURB
EXISTING PAVEMENT TO BE REMOVED
EXISTING VERTICAL CURB TO BE REPLACED WITH SLANT CURB @ ±17' FROM LEGAL CENTERLINE OF THE ROAD
EXISTING PAVEMENT/ROADWAY TO BE RECONSTRUCTED
MILL & OVERLAY AREA (WINSLOW COURT) (SEE RESTORATION DETAIL ON SHEET 76)
EX. CONC. WALKWAY TO BE CONNECTED TO PROPOSED SIDEWALK & MAILBOX TO BE SHIFTED
SHRUBBERY TO BE REMOVED AS NEEDED FOR PROPOSED DRIVEWAY
3" CURB TRANSITION
EXISTING SIDEWALK TO BE REMOVED
WIDENING AREA (WINSLOW COURT) (SEE WIDENING DETAIL ON SHEET 76)
6" CONC. VERTICAL CURB
CURB CUT & CONC. DRIVEWAY APRON TO BE REMOVED. PORTION OF APRON WHICH FUNCTIONS AS PART OF THE SIDEWALK SHALL BE RECONSTRUCTED WITH A 2% CROSS-SLOPE
PROPOSED WALL L (30" HIGH)
47 14,895 S.F. (PRIOR TO LOT ADD-ON 'G') 19,337 S.F. (AFTER LOT ADD-ON 'G')
47A 12,749 S.F.
47B 9,862 S.F.
47C 13,464 S.F.
48 13,571 S.F.
49 17,571 S.F.
50 13,191 S.F.
51 8,400 S.F.
52 8,400 S.F.
53 8,400 S.F.
54 8,400 S.F.
55 24,554 S.F.
56 7,200 S.F.
57 7,200 S.F.
58 7,200 S.F.
59 7,200 S.F.
60 7,200 S.F.
61 7,200 S.F.
62 7,200 S.F.
63
41 14,564 S.F.
42 17,215 S.F.
43 11,349 S.F.
44 9,001 S.F.
45 9,001 S.F.
46 15,738 S.F.
372 8,748 S.F.
373 7,500 S.F.
374
PROPOSED WALKWAY (TYP.)
OUT-LOT
R=100.00' L=124.65' Chord= S 58°41'36" E 116.74'
S 16°58'12" E 261.54'
N 73°41'48" E 228.58'
S 15°19'13" E 101.47'
S 13°50'44" E 227.86'
S 42°51'06" E 60.66'
N 42°51'06" W 60.66'
S 42°51'06" E 99.08'
N 65°28'12" W 90.74'
N 65°28'12" W 64.04'
S 24°31'48" W 105.69'
N 65°28'12" W 64.04'
S 65°28'12" E 64.04'
N 24°31'48" E

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LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED MIN. BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER (S)
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORM PIPE (CMP)
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED HANDICAP RAMP/TYPE (3.4)
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY
- PEDESTRIAN PASS-BY AREAS (PB1, PB2, & PB3) (SEE DETAIL ON SHEET 75)
- CONCRETE CLUSTER MAILBOX PAD (MB #10 PAD)

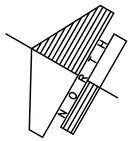
REFER TO SHEET 25 FOR TYPICAL SINGLE-FAMILY LOT SETBACK DETAILS.

SHEET 21 / SHEET 22 / SHEET 23 / SHEET 24 / SHEET 25

KEY MAP
SCALE: 1"=1000'

LEGEND: ALLENDALE RD. REALIGNMENT HATCHING

- EXISTING PAVEMENT, CURB AND/OR SIDEWALK TO REMOVED
- EXISTING PAVEMENT TO BE ENTIRELY RECONSTRUCTED
- EXISTING PAVEMENT TO BE MILLED AND PROVIDED WITH AN BITUMINOUS OVERLAY
- EXISTING LEGAL STREET RIGHT-OF-WAY TO BE VACATED
- APPROXIMATE PAVEMENT SAW CUT LINES



SEE SHEET 21
MATCHLINE

MATCHLINE
SEE SHEET 23

MATCHLINE
SEE SHEET 24

ALLENDALE ROAD (T-608)
WINSLOW COURT
JENNA COURT
SHEFFIELD LANE
MORRIS DRIVE
EAST VIEW DRIVE
ESTATE DRIVE SECTION 'B'
LAYNE RUN
MEDWAY DRIVE
MELBOURNE LANE
ONE WAY
MECHANICSBURG, BOROUGH
UPPER ALLEN TOWNSHIP
RESIDENTIAL LOW-DENSITY DISTRICT
TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

47	14,895 S.F. (PRIOR TO LOT ADD-ON 'G') 19,337 S.F. (AFTER LOT ADD-ON 'G')	47C	13,464 S.F.
47A	12,749 S.F.	47B	9,862 S.F.
48	13,571 S.F.	49	17,571 S.F.
50	13,191 S.F.	46	15,738 S.F.
45	9,001 S.F.	44	9,001 S.F.
43	11,349 S.F.	42	17,215 S.F.
41	11,664 S.F.	40	15,620 S.F.
39	17,883 S.F.	38	11,612 S.F.
37	10,500 S.F.	36	10,500 S.F.
35	4,200 S.F.	34	
331	6,937 S.F.	330	6,600 S.F.
332	6,600 S.F.	333	6,600 S.F.
334	6,600 S.F.	335	6,600 S.F.
336	8,316 S.F.	337	10,329 S.F.
338	6,600 S.F.	339	6,600 S.F.
340	6,600 S.F.	341	6,600 S.F.
350	7,818 S.F.	351	6,903 S.F.
352	7,475 S.F.	353	7,475 S.F.
354	8,660 S.F.	355	11,181 S.F.
356	6,900 S.F.	357	6,900 S.F.
372	8,748 S.F.	373	7,500 S.F.
374	7,500 S.F.	375	7,500 S.F.
376	7,500 S.F.	377	7,500 S.F.
394	7,500 S.F.	395	7,500 S.F.
396	7,500 S.F.	371	8,757 S.F.
370	7,619 S.F.	369	6,901 S.F.
368	6,900 S.F.	367	6,900 S.F.
366	6,900 S.F.	365	6,900 S.F.
364	7,405 S.F.	386	7,148 S.F.
54	8,400 S.F.	55	24,554 S.F.
53	8,400 S.F.	56	7,200 S.F.
52	8,400 S.F.	57	7,200 S.F.
51	8,400 S.F.	58	7,200 S.F.
		59	7,200 S.F.
		60	7,200 S.F.
		61	7,200 S.F.
		62	7,200 S.F.
		63	7,800 S.F.
		64	8,400 S.F.
392	7,500 S.F.	393	7,500 S.F.
378	7,500 S.F.	379	7,500 S.F.
380	7,500 S.F.	381	7,500 S.F.
390	7,500 S.F.	391	7,500 S.F.
388	7,500 S.F.	389	7,500 S.F.
387	7,500 S.F.		

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO. VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS

DRAWING REFERENCE: F:\11\11-0950-01\CAD\Pre-Final\Layout.dwg

XREFS:
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CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
PH: (717) 461-4455 FAX: (717) 461-4455
Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LAYOUT PLAN
PHASE 4, FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 22 OF 78
DWG. NO. 11-0950-01-F

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SEE SHEET 21
MATCHLINE

SEE SHEET 22
MATCHLINE

MELBOURNE LANE

EX. BLDG.

EX. BLDG.

EX. BLDG.

EX. BLDG.

PROPOSED WALL B

61 7,200 S.F.

62 7,200 S.F.

63 7,800 S.F.

64 8,400 S.F.

65 7,800 S.F.

66 7,200 S.F.

67 7,200 S.F.

68 7,200 S.F.

69 7,200 S.F.

70 6,600 S.F.

71 6,600 S.F.

72 6,600 S.F.

378 7,500 S.F.

379 7,500 S.F.

380 7,500 S.F.

381 7,500 S.F.

382 7,500 S.F.

383 7,148 S.F.

384 6,600 S.F.

385 6,600 S.F.

386 7,148 S.F.

387 7,500 S.F.

388 7,500 S.F.

389 7,500 S.F.

494 12.426 ACRES

CONC. SLANT CURB

4' WALL CONCRETE RETAINING WALL

MEDWAY DRIVE

ONE WAY

ONE WAY

INTEGRITY DRIVE

PROPOSED WALL C

N/F KENSINGTON ARMS ASSOC. PLOTTED FROM D.B. 271-PG 4715

PROPOSED 100-YEAR FLOODPLAIN BOUNDARY

EX. 100-YEAR FLOODPLAIN BOUNDARY

M 64°50'50" S

S 16°21'50" E

UPPER ALLEN TOWNSHIP
MECHANICSBURG BOROUGH

EX. BLDG.

EX. BLDG.

N/F Allendale Road Associates D.B. 254, Pg. 4655 T.P. 42-10-0646-

EX. BLDG.

EX. BLDG.

EX. BLDG.

N/F Allendale Road Associates D.B. 245, Pg. 354 P.B. 87, Pg. 51 (Lot 11) T.P. 42-10-0646-***

MATCHLINE
SEE SHEET 25

REFER TO SHEET 25 FOR TYPICAL SINGLE-FAMILY LOT SETBACK DETAILS.

29	303	MORRIS DRIVE	SFD
30	305	MORRIS DRIVE	SFD
31	307	MORRIS DRIVE	SFD
32	309	MORRIS DRIVE	SFD
33	311	MORRIS DRIVE	SFD
34	313	MORRIS DRIVE	SFD
35	315	MORRIS DRIVE	OPEN
36	401	MORRIS DRIVE	SFD
37	403	MORRIS DRIVE	SFD
38	405	MORRIS DRIVE	SFD
39	407	MORRIS DRIVE	SFD
40	409	MORRIS DRIVE	SFD
41	411	MORRIS DRIVE	SFD
42	413	MORRIS DRIVE	SFD
43	908	ALLENDALE ROAD	SFD
44	906	ALLENDALE ROAD	SFD
45	904	ALLENDALE ROAD	SFD
46	902	ALLENDALE ROAD	SFD
47	911	ALLENDALE ROAD	OPEN
47A		ALLENDALE ROAD	SFD
47B		ALLENDALE ROAD	SFD
47C		ALLENDALE ROAD	SFD
48	912	ALLENDALE ROAD	SFD
49	910	ALLENDALE ROAD	SFD
50	101	EAST VIEW DRIVE	OPEN
51	103	EAST VIEW DRIVE	SFD
52	105	EAST VIEW DRIVE	SFD
53	107	EAST VIEW DRIVE	SFD
54	109	EAST VIEW DRIVE	SFD
55	128	MEDWAY DRIVE	OPEN
56	126	MEDWAY DRIVE	SFD
57	124	MEDWAY DRIVE	SFD
58	122	MEDWAY DRIVE	SFD
59	120	MEDWAY DRIVE	SFD
60	118	MEDWAY DRIVE	SFD
61	116	MEDWAY DRIVE	SFD
62	114	MEDWAY DRIVE	SFD
63	112	MEDWAY DRIVE	SFD
64	110	MEDWAY DRIVE	SFD
65	108	MEDWAY DRIVE	SFD

66	106	MEDWAY DRIVE	SFD
67	104	MEDWAY DRIVE	SFD
68	102	MEDWAY DRIVE	SFD
69	100	MEDWAY DRIVE	SFD
70	110	INTEGRITY DRIVE	SFD
71	108	INTEGRITY DRIVE	SFD
72	106	INTEGRITY DRIVE	SFD
73	104	INTEGRITY DRIVE	SFD
74	102	INTEGRITY DRIVE	SFD
75	100	INTEGRITY DRIVE	SFD
296	101	COOPERLYN DRIVE	SFD
297	103	COOPERLYN DRIVE	SFD
298	105	COOPERLYN DRIVE	SFD
299	601	BRANTWOOD DRIVE	SFD
300	603	BRANTWOOD DRIVE	SFD
301	605	BRANTWOOD DRIVE	SFD
302	607	BRANTWOOD DRIVE	SFD
303	614	ESTATE DRIVE	SFD
304	612	ESTATE DRIVE	SFD
305	610	ESTATE DRIVE	SFD
306	608	ESTATE DRIVE	SFD
307	606	ESTATE DRIVE	SFD
308	604	ESTATE DRIVE	SFD
309	602	ESTATE DRIVE	SFD
310	600	ESTATE DRIVE	SFD
322	601	ESTATE DRIVE	SFD
323	603	ESTATE DRIVE	SFD
324	605	ESTATE DRIVE	SFD
325	607	ESTATE DRIVE	SFD
326	609	ESTATE DRIVE	SFD
327	611	ESTATE DRIVE	SFD
328	613	ESTATE DRIVE	SFD
329	615	ESTATE DRIVE	SFD
330	617	ESTATE DRIVE	SFD
331	619	ESTATE DRIVE	OPEN
332	701	ESTATE DRIVE	SFD
333	703	ESTATE DRIVE	SFD
334	705	ESTATE DRIVE	SFD
335	707	ESTATE DRIVE	SFD
336	709	ESTATE DRIVE	SFD

337	406	MORRIS DRIVE	SFD
338	404	MORRIS DRIVE	SFD
339	402	MORRIS DRIVE	SFD
340	400	MORRIS DRIVE	SFD
341	316	MORRIS DRIVE	SFD
342	314	MORRIS DRIVE	SFD
343	312	MORRIS DRIVE	SFD
344	310	MORRIS DRIVE	SFD
345	308	MORRIS DRIVE	SFD
346	306	MORRIS DRIVE	SFD
347	304	MORRIS DRIVE	SFD
348	302	MORRIS DRIVE	SFD
350	710	ESTATE DRIVE	SFD
351	708	ESTATE DRIVE	SFD
352	706	ESTATE DRIVE	SFD
353	704	ESTATE DRIVE	SFD
354	702	ESTATE DRIVE	SFD
355	600	BRANTWOOD DRIVE	SFD
356	602	BRANTWOOD DRIVE	SFD
357	604	BRANTWOOD DRIVE	SFD
358	606	BRANTWOOD DRIVE	SFD
359	608	BRANTWOOD DRIVE	SFD
360	201	COOPERLYN DRIVE	SFD
361	203	COOPERLYN DRIVE	SFD
362	205	COOPERLYN DRIVE	SFD
363	207	COOPERLYN DRIVE	SFD
364	512	MORRIS DRIVE	SFD
365	510	MORRIS DRIVE	SFD
366	508	MORRIS DRIVE	SFD
367	506	MORRIS DRIVE	SFD
368	504	MORRIS DRIVE	SFD
369	502	MORRIS DRIVE	SFD
370	500	MORRIS DRIVE	SFD
371	501	MORRIS DRIVE	SFD
372	125	MEDWAY DRIVE	SFD
373	123	MEDWAY DRIVE	SFD
374	121	MEDWAY DRIVE	SFD
375	119	MEDWAY DRIVE	SFD
376	117	MEDWAY DRIVE	SFD
377	115	MEDWAY DRIVE	SFD

378	113	MEDWAY DRIVE	SFD
379	111	MEDWAY DRIVE	SFD
380	109	MEDWAY DRIVE	SFD
381	107	MEDWAY DRIVE	SFD
382	105	MEDWAY DRIVE	SFD
383	109	INTEGRITY DRIVE	SFD
384	107	INTEGRITY DRIVE	SFD
385	105	INTEGRITY DRIVE	SFD
386	103	INTEGRITY DRIVE	SFD
387	521	MORRIS DRIVE	SFD
388	519	MORRIS DRIVE	SFD
389	517	MORRIS DRIVE	SFD
390	515	MORRIS DRIVE	SFD
391	513	MORRIS DRIVE	SFD
392	511	MORRIS DRIVE	SFD
393	509	MORRIS DRIVE	SFD
394	507	MORRIS DRIVE	SFD
395	505	MORRIS DRIVE	SFD
396	503	MORRIS DRIVE	SFD
493	1001	NORWAY STREET	OPEN

KEY MAP

SCALE: 1"=1000'

SHEET 21
SHEET 22
SHEET 23
SHEET 24
SHEET 25

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED MIN. BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE (W.V.)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER (S)
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORM PIPE (CMP)
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (G.V.)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED HANDICAP RAMP/TYPE
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY
- PEDESTRIAN PASS-BY AREAS (SEE DETAIL ON SHEET 75) (PB1, PB2, & PB3)
- CONCRETE CLUSTER MAILBOX PAD (MB1 C.P.A.D.)

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
DRAWING REFERENCE: F:\2013\-0950-01\CAD\PH4-Final\Layout.dwg
XREFS:
Title Block - Modified.dwg
Signature Block - Modified.dwg
Notes.dwg
Sheet Index.dwg
Sheet Layout.dwg
Sheet Alignments.dwg
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Sheet Alignments (Street

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LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED MIN. BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
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- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
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- EXISTING WATERLINE (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORM PIPE (CMP)
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (GV)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED HANDICAP RAMP/TYPE (6.34)
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY
- PEDESTRIAN PASS-BY AREAS (SEE DETAIL ON SHEET 75) (PB1, PB2, & PB3)
- CONCRETE CLUSTER MAILBOX PAD (MB CLUSTER PAD)

REFER TO SHEET 25 FOR TYPICAL SINGLE-FAMILY LOT SETBACK DETAILS.

SEE SHEET 22 MATCHLINE

RESIDENTIAL LOW-DENSITY DISTRICT TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

MORRIS DRIVE — 50' R.O.W. (25' - 25') — 26' CTWY. — R=44' C.A.

ONE WAY — 6" WIDE CONCRETE SPLITTER STRIP

ESTATE DRIVE "SECTION B" — 20' R.O.W. — 16' CTWY. — 20' PRIV. R.O.W. (C.U.10')

LAYNE RUN — 50' R.O.W. (25' - 25') — 26' CTWY. — R=44' C.A.

BRANTWOOD DRIVE — 8" CONC. VERTICAL CURB

COOPERLYN DRIVE

NORWAY ST. — 1' DIA. SAN. MH RIM 441.82

OXFORD LANE — ACCESS/UTILITY EASEMENT

WRIGHT DRIVE

SHEFFIELD LANE

CHARLESTON DRIVE

ACCESS DRIVE 'CB1'

ACCESS DRIVE 'CB2'

37	10,500 S.F.	
36	10,500 S.F.	
35	4,200 S.F.	
34	10,500 S.F.	STREET-SIDE BENCH AREA
33	10,500 S.F.	
32	10,500 S.F.	
31	10,500 S.F.	CONC. SLANT CURB
30	10,500 S.F.	
29	10,500 S.F.	
339	6,600 S.F.	
340	6,600 S.F.	PROPOSED BITUMINOUS WALKING TRAIL (TYP.)
333	6,600 S.F.	CONC. SLANT CURB
332	6,600 S.F.	STREET-SIDE BENCH AREA
331	6,937 S.F.	
341	6,600 S.F.	STREET-SIDE BENCH AREA
330	6,600 S.F.	
342	6,600 S.F.	
329	6,600 S.F.	
343	6,600 S.F.	
328	7,398 S.F.	
344	6,600 S.F.	
327	8,442 S.F.	
345	6,600 S.F.	
326	7,927 S.F.	
346	6,600 S.F.	
325	7,644 S.F.	
347	6,600 S.F.	
324	6,900 S.F.	
348	6,600 S.F.	
323	6,899 S.F.	
493	25,323 S.F.	
322	8,872 S.F.	
353	7,475 S.F.	
354	8,660 S.F.	
355	11,181 S.F.	
303	6,239 S.F.	
304	6,317 S.F.	
302	9,656 S.F.	
301	7,714 S.F.	
305	6,981 S.F.	
300	7,292 S.F.	
306	7,961 S.F.	
299	10,052 S.F.	
307	8,359 S.F.	
308	9,731 S.F.	
309	9,872 S.F.	
310	8,265 S.F.	
356	6,900 S.F.	
357	6,900 S.F.	
358	6,900 S.F.	
359	6,902 S.F.	
360	9,652 S.F.	
361	8,162 S.F.	
362	10,009 S.F.	
363	15,475 S.F.	
364	7,405 S.F.	
365	6,900 S.F.	
366	6,900 S.F.	
367	6,900 S.F.	
386	7,148 S.F.	
387	7,500 S.F.	
388	7,500 S.F.	
389	7,500 S.F.	

VARIABLE WIDTH DRAINAGE EASEMENT — PROPOSED BITUMINOUS WALKING TRAIL (TYP.) — EXISTING TEMP. ACCESS/UTILITY EASEMENT TO BE VACATED (50' RADIUS) — TEMPORARY TURN-AROUND EASEMENT — DRAINAGE EASEMENT — SANITARY SEWER EASEMENT — LANDSCAPE BUFFER (SEE DETAIL ON SH. 83) — PARKING RAMP-OUT (SEE DETAIL) — 1ST LOT — STREET-SIDE BENCH AREA — DEDICATED ROW — UNDERDRAIN (SEE DETAIL ON SH. 82)

L=269.61' N 09°30'13" W 268.53'

N 11°58'40" W 30.37'

S 68°32'26" E 8.12'

MATCHLINE SEE SHEET 25

SHEET 21 / SHEET 22 / SHEET 23 / SHEET 24 / SHEET 25

KEY MAP
SCALE: 1"=1000'

MANAGER: JAMES C. HENKE	SURV. CHIEF: RC
DESIGN BY: JDB/KWG	DRAWN BY: TWS
CHKD BY: RC	CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Plat Prelim\Layout.dwg	FIELDBOOK NO. VALUE
XREFS: Fb: [F:\11\11-0950-01\CAD\Plat Prelim\X-Data\Fb.dwg] Ex Base: [F:\11\11-0950-01\CAD\Plat Prelim\X-Data\Ex Base.dwg] Ex Sheet: [F:\11\11-0950-01\CAD\Plat Prelim\X-Data\Ex Sheet.dwg] Ex Sheet 2: [F:\11\11-0950-01\CAD\Plat Prelim\X-Data\Ex Sheet 2.dwg] Survey Base: [F:\11\11-0950-01\CAD\Plat Prelim\X-Data\Survey Base.dwg] Survey Sheet: [F:\11\11-0950-01\CAD\Plat Prelim\X-Data\Survey Sheet.dwg]	FOR PIONEER MANAGEMENT BY:

NO.	DATE	REMISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: 1" = 50' (0, 25', 50', 100', 150')

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 560-5508 Fax: (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LAYOUT PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

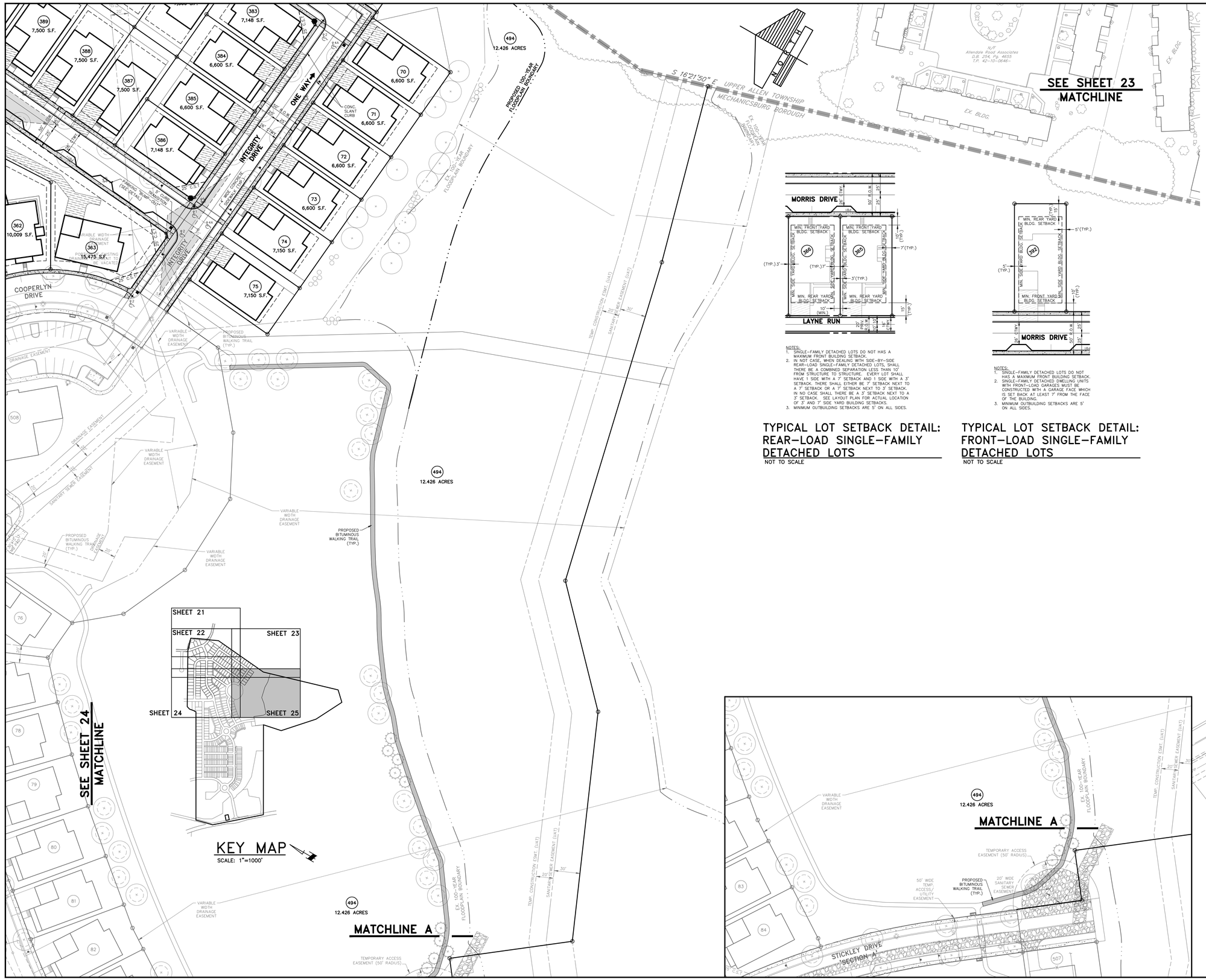
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 24 OF 78

DWG. NO. 11-0950-01-E



LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
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- BENCHMARK
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- PROPOSED STREET TREE
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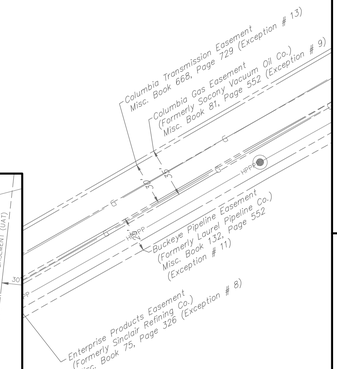
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER (S)
- EXISTING SANITARY SEWER FORCE MAIN (SMP)
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED HANDICAP RAMP/TYPE (8.5A)
- PROPOSED LOT NUMBER (2)
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY
- PEDESTRIAN PASS-BY AREAS (SEE DETAIL ON SHEET 75) PB1, PB2, & PB3
- CONCRETE CLUSTER MAILBOX PAD (MB PAD)

NOTES:
1. SINGLE-FAMILY DETACHED LOTS DO NOT HAS A MAXIMUM FRONT BUILDING SETBACK.
2. IN NOT CASE, WHEN DEALING WITH SIDE-BY-SIDE REAR-LOAD SINGLE-FAMILY DETACHED LOTS, SHALL THERE BE A COMBINED SEPARATION LESS THAN 10' FROM STRUCTURE TO STRUCTURE. EVERY LOT SHALL HAVE 1 SIDE WITH A 7' SETBACK AND 1 SIDE WITH A 3' SETBACK. THERE SHALL EITHER BE 7' SETBACK NEXT TO A 7' SETBACK OR A 7' SETBACK NEXT TO 3' SETBACK. IN NO CASE SHALL THERE BE A 3' SETBACK NEXT TO A 3' SETBACK. SEE LAYOUT PLAN FOR ACTUAL LOCATION OF 3' AND 7' SIDE YARD BUILDING SETBACKS.
3. MINIMUM OUTBUILDING SETBACKS ARE 5' ON ALL SIDES.

TYPICAL LOT SETBACK DETAIL: REAR-LOAD SINGLE-FAMILY DETACHED LOTS
NOT TO SCALE

NOTES:
1. SINGLE-FAMILY DETACHED LOTS DO NOT HAS A MAXIMUM FRONT BUILDING SETBACK.
2. SINGLE-FAMILY DETACHED DWELLING UNITS WITH FRONT-LOAD GARAGES MUST BE CONSTRUCTED WITH A GARAGE FACE WHICH IS SET BACK AT LEAST 7' FROM THE FACE OF THE BUILDING.
3. MINIMUM OUTBUILDING SETBACKS ARE 5' ON ALL SIDES.

TYPICAL LOT SETBACK DETAIL: FRONT-LOAD SINGLE-FAMILY DETACHED LOTS
NOT TO SCALE



NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Plot-Files\Layout.dwg
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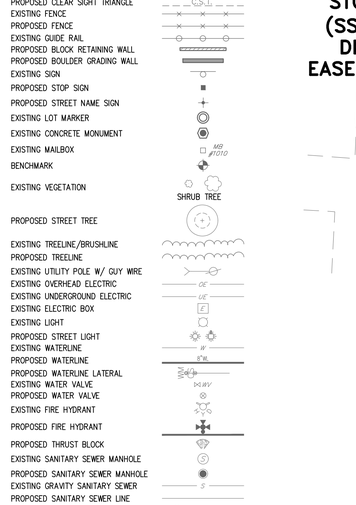
LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL
- EXISTING WATER VALVE (W.V.)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL (SS)
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

NOTE:
SEE SHEET 33 FOR SAFE STOPPING SIGHT DISTANCE (SSSD) CHARTS, EASEMENT DESCRIPTION LEGEND, & EASEMENT DIMENSION CHARTS.



KEY MAP
SCALE: 1"=1000'

ALLENDALE ROAD (T-608)
WINSLOW COURT
LEGAL R/W
DEDICATED R/W
(2) SNOW DROP ESMT. @ MUNICIPAL BOUNDARY
SNOW DROP ESMT.
VARIABLE WIDTH DRAINAGE EASEMENT
TEMP. CONSTRUCTION/GRADING ESMT.
LANDSCAPE BUFFER (SEE DETAIL ON SH. 76)
DRAINAGE EASEMENT
DEVELOPMENT SIGN EASEMENT
ESTATE DRIVE SECTION B
MATCHLINE SEE SHEET 28
MATCHLINE SEE SHEET 27
EX. BLDG.
SHED
POOL
47
47A
47B
47C
48
49
50
51
46
45
44
43
42
41

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

SURV. CHIEF: RC
FIELDBOOK NO.: VALUE
DRAWN BY: RC
CHKD BY: RC
MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS

DRAWING REFERENCE:
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Allendale Road (T-608) Alignment Block: F:\11111-0950-01\CAD\Ph4-Final\X-Refs\Allendale Road (T-608) Alignment Block.dwg
Winslow Court Alignment: F:\11111-0950-01\CAD\Ph4-Final\X-Refs\Winslow Court Alignment.dwg
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Winslow Court Alignment Block — Phase 4.dwg
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Phase 1-2-3 Base & Easement Block — Phase 4.dwg
Existing Lot Lines — Phase 4.dwg
Allendale Road (T-608) Alignment — Phase 4.dwg
Winslow Court Alignment — Phase 4.dwg
Allendale Road (T-608) Alignment Block — Phase 4.dwg
Winslow Court Alignment Block — Phase 4.dwg

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 435-8300 Fax: (717) 481-4955
Email: jt@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EASEMENT PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

DATE: AUGUST 12, 2022
SHEET NO. 26 OF 78
DWG. NO. 11-0950-01-E

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SEE SHEET 26
MATCHLINE

MELBOURNE LANE

644.50'

1269.64'

MATCHLINE
SEE SHEET 29

ONE WAY

EAST VIEW DRIVE

ESTATE DRIVE
SECTION 'B'

DEVELOPMENT SIGN EASEMENT

DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

25' C.S.T.

TOT LOT

EX. BLDG.

SHED

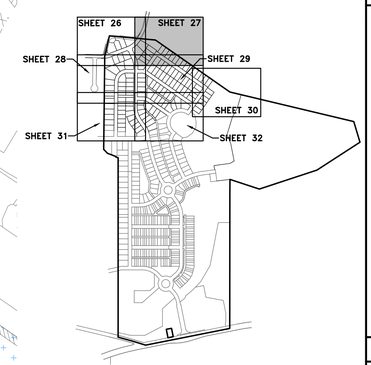
BLDG.

48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 371 372 373 374

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (CST)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL (SS)
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

NOTE:
SEE SHEET 33 FOR SAFE STOPPING SIGHT DISTANCE (SSSD) CHARTS, EASEMENT DESCRIPTION LEGEND, & EASEMENT DIMENSION CHARTS.



KEY MAP
SCALE: 1"=1000'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
CHKD BY: TWS

DRAWING REFERENCE: F:\11\11-0950-01\CAD\Plt-4 Final\Easement.dwg

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Phase 1-2-3 Block & Lawn Key: [F:\11\11-0950-01\CAD\Plt-4 Final\X-Xrefs\Phase 1-2-3 Block & Lawn Key.dwg]
Wilsenia Block — Phase 4: [F:\11\11-0950-01\CAD\Plt-4 Final\X-Xrefs\Wilsenia Block — Phase 4.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 461-4955 Fax: (717) 461-4955
Email: JP@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EASEMENT PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 27 OF 78
DWG. NO. 11-0950-01-E

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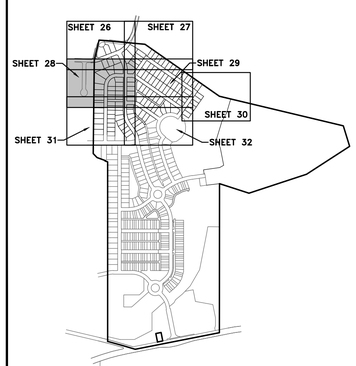
LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (CST)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL (WL)
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL (SS)
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (GAS)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)



KEY MAP
SCALE: 1"=1000'

NOTE:
SEE SHEET 33 FOR SAFE STOPPING SIGHT DISTANCE (SSSD) CHARTS, EASEMENT DESCRIPTION LEGEND, & EASEMENT DIMENSION CHARTS.

SEE SHEET 26 MATCHLINE

MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 29

JENNA COURT

MORRIS DRIVE

ESTATE DRIVE 'SECTION B'

ONE WAY

TEMP. CONSTRUCTION/ GRADING EASE.

LANDSCAPE BUFFER (SEE DETAIL ON SH. 76)

DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

EX. BLDG.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE

SURV. CHIEF: RC

DRAWN BY: RC

CHKD BY: RC

MANAGER: JAMES C. HENKE

DESIGN BY: JDB/KWG

CHKD BY: TWS

DRAWING REFERENCE: P:\11\11-0950-01\CAD\Pre-Final\Easement.dwg

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CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4955 Fax: (717) 481-4955
Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EASEMENT PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 28 OF 78

DWG. NO. 11-0950-01-E

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NOTE:
SEE SHEET 33 FOR SAFE STOPPING SIGHT DISTANCE (SSSD) CHARTS, EASEMENT DESCRIPTION LEGEND, & EASEMENT DIMENSION CHARTS.

NOTE:
SEE SHEET 30 FOR A LINEWORK LEGEND.

SEE SHEET 28 MATCHLINE

SEE SHEET 27 MATCHLINE

MATCHLINE SEE SHEET 30

MATCHLINE SEE SHEET 32

ESTATE DRIVE SECTION B'

EAST VIEW DRIVE

SHEFFIELD LANE

MORRIS DRIVE

LAYNE RUN

BRANTWOOD DRIVE

MEDWAY DRIVE

ONE WAY

INTEGRITY DRIVE

VARIABLE WIDTH DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE WATERLINE EASEMENT

DRAINAGE EASEMENT

EXISTING EASEMENT TO BE VACATED

MB PAD

25' C.S.T

8"WL

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.
VALUE

SURV. CHIEF:
RC

DRAWN BY:
RC

CHKD BY:
RC

MANAGER:
JAMES C. HENKE

DESIGN BY:
JDB/KWG

CHKD BY:
TWS

DRAWING REFERENCE:
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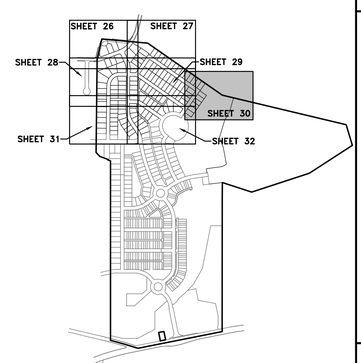
LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL (WL)
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE (SS)
- PROPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

NOTE:
SEE SHEET 33 FOR SAFE STOPPING SIGHT DISTANCE (SSSD) CHARTS, EASEMENT DESCRIPTION LEGEND, & EASEMENT DIMENSION CHARTS.



KEY MAP
SCALE: 1"=1000'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

SURV. CHIEF: RC
FIELDBOOK NO. VALUE
DRAWN BY: RC
CHKD BY: RC
FOR PIONEER MANAGEMENT BY:
PROJECT MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Plnk-Final\Easement.dwg
XREFS:
Ttb: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Ttb.dwg]
Plan: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Plan.dwg, Misc.dwg]
Street Alignments: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Street Alignments.dwg]
Street Name Base: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Street Name Base.dwg]
Eckert Site Base: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Eckert Site Base.dwg]
Adjacent Block - Phase 1-2-3: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Adjacent Block - Phase 1-2-3.dwg]
Adjacent Block - Phase 4: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Adjacent Block - Phase 4.dwg]
Wolfe Site Base: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base.dwg]
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Wolfe Site Base - Modified: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base - Modified.dwg]
Wolfe Site Base - Phase 1-2-3: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base - Phase 1-2-3.dwg]
Wolfe Site Base - Phase 4: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base - Phase 4.dwg]
Wolfe Site Base - Phase 5: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base - Phase 5.dwg]
Wolfe Site Base - Phase 6: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base - Phase 6.dwg]
Wolfe Site Base - Phase 7: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base - Phase 7.dwg]
Wolfe Site Base - Phase 8: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfe Site Base - Phase 8.dwg]
Wolfeville Block - Phase 4: [F:\11\11-0950-01\CAD\Plnk-Final\X-Ref\Wolfeville Block - Phase 4.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: 1" = 30' (0, 15', 30', 60', 90')

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4850 Fax: (717) 481-4855
Email: jvb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EASEMENT PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 30 OF 78
DWG. NO. 11-0950-01-E

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NOTE:
SEE SHEET 33 FOR SAFE STOPPING SIGHT DISTANCE (SSSD) CHARTS, EASEMENT DESCRIPTION LEGEND, & EASEMENT DIMENSION CHARTS.

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- EXISTING FENCE
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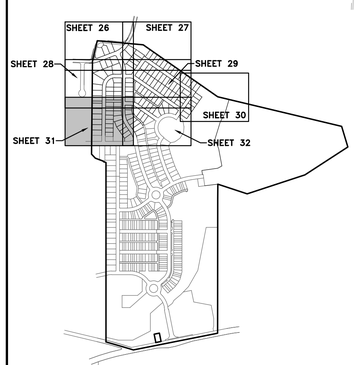
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (8"W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL (W)
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (8"S)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL (SS)
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL (SW)
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)



KEY MAP
SCALE: 1"=1000'

SEE SHEET 28
MATCHLINE

MATCHLINE
SEE SHEET 32

SHARON AVENUE
NORWAY STREET
NORWAY ST.
MORRIS DRIVE
ESTATE DRIVE
SECTION B
ONE WAY
DRAINAGE EASEMENT
TEMPORARY UTILITY EASEMENT
LANDSCAPE BUFFER (SEE DETAIL ON SH. 82)
TOT LOT
EX. BLDG.
SHED
POOL
SAN. MH RIM 442.56
SAN. MH RIM 440.02
1" DIA. SAN. MH RIM 441.82
VRZ BOX
MB #1010
MB #606
MB #604
MB #602
MB #600
MB #506
MB #502
Stop
No Outlet
Sharon Ave./ Norway St.
4" Cedar
24" Pin Oak
10" Birch
14" Twin Birch
16" Maple
12" Cherry
8" Hackberry
24" Hackberry
30" Hackberry
21" Elec. Box
S 51°05'05" E
DEDICATED R/W
60' R.O.W.
CTWY.
S.S.M.H.
UD VARIABLE WIDTH

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

SURV. CHIEF: RC | FIELDBOOK NO. VALUE | FOR PIONEER MANAGEMENT BY:
DRAWN BY: RC | CHKD BY: RC
MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG | CHKD BY: TWS
DRAWING REFERENCE: P:\11\11-0950-01\CAD\Ph4-Final\Easement.dwg

XREFS:
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Ph 2 [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Ph 2 Rec.dwg]
Street Alignments [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Street Alignments.dwg]
Street Name Block [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Street Name Block - Modified.dwg]
Easement Line Block [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Easement Line Block - Modified.dwg]
Lot Line Block [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Lot Line Block - Modified.dwg]
Acreage Block [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Acreage Block - Modified.dwg]
Ph 3 [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Ph 3 Rec.dwg]
Ph 4 [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Ph 4 Rec.dwg]
Wolfenbarger Block — Phase 4 [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Wolfenbarger Block — Phase 4.dwg]
Rotunda Block — Phase 4 [P:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Rotunda Block — Phase 4.dwg]
Fences 1 of 3 Block & Leaders.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

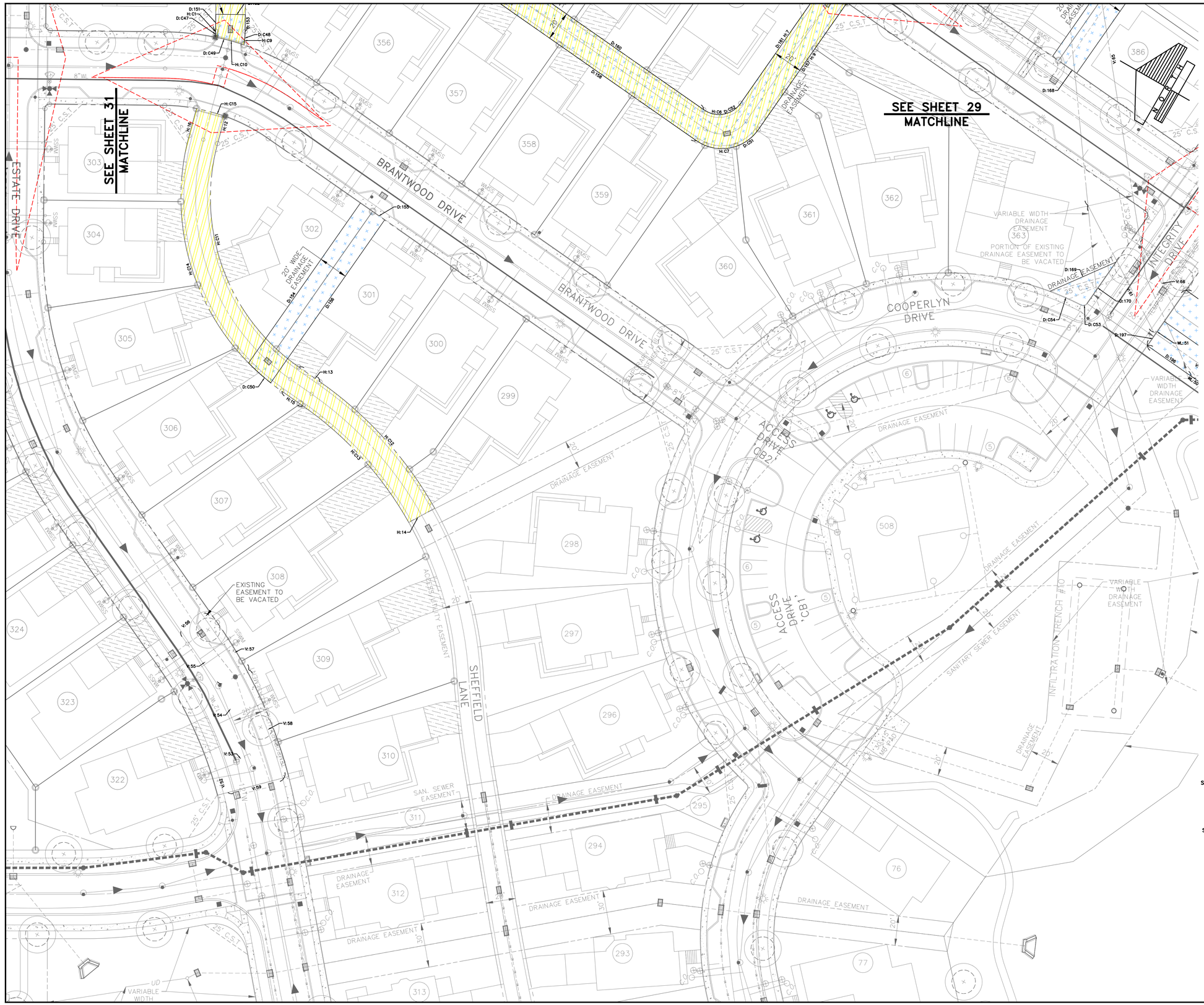
SCALE
1" = 30'
0 15' 30' 60' 90'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 461-4955 Fax: (717) 461-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EASEMENT PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 31 OF 78
DWG. NO. 11-0950-01-E

P:\11\11-0950\01\CAD\Plat-Final\Easement.dwg, 32 EASEMENT PLAN, 12/19/2022 8:03:14 AM, 1:1



F:\11\11-0950-01\CAD\Ph4-Final\Easement.dwg, 33 DIMENSION CHARTS SAFE STOPPING DISTANCE CHARTS & LEGEND, 12/16/2022 8:03:28 AM, 1:1

HOA ACCESS ESMT.

LINE #	LENGTH	BEARING
H: 1	254.85'	N60°51'05"E
H: 2	27.58'	S84°50'44"E
H: 3	20.00'	S05°08'49"W
H: 4	27.58'	N84°50'44"W
H: 5	88.60'	S60°51'05"W
H: 6	340.46'	S05°08'49"W
H: 7	97.00'	S84°51'11"E
H: 8	20.00'	S05°08'49"W
H: 9	105.00'	N84°51'11"W
H: 10	336.96'	N05°08'49"E
H: 11	104.40'	S60°51'05"W
H: 12	19.08'	S75°23'45"W
H: 13	17.53'	S05°08'49"W
H: 14	20.00'	N59°10'02"W
H: 15	17.53'	N05°08'49"E
H: 16	19.08'	N75°23'45"E

HOA ACCESS ESMT.

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
H: C1	4.06'	5°49'08"	40.00'	2.03'	N63°45'39"E	4.06'
H: C2	23.94'	34°17'44"	40.00'	12.34'	S77°59'57"W	23.59'
H: C3	11.97'	34°17'44"	20.00'	6.17'	S77°59'57"W	11.79'
H: C4	24.96'	79°26'19"	18.00'	14.95'	S21°07'55"W	23.00'
H: C5	16.57'	23°44'03"	40.00'	8.41'	N6°43'12"W	16.45'
H: C6	28.27'	90°00'00"	18.00'	18.00'	S39°51'11"E	25.46'
H: C7	47.12'	90°00'00"	30.00'	30.00'	S39°51'11"E	42.43'
H: C8	39.05'	124°17'44"	18.00'	34.06'	N57°00'03"W	31.83'
H: C9	9.11'	8°41'49"	60.00'	4.56'	N65°11'59"E	9.10'
H: C10	20.16'	6°36'04"	175.00'	10.09'	N14°43'53"W	20.15'
H: C11	171.65'	70°14'55"	140.00'	98.48'	S40°16'17"W	161.10'
H: C12	116.56'	25°41'09"	260.00'	59.28'	N17°59'24"E	115.59'
H: C13	107.59'	25°41'09"	240.00'	54.72'	N17°59'24"E	106.69'
H: C14	196.17'	70°14'55"	160.00'	112.55'	S40°16'17"W	184.11'
H: C15	20.02'	9°10'38"	125.00'	10.03'	N14°36'15"W	20.00'

PEDESTRIAN ACCESS ESMT.

LINE #	LENGTH	BEARING
PA: 17	1.65'	N09°11'29"W
PA: 18	5.83'	N35°48'26"E
PA: 19	1.65'	N80°48'31"E
PA: 20	8.16'	S35°48'26"W
PA: 21	1.65'	S09°11'29"E
PA: 22	5.83'	S35°48'31"W
PA: 23	1.65'	S80°48'31"W
PA: 24	8.16'	N35°48'26"E
PA: 25	15.20'	S50°38'50"E
PA: 26	15.20'	S35°47'57"W
PA: 27	13.41'	N35°48'31"E

PEDESTRIAN ACCESS ESMT.

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
PA: C16	43.76'	86°27'44"	29.00'	27.26'	N7°25'26"W	39.73'
PA: C17	68.16'	86°27'44"	45.17'	42.46'	N7°25'26"W	61.88'
PA: C18	40.70'	80°24'21"	29.00'	24.51'	S76°00'37"W	37.44'
PA: C19	12.04'	2°07'20"	325.00'	6.02'	S64°50'53"E	12.04'
PA: C20	61.71'	78°16'57"	45.17'	36.76'	S74°56'59"W	57.02'

DEVELOPMENT SIGN ESMT.

LINE #	LENGTH	BEARING
HOA: 28	52.19'	N07°25'26"W
HOA: 29	56.94'	S77°03'25"W
HOA: 30	1.62'	S66°03'05"E

DEVELOPMENT SIGN ESMT.

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
HOA: C21	55.64'	70°34'59"	45.17'	31.97'	N7°25'26"W	52.19'
HOA: C22	59.97'	76°03'52"	45.17'	35.33'	S76°03'32"W	55.66'

SNOW DROP ESMT.

LINE #	LENGTH	BEARING
SN: 31	20.00'	S70°52'40"E
SN: 32	20.00'	N35°57'43"W
SN: 33	34.52'	S73°30'18"W
SN: 34	17.06'	N16°29'42"W
SN: 35	13.08'	N73°30'18"E
SN: 202	20.00'	N05°40'06"E
SN: 203	20.00'	S03°19'17"E

SNOW DROP ESMT.

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
SN: C23	42.66'	34°54'57"	70.00'	22.01'	N36°34'48"E	42.00'
SN: C24	30.47'	34°55'30"	49.99'	15.72'	N36°34'38"E	30.00'
SN: C25	29.58'	77°01'49"	22.00'	17.51'	N67°58'47"W	27.40'
SN: C55	40.01'	8°59'24"	255.00'	20.05'	S88°49'35"E	39.97'
SN: C56	43.15'	8°59'24"	275.00'	21.62'	S88°49'35"E	43.10'

LANDSCAPING ESMT.

LINE #	LENGTH	BEARING
L: 36	1012.53'	S60°51'05"W
L: 37	25.00'	N29°08'55"W
L: 38	1008.42'	N60°51'05"E

LANDSCAPING ESMT.

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
L: C26	25.34'	4°28'04"	325.00'	12.68'	S38°29'12"E	25.34'

WATERLINE ESMT.

LINE #	LENGTH	BEARING
WL: 39	120.00'	S84°51'11"E
WL: 40	42.83'	S05°08'49"W
WL: 41	25.63'	N21°53'23"W
WL: 42	108.35'	N84°51'11"W
WL: 43	20.00'	N05°08'49"E
WL: 44	79.39'	S05°08'49"W
WL: 45	265.56'	S31°10'14"E
WL: 46	249.23'	S19°53'42"E
WL: 47	20.18'	S77°40'54"W
WL: 48	244.59'	N19°53'42"W
WL: 49	270.14'	N31°10'14"W
WL: 50	85.95'	N05°08'49"E
WL: 51	20.00'	S84°51'11"E

EXISTING ESMT.

LINE #	LENGTH	BEARING
V: 52	20.03'	N42°08'25"E
V: 53	19.27'	S44°29'08"E
V: 54	52.23'	N42°03'31"E
V: 55	45.34'	N22°04'24"E
V: 56	20.00'	S67°55'36"E
V: 57	48.86'	S22°04'24"W
V: 58	76.99'	S42°03'31"W
V: 59	39.33'	N44°29'08"W
V: 60	49.89'	N05°08'49"E
V: 61	96.71'	N32°47'06"E
V: 62	579.96'	N54°33'05"E
V: 63	20.00'	S35°26'55"E
V: 64	394.48'	S54°33'05"W
V: 65	214.21'	S51°06'42"W
V: 66	53.28'	S32°47'06"W
V: 67	68.95'	S05°08'49"W
V: 68	31.23'	N34°40'56"W
V: 198	19.04'	N05°08'49"E
V: 199	24.80'	S34°40'56"E
V: 200	15.88'	N84°51'11"W

TEMP. CONSTRUCTION/ UTILITY ESMT.

LINE #	LENGTH	BEARING
T: 69	58.69'	S60°51'05"W
T: 70	12.54'	N29°08'55"W
T: 71	24.28'	N60°37'05"E
T: 72	61.05'	N29°38'47"W
T: 73	19.70'	N27°54'05"W
T: 74	14.57'	N68°22'07"E
T: 75	13.06'	N21°37'53"W
T: 76	40.95'	S27°42'42"E
T: 77	20.60'	N62°17'18"E
T: 78	8.04'	S28°03'38"E
T: 79	44.78'	N73°30'18"E
T: 80	10.00'	S16°29'42"E
T: 81	70.29'	S73°30'18"W
T: 82	13.58'	N27°42'42"W
T: 204	42.87'	S73°03'38"E
T: 205	26.10'	N24°37'51"W
T: 206	20.44'	N65°13'07"E
T: 207	29.52'	S13°50'44"E
T: 208	15.19'	S76°09'16"W
T: 209	25.81'	N76°09'16"E
T: 210	30.14'	S15°18'06"E
T: 211	20.45'	S66°19'16"W
T: 212	34.23'	N24°40'18"W

TEMP. CONSTRUCTION/ UTILITY ESMT.

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
T: C27	16.11'	36°55'15"	25.00'	8.35'	N46°10'19"W	15.83'
T: C28	51.43'	36°50'01"	80.00'	26.64'	S46°07'42"E	50.55'
T: C30	41.25'	78°47'00"	30.00'	24.63'	S67°06'12"E	38.08'

DRAINAGE ESMT.

LINE #	LENGTH	BEARING
D: 83	95.00'	N29°08'55"W
D: 84	374.79'	S60°51'05"W
D: 85	20.00'	S29°08'55"E
D: 86	803.85'	N60°51'05"E
D: 87	111.64'	S50°39'18"E
D: 88	110.00'	N39°20'42"E
D: 89	20.00'	S50°39'18"E
D: 90	110.00'	S39°20'42"W
D: 91	188.12'	S50°39'18"E
D: 92	79.82'	N75°22'19"E
D: 93	87.64'	S35°48'26"W
D: 94	73.55'	N33°17'27"W
D: 95	158.34'	N50°39'18"W
D: 96	108.88'	S27°15'01"W
D: 97	113.17'	N27°15'01"E
D: 98	110.01'	N50°39'18"W
D: 99	395.44'	S60°51'05"W
D: 100	95.00'	S29°08'55"E
D: 101	20.00'	S60°51'05"W
D: 102	118.64'	N55°16'15"E
D: 103	19.76'	N68°03'30"W
D: 104	124.60'	S55°16'15"W
D: 105	20.80'	N50°39'18"W
D: 106	18.73'	S68°03'30"E
D: 107	108.41'	S24°47'48"E
D: 108	7.99'	S81°24'26"E
D: 109	24.12'	S24°40'19"E
D: 110	21.21'	S05°54'28"E
D: 111	74.26'	S11°19'07"E
D: 112	78.94'	S56°05'43"E
D: 113	7.23'	N50°39'18"W
D: 114	107.59'	N39°20'42"E
D: 115	103.35'	N24°47'48"W
D: 116	24.88'	N68°03'30"W
D: 117	143.89'	S00°37'38"W
D: 118	238.53'	N84°51'11"W
D: 119	26.30'	N63°50'56"W
D: 120	152.82'	S28°45'14"W
D: 121	160.96'	N28°45'14"E
D: 122	3.51'	N33°17'27"W
D: 123	107.89'	N35°48'26"E
D: 124	17.25'	S35°48'26"W
D: 125	127.76'	S28°45'14"W
D: 126	21.68'	S63°50'56"E
D: 127	213.18'	S84°51'11"E
D: 128	121.95'	N00°37'38"E
D: 129	238.66'	N60°51'05"E
D: 130	31.61'	N45°35'47"E
D: 131	42.77'	N04°22'38"W
D: 132	23.09'	S04°22'38"E

DRAINAGE ESMT.

LINE #	LENGTH	BEARING
D: 133	20.52'	N85°37'22"E
D: 134	1.68'	S29°08'55"E
D: 135	38.10'	S85°37'22"W
D: 136	35.31'	S45°35'47"W
D: 137	241.34'	S60°51'05"W
D: 138	20.00'	N29°08'55"W
D: 139	252.11'	S60°51'05"W
D: 140	119.71'	S39°44'38"W
D: 141	106.19'	S25°08'49"W
D: 142	20.00'	S64°51'11"E
D: 143	108.76'	N25°08'49"E
D: 144	126.00'	N39°44'38"E
D: 145	255.84'	N60°51'05"E
D: 146	20.00'	S29°08'55"E
D: 147	27.58'	N84°50'44"W
D: 148	20.00'	N09°42'52"W
D: 149	27.58'	S84°50'44"E
D: 150	20.00'	S05°08'49"W
D: 151	11.41'	N60°51'05"E
D: 152	20.00'	S29°08'55"E
D: 153	11.41'	S60°51'05"W
D: 154	132.28'	N84°51'18"W
D: 155	20.00'	S05°08'49"W
D: 156	134.72'	S84°51'18"E
D: 157	105.00'	N84°51'11"W
D: 158	162.41'	N05°08'49"E
D: 159	20.00'	S84°51'11"E
D: 160	154.41'	S05°08'49"W
D: 161	97.00'	S84°51'11"E
D: 162	20.00'	S05°08'49"W
D: 163	115.00'	S84°51'11"E
D: 164	595.00'	N05°08'49"E
D: 165	20.00'	S84°51'11"E
D: 166	615.00'	S05°08'49"W
D: 167	135.00'	N84°51'11"W
D: 168	20.00'	N05°08'49"E
D: 169	48.53'	N53°35'07"W
D: 170	34.02'	S84°51'11"E
D: 171	23.00'	S84°51'11"E
D: 172	944.86'	S05°08'49"W
D: 173	25.60'	N84°51'11"W
D: 174	90.89'	S59°01'40"W
D: 175	103.60'	S84°30'50"W
D: 176	245.78'	N83°45'05"W
D: 177	55.76'	N34°40'56"W
D: 178	39.12'	S84°51'11"E
D: 179	110.00'	N05°08'49"E
D: 180	20.00'	S84°51'11"E
D: 181	110.00'	S05°08'49"W
D: 182	295.00'	S84°51'11"E

DRAINAGE ESMT.

LINE #	LENGTH	BEARING
D: 183	76.66'	N48°33'33"E
D: 184	80.43'	N42°22'56"W
D: 185	14.81'	S84°51'11"E
D: 186	13.56'	N05°08'49"E
D: 187	84.13'	S42°22'56"E
D: 188	60.66'	N40°19'05"E
D: 189	358.66'	N05°08'49"E
D: 190	97.00'	N84°51'11"W
D: 191	20.00'	N05°08'49"E
D: 192	97.00'	S84°51'11"E
D: 193	475.00'	N05°08'49"E
D: 194	90.96'	S05°08'49"W
D: 195	71.46'	N34°40'56"W
D: 196	36.08'	N05°08'49"E
D: 197	45.77'	S84°51'11"E
D: 201	10.02'	N73°30'18"E

DRAINAGE ESMT.

CURVE #	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
D: C31	19.05'	4°02'30"	270.00'	9.53'	N37°49'41"E	19.04'
D: C32	20.01'	6°33'06"	175.00'	10.02'	N62°44'59"W	20.00'
D: C33	33.39'	86°57'52"	22.00'	20.86'	N63°00'46"W	30.28'
D: C34	6.85'	7°50'59"	50.00'	3.43'	S23°27'19"E	6.84'
D: C35	194.30'	40°28'59"	275.00'	101.41'	S70°53'48"E	190.29'
D: C36	24.71'	28°19'15"	50.00'	12.62'	N57°06'12"E	24.46'
D: C37	15.11'	4°56'49"	175.00'	7.56'	S87°54'37"W	15.11'
D: C38	3.90'	74°24'08"	3.00'	2.28'	S57°21'44"E	3.63'
D: C39	4.48'	1°27'57"	175.00'	2.24'	N20°53'39"W	4.48'
D: C40	41.32'	7°10'28"	330.00'	20.69'	N39°23'40"E	41.29'
D: C41	12.92'	25°31'50"	29.00'	6.57'	S48°34'21"W	12.82'
D: C42	20.01'	3°31'37"	325.00'	10.01'	N89°46'19"E	20.00'
D: C43	24.64'	11°17'46"	125.00'	12.36'	N58°45'11"W	24.60'
D: C44	21.29'	9°45'29"	125.00'	10.67'	N34°01'40"W	21.26'
D: C45	5.19'	14°51'42"	20.00'	2.61'	S87°42'58"W	5.17'
D: C46	10.38'	14°51'42"	40.00'	5.22'	S87°42'58"W	10.35'
D: C47	4.06'	5°49'08"	40.00'	2.03'	N63°45'39"E	4.06'
D: C48	9.11'	8°41'49"	60.00'	4.56'	N65°11'59"E	9.10'
D: C49	20.16'	6°36'04"	175.00'	10.09'	N14°43'53"W	20.15'
D: C50	20.16'	7°13'13"	160.00'	10.09'	S12°07'22"W	20.15'
D: C51	47.12'	90°00'00"	30.00'	30.00'	N39°51'11"W	42.43'
D: C52	28.27'	90°00'00"	18.00'	18.00'	N39°51'11"W	25.46'
D: C53	4.30'	82°04'19"	3.00'	2.61'	S43°49'01"E	3.94'
D: C54	23.06'	6°36'19"	200.00'	11.54'	N6°05'01"W	23.04'

CLEAR SIGHT EASEMENT CHART (SAFE STOPPING)

REQUIREMENTS BASED ON A DESIGN SPEED OF 15, 25 OR 35 MPH

ROAD STOPPED ON	DIRECTION LOOKING	WORST CASE SLOPE	DISTANCE REQUIRED	DISTANCE PROVIDED	
ESTATE DRIVE 'SECTION B' (FACING SOUTHEAST) @ INT. OF MORRIS DRIVE	SOUTHEAST	ALL WAY STOP	NA	NA	
	NORTHWEST	ALL WAY STOP	NA	NA	
ESTATE DRIVE 'SECTION B' (FACING SOUTHEAST) @ INT. OF MORRIS DRIVE	NORTHWEST	ALL WAY STOP	NA	NA	
	SOUTHEAST	ALL WAY STOP	NA	NA	
ESTATE DRIVE 'SECTION B' @ INT. OF REVISED ALLENDALE ROAD	EAST	1.00%	245'	245'+	35 MPH
	WEST	-1.00%	252'	252'+	35 MPH
BRANTWOOD DRIVE @ INT. OF ESTATE DRIVE 'SECTION B'	NORTHEAST	-1.00%	148'	148'+	25 MPH
	SOUTHWEST	1.00%	145'	145'+	25 MPH
MORRIS DRIVE (FACING SOUTHEAST) @ INT. OF ESTATE DRIVE 'SECTION B'	SOUTHWEST	ALL WAY STOP	NA	NA	
	NORTHEAST	ALL WAY STOP	NA	NA	
MORRIS DRIVE (FACING NORTHWEST) @ INT. OF ESTATE DRIVE 'SECTION B'	NORTHEAST	ALL WAY STOP	NA	NA	
	SOUTHWEST	ALL WAY STOP	NA	NA	
MORRIS DRIVE @ INT. OF INTEGRITY DRIVE	NORTHWEST	-1.00%	81'	81'+	15 MPH
	SOUTHEAST	-1.00%	81'	81'+	15 MPH
EAST VIEW DRIVE @ INT. OF MORRIS DRIVE	NORTH	-2.50%	83'	83'+	15 MPH
	SOUTH	1.27%	79'	79'+	15 MPH
EAST VIEW DRIVE @ INT. OF MEDWAY DRIVE	SOUTH	ALL WAY STOP	NA	NA	
	NA	NA	NA	NA	
MEDWAY DRIVE @ INT. OF EAST VIEW DRIVE	NA	NA	NA	NA	
	WEST	ALL WAY STOP	NA	NA	
MEDWAY DRIVE @ INT. OF INTEGRITY DRIVE	WEST	ALL WAY STOP	NA	NA	
	NA	NA	NA	NA	
INTEGRITY DRIVE @ INT. OF MEDWAY DRIVE	NA	NA	NA	NA	
	NORTH	ALL WAY STOP	NA	NA	
WINSLOW COURT @ INT. OF REVISED ALLENDALE ROAD	NORTH	-3.20%	265'	265'+	35 MPH
	SOUTH	2.09%	242'	242'+	35 MPH
SHEFFIELD LANE (FACING EAST) @ INT. OF BRANTWOOD DRIVE	SOUTH	1.32%	79'	79'+	15 MPH
	NORTH	-1.32%	82'	82'+	15 MPH
SHEFFIELD LANE (FACING WEST) @ INT. OF BRANTWOOD DRIVE	NORTH	-1.32%	82'	82'+	15 MPH
	SOUTH	1.32%	79'	79'+	15 MPH
SHEFFIELD LANE @ INT. OF MORRIS DRIVE	SOUTH	1.27%	79'	79'+	15 MPH
	NORTH	-2.50%	83'	83'+	15 MPH
LAYNE RUN @ INT. OF MORRIS DRIVE	SOUTH	1.27%	79'	79'+	15 MPH
	NORTH	-1.27%	82'	82'+	15 MPH
LAYNE RUN @ INT. OF SHEFFIELD LANE	EAST	1.00%	79'	79'+	15 MPH
	WEST	-1.00%	81'	81'+	15 MPH

EASEMENT DESCRIPTION LEGEND

PROPOSED WATERLINE EASEMENT TO BE OFFERED TO SUEZ WATER PENNSYLVANIA INC. FOR OWNERSHIP AND MAINTENANCE OF THE WATERLINE LOCATED WITHIN THE EASEMENT.

PROPOSED ACCESS/UTILITY (ELECTRIC, GAS & COMMUNICATION) EASEMENT. THE HOMEOWNERS ASSOCIATION ("HOA") AND/OR UNIT OWNERS, AS APPLICABLE, SHALL OWN AND/OR MAINTAIN THE LANES, ASSOCIATED LIGHTING FEATURES, UTILITIES, SIDEWALKS AND/OR TRAILS WITHIN THESE EASEMENT AREAS. ALL OF THE AFOREMENTIONED EASEMENTS ARE ALSO SUBJECT TO A PROPOSED SEMI-PRIVATE ACCESS EASEMENT TO ALLOW THE INTERIOR-UNITS OF CARRIAGE STRUCTURES (TOWNHOUSE BUILDINGS) TO HAVE PEDESTRIAN AND/OR LAWN EQUIPMENT ACCESS.

PROPOSED ACCESS EASEMENT. THE HOA SHALL OWN AND/OR MAINTAIN THE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIGNS, PAVED AREAS, STREET-SIDE BENCH AREAS, BUS STOPS, CLUSTER MAILBOX AREAS, OPEN SPACE AND ASSOCIATED SALIENT FEATURES WITHIN THESE EASEMENT AREAS.

PROPOSED DRAINAGE EASEMENT. THE HOA AND/OR UNIT OWNERS, AS APPLICABLE, SHALL OWN AND/OR MAINTAIN THE FACILITIES WITHIN THESE EASEMENT AREAS, EXCEPT WHERE EXPRESSLY DESIGNATED FOR OWNERSHIP AND/OR MAINTENANCE BY MECHANICSBURG BOROUGH.

PROPOSED LANDSCAPING EASEMENT FOR MAINTENANCE AND UPKEEP OF THE LANDSCAPING BUFFER. THE HOA AND/OR UNIT OWNERS, AS APPLICABLE, SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF LANDSCAPING WITHIN THESE EASEMENT AREAS.

PROPOSED TEMPORARY GRADING EASEMENT TO ALLOW THE DEVELOPER OF LEGACY PARK TO ADJUST GRADING ON ADJACENT PROPERTIES.

PROPOSED PEDESTRIAN ACCESS EASEMENT FOR PUBLIC PEDESTRIAN ACCESS OVER SIDEWALKS ABUTTING PUBLIC STREETS BUT LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.

PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR THE BENEFIT OF THE DEVELOPER OF LEGACY PARK DURING CONSTRUCTION OF IMPROVEMENTS SHOWN ADJACENT TO THE EASEMENT AREA.

PROPOSED SIGHT LINE EASEMENT TO BE OFFERED TO MECHANICSBURG BOROUGH. THIS EASEMENT IS TO ENSURE THAT THIS AREA IS KEPT FREE AND CLEAR OF VISUAL OBSTRUCTIONS AT THE INTERSECTIONS. THE DEFINED EASEMENT AREA IS ONLY THE AREA OUTSIDE THE PUBLIC RIGHT-OF-WAY, ALTHOUGH THE SAME VISUAL RESTRICTIONS APPLY WITHIN THE AREA DEFINED AS PUBLIC RIGHT-OF-WAY.

PROPOSED PRIVATE CONSTRUCTION, ACCESS AND UTILITY EASEMENTS, THE PURPOSE OF WHICH EASEMENTS SHALL BE TO ALLOW THE HOA AND/OR UNIT OWNERS, AS APPLICABLE, TO CONSTRUCT AND MAINTAIN THE LOW PRESSURE FORCEMAIN, SANITARY SEWER SERVICE LATERALS AND WATER SERVICE LATERALS SERVING THE BENEFITTED UNITS. WITH RESPECT TO THE UNITS ABUTTING EDGE TOWNE LANE, EACH SUCH EASEMENT SHALL BE THE WIDTH OF THE APPLICABLE BENEFITTED UNIT AND SHALL EXTEND IN FRONT OF SUCH UNIT TO THE PUBLIC RIGHT-OF-WAY TO ALLOW FOR SUCH CONSTRUCTION AND MAINTENANCE.

PROPOSED SNOW DROP EASEMENT. THE HOA, AND MECHANICSBURG BOROUGH AND/OR UPPER ALLEN TOWNSHIP UPON DEDICATION AND ACCEPTANCE OF ANY STREETS IN THE TND, SHALL HAVE THE PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT FOR THE PLACING AND STOCKPILING OF SNOW, ICE AND SIMILAR MATERIALS REMOVED DURING WINTER WEATHER PLOWING, SALTING AND/OR SANDING. HOWEVER, MAINTENANCE RESPONSIBILITIES FOR THE SNOW DROP EASEMENT AREAS LOCATED ON A UNIT SHALL BE THE RESPONSIBILITY OF THE APPLICABLE UNIT OWNER, AND THE MAINTENANCE RESPONSIBILITY FOR THE SNOW DROP EASEMENT AREAS LOCATED ON AN OPEN SPACE AREA SHALL BE THE RESPONSIBILITY OF THE HOA.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE | SURV. CHIEF: RC | FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG | CHKD BY: TMS | DRAWN BY: RC | CHKD BY: RC

DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\Easement.dwg

XREFS:
TB [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\TB.dwg]
Key Map [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\Key Map.dwg]
Street Alignments [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments.dwg]
X-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\X-Base.dwg]
Market Line Work Block - Modified [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\Market Line Work Block - Modified.dwg]
ESMT-DIM-Base [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\ESMT-DIM-Base.dwg]
P-Base [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\P-Base.dwg]
As-Built Block - Phase 1-2-3 Water & Sewer [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\As-Built Block - Phase 1-2-3 Water & Sewer.dwg]
Street Alignments-PH4&5 [F:\11\11-0950-01\CAD\Ph4-Final\C3D-Bases\Street Alignments-PH4&5.dwg]
Waterline Block - Phase 4 [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\Waterline Block - Phase 4.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE 1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

EASEMENT PLAN - DIMENSION CHARTS, SAFE STOPPING DISTANCE CHARTS, & LEGEND

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 33 OF 78

DWG. NO. 11-0950-01-E

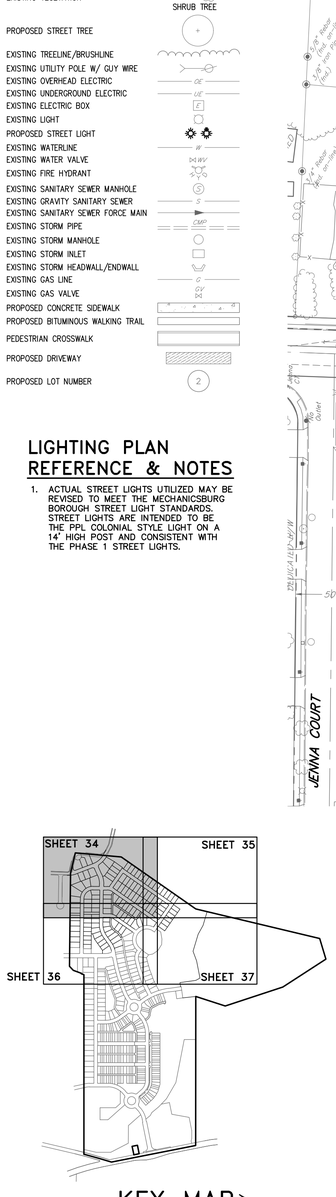
F:\11\11-0950-01\CAD\Phase 4 Final\Signage Reg. & SIGNAGE AND LIGHTING PLAN_12/16/2022 8:04:22 AM_11

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER
- EXISTING SANITARY SEWER FORCE MAIN (SMF)
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (GV)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

LIGHTING PLAN REFERENCE & NOTES

1. ACTUAL STREET LIGHTS UTILIZED MAY BE REVISED TO MEET THE MECHANICSBURG BOROUGH STREET LIGHT STANDARDS. STREET LIGHTS ARE INTENDED TO BE THE PPL COLONIAL STYLE LIGHT ON A 14' HIGH POST AND CONSISTENT WITH THE PHASE 1 STREET LIGHTS.



KEY MAP
SCALE: 1"=1000'

MATCHLINE
SEE SHEET 36

MATCHLINE
SEE SHEET 35

ALLENDALE ROAD T-608
WINSLOW COURT
JENNA COURT
MELBOURNE LANE
ESTATE DRIVE SECTION 'B'
SHEFFIELD LANE
EAST VIEW DRIVE
MORRIS DRIVE
LAYNE RUN
MEDWAY DRIVE
ONE WAY
STOP SIGN
STREET NAME SIGN
"NO PARKING" SIGN
25 MPH SPEED LIMIT SIGN
"DO NOT ENTER" SIGNS WITH "ONE WAY" SIGNS
"PEDSTRIAN CROSSING AHEAD" SIGN

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
SURV. CHIEF: RC
DRAWN BY: TWS
CHKD BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
FOR PIONEER MANAGEMENT BY:

DRAWING REFERENCE:
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XREFS:
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Street Alignments: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Street Alignments.dwg]
Existing Topo: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Existing Topo.dwg]
Street Alignments Ph1&2: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Street Alignments Ph1&2.dwg]
Existing Topo Ph1&2: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Existing Topo Ph1&2.dwg]
Existing Topo Ph3&4: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Existing Topo Ph3&4.dwg]
Existing Topo Ph4: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Existing Topo - Phase 4.dwg]
Boundary Ph1&2: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Boundary Ph1&2.dwg]
Boundary Ph3&4: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Boundary Ph3&4.dwg]
Boundary Block - Phase 4: [F:\11\11-0950-01\CAD\Ph4-Final\X-Ref\Boundary Block - Phase 4.dwg]

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 461-4455 Fax: (717) 461-4455
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SIGNAGE AND LIGHTING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 34 OF 78
DWG. NO. 11-0950-01-E

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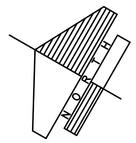

KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #3310)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE (W.V.)
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER (S)
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORM PIPE (CMP)
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (G.V.)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

LIGHTING PLAN REFERENCE & NOTES

1. ACTUAL STREET LIGHTS UTILIZED MAY BE REVISED TO MEET THE MECHANICSBURG BOROUGH STREET LIGHT STANDARDS. STREET LIGHTS ARE INTENDED TO BE THE PPL COLONIAL STYLE LIGHT ON A 14' HIGH POST AND CONSISTENT WITH THE PHASE 1 STREET LIGHTS.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS

DRAWING REFERENCE: F:\2011\11-0950-01\CAD\PH4-Final\Signage.dwg

XREFS:
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Basemap Block - Phase 4 - Modified: F:\2011\11-0950-01\CAD\PH4-Final\X-Mas\Basemap Block - Phase 4 - Modified.dwg
Phase 1,2,3 Block & Easements: F:\2011\11-0950-01\CAD\PH4-Final\X-Mas\Phase 1,2,3 Block & Easements.dwg

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: 1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
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SIGNAGE AND LIGHTING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 35 OF 78
DWG. NO. 11-0950-01-E

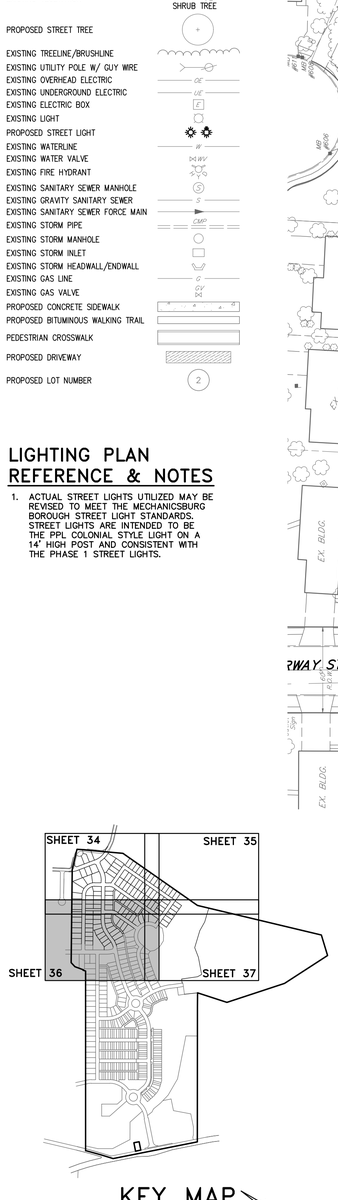
F:\11\11-0950\01\CAD\Pre4-Final\Signage\Reg_36 SIGNAGE AND LIGHTING PLAN_12/13/2022 8:04:59 PM, 1:1

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- PROPOSED IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING GRAVITY SANITARY SEWER
- EXISTING SANITARY SEWER FORCE MAIN (CMP)
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (GV)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

LIGHTING PLAN REFERENCE & NOTES

1. ACTUAL STREET LIGHTS UTILIZED MAY BE REVISED TO MEET THE MECHANICSBURG BOROUGH STREET LIGHT STANDARDS. STREET LIGHTS ARE INTENDED TO BE THE PPL COLONIAL STYLE LIGHT ON A 14' HIGH POST AND CONSISTENT WITH THE PHASE 1 STREET LIGHTS.



KEY MAP
SCALE: 1"=1000'

SEE SHEET 34 MATCHLINE

MATCHLINE SEE SHEET 37

MORRIS DRIVE
LAYNE RUN
BRANTWOOD DRIVE
COOPERLYN DRIVE
ESTATE DRIVE SECTION B
ONE WAY
NORWAY STREET
OXFORD LANE
WRIGHT DRIVE
SHEFFIELD LANE
CHARLESTON DRIVE
ACCESS DRIVE CB1
ACCESS DRIVE CB2
"PEDSTRIAN CROSSING AHEAD" SIGN
"NO PARKING" SIGN
"DO NOT ENTER" SIGNS WITH "ONE WAY" SIGNS
STOP SIGN
STREET NAME SIGN
25 MPH SPEED LIMIT SIGN
VARIABLE WIDTH DRAINAGE EASEMENT (VDE)
PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED
DRAINAGE EASEMENT
ACCESS/UTILITY EASEMENT
SANITARY SEWER EASEMENT
EXISTING TEMP. ACCESS/UTILITY EASEMENT TO BE VACATED (50' RADIUS)
LANDSCAPE BUFFER (SEE DETAIL ON SH. #37)
EX. BLDG.
SHED

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO.: VALUE
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Pre4-Final\Signage.dwg
FOR PIONEER MANAGEMENT BY:
XREFS:

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 50'
0 25' 50' 100' 150'

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SIGNAGE AND LIGHTING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

DATE: AUGUST 12, 2022
SHEET NO. 36 OF 78
DWG. NO. 11-0950-01-E

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STREET NAME SIGN
STOP SIGN
"NO PARKING" SIGN
ONE WAY
INTEGRITY DRIVE
25 MPH SPEED LIMIT SIGN
COOPERLYN DRIVE
PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
EX. 100-YEAR FLOODPLAIN BOUNDARY
TEMP. CONSTRUCTION ESMT. (UAT)
SANITARY SEWER EASEMENT (UAT)
VARIABLE WIDTH DRAINAGE EASEMENT
PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
EX. BLDG.
TEMPORARY ACCESS EASEMENT (50' RADIUS)
4" STORM FORCE MAIN
4" DRAINAGE PIPE
BOSE 64 TDL HIGH PERFORMANCE PENDANT SPEAKER

SEE SHEET 36 MATCHLINE

SEE SHEET 35 MATCHLINE

LIGHTING PLAN REFERENCE & NOTES

1. ACTUAL STREET LIGHTS UTILIZED MAY BE REVISED TO MEET THE MECHANICSBURG BOROUGH STREET LIGHT STANDARDS. STREET LIGHTS ARE INTENDED TO BE THE PPL COLONIAL STYLE LIGHT ON A 14' HIGH POST AND CONSISTENT WITH THE PHASE 1 STREET LIGHTS.

LEGEND

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- PROPOSED LOT LINE
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- EXISTING SANITARY SEWER FORCE MAIN
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- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (G-V)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

SHEET 34 | SHEET 35 | SHEET 36 | SHEET 37

KEY MAP
SCALE: 1"=1000'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO. VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS

DRAWING REFERENCE:
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Boundary Block - Phase 4: [F:\2011\11-0950-01\CAD\Pre-Final\X-Ref\Boundary Block - Phase 4.dwg]
Boundary Block - Phase 4 Lot Add-On: [F:\2011\11-0950-01\CAD\Pre-Final\X-Ref\Boundary Block - Phase 4 Lot Add-On.dwg]

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SCALE
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0 25' 50' 100' 150'

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SIGNAGE AND LIGHTING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

DATE: AUGUST 12, 2022
SHEET NO. 37 OF 78
DWG. NO. 11-0950-01-E

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LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE WITH 8' RADIUS UTILITY SEPARATION CIRCLE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING GAS LINE (GV)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)
- PROPOSED 25' WIDE LANDSCAPE BUFFER
- AMENDED SOIL

STREET TREE/TREE LAWN PLANTING SCHEDULE

(PER MECHANICSBURG BOROUGH SHADE TREE COMMISSION RULES & REGULATIONS)

CONDITION A – SMALL COMPACT TREES

- NARROW TREE LAWNS OR PLANTING STRIP IS AT LEAST 2' WIDE AND TYPICALLY LESS THAN 4' WIDE
- BUILDING FACADE SETBACK IS LESS THAN 10' FROM THE CENTER OF THE TREE

TREES:

AMELANCHIER X GRANDIFLORA
(SERVICEBERRY 'AUTUMN BRILLIANCE')
1" CAL. MIN., B&B (SINGLE-TRUNK TREE FORM)

MALUS 'BALLERINA'
(CRABAPPLE 'BALLERINA')
1" CAL. MIN., B&B

MALUS 'DONALD WYMAN'
(CRABAPPLE 'DONALD WYMAN')
1" CAL. MIN., B&B

PRUNUS SARGENTII 'COLUMNARIS'
(SARGENT CHERRY 'COLUMNARIS')
1" CAL. MIN., B&B

PRUNUS SERRULATA 'KWANZAN'
(JAPANESE FLOWERING CHERRY 'KWANZAN')
1" CAL. MIN., B&B

CONDITION B – MEDIUM-SIZED TREES

- TREE LAWNS OR PLANTING STRIP IS AT LEAST 4' WIDE OR GREATER
- BUILDING FACADE SETBACK IS 10' OR GREATER FROM THE CENTER OF THE TREE

TREES:

ACER CAMPESTRE 'MIYABE'
(HEDGE MAPLE 'MIYABE')
1" CAL. MIN., B&B

BETULA NIGRA 'HERITAGE'
(HERITAGE RIVER BIRCH 'HERITAGE')
1" CAL. MIN., B&B (SINGLE-TRUNK TREE FORM)

CONDITION C – LARGE TREES

- TREE LAWN OR PLANTING STRIP IS AT LEAST 6' WIDE OR GREATER

TREES:

ACER RUBRUM 'RED SUNSET'
(RED MAPLE 'RED SUNSET')
1" CAL. MIN., B&B

GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'
(THORNLESS HONEYLOCUST 'SHADEMASTER')
1" CAL. MIN., B&B (THORNLESS AND SEEDLESS)

NYSSA SYLVATICA
(BLACK GUM)
1" CAL. MIN., B&B

TILIA CORDATA 'CHANCELLOR'
(LITTLELEAF LINDEN 'CHANCELLOR')
1" CAL. MIN., B&B

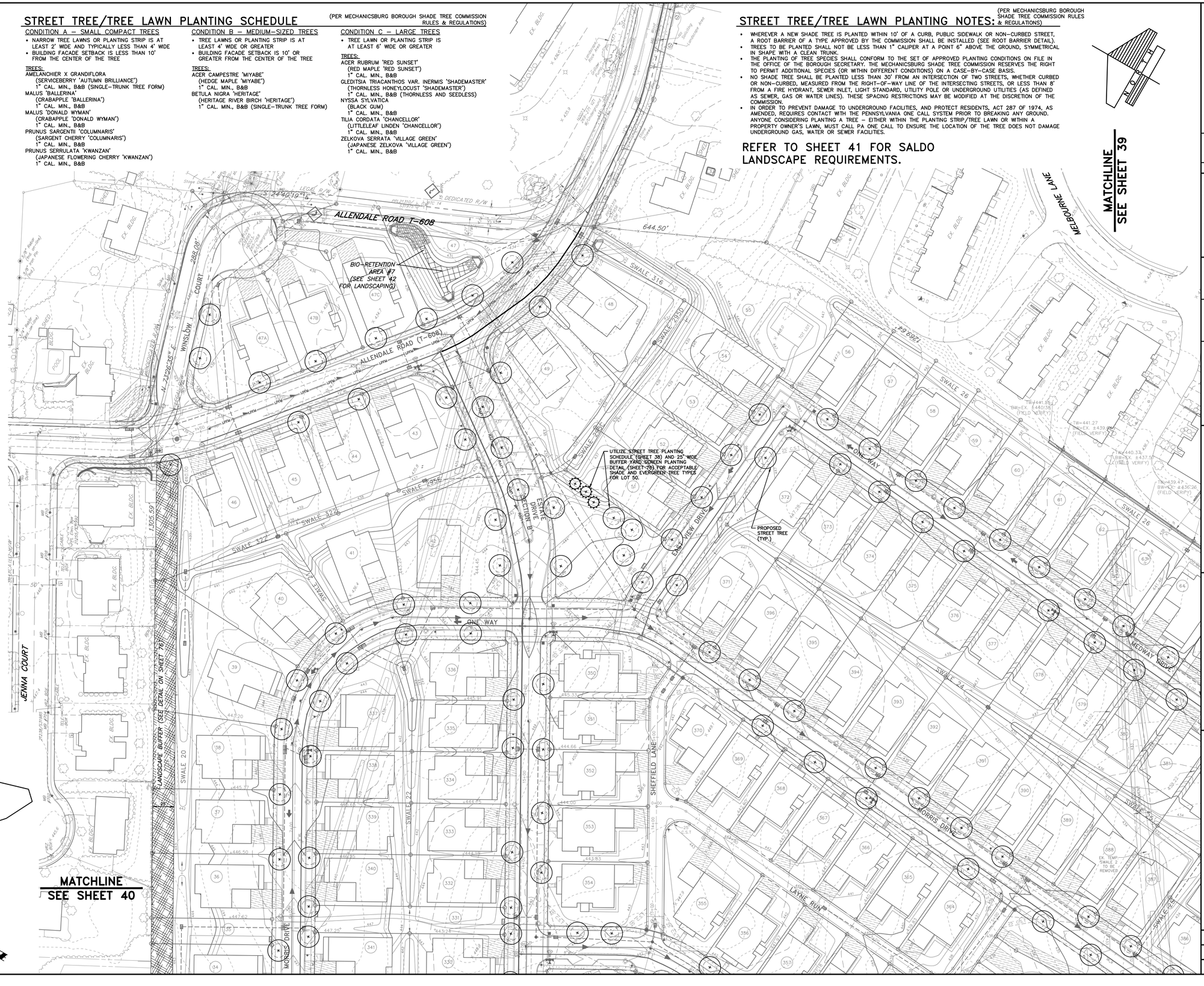
ZELKOVA SERRATA 'VILLAGE GREEN'
(JAPANESE ZELKOVA 'VILLAGE GREEN')
1" CAL. MIN., B&B

STREET TREE/TREE LAWN PLANTING NOTES:

(PER MECHANICSBURG BOROUGH SHADE TREE COMMISSION RULES & REGULATIONS)

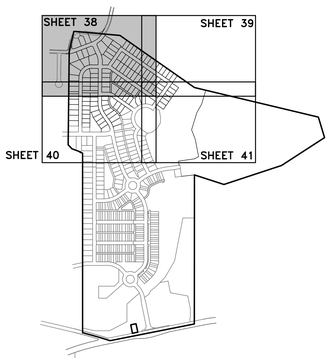
- WHEREVER A NEW SHADE TREE IS PLANTED WITHIN 10' OF A CURB, PUBLIC SIDEWALK OR NON-CURBED STREET, A ROOT BARRIER OF A TYPE APPROVED BY THE COMMISSION SHALL BE INSTALLED (SEE ROOT BARRIER DETAIL).
- TREES TO BE PLANTED SHALL NOT BE LESS THAN 1" CALIPER AT A POINT 6" ABOVE THE GROUND, SYMMETRICAL IN SHAPE WITH A CLEAN TRUNK.
- THE PLANTING OF TREE SPECIES SHALL CONFORM TO THE SET OF APPROVED PLANTING CONDITIONS ON FILE IN THE OFFICE OF THE BOROUGH SECRETARY. THE MECHANICSBURG SHADE TREE COMMISSION RESERVES THE RIGHT TO PERMIT ADDITIONAL SPECIES (OR WITHIN DIFFERENT CONDITIONS) ON A CASE-BY-CASE BASIS.
- NO SHADE TREE SHALL BE PLANTED LESS THAN 30' FROM AN INTERSECTION OF TWO STREETS, WHETHER CURBED OR NON-CURBED, MEASURED FROM THE RIGHT-OF-WAY LINE OF THE INTERSECTING STREETS, OR LESS THAN 8' FROM A FIRE HYDRANT, SEWER INLET, LIGHT STANDARD, UTILITY POLE OR UNDERGROUND UTILITIES (AS DEFINED AS SEWER, GAS OR WATER LINES). THESE SPACING RESTRICTIONS MAY BE MODIFIED AT THE DISCRETION OF THE COMMISSION.
- IN ORDER TO PREVENT DAMAGE TO UNDERGROUND FACILITIES, AND PROTECT RESIDENTS, ACT 287 OF 1974, AS AMENDED, REQUIRES CONTACT WITH THE PENNSYLVANIA ONE CALL SYSTEM PRIOR TO BREAKING ANY GROUND. ANYONE CONSIDERING PLANTING A TREE – EITHER WITHIN THE PLANTING STRIP/TREE LAWN OR WITHIN A PROPERTY OWNER'S LAWN, MUST CALL PA ONE CALL TO ENSURE THE LOCATION OF THE TREE DOES NOT DAMAGE UNDERGROUND GAS, WATER OR SEWER FACILITIES.

REFER TO SHEET 41 FOR SALDO LANDSCAPE REQUIREMENTS.



NOTES:

1. SEE SHEET 41 FOR TRACT LANDSCAPING, COVERAGE SCHEDULES, AND LANDSCAPING NOTES.
2. SEE SHEET 42 FOR BIO-RETENTION AREAS #7 & #8 PLANTING DETAILS & NOTES AND SEEDING DETAILS.
3. SEE SHEET 76 FOR LANDSCAPE BUFFER STRIP DETAIL.



KEY MAP
SCALE: 1"=1000'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
DRAWING BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
FOR PIONEER MANAGEMENT BY:

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REFER TO SHEET 41 FOR SALDO LANDSCAPE REQUIREMENTS.

SEE SHEET 38 MATCHLINE

MELBOURNE LANE

SWALE 26

SWALE 27

MEDWAY DRIVE

ONE WAY

SWALE 25

INTEGRITY DRIVE

PROPOSED STREET TREE (TYP.)

WHERE RETAINING EXCEEDS 30" IN HEIGHT, A FENCE SHALL BE PROVIDED ON TOP OF THE WALL

EX. BLDG.

EX. TEMP. SWALE 2 TO BE REMOVED

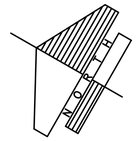
M 49°30'50" S

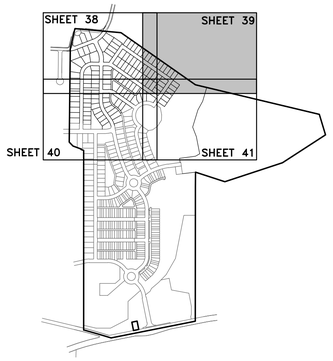
S 16°21'50" E

PROPOSED 100-YEAR FLOODPLAIN BOUNDARY

EX. 100-YEAR FLOODPLAIN BOUNDARY

MATCHLINE SEE SHEET 41





KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- PROPOSED STREET TREE WITH 8' RADIUS UTILITY SEPARATION CIRCLE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- EXISTING WATER VALVE (W.V.)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING GAS LINE
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)
- PROPOSED 25' WIDE LANDSCAPE BUFFER
- AMENDED SOIL

NOTES:

1. SEE SHEET 38 FOR THE STREET TREE/TREE LAWN PLANTING NOTES & SCHEDULE.
2. SEE SHEET 41 FOR TRACT LANDSCAPING, COVERAGE SCHEDULES, AND LANDSCAPING NOTES.
3. SEE SHEET 42 FOR BIO-RETENTION AREAS #7 & #8 PLANTING DETAILS & NOTES AND SEEDING DETAILS.
4. SEE SHEET 76 FOR LANDSCAPE BUFFER STRIP DETAIL.

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FOR PIONEER MANAGEMENT BY:

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DESIGN BY: JDB/KWG
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: TWS
CHKD BY: RC
FIELDBOOK NO. VALUE

DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH4-Final\Landscaping.dwg

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CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: 1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 435-8366 Fax: (717) 481-4955
Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

LANDSCAPING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 39 OF 78
DWG. NO. 11-0950-01-E

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LEGEND

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- EXISTING ADJOINER LINE
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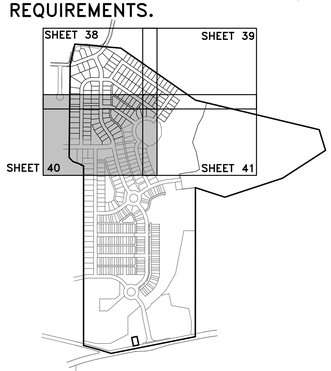
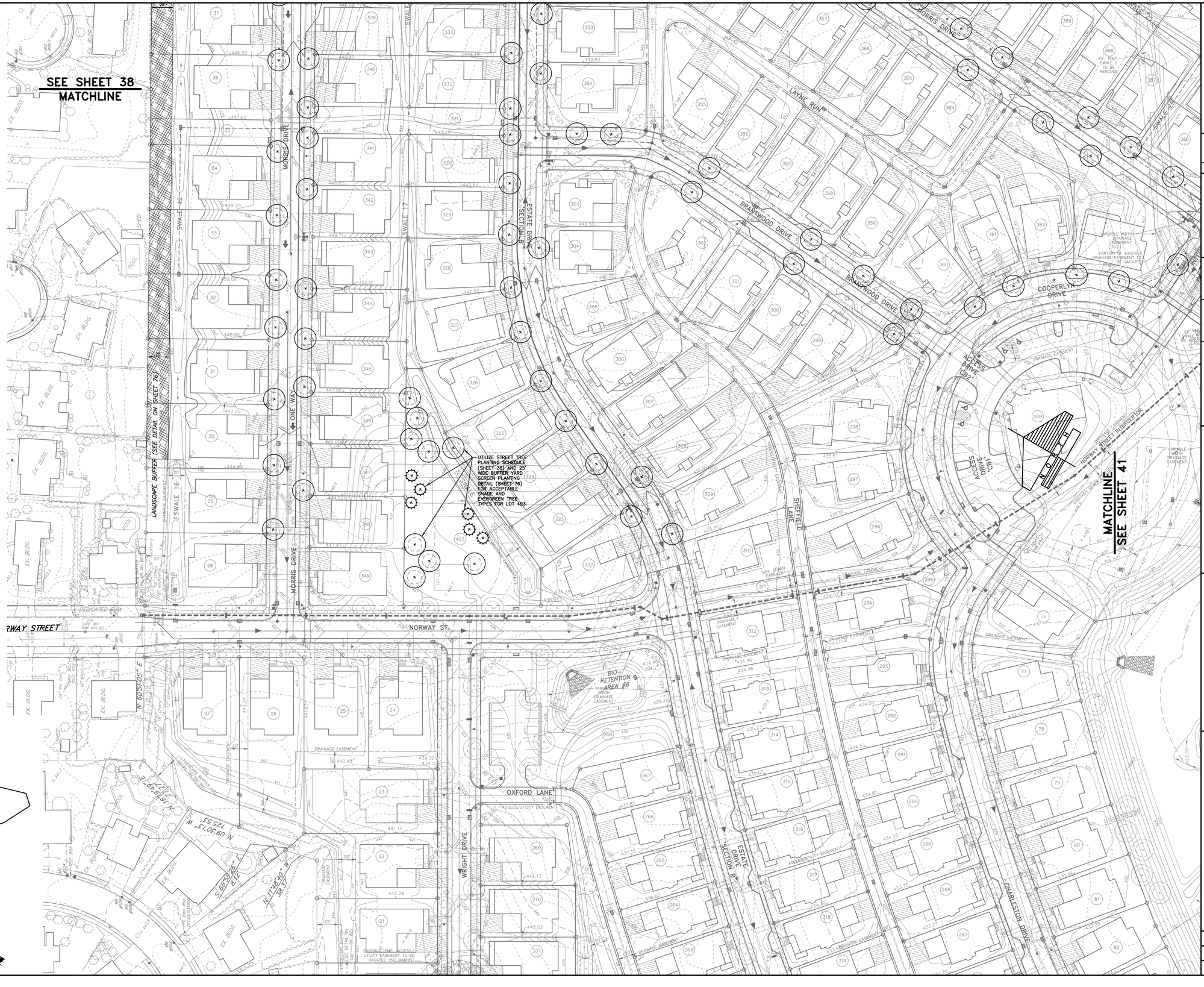


KEY MAP
SCALE: 1"=1000'



CLIENT
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SCALE: 1" = 50'
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FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
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PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603 Phone: 717-431-2349 Fax: 717-481-4955 Email: jh@pioneermanagementllc.com Website: www.pioneermanagementllc.com

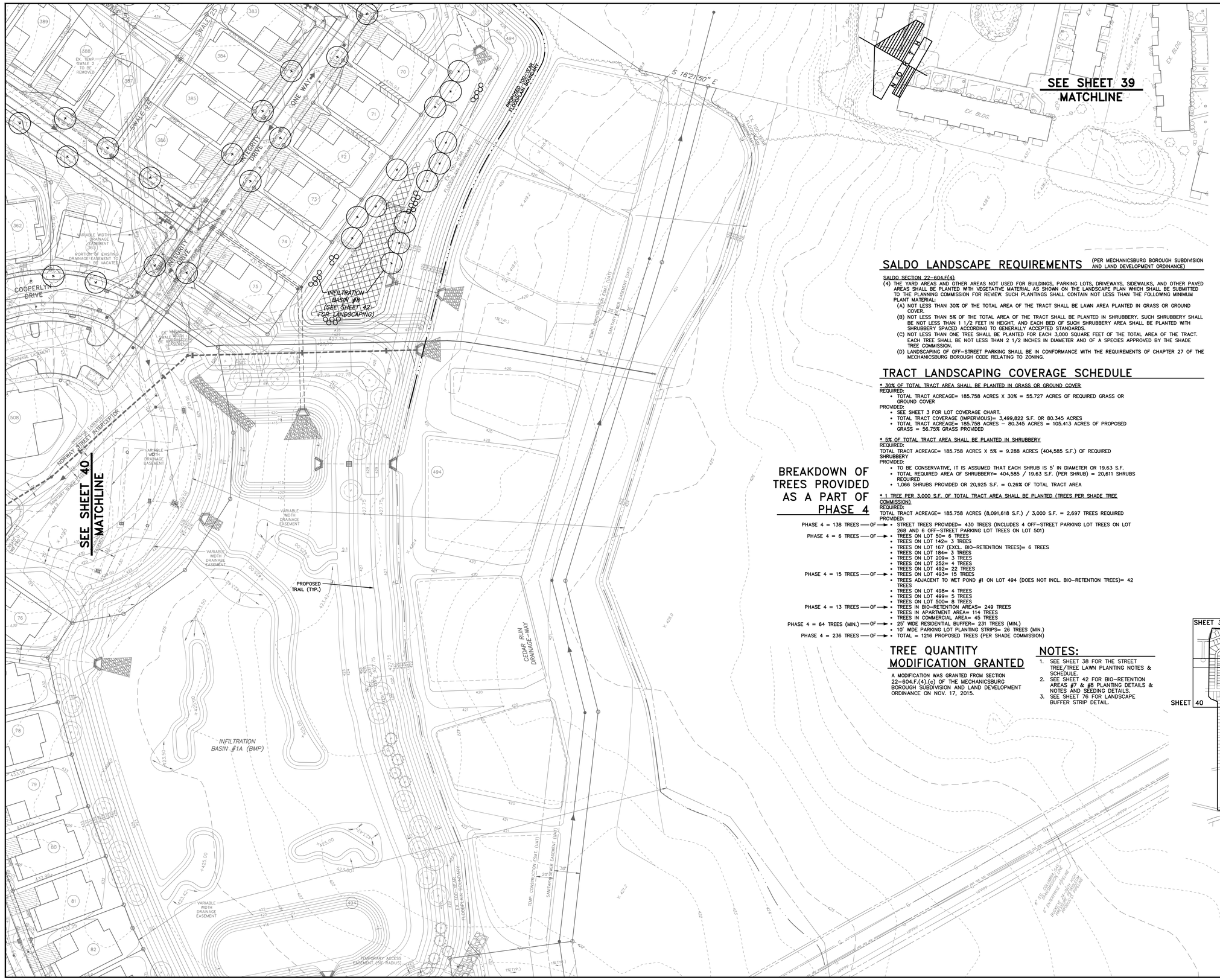
LANDSCAPING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 40 OF 78
DWG. NO. 11-0950-01-E


SEE SHEET 39
MATCHLINE
SEE SHEET 40
MATCHLINE
S 16°21'50" E
PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
EX. 100-YEAR FLOODPLAIN BOUNDARY
EX. FLOOD PLAIN BOUNDARY
EX. BLDG.
EX. BLDG.
EX. BLDG.

BIO-RETENTION AREA PLANTING NOTES (BIO-RETENTION AREA #9)

SEEDING:

1. ALL DESIGNATED ZONES, WITH THE EXCEPTION OF ZONE 1, WITHIN THE BIO-RETENTION AREAS ARE TO BE SEEDED WITH ERNMX-126 AT AN APPLICATION RATE OF 20-40 LBS PER ACRE IMMEDIATELY AFTER CONSTRUCTION. THIS "RETENTION BASIN FLOOR MIX - LOW MAINTENANCE" CONTAINS A VARIETY OF WETLAND SEEDS COMMONLY FOUND WITHIN STORMWATER FACILITIES.
2. THE SLOPES AND BERMS OF THE STORMWATER FACILITIES (ZONE 1) ARE TO BE SEEDED WITH ERNMX-105 AT AN APPLICATION RATE OF 20 LBS PER ACRE. THE NORTHEASTERN U.S. ROADSIDE NATIVE MIXTURE CONTAINS A VARIETY OF NATIVE UPLAND GRASSES AND WILDFLOWERS, AND REQUIRES MINIMAL MAINTENANCE COMPARED TO TRUE WILDFLOWER MIXTURES.
3. SEEDING TO OCCUR IMMEDIATELY AFTER CONSTRUCTION, THEN ALLOW THE FACILITIES TO SIT FOR 1 GROWING SEASON, PRIOR TO INSTALLING THE POTENTIAL HERBACEOUS PLUGS, TREES AND SHRUBS. THIS WILL ALLOW FOR OBSERVATION OF THE OPERATING WATER LEVELS WITHIN THE FACILITIES AND PROVIDE FOR THE HIGHEST SURVIVABILITY OF THE PLANTED PLUGS AND SHRUBS. WITH OBSERVATION OF THE OPERATING WATER LEVELS THROUGHOUT A GROWING SEASON, THE APPROPRIATE PLANTING LOCATIONS CAN BE SELECTED FOR THE PLUGS AND SHRUBS.
4. IN ADDITION TO THE ABOVE MIXES (ERNMX-105 AND ERNMX-126), APPLY A TEMPORARY COVER CROP OF ANNUAL RYE AT AN APPLICATION RATE OF 1 LB PER 1000 S.F.

TREES AND SHRUBS (ZONE 1):

1. THE TREES AND SHRUBS ARE TO BE PLANTED IN ZONE 1. THIS IS GENERALLY THE PERIMETER OF THE BIO-RETENTION AREAS AND THE RAISED "FINGERS" IN THE BOTTOM OF THE FACILITIES. SHRUB SPACING SHOULD BE NO LESS THEN 8' X 8', BUT COULD BE FURTHER APART DEPENDING ON THE AMOUNT OF TREES AND SHRUBS PLANTED. THE FOLLOWING TREES AND SHRUBS WOULD BE SUITABLE FOR THE PLANTINGS WITHIN ZONE 1:

3 T = AMOUNT OF TREES, TREE FROM ZONE 1 LIST

3 S = AMOUNT OF SHRUBS, SHRUB FROM ZONE 1 LIST

TREES
AMELANCHIER ARBOREA (SERVICEBERRY-CLUMP FORM)
BETULA NIGRA (RIVER BIRCH 'HERITAGE'-CLUMP FORM)
MAGNOLIA VIRGINIANA (SWEETBAY MAGNOLIA)
NYSSA SYLVATICA (BLACKGUM)
QUERCUS PALUSTRIS (PIN OAK)

SHRUBS
CEPHALANTHUS OCCIDENTALIS (BUTTONBUSH)
CLETHRA ALNIFOLIA (SWEET PEPPERBUSH)
CORNUS AMOMUM (SILKY DOGWOOD)
CORNUS RACEMOSA (GRAY DOGWOOD)
CORNUS SERICEA (RED OSIER DOGWOOD)
ILEX VERTICILLATA (WINTERBERRY HOLLY)
MYRICA PENNSYLVANICA (NORTHERN BAYBERRY)
SALIX NIGRA (BLACK WILLOW)
VACCINIUM CORYMBOSUM (HIGHBUSH BLUEBERRY)

HERBACEOUS PLANTINGS (ZONES 2, 3 & 4):

1. THE HERBACEOUS PLUG PLANTINGS SHALL BE PLANTED IN THE ZONES DESIGNATED AS 2, 3 AND 4. THE THREE DIFFERENT ZONES ARE BASED ON THE POTENTIAL DEPTH OF THE PERMANENT WATER LEVELS WITHIN EACH AREA. A PLANT LIST BELOW IS PROVIDED FOR EACH OF THE THREE ZONES. THE PLANTINGS SHOULD BE NO LESS THAN 3' X 3' ON CENTER, BUT COULD BE FURTHER APART DEPENDING ON THE AMOUNT OF PLUGS DESIRED.

ZONE 2 (NO SUMP):
ASCLEPIAS INCARNATE (SWAMP MILKWEED)
ASTER PUNICEUS (PURPLE STEMMED ASTER)
CAREX COMOSA (BOTTLEBRUSH SEDGE)
CAREX SCOPARA (BROOM SEDGE)
CAREX VULPINOIDEA (FOX SEDGE)
EPILOBIUM COLORATUM (PURPLE WILLOW HERB)
EUPATORIUM FISTULOSUM (JOE PYE WEED)
JUNCUS CANADENSIS (CANADA RUSH)
JUNCUS EFFUSES (SOFT RUSH)
LOBELIA CARDINALIS (CARDINAL FLOWER)
LOBELIA SIPHILITICA (GREAT BLUE LOBELIA)
MONARDA DIDYMA (BEEBALM)
POLYGONUM PENNSYLVANICA (SMARTWEED)
SCIRPUS ATROVIRENS (GREEN BULRUSH)
SCIRPUS PUNGENS (THREE-SQUARE BULRUSH)

ZONE 3 (1" SUMP):
ALISMA SUBCORDATUM (WATER PLANTAIN)
CAREX LURIDA (LURID SEDGE)
CAREX STRICTA (TUSSOCK SEDGE)
CHELONE GLABRA (TURTLE HEAD)
HIBISCUS MOSCHEUTOS (SWAMP-MALLOW)
IRIS VERSICOLOR (BLUE FLAG)
LEERSIA ORYZOIDES (RICE CUTGRASS)
MIMULUS RINGENS (MONKEY-FLOWER)
POLYGONUM AMPHIBIUM (WATER SMARTWEED)
SCIRPUS ACUTUS (HARD-STEMMED BULRUSH)
SCIRPUS CYPERINUS (WOOLGRASS)
SCIRPUS FLUVIATILIS (RIVER BULRUSH)
VERMONIA NOVEBORACEMSIS (IRON WEED)

ZONE 4 (6" OR GREATER PONDING):
NUPHAR SP. (SPATTERDOCK)
PELTANDRA VIRGINICA (ARROW ARUM)
PONTEDARIA CORDATA (PICKEREL-WEED)
SAURURUS CERNUUS (LIZARDS TAIL)
SAGITTARIA LATIFOLIA (DUCK POTATO)
SCIRPUS VALIDUS (SOFT STEM BULRUSH)
SPARGANIUM EURYCARPUM (BUR-REED)

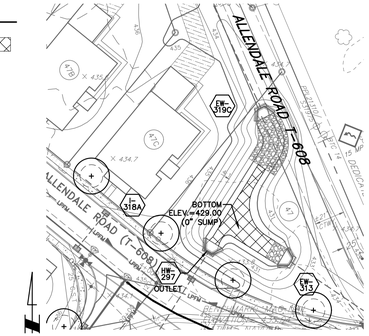
NOTE:
PROVIDE NORTH AMERICAN GREEN S75 OR JUTE MATTING WITHIN ENTIRE LIMITS OF PLANTING ZONES 1-4.

PLANTING LEGEND

AMENDED SOIL (PROVIDE 6" DEEP - THIS AREA ONLY)

NOTE: BOTTOM AND SIDE SLOPES SHALL BE SEEDED WITH PERMANENT GRASS SEEDING

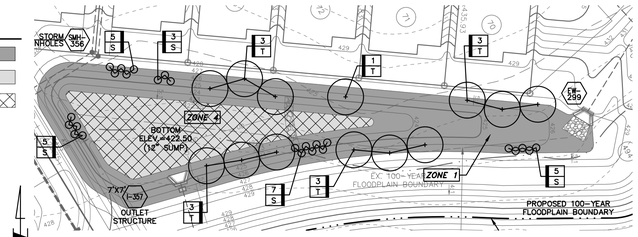
REFER TO SHEET 41 FOR SALDO LANDSCAPE REQUIREMENTS.



BIO-RETENTION AREA #7
SCALE: 1"=50'

PLANTING LEGEND

PLANTING ZONE 1/ LIMITS OF ERNMX-105 SEED MIXTURE
PLANTING ZONE 4/ LIMITS OF BMP SEED MIXTURE
AMENDED SOIL
PROPOSED TREE (13 PROPOSED)
PROPOSED SHRUB (25 PROPOSED)



BIO-RETENTION AREA #8
SCALE: 1"=50'

SEEDING NOTES: TEMPORARY

MULCH - CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED- BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE 3 TONS PER ACRE. PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE VARIETIES FOLLOWING AND MIXED IN THE OF PROPORTIONS SPECIFIED.

TEMPORARY SEED MIXTURE	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
Kentucky 31 Tall Fescue	75%	95%	80%
Ryegrass or Red Fescue	25%	95%	80%

THREE PERCENT REDTOP MAY BE ADDED TO THE LAWN MIXTURE ON SLOPE AREAS OR FOR LATE SPRING OR LATE FALL SEEDING.

TEMPORARY SEEDING SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER THOUSAND (1,000) SQUARE FEET.

ALL AREAS TO BE SEEDED SHALL BE LOOSENED TO A DEPTH OF AT LEAST TWO INCHES BY MECHANICAL MEANS.

MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.

LIMESTONE AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO AREAS TO BE SEEDED, AND WORKED INTO THE SOIL TO A DEPTH OF 2".
Limestone - pulv. Ag.
Limestone - 50 lbs./1000 s.f.
Fertilizer - 10-20-20
Fertilizer - 10 lbs./1000 s.f.

SEEDING - SEED ALL DISTURBED AREAS WITH THE TEMPORARY SEED MIXTURE. SEEDING SHALL OCCUR BETWEEN MARCH 15 - JUNE 15 OR AUGUST 15 - OCTOBER 15, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

SEEDING NOTES: PERMANENT

ALL TOPSOIL SHALL BE LOOSENED TO A DEPTH OF AT LEAST 4". ALL OBJECTIONABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED.

LIMESTONE AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO AREAS TO BE SEEDED, AND WORKED INTO THE SOIL TO A DEPTH OF 2".

LIMESTONE - PULV. AG.
LIMESTONE - 50 LBS./1000 S.F.
FERTILIZER - 10-20-20 ANALYSIS COMM.
FERTILIZER - 10 LBS./1000 S.F.

SEED MIXTURE
OVERTIME TALL FESCUE MIX
FORMULATION:
34% COCHISE III TURF TYPE TALL FESCUE
33% CORTEZ II TURF TYPE TALL FESCUE
33% EXPEDITION TURF TYPE TALL FESCUE

SEEDING RATES:
NEW LAWNS: 7-10 LBS. PER 1,000 S.F.
OVERSEEDING: 3½-5 LBS. PER 1,000 S.F.

METHOD OF SEEDING:
BROADCAST SEED FOLLOWED BY LIGHTLY ROLLING OR PACKING SEED. SEED TO SOIL CONTACT IS VITAL TO HAVING A SUCCESSFUL STAND. SEED SHOULD BE PLANTED NO MORE THAN ¼ INCH DEEP. OVERSEEDING CAN BE DONE WITH A SLIT SEEDER.

MULCH - CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED- BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE 3 TONS PER ACRE. PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

APPLICATION RATE - 20 POUNDS PER ACRE

20%	SOGHASTRUM NUTANS	INDIANGRASS
20%	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
20%	ELYMUS VIRGINICUS	VIRGINIA WILDRYE
10%	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA 'BUTTE'
4.5%	CHAMAECRISTA FASICULATA	PARTRIDGE PEA
4%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
3%	RUDBECKIA HIRTA	BLACK EYED SUSAN
3%	PENSTEMON DIGITALIS	TALL WHITE BEARDTONGUE
2%	ANDROPOGON VIRGINICUS	BROOMSEDGE
2%	LIATRIS SPICATA	MARSH (DENSE) BLAZING STAR
2%	TRADESCANTIA OHIENSIS	OHIO SPIDERWORT
2%	HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER
1.5%	SYMPHYOTRICHUM LAEVE	SMOOTH BLUE ASTER
1%	SYMPHYOTRICHUM N.	NEW ENGLAND ASTER
1%	SOLIDAGO JUNCEA	EARLY GOLDENROD
1%	SENNA HEBECARPA	WILD SENNA
0.7%	MONARDA FISTULOSA	WILD BERGAMOT
0.5%	ASCLEPIAS SYRIACA	COMMON MILKWEED
0.5%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
0.5%	DOELLINGERIA UMBELLATA	FLAT TOPPED WHITE ASTER
0.5%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
0.2%	PYYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAINMINT
0.1%	EUTHAMIA GRAMINIFOLIA	GRASSLEAF GOLDENROD

SEED CAN BE OBTAINED BY CONTACTING:
ERNST CONSERVATION SEEDS
9006 MERCER PIKE MEADVILLE, PA 16335
(800)873-3321 WWW.ERNSTSEED.COM

NOTE:
IN ADDITION TO THE ABOVE MIX, APPLY A TEMPORARY COVER CROP OF ANNUAL RYE AT A RATE OF ONE POUND PER THOUSANDS SQUARE FEET.

ERNMX-105 SEEDING SPECIFICATION

NOT TO SCALE

CONSERVE - WETLAND MIXTURE
#45374
APPLICATION RATE - 15 POUNDS PER ACRE
SPECIES SUCH AS:

NODDING BUR MARIGOLD	WILD RYE	SENSITIVE FERN
SHINNING ASTER	MILKWEED	CUTGRASS
PURPLE STEM ASTER	WOOLGRASS	TEARTHUMB
FRINGED SEDGE	HOP SEDGE	AM MANNAGRASS
SOFT RUSH	RATTLESNAKE GRASS	

SEED CAN BE OBTAINED BY CONTACTING:
F.M. BROWN'S SONS, INC.
205 WOODROW AVENUE P.O. BOX 2116
SINKING SPRING, PA 19608
(800)334-8816 WWW.FMBROWN.COM

NOTE:
IN ADDITION TO THE ABOVE MIX, APPLY A TEMPORARY COVER CROP OF ANNUAL RYE AT A RATE OF ONE POUND PER THOUSAND SQUARE FEET

BMP SEEDING SPECIFICATION (INFILTRATION BASIN #8 AND BIO-RETENTION AREA 7)

NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
DRAWING REFERENCE: X:\11\11-0950-01\CAD\PH4-Final\Landscaping.dwg
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: TMS
FIELDBOOK NO. VALUE
FOR PIONEER MANAGEMENT BY:

XREFS:
Ref. [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\11-0950-01-TB.dwg]
X-Sheet [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\11-0950-01-Sheet.dwg]
X-Sheet [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\11-0950-01-Sheet-Alignments.dwg]
Survey Base [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\11-0950-01-Survey Base.dwg]
Grading Plan [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\11-0950-01-Grading Plan.dwg]
Grading Plan [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\11-0950-01-Grading Plan-Alignments.dwg]
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Existing Block - Phase 1,2,3 Block & Lot.dwg
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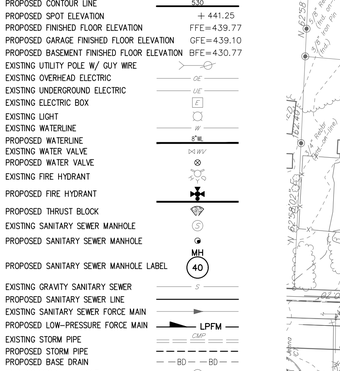
Existing Block - Phase 4 [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\Existing Block - Phase 4-Alignments.dwg]
Existing Block - Phase 4 [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\Existing Block - Phase 4-Proposed Utilities.dwg]
Existing Block - Phase 4 [X:\11\11-0950-01\CAD\PH4-Final\X-Ref\Existing Block - Phase 4-Proposed Utilities-Alignments

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- EXISTING MAILBOX (MB #010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING CONTOUR LINE (530)
- PROPOSED CONTOUR LINE (530)
- PROPOSED SPOT ELEVATION (+ 441.25)
- PROPOSED FINISHED FLOOR ELEVATION (FFE=439.77)
- PROPOSED GARAGE FINISHED FLOOR ELEVATION (GFE=439.10)
- PROPOSED BASEMENT FINISHED FLOOR ELEVATION (BFE=430.77)
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE LABEL (MH 40)
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE)
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)



KEY MAP
SCALE: 1"=1000'

MATCHLINE
SEE SHEET 45

MATCHLINE
SEE SHEET 44

BIO-RETENTION AREA #7 (BMP)
BOTTOM ELEV.= 429.00

ALLENDALE ROAD (T-608)
WINSLOW COURT
JENNA COURT
MORRIS DRIVE
SHEFFIELD LANE
ESTATE DRIVE SECTION B
EAST VIEW DRIVE
MEDWAY DRIVE
LAYNE RUN
MELBOURNE LANE
SWALE 20
SWALE 22
SWALE 24
SWALE 25
SWALE 26
SWALE 27
SWALE 28
SWALE 29
SWALE 31
SWALE 32
ONE WAY

MANAGER:	JAMES C. HENKE
DESIGN BY:	JDB/KWG
CHKD BY:	TWS
SURV. CHIEF:	RC
DRAWN BY:	RC
CHKD BY:	RC
FIELDBOOK NO.	VALUE
FOR PIONEER MANAGEMENT BY:	

DRAWING REFERENCE:
C:\11\11-0950-01\CAD\PH4-Final\Grading.dwg

XREFS:
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Ref. [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\L-Boundary.dwg]
Ref. [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\L-Proposed.dwg]
Ref. [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\L-Wetlands Line Work - Block - Modified.dwg]
Ref. [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\L-Wetlands Block - Phase 4.dwg]
Ref. [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\L-Wetlands Block — Phase 4.dwg]

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: 1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 701-4861 Fax: (717) 481-4855
Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

GRADING PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 43 OF 78
DWG. NO. 11-0950-01-F

P:\11\11-0950-01\CAD\PH4-Final\Grading.dwg, 44 GRADING PLAN, 12/16/2022 8:23:21 AM, kk

SEE SHEET 43
MATCHLINE

MELBOURNE LANE

EX. BLDG.

TW=441.27
BW=EX. ±439.64
(FIELD VERIFY)

TW=440.37
BW=EX. ±437.57
(FIELD VERIFY)
PROPOSED WALL B

TW=439.47
BW=EX. ±436.26
(FIELD VERIFY)

WHERE RETAINING EXCEEDS 30" IN HEIGHT, A FENCE SHALL BE PROVIDED ON TOP OF THE WALL

TW=438.49
BW=EX. ±436.09
(FIELD VERIFY)

TW=437.59
BW=EX. ±436.89
(FIELD VERIFY)

SWALE 26

SWALE 27

MEDWAY DRIVE

ONE WAY

TW=434.12
BW=EX. ±434.41
(FIELD VERIFY)

TW=434.67
BW=EX. ±432.48
(FIELD VERIFY)

WHERE RETAINING EXCEEDS 30" IN HEIGHT, A FENCE SHALL BE PROVIDED ON TOP OF THE WALL

TW=433.76
BW=EX. ±428.82
(FIELD VERIFY)

TW=432.95
BW=EX. ±427.66
(FIELD VERIFY)

PROPOSED WALL C

TW=432.32
BW=EX. ±424.4
(FIELD VERIFY)

SWALE 25

SWALE 24

EX. TEMP. SWALE 2 TO BE REMOVED

INTEGRITY DRIVE

INFILTRATION BERM #16 (BMP)

PROPOSED UNDER-DRAIN TO BMP #16

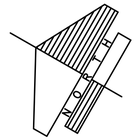
UNT TO CEDAR RUN – CWF (WATERS OF THE COMMONWEALTH PER EMAP PA)

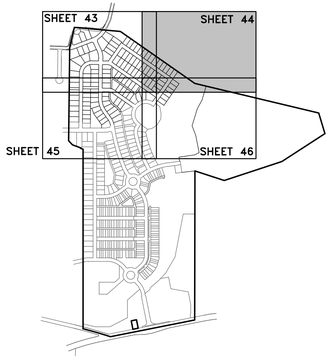
EX. 100' RIPARIAN BUFFER

EX. 50' RIPARIAN BUFFER

S 16°27'50" E

MATCHLINE
SEE SHEET 46





KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB, TREE)
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING CONTOUR LINE (530)
- PROPOSED CONTOUR LINE (530)
- PROPOSED SPOT ELEVATION (+ 441.25)
- PROPOSED FINISHED FLOOR ELEVATION (FFE=439.77)
- PROPOSED GARAGE FINISHED FLOOR ELEVATION (GFE=439.10)
- PROPOSED BASEMENT FINISHED FLOOR ELEVATION (BFE=430.77)
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (6"W)
- EXISTING WATER VALVE (W.V.)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE (MH 40)
- PROPOSED SANITARY SEWER MANHOLE LABEL
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET; EW-3 ENDWALL/ HEADWALL; SMH-4 STORM MANHOLE)
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO. VALUE
DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH4-Final\Grading.dwg

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Pro-Base: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Pro-Base.dwg]
Existing Conditions: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Existing Conditions.dwg]
Roads & Block - Phase 1 & 2: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Roads & Block - Phase 1 & 2.dwg]
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Roads & Block - Phase 4: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Roads & Block - Phase 4.dwg]
Wolfenbarger Block – Phase 4: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Wolfenbarger Block – Phase 4.dwg]
Wolfenbarger Block – Phase 4 Mod: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Wolfenbarger Block – Phase 4 Mod.dwg]
Retaining Walls: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Retaining Walls.dwg]
Water Line: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Water Line.dwg]
Water Line – Modified: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Water Line – Modified.dwg]
Roads & Block - Phase 1 & 2 – Modified: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Roads & Block - Phase 1 & 2 – Modified.dwg]
Wolfenbarger Block – Phase 4: [F:\11\11-0950-01\CAD\PH4-Final\X-Ref\Wolfenbarger Block – Phase 4.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 50'
0 25' 50' 100' 150'

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 431-2300 Fax: (717) 481-4955
Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

GRADING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR

LEGACY PARK

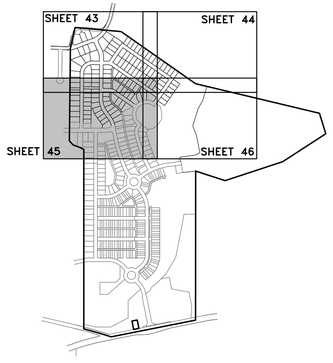
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

DATE: AUGUST 12, 2022
SHEET NO. 44 OF 78
DWG. NO. 11-0950-01-F

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- EXISTING MAILBOX
- BENCHMARK
- EXISTING VEGETATION — SHRUB TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING CONTOUR LINE — 530
- PROPOSED CONTOUR LINE — 530
- PROPOSED SPOT ELEVATION — + 441.25
- PROPOSED FINISHED FLOOR ELEVATION — FFE=439.77
- PROPOSED GARAGE FINISHED FLOOR ELEVATION — GFE=439.10
- PROPOSED BASEMENT FINISHED FLOOR ELEVATION — BFE=430.77
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE LABEL — MH 40
- EXISTING GRAVITY SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN — LPFM
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN — BD — BD
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING GAS LINE
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER — 2





KEY MAP
SCALE: 1"=1000'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TMS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Phs4-Final\Grading.dwg
XREFS:

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
0 25' 50' 1" = 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
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GRADING PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 45 OF 78
DWG. NO. 11-0950-01-E

P:\11111-0950-01\CAD\PH4-Final\Grading.dwg, 46 GRADING PLAN, 12/15/2022 8:33:02 AM, 1:1

UNT TO CEDAR RUN – CWF (WATERS OF THE COMMONWEALTH PER EMAP PA)

SEE SHEET 44 MATCHLINE

SEE SHEET 45 MATCHLINE

MATCHLINE A

MATCHLINE A

INTEGRITY DRIVE

COOPERLYN DRIVE

STICKLEY DRIVE

SWALE 25

SWALE 19

NORWAY STREET INTERCEPTOR

INFILTRATION BASIN #8 (BMP) BOTTOM ELEV.= 422.25

INFILTRATION BASIN #1A (BMP) BOTTOM ELEV.=422.50 (1' SUMP)

INFILTRATION BERM #16 (BMP)

INFILTRATION BERM #15 (BMP)

INFILTRATION BERM #14 (BMP)

INFILTRATION BERM #13 (BMP)

INFILTRATION BERM #12 (BMP)

INFILTRATION BERM #11 (BMP)

INFILTRATION BERM #10 (BMP)

SEDIMENT FOREBAY

PERMANENT ROCK FILTER

UNDERDRAIN (SEE DETAIL)

4" NON-PERF. SDR-35 PVC

UNDERDRAIN VALVE (TO REMAIN CLOSED/EXCEPT FOR MAINTENANCE)

IE=420.70

EMERGENCY SPILLWAY ELEV.=427.75 (30' WIDE MIN.)

200' LONG EMERGENCY SPILLWAY (TS = 427.75)

8' WIDE TOP OF BERM= 429.50

6' WIDE IMPERVIOUS LOOK-OUT AREA ELEV.=429.00

6' WIDE IMPERVIOUS LOOK-OUT AREA ELEV.=429.00

RIP-RAP TO BE REMOVED AND REPLACED (SEE DETAIL)

RIP-RAP TO BE REMOVED AND REPLACED (SEE DETAIL)

EX. TEMP. SWALE 1 TO BE REMOVED

EX. TEMP. SWALE 2 TO BE REMOVED

EX. TEMP. RIP-RAP TO BE REMOVED

ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO TRENCH #10

APPROX. LOCATION OF DOWNSPOUT (TYP.)

4" SDR-35 PVC @ 1.00% MIN. (TYP.)

TWO STORM MANHOLES

DOUBLE INLET

MICROPOOL

BOTTOM ELEV.=415.50

SEDIMENT FOREBAY BOTTOM ELEV.=415.50

FLOODPLAIN BOUNDARY

100' RIPARIAN BUFFER

EX. 100' RIPARIAN BUFFER

EX. BLDG.

EX. BLDG.

EX. BLDG.

STRUCTURE TABLE – INLETS

STRUCTURE NAME	T.G.	INVERT IN	INVERT OUT
I–219 (TYPE "C")(NO SUMP)	435.24	431.41 (15" FROM I–221) 431.41 (15" FROM I–220)	431.16 (18" TO SMH–217A)
I–220 (SLANT TOP)	435.16		431.57 (15" TO I–219)
I–221 (TYPE "M")	438.49	433.07 (15" FROM I–223) 433.07 (15" FROM I–222)	433.07 (15" TO I–219)
I–222 (SLANT TOP)	438.43		433.26 (15" TO I–221)
I–223 (TYPE "M")	439.82	436.07 (15" FROM I–224)	436.07 (15" TO I–221)
I–224 (SLANT TOP)	439.76		436.26 (15" TO I–223)
I–251 (SLANT TOP)	430.03	426.41 (15" FROM I–252) 426.53 (15" FROM I–253)	426.41 (15" TO I–250)
I–252 (SLANT TOP)	430.03		426.53 (15" TO I–251)
I–253 (SLANT TOP)	432.17	428.55 (15" FROM I–254)	428.55 (15" TO I–251)
I–254 (SLANT TOP)	432.17		428.67 (15" TO I–253)
I–255 (SLANT TOP)(4'X4' BOX)	429.23	426.73 (18" FROM I–256 (D1))	426.73 (18" TO I–250)
I–256 (D1) (DOUBLE)(SLANT TOP)	429.23	426.98 (15" FROM I–256 (D2)) 425.73 (18" FROM EX. I–259)	426.98 (18" TO I–255)
I–256 (D2) Double––NOSHOWTEXT	429.24		426.98 (15" TO I–256 (D1))
I–264 (TYPE "C")(NO SUMP)	439.93	435.93 (18" FROM SMH–267) 435.85 (15" FROM I–265)	435.85 (18" TO I–261)
I–265 (TYPE "C")(NO SUMP)	439.93	435.97 (15" FROM I–266)	435.97 (15" TO I–264)
I–266 (TYPE "M")	440.15		436.65 (15" TO I–265)
I–268 (TYPE "M")(2" SUMP)	441.76		438.43 (15" TO SMH–267)
I–268A (TYPE "C")(NO SUMP)	441.56	437.64 (15" FROM SMH–269)	437.64 (15" TO SMH–267)
I–270 (TYPE "C")(NO SUMP)	441.74	437.99 (15" FROM I–272) 437.99 (15" FROM I–271)	437.99 (15" TO SMH–269)
I–271 (SLANT TOP)	441.66		438.16 (15" TO I–270)
I–272 (TYPE "C")(NO SUMP)	443.70	439.95 (15" FROM I–273)	439.95 (15" TO I–270)
I–273 (SLANT TOP)	443.61		440.11 (15" TO I–272)
I–274 (SLANT TOP)(9'X9' BOX)	429.67	423.23 (36" FROM I–276) 425.92 (15" FROM I–275)	423.23 (36" TO I–250)
I–275 (2'x6'–TYPE "C")(NO SUMP)	429.75		426.25 (15" TO I–274)
I–276 (SLANT TOP)(9'X9' BOX)	431.85	423.63 (48" FROM I–279) 424.20 (24" FROM I–277)	423.63 (36" TO I–274)
I–277 (TYPE "M")	431.00	426.00 (15" FROM I–278)	425.25 (24" TO I–276)
I–278 (TYPE "M")	435.50		430.50 (15" TO I–277)
I–279 (SLANT TOP)(5'X5' BOX)	434.84	424.28 (48" FROM I–283) 431.09 (15" FROM I–280)	424.28 (48" TO I–276)
I–280 (TYPE "M")(2" SUMP)	434.94	431.44 (15" FROM I–281)	431.44 (15" TO I–279)
I–281 (TYPE "M")	436.53	433.03 (15" FROM I–282)	433.03 (15" TO I–280)
I–282 (TYPE "M")	440.57		437.07 (15" TO I–281)
I–283 (SLANT TOP)(5'X5' BOX)	435.25	429.50 (15" FROM I–284) 424.43 (48" FROM I–285)	424.43 (48" TO I–279)
I–284 (2'x6'–TYPE "C")(NO SUMP)	435.33		429.83 (15" TO I–283)
I–285 (SLANT TOP)(5'X5' BOX)	437.54	425.22 (48" FROM I–287) 431.79 (15" FROM I–286)	425.22 (48" TO I–283)
I–286 (TYPE "C")(NO SUMP)	437.62		432.12 (15" TO I–285)
I–287 (SLANT TOP)(5'X5' BOX)	439.36	425.83 (48" FROM I–289) 433.61 (15" FROM I–288)	425.83 (48" TO I–285)
I–288 (TYPE "C")(NO SUMP)	439.44		433.94 (15" TO I–287)
I–289 (SLANT TOP)(5'X5' BOX)	440.85	426.33 (48" FROM SMH–292) 437.10 (15" FROM I–290)	426.33 (48" TO I–287)
I–290 (TYPE "M")(2" SUMP)	440.94	437.44 (15" FROM I–291)	437.44 (15" TO I–289)
I–291 (TYPE "M")	441.28		437.78 (15" TO I–290)
I–293 (D1) (DOUBLE)(SLANT TOP)	442.06	438.56 (15" FROM I–294) 438.56 (15" FROM I–293 (D2))	438.56 (15" TO SMH–292)
I–293 (D2) Double––NOSHOWTEXT	442.14		438.56 (15" TO I–293 (D1))
I–294 (TYPE "C")(NO SUMP)	442.29		438.79 (15" TO I–293 (D1))
I–295 (SLANT TOP)(6'X6' BOX)	434.88	428.60 (60" FROM I–297A) 431.17 (15" FROM I–296)	428.60 (48" TO SMH–295B)
I–295C (TYPE "M")	433.25	428.92 (15" FROM I–295D)	428.92 (15" TO SMH–295B)
I–295D (TYPW "M")	432.50		429.75 (15" TO I–295C)
I–295E (TYPE "M")	436.75		433.75 (15" TO SMH–295B)

STRUCTURE TABLE – INLETS

STRUCTURE NAME	T.G.	INVERT IN	INVERT OUT
I–296 (SLANT TOP)	434.88		431.40 (15" TO I–295)
I–297A (TYPE "C")(6'X6' BOX)	434.52	428.88 (60" FROM HW–297) 431.32 (15" FROM I–318A)	428.88 (60" TO I–295)
I–300 (TYPE "M")	430.75	427.00 (18" FROM I–301)	427.00 (24" TO EW–299)
I–301 (SLANT TOP)	434.64	430.25 (18" FROM I–302)	428.39 (18" TO I–300)
I–302 (SLANT TOP)	435.19	431.20 (18" FROM I–304) 431.44 (18" FROM I–303)	431.05 (18" TO I–301)
I–303 (SLANT TOP)	435.19		431.69 (18" TO I–302)
I–304 (SLANT TOP)	437.88	434.13 (15" FROM I–305) 433.21 (18" FROM I–306)	433.21 (18" TO I–302)
I–306 (SLANT TOP)	439.89	435.89 (15" FROM I–307) 433.89 (15" FROM I–308)	433.89 (18" TO I–304)
I–307 (SLANT TOP)	440.37	436.62 (15" FROM I–309) 436.62 (15" FROM I–307A)	436.62 (15" TO I–306)
I–307A (SLANT TOP)	440.37		436.87 (15" TO I–307)
I–308 (TYPE "M")	437.50		434.50 (15" TO I–306)
I–309 (SLANT TOP)	442.95	439.20 (15" FROM I–310) 439.20 (15" FROM I–311)	439.20 (15" TO I–307)
I–311 (SLANT TOP)	444.73	440.98 (15" FROM I–312)	440.98 (15" TO I–309)
I–312 (SLANT TOP)	444.73		441.23 (15" TO I–311)
I–314 (2'x6'–TYPE "C")(2" SUMP)	432.91	429.58 (18" FROM I–315)	429.58 (18" TO EW–313)
I–315 (2'x6'–TYPE "C")(2" SUMP)	432.91	429.74 (18" FROM HW–316)	429.74 (18" TO I–314)
I–318 (TYPE "C")(NO SUMP)	435.30		431.80 (15" TO I–318A)
I–318A (TYPE "C")(NO SUMP)	435.30	431.64 (15" FROM I–318)	431.64 (15" TO I–297A)
I–319 (TYPE "M")	436.25	431.30 (30" FROM I–320)	431.30 (30" TO I–319B)
I–319B (TYPE "M")	433.80	429.80 (30" FROM I–319)	429.80 (30" TO EW–319C)
I–320 (2'x6'–TYPE "C")(NO SUMP)(5'X5' BOX)	437.70	432.01 (18" FROM I–321) 433.95 (18" FROM SMH–333)	431.91 (30" TO I–319)
I–321 (2'x6'–TYPE "C")(NO SUMP)	437.70	432.17 (18" FROM I–322)	432.07 (18" TO I–320)
I–322 (TYPE "M")	436.00	432.75 (15" FROM I–323)	432.75 (18" TO I–321)
I–323 (TYPE "M")	438.00	433.98 (15" FROM I–323B)	433.98 (15" TO I–322)
I–323B (TYPE "M")	439.40		434.40 (15" TO I–323)
I–324 (D1) (DOUBLE)(SLANT TOP)(4'X4' BOX)	441.19	436.01 (24" FROM I–324 (D2)) 436.01 (30" FROM I–327)	436.01 (30" TO I–325 (D1))
I–324 (D2) Double––NOSHOWTEXT	441.19		436.01 (24" TO I–324 (D1))
I–325 (D1) (DOUBLE)(SLANT TOP)	441.19	435.89 (30" FROM I–324 (D1)) 435.89 (15" FROM I–325 (D2))	435.89 (30" TO I–326)
I–325 (D2) Double––NOSHOWTEXT	441.19		435.89 (15" TO I–325 (D1))
I–326 (TYPE "M")	438.90	434.25 (30" FROM I–325 (D1))	434.25 (30" TO I–326A)
I–326A (SLANT TOP)(4'X4' BOX)	442.49	433.90 (30" FROM I–326)	433.90 (30" TO SMH–292)
I–327 (SLANT TOP)	441.75	436.35 (30" FROM I–327A)	436.35 (30" TO I–324 (D1))
I–327A (SLANT TOP)	442.25	436.65 (30" FROM I–328 (D1))	436.65 (30" TO I–327)
I–328 (D1) (DOUBLE)(SLANT TOP)(4'X4' BOX)	443.06	436.94 (24" FROM I–328 (D2)) 439.56 (15" FROM I–329 (D1))	436.94 (30" TO I–327A)
I–328 (D2) Double––NOSHOWTEXT	443.13	436.94 (24" FROM I–330)	436.94 (24" TO I–328 (D1))
I–329 (D1) (DOUBLE)(SLANT TOP)	443.22	439.72 (15" FROM I–329 (D2))	439.72 (15" TO I–328 (D1))
I–329 (D2) Double––NOSHOWTEXT	443.29		439.72 (15" TO I–329 (D1))
I–330 (SLANT TOP)(4'X4' BOX)	446.20	437.96 (18" FROM I–332) 442.45 (15" FROM I–331)	437.96 (24" TO I–328 (D2))
I–331 (SLANT TOP)	446.20		442.70 (15" TO I–330)
I–332 (TYPE "M")	442.00	438.80 (18" FROM I–332A)	438.55 (18" TO I–330)
I–332A (TYPE "M")	442.40		439.65 (18" TO I–332)
I–334 (D1) (DOUBLE)(TYPE "C")(NO SUMP)	440.19	436.53 (15" FROM I–335) 436.44 (15" FROM I–334 (D2))	436.44 (18" TO SMH–333)
I–334 (D2) Double––NOSHOWTEXT	440.30		436.44 (15" TO I–334 (D1))
I–335 (2'x6'–TYPE "C")(NO SUMP)	440.19		436.69 (15" TO I–334 (D1))

STRUCTURE TABLE – MANHOLES

STRUCTURE NAME	RIM	INVERT IN	INVERT OUT
SMH–267	441.73	438.23 (15" FROM I–268) 436.98 (15" FROM I–268A)	436.98 (18" TO I–264)
SMH–269	441.51	437.76 (15" FROM I–270)	437.76 (15" TO I–268A)
SMH–292 (6' DIA.)	442.18	426.68 (48" FROM SMH–295B) 438.48 (15" FROM I–293 (D1)) 432.76 (30" FROM I–326A)	426.68 (48" TO I–289)
SMH–295B	439.91	427.91 (48" FROM I–295) 428.66 (15" FROM I–295C) 432.96 (15" FROM I–295E)	427.91 (48" TO SMH–292)
SMH–333	439.02	435.28 (18" FROM I–334 (D1))	435.28 (18" TO I–320)
SMH–356 (TWO (2) 6' DIA. MANHOLES)	428.00	422.00 (42" FROM I–250)	417.47 (42" TO EW–249)

STRUCTURE TABLE – ENDWALLS

STRUCTURE NAME	INVERT
EW–249	416.85 (42" FROM SMH–356)
EW–299	426.50 (24" FROM I–300)
EW–313	429.00 (18" FROM I–314)
EW–319C	429.00 (30" FROM I–319B)

STRUCTURE TABLE – HEADWALLS AND FLARED END SECTIONS

STRUCTURE NAME	INVERT
HW–297	429.00 (38"X60" TO I–297A)
HW–316	430.40 (18" TO I–315)

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
SURV. CHIEF: RC
CHKD BY: TMS
FIELDBOOK NO. VALUE
DRAWN BY: RC
CHKD BY: RC

DRAWING REFERENCE:
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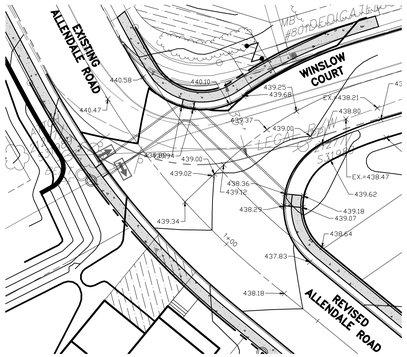
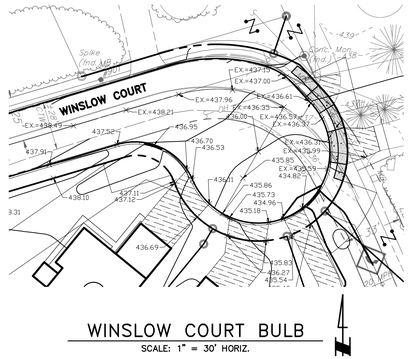


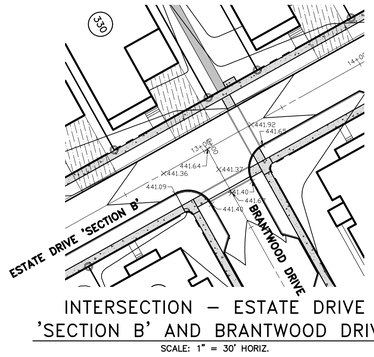
INTERSECTION – WINSLOW COURT AND REVISED ALLENDALE ROAD

SCALE: 1" = 30' HORIZ.



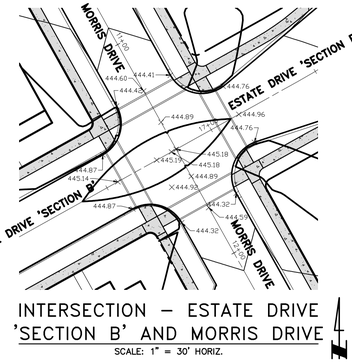
WINSLOW COURT BULB

SCALE: 1" = 30' HORIZ.



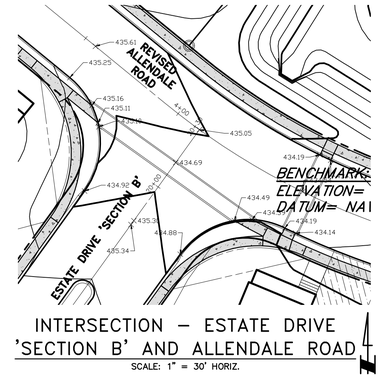
INTERSECTION – ESTATE DRIVE 'SECTION B' AND BRANTWOOD DRIVE

SCALE: 1" = 30' HORIZ.



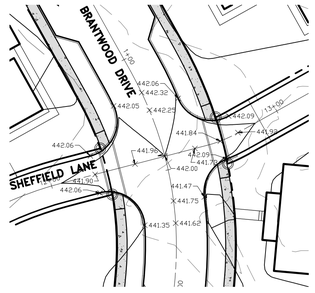
INTERSECTION – ESTATE DRIVE 'SECTION B' AND MORRIS DRIVE

SCALE: 1" = 30' HORIZ.



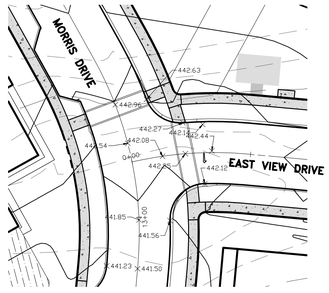
INTERSECTION – ESTATE DRIVE 'SECTION B' AND ALLENDALE ROAD

SCALE: 1" = 30' HORIZ.



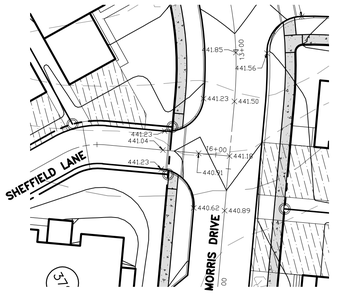
INTERSECTION – BRANTWOOD DRIVE AND SHEFFIELD LANE

SCALE: 1" = 30' HORIZ.



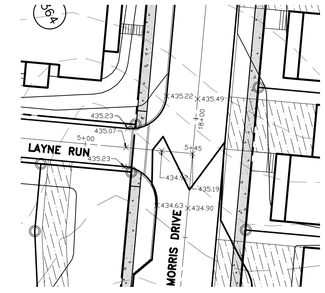
INTERSECTION – MORRIS DRIVE AND EAST VIEW DRIVE

SCALE: 1" = 30' HORIZ.



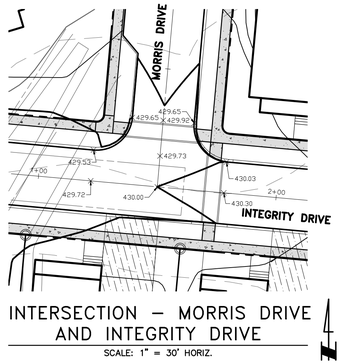
INTERSECTION – MORRIS DRIVE AND SHEFFIELD LANE

SCALE: 1" = 30' HORIZ.



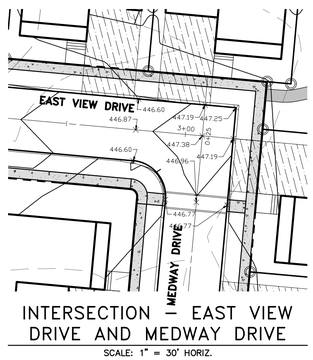
INTERSECTION – MORRIS DRIVE AND LAYNE RUN

SCALE: 1" = 30' HORIZ.



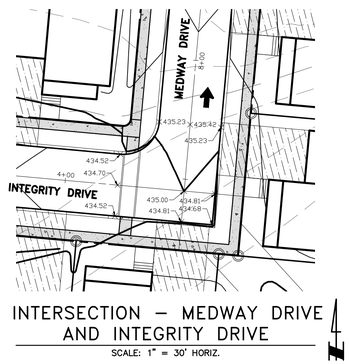
INTERSECTION – MORRIS DRIVE AND INTEGRITY DRIVE

SCALE: 1" = 30' HORIZ.



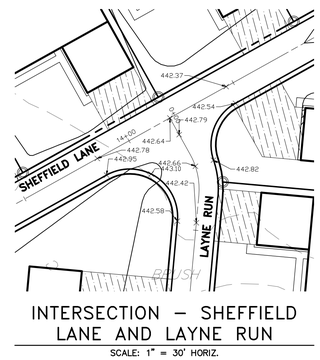
INTERSECTION – EAST VIEW DRIVE AND MEDWAY DRIVE

SCALE: 1" = 30' HORIZ.



INTERSECTION – MEDWAY DRIVE AND INTEGRITY DRIVE

SCALE: 1" = 30' HORIZ.



INTERSECTION – SHEFFIELD LANE AND LAYNE RUN

SCALE: 1" = 30' HORIZ.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD.
		BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
DRAWING REFERENCE: X:\11\11-0950-01\CAD\Phase 4 Final\Intersection-Blow-Ups.dwg
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DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO. VALUE
CHKD BY: TWS
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CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4500 Fax: (717) 481-4955
Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

GRADING PLAN – INTERSECTION BLOW-UPS – 1

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 48 OF 78

DWG. NO. 11-0950-01-F

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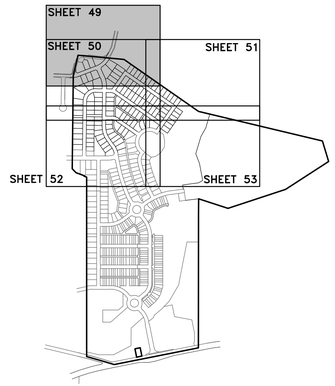
LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE LABEL (MH 40)
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL (SS)
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE)
- EXISTING GAS LINE (GAS)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)



KEY MAP

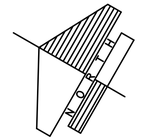
SCALE: 1"=1000'

PHASE 4 OVERLAND STORM SEWER PROFILES:

PROFILE NAME:	REFER TO PROFILE SHEET:	REFER TO UTILITY SHEET:
EX. I-259 TO I-256	67	52
I-266 TO I-265	67	52
I-274 TO EW-249	67	53
I-278 TO I-276	67	50 & 51
I-280 TO I-279	67	52
I-290 TO I-289	67	50
I-295D TO SMH-292B	67	50
I-295E TO SMH-292B	67	50
HW-297 TO I-289	68	50
I-301 TO I-299	68	51
I-308 TO I-306	68	51
HW-316 TO EW-313	68	50
I-318 TO I-297A	68	50
I-323B TO EW-319C	68	50
I-332A TO I-330	68	50 & 52

FORCEMAIN NOTES:

1. FORCE MAIN ALIGNMENT SHALL NOT INCLUDE HORIZONTAL AND VERTICAL BENDS GREATER THAN 45 DEGREES.



				12/13/22	REVISED PER BOROUGH ENG., CCPD.
					BOROUGH AUTH. ENG., VEOLIA & UAT
				DATE	REVISION

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO. VALUE

DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH4-Final\UTILITY.dwg

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LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF CARTWAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
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- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
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- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE LABEL (MH 40)
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE (SS)
- PROPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-6 STORM MANHOLE)
- EXISTING GAS LINE (GV)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

PHASE 4
OVERLAND STORM SEWER PROFILES:

PROFILE NAME:	REFER TO PROFILE SHEET:	REFER TO UTILITY SHEET:
EX. I-259 TO I-256	67	52
I-266 TO I-265	67	52
I-274 TO EW-249	67	53
I-278 TO I-276	67	50 & 51
I-280 TO I-279	67	52
I-290 TO I-289	67	50
I-295D TO SMH-292B	67	50
I-295E TO SMH-292B	67	50
HW-297 TO I-289	68	50
I-301 TO I-299	68	51
I-308 TO I-306	68	51
HW-316 TO EW-313	68	50
I-318 TO I-297A	68	50
I-323B TO EW-319C	68	50
I-332A TO I-330	68	50 & 52

SEE SHEET 49
MATCHLINE

FORCEMAIN NOTES:

1. FORCE MAIN ALIGNMENT SHALL NOT INCLUDE HORIZONTAL AND VERTICAL BENDS GREATER THAN 45 DEGREES.

MATCHLINE
SEE SHEET 51

ALLENDALE ROAD T-608

WINSLOW COURT

JENNA COURT

MELBOURNE LANE

MEDWAY DRIVE

EAST VIEW DRIVE

SHEFFIELD LANE

MORRIS DRIVE

LAYNE RUN

ESTATE DRIVE SECTION 'B'

ONE WAY

I-314 & I-315 TO OWNED AND MAINTAINED BY MECHANICSBURG BOROUGH ONCE ALLEDALE ROAD IS DEDICATED. MECHANICSBURG BOROUGH WILL BE OFFERED ALL PROPOSED RIGHT-OF-WAY AND WILL BE RESPONSIBLE FOR THESE TWO INLETS ONCE THE STREET IS DEDICATED.

8"X8"X8" TEE WITH CONC. THRUST BLOCK

(3) 8" GATE VALVES

12"X8"X12"X8" CROSS (4) 8" GATE VALVES

F.H. W/ GATE VALVE AND CONC. THRUST BLOCK

20' LONG CONCRETE ENCASEMENT OF SANITARY SEWER AND STORMWATER PIPES (TYP. FOR LOTS 371-387)

PROPOSED WALL B (3.0' HIGH)

PROPOSED WALL L (3.0' HIGH)

CONNECT 8" WATERLINE TO EXISTING 12" WATER MAIN ALONG ALLEDALE ROAD WITH TEE & MECHANICAL RESTRAINT SPOOL PIECE

SHEET 49
SHEET 50
SHEET 51
SHEET 52
SHEET 53

KEY MAP
SCALE: 1"=1000'

MATCHLINE
SEE SHEET 52

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS

DRAWING REFERENCE:
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CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
0 25' 50' 1" = 50' 100'

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4955 Fax: (717) 481-4955
Email: jtp@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

UTILITY PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

DATE: AUGUST 12, 2022
SHEET NO. 50 OF 78
DWG. NO. 11-0950-01-F

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SEE SHEET 49
MATCHLINE

SEE SHEET 50
MATCHLINE

MELBOURNE LANE

EX. BLDG.

PROPOSED WALL B

(2) 12" 45° BENDS WITH CONC. THRUST BLOCK

CUT AND CONNECT TO EXISTING 12" WATERLINE IN ACCORDANCE WITH VEOLIA SPECIFICATIONS.

8"X12" REDUCER

I-308

I-307

I-306

I-305

I-304

I-303

I-302

I-301

I-300

I-283

I-279

I-277

I-254

I-253

I-252

I-276

I-274

MH 784

I-307A

MH 783

EW-299

MEDWAY DRIVE

ONE WAY

INTEGRITY DRIVE

20' WIDE

F.H.W. GATE VALVE AND CONC. THRUST BLOCK

30' CONC. APRON (TYP. OF 2) (SEE DETAIL 2/7, SHEET 36)

PROPOSED WALL C

M 42°49'50" S

S 16°21'50" E

PROPOSED 100-YEAR FLOODPLAIN BOUNDARY

EX. 100-YEAR FLOODPLAIN BOUNDARY

EX. BLDG.

MATCHLINE
SEE SHEET 53

PHASE 4 OVERLAND STORM SEWER PROFILES:		
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HW-316 TO EW-313	68	50
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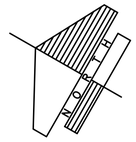

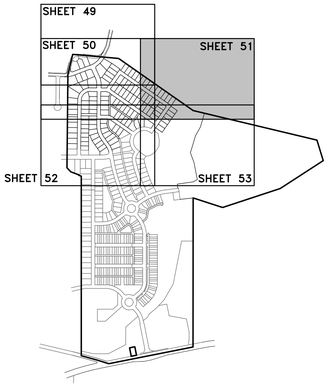

KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
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- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (6"W)
- PROPOSED WATERLINE LATERAL (W)
- EXISTING WATER VALVE (W.V.)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
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- PROPOSED CONCRETE SIDEWALK
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- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO. VALUE

DRAWING REFERENCE:
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Existing Block - Phase 4: F:\2021\11-0950-01\CAD\Pre-Final\X-Existing Block - Phase 4.dwg
Boundary Block - Phase 4: F:\2021\11-0950-01\CAD\Pre-Final\X-Bndy Block - Phase 4.dwg

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
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Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

UTILITY PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 51 OF 78
DWG. NO. 11-0950-01-E

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LEGEND

- PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING ADJOINER LINE
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
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- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUIDE RAIL
- PROPOSED BLOCK RETAINING WALL
- PROPOSED BOULDER GRADING WALL
- EXISTING SIGN
- EXISTING LOT MARKER
- EXISTING CONCRETE MONUMENT
- EXISTING MAILBOX (MB #1010)
- BENCHMARK
- EXISTING VEGETATION (SHRUB TREE)
- PROPOSED STREET TREE
- EXISTING TREELINE/BRUSHLINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING ELECTRIC BOX (E)
- EXISTING LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATERLINE (W)
- PROPOSED WATERLINE (8"W)
- PROPOSED WATERLINE LATERAL
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING SANITARY SEWER MANHOLE (S)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE LABEL (MH 40)
- EXISTING GRAVITY SANITARY SEWER (S)
- PROPOSED SANITARY SEWER LINE (SS)
- PROPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED LOW-PRESSURE FORCE MAIN (LPFM)
- EXISTING STORM PIPE (CMP)
- PROPOSED STORM PIPE
- PROPOSED BASE DRAIN (BD)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL (I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE)
- EXISTING GAS LINE (GV)
- EXISTING GAS VALVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS WALKING TRAIL
- PEDESTRIAN CROSSWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT NUMBER (2)

SEE SHEET 50 MATCHLINE

MATCHLINE SEE SHEET 53

MORRIS DRIVE
ESTATE SECTION 'B' DRIVE
BRANTWOOD DRIVE
LAYNE RUN
COOPERLYN DRIVE
ACCESS DRIVE 'GBI'
ACCESS DRIVE 'GB2'
ONE WAY
WRIGHT DRIVE
SHEFFIELD LANE
OXFORD LANE
CHARLESTON DRIVE
NORWAY STREET

CONNECT TO EXISTING 8" D.I.C.L. IN ACCORDANCE WITH MECHANICSBURG BOROUGH AUTHORITY SPECIFICATIONS

CONNECT TO EXISTING 8" SDR-35 PVC IN ACCORDANCE WITH MECHANICSBURG BOROUGH AUTHORITY SPECIFICATIONS

CONNECT TO EXISTING 8" D.I.C.L. IN ACCORDANCE WITH VEOLIA SPECIFICATIONS

F.H. W/ GATE VALVE AND CONC. THRUST BLOCK

(3) 8" GATE VALVES

8"X8"X8" TEE WITH CONC. THRUST BLOCK

FES-219 TO BE REMOVED AND REPLACED WITH I-219

20' CONC. ENCASEMENT

2"X6"

DOUBLE

ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO TRENCH #10

APPROX. LOCATION OF DOWNSPOUT (TYP.)

4" SDR-35 PVC @ 1.00% MIN. (TYP.)

6" SDR-35 PVC @ 1.00% MIN. (TYP.)

SHEET 49
SHEET 50
SHEET 51
SHEET 52
SHEET 53

KEY MAP
SCALE: 1"=1000'

PHASE 4 OVERLAND STORM SEWER PROFILES:

PROFILE NAME:	REFER TO PROFILE SHEET:	REFER TO UTILITY SHEET:
EX. I-259 TO I-256	67	52
I-266 TO I-265	67	52
I-274 TO EW-249	67	53
I-278 TO I-276	67	50 & 51
I-280 TO I-279	67	52
I-290 TO I-289	67	50
I-295D TO SMH-292B	67	50
I-295E TO SMH-292B	67	50
HW-297 TO I-289	68	50
I-301 TO I-299	68	51
I-308 TO I-306	68	51
HW-316 TO EW-313	68	50
I-318 TO I-297A	68	50
I-323B TO EW-319C	68	50
I-332A TO I-330	68	50 & 52

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
FIELDBOOK NO.: VALUE
DRAWN BY: RC
CHKD BY: RC
FOR PIONEER MANAGEMENT BY:

DRAWING REFERENCE:
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Boundary Block - Phase 4 [F:\11511-0950-01\CAD\Pre-Final\X-Data\Boundary Block - Phase 4.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 715-1396 Fax: (717) 481-4455
Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

UTILITY PLAN

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 52 OF 78
DWG. NO. 11-0950-01-E

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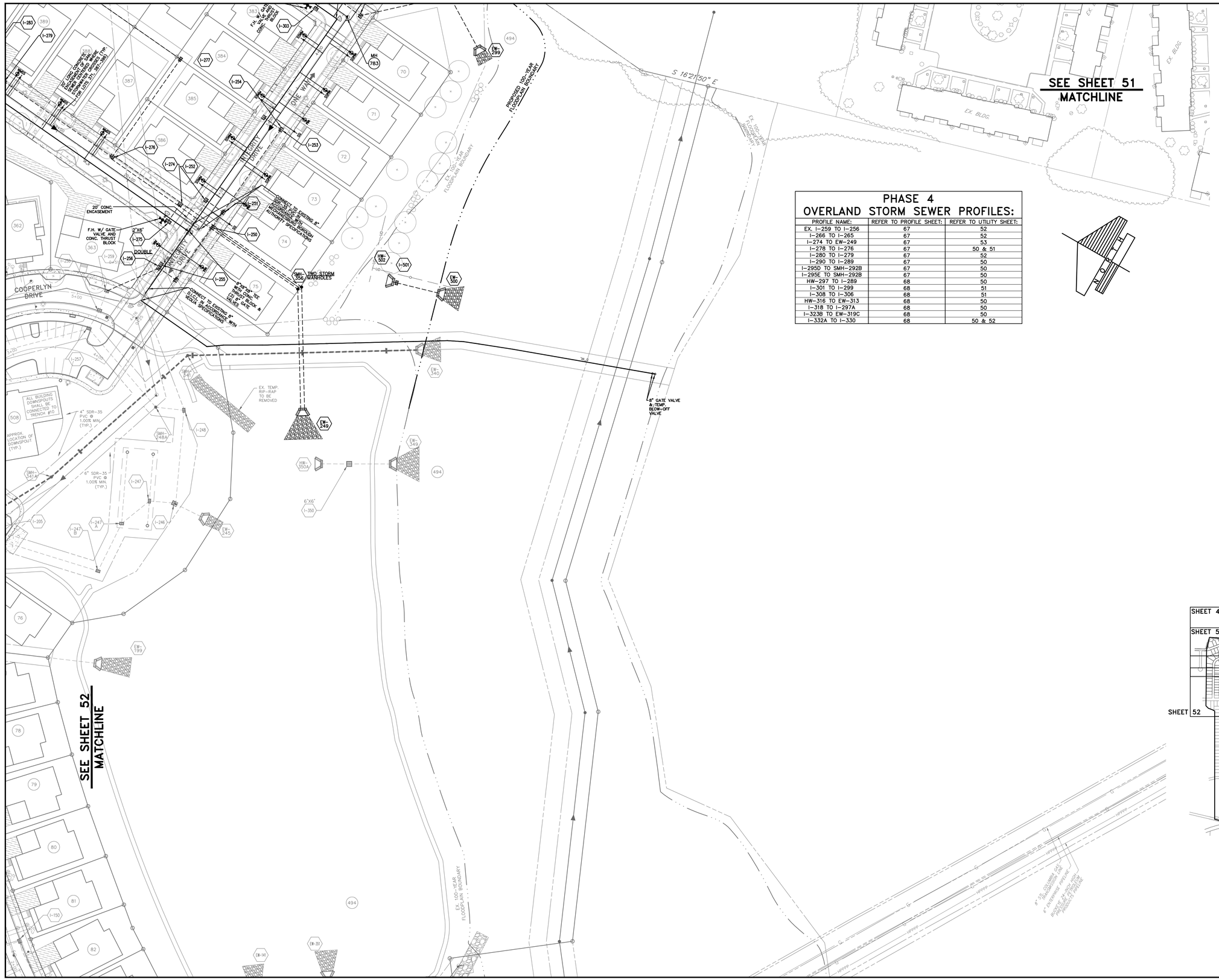
SEE SHEET 51
MATCHLINE
SEE SHEET 52
MATCHLINE
S 16°21'50" E
PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
EX. 100-YEAR FLOODPLAIN BOUNDARY
EX. BLDG.
TWILIGHT DRIVE
COOPERLYN DRIVE
LONE WALK
20' CONC. ENCASEMENT
F.H. W/ GATE VALVE AND CONC. THRUST BLOCK
2'X6' DOUBLE
6"X6" SDR-35 PVC W/ BLOCK & (2) GATE VALVES
CONNECT TO EXISTING 8" MAIN PER BOROUGH SPECIFICATIONS
CONNECT TO EXISTING 8" MAIN PER BOROUGH SPECIFICATIONS
SMH-356 TWO STORM MANHOLES
F.H. W/ GATE VALVE AND CONC. THRUST BLOCK
6" GATE VALVE & /TEMP. BLOW-OFF VALVE
EX. TEMP. RIP-RAP TO BE REMOVED
ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO TRENCH #10
4" SDR-35 PVC @ 1.00% MIN. (TYP.)
APPROX. LOCATION OF DOWNSPOUT (TYP.)
6" SDR-35 PVC @ 1.00% MIN. (TYP.)
6"X6"
PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
EX. 100-YEAR FLOODPLAIN BOUNDARY
8" SANITARY SEWER
4" GAS SERVICE
8" WATER
4" GAS SERVICE
8" SANITARY SEWER
8" WATER
8" GAS MAIN
8" SANITARY SEWER
8" WATER
8" GAS MAIN
8" SANITARY SEWER
8" WATER
8" GAS MAIN

P:\11\11-0950-01\CAD\PH4-Final\Stormwater Mng_54 STORMWATER MANAGEMENT PLAN, 12/19/2022 8:29:49 AM, tt

LEGEND

REFER TO LEGEND ON OTHER STORMWATER MANAGEMENT PLAN SHEETS.

SOILS LEGEND

DuB – DUFFIELD SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
EdB – EDOM SILTY CLAY LOAM, 3–8% SLOPES, PRIME FARMLAND
HgB – HAGERSTOWN SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
HcB – HAGERSTOWN SILT LOAM, ROCKY, 3–8% SLOPES
HcC – HAGERSTOWN SILT LOAM, ROCKY, 8–15% SLOPES
HdB – HAGERSTOWN–ROCK OUTCROP COMPLEX, 0–8% SLOPES
HdD – HAGERSTOWN–ROCK OUTCROP COMPLEX, 8–25% SLOPES
Pe – PENLAW SILT LOAM
W – WATER
SOIL BOUNDARY
SOIL DESCRIPTION LABEL DuB

SHEET 54 | SHEET 55 | SHEET 56 | SHEET 57

KEY MAP
SCALE: 1"=1000'

ALLENDALE ROAD T-608
BIO-RETENTION AREA #7 (BMP)
BOTTOM ELEV.= 429.00
TC TO I-319
WINSLOW COURT
ALLENDALE ROAD (T-608)
SWALE 316
SWALE 293
SWALE 26
SWALE 295
SWALE 327
SWALE 20
SWALE 22
SWALE 24
ONE WAY
EAST VIEW DRIVE
SHEFFIELD LANE
MORRIS DRIVE
LAYNE RUN
MEDWAY
JENNA COURT
ESSEX DRIVE
HcB
HcC
HdB
644.50'
1305.59'
MATCHLINE SEE SHEET 56
MATCHLINE SEE SHEET 55

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

SURV. CHIEF: RC	FIELDBOOK NO. VALUE
DRAWN BY: RC	CHKD BY: RC
DESIGN BY: JDB/KWG	CHKD BY: TMS
MANAGER: JAMES C. HENKE	

DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH4-Final\Stormwater.dwg

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Ttle2 (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Ttl2.dwg)
M-Base (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\M-Base.dwg)
Utilities (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Utilities.dwg)
Jurisdictional (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Jurisdictional.dwg)
Boundary (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Boundary.dwg)
Roads + Block - Phase 1 (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Roads + Block - Phase 1.dwg)
Roads + Block - Phase 2 & 3 (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Roads + Block - Phase 2 & 3.dwg)
Roads + Block - Phase 4 (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Roads + Block - Phase 4.dwg)
Wilsetta Block – Phase 4 (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Wilsetta Block – Phase 4.dwg)
Wilsetta Block – Phase 4 Modified (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Wilsetta Block – Phase 4 Modified.dwg)
Jenna Court (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Jenna Court.dwg)
Jenna Court – Modified (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Jenna Court – Modified.dwg)
Water (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Water.dwg)
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Roads + Block – Phase 1 Modified (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Roads + Block – Phase 1 Modified.dwg)
Roads + Block – Phase 2 & 3 Modified (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Roads + Block – Phase 2 & 3 Modified.dwg)
Roads + Block – Phase 4 Modified (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Roads + Block – Phase 4 Modified.dwg)
Wilsetta Block – Phase 4 Modified (F:\11\11-0950-01\CAD\PH4-Final\X-Refs\Wilsetta Block – Phase 4 Modified.dwg)

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

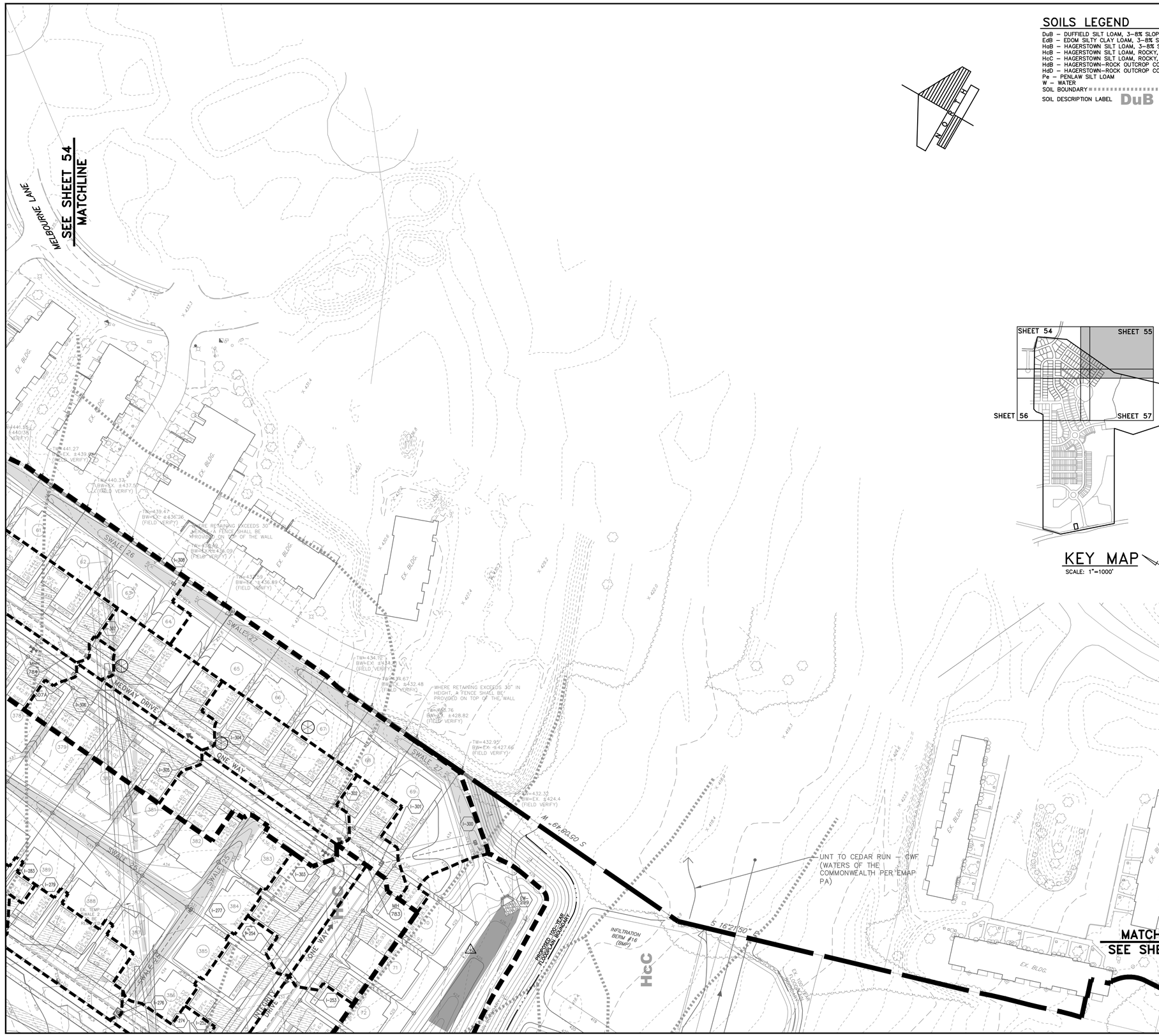
SCALE
1" = 50'
0 25' 50' 100' 150'

PIONEER Management, LLC
11 Millersville Road, Lancaster, PA 17603
Phone: (717) 431-4955 Fax: (717) 481-4955
Email: JK@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

STORMWATER MANAGEMENT PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

DATE: AUGUST 12, 2022
SHEET NO. 54 OF 78
DWG. NO. 11-0950-01-E

F:\11\11-0950-01\CAD\PH4-Final\Stormwater.dwg, 55 STORMWATER MANAGEMENT PLAN, 12/19/2022 8:21:18 AM, 1:1



SOILS LEGEND

DuB – DUFFIELD SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
EdB – EDOM SILTY CLAY LOAM, 3–8% SLOPES, PRIME FARMLAND
HaB – HAGERSTOWN SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
HcB – HAGERSTOWN SILT LOAM, ROCKY, 3–8% SLOPES
HcC – HAGERSTOWN SILT LOAM, ROCKY, 8–15% SLOPES
HdB – HAGERSTOWN–ROCK OUTCROP COMPLEX, 0–8% SLOPES
HdD – HAGERSTOWN–ROCK OUTCROP COMPLEX, 8–25% SLOPES
Pe – PENLAW SILT LOAM
W – WATER
SOIL BOUNDARY
SOIL DESCRIPTION LABEL **DuB**

KEY MAP
SCALE: 1"=1000'

LEGEND

PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
EXISTING ADJOINER LINE
EXISTING BOUNDARY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT/CURB
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING FENCE
PROPOSED FENCE
EXISTING GUIDE RAIL
PROPOSED BLOCK RETAINING WALL
PROPOSED BOULDER GRADING WALL
EXISTING SIGN
EXISTING LOT MARKER
EXISTING CONCRETE MONUMENT
EXISTING MAILBOX — MB #1010
BENCHMARK
EXISTING VEGETATION — SHRUB TREE
EXISTING TREELINE/BRUSHLINE
PROPOSED TREELINE
EXISTING CONTOUR LINE — 530
PROPOSED CONTOUR LINE — 530
PROPOSED SPOT ELEVATION — + 441.25
PROPOSED FINISHED FLOOR ELEVATION — FFE=439.77
PROPOSED GARAGE FINISHED FLOOR ELEVATION — GFE=439.10
PROPOSED BASEMENT FINISHED FLOOR ELEVATION — BFE=430.77
EXISTING UTILITY POLE W/ GUY WIRE
EXISTING OVERHEAD ELECTRIC — OE
EXISTING UNDERGROUND ELECTRIC — UE
EXISTING ELECTRIC BOX — E
EXISTING LIGHT
EXISTING WATERLINE
PROPOSED WATERLINE — 8"W
EXISTING WATER VALVE — WV/WV
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED THRUST BLOCK
EXISTING SANITARY SEWER MANHOLE — S
PROPOSED SANITARY SEWER MANHOLE — MH
PROPOSED SANITARY SEWER MANHOLE LABEL — 40
EXISTING GRAVITY SANITARY SEWER — S
PROPOSED SANITARY SEWER LINE
EXISTING SANITARY SEWER FORCE MAIN
PROPOSED LOW-PRESSURE FORCE MAIN — LPFM
EXISTING STORM PIPE — CMP
PROPOSED STORM PIPE
PROPOSED BASE DRAIN — BD
PROPOSED UNDERDRAIN — UD
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED STORM STRUCTURE LABEL — I-9 INLET; EW-3 ENDWALL/ HEADWALL; SMH-4 STORM MANHOLE
PROPOSED PIPE OUTLET PROTECTION
EXISTING GAS LINE — G
EXISTING GAS VALVE — GV
PROPOSED CONCRETE SIDEWALK
PROPOSED BITUMINOUS WALKING TRAIL
PEDESTRIAN CROSSWALK
PROPOSED DRIVEWAY
PROPOSED LOT NUMBER — 2
PROPOSED NORTH AMERICAN GREEN S75 LINING
PROPOSED NORTH AMERICAN GREEN P300
PRE-DEV. DRAINAGE DIVIDE
POST-DEV. DRAINAGE DIVIDE TO BASIN
DRAINAGE DIVIDE TO INLET/SWALE
TIME OF CONCENTRATION PATH — P-56
SOIL PROBE
EXISTING CLOSED DEPRESSION
EXISTING SINKHOLE
EXISTING APPROXIMATE SINKHOLE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO. VALUE

DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH4-Final\Stormwater.dwg

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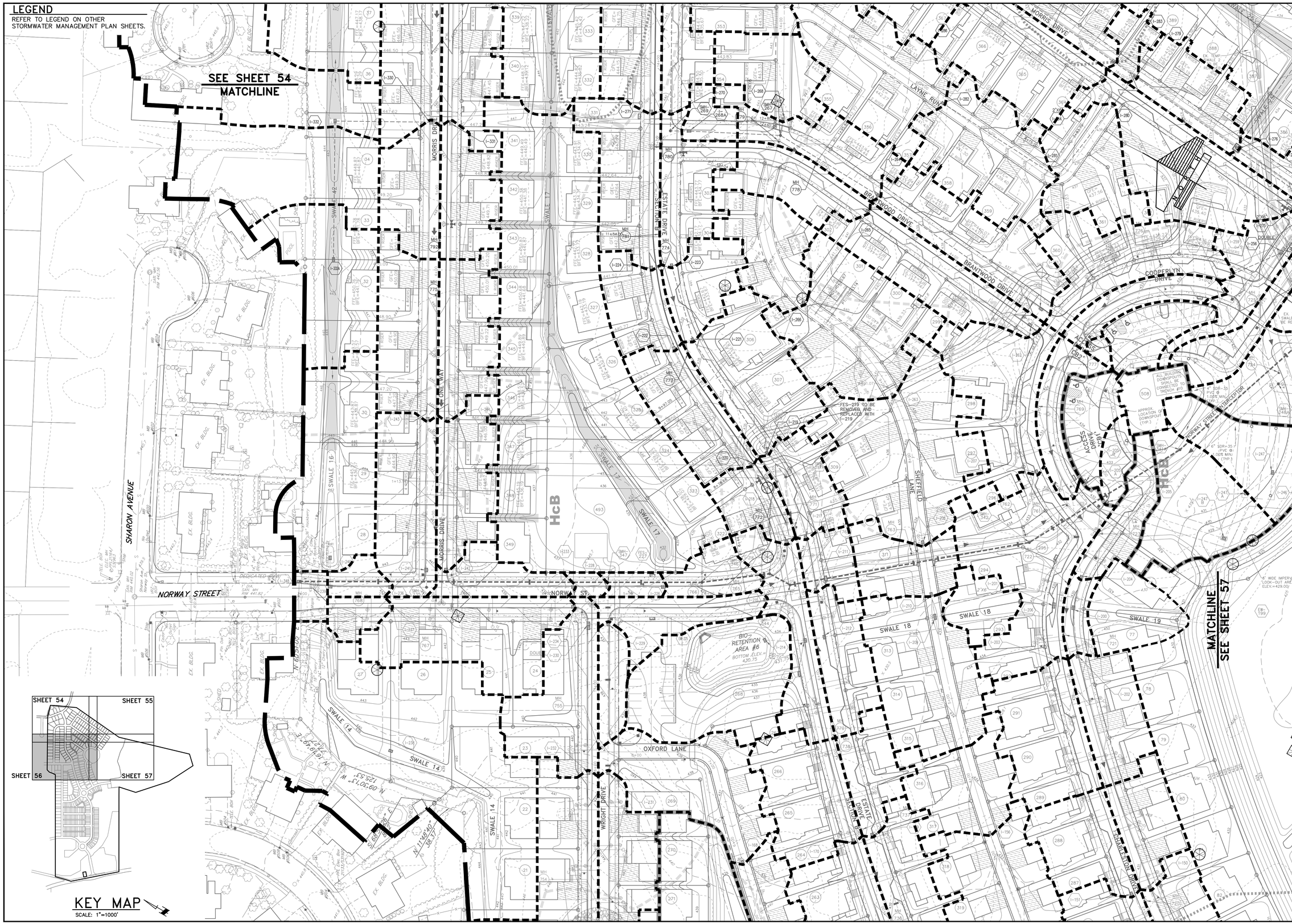


NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
SURV. CHIEF: RC
FIELDBOOK NO. VALUE
FOR PIONEER MANAGEMENT BY:
DESIGN BY: JDB/KWG
CHKD BY: TMS
DRAWN BY: RC
CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Phs4-Final\Stormwater.dwg
XREFS:

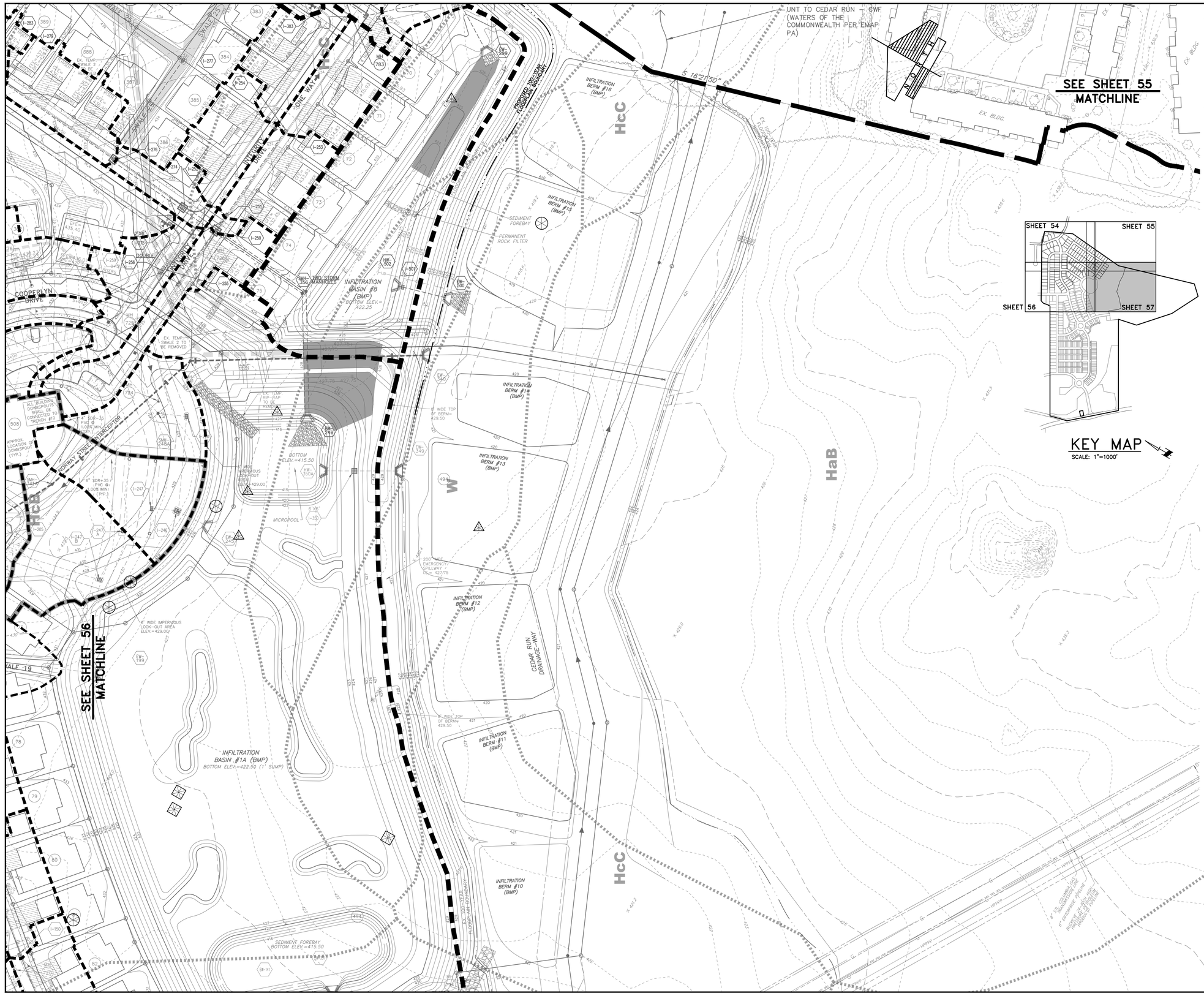
CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
0 25' 50' 1" = 50' 100' 150'

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 • Fax (717) 481-4955
Email: jp@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

STORMWATER MANAGEMENT PLAN
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 56 OF 78
DWG. NO. 11-0950-01-E



SOILS LEGEND

DuB – DUFFIELD SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
EdB – EDOM SILTY CLAY LOAM, 3–8% SLOPES, PRIME FARMLAND
HaB – HAGERSTOWN SILT LOAM, 3–8% SLOPES, PRIME FARMLAND
HcB – HAGERSTOWN SILT LOAM, ROCKY, 3–8% SLOPES
HcC – HAGERSTOWN SILT LOAM, ROCKY, 8–15% SLOPES
HdB – HAGERSTOWN–ROCK OUTCROP COMPLEX, 0–8% SLOPES
HdD – HAGERSTOWN–ROCK OUTCROP COMPLEX, 8–25% SLOPES
Pe – PENLAW SILT LOAM
W – WATER
SOIL BOUNDARY
SOIL DESCRIPTION LABEL **DuB**

LEGEND

PROPOSED 100-YEAR FLOODPLAIN BOUNDARY
EXISTING ADJOINER LINE
EXISTING BOUNDARY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING EDGE OF CARTWAY
PROPOSED EDGE OF PAVEMENT/CURB
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING FENCE
PROPOSED FENCE
EXISTING GUIDE RAIL
PROPOSED BLOCK RETAINING WALL
PROPOSED BOULDER GRADING WALL
EXISTING SIGN
EXISTING LOT MARKER
EXISTING CONCRETE MONUMENT
EXISTING MAILBOX
BENCHMARK — MB #1010
EXISTING VEGETATION — SHRUB TREE
EXISTING TREELINE/BRUSHLINE
PROPOSED TREELINE
EXISTING CONTOUR LINE — 530
PROPOSED CONTOUR LINE — 530
PROPOSED SPOT ELEVATION — + 441.25
PROPOSED FINISHED FLOOR ELEVATION — FFE=439.77
PROPOSED GARAGE FINISHED FLOOR ELEVATION — GFE=439.10
PROPOSED BASEMENT FINISHED FLOOR ELEVATION — BFE=430.77
EXISTING UTILITY POLE W/ GUY WIRE
EXISTING OVERHEAD ELECTRIC — OE
EXISTING UNDERGROUND ELECTRIC — UE
EXISTING ELECTRIC BOX — E
EXISTING LIGHT
EXISTING WATERLINE — W
PROPOSED WATERLINE — 8"W
EXISTING WATER VALVE — WV
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED THRUST BLOCK
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE LABEL — MH 40
EXISTING GRAVITY SANITARY SEWER — S
PROPOSED SANITARY SEWER LINE
EXISTING SANITARY SEWER FORCE MAIN
PROPOSED LOW-PRESSURE FORCE MAIN — LPFM
EXISTING STORM PIPE — CMP
PROPOSED STORM PIPE
PROPOSED BASE DRAIN — BD
PROPOSED UNDERDRAIN — UD
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
EXISTING STORM INLET
PROPOSED STORM INLET
EXISTING STORM HEADWALL/ENDWALL
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED STORM STRUCTURE LABEL — I-9 INLET; EW-3 ENDWALL/HEADWALL; SMH-4 STORM MANHOLE
PROPOSED PIPE OUTLET PROTECTION
EXISTING GAS LINE — G
EXISTING GAS VALVE — GV
PROPOSED CONCRETE SIDEWALK
PROPOSED BITUMINOUS WALKING TRAIL
PEDESTRIAN CROSSWALK
PROPOSED DRIVEWAY
PROPOSED LOT NUMBER — 2
PROPOSED NORTH AMERICAN GREEN S75 LINING
PROPOSED NORTH AMERICAN GREEN P300
PRE-DEV. DRAINAGE DIVIDE
POST-DEV. DRAINAGE DIVIDE TO BASIN
DRAINAGE DIVIDE TO INLET/SWALE
TIME OF CONCENTRATION PATH
SOIL PROBE — P-56
EXISTING CLOSED DEPRESSION
EXISTING SINKHOLE
EXISTING APPROXIMATE SINKHOLE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
DRAWN BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC

DRAWING REFERENCE: F:\11\11-0950-01\CAD\DP4-Final\Stormwater.dwg

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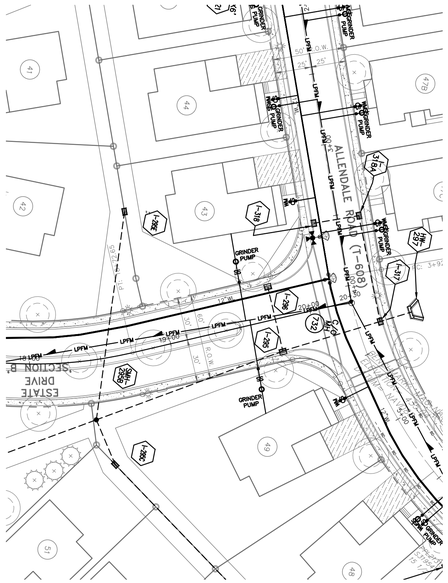
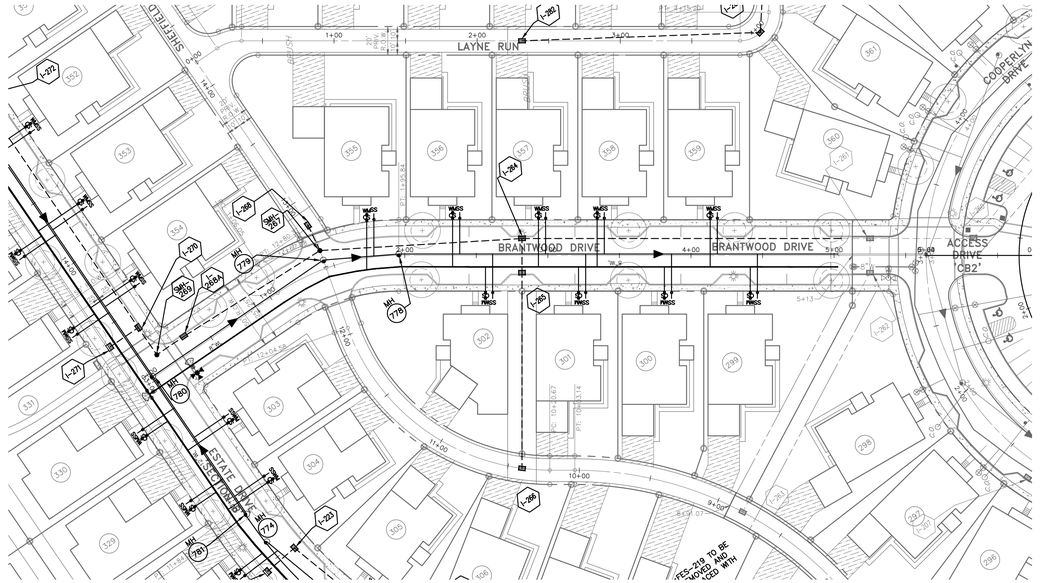
SHEFFIELD LANE
ESTATE DRIVE SECTION B
ESTATE DRIVE SECTION B
ONE WAY
SHELLY LOOP DRIVE
SHEFFIELD LANE
EAST VIEW DRIVE
DOUBLE
REMOVE TEMP. FES-219 AND CAP EXISTING 8" SS TO BE REMOVED
EXISTING 12" WATERLINE TO BE REMOVED
EXISTING 12" WATERLINE TO BE REMOVED
EXISTING 8" SS TO BE REMOVED
EXISTING 8" SS TO BE REMOVED
EXISTING 8" SS



PLAN VIEW
SCALE: 1" = 50' HORIZ.



PLAN VIEW
SCALE: 1" = 50' HORIZ.

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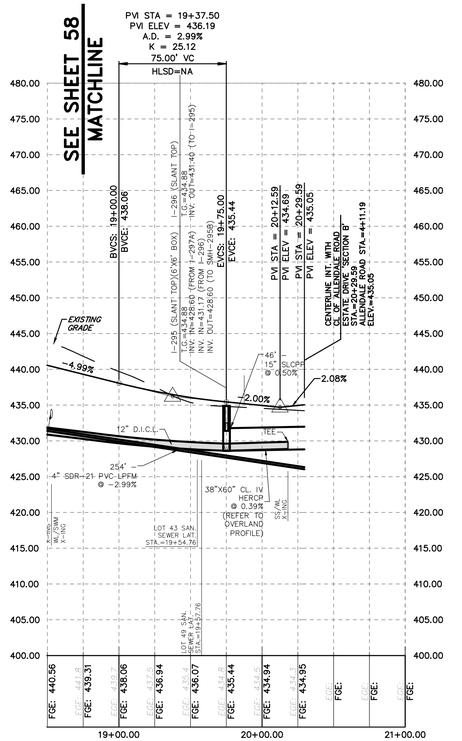
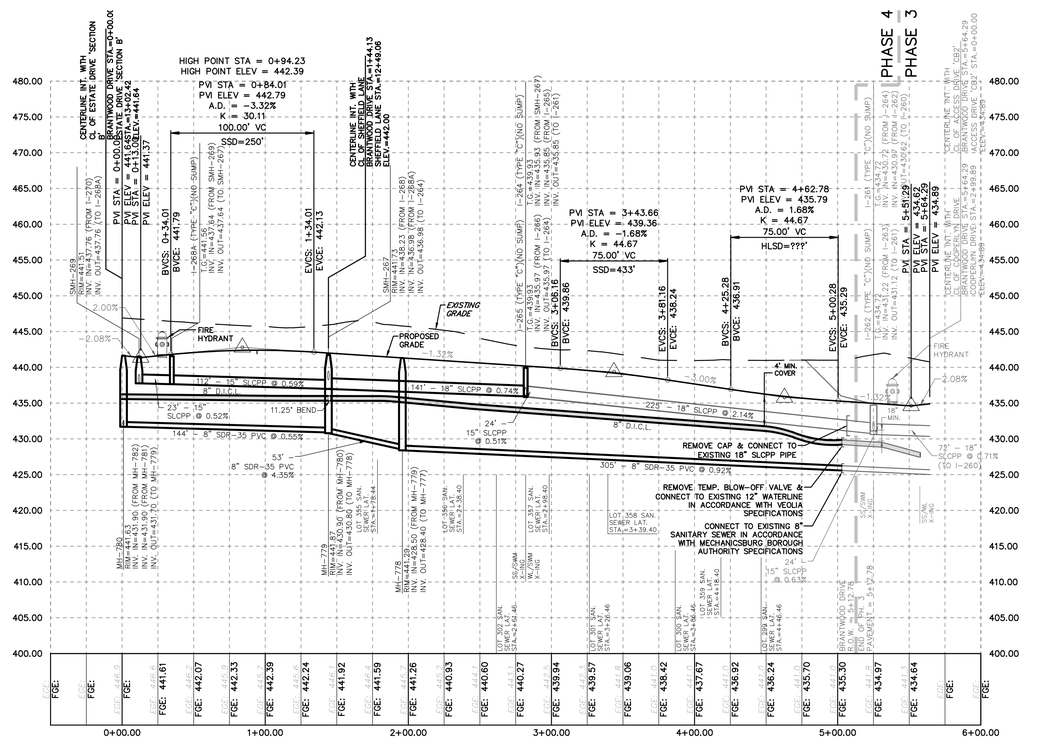
2. SURVEY BENCHMARK: IRON PIN SET – PT. 5
   ELEVATION=425.71
3. BASIS OF BEARINGS IS PA STATE PLAN COORDINATE (3702 PA SOUTH)
4. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER LINES AND OTHER UTILITY CROSSINGS. IF THE MINIMUM SEPARATION IS NOT MAINTAINED, CONCRETE ENCASEMENTS SHALL BE UTILIZED ON THE SANITARY SEWER LINES. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 6" THINK ON ALL SIDES OF THE PIPE AND 20' LONG CENTERED AT THE CROSSING LOCATION.
5. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER LINES AND OTHER UTILITY CROSSINGS WITH NO EXCEPTIONS.
6. BASE DRAIN SHALL BE PROVIDED 100' FOOT ON EITHER SIDE OF LOW POINTS AS SHOWN ON THESE PLAN AND PROFILE SHEETS.
7. GENERALLY, ELEVATIONS IN PROFILES ARE PROVIDED FOR THE DOWNSTREAM INLET (D1) OF A DOUBLE INLET. SEE DOUBLE INLET DETAIL ON SHEET 176 FOR DETAILED CONSTRUCTION INFORMATION.
8. SPECIAL ATTENTION SHALL BE GIVEN TO THE MANUFACTURING OF THE SANITARY SEWER MANHOLES. IN ORDER TO PROVIDE OPTIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINE UTILITIES, THE CONE OR THE CYLINDER OF THE SANITARY SEWER MANHOLE ALONG WITH THE PROPOSED INVERTS SHALL BE MANUFACTURED SO THAT WHEN INSTALLED, THE MAXIMUM SEPARATION BETWEN THE SANITARY SEWER PIPES AND THE WATERLINE WILL BE PROVIDED. REFER TO SANITARY SEWER SEPARATION DETAIL FOR SPECIFIC DESIGN, MANUFACTURING AND CONSTRUCTION STANDARDS.

WATERLINE & MISC. LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE



PROFILE: ESTATE DRIVE 'SECTION B'
SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



PROFILE: BRANTWOOD DRIVE
SCALE: 1" = 50' HORIZ.
1" = 10' VERT.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: TMS
CHKD BY: RC
FIELDBOOK NO. VALUE
FOR PIONEER MANAGEMENT BY:
DRAWING REFERENCE: Z:\11\11-0950-01\CAD\SP64-Final\Profiles-Streets.dwg
XREFS:

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 715-1396 Fax: (717) 481-4955
Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

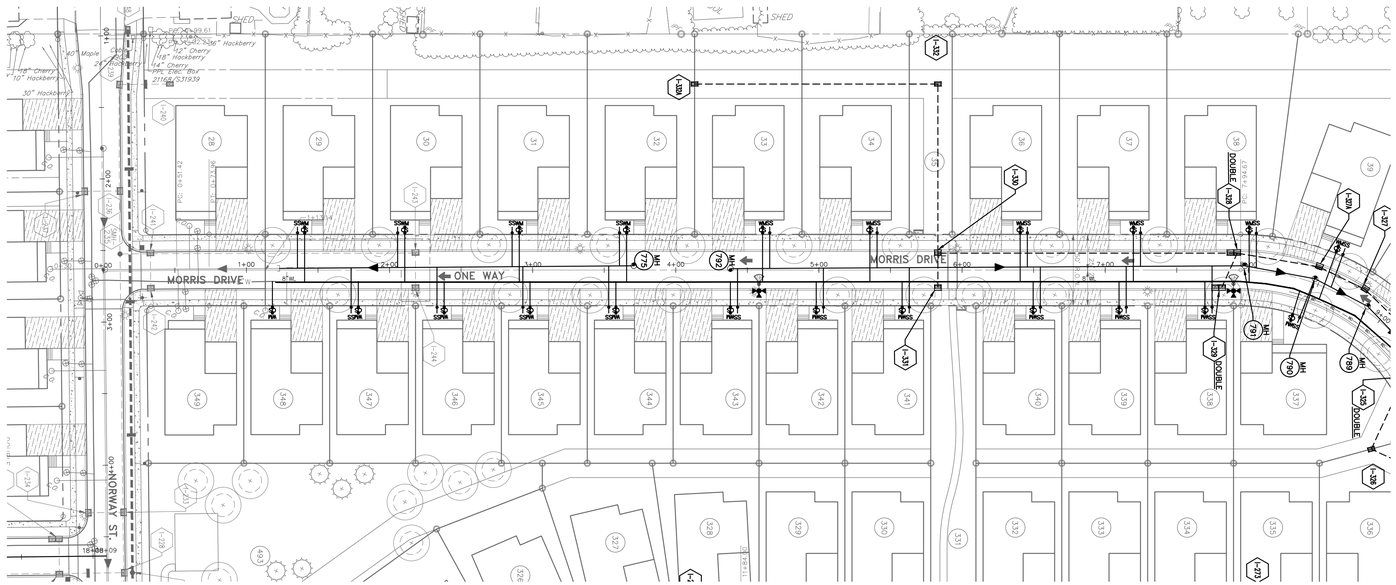
ESTATE DRIVE SECTION 'B' & BRANTWOOD DRIVE PLAN AND PROFILE

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 59 OF 78
DWG. NO. 11-0950-01-E



PLAN VIEW
SCALE: 1" = 50' HORIZ.

NOTES

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2. SURVEY BENCHMARK: IRON PIN SET – PT. 5 ELEVATION=425.71
3. BASIS OF BEARINGS IS PA STATE PLANE COORDINATE (3702 PA SOUTH)
4. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER LINES AND OTHER UTILITY CROSSINGS. IF THE MINIMUM SEPARATION IS NOT MAINTAINED, CONCRETE ENCASEMENTS SHALL BE UTILIZED ON THE SANITARY SEWER LINES. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 6" THINK ON ALL SIDES OF THE PIPE AND 20' LONG CENTERED AT THE CROSSING LOCATION.
5. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER LINES AND OTHER UTILITY CROSSINGS WITH NO EXCEPTIONS.
6. BASE DRAIN SHALL BE PROVIDED 100' FOOT ON EITHER SIDE OF LOW POINTS AS SHOWN ON THESE PLAN AND PROFILE SHEETS.
7. GENERALLY, ELEVATIONS IN PROFILES ARE PROVIDED FOR THE DOWNSTREAM INLET (D1) OF A DOUBLE INLET. SEE DOUBLE INLET DETAIL ON SHEET 176 FOR DETAILED CONSTRUCTION INFORMATION.
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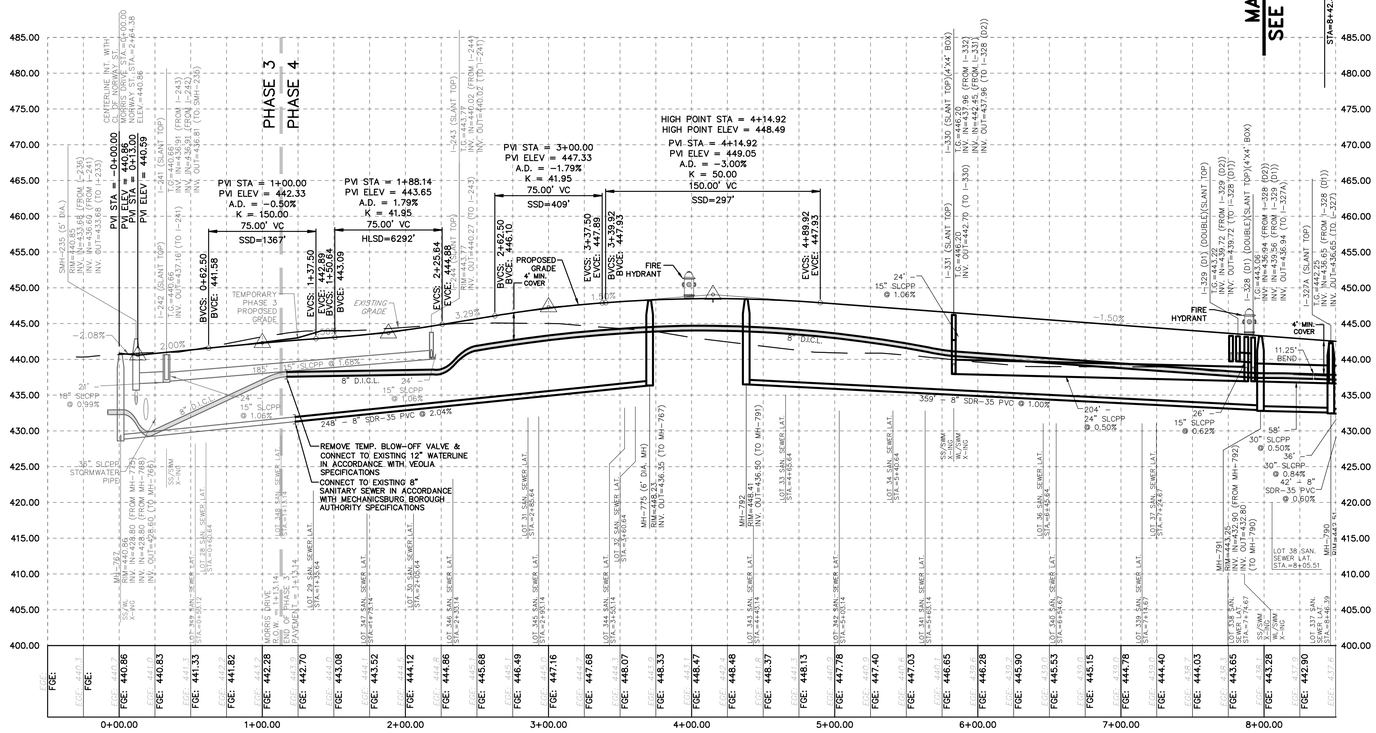
WATERLINE & MISC. LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE



PROFILE: MORRIS DRIVE
SCALE: 1" = 50' HORIZ.
1" = 10' VERT.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC

DRAWING REFERENCE:
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Xr-Base (F:\11\11-0950-01\CAD\PH4-Final\X-Xtra\Xr-Base


ESTATE DRIVE
SECTION B
ONE WAY
MORRIS DRIVE
SHEFFIELD LANE
LAYNE RUN
UNIVERSITY DRIVE
COOPERLYN DRIVE
20' CONC. ENCASEMENT
F.H. W/ GATE VALVE AND THRUST CONC. BLOCK
8"X8"X8" TEE WITH CONC. THRUST BLOCK & (3) 8" GATE VALVES
DOUBLE
SMH-293
SMH-294
SMH-295
SMH-296
SMH-297
SMH-298
MH 729
MH 730
MH 731
MH 732
MH 733
MH 734
MH 735
MH 736
MH 737
MH 738
MH 739
MH 740
MH 741
MH 742
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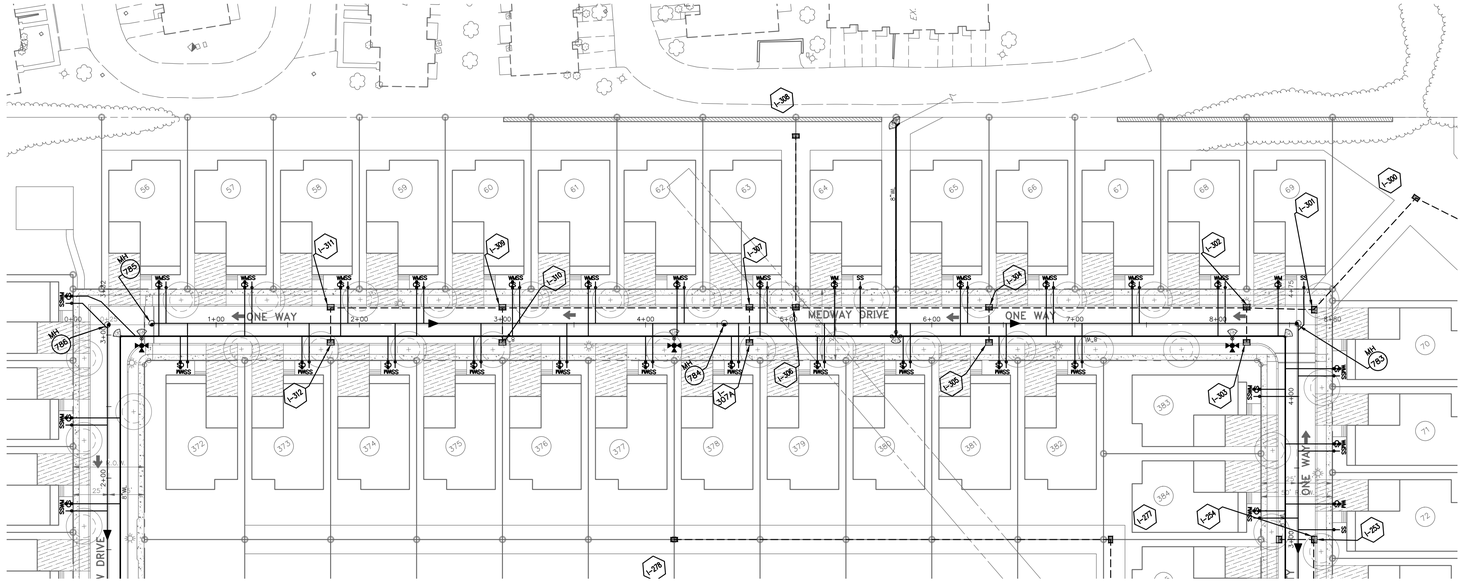
MH 744
MH 745
MH 746
MH 747
MH 748
MH


ONE WAY
MEDWAY DRIVE
ONE WAY
ONE WAY
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
I-308
I-309
I-310
I-311
I-312
I-307
I-307A
I-306
I-305
I-304
I-303
I-302
I-301
I-300
I-378
MH-786
MH-785
MH-784
MH-783
WWSS
SS
W
SSMH
SS/SWM
W/SWM
X-ING
SW/W
X-ING
SS/W
X-ING
W/SW
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SS/SWM
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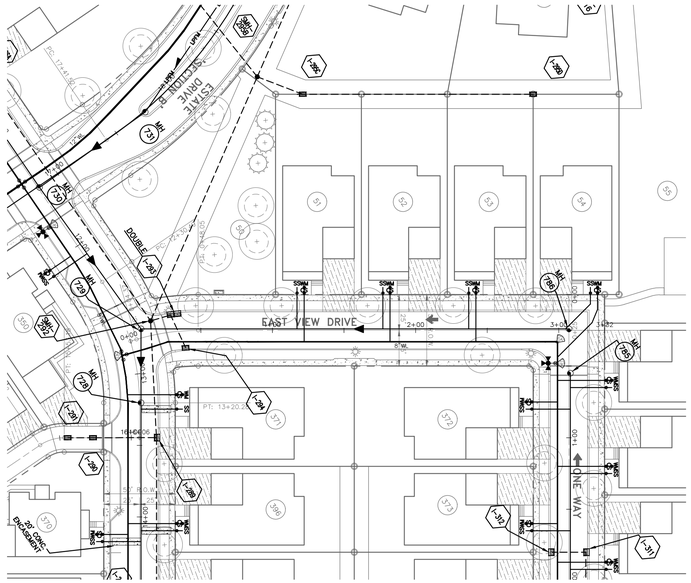
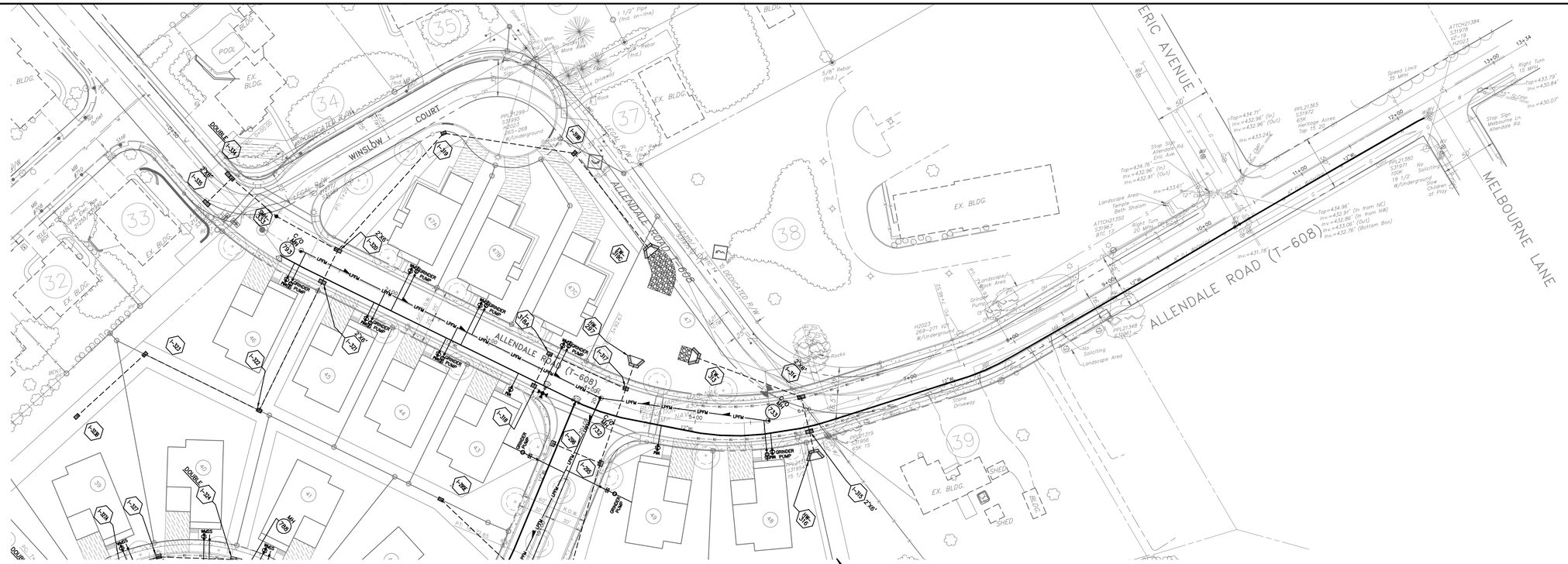
SS/SW


EAST VIEW DRIVE
ESMTE DRIVE SOUTH
ONE WAY
COOPERLYN DRIVE
INTEGRITY DRIVE
20' CONN. EASEMENT
DOUBLE
PT. 13+20.37
PT. 6+74.78
PT. 8+39.58
16+06.06
2+00
3+00
4+00
1+00
2+04
2+75
3+62
4+75
0+00
4+76
1+50
2+50
3+50
1+62
2+62
3+75
4+62
4+00
2.06%
1.00%
1.50%
2.00%
1.75%
1.25%
1.06%
1.00%
1.00%
1.00


ALLENDALE ROAD (T-608)
WINSLOW COURT
ERIC AVENUE
MELBOURNE LANE
EX. BLDG.
POOL
SHED
DOUBLE
SINGLE
WOODED T.R. R/W
LOCAL R/W
BENCHMARK
Stone Driveway
Landscape Area
Temple Beth Shalom
No Soliciting
Slow Children at Play
Stop Sign Allendale Rd.
Stop Sign Melbourne Ln. Allendale Rd.
Speed Limit 35 MPH
Right Turn 25 MPH
Right Turn 15 MPH
GRINDER PUMP
GRINDER PUMP TANK
LPFM
WATERMAIN TO BE ABANDONED
PROPOSED 12" WATERLINE
PROPOSED 8" WATERLINE
PROPOSED 6" WATERLINE
PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE
PROPOSED 8" WATERLINE TO BE ABANDONED
PROPOSED 6" WATERLINE TO BE ABANDONED
PROPOSED 12" WATERLINE TO BE ABANDONED
EXISTING WATERLINE TO BE ABANDONED
EXISTING WATERLINE TO REMAIN
EXISTING WATERLINE TO BE REPLACED
EXISTING WATERLINE TO BE RELOCATED
PROPOSED WATERLINE
PROPOSED



PLAN VIEW
SCALE: 1" = 50' HORIZ.

WATERLINE & MISC. LEGEND

PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE

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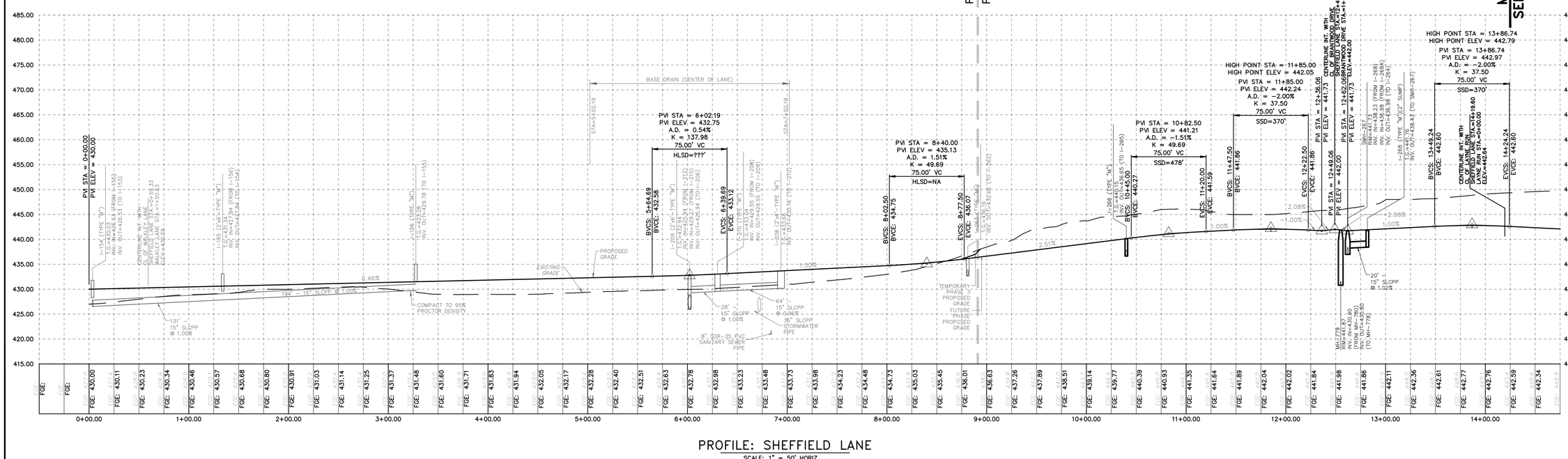
7. GENERALLY, ELEVATIONS IN PROFILES ARE PROVIDED FOR THE DOWNSTREAM INLET OF A DOUBLE INLET (I.E. INLET WITH EXIT PIPE). SEE DOUBLE INLET DETAIL FOR DETAILED CONSTRUCTION INFORMATION.
8. SPECIAL ATTENTION SHALL BE GIVEN TO THE MANUFACTURING OF THE SANITARY SEWER MANHOLES. IN ORDER TO PROVIDE OPTIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINE UTILITIES, THE CONE OR THE CYLINDER OF THE SANITARY SEWER MANHOLE ALONG WITH THE PROPOSED INVERTS SHALL BE MANUFACTURED SO THAT WHEN INSTALLED, THE MAXIMUM SEPARATION BETWEEN THE SANITARY SEWER PIPES AND THE WATERLINE WILL BE PROVIDED. REFER TO SANITARY SEWER SEPARATION DETAIL FOR SPECIFIC DESIGN, MANUFACTURING AND CONSTRUCTION STANDARDS.



PROFILE: SHEFFIELD LANE
SCALE: 1" = 50' HORIZ.
1" = 10' VERT.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
SURV. CHIEF: RC
DRAWN BY: TWS
FIELDBOOK NO. VALUE
CHKD BY: RC
FOR PIONEER MANAGEMENT BY:
DRAWING REFERENCE: F:\11\11-0950-01\CAD\SP04-Final\Profiles-Lanes.dwg
XREFS:
TB: [F:\11\11-0950-01\CAD\SP04-Final\X-Ref\TB.dwg]
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Xref-Profile Book: [F:\11\11-0950-01\CAD\SP04-Final\X-Ref\Xref-Profile Book.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

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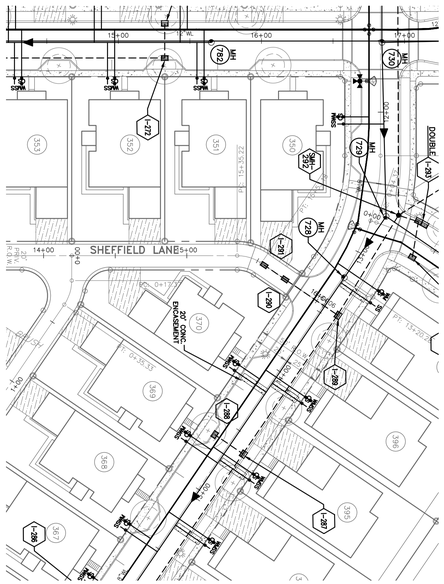
111 Millersville Road, Lancaster, PA 17603
PH: (717) 715-1396 FAX: (717) 481-4955
Email: jrb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SHEFFIELD LANE PLAN AND PROFILE
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

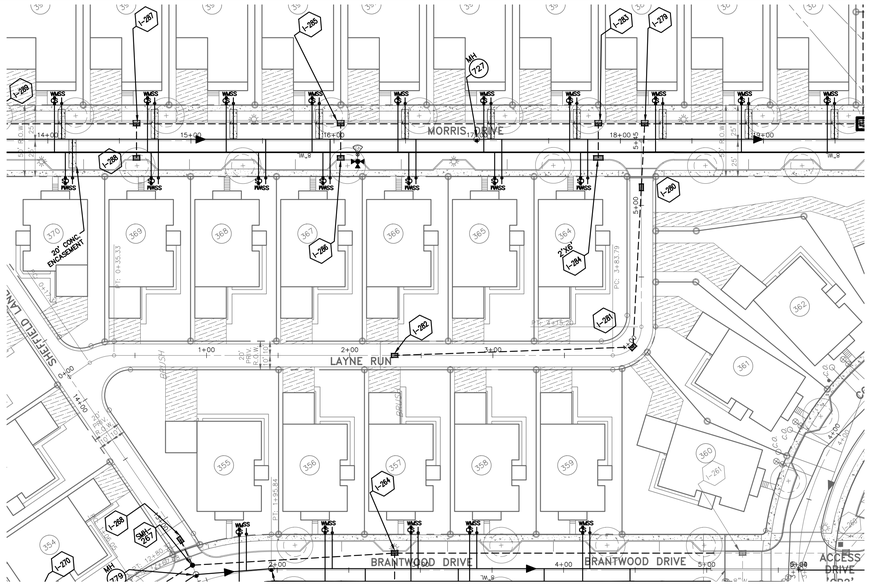
DATE: AUGUST 12, 2022
SHEET NO. 65 OF 78
DWG. NO. 11-0950-01-E



PLAN VIEW
SCALE: 1" = 50' HORIZ.

WATERLINE & MISC. LEGEND



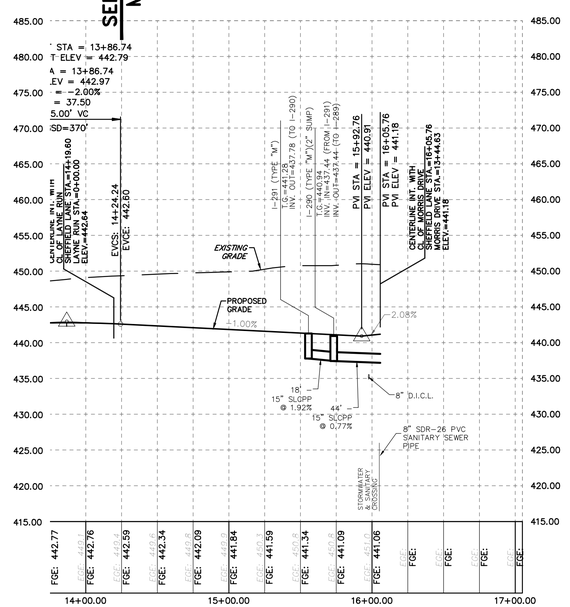


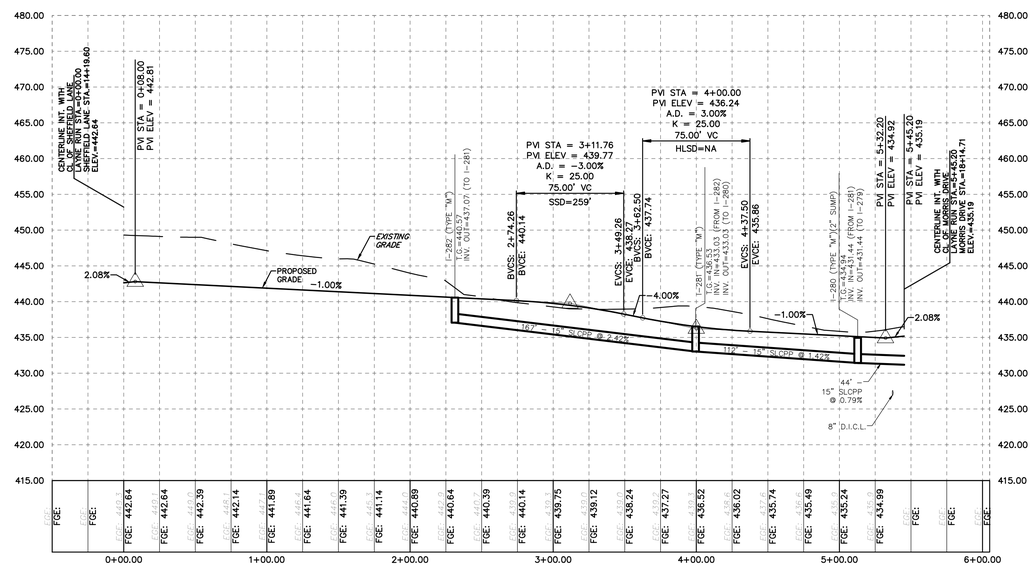
PLAN VIEW
SCALE: 1" = 50' HORIZ.

NOTES

1. EXISTING FEATURES SHOWN ON THIS PLAN ARE PER A FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. ON APRIL 4, 2015. ADDITIONAL AERIAL SURVEY COMPLETED BY AERO-METRIC, INC. ON MAY 30, 2013.
2. SURVEY BENCHMARK: IRON PIN SET – PT. 5
   ELEVATION=425.71
3. BASIS OF BEARINGS IS PA STATE PLAN COORDINATE (3702 PA SOUTH)
4. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER LINES AND OTHER UTILITY CROSSINGS. IF THE MINIMUM SEPARATION IS NOT MAINTAINED, CONCRETE ENCASEMENTS SHALL BE UTILIZED ON THE SANITARY SEWER LINES. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 6" THINK ON ALL SIDES OF THE PIPE AND 20' LONG CENTERED AT THE CROSSING LOCATION.
5. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN ALL WATER LINES AND OTHER UTILITY CROSSINGS WITH NO EXCEPTIONS.
6. BASE DRAIN SHALL BE PROVIDED 100' FOOT ON EITHER SIDE OF LOW POINTS AS SHOWN ON THESE PLAN AND PROFILE SHEETS.
7. GENERALLY, ELEVATIONS IN PROFILES ARE PROVIDED FOR THE DOWNSTREAM INLET OF A DOUBLE INLET (I.E. INLET WITH EXIT PIPE). SEE DOUBLE INLET DETAIL FOR DETAILED CONSTRUCTION INFORMATION.
8. SPECIAL ATTENTION SHALL BE GIVEN TO THE MANUFACTURING OF THE SANITARY SEWER MANHOLES. IN ORDER TO PROVIDE OPTIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINE UTILITIES, THE CONE OR THE CYLINDER OF THE SANITARY SEWER MANHOLE ALONG WITH THE PROPOSED INVERTS SHALL BE MANUFACTURED SO THAT WHEN INSTALLED, THE MAXIMUM SEPARATION BETWEEN THE SANITARY SEWER PIPES AND THE WATERLINE WILL BE PROVIDED. REFER TO SANITARY SEWER SEPARATION DETAIL FOR SPECIFIC DESIGN, MANUFACTURING AND CONSTRUCTION STANDARDS.

SEE SHEET 65
MATCHLINE





NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO. VALUE
FOR PIONEER MANAGEMENT BY:
DRAWING REFERENCE: F:\11\11-0950-01\CAD\PH-4 Final\Profiles-Layne.dwg
XREFS:

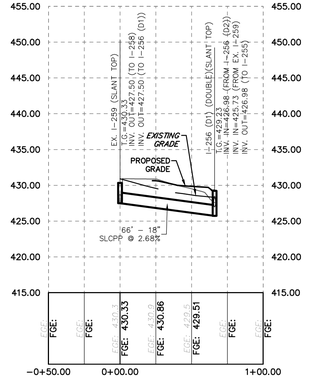
CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4955 Fax: (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

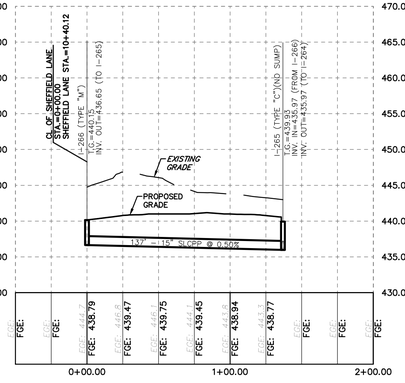
SHEFFIELD LANE AND LAYNE RUN
PLANS AND PROFILES
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 66 OF 78
DWG. NO. 11-0950-01-F



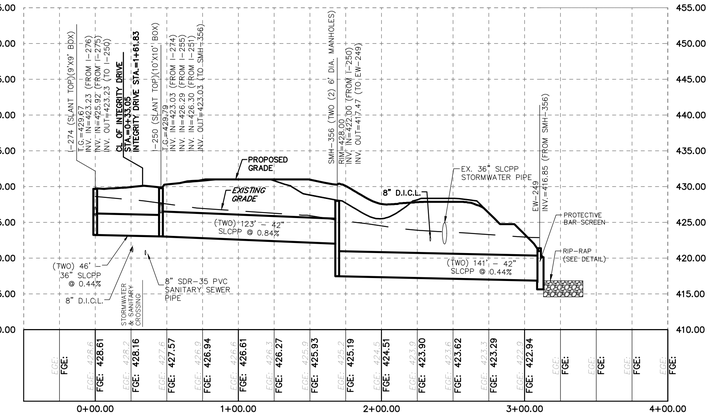
PROFILE: EX. I-259 TO I-256

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



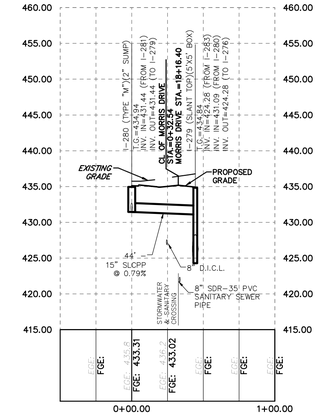
PROFILE: I-266 TO I-265

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



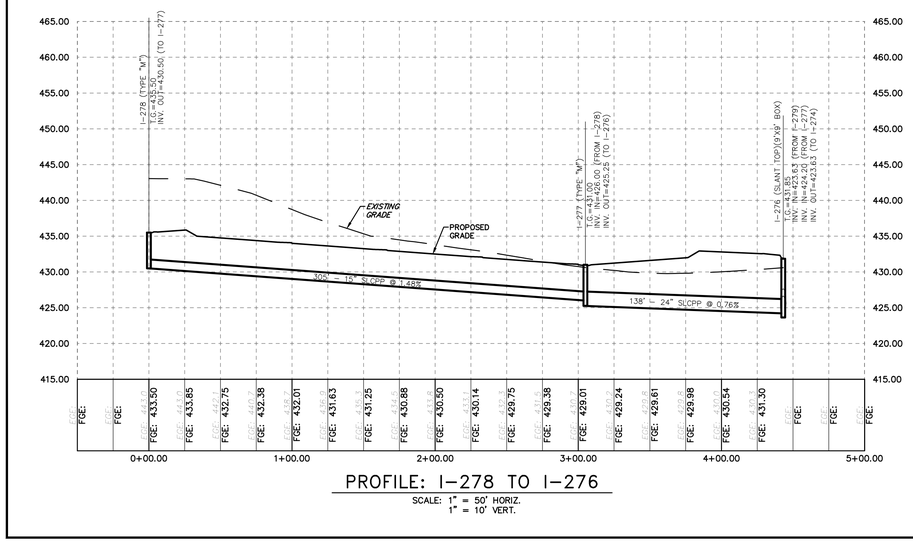
PROFILE: I-274 TO EW-249

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



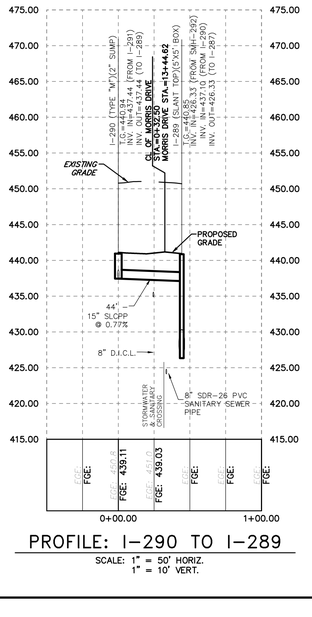
PROFILE: I-280 TO I-279

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



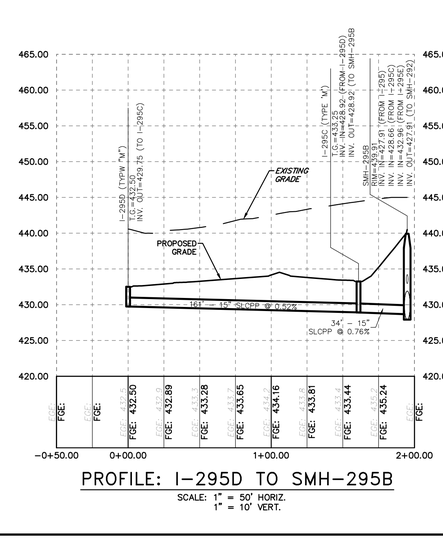
PROFILE: I-278 TO I-276

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



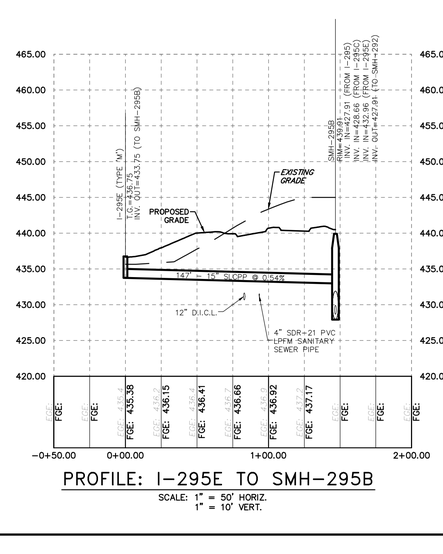
PROFILE: I-290 TO I-289

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



PROFILE: I-295D TO SMH-295B

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



PROFILE: I-295E TO SMH-295B

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

MANAGER: JAMES C. HENKE	SURV. CHIEF: RC	FIELDBOOK NO. VALUE	FOR PIONEER MANAGEMENT BY:
DESIGN BY: JDB/KWG	DRAWN BY: TWS	CHKD BY: RC	
DRAWING REFERENCE: Z:\11\11-0950-01\CAD\PH4-Final\Profiles-Overland-3D.dwg			

XREFS:
[Redacted]

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

SCALE
AS NOTED

PIONEER
Management, LLC
711 Millersville Road, Lancaster, PA 17603
Phone: 717-481-4955 Fax: 717-481-4955
Email: JV@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

MISCELLANEOUS STORMWATER PROFILES

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR

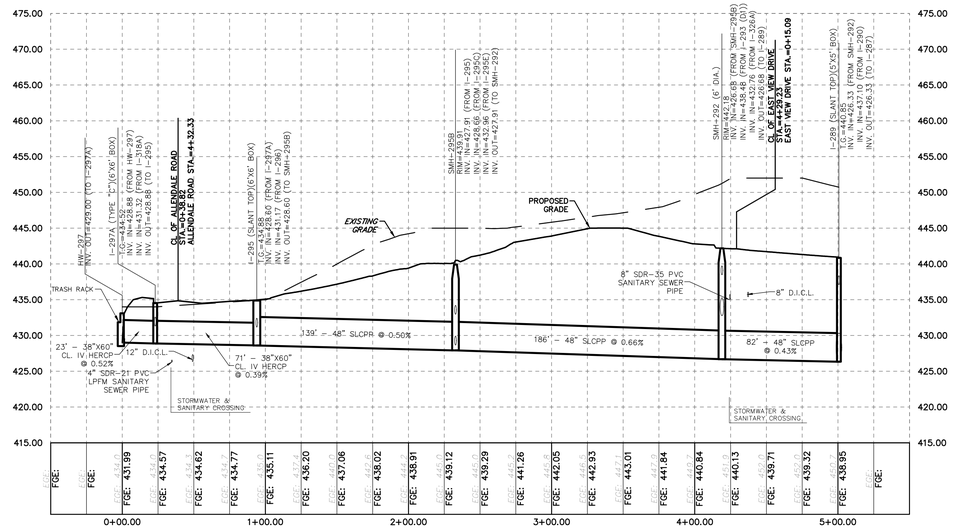
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

DATE: AUGUST 12, 2022

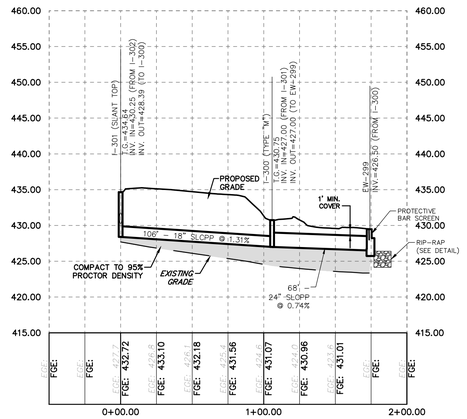
SHEET NO. 67 OF 78

DWG. NO. 11-0950-01-E



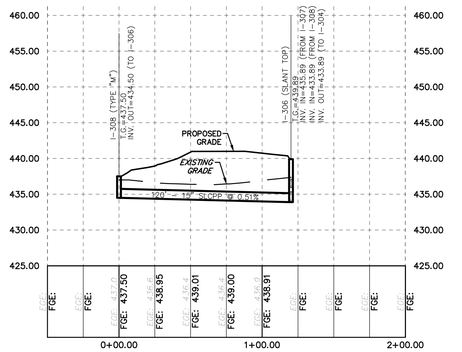
PROFILE: HW-297 TO I-289

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



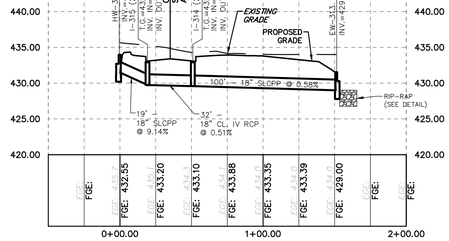
PROFILE: I-301 TO EW-299

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



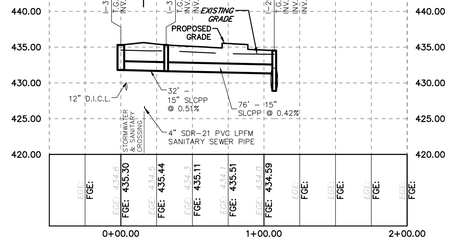
PROFILE: I-308 TO I-306

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



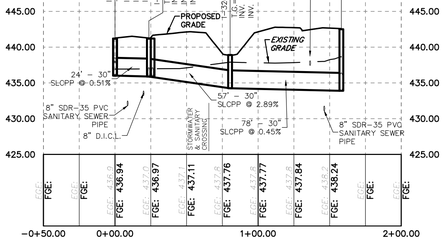
PROFILE: HW-316 TO EW-313

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



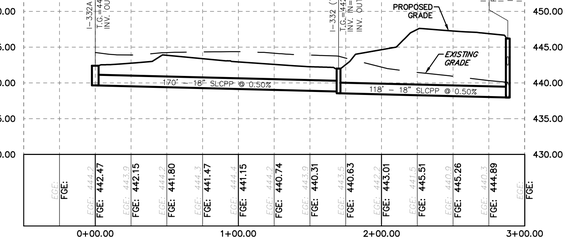
PROFILE: I-318 TO I-297A

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



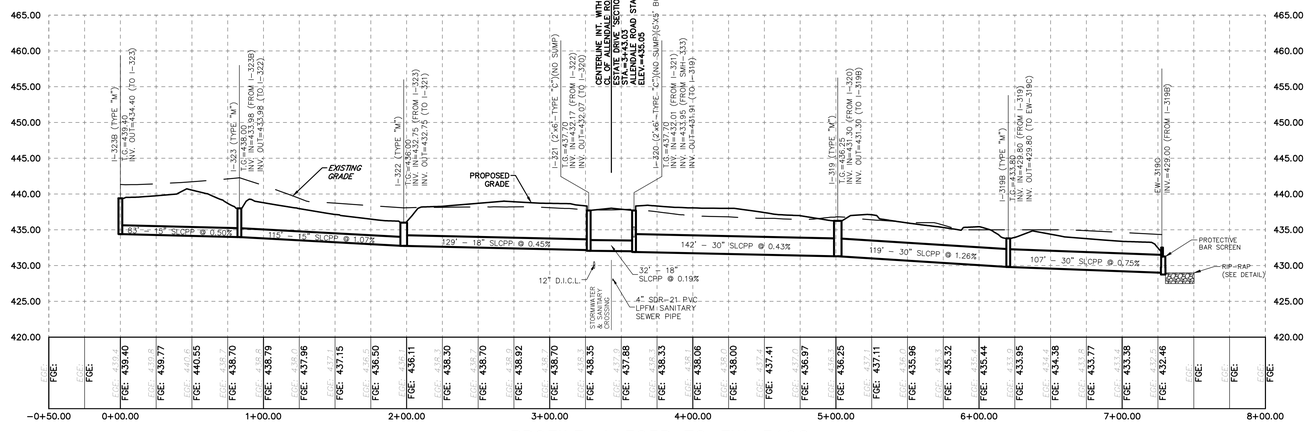
PROFILE: I-324 TO I-326A

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



PROFILE: I-332A TO I-330

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



PROFILE: I-323B TO EW-319C

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

SURV. CHIEF:	FIELDBOOK NO.
RC	VALUE
DRAWN BY:	CHKD BY:
RC	RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG | CHKD BY: TWS
DRAWING REFERENCE: Z:\11\11-0950-01\CAD\SP4-FinalPlan\ProfSec-Overland-20.dwg
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CLIENT
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c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
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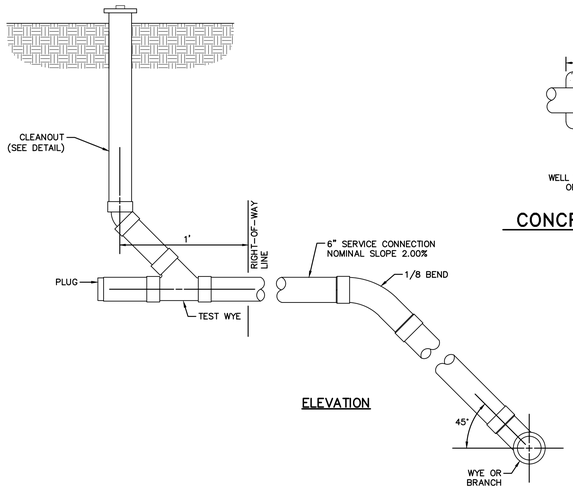
MISCELLANEOUS STORMWATER PROFILES

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

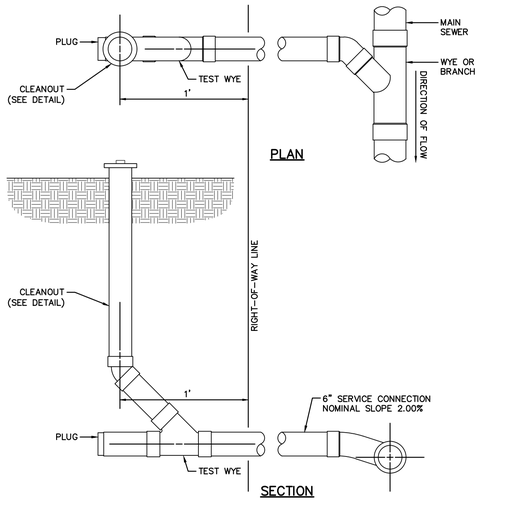
DATE: AUGUST 12, 2022
SHEET NO. 68 OF 78
DWG. NO. 11-0950-01-E



ELEVATION

SERVICE CONNECTION – DEEP SEWER

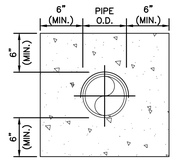
NOT TO SCALE



SECTION

SERVICE CONNECTION – SHALLOW SEWER

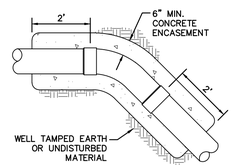
NOT TO SCALE



SECTION

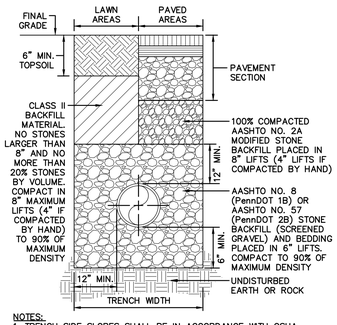
CONCRETE ENCASEMENT

NOT TO SCALE



CONCRETE THRUST BLOCKS

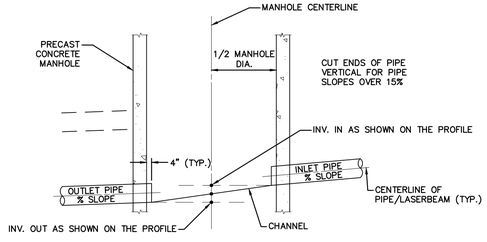
NOT TO SCALE



NOTES:
1. TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL FOR ALL BEDDING TYPES).
2. METALLIC DETECTION TAPE SHALL BE INSTALLED ABOVE ALL SANITARY SEWER LINES AND MUST BE AT NO MORE THAN TWO (2) FEET BELOW FINISHED GRADE.

TRENCH RESTORATION FOR PAVED & NON–PAVED AREAS

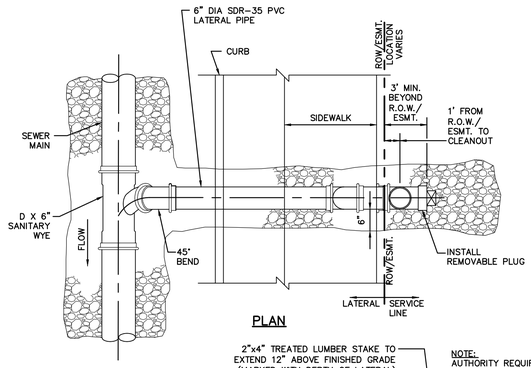
NOT TO SCALE



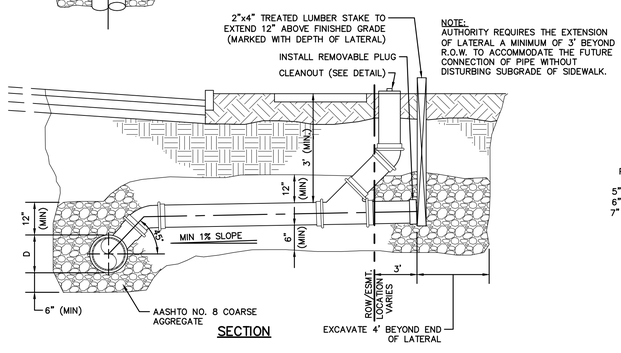
NOTES:
1. INLET & OUTLET INVERT ELEVATIONS ARE TO THE CENTER OF THE MANHOLE.
2. PROFILE DISTANCE AND SLOPE ARE FROM CENTERLINE OF MANHOLE TO CENTERLINE OF MANHOLE. SLOPE TO BE ADJUSTED AS REQUIRED IN FIELD TO MAINTAIN CENTERLINE INVERT IN AND OUT.
3. FOR EXISTING MANHOLES, WHEN EX. INV. IS NOT SPECIFIED AS IN OR OUT, ELEVATION IS AT CENTER OF MANHOLE.

MANHOLE INVERT DETAIL

NOT TO SCALE



PLAN

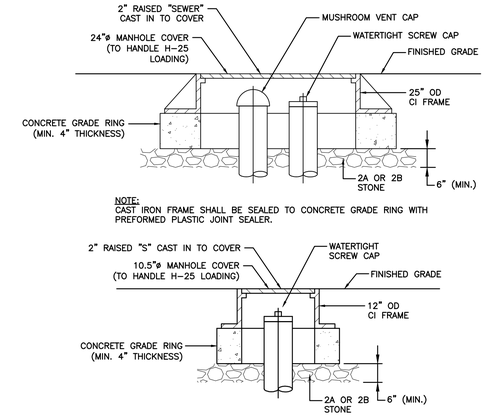


NOTE:
AUTHORITY REQUIRES THE EXTENSION OF LATERAL A MINIMUM OF 3' BEYOND R.O.W. TO ACCOMMODATE THE FUTURE CONNECTION OF PIPE WITHOUT DISTURBING SUBGRADE OF SIDEWALK.

SECTION

SEWER LATERAL

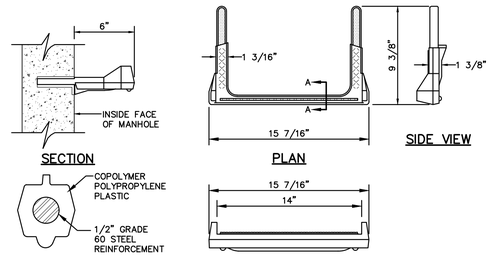
NOT TO SCALE



NOTE:
CAST IRON FRAME SHALL BE SEALED TO CONCRETE GRADE RING WITH PREFORMED PLASTIC JOINT SEALER.

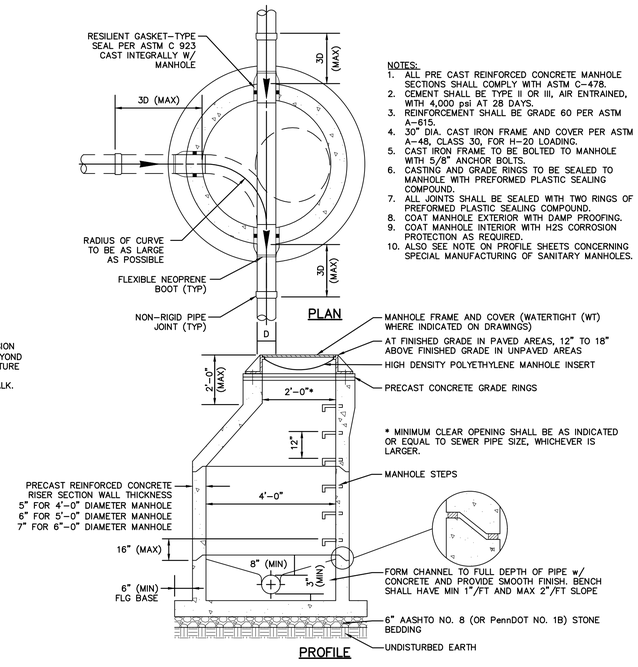
SANITARY SEWER VENT/CLEANOUT IN TRAFFIC AREA

NOT TO SCALE



MANHOLE STEP DETAIL

NOT TO SCALE



NOTES:
1. ALL PRE CAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL COMPLY WITH ASTM C–478.
2. CEMENT SHALL BE TYPE II OR III, AIR ENTRAINED, WITH 4,000 psi AT 28 DAYS.
3. REINFORCEMENT SHALL BE GRADE 60 PER ASTM A–615.
4. 30" DIA. CAST IRON FRAME AND COVER PER ASTM A–48, CLASS 30, FOR H–20 LOADING.
5. CAST IRON FRAME TO BE BOLTED TO MANHOLE WITH 5/8" ANCHOR BOLTS.
6. CASTING AND GRADE RINGS TO BE SEALED TO MANHOLE WITH PREFORMED PLASTIC SEALING COMPOUND.
7. ALL JOINTS SHALL BE SEALED WITH TWO RINGS OF PREFORMED PLASTIC SEALING COMPOUND.
8. COAT MANHOLE EXTERIOR WITH DAMP PROOFING.
9. COAT MANHOLE INTERIOR WITH H2S CORROSION PROTECTION AS REQUIRED.
10. ALSO SEE NOTE ON PROFILE SHEETS CONCERNING SPECIAL MANUFACTURING OF SANITARY MANHOLES.

PRECAST CONCRETE MANHOLE

NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS

DRAWING REFERENCE:
F:\11\11-0950-01\CAD\SP04-FinalPlan\SanDetails.dwg

XREFS:
TB: [F:\11\11-0950-01\CAD\SP04-FinalPlan-Mech\TB.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

PIONEER
Management, LLC
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Phone: (717) 481-4955 Fax: (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SANITARY SEWER DETAILS

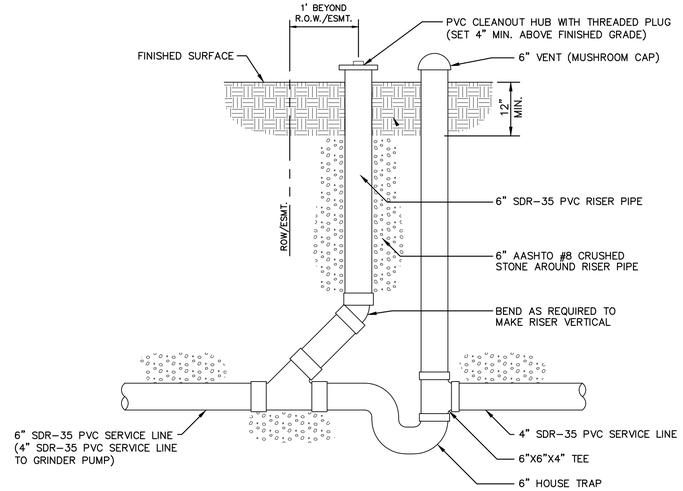
PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD–ON PLAN
FOR
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

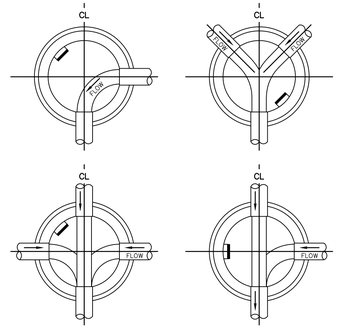
DATE: AUGUST 12, 2022

SHEET NO. 69 OF 78

DWG. NO. 11–0950–01–E

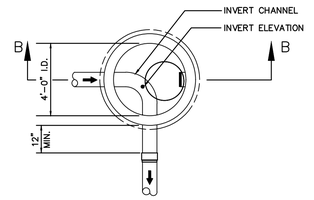


CLEANOUT & VENT (GRAVITY) IN GRASS AREAS
NOT TO SCALE



NOTES:
1. ALL BENCHES SHALL SLOPE A MINIMUM OF 2" PER FOOT TOWARD FLOW CHANNEL. CONTRACTOR HAS THE OPTION OF PROVIDING PRECAST CHANNELS.

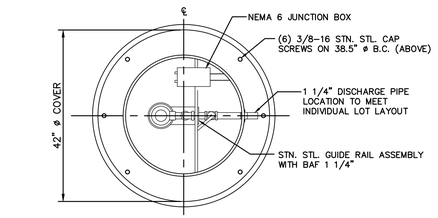
TYPICAL MANHOLE CHANNELS
NOT TO SCALE



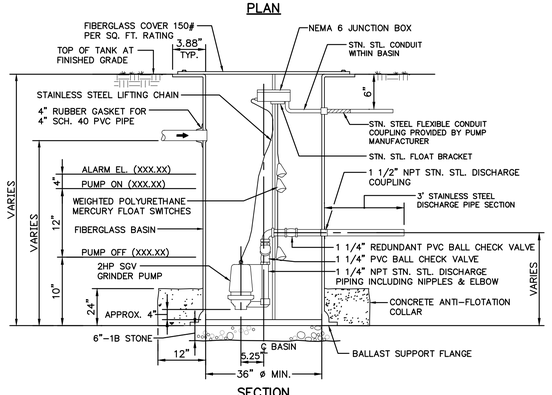
PLAN

NOTES:
1. MECHANICALLY VIBRATED PRECAST CONCRETE, RISER AND TOP SHALL CONFORM TO A.S.T.M. SPEC. C-478.
2. MANHOLE SHALL HAVE BITUMASTIC COATING ON EXTERIOR WALLS
3. MAINTAIN POSITIVE GRADE THROUGH MANHOLE
4. ALL OPENINGS AROUND PIPES SHALL BE FINISHED WITH NON-SHRINK GROUT
5. CONTRACTOR MAY USE PRECAST INVERT BASES.
6. FOR MANHOLES WITH SEWER LINES ENTERING AT GREATER THAN 10% SLOPES, INDIVIDUAL SHOP DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR AND REVIEWED BY THE ENGINEER.
7. INTERIOR OF MANHOLE SHALL HAVE PROTECTIVE PVC COATING IN ACCORDANCE WITH SPECIFICATIONS. SEE PLAN VIEW OF SANITARY SEWER LAYOUT FOR LOCATION OF PVC COATED MANHOLES.
8. MANHOLE CHANNELS, BENCH, AND ALL INTERIOR SURFACES SUBJECT TO CORROSION SHALL RECEIVE FACTORY APPLIED CORROSION RESISTANT COATING. SHOP DRAWINGS SHALL BE SUBMITTED FOR COATING (FOR PVC COATED MANHOLES ONLY).

PRECAST CONCRETE MANHOLE PLAN
NOT TO SCALE



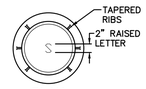
PLAN



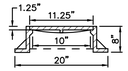
SECTION

NOTES:
1. ACCEPTABLE MANUFACTURER TO INCLUDE BARNES MODEL NUMBER SGV-2022L OR EQUAL, AS APPROVED BY MECHANICSBURG BOROUGH.
2. ALL GRINDER PUMPS SHALL BE PRIVATELY OWNED. MECHANICSBURG BOROUGH WILL NOT BE RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF ANY GRINDER PUMPS.

SIMPLEX GRINDER PUMP
NOT TO SCALE



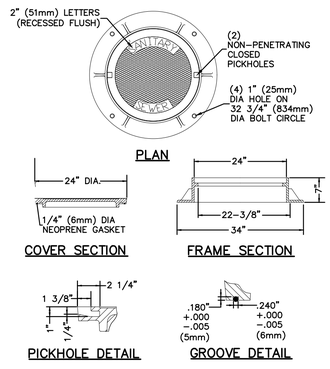
PLAN



SECTION

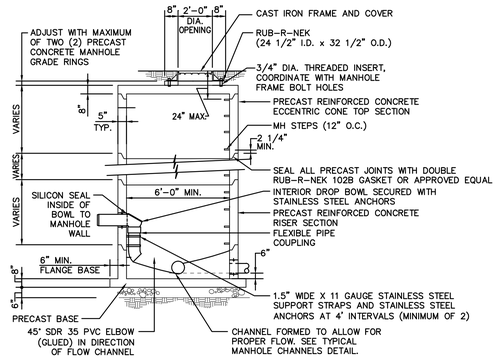
NOTES:
1. LABEL COVER "S" OR "SEWER."
2. FRAME AND COVER SHALL BE NEENAH MODEL R-1976 OR EQUAL.

CLEANOUT FRAME AND COVER
NOT TO SCALE



NOTES:
1. ALL MANHOLE FRAME AND COVER DIMENSIONS SHALL BE CONSIDERED MINIMUM, UNLESS OTHERWISE NOTED, WITH THE EXCEPTION OF THE BOLT HOLE AND CORED HOLE DIMENSIONS.
2. ALL MANHOLE FRAMES AND COVERS SHALL BE FOR HEAVY DUTY TRAFFIC.
3. ALL COVERS SHALL BE SELF SEALING.

STANDARD FRAME AND COVER
NOT TO SCALE



NOTES:
1. MECHANICALLY VIBRATED PRECAST CONCRETE, RISER AND TOP SHALL CONFORM TO A.S.T.M. SPEC. C-478.
2. MANHOLE SHALL HAVE 2 COATS BITUMASTIC COATING ON EXTERIOR (INCLUDING BOTTOM).
3. MAINTAIN POSITIVE GRADE THROUGH MANHOLE.
4. ALL OPENINGS AROUND PIPES SHALL BE FINISHED WITH NON-SHRINK GROUT.
5. CONTRACTOR MAY USE PRECAST INVERT BASES.
6. IF 3/4" DIA. THREADED INSERTS ARE NOT PROVIDED ON STRUCTURE. HOLES FOR THE THREADED INSERT SHALL BE SEALED WITH EPOXY.
7. FOR MANHOLES WITH SEWER LINES ENTERING AT GREATER THAN 10% SLOPES, INDIVIDUAL SHOP DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR AND REVIEWED BY THE ENGINEER.
8. INTERIOR OF MANHOLE SHALL HAVE PROTECTIVE PVC COATING IN ACCORDANCE WITH SPECIFICATIONS. SEE PLAN VIEW OF SANITARY SEWER LAYOUT FOR LOCATION OF PVC COATED MANHOLES.
9. MANHOLE CHANNELS, BENCH, AND ALL INTERIOR SURFACES SUBJECT TO CORROSION SHALL RECEIVE FACTORY APPLIED CORROSION RESISTANT COATING SHOP DRAWINGS SHALL BE SUBMITTED FOR COATING (FOR PVC COATED MANHOLES ONLY).

6' DIA. PRECAST CONCRETE INSIDE DROP MANHOLE (FOR 8" PIPE)
NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
FIELDBOOK NO. VALUE
CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\SP64-FinalSubdiv.dwg
XREFS: TB [F:\11\11-0950-01\CAD\SP64-FinalPLX-Mech\TB.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

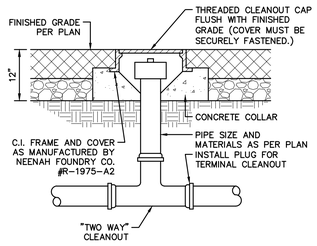
SCALE: AS NOTED

SANITARY SEWER DETAILS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

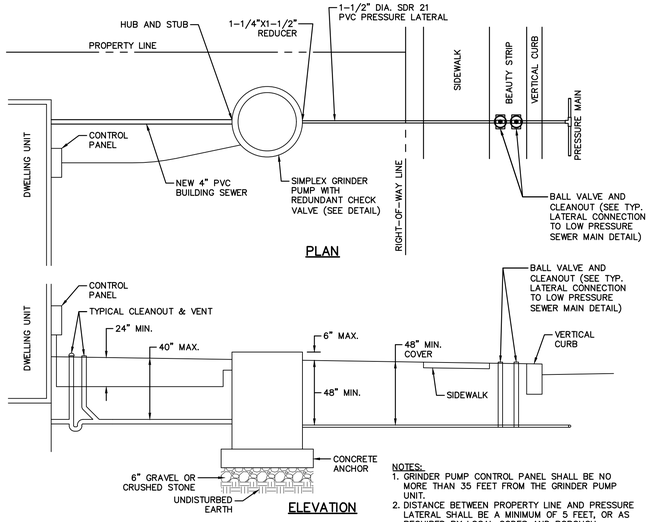
PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: 717-481-4955 Fax: 717-481-4955
Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

DATE: AUGUST 12, 2022
SHEET NO. 70 OF 78
DWG. NO. 11-0950-01-E



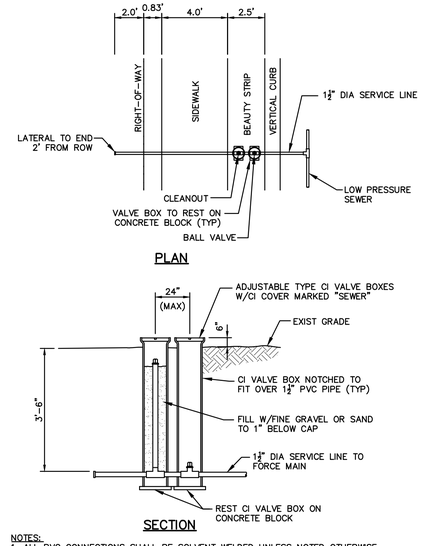
LOW-PRESSURE SEWER MAIN CLEANOUT DETAIL

NOT TO SCALE



LOW PRESSURE SEWER LATERAL STANDARD LAYOUT DRAWING

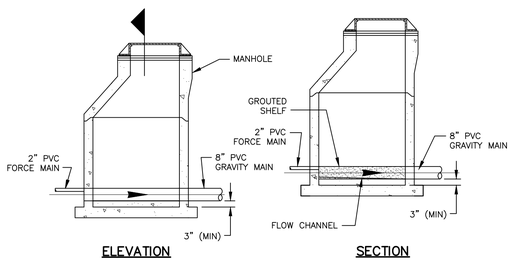
NOT TO SCALE



NOTES:
1. ALL PVC CONNECTIONS SHALL BE SOLVENT WELDED UNLESS NOTED OTHERWISE.
2. PROVIDE 6" OF AASHTO NO. 8 (OR PennDOT NO. 1B) STONE BELOW PIPE AND 12" ABOVE ENTIRE LENGTH OF PIPE.

TYPICAL LATERAL CONNECTION TO LOW PRESSURE SEWER MAIN

NO SCALE

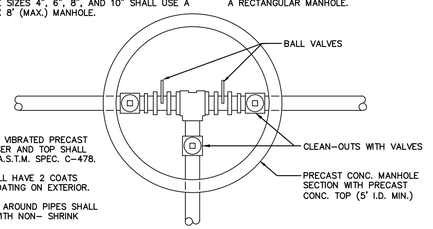


LOW-PRESSURE SEWER MAIN CONNECTION TO MANHOLE (MH-731)

NOT TO SCALE

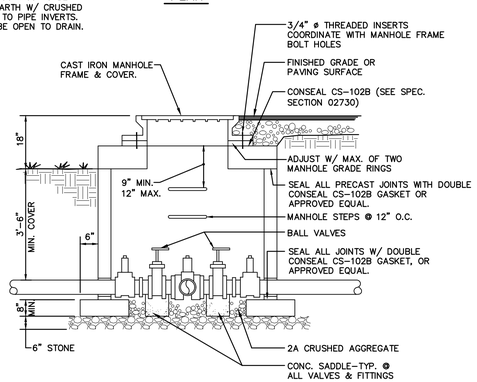
NOTE: TYPE 2 MANHOLE CONFIGURATION DEPENDS ON PIPE SIZES AND ARRANGEMENTS

1. PIPE SIZES 2", 2 1/2", AND 3" SHALL USE A 5' ø (MIN.) MANHOLE.
2. PIPE SIZES 4", 6", 8", AND 10" SHALL USE A 4' X 8' (MAX.) MANHOLE.
3. ANY PIPING ARRANGEMENT WITH PIPE SIZES LARGER THAN 3" SHALL REQUIRE A RECTANGULAR MANHOLE.



NOTES:

1. MECHANICALLY VIBRATED PRECAST CONCRETE, RISER AND TOP SHALL CONFORM TO A.S.T.M. SPEC. C-478.
2. MANHOLE SHALL HAVE 2 COATS BITUMASTIC COATING ON EXTERIOR.
3. ALL OPENINGS AROUND PIPES SHALL BE FINISHED WITH NON- SHRINK GROUT.
4. ALL MANHOLE FOOTINGS TO BE UNDISTURBED EARTH W/ CRUSHED AGGREGATE UP TO PIPE INVERTS. MANHOLES TO BE OPEN TO DRAIN.

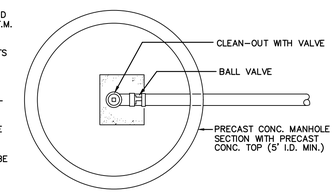


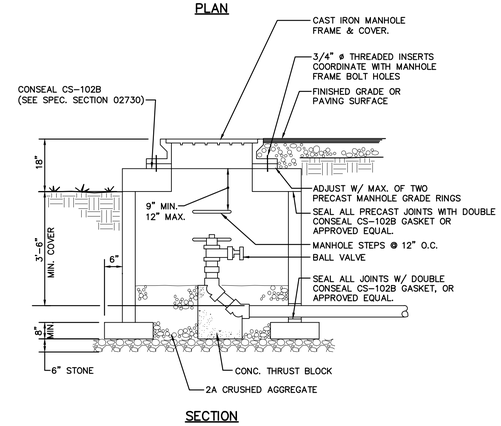
VALVE & CLEANOUT MANHOLE "TYPE 2" (LOW-PRESSURE SEWER)(MH-732)

NOT TO SCALE

NOTES:

1. MECHANICALLY VIBRATED PRECAST CONCRETE, RISER AND TOP SHALL CONFORM TO A.S.T.M. SPEC. C-478.
2. MANHOLE SHALL HAVE 2 COATS BITUMASTIC COATING ON EXTERIOR.
3. ALL OPENINGS AROUND PIPES SHALL BE FINISHED WITH NON-SHRINK GROUT.
4. ALL MANHOLE FOOTINGS TO BE UNDISTURBED EARTH W/ CRUSHED AGGREGATE UP TO PIPE INVERTS. MANHOLES TO BE OPEN TO DRAIN.





TERMINAL CLEANOUT MANHOLE (LOW-PRESSURE SEWER)(MH-733 & MH-793)

NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
DRAWING REFERENCE: F:\11\11-0950-01\CAD\SP64-FinalPlan\Details.dwg
XREFS: TB [F:\11\11-0950-01\CAD\SP64-FinalPlan-Mech\TB.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: 717-481-4955 Fax: 717-481-4955
Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SANITARY SEWER DETAILS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

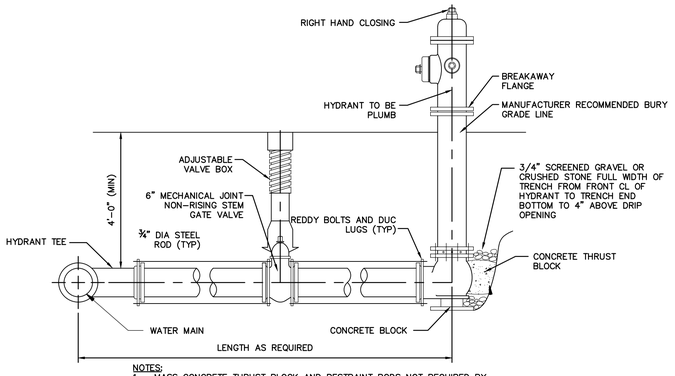
LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 71 OF 78

DWG. NO. 11-0950-01-E



NOTES:
1. MASS CONCRETE THRUST BLOCK AND RESTRAINT RODS NOT REQUIRED BY AUTHORITY IF "MEGALUG" MECHANICAL JOINT RESTRAINTS USED.
2. MANUFACTURER'S RECOMMENDED BURY GRADE LINE SHALL BE WITHIN 4 INCHES OF FINAL GRADE.

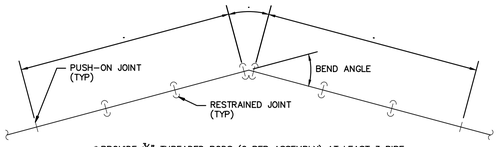
TYPICAL FIRE HYDRANT SETTING
NOT TO SCALE

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR VERTICAL BENDS (WITHOUT POLYETHYLENE ENCASEMENT)			
DIAMETER (IN)	VERTICAL BEND ANGLE (DEGREES)		
	45	22½	11¼
6	20	10	5
8	26	12	6
10	32	15	8
12	37	18	9
14	43	21	10
16	48	23	12
18	54	26	13
20	59	28	14
24	70	34	17

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR HORIZONTAL BENDS (WITHOUT POLYETHYLENE ENCASEMENT)				
DIAMETER (IN)	HORIZONTAL BEND ANGLE (DEGREES)			
	90	45	22½	11¼
6	15	6	3	1
8	19	8	4	2
10	23	10	5	2
12	28	11	5	3
14	32	13	6	3
16	36	15	7	4
18	40	16	8	4
20	43	18	9	4
24	51	21	10	5

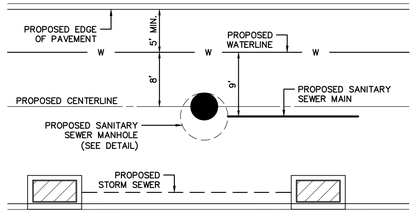
NOTES:

1	DESIGN PRESSURE	= 150 PSI
2	DEPTH OF COVER	= 4 FEET
3	SAFETY FACTOR	= 1.5
4	SOIL TYPE	= COHESIVE GANGULAR
5	SOIL INTERNAL FRICTION ANGLE	= 20 DEGREES
6	SOIL COHESION	= 200 PSF
7	SOIL DENSITY	= 90 PCF

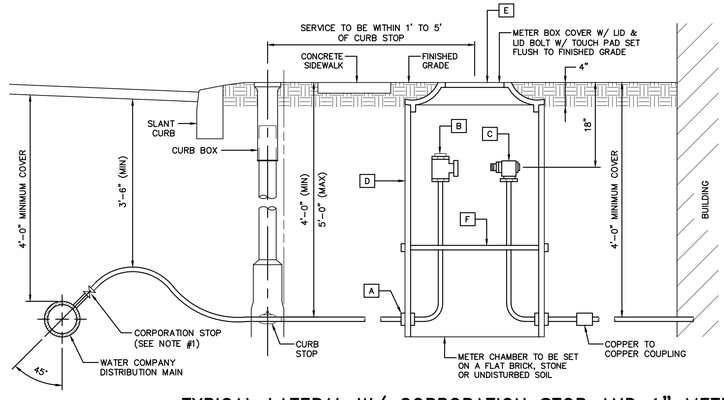


* PROVIDE ¾" THREADED RODS (2 PER ASSEMBLY) AT LEAST 3 PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF BEND.

RESTRAINED DI PIPE LENGTH
NOT TO SCALE



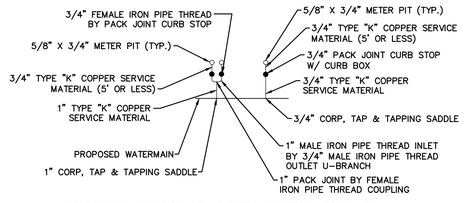
UTILITY SEPARATION DETAIL
NOT TO SCALE



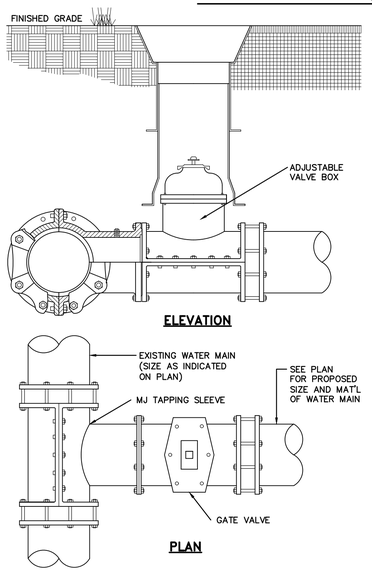
ITEM	DESCRIPTION	1" PIT
A	FEMALE PIPE THREAD TO COPPER COUPLING	1"
B	ANGLE KEY VALVE	1"
C	ANGLE DUAL CHECK VALVE	1"
D	PVC CYLINDER	20"
E	REFER TO OUTDOOR METER INSTALLATION	SECTION
F	PVC SUPPORT	YES

NOTES:
1. CORPORATION STOP WITH STRAIGHT COUPLING NUT. SERVICE SADDLES WILL BE USED FOR ALL TAPS IN A/C, PVC OR CONCRETE MAINS.
2. MATERIAL UTILIZED SHOULD BE TYPE "K" WITH A COPPER TO COPPER CURB STOP, BOTH ENDS COMPRESSION FITTING.

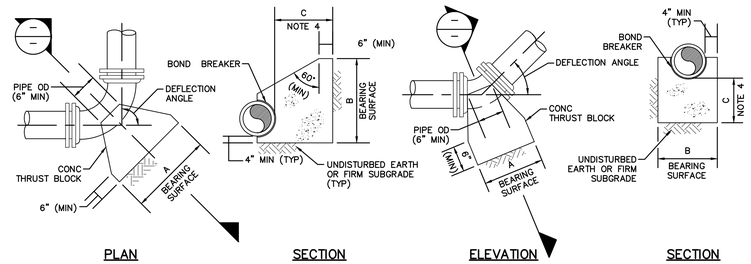
TYPICAL LATERAL W/ CORPORATION STOP AND 1" METER PIT
NOT TO SCALE



SINGLE FAMILY DETACHED HOME SERVICE LINE LEGEND
NOT TO SCALE



TAPPING SLEEVE & VALVE
NOT TO SCALE

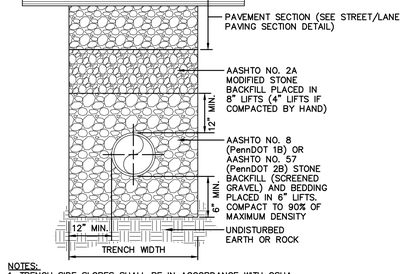


DETAIL FOR HORIZONTAL BENDS — DETAIL FOR LOWER VERTICAL BENDS

NOMINAL PIPE SIZE (INCHES)	MAXIMUM PIPE OD (INCHES)	REQUIRED BEARING AREA (SQ FT)					
		90 DEG	60 DEG	45 DEG	30 DEG	22.50 DEG	11.25 DEG
4	4.80	2.9	2.0	1.6	1.1	0.8	0.4
8	9.05	10	7	6	4	3	1.4
12	13.20	22	15	12	8	6	3
18	19.50	48	34	26	17	13	7
20	21.60	58	41	32	21	16	8
24	25.80	83	59	45	30	23	12

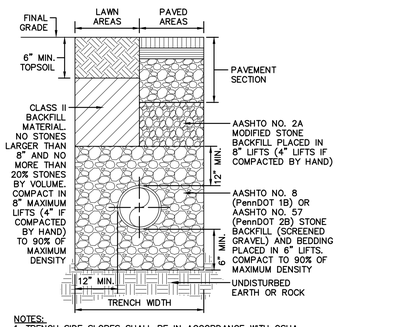
NOTES:
1. MAXIMUM TEST PRESSURE = 1.5 x 150 PSI
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
3. BEARING AREA = A x B
4. C SHALL BE GREATER THAN A/2 AND B/2.

THRUST BLOCKS FOR HORIZONTAL BENDS & LOWER VERTICAL BENDS
NOT TO SCALE



NOTES:
1. TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL FOR ALL BEDDING TYPES).

UAT TRENCH RESTORATION FOR PAVED WITH CUTBACKS
NOT TO SCALE



NOTES:
1. TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL FOR ALL BEDDING TYPES).

TRENCH RESTORATION FOR PAVED & NON-PAVED AREAS
NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC
FIELDBOOK NO. VALUE
DRAWING REFERENCE: Z:\11\11-0950-01\CAD\DP#4-Final\Details.dwg
XREFS: TB: [Z:\11\11-0950-01\CAD\DP#4-Final\X-Mark\TB.dwg]
FOR PIONEER MANAGEMENT BY:

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 481-4955 Fax: (717) 481-4955
Email: jtp@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

WATERLINE DETAILS

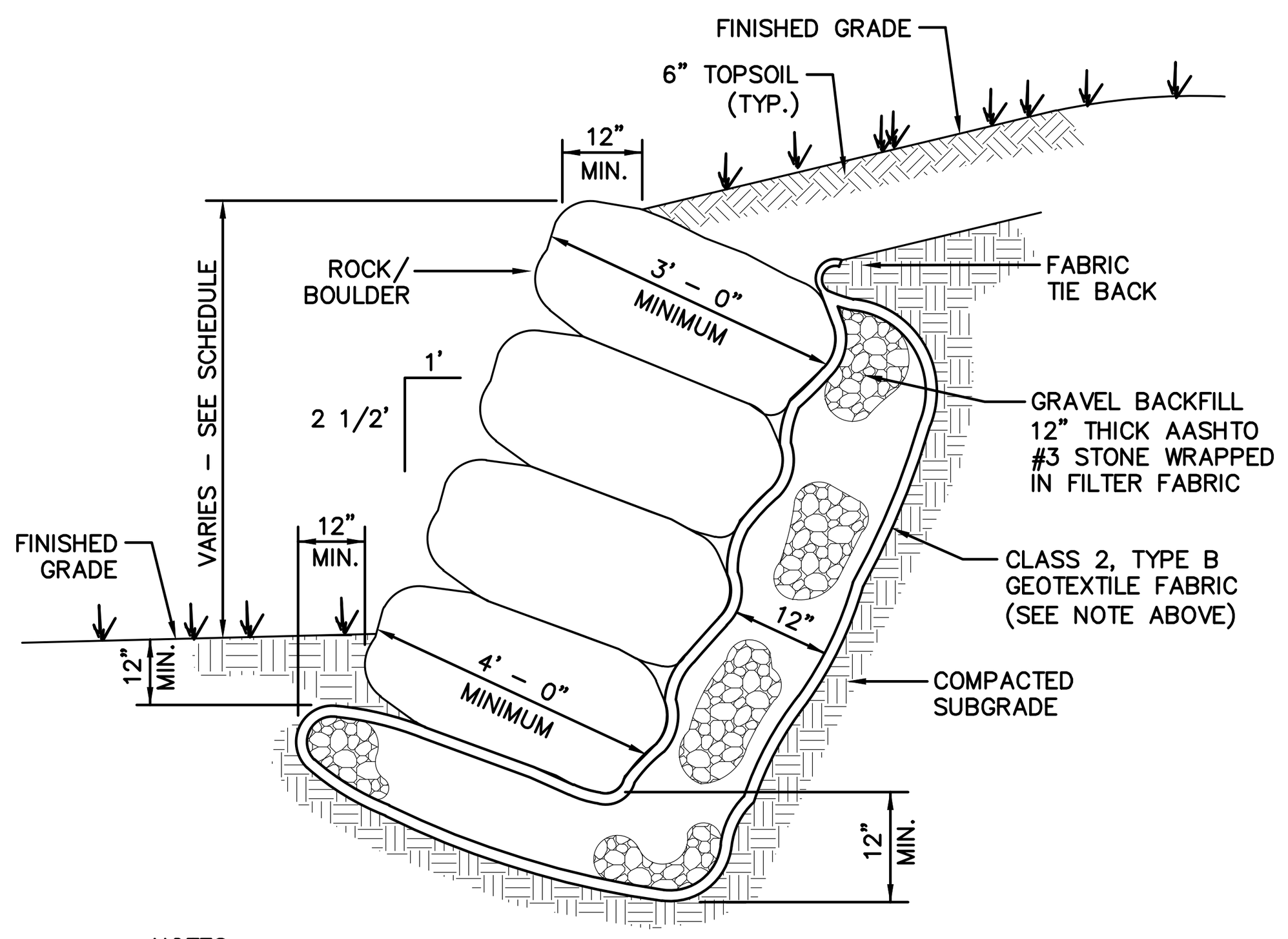
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA.

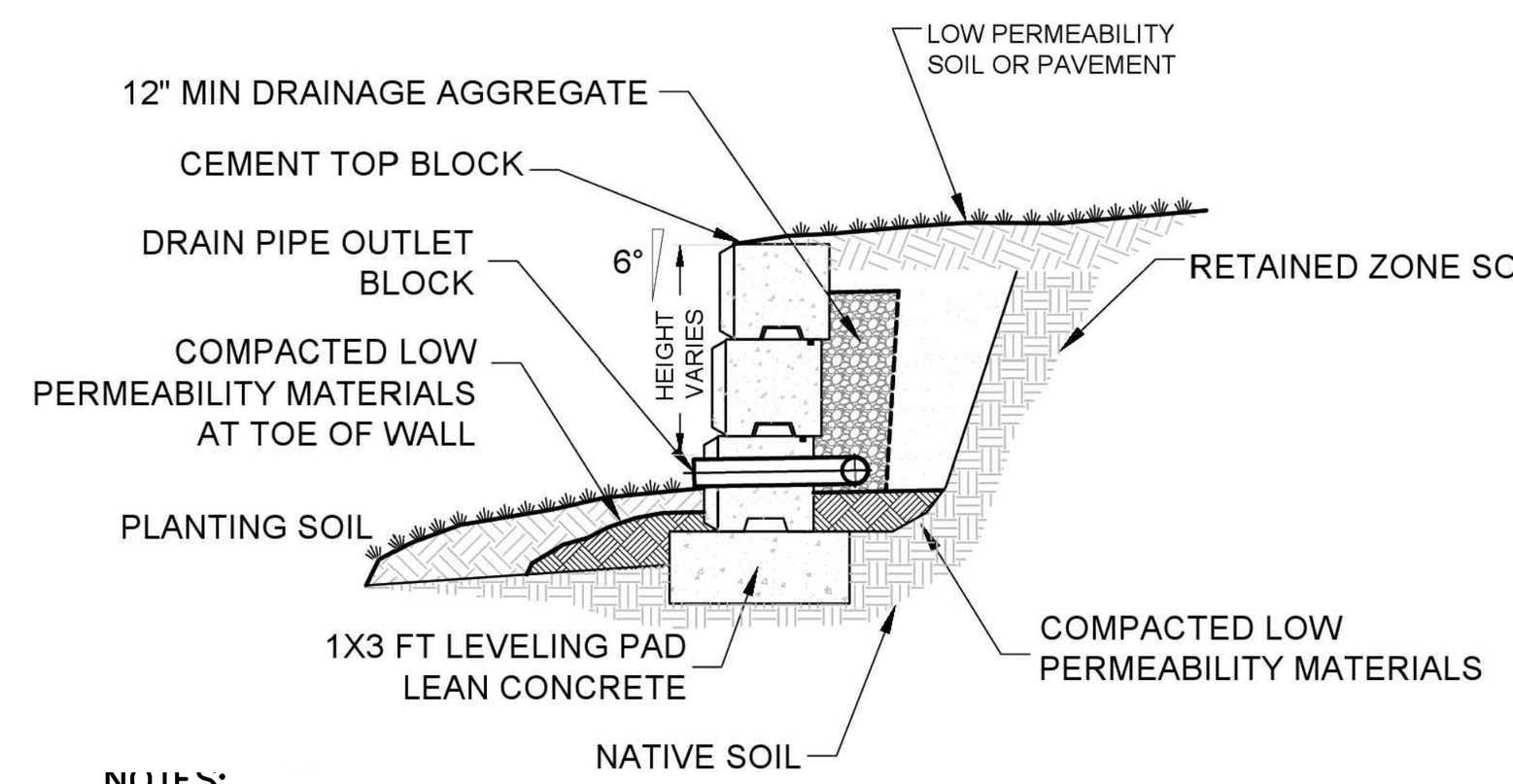
DATE: AUGUST 12, 2022
SHEET NO. 72 OF 78
DWG. NO. 11-0950-01-E

F:\11\11-0950-01\CAD\Ph4-Final\Details.dwg, 73 SITE CONSTRUCTION DETAILS, 12/16/2022 9:05:11 AM, 1:1



NOTES:
1. PROVIDE GEOTEXTILE MATERIAL MEETING THE CONSTRUCTION REQUIREMENTS.
2. ROCK BOULDERS TO BE APPROX. 2' X 3' TO 2' X 4'.
3. ROCK BOULDER PLACEMENT SUBJECT TO INSPECTION/ APPROVAL BY MECHANICSBURG BOROUGH.
4. SUB-GRADE BEARING CAPACITY OF 1.5 TSF TO BE VERIFIED PRIOR TO PLACEMENT OF BOULDERS.

BOULDER GRADING WALL
NOT TO SCALE

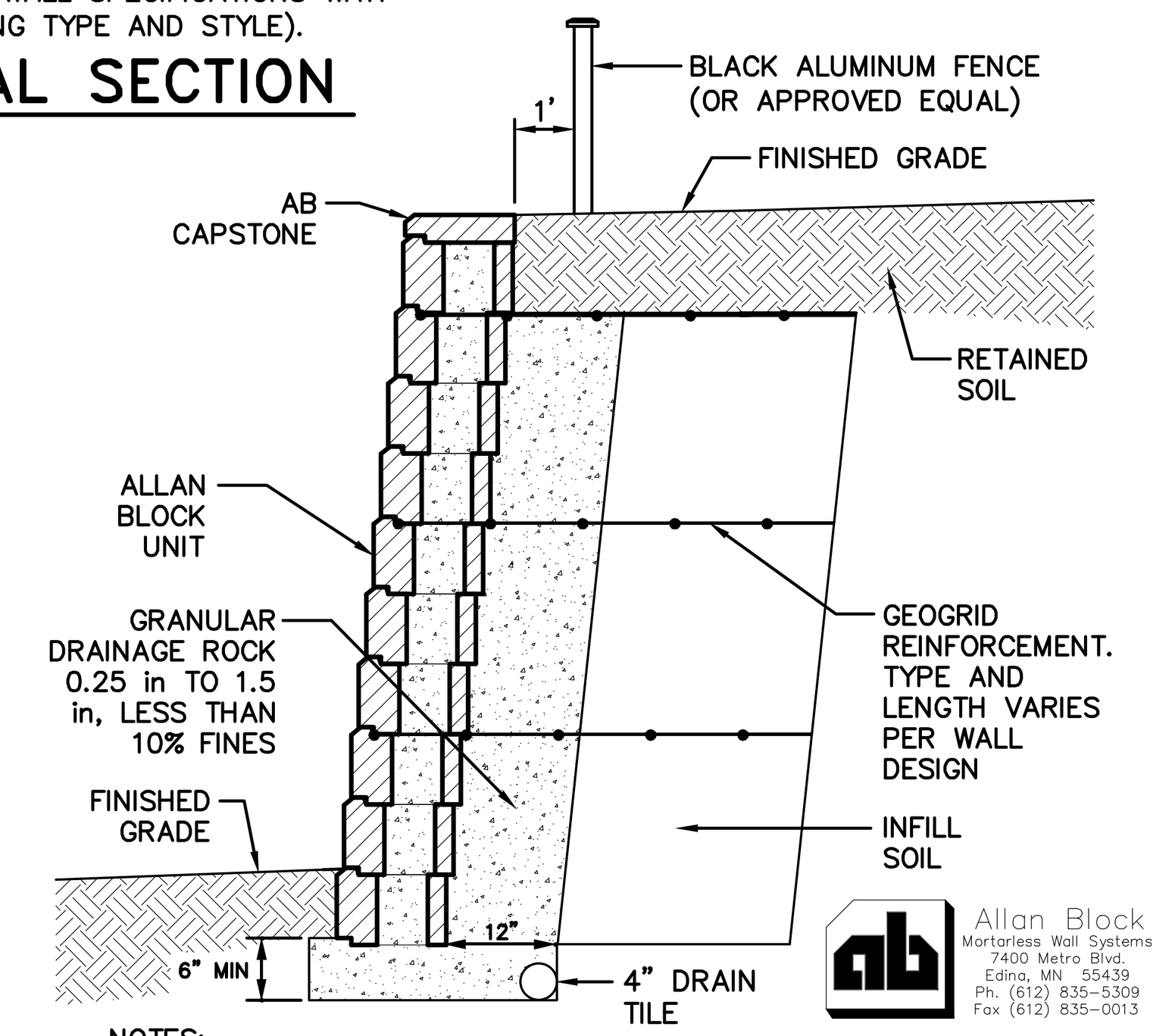


NOTES:
1. CONTRACTOR MAY SUBSTITUTE THE GRAVITY WALL SPECIFICATIONS WITH AN APPROVED EQUAL ALTERNATIVE (INCLUDING TYPE AND STYLE).

GRAVITY WALL TYPICAL SECTION
NOT TO SCALE

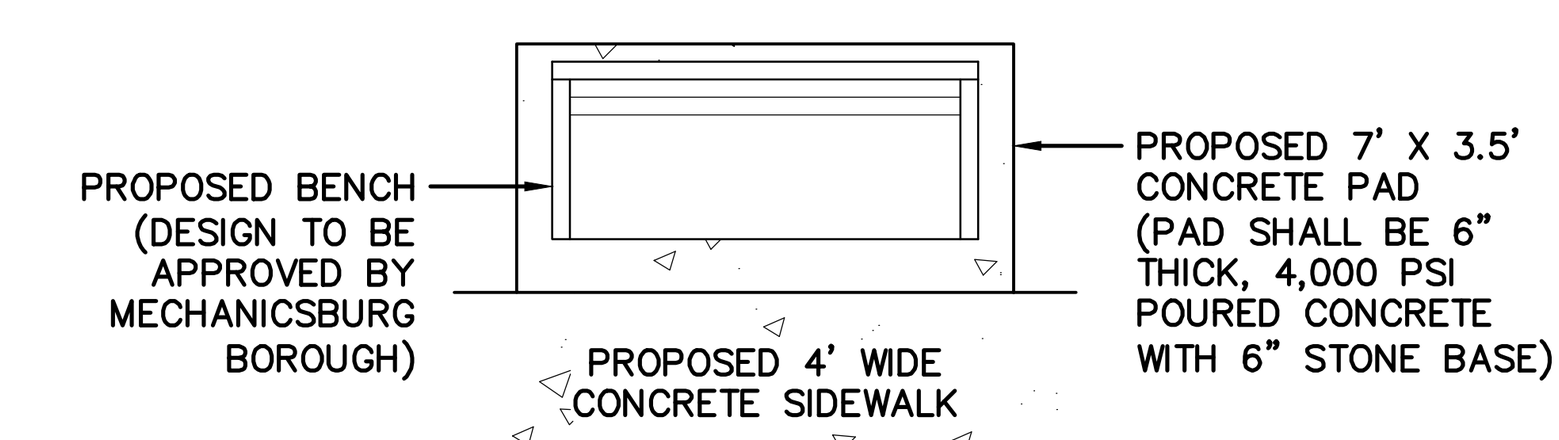
WALL SCHEDULE

PHASE	WALL	TYPE	HEIGHT
PH3	WALL A	REMOVED	
PH4	WALL B	BOULDER	2'–6"
PH4	WALL C	BOULDER	6'–6"
PH5	WALL D	REMOVED	
PH5	WALL E		
PH5	WALL F	BOULDER	3'–0"
PH5	WALL G	GRAVITY	3'–0"
PH5	WALL H	BOULDER	2'–6"
PH5	WALL I	GRAVITY	4'–0"
PH2	WALL J	REMOVED	
PH1	WALL K	ALLAN BLOCK	7'–0"
PH4	WALL L	BLOCK (TBD)	2'–6"

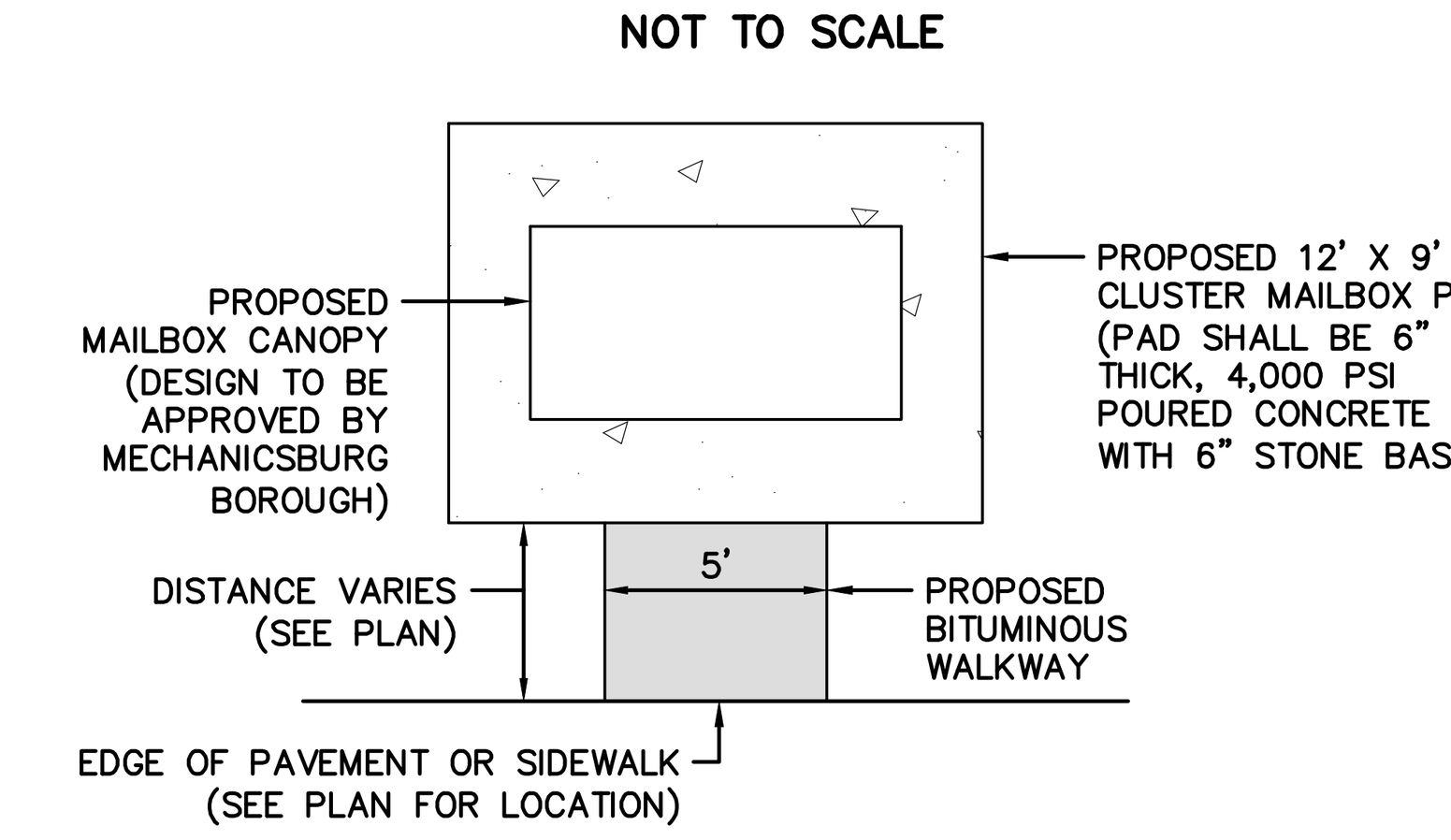


NOTES:
1. CONTRACTOR MAY SUBSTITUTE ALLAN BLOCK SPECIFICATIONS WITH AN APPROVED EQUAL ALTERNATIVE.

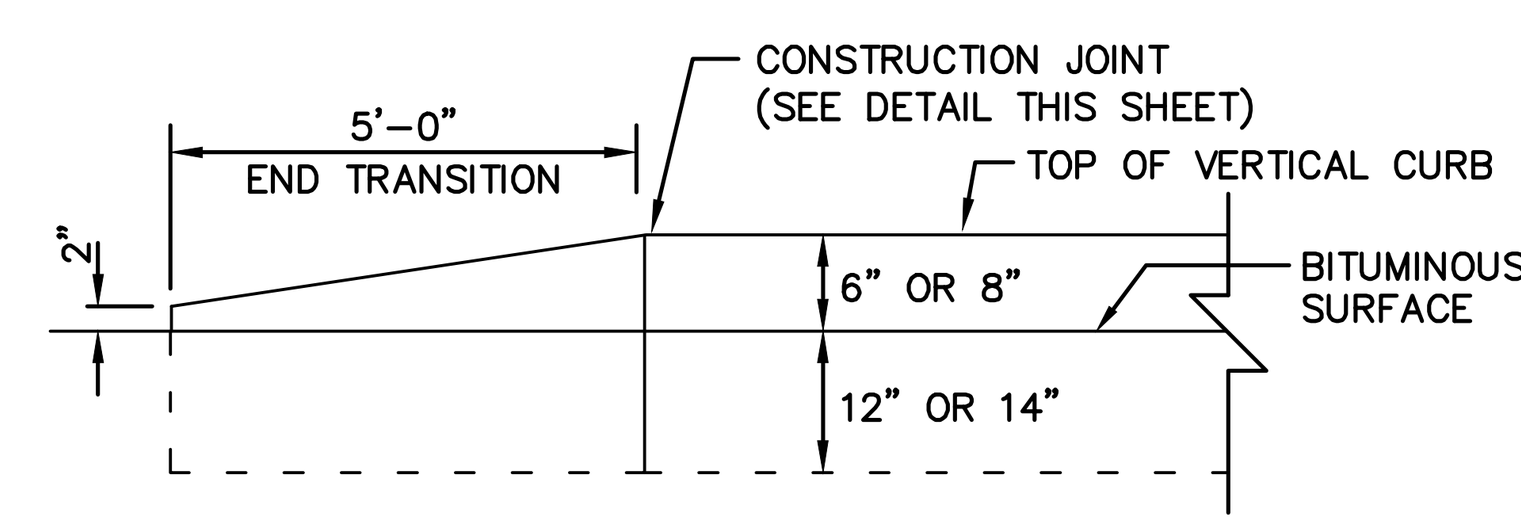
ALLAN BLOCK WALL TYPICAL SECTION
NOT TO SCALE



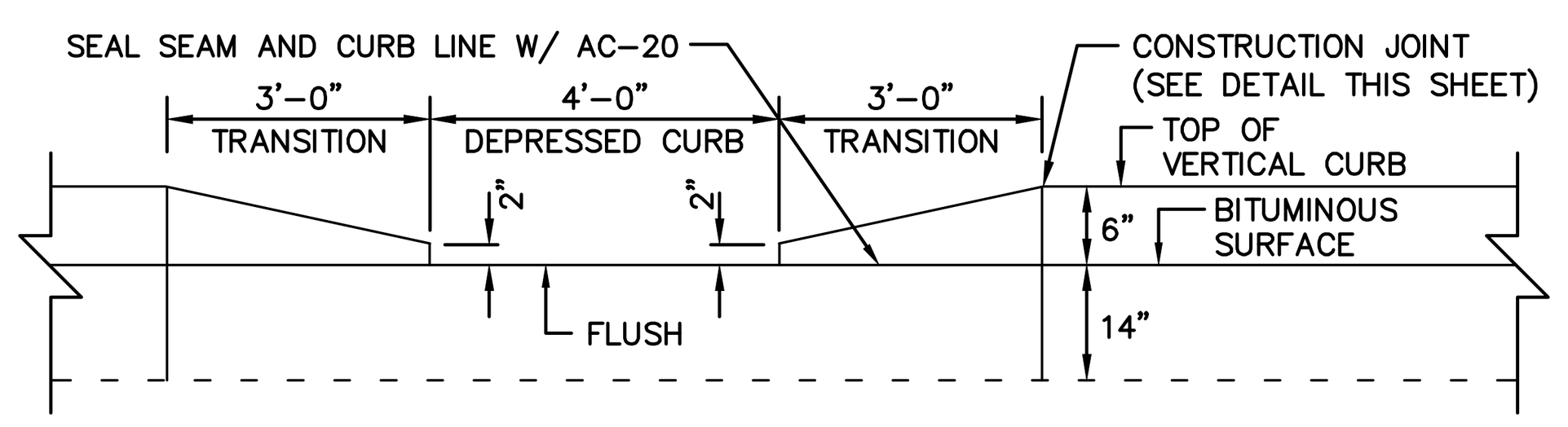
STREET-SIDE BENCH AREA
NOT TO SCALE



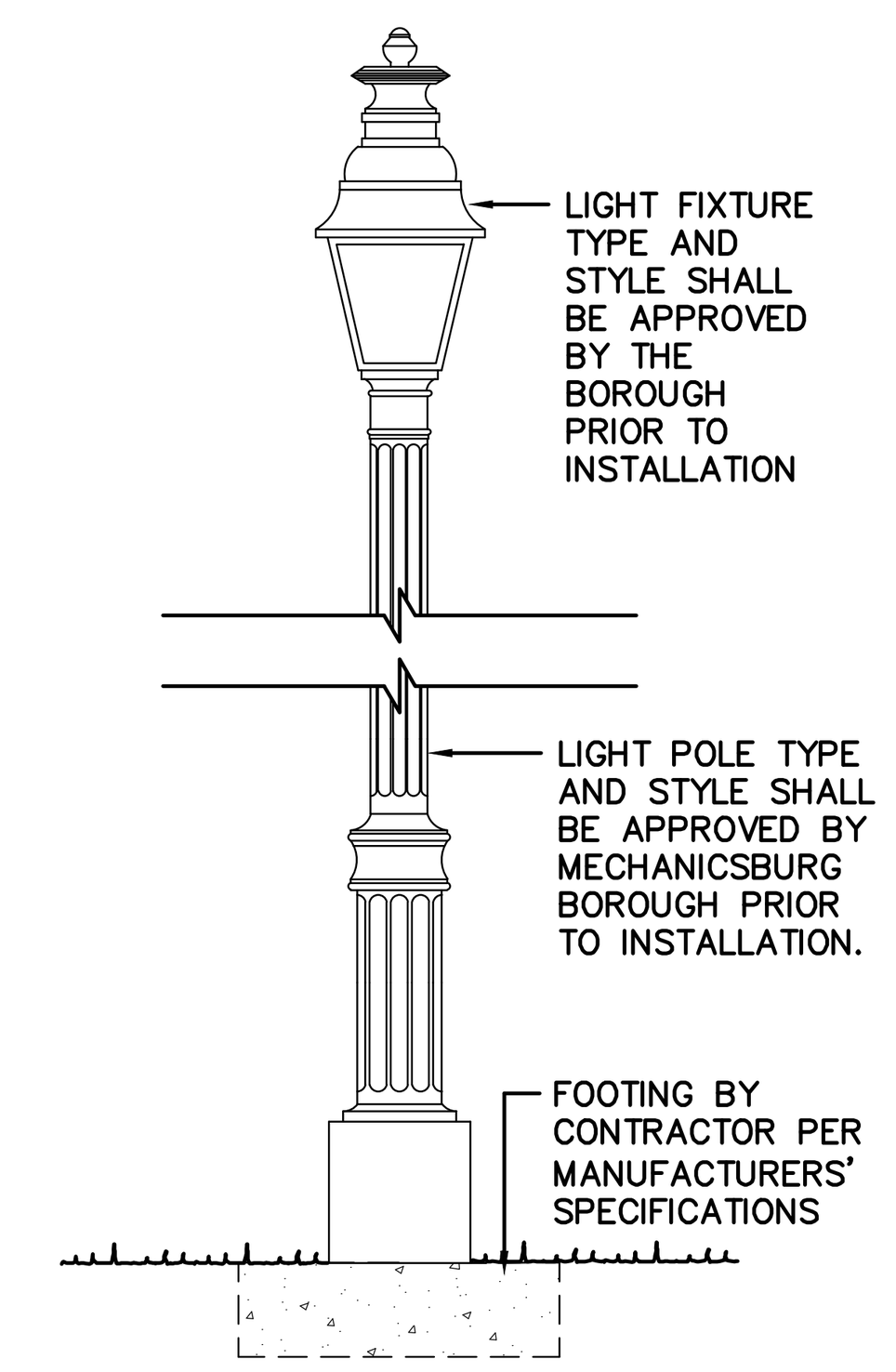
CLUSTER MAILBOX PAD
NOT TO SCALE



END VERTICAL CURB DETAIL
NOT TO SCALE



CURB CUT DETAIL
NOT TO SCALE



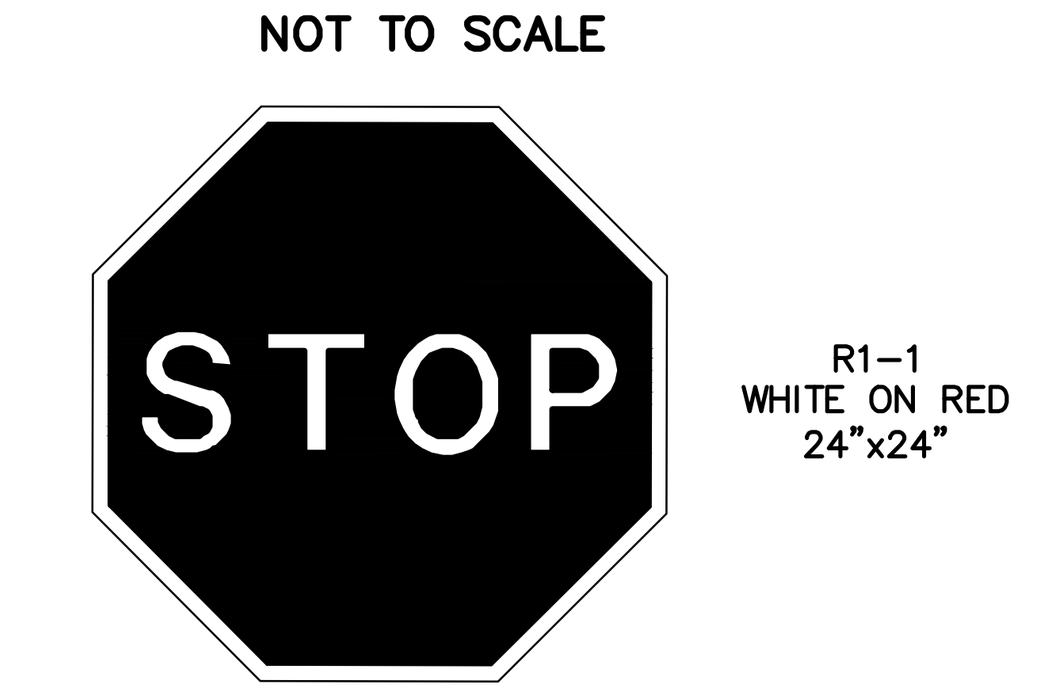
STREET LIGHT DETAIL
NOT TO SCALE



COLOR: LEGEND AND BORDER — WHITE (REFLECTORIZED)
BACKGROUND — GREEN (REFLECTORIZED)

NOTES:
1. SIGN CODES REFERENCED IN THESE PLANS ARE PER SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ACTUAL SIZE & STYLE MAY VARY BASED ON MECHANICSBURG BOROUGH'S PREFERENCE.

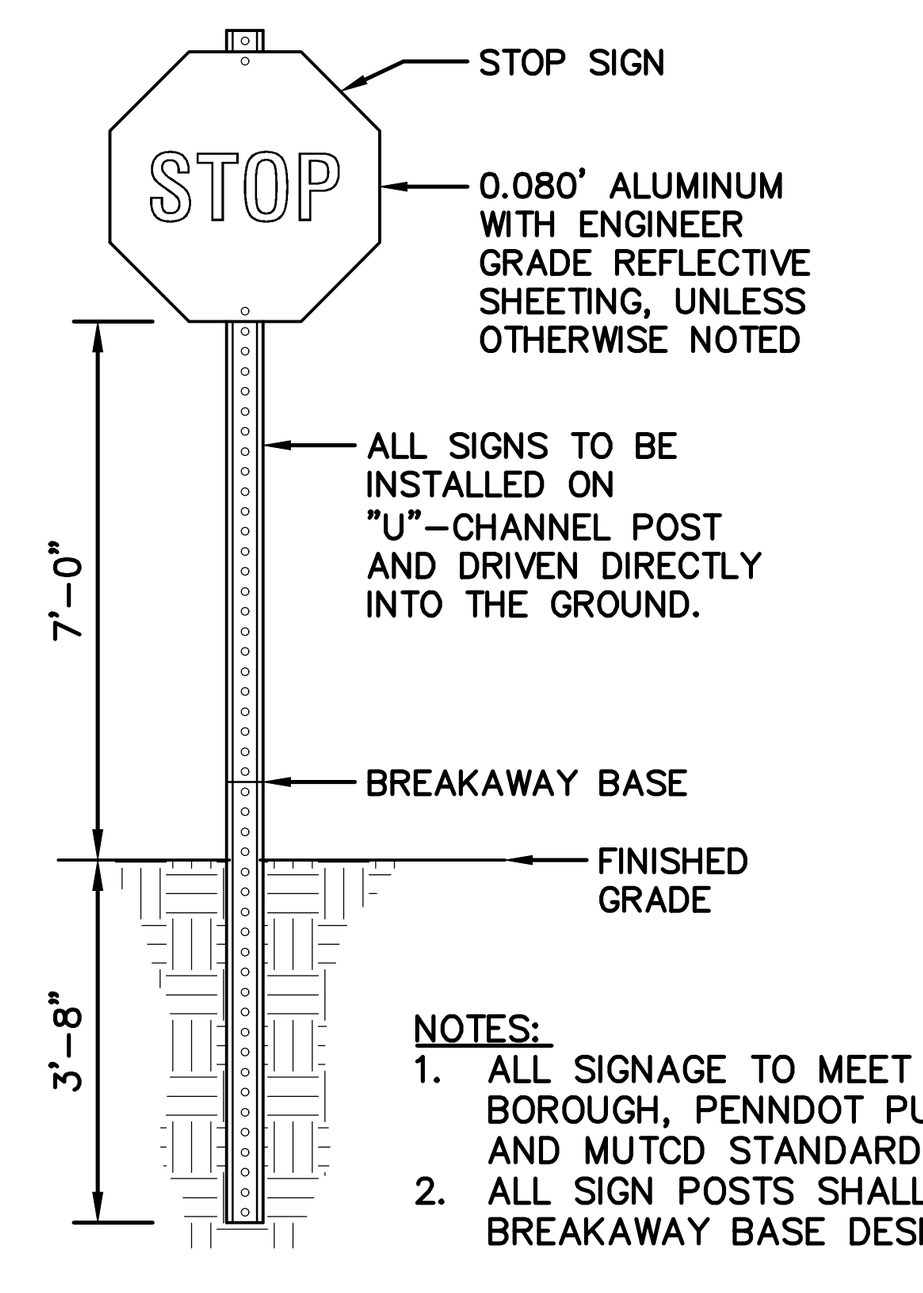
STREET NAME SIGN – D3–1
NOT TO SCALE



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

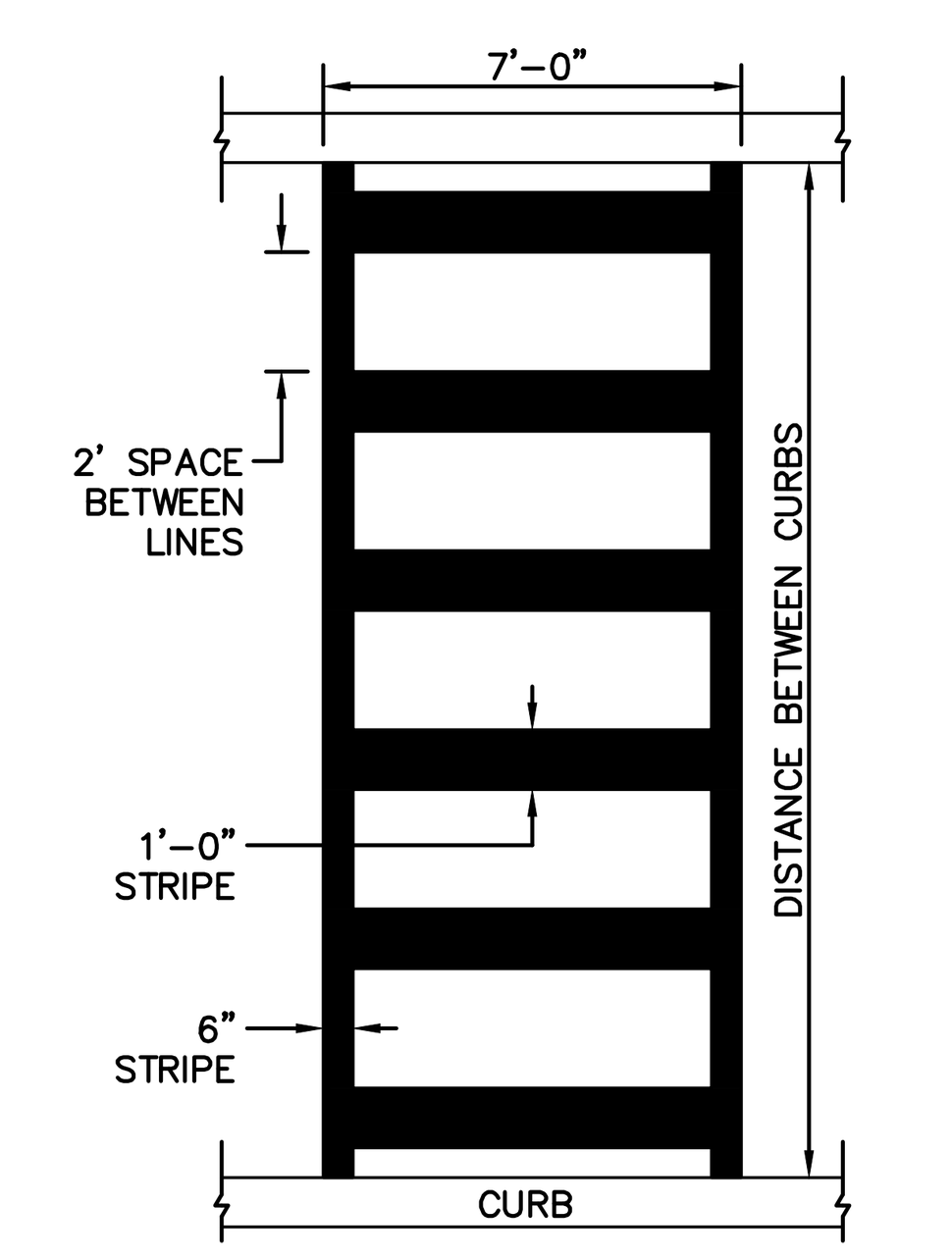
NOTE: 1. SIGN CODES REFERENCED IN THESE PLANS ARE PER SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

STOP SIGN – R1–1
NOT TO SCALE

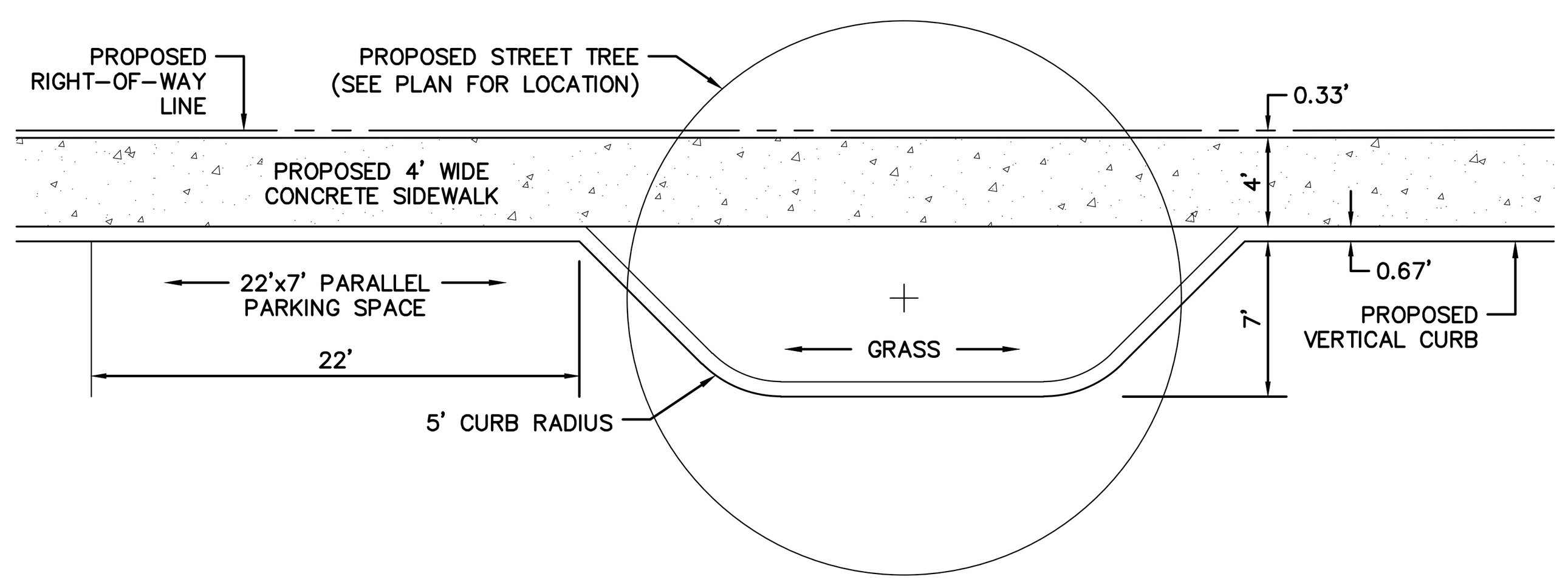


NOTES:
1. ALL SIGNAGE TO MEET MECHANICSBURG BOROUGH, PENNDOT PUBLICATION 236M AND MUTCD STANDARDS.
2. ALL SIGN POSTS SHALL OFFER A BREAKAWAY BASE DESIGN.

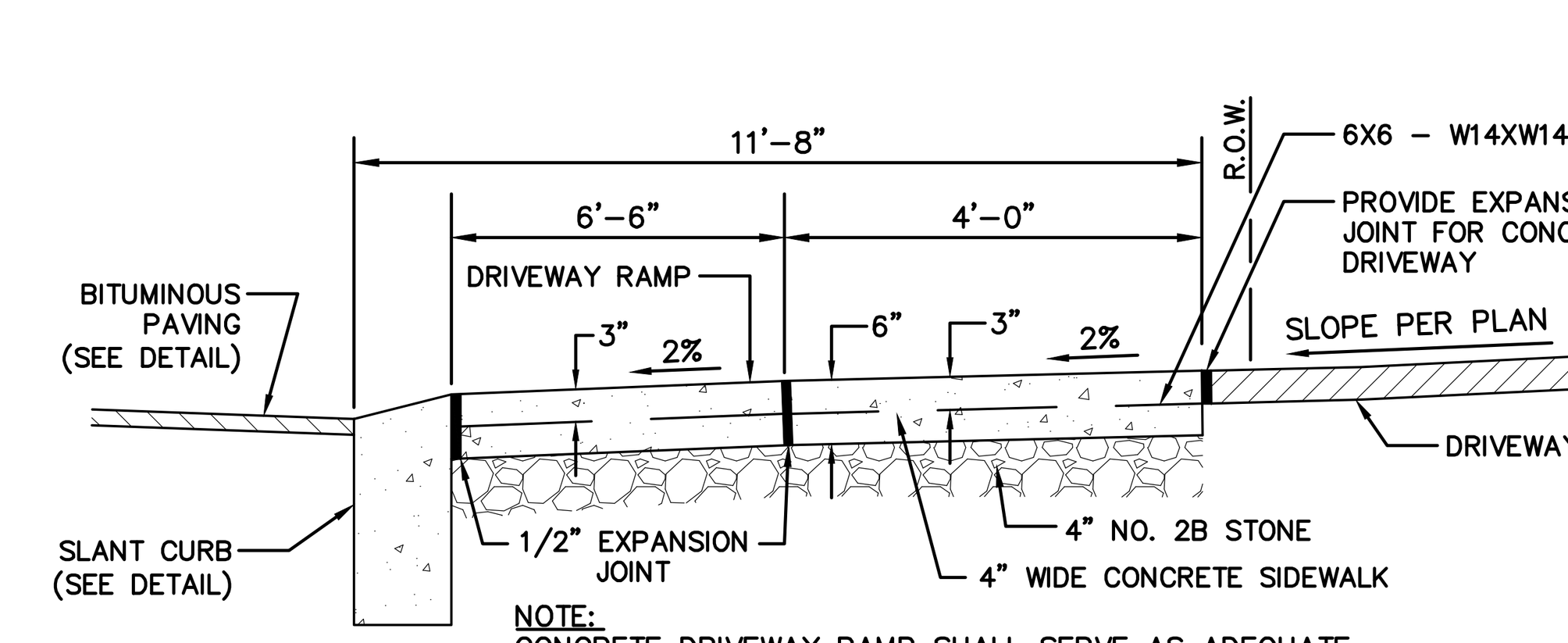
SIGN POST DETAIL
NOT TO SCALE



PAINTED CROSSWALK
NOT TO SCALE

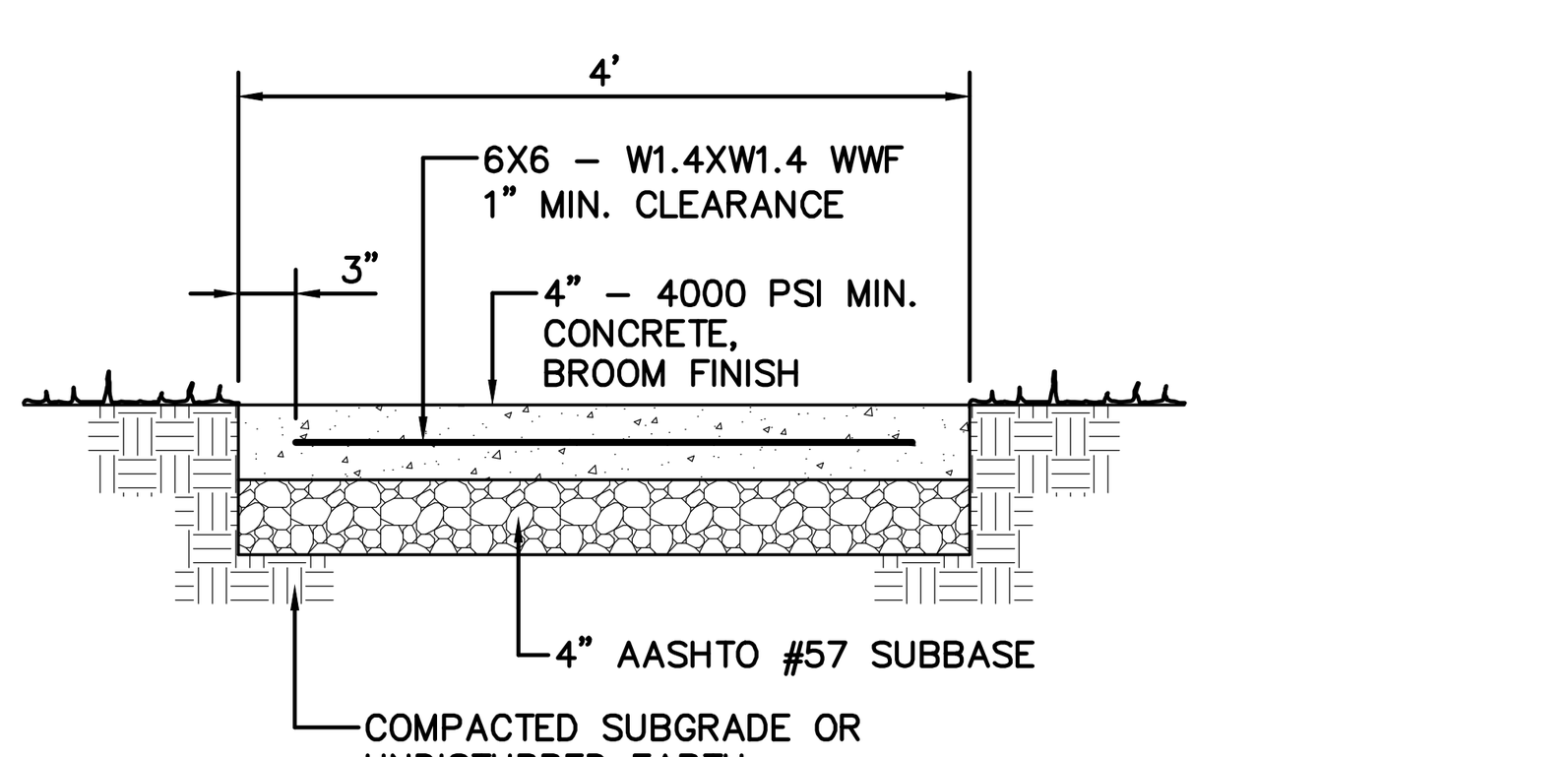


TYPICAL ON–STREET PARKING "BUMP–OUT" DETAIL
NOT TO SCALE



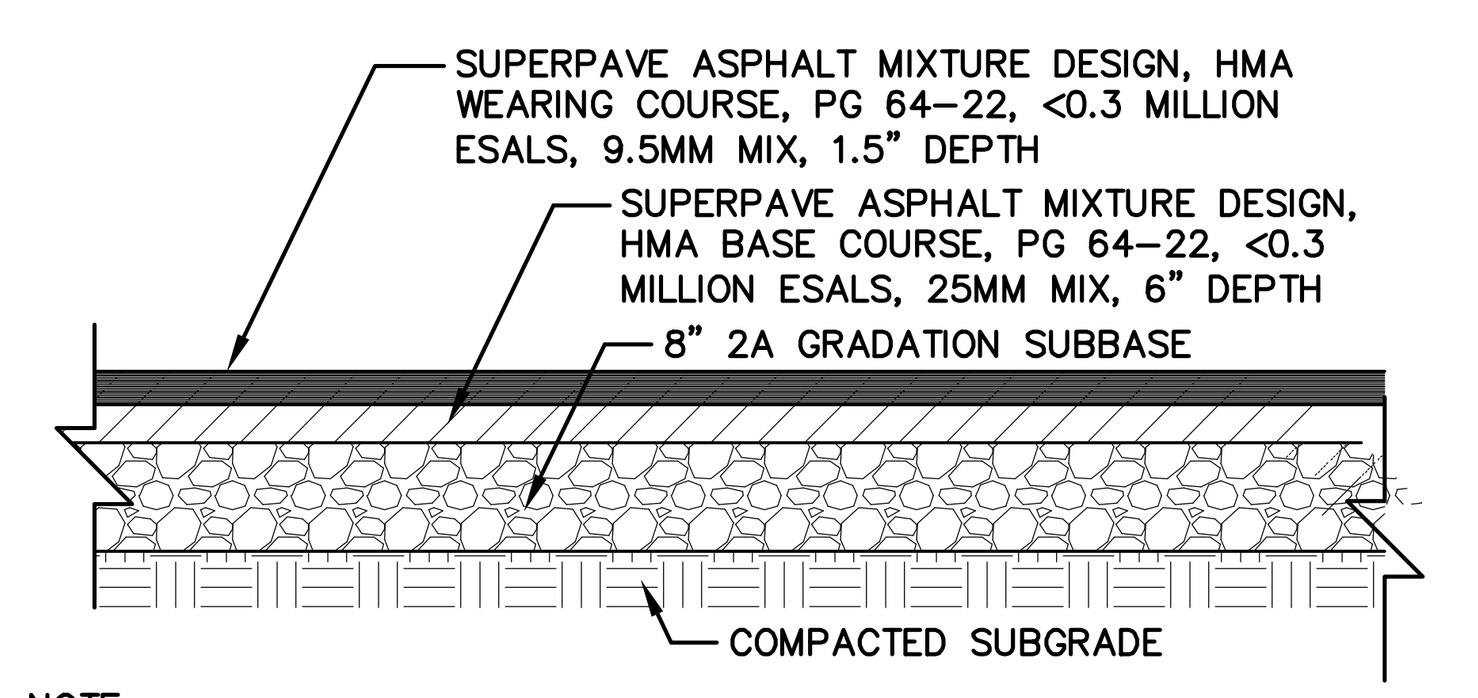
NOTE:
CONCRETE DRIVEWAY RAMP SHALL SERVE AS ADEQUATE WIDTH FOR 5'X5' ADA REQUIRED PASS–BY AREA

CONCRETE DRIVEWAY APRON DETAIL
NOT TO SCALE



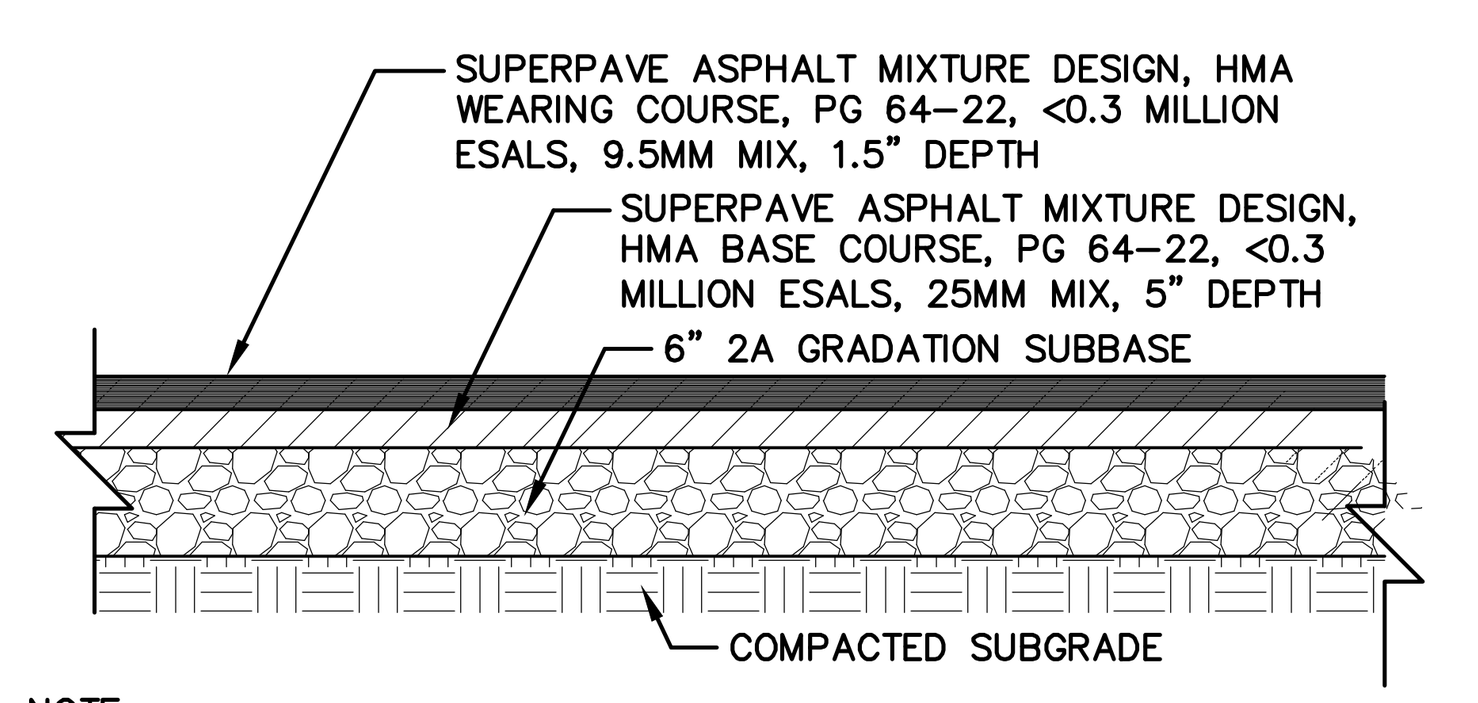
NOTES:
1. ONE–HALF (1/2) INCH EXPANSION JOINTS 20 FT. O.C. MAX.
2. CONTRACTION JOINTS SHALL BE SAW CUT EVERY 4 FT. O.C., A MINIMUM OF 1" IN DEPTH.
3. ADDITIONAL EXPANSION JOINTS SHALL BE PLACED BETWEEN ANY CURB AND DRIVEWAY APRONS AND IN SIDEWALK AND APRON.
4. A "TOOLED EDGE" SHALL BE PROVIDED ON ALL EDGES INCLUDING EXPANSION JOINTS.
5. WHERE SIDEWALKS ARE PROPOSED DIRECTLY AGAINST CURB, EXPANSION MATERIAL SHALL BE INSTALLED CONTINUOUSLY ALONG THE COMMON EDGE.
6. ALL SIDEWALKS TO HAVE A 2% CROSS SLOPE.
7. SIDEWALK TO BE LIGHT BROOM FINISHED IN DIRECTION OF SIDEWALK WIDTH.
8. SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH PENNDOT PUB. 408, AS AMENDED.

TYPICAL CONCRETE SIDEWALK
NOT TO SCALE



NOTE:
1. MATERIALS SHALL CONFORM TO PENNDOT PUB. 408, CURRENT VERSION.
2. SEE GENERAL NOTE 24 ON SHEET 2 FOR A LISTING OF MINOR AND COLLECTOR STREETS

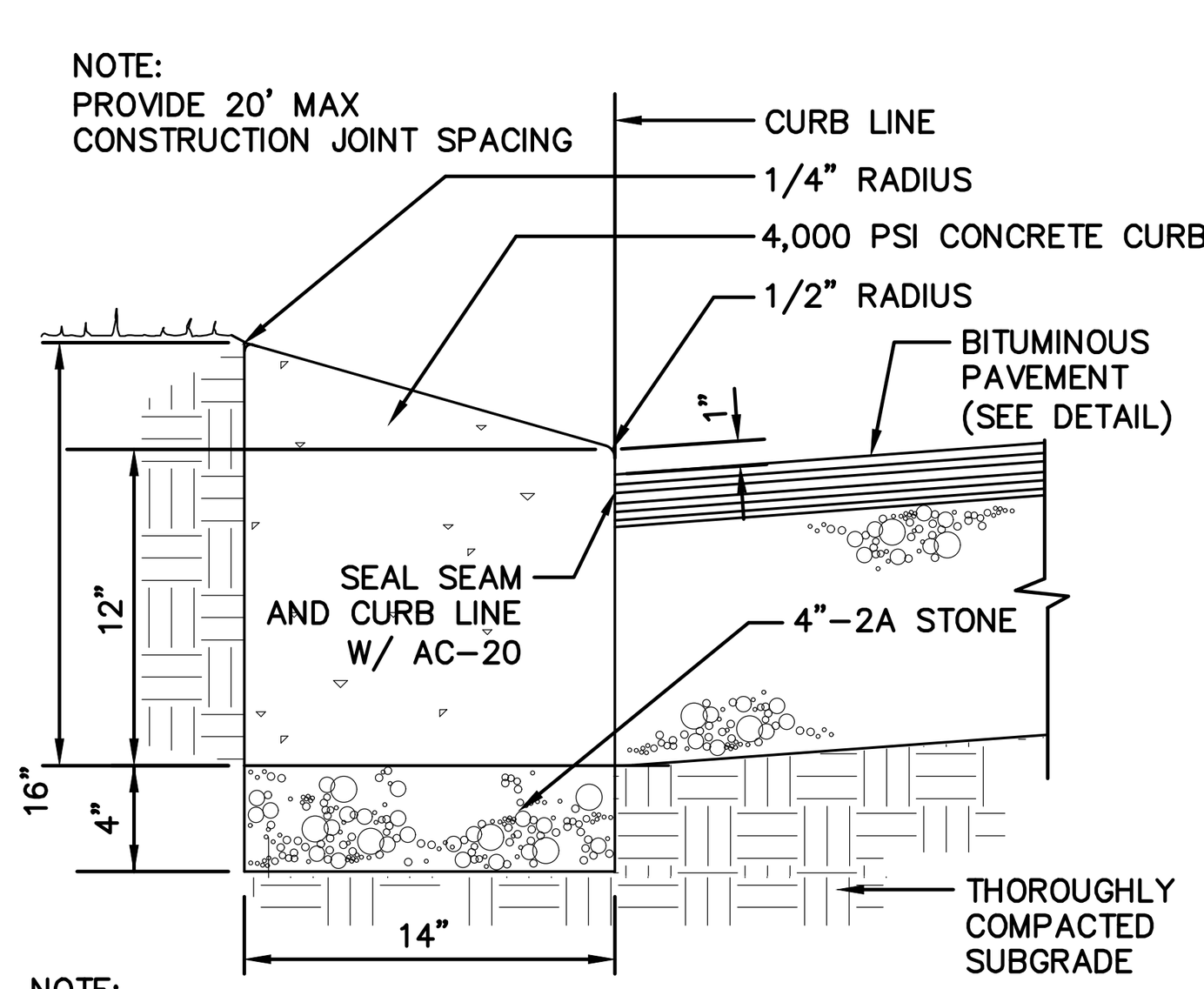
COLLECTOR STREET PAVING SECTION
NOT TO SCALE



NOTE:
1. MATERIALS SHALL CONFORM TO PENNDOT PUB. 408, CURRENT VERSION.
2. ALTHOUGH EXISTING ELMWOOD AVENUE & DESPINA DRIVE ARE LOCATED WITHIN UPPER ALLEN TOWNSHIP, THIS DETAIL OF PAVEMENT SPECIFICATIONS SHALL BE USED AS IT RELATES TO PAVEMENT RESTORATION OF TRENCHES.
3. SEE GENERAL NOTE 24 ON SHEET 2 FOR A LISTING OF MINOR AND COLLECTOR STREETS

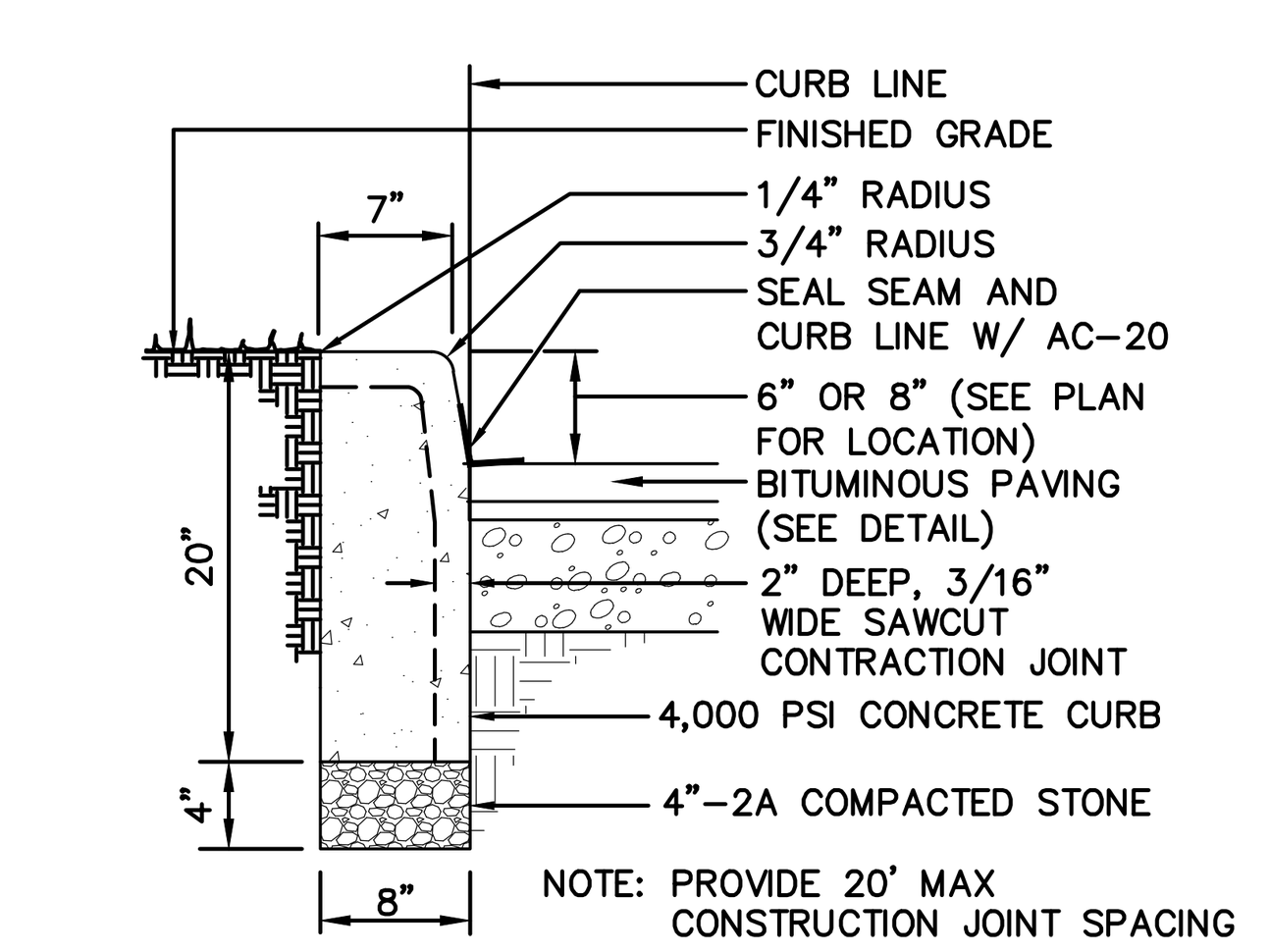
MINOR STREET / LANE PAVING SECTION
NOT TO SCALE

NOTE:
PROVIDE 20' MAX CONSTRUCTION JOINT SPACING



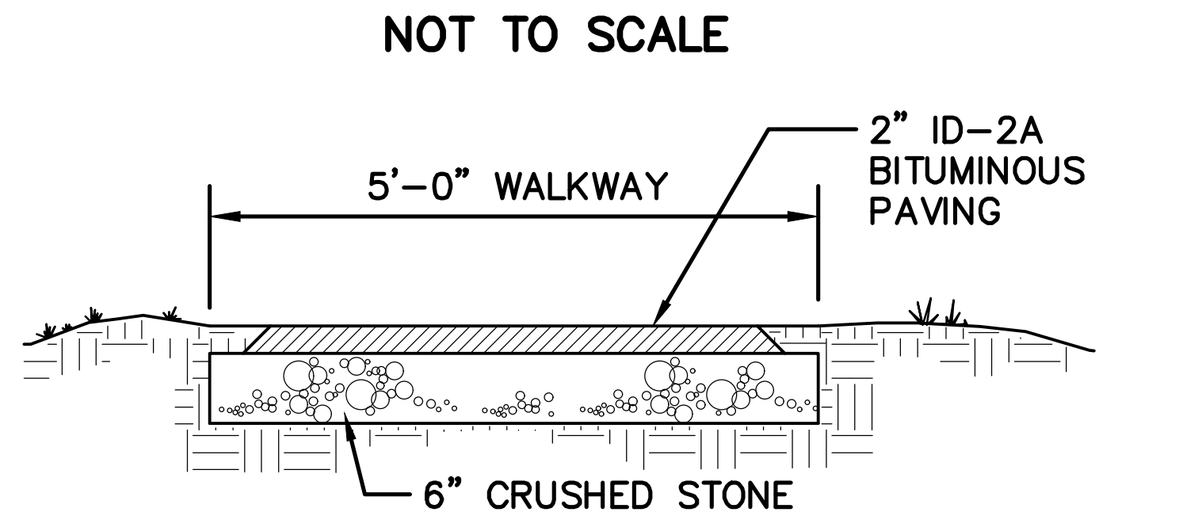
NOTE:
1. ONE–HALF (1/2) INCH EXPANSION JOINTS 100 FT. O.C. MAX., AT EACH STRUCTURE AND AT END OF EACH DAY'S WORK.
2. CONTRACTION JOINTS SHALL BE SAW CUT EVERY 20 FT. O.C. MAX, A MINIMUM OF 2" IN DEPTH AND SEALED WITH AN ELESTOMERIC SEALANT BY SIKA FLEX OR APPROVED EQUIVALENT.
3. CURB SHALL BE CONSTRUCTED WITH CLASS A CEMENT AND IN ACCORDANCE WITH PENNDOT MANUAL FORM 408, SECTIONS 630 AND 704, AS AMENDED.

TYPICAL SLANT CURB DETAIL
NOT TO SCALE



NOTES:
1. ONE–HALF (1/2) INCH EXPANSION JOINTS 100 FT. O.C. MAX., AT EACH STRUCTURE AND AT END OF EACH DAY'S WORK.
2. CONTRACTION JOINTS SHALL BE SAW CUT EVERY 20 FT. O.C. MAX, A MINIMUM OF 2" IN DEPTH AND SEALED WITH AN ELESTOMERIC SEALANT BY SIKA FLEX OR APPROVED EQUIVALENT.
3. CURB SHALL BE CONSTRUCTED WITH CLASS A CEMENT AND IN ACCORDANCE WITH PENNDOT MANUAL FORM 408, SECTIONS 630 AND 704, AS AMENDED.

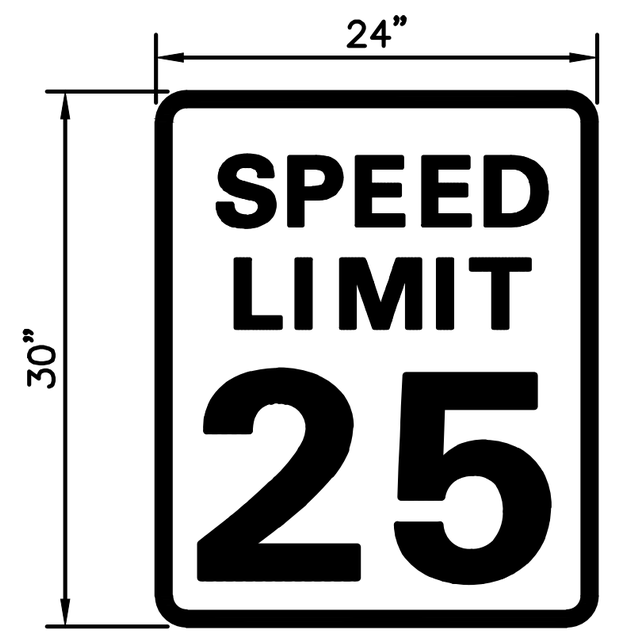
TYPICAL VERTICAL CURB DETAIL
NOT TO SCALE



BITUMINOUS WALKING TRAIL
NOT TO SCALE

STREET PAVING NOTES AND REQUIRED TESTING

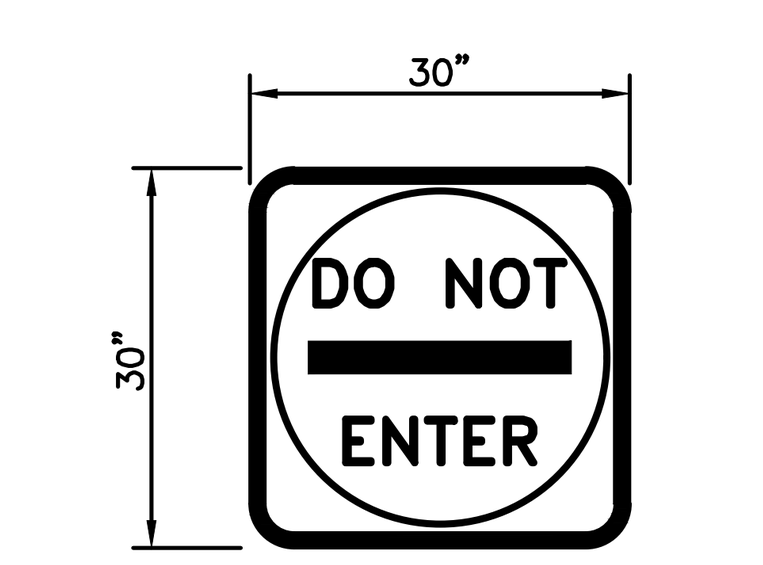
1. WHERE PAVEMENT BASE DRAINS ARE REQUIRED, THEY SHALL BE INSTALLED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408.
2. PROVIDE TEMPORARY PAVING AROUND ALL UTILITY STRUCTURES IMMEDIATELY AFTER BINDER COURSE PLACEMENT. PROVIDE TEMPORARY DIVERSION SWALES AS REQUIRED TO PROVIDE POSITIVE DRAINAGE TO ALL INLETS.
3. ALL STREETS BEING CONSTRUCTED SHALL BE INSPECTED AT THE COMPLETION OF EACH STAGE OF CONSTRUCTION; SUBGRADE, BASE COURSE, SUBBASE AND WEARING COURSE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE BOROUGH ENGINEER A MINIMUM OF 48 HOURS PRIOR TO WHEN INSPECTION IS DESIRED.
4. SUBGRADE SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR, AND ALL UNSTABLE MATERIAL SHALL BE REPLACED.
5. NUCLEAR DENSITY TESTS SHALL BE PROVIDED BY CERTIFIED PERSONNEL TO VERIFY IN PLACE DENSITIES. COMPACTION TESTS SHALL BE PROVIDED FOR ALL TRENCHES IN ACCORDANCE WITH SECTION 4.8.b. OF THE MECHANICSBURG BOROUGH IMPROVEMENTS SPECIFICATIONS MANUAL AND FOR ALL NEW PUBLIC ROAD CONSTRUCTION WITHIN THE BOROUGH. TESTS SHALL BE REQUIRED FOR THE COMPACTION OF SUBSOIL AND SUBGRADE IN BOTH CUT AND FILL AREAS, STORM SEWER AND STRUCTURE BACKFILL, AND SUBBASE COURSE. PROVIDE TESTING AT INTERVALS OF ONE TEST FOR EVERY 150 SQUARE YARDS FOR EACH 2 FOOT DEPTH OF FILL MATERIAL PLACED. ONE TEST PER 300 SQUARE YARDS OF SUBGRADE PREPARATION IN CUT SECTIONS AND SUBBASE PLACEMENT SHALL BE REQUIRED. DENSITY TESTS SHALL BE PROVIDED AT DRAINAGE STRUCTURES IN A MINIMUM OF FOUR AREAS OR MORE AS DIRECTED BY THE BOROUGH ENGINEER BASED ON FIELD CONDITIONS. A MINIMUM OF ONE TEST SHALL BE REQUIRED FOR QUANTITIES LESS THAN THOSE LISTED ABOVE. ALL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH AASHTO SPECIFICATIONS T–191 OR T–310.
6. A TEST FOR MATERIAL THICKNESS SHALL BE PROVIDED AT THE REQUEST OF THE BOROUGH ENGINEER, TO VERIFY COMPLIANCE WITH THE PLANS.
7. COMPACTION OF SUBBASE STONE SHALL BE ACCOMPLISHED WITH ROLLER CAPABLE OF ACHIEVING DENSITIES REQUIRED BY PENNDOT SPECIFICATIONS, PUBLICATION 408, LATEST EDITION.
8. DEADLINE FOR WEARING COURSE PLACEMENT IS OCTOBER 15 OF EACH CALENDAR YEAR, IN ACCORDANCE WITH PENNDOT STANDARDS. EXCEPTIONS CAN ONLY BE APPROVED BY THE BOROUGH COUNCIL.
9. "TACK" COAT MAY BE REQUIRED AT THE BOROUGH ENGINEER'S DISCRETION BEFORE APPLICATION OF WEARING COURSE TO ANY SURFACE. BASE COURSE PAVEMENT SHALL BE SWEPT CLEAN PRIOR TO WEARING COURSE PLACEMENT.
10. ALL MATERIALS. TYPES OF EQUIPMENT, AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION408, LATEST EDITION.



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

NOTES:
1. SIGN CODES REFERENCED IN THESE PLANS ARE PER SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ACTUAL SIZE & STYLE MAY VARY BASED ON MECHANICSBURG BOROUGH'S PREFERENCE.

SPEED LIMIT SIGN – R2–1
NOT TO SCALE



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

NOTE: 1. SIGN CODES REFERENCED IN THESE PLANS ARE PER SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. SIGN POST TO BE 6"X6" PRESSURE TREATED (PT) OR APPROVED EQUAL BY THE TOWNSHIPS.
(ACTUAL SIZE & STYLE MAY VARY BASED ON THE TOWNSHIP'S PREFERENCES)

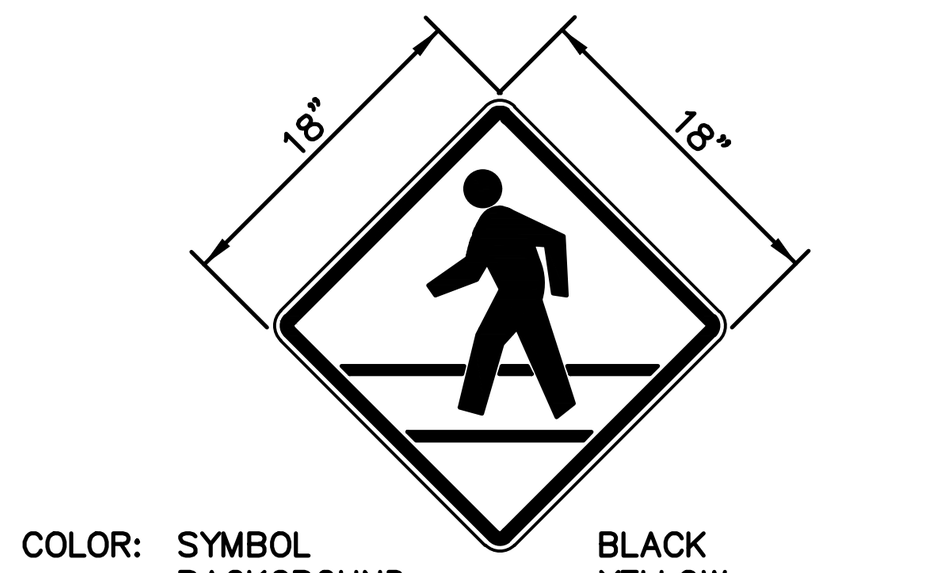
DO NOT ENTER SIGN – R5–1
NOT TO SCALE



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

NOTES:
1. SIGN CODES REFERENCED IN THESE PLANS ARE PER SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ACTUAL SIZE & STYLE MAY VARY BASED ON MECHANICSBURG BOROUGH'S PREFERENCE.

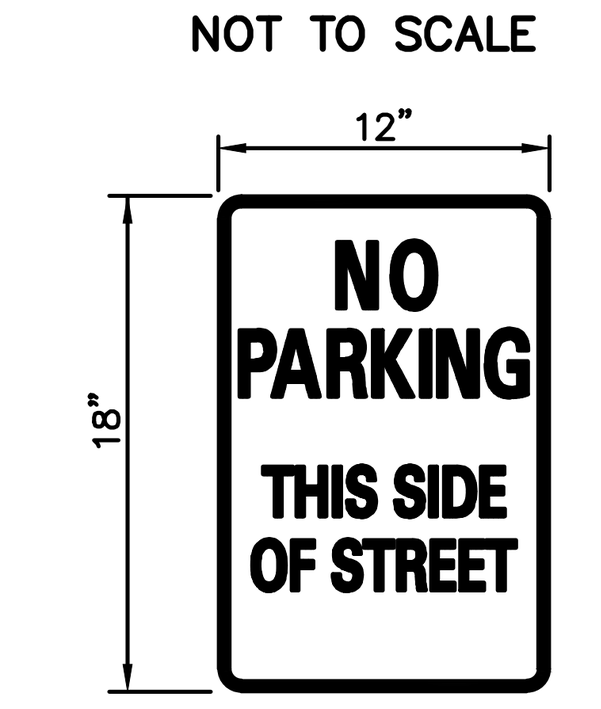
ONE WAY SIGN – R6–1R
NOT TO SCALE



COLOR: SYMBOL — BLACK
BACKGROUND — YELLOW (REFLECTORIZED)

NOTES:
1. SIGN CODES REFERENCED IN THESE PLANS ARE PER SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ACTUAL SIZE & STYLE MAY VARY BASED ON MECHANICSBURG BOROUGH'S PREFERENCE.

PEDESTRIAN CROSSING SIGN
NOT TO SCALE



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

NOTES:
1. SIGN CODES REFERENCED IN THESE PLANS ARE PER SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ACTUAL SIZE & STYLE MAY VARY BASED ON MECHANICSBURG BOROUGH'S PREFERENCE.

NO PARKING SIGN – R7–6–12
NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:
MANAGER: JAMES C. HENKE
SURV. CHIEF: RC
FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG
CHKD BY: TMS
DRAWN BY: RC
CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\Details.dwg
XREFS: TB [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\TB.dwg]

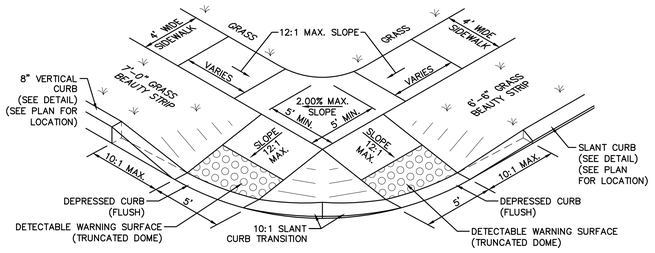
CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

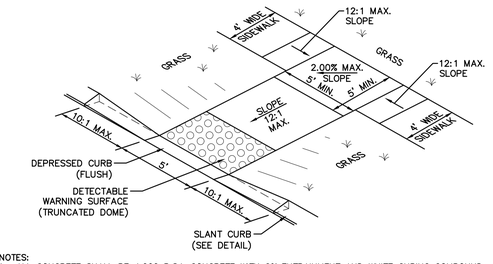
SITE CONSTRUCTION DETAILS
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH — CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 73 OF 78
DWG. NO. 11–0950–01–E



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.
3. 5'X5' LANDING AREA AT TOP OF RAMP SHALL SERVE AS ADEQUATE WIDTH FOR 5'X5' ADA REQUIRED PASS-BY AREA.

HANDICAP RAMP (1)
NOT TO SCALE



NOTES:
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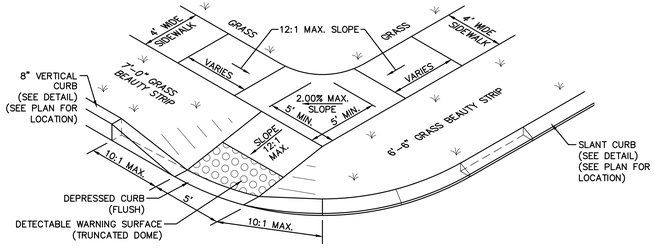
HANDICAP RAMP (4A)
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
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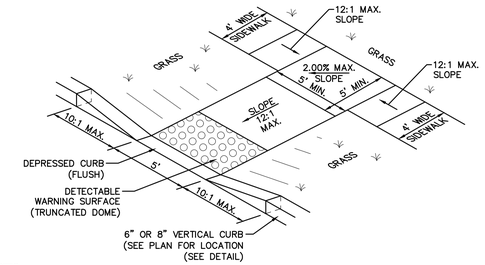
HANDICAP RAMP (2)
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.
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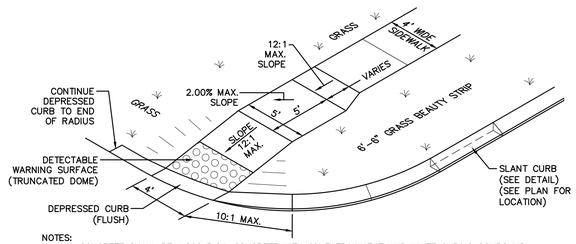
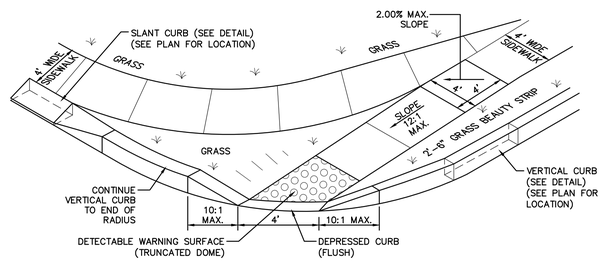
HANDICAP RAMP (4B)
NOT TO SCALE



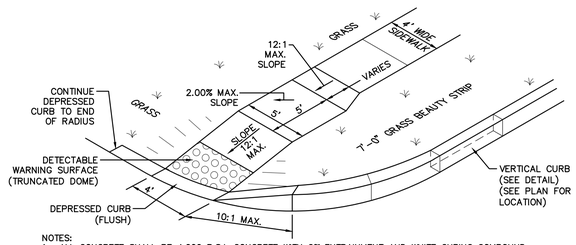
NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.
3. 5'X5' LANDING AREA AT TOP OF RAMP SHALL SERVE AS ADEQUATE WIDTH FOR 5'X5' ADA REQUIRED PASS-BY AREA.

HANDICAP RAMP (3A)
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. CONCRETE WITH 6% ENTRAINMENT AND WHITE CURING COMPOUND.
2. A TEXTURED PATTERN ON ALL CURB/SIDEWALK RAMPS SHALL BE REQUIRED PER ADA REQUIREMENTS. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADA GUIDELINES.

HANDICAP RAMP (5)
NOT TO SCALE



NOTES:
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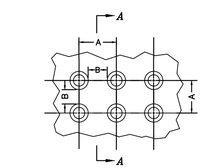
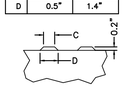
HANDICAP RAMP (3B)
NOT TO SCALE



PLAN VIEW

DETECTABLE WARNING (TRUNCATED DOME)
NOT TO SCALE

TRUNCATED DOME DIMENSIONS		
DIM.	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	50% OF D	65% OF D
D	0.5"	1.4"



SECTION VIEW

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: TWS
CHKD BY: RC
FIELDBOOK NO. VALUE
DRAWING REFERENCE: Z:\11\11-0950-01\CAD\SP94-FinalX-Mech\SiteDetails.dwg
XREFS: TB: [Z:\11\11-0950-01\CAD\SP94-FinalX-Mech\TB.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 435-8300 Fax: (717) 481-4955
Email: JP@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SITE CONSTRUCTION DETAILS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 74 OF 78
DWG. NO. 11-0950-01-E

SINKHOLE REPAIR PROCEDURES

GENERAL:

SINKHOLES OR SUBSURFACE SOLUTION CAVITIES MAY BE ENCOUNTERED DURING SITE EXCAVATION AND GRADING ACTIVITIES THAT TAKE PLACE IN AREAS UNDERLAIN BY CARBONATE BEDROCK (LIMESTONE OR DOLOMITE). THIS SECTION IS INTENDED TO PROVIDE GUIDANCE FOR REPAIR OF ANY SUCH SOLUTION DEFECTS OR DAMAGE IN SUCH A WAY AS TO STABILIZE THE GROUND SURFACE AND MINIMIZE THE POSSIBILITY OF RECURRENCE.

THE AREA OF THE PROJECT IS UNDERLAIN BY CARBONATE BEDROCK, WHICH IS SUBJECT TO ENLARGEMENT OF NATURALLY OCCURRING CRACKS OR FRACTURES BY DISSOLUTION, AS INDICATED BY SURFACE FEATURES. THE ULTIMATE RESULT MAY BE THE DEVELOPMENT OF ACTIVE SINKHOLES, WHICH MAY OR MAY NOT BE EVIDENT AT THE GROUND SURFACE AS ACTUAL COLLAPSE OPENINGS OR CLOSED DEPRESSIONS.

PROCEDURES:

AS THE PROCESS OF SINKHOLE DEVELOPMENT IS COMPLEX AND DEPENDENT ON NUMEROUS VARIABLES, IT IS NOT POSSIBLE TO DESCRIBE THE CONDITIONS THAT WILL BE ENCOUNTERED NOR THE EXACT PROCESS OF THE WORK.

THE FOLLOWING STEPS ARE TO BE FOLLOWED GENERALLY WITH NECESSARY MODIFICATIONS MADE BY THE PROFESSIONAL GEOLOGIST, SOILS OR GEOTECHNICAL ENGINEER AS REQUIRED.

- EXCAVATE SOIL, LOOSE ROCK, SOIL AND BOULDERS FROM SOLUTION FEATURES TO EXPOSE THE COMPETENT BEDROCK SURFACE WHICH WILL LIKELY BE IRREGULAR. AN ATTEMPT WILL BE MADE TO LOCATE ANY VERTICAL OPENING(S) OR SLOPING "THROAT(S)" IN THE BEDROCK INTO WHICH SURFACE WATER AND SOIL CAN FLOW. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN EXCAVATION SIDES IN STABLE AND SAFE CONDITION AT ALL TIMES. EXCAVATION BY HAND METHODS MAY BE REQUIRED TO OPEN AND CLEAN THE BEDROCK OPENINGS. EXCAVATIONS IN WHICH HAND METHODS WILL BE UTILIZED MUST CONFORM TO OSHA STANDARDS.
- THE BOTTOM AND SIDES OF THE EXCAVATION WALLS SHALL BE LINED WITH GEOTEXTILE FABRIC.
- THE EXCAVATION SHALL BE BACKFILLED TO THE GROUND SURFACE OR TO THE ELEVATION DIRECTED BY THE PROFESSIONAL GEOLOGIST, SOILS OR GEOTECHNICAL ENGINEER.
- MATERIALS USED FOR BACKFILLING WILL BE DEPENDENT UPON THE SUBSURFACE CONDITIONS AND MAY REQUIRE A ROCK FILTER.
- EXCAVATED MATERIAL MAY BE STOCKPILED FOR BACKFILL OF SINKHOLES AFTER EXCAVATION AND PREPARATION, IF SUITABLE. MATERIALS MUST BE PROPERLY STOCKPILED AND HANDLED AT A LOCATION AND IN SUCH A MANNER AS DIRECTED BY THE PROFESSIONAL GEOLOGIST, SOILS OR GEOTECHNICAL ENGINEER.
- A PROFESSIONAL GEOLOGIST OR SOILS ENGINEER SHALL BE CONSULTED DURING CONSTRUCTION ACTIVITY IN THE VICINITY OF ANY KNOWN CLOSED DEPRESSIONS, SINK HOLES, ROCK OUTCROPS, FRACTURE TRACES, ETC., OR IF ANY ABNORMAL SOIL OR SUBGRADE CONDITIONS ARE ENCOUNTERED ELSEWHERE ON THE SITE. ANY PREVENTATIVE AND/OR CORRECTIVE MEASURES TO BE TAKEN WILL BE DONE AS DIRECTED BY THE PROFESSIONAL GEOLOGIST OR SOILS ENGINEER BASED UPON SITE-SPECIFIC NEEDS DURING THE CONSTRUCTION ACTIVITY.

METHODS AND EQUIPMENT:

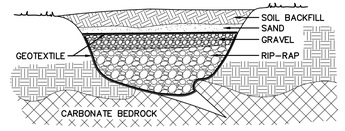
METHODS AND EQUIPMENT USED FOR EXCAVATION OF SINKHOLES ARE AT THE CONTRACTOR'S DISCRETION AND MAY VARY, DEPENDING ON THE DEPTHS REACHED. HOWEVER, THE METHODS AND EQUIPMENT USED SHALL BE CONSISTENT WITH INDUSTRY STANDARDS AND SHALL BE CHOSEN SO AS TO MAXIMIZE EFFICIENCY WHILE MAINTAINING A SAFE WORK ENVIRONMENT. IT IS BELIEVED THAT BOTH MACHINE AND HAND EXCAVATION METHODS MAY BE REQUIRED TO ACCOMPLISH THE REMEDIAL WORK. MACHINE EXCAVATION WILL BE REQUIRED TO EXCAVATE, REMOVE AND DISPOSE OF MATERIAL; HAND EXCAVATION METHODS MAY BE REQUIRED TO CLEAN IRREGULAR ROCK SURFACES, EXPOSE AND OPEN BEDROCK "THROATS", CLEAN AND EXPOSE OPEN FRACTURES AND TO PREPARE FOR PLACEMENT OF PLUGS AND BACKFILL.

SUBSIDENCE FEATURE IDENTIFICATION AND REPAIR DIRECTIVE:

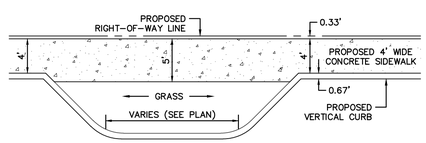
1. CARBONATE BEDROCK THAT IS PRONE TO DEVELOPMENT OF SINKHOLES AND RELATED KARST FEATURES UNDERLIES THIS SITE.
2. SINKHOLES (GROUND SURFACE HAS COLLAPSED) AND SUBSURFACE VOIDS AND SOLUTION CHANNELS (OPENINGS THAT ARE NOT YET VISIBLE AT THE SURFACE) SHOULD BE ANTICIPATED DURING EXCAVATION AND GRADING IN THIS TERRAIN.
3. UNUSUAL SETTLEMENT OR SUBSIDENCE IS ALSO COMMON. THIS IS DUE TO COLLAPSE SOIL INTO SUBSURFACE VOIDS, FORMING CLOSED CIRCULAR DEPRESSIONS OFTEN WITH CIRCULAR CRACKS OR ROCK OUTCROPS AROUND THE CIRCUMFERENCE OF THE SUBSIDING AREA.
4. WHEN SUCH FEATURES OCCUR OR ARE OBSERVED OR SUSPECTED, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY. A PROFESSIONAL GEOLOGIST OR SOILS ENGINEER SHALL BE CONSULTED DURING CONSTRUCTION ACTIVITY IN THE VICINITY OF ANY KNOWN OR OBSERVED CLOSED DEPRESSIONS, SINKHOLES OR ROCK OUTCROPS, OR IF ANY UNSTABLE OR UNUSUAL SOIL OR SUBGRADE CONDITIONS ARE ENCOUNTERED ELSEWHERE ON THE SITE. ANY PREVENTATIVE AND/OR REMEDIAL MEASURES TO BE TAKEN WILL BE DONE AS RECOMMENDED BY THE PROFESSIONAL GEOLOGIST OR SOILS ENGINEER, BASED UPON SITE SPECIFIC CONDITIONS AND REQUIREMENTS DURING CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR MAY ELECT TO REMEDIATE A SINKHOLE INDEPENDENTLY, BUT IF IT IS CLOSE TO OR UNDER ANY STRUCTURE OR SURFACE THAT IS TO BE PAVED, IT IS IMPORTANT THAT THE FEATURE BE CHECKED BY A GEOLOGIST, SO APPROPRIATE GUIDANCE OR RECOMMENDATIONS CAN BE PROVIDED. MANY MUNICIPALITIES HAVE REQUIREMENTS FOR SETBACKS FROM SOLUTION FEATURES UNLESS APPROPRIATE REMEDIAL MEASURES ARE UNDERTAKEN. EACH SINKHOLE OR SOLUTION FEATURE IS UNIQUE AND THE REMEDIATION APPROACH WILL VARY. SEE SINKHOLE REMEDIATION PROCEDURES AND DETAIL.

STEPS:

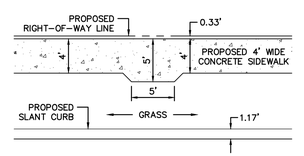
1. EXCAVATE THE SOIL FROM THE COLLAPSED FEATURES TO DETERMINE IF ADDITIONAL SOLUTION FEATURES ARE CONNECTED AND SHOULD BE ADDRESSED CONCURRENTLY.
2. REMOVE SOIL AND LOOSE ROCK, IF POSSIBLE, UNTIL COMPETENT, RELATIVELY SOLID BEDROCK IS ENCOUNTERED. EXPOSE AS MUCH OF THE CLEAN ROCK FACE, ALONG THE BOTTOM AND SIDES OF THE EXCAVATION AS POSSIBLE.
3. LINE THE BOTTOM AND SIDES OF THE EXCAVATION WALLS WITH GEOTEXTILE FABRIC.
4. BACKFILL THE EXCAVATION WITH AN INVERTED ROCK FILTER. THE INVERTED ROCK FILTER SHOULD GENERALLY CONSIST OF THE FOLLOWING:
   A. A LAYER OF PENNDOT R-5 OR R-6 RIP-RAP (FOOTBALL-SIZED) PLACED AT THE BOTTOM OF THE EXCAVATION OVER THE SINKHOLE THROAT THICK ENOUGH TO ALLOW THE RIP-RAP TO INTERLOCK AND CREATE A STABLE BASE.
   B. A SIX-INCH TO TWO-FOOT LAYER OF PENNDOT #4 STONE (SOFTBALL-SIZED) PLACED ATOP THE RIP-RAP.
   C. A SIX-INCH TO TWO-FOOT LAYER OF PENNDOT 2B STONE (GRAVEL) PLACED ATOP THE ABOVE PENNDOT #4 STONE.
   D. A LAYER OF NON-WOVEN GEOTEXTILE FABRIC PLACED ATOP THE 2B STONE.
   E. A SIX-INCH TO TWO-FOOT LAYER OF COARSE SAND TO PROTECT THE GEOTEXTILE.
5. IF BEDROCK IS SHALLOW, THE INVERTED ROCK LAYERS CAN BE REDUCED IN THICKNESS AND THE R-5/R-6 RIP-RAP MAY BE ELIMINATED. THE SIZE OF THE STONE IN THE BOTTOM LAYER SHOULD BE LARGER THAN THE SINKHOLE THROAT, IF ENCOUNTERED.
6. AFTER COMPLETION OF THE INVERTED ROCK FILTER, BRING THE EXCAVATION TO GRADE WITH SUBSOIL AND NOT MORE THAN SIX-INCHES OF TOPSOIL. TYPICALLY, SITE SOILS IN CARBONATE TERRAIN ARE FINE-GRAINED (SILTS AND CLAYS) THAT WILL MINIMIZE THE VELOCITY OF INFILTRATING WATER.



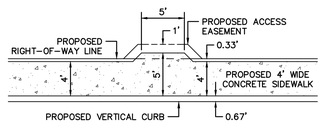
SINKHOLE REMEDIATION DETAIL
NOT TO SCALE



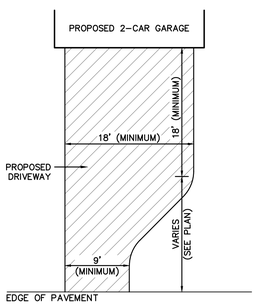
ADA PASS-BY AREA (PB-1)
NOT TO SCALE



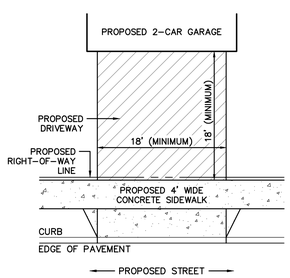
ADA PASS-BY AREA (PB-2)
NOT TO SCALE



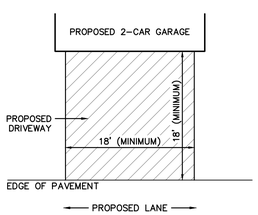
ADA PASS-BY AREA (PB-3)
NOT TO SCALE



LANE LOAD - 2-CAR GARAGE
(LOTS 360 & 363)

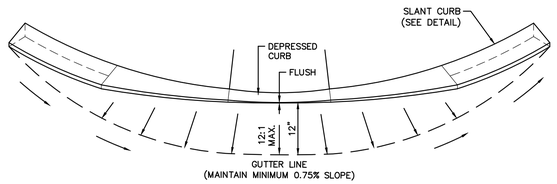


SINGLE-FAMILY
STREET LOAD - 2-CAR GARAGE



SINGLE-FAMILY
LANE LOAD - 2-CAR GARAGE

TYPICAL DRIVEWAY DIMENSIONS
NOT TO SCALE



PLAN VIEW

SECTION VIEW

HANDICAP DEPRESSED CURB DETAIL
NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO. VALUE
CHKD BY: RC
DRAWN BY: RC
SURV. CHIEF: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS

DRAWING REFERENCE:
X:\11\11-0950-01\CAD\SP4-Final\Details.dwg

XREFS:
TB: [Y:\11\11-0950-01\CAD\SP4-Final\X-Xtnch_TB.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 435-8300 Fax: (717) 481-4955
Email: jb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SITE CONSTRUCTION DETAILS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 75 OF 78
DWG. NO. 11-0950-01-E

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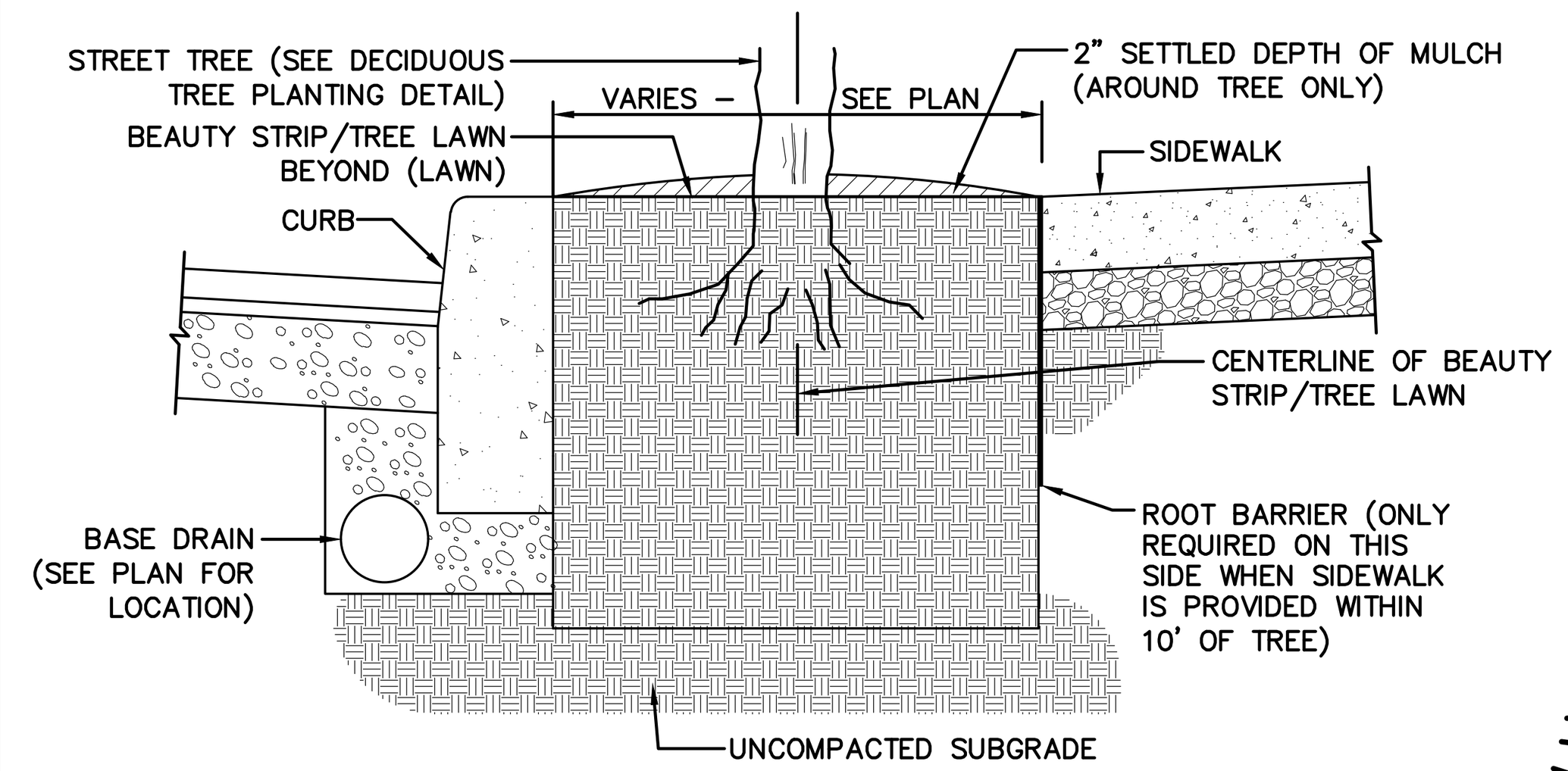
F:\11\11-0950-01\CAD\Ph4-Final\Details.dwg, 76 SITE CONSTRUCTION DETAILS, 12/16/2022 9:05:26 AM, 1:1



SECTION

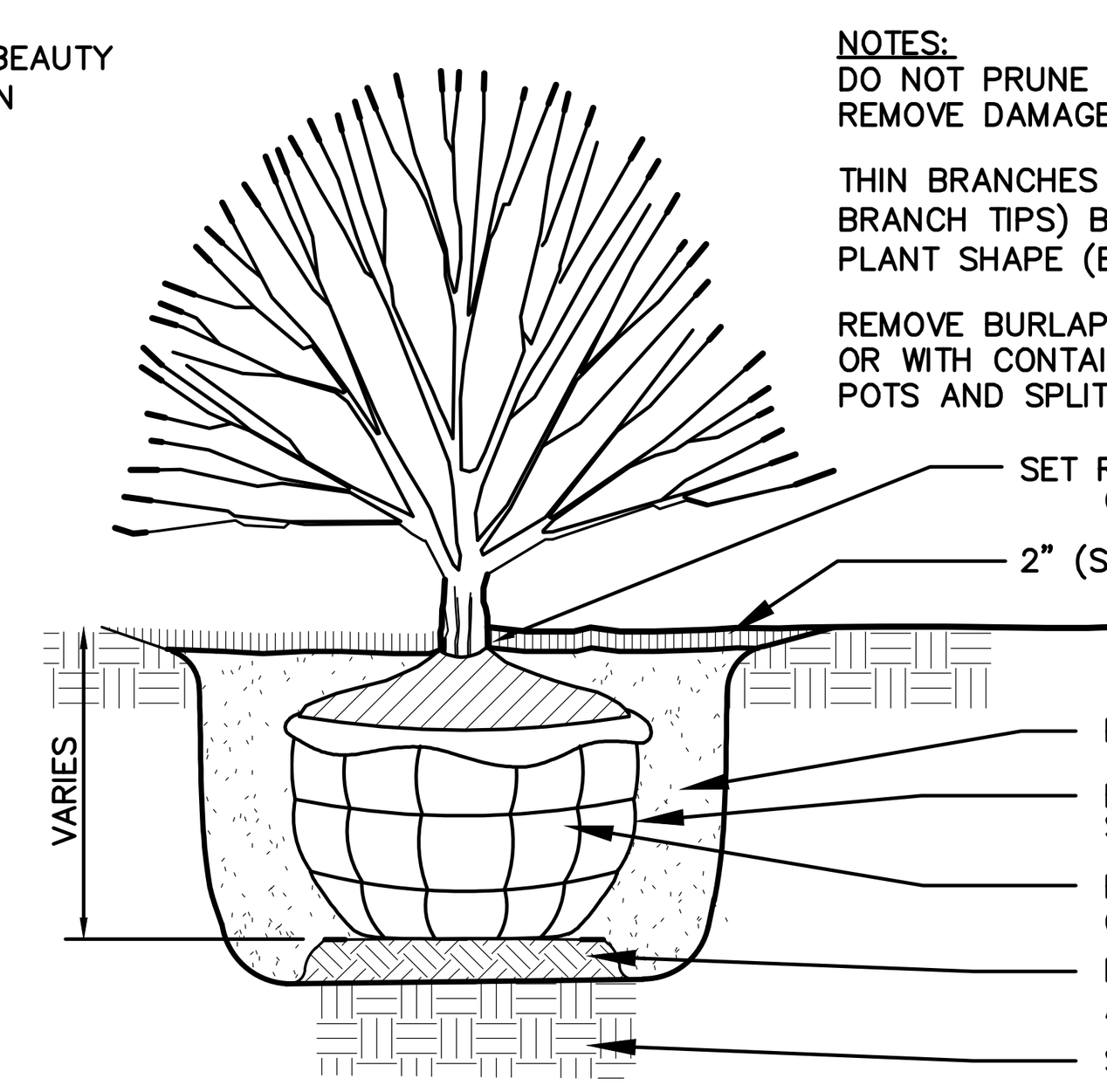
NOTES:
- MULCH SHALL BE PROVIDED AROUND EACH STREET TREE AND SHALL PREVENT RUNOFF FROM FLOWING LONGITUDINALLY WITHIN THE BEAUTY STRIP/TREE LAWN.
- WHENEVER A NEW STREET TREE IS PLANTED WITHIN 10' OF A CURB, SIDEWALK OR NON-CURBED STREET A ROOT BARRIER SHALL BE INSTALLED.
- UTILIZE 12–18" TALL, 0.04" TH., CR–PE ROOT BARRIER MANUFACTURED BY CENTURY ROOT BARRIER, OR EQUAL. INSTALL 10' LONG SECTIONS IN A LINEAR FASHION AT EVERY TREE PER MANUFACTURER'S DIRECTIONS.
- DEPENDING ON LOCATION AND GRADING, PINNACLED LIMESTONE BEDROCK MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THE BEAUTY STRIPS. IF BEDROCK IS ENCOUNTERED, IT SHOULD BE UNDERCUT A MINIMUM OF 12 INCHES BELOW THE BOTTOM OF THE PROPOSED AMENDED SOIL. A LAYER OF COMPACTED IMPERMEABLE CLAY A MINIMUM OF 12 INCHES IN THICKNESS SHOULD BE PLACED BETWEEN EXPOSED BEDROCK AND THE BOTTOM OF THE AMENDED SOIL LAYER.

ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
DO NOT PRUNE EVERGREENS EXCEPT TO REMOVE DAMAGED BRANCHES

THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).

REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS REMOVE POTS AND SPLIT BALLS

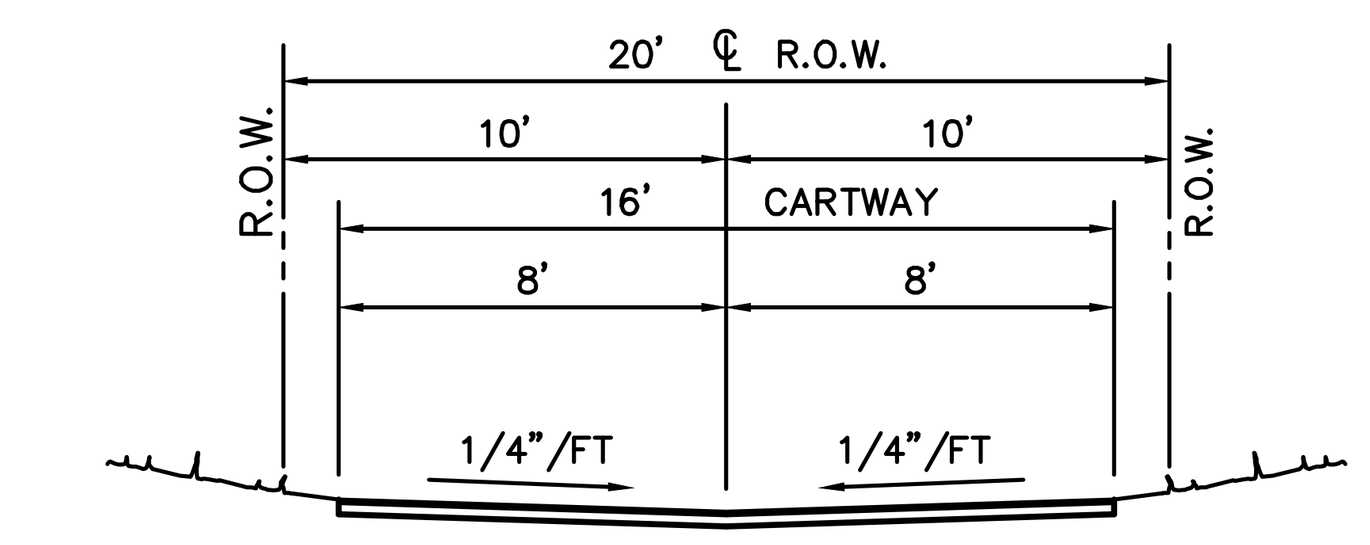


SHRUB PLANTING
NOT TO SCALE

STREETSCAPE LOCATION SCHEDULE

STREETSCAPE	LOCATION	STATIONS
10' WIDE BOULEVARD – NO ON-STREET PARKING	ESTATE DRIVE 'SECTION B' – PH4	16+83 THRU 20+30
TYPICAL 50' WIDE STREETSCAPE	LEGACY PARK DRIVE – PH1	0+00 THRU 4+62
ONE-WAY TRAFFIC CIRCLE AT INTERSECTIONS	CIRCLE 'A' – PH1 CIRCLE 'B' – PH1	ENTIRE STREET ENTIRE STREET
TYPICAL STREETSCAPE – ON-STREET PARKING (BOTH SIDES)	STICKLEY DRIVE 'SECTION A' – FUTURE PHASE BRANTWOOD DRIVE – PH4 LARKIN DRIVE – PH3 MADISON DRIVE – PH3	13+19 THRU 19+37 ENTIRE STREET ENTIRE STREET ENTIRE STREET
TYPICAL STREETSCAPE – ON-STREET PARKING (ONE SIDE)	ESTATE DRIVE 'SECTION A' – PH1 ESTATE DRIVE 'SECTION B'– PART PH1, PART PH3 & PART PH4 STICKLEY DRIVE 'SECTION A' – PART PH1 & PART FUTURE PHASE STICKLEY DRIVE 'SECTION B' – PH1 MORRIS DRIVE – PH4 CHARLESTON DRIVE – PART PH1 & PART PH3 COOPERLYN DRIVE – PART PH3 & PART PH4 CRAFTSMAN DRIVE 'SECTION A' – FUTURE PHASE CRAFTSMAN DRIVE 'SECTION B' – FUTURE PHASE CORNERSTONE DRIVE – FUTURE PHASE	ENTIRE STREET 0+00 THRU 16+83 0+00 THRU 4+00 & 9+00 THRU 13+19 ENTIRE STREET 11+50 THRU 21+00 ENTIRE STREET ENTIRE STREET 1+75 THRU 12+15 ENTIRE STREET ENTIRE STREET
TYPICAL STREETSCAPE – NO ON-STREET PARKING	LEGACY PARK DRIVE – PH1 DESPINA DR. – PH1 NORWAY ST. – PH3 STICKLEY DRIVE 'SECTION A' – PART PH1, PART PH3 & PART FUTURE PHASE INTEGRITY DRIVE – PH4 CRAFTSMAN DRIVE 'SECTION A' – FUTURE PHASE CRAFTSMAN DRIVE 'SECTION C' – FUTURE PHASE	4+62 THRU 7+33 ENTIRE STREET ENTIRE STREET 4+00 THRU 9+00 0+00 THRU 1+50 0+00 THRU 1+75 & 12+15 THRU 13+55 ENTIRE STREET
TYPICAL ONE-WAY STREETSCAPE – ON-STREET PARKING (ONE SIDE)	WRIGHT DRIVE – PART PH1 & PART PH3 MORRIS DRIVE – PART PH3 & PART PH4 EAST VIEW DRIVE – PH4 MEDWAY DRIVE – PH4 INTEGRITY DRIVE – PH4	ENTIRE STREET 0+00 THRU 11+50 ENTIRE STREET ENTIRE STREET 1+50 THRU 4+50

STREETSCAPE	LOCATION	STATIONS
TYPICAL TWO-WAY LANE – NO ON-STREET PARKING	MARIN LANE – PH1 HONEYCOMB LANE – PART PH1 & PART PH3 PARK LAWN LANE – PART PH1 & PART PH3 OAK PARK LANE – PH1 OXFORD LANE – PART PH1 & PART PH3 LANE 'H1' – PH1 LANE 'H2' – PH1 LANE 'H3' – PH1 KINSEY LANE – PART PH1 & PART PH3 WALKLEY LANE – PH3 SHEFFIELD LANE – PART PH3 & PART PH4 LAYNE RUN – PH4 WOOD EDGE LANE – FUTURE PHASE FLYNN LANE – FUTURE PHASE CORNER RUN LANE – FUTURE PHASE	ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE ENTIRE LANE
TYPICAL TWO-WAY LANE – ON-STREET PARKING (ONE SIDE)	EDGE TOWNE LANE – PH1	ENTIRE LANE
APARTMENT AREA ACCESS DRIVE WITH PERPENDICULAR PARKING	PINNACLE RIDGE DRIVE – PH1 ACCESS DRIVE 'B' – PH1 ACCESS DRIVE 'C' – PH1 ACCESS DRIVE 'D' – PH1 ACCESS DRIVE 'E' – PH1 ACCESS DRIVE 'F' – PH1 ACCESS DRIVE 'G' – PH1 ACCESS DRIVE 'H' – PH1 ACCESS DRIVE 'I' – PH1 ACCESS DRIVE 'J' – PH1	ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE
COMMERCIAL AREA ACCESS DRIVE WITH PERPENDICULAR PARKING	ACCESS DRIVE 'C1' – PART PH1 & PART PH2 MARKET SQUARE DRIVE – PART PH1 & PART PH2 ACCESS DRIVE 'C3' – PH2 ACCESS DRIVE 'C4' – PH2 ACCESS DRIVE 'C5' – PH2	ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE ENTIRE ACCESS DRIVE



TYPICAL TWO-WAY LANE – NO ON-STREET PARKING
NOT TO SCALE

PLANT SCHEDULE

DECIDUOUS SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
ACER RUBRUM 'red sunset'	'Red Sunset' Red Maple	2" CAL. B&B
NYSSA sylvatica	Black Gum	2" CAL. B&B
QUERCUS rubra	Red Oak	2" B&B
TILIA cordata 'greenspire'	Littleleaf Linden	2" CAL. B&B

DECIDUOUS ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
AMELANCHIER x grandiflora 'autumn brilliance'	'Autumn Brilliance' Serviceberry	6'–7' B&B (MULTI–STEMMED)
BETULA nigra 'heritage'	'Heritage' River Birch	6'–7' B&B (MULTI–STEMMED)
CERCIS canadensis	Eastern Redbud	2" B&B

EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
ABIES concolor	White Fir	6' B&B
PICEA abeas	Norway Spruce	6' B&B
PSEUDOTSUGA menziesii	Douglas Fir	6' B&B
PINUS strobus	White Pine	6' B&B

EVERGREEN SHRUBS

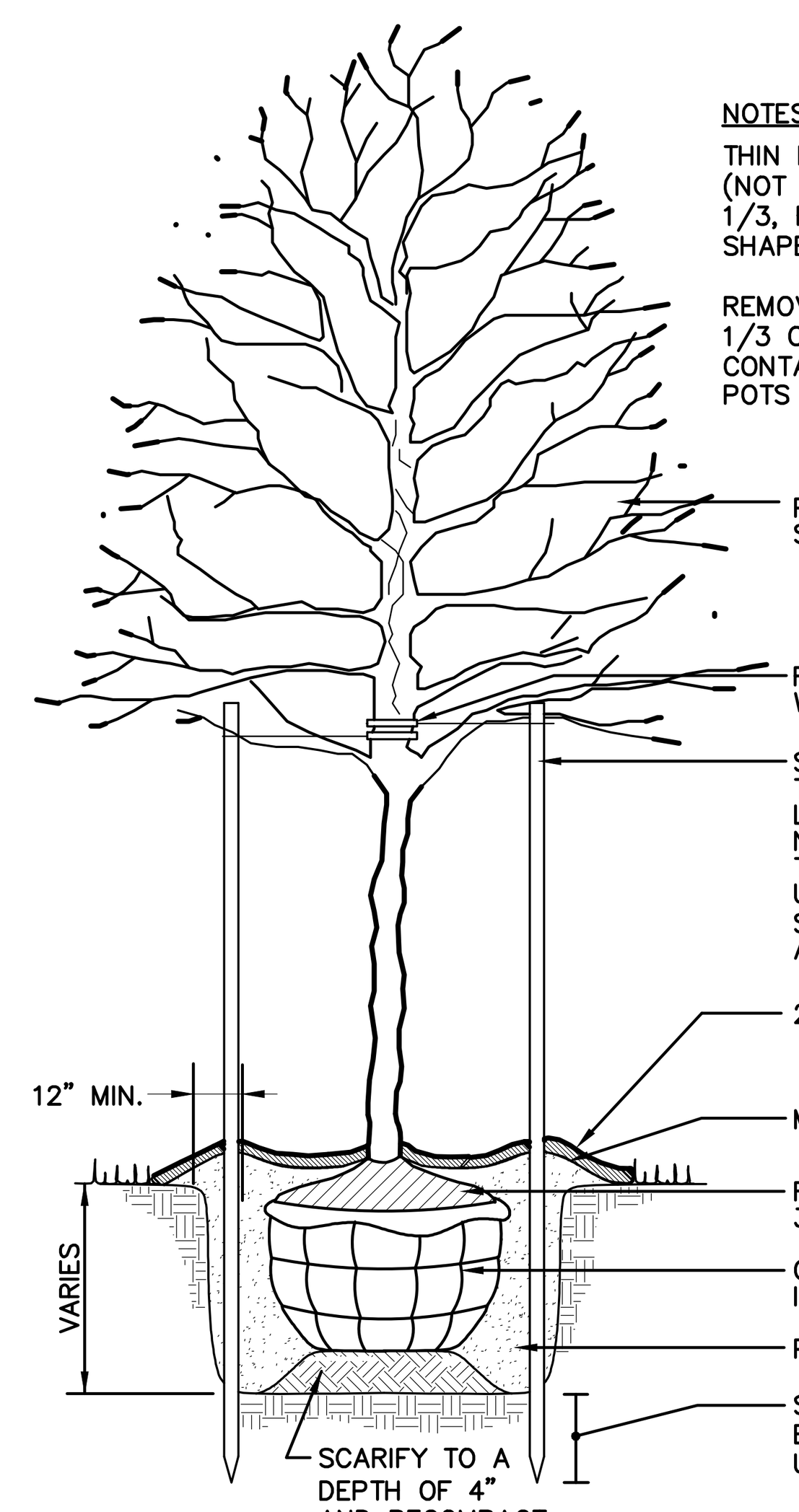
BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
ILEX glabra	Inkberry Holly	NO. 5 CONTAINER
PRUNUS laurocerasus 'Schipkanensis'	Skip Laurel	4'–5' B&B
TAXUS x media 'hicksii'	'Hicksii' Yew	3' B&B
VIBURNUM rhytidophyllum	Leatherleaf Viburnum	3'–4' B&B

DECIDUOUS SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
CORNUS sericea	Redosier Dogwood	NO. 5 CONTAINER
FORSYTHIA sespensa sieboldii	Siebold Weeping Forsythia	NO. 5 CONT.
ILEX verticillata	Winterberry Holly	NO. 5 CONT. (1 MALE/15 FEMALE OR 1 MALE PER BIO–RETENTION AREA)
VIBURNUM plicatum Var. tomentosum	Doublefile Viburnum	NO. 2 CONTAINER

NOTES:
THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).

REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS REMOVE POTS AND SPLIT BALLS



DECIDUOUS TREE PLANTING
NOT TO SCALE

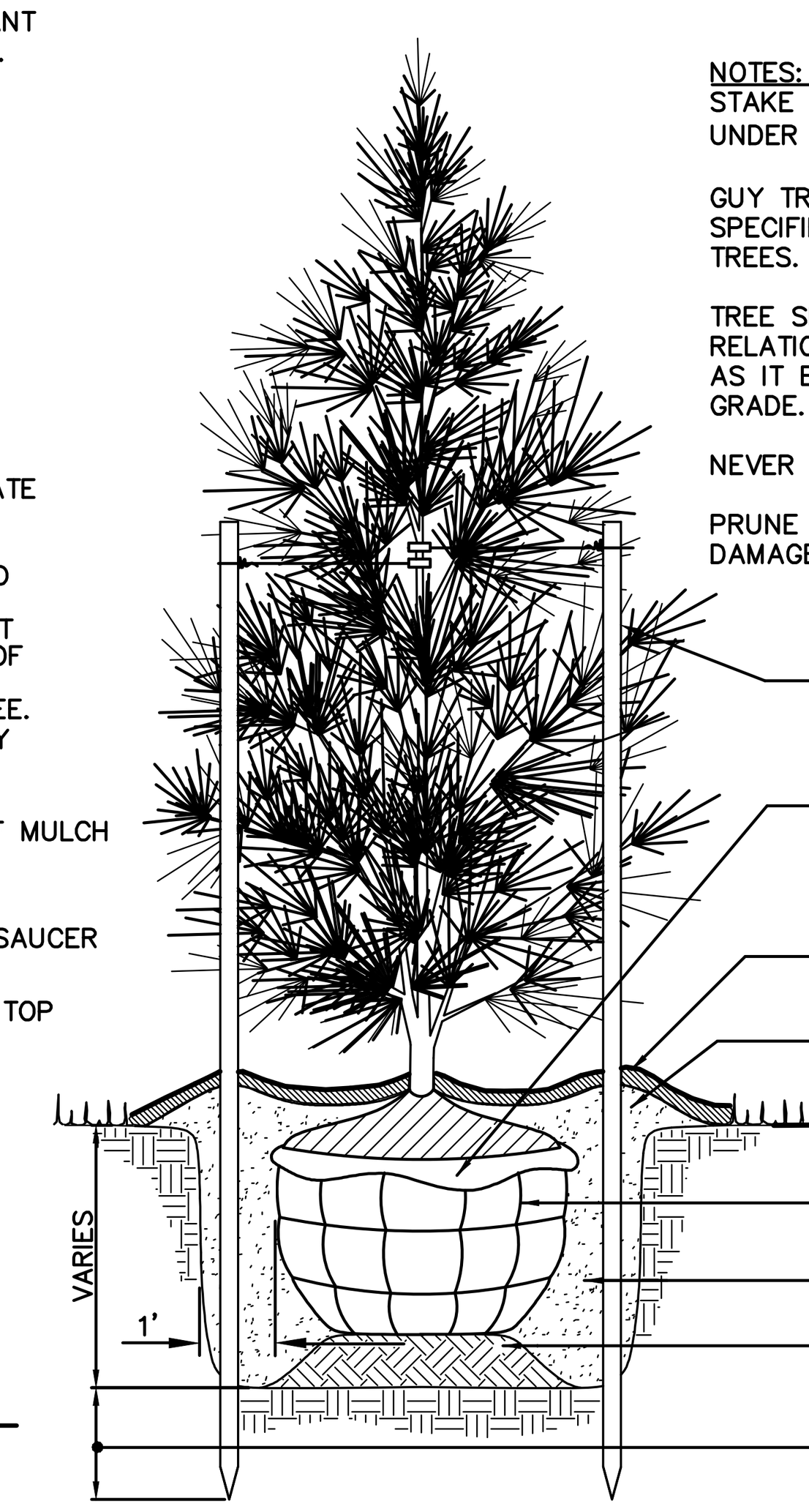
NOTES:
STAKE ALL EVERGREEN TREES UNDER 12'.

GUY TREES 12' AND OVER AS SPECIFIED FOR DECIDUOUS TREES.

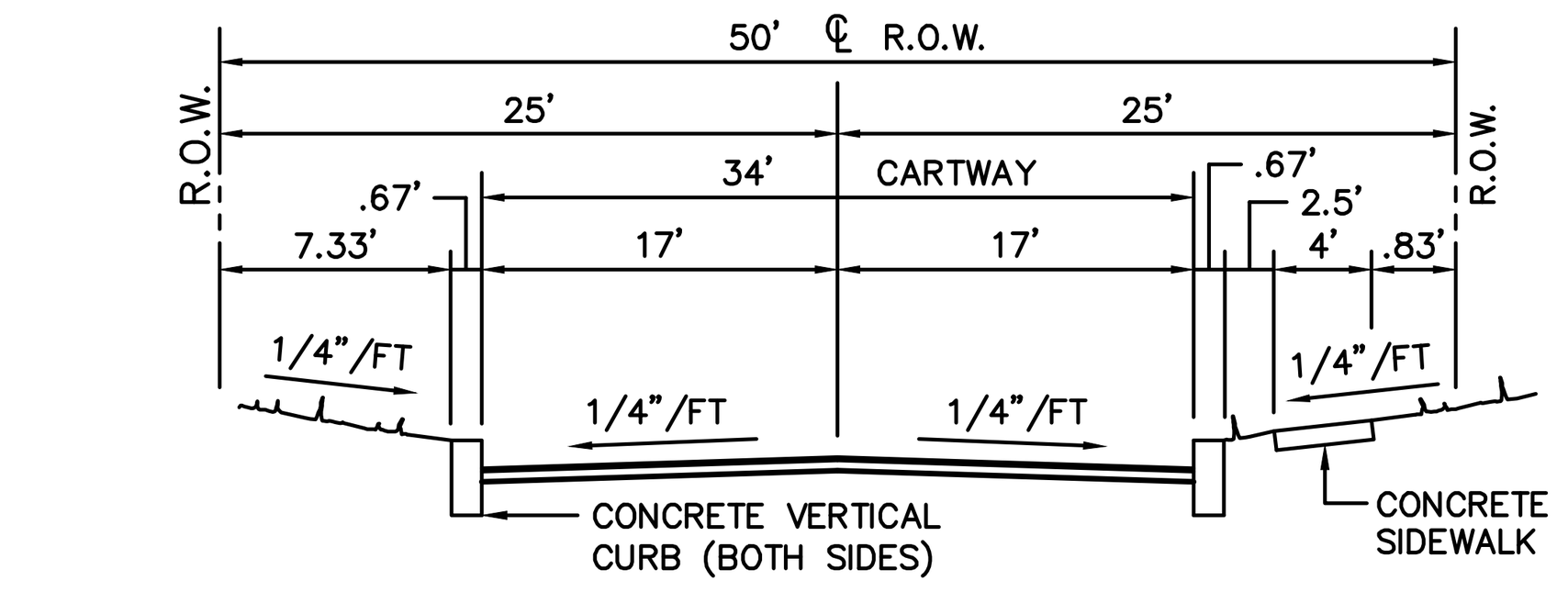
TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.

NEVER CUT LEADERS.

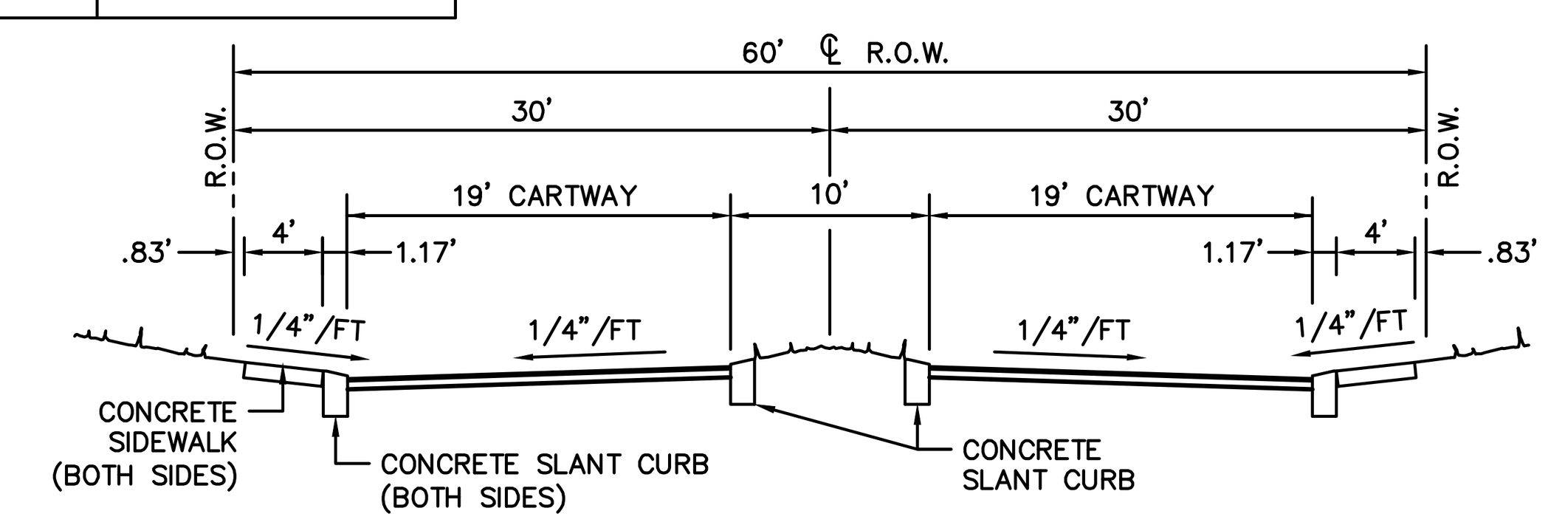
PRUNE ONLY TO REMOVE DAMAGED BRANCHES.



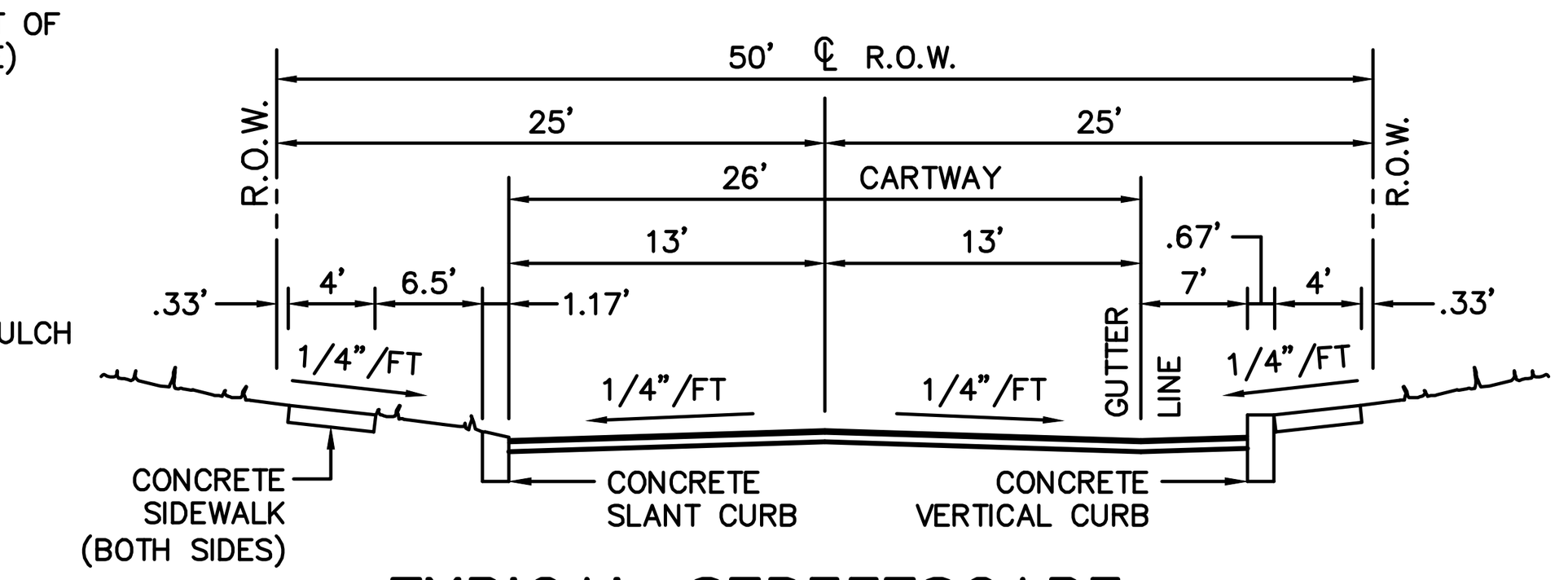
EVERGREEN TREE PLANTING
NOT TO SCALE



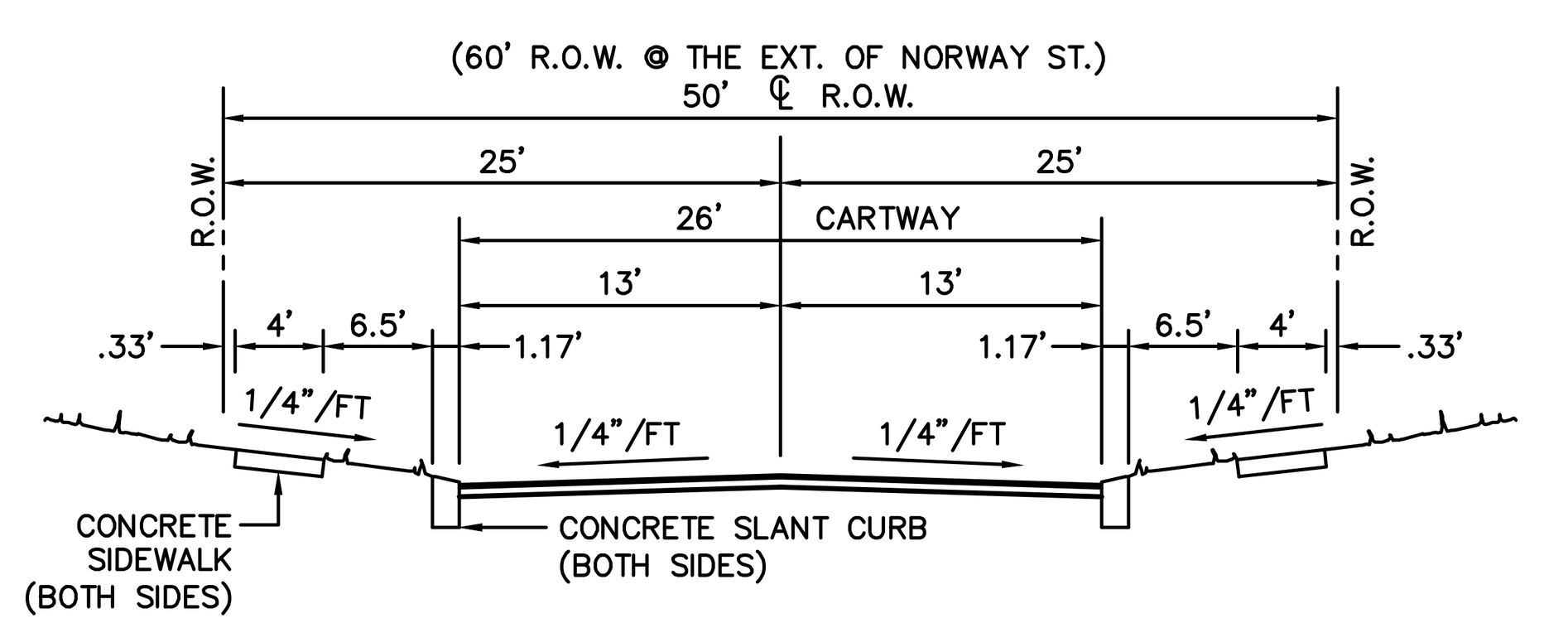
ALLENDALE ROAD STREETSCAPE
NOT TO SCALE



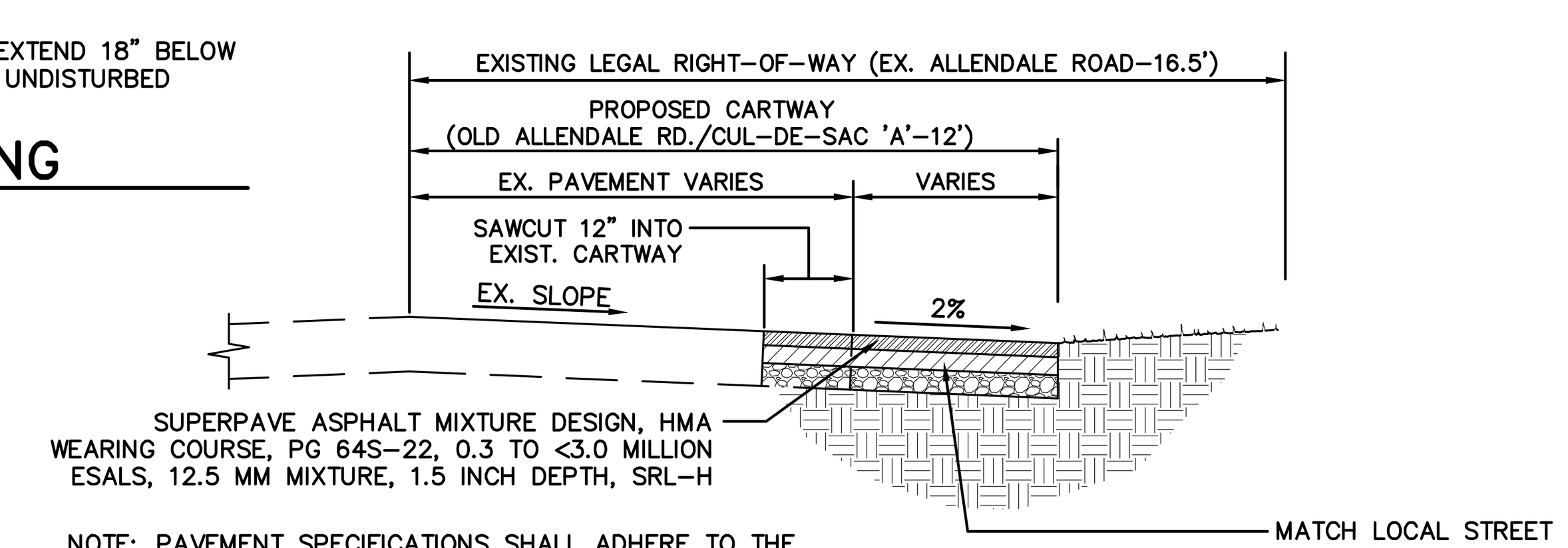
10' WIDE BOULEVARD – NO ON-STREET PARKING
NOT TO SCALE



TYPICAL STREETSCAPE – ON-STREET PARKING (ONE SIDE)
NOT TO SCALE

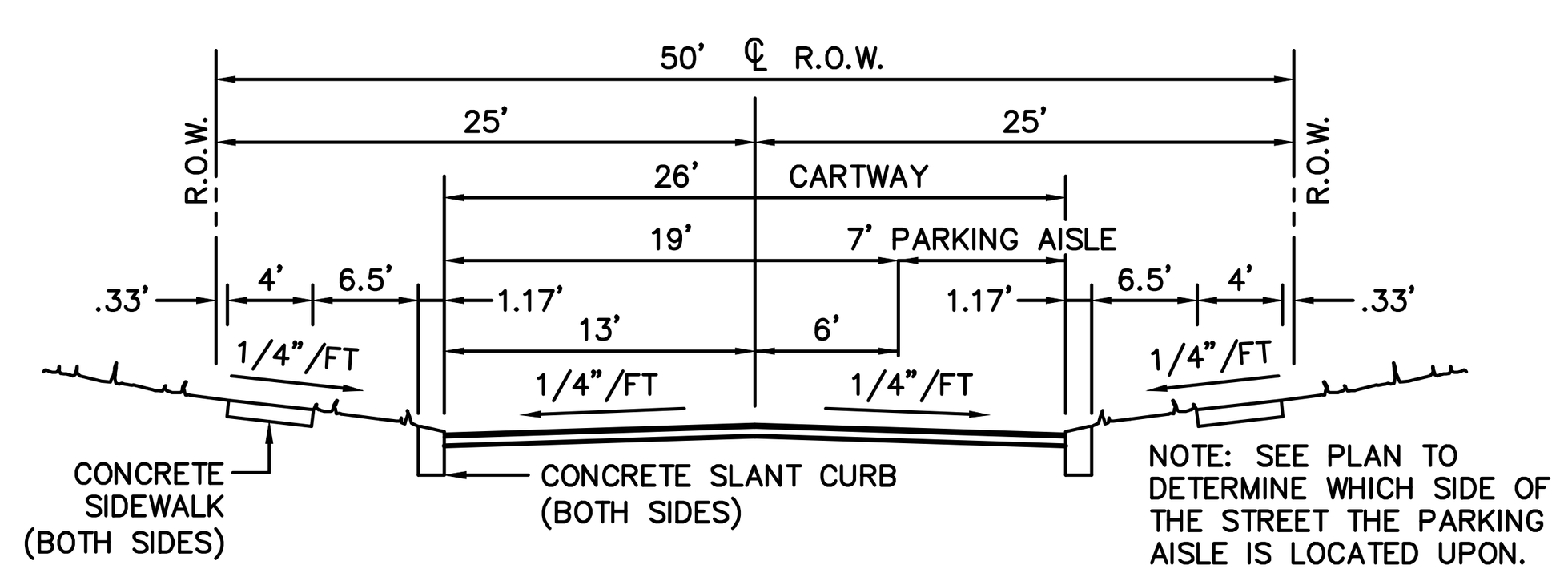


TYPICAL STREETSCAPE – NO ON-STREET PARKING
NOT TO SCALE



NOTE: PAVEMENT SPECIFICATIONS SHALL ADHERE TO THE MECHANICSBURG BOROUGH SALDO AND/OR UPPER ALLEN TOWNSHIP SALDO BASED ON THE LOCATION OF THE CONSTRUCTION.

ROAD WIDENING DETAIL (WINSLOW COURT & ALLENDALE ROAD)
NOT TO SCALE

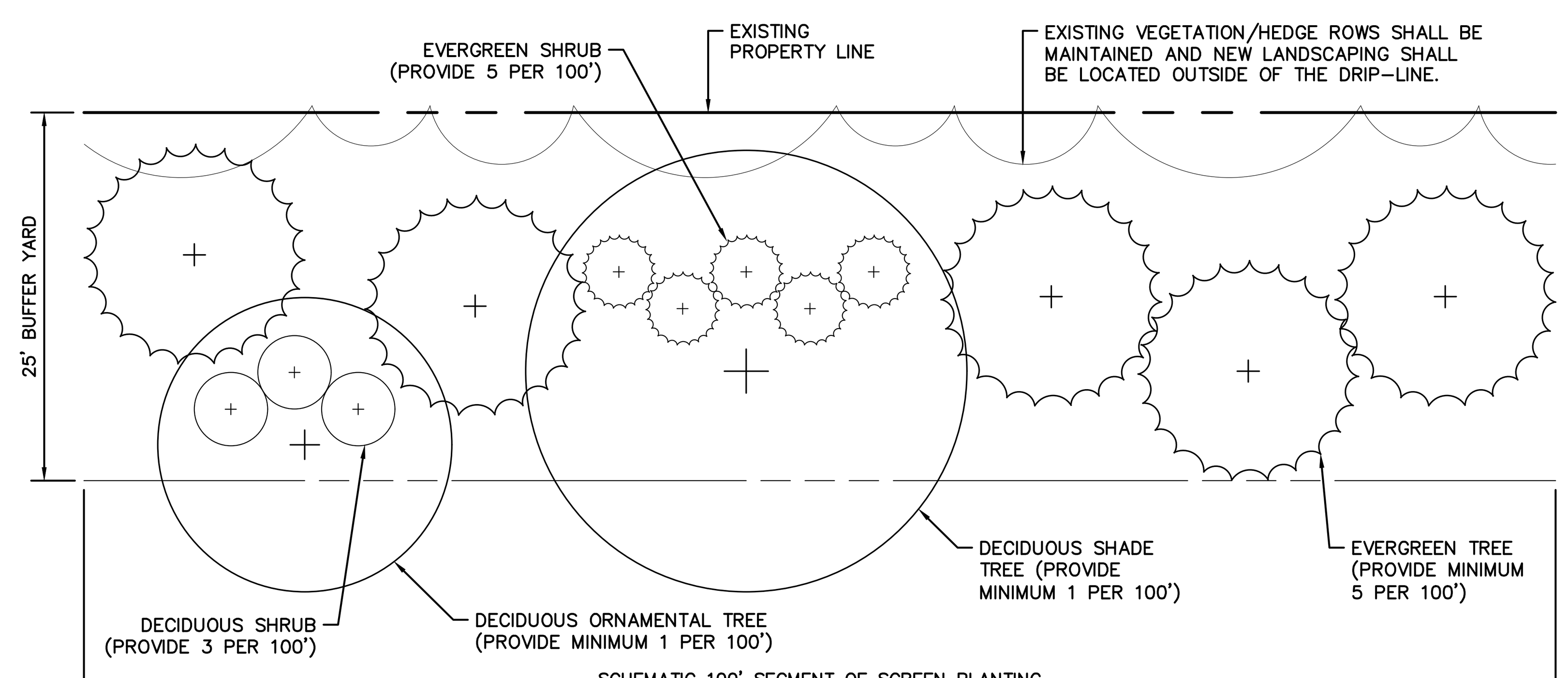


NOTE: SEE PLAN TO DETERMINE WHICH SIDE OF THE STREET THE PARKING AISLE IS LOCATED UPON.

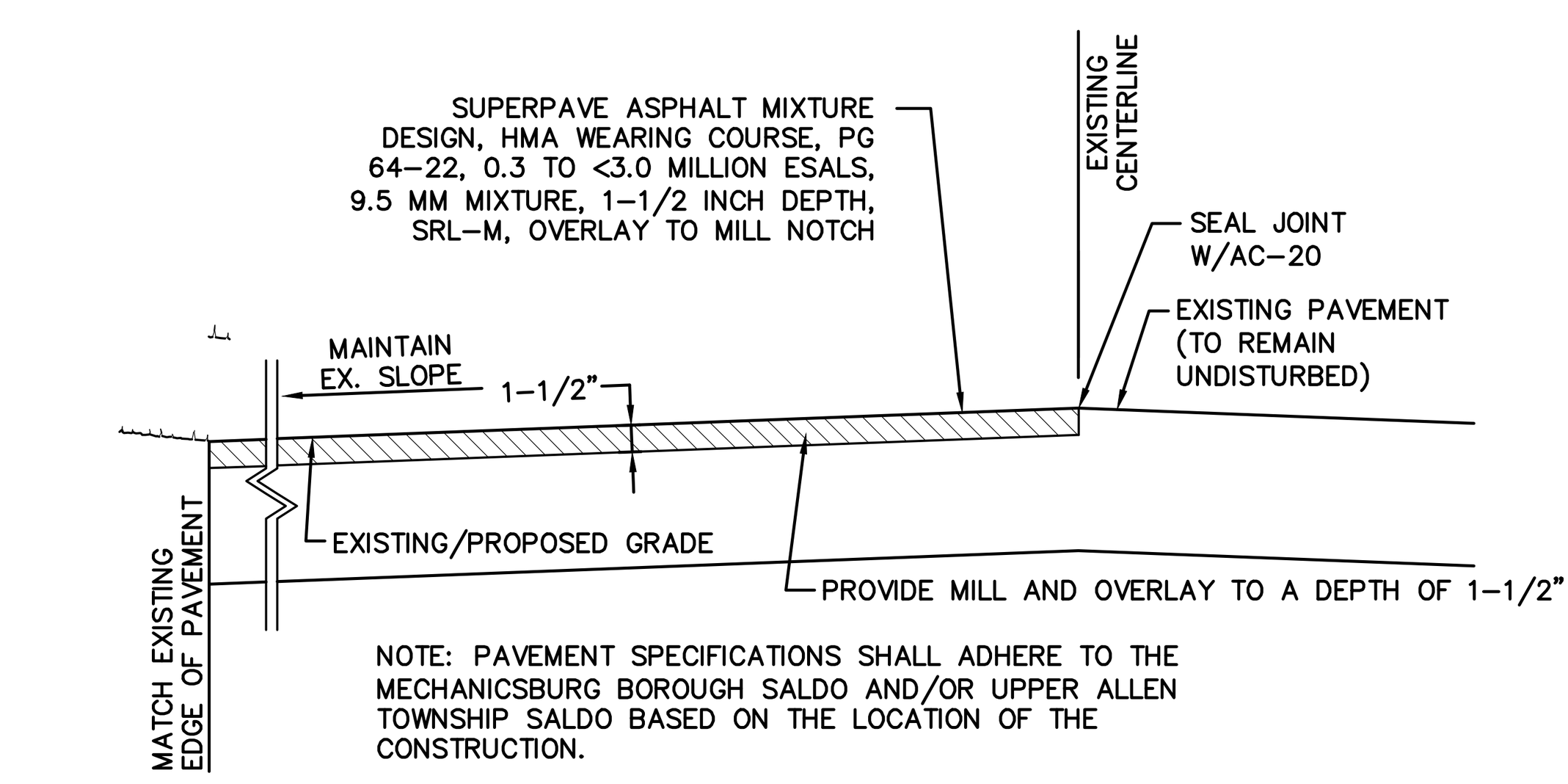
TYPICAL ONE-WAY STREETSCAPE – ON-STREET PARKING (ONE SIDE)
NOT TO SCALE

PLANTING NOTES

1. PLANT MATERIALS USED IN SCREEN PLANTING SHALL BE AT LEAST FOUR FEET IN HEIGHT WHEN PLANTED AND SHALL BE OF SUCH SPECIES AS WILL PRODUCE, WITHIN THREE YEARS, A COMPLETE, YEAR-ROUND VISUAL SCREEN OF AT LEAST SIX FEET IN HEIGHT.
2. THE SCREEN PLANTING SHALL BE MAINTAINED PERMANENTLY AND ANY PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED WITHIN ONE YEAR.
3. THE SCREEN PLANTING SHALL BE SO PLACED THAT, AT MATURITY, IT WILL BE NOT CLOSER THAN THREE FEET FROM ANY PROPERTY LINE.
4. PLANT MATERIALS SHALL BE INSTALLED/ARRANGED OUTSIDE ANY DRAINAGE SWALES, STORM SEWERS AND ASSOCIATED DRAINAGE EASEMENTS.
5. IN AREAS OF INCREASED ELEVATION DIFFERENCES, THE SCREEN PLANTING SHALL BE PLACED ON THE "HIGH SIDE" OF SLOPES TO MAXIMIZE SCREENING FOR ADJACENT PROPERTIES.
6. TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE LOCALITY OF THE SUBJECT TRACT.
7. ALL TREES SHALL HAVE A NORMAL HABIT GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS AND LARVAE.
8. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE AND TO ANY STANDARDS ESTABLISHED BY THE BOROUGH.
9. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSIZ60, CURRENT EDITION, AS AMENDED.
10. DECIDUOUS TREES SHALL HAVE A MINIMUM 2" TRUNK CALIPER MEASURED 6" ABOVE GRADE, AT TIME OF PLANTING.
11. EVERGREEN TREES SHALL BE PLANTED 10' O.C. MAXIMUM WITH A MINIMUM 6' HEIGHT.
12. SEE PLANT SCHEDULE FOR LIST OF ACCEPTABLE PLANT SPECIES FOR SCREEN PLANTING.

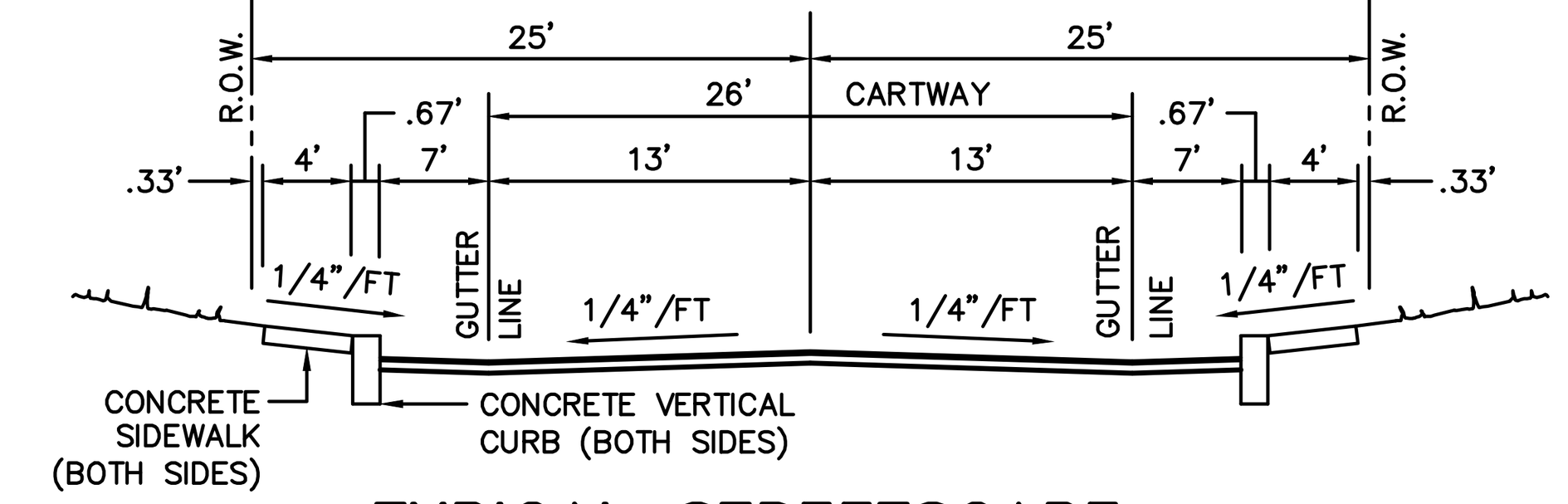


25' WIDE BUFFER YARD AT "NEIGHBORHOOD EDGE" SCREEN PLANTING
NOT TO SCALE (SEE LANDSCAPING PLAN FOR LOCATION)



NOTE: PAVEMENT SPECIFICATIONS SHALL ADHERE TO THE MECHANICSBURG BOROUGH SALDO AND/OR UPPER ALLEN TOWNSHIP SALDO BASED ON THE LOCATION OF THE CONSTRUCTION.

PAVEMENT MILL & OVERLAY DETAIL (WINSLOW COURT AND ALLENDALE ROAD)
NOT TO SCALE



TYPICAL STREETSCAPE – ON-STREET PARKING (BOTH SIDES)
NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

MANAGER: JAMES C. HENKE | SURV. CHIEF: RC | FIELDBOOK NO. VALUE
DESIGN BY: JDB/KWG | CHKD BY: TMS | DRAWN BY: RC | CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\Details.dwg
XREFS: TB [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\TB.dwg]

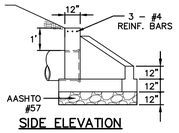
CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: AS NOTED

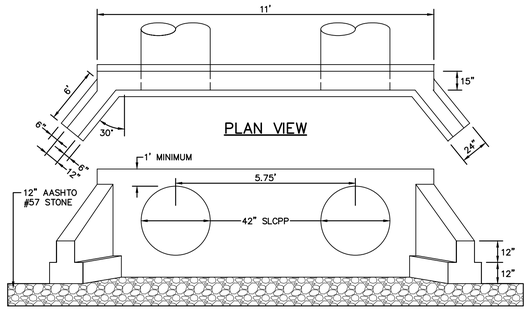
PIONEER Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

SITE CONSTRUCTION DETAILS
PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR
LEGACY PARK
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022
SHEET NO. 76 OF 78
DWG. NO. 11-0950-01-E



SIDE ELEVATION

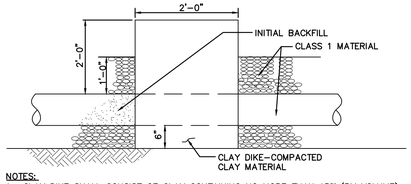


FRONT VIEW

NOTES:
1. ALL STORM SEWER COMPONENTS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CURRENT PENNDOT RC STANDARDS AND PUB. 408 SPECIFICATIONS.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL.

MODIFIED D-W HEADWALL/ENDWALL DETAIL (EW-249)

NOT TO SCALE



NOTES:
1. CLAY DIKE SHALL CONSIST OF CLAY CONTAINING NO MORE THAN 15% (BY VOLUME) STONE NO LARGER THAN TWO (2) INCHES IN DIAMETER. CLAY SHALL BE PLACED IN SIX (6) INCH LIFTS AND COMPACTED BY A MECHANICAL TAMPER TO NOT LESS THAN 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
2. PROVIDE CLAY DIKES 25' ON EITHER SIDE OF A STORMWATER INLET AND EVERY 100' THEREAFTER. PIPES LESS THAN 50' LONG DO NOT NEED A CLAY DIKE.

CLAY DIKE

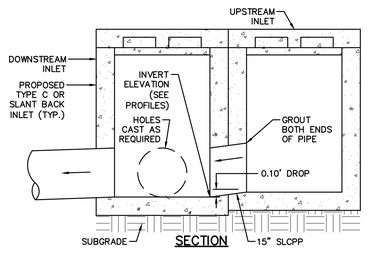
NOT TO SCALE



NOTES:
1. SUGGESTED MANUFACTURER: "BERNTSEN" (www.berntsen.com/1-800-518-0934) OR APPROVED EQUAL.
2. MARKER SHALL BE ATTACHED TO THE FOLLOWING STRUCTURES (ATTACH WITH EPOXY IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS):
   - TYPE C INLETS (AFFIXED TO TOP OF CURB, FACING STREET)
   - SLANT TOP INLETS (AFFIXED TO TOP OF CURB, FACING STREET)
   - TYPE M INLETS (AFFIXED TO TOP OF STRUCTURE ON ANY SIDE)
   - HEADWALLS (AFFIXED TO TOP OF STRUCTURE, CENTERED OVER OPENING)

INLET/HEADWALL MARKER

NOT TO SCALE

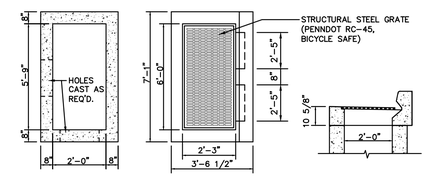


SECTION

NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

DOUBLE INLET DETAIL

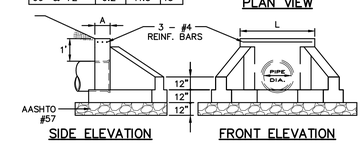
NOT TO SCALE



NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

2' X 6' TYPE C INLET

NOT TO SCALE

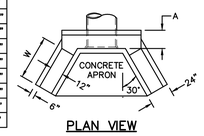


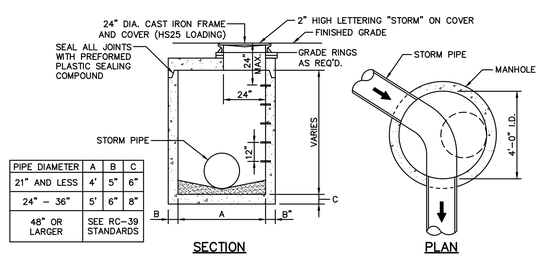
NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

TYPE D-W HEADWALL/ENDWALL (RC-31)

NOT TO SCALE

PIPE DIA.	L	W	A
15" & 18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
30" & 36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
38"X60" & 60"	8.1'	9.2'	15"
66" & 72"	9.2'	11.5'	15"



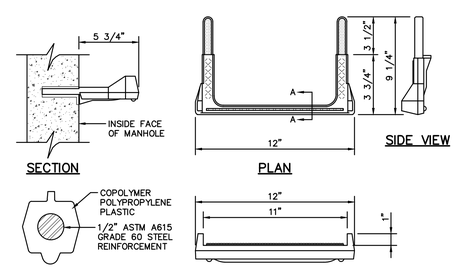


PIPE DIAMETER	A	B	C
21" AND LESS	4'	5"	6"
24" – 36"	5'	6"	8"
48" OR LARGER	SEE RC-39 STANDARDS		

NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

STORM MANHOLE (RC-39)

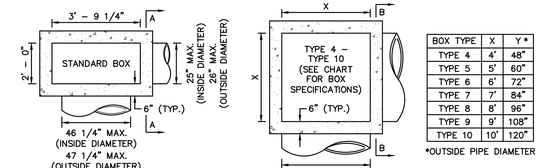
NOT TO SCALE



NOTES:
1. ATTACH INSERTS USING MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
2. DRIVE STEP INTO INSERTS UNTIL BOTH LEGS ARE COMPLETELY SEATED.
3. STEP MEETS OR EXCEEDS ASTM C-478 AND OSHA STANDARDS WHEN PROPERLY INSTALLED.

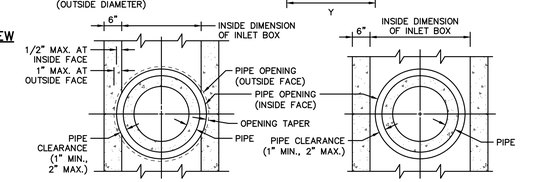
POLYPROPYLENE STEP DETAIL

NOT TO SCALE



BOX TYPE	X	Y*
TYPE 4	4'	48"
TYPE 5	5'	60"
TYPE 6	6'	72"
TYPE 7	7'	84"
TYPE 8	8'	96"
TYPE 9	9'	108"
TYPE 10	10'	120"

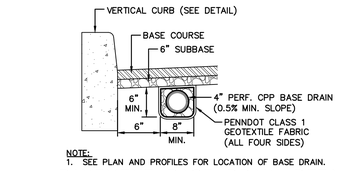
*OUTSIDE PIPE DIAMETER



NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

PRECAST PENNDOT INLET BOX DETAILS (RC-46)

NOT TO SCALE



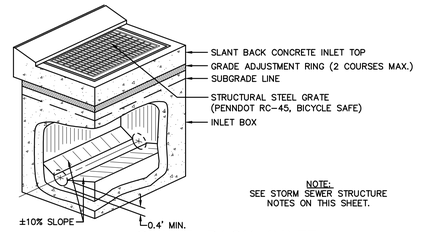
NOTE:
1. SEE PLAN AND PROFILES FOR LOCATION OF BASE DRAIN.

PAVEMENT BASE DRAIN DETAIL

NOT TO SCALE

STORM SEWER STRUCTURE NOTES

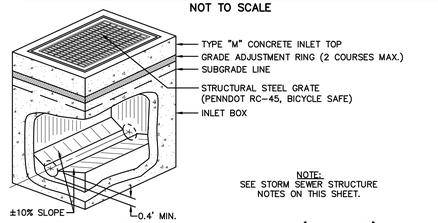
1. ALL STORM SEWER COMPONENTS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CURRENT PENNDOT RC STANDARDS AND PUB. 408 SPECS.
2. PROVIDE STEPS WHEN DEPTH EXCEEDS 4'.
3. PROVIDE CONCRETE FLOW CHANNELS CAST-IN-PLACE IN BOTTOM OF INLETS AND MANHOLES (3,300 PSI).
4. PROVIDE ONE 1" DIAMETER WEEP HOLE ON EACH SIDE OF INLET NOT HAVING A PIPE AND AT ELEVATION OF SPRING LINE OF EXIT PIPE. PROVIDE GEOTEXTILE FABRIC ON EXTERIOR FACE OF WEEP HOLE OPENINGS.
5. GROUT ALL PIPE PENETRATIONS ON BOTH INTERIOR AND EXTERIOR OF INLET.



NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

SLANT BACK INLET

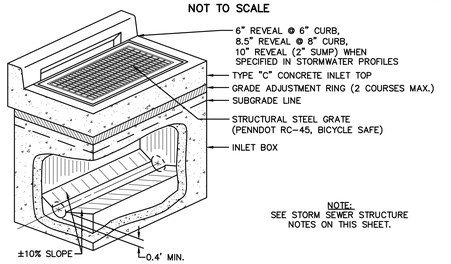
NOT TO SCALE



NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

PENNDOT TYPE M INLET (RC-45)

NOT TO SCALE



NOTE:
SEE STORM SEWER STRUCTURE NOTES ON THIS SHEET.

PENNDOT TYPE C INLET (RC-45)

NOT TO SCALE

OUTLET NO.	PIPE DIA Pd	RIPRAP SIZE	RIPRAP THICK. Rt (IN)	APRON LENGTH Ai (FT)	APRON TERMINAL WIDTH Atw (FT)
EW-199	36	R-5	27	30	39.00
EW-245	24	R-5	27	11	17.00
EW-249	42(2)	R-4	18	27.5	44.50
EW-299	24	R-4	18	12	18.00
EW-313	18	R-4	18	12	16.50
EW-319C	30	R-4	18	15	22.50
EW-500	15	R-4	18	10	13.75

NOTES:
1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIP-RAP AT PIPE OUTLET WITH ENDWALL

NOT TO SCALE

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO.: VALUE
SURV. CHIEF: RC
DRAWN BY: RC
CHKD BY: RC

MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TWS
DRAWING REFERENCE: Z:\11\11-0950-01\CAD\SP64-FinalX\Details.dwg
XREFS: TB: [Z:\11\11-0950-01\CAD\SP64-FinalX-Mech\TB.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE: AS NOTED

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone: (717) 715-1396 Fax: (717) 481-4955
Email: jtb@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

STORMWATER DETAILS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED
PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN
FOR
LEGACY PARK

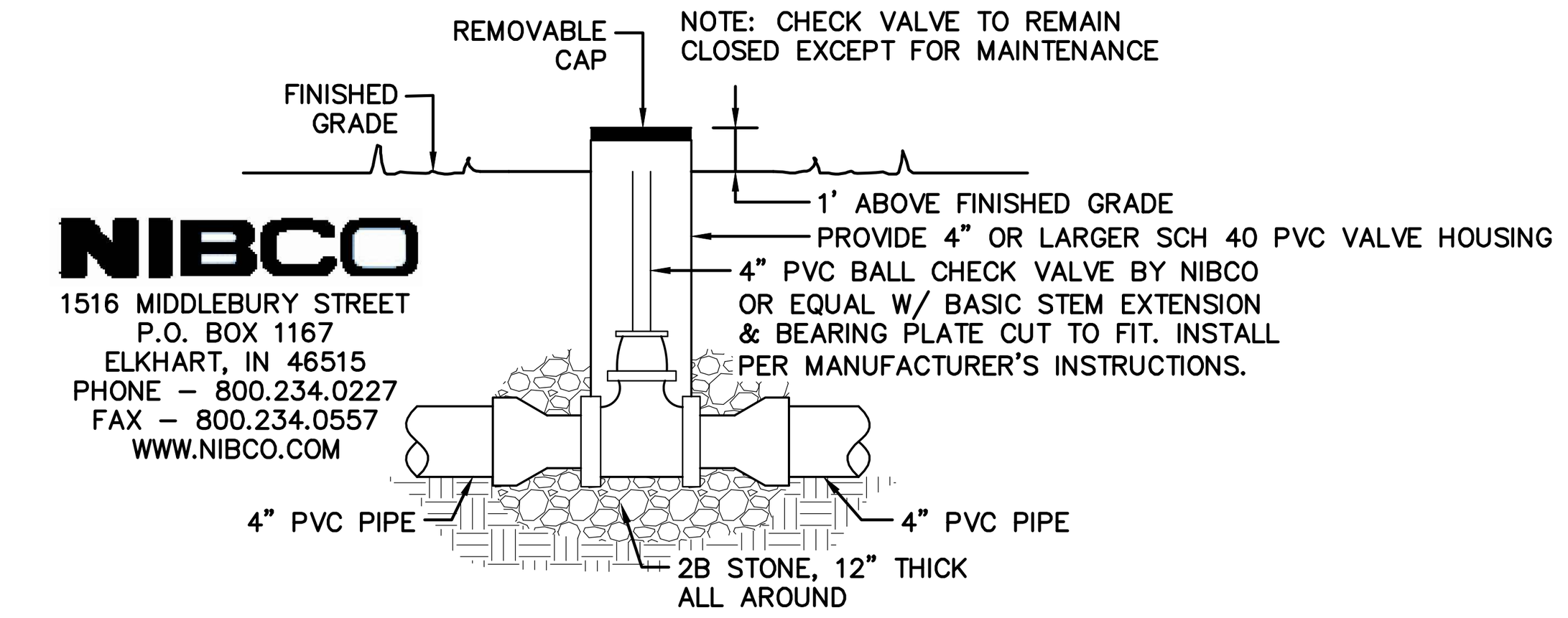
MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 77 OF 78

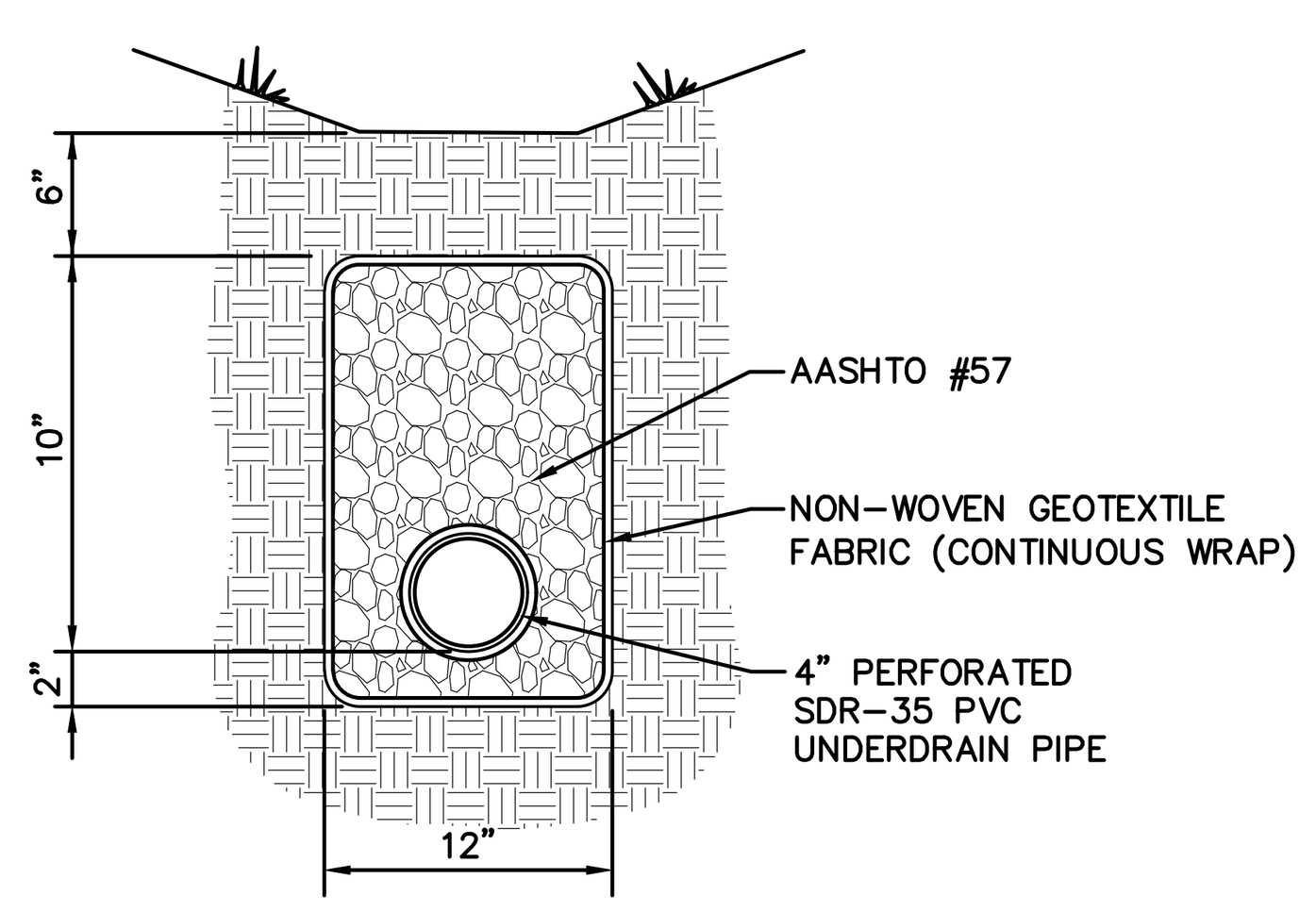
DWG. NO. 11-0950-01-E

F:\11\11-0950-01\CAD\Ph4-Final\Details.dwg, 78 STORMWATER DETAILS, 12/16/2022 9:05:36 AM, 1:1



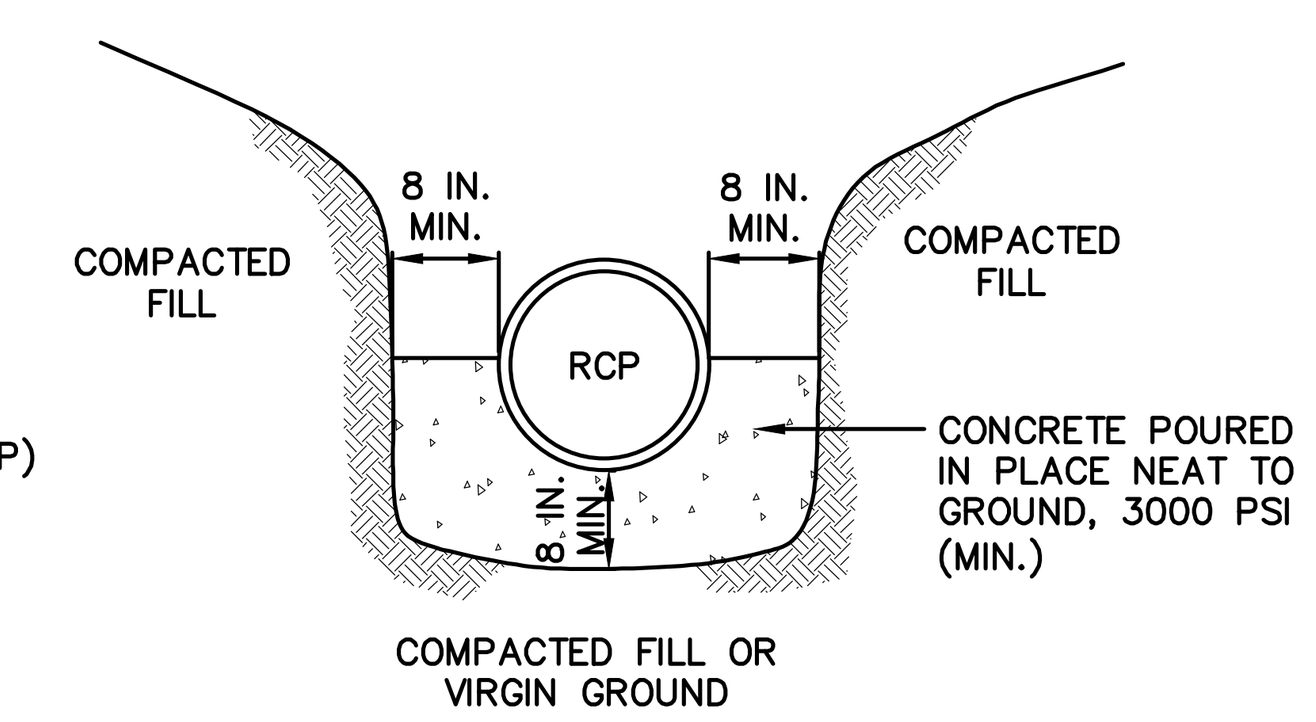
CHECK VALVE DETAIL

NOT TO SCALE



UNDERDRAIN

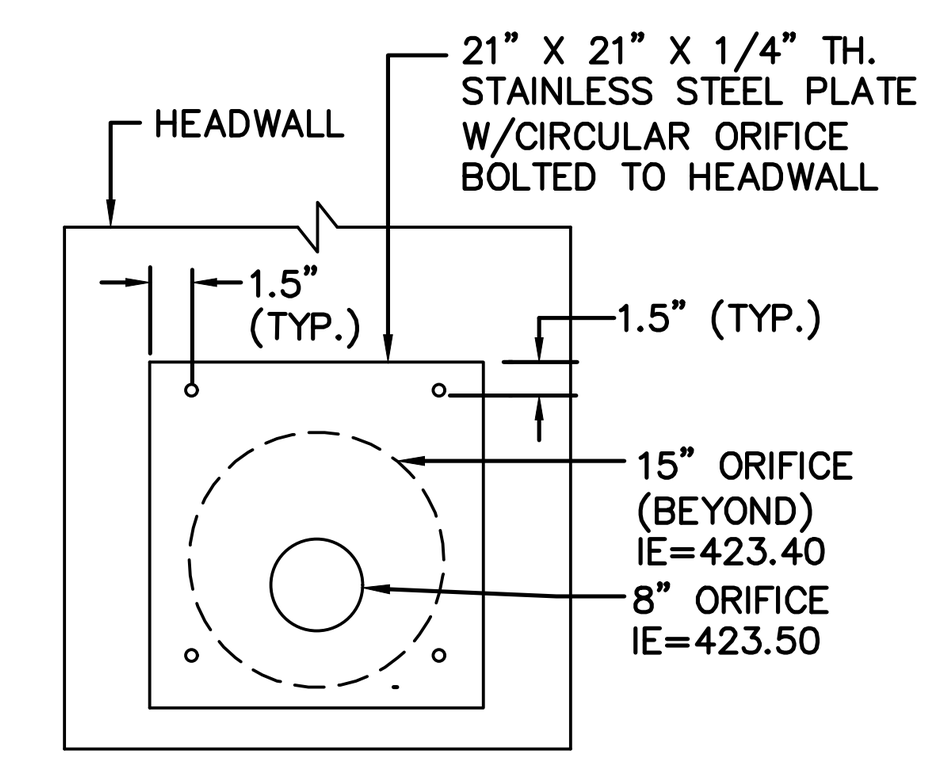
NOT TO SCALE



CROSS-SECTION AT OUTLET BARREL

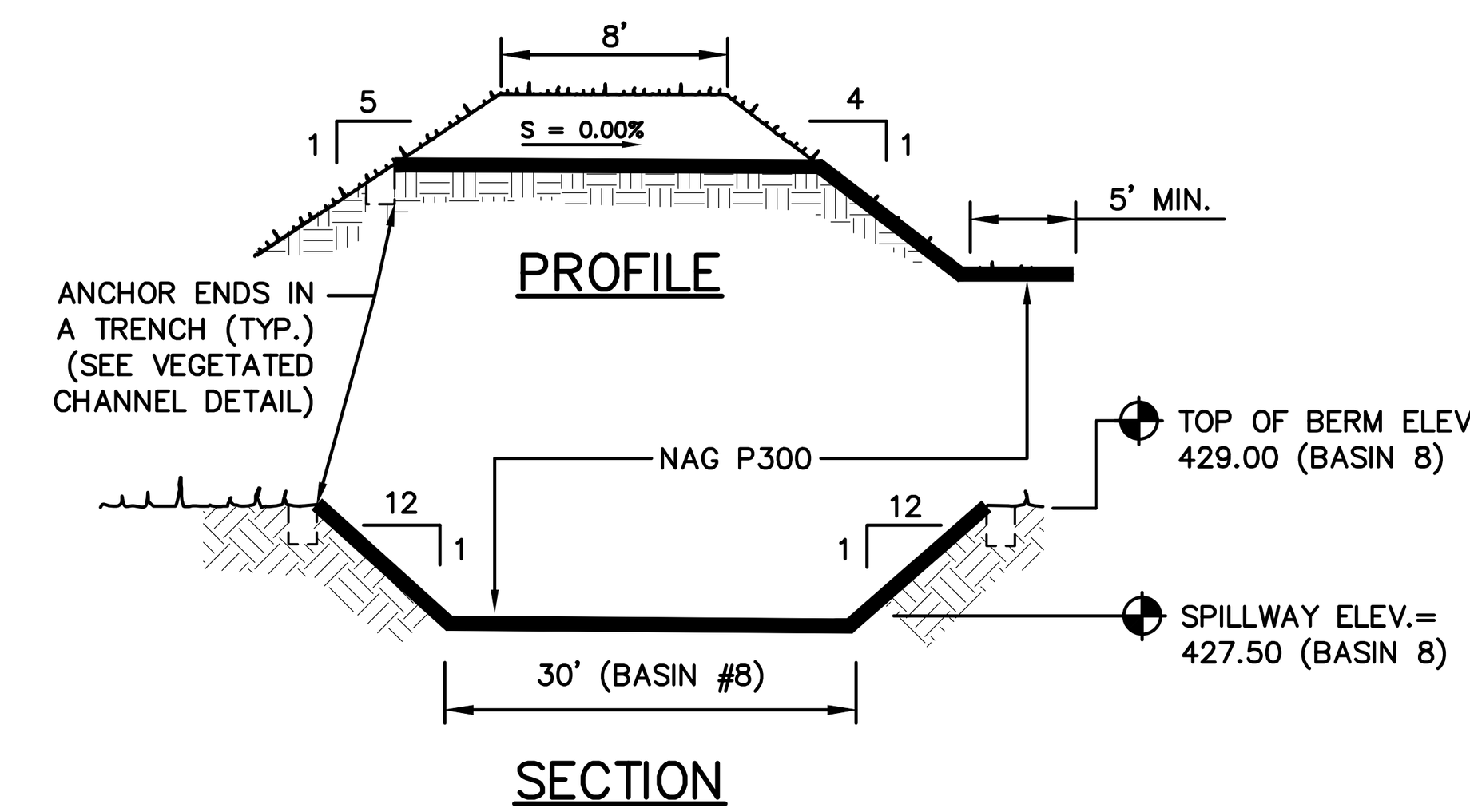
CONCRETE CRADLE

NOT TO SCALE



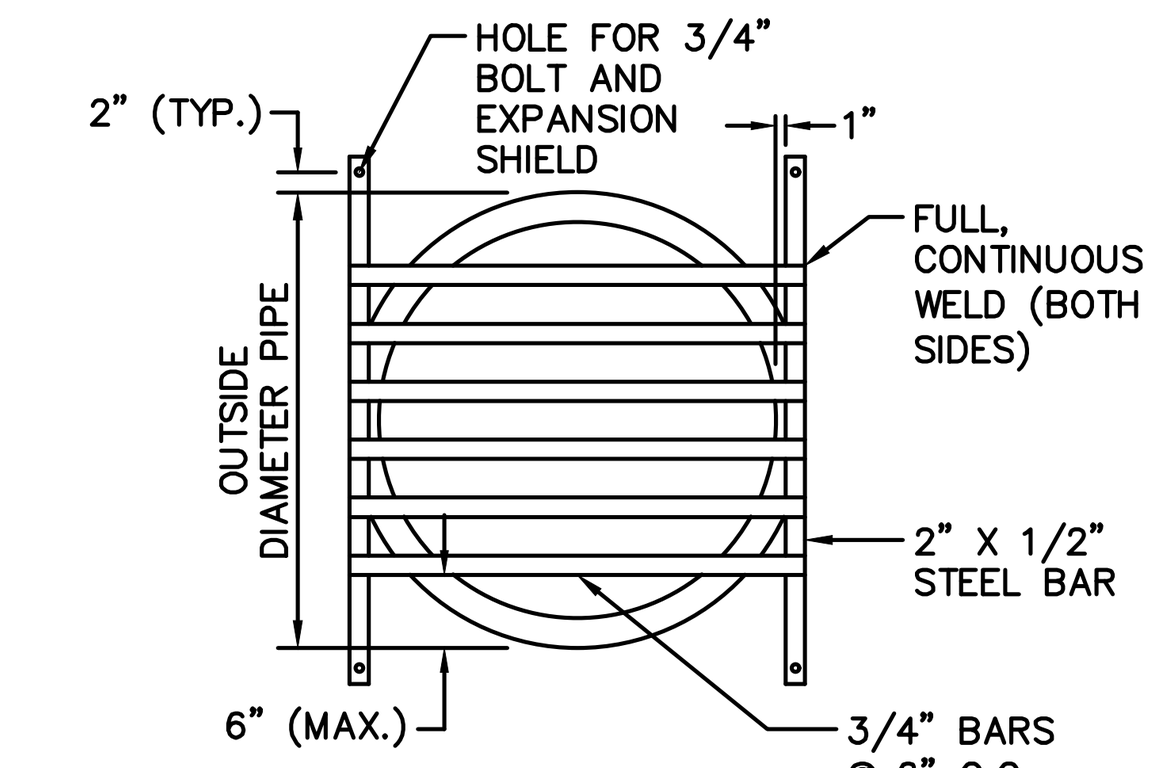
ORIFICE PLATE (BASIN 8)

NOT TO SCALE



EMERGENCY SPILLWAY

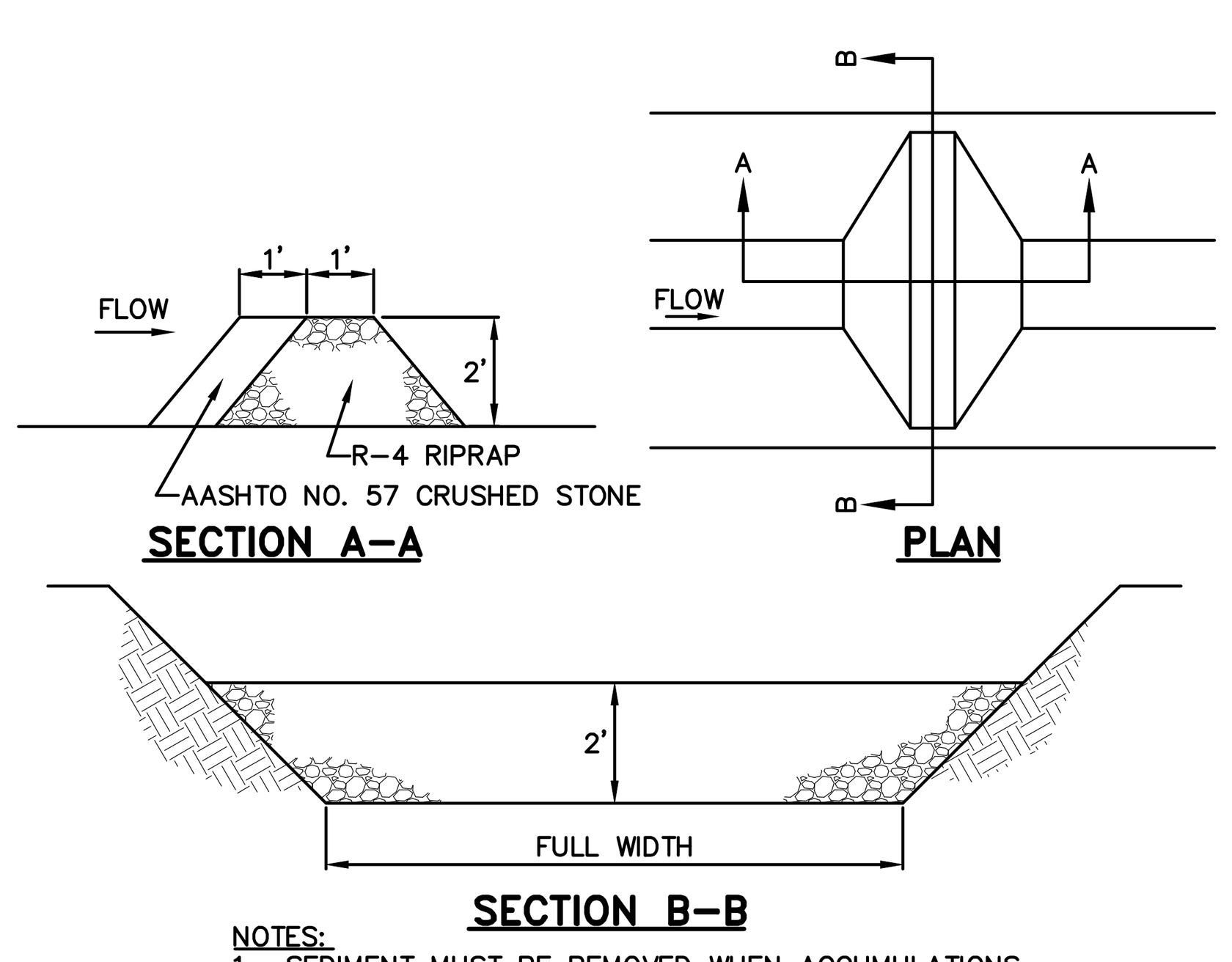
NOT TO SCALE



NOTES:
1. REQUIRED ONLY FOR PIPES 24" DIAMETER (OR EQUIVALENT) AND OVER.
2. PROVIDE SCREEN FOR HEADWALLS AND ENDWALLS.
3. ALL STEEL BARS, ANGLES AND HARDWARE SHALL BE GALVANIZED.
4. SCREEN NOT REQUIRED WHERE A TRASH RACK IS PROPOSED.

PROTECTIVE BAR SCREEN

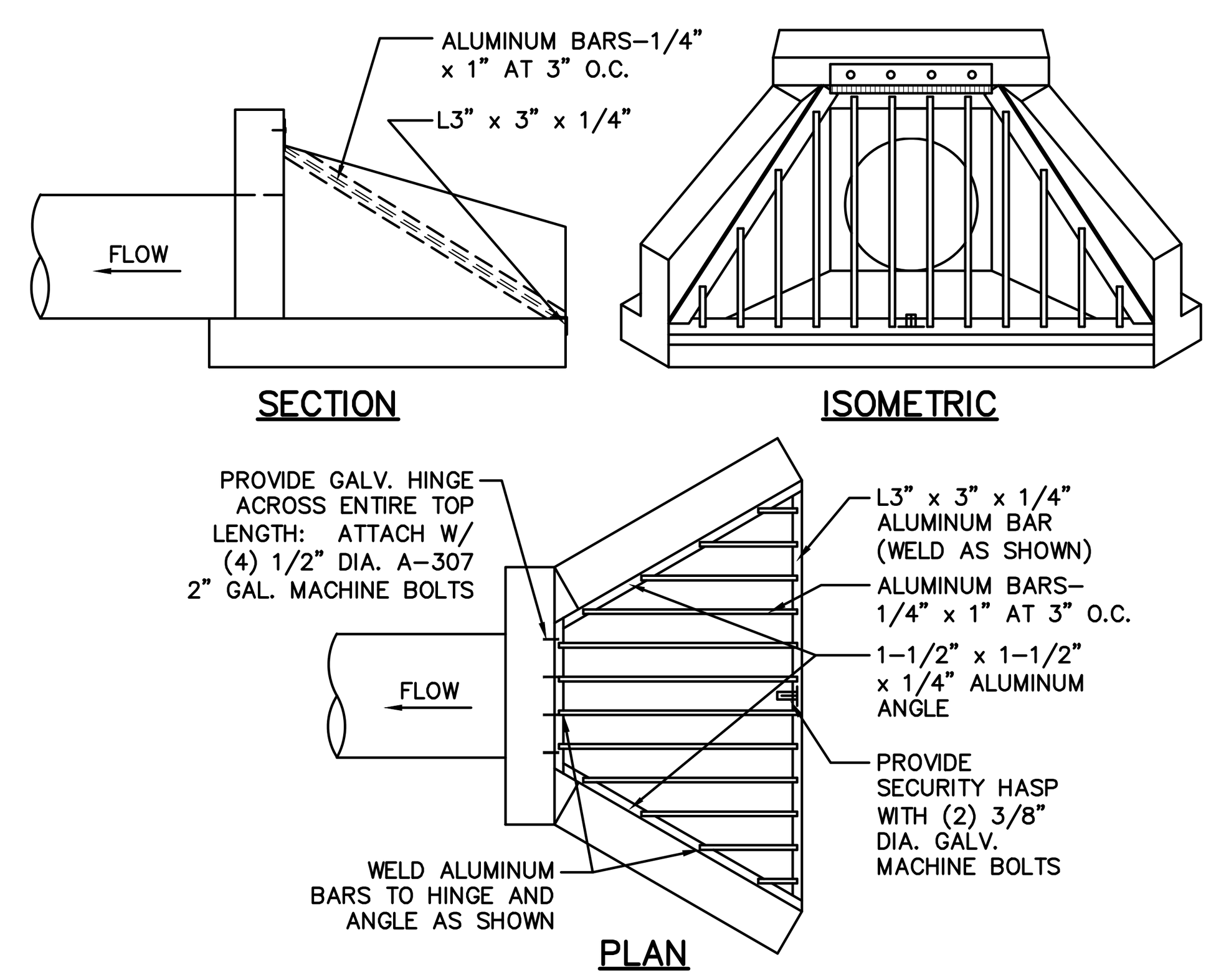
NOT TO SCALE



NOTES:
1. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 6" BEHIND THE FILTER.

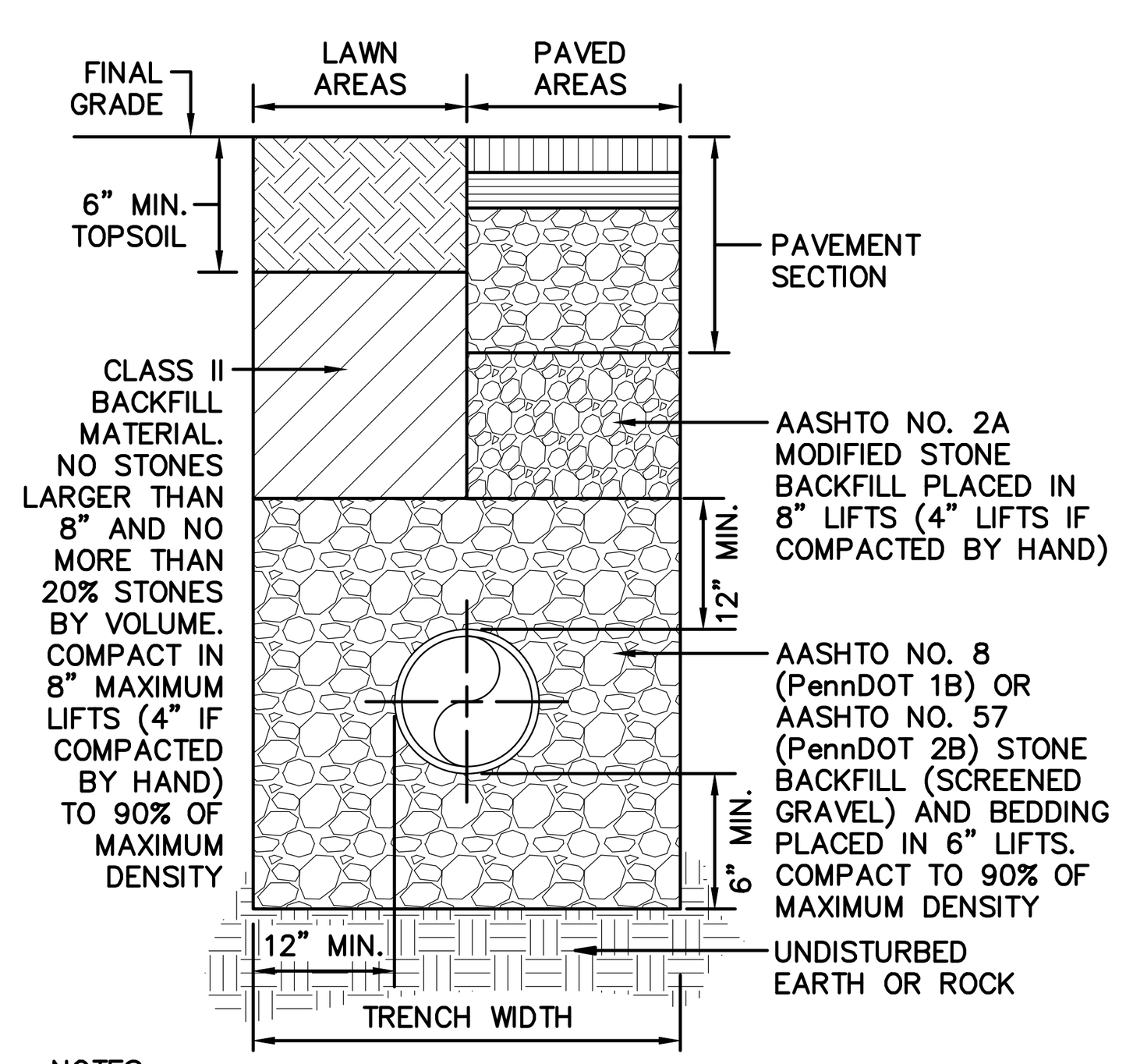
PERMANENT ROCK FILTER

NOT TO SCALE



HEADWALL TRASH RACK (HW-297 & HW-502)

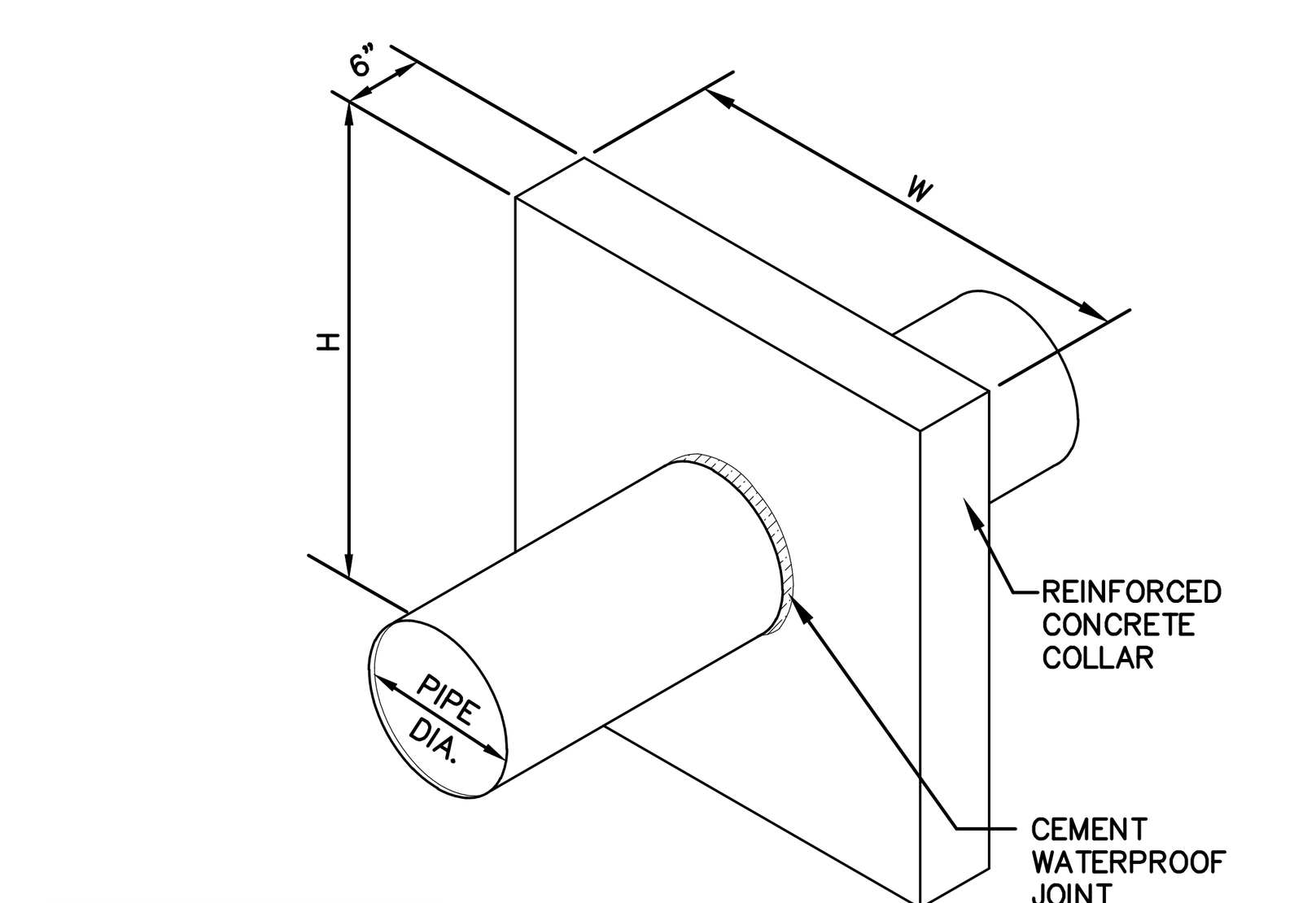
NOT TO SCALE



NOTES:
1. TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL FOR ALL BEDDING TYPES).

TRENCH AND BACKFILL DETAIL FOR STORM PIPES

NOT TO SCALE



BASIN #	H (FT.)	W (FT.)
BASIN 8	6	6

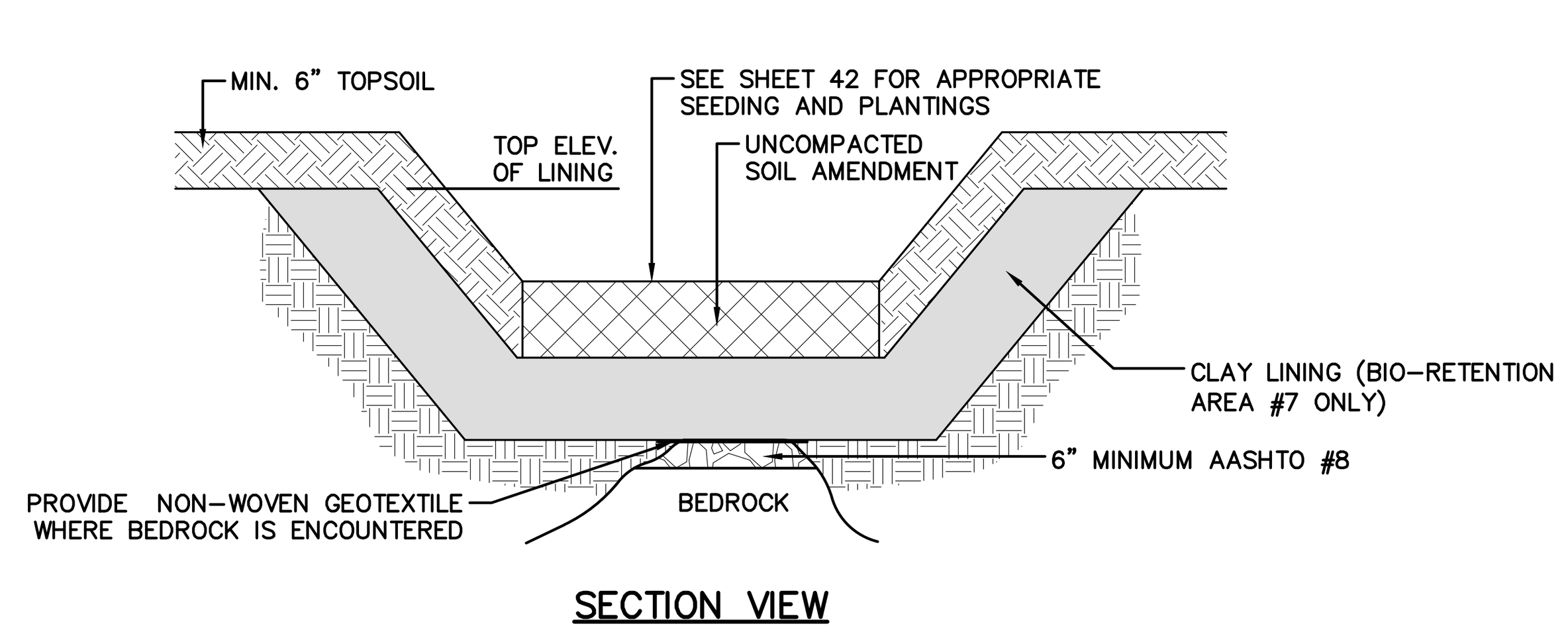
NOTES:
1. MIN. CONCRETE COMPRESSIVE STRENGTH = 3,750 P.S.I.
2. REINFORCEMENT SHALL BE 6x6 W4.0xW4.0 OR #3 REBAR SPACED 12" EACH WAY, CENTERED WITHIN COLLAR
3. SEE BASIN EMBANKMENT DETAIL FOR LOCATION.
4. COMPACT BACKFILL AROUND COLLAR TO 95% PROCTOR DENSITY.

REINFORCED CONCRETE ANTI-SEEP COLLAR

NOT TO SCALE

SOIL AMENDMENT CONSTRUCTION SPECIFICATIONS:

1. USE COMPOST FROM THE MECHANICSBURG BOROUGH JOINT COMPOSTING FACILITY OR FROM STEVEN H. BRUGGER SOIL PRODUCTS (717629-0877).
2. ALL ROUGH GRADING SHALL BE COMPLETED BEFORE APPLYING AMENDED TOPSOIL (SEE CONSTRUCTION SEQUENCE FOR FURTHER INFORMATION).
3. BEFORE PLACING THE TOPSOIL, THE SUBSOIL SHALL BE IN A LOOSE, FRIABLE CONDITION TO A DEPTH OF 6 TO 12 INCHES BELOW SUBGRADE. THIS CAN BE ACHIEVED BY SCARIFYING OR RIPPING ALONG THE CONTOUR. DO NOT PERFORM THESE OPERATIONS WITHIN THE DRIPLINE OF ANY EXISTING TREES, WITHIN PREVIOUSLY STABILIZED SWALES, OVER BURIED UTILITIES, WHERE COMPACTION IS BY DESIGN, OR ON INACCESSIBLE SLOPES.
4. AMEND TOPSOIL BY MIXING COMPOST INTO STOCKPILED TOPSOIL. MIX AT A RATIO OF 20–30% COMPOST TO 70–80% TOPSOIL AND THEN SPREAD TO REQUIRED DEPTH. IMMEDIATELY STABILIZE WITH SEED AND MULCH.
5. NO BMP SHALL RECEIVE SOIL AMENDMENT UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.



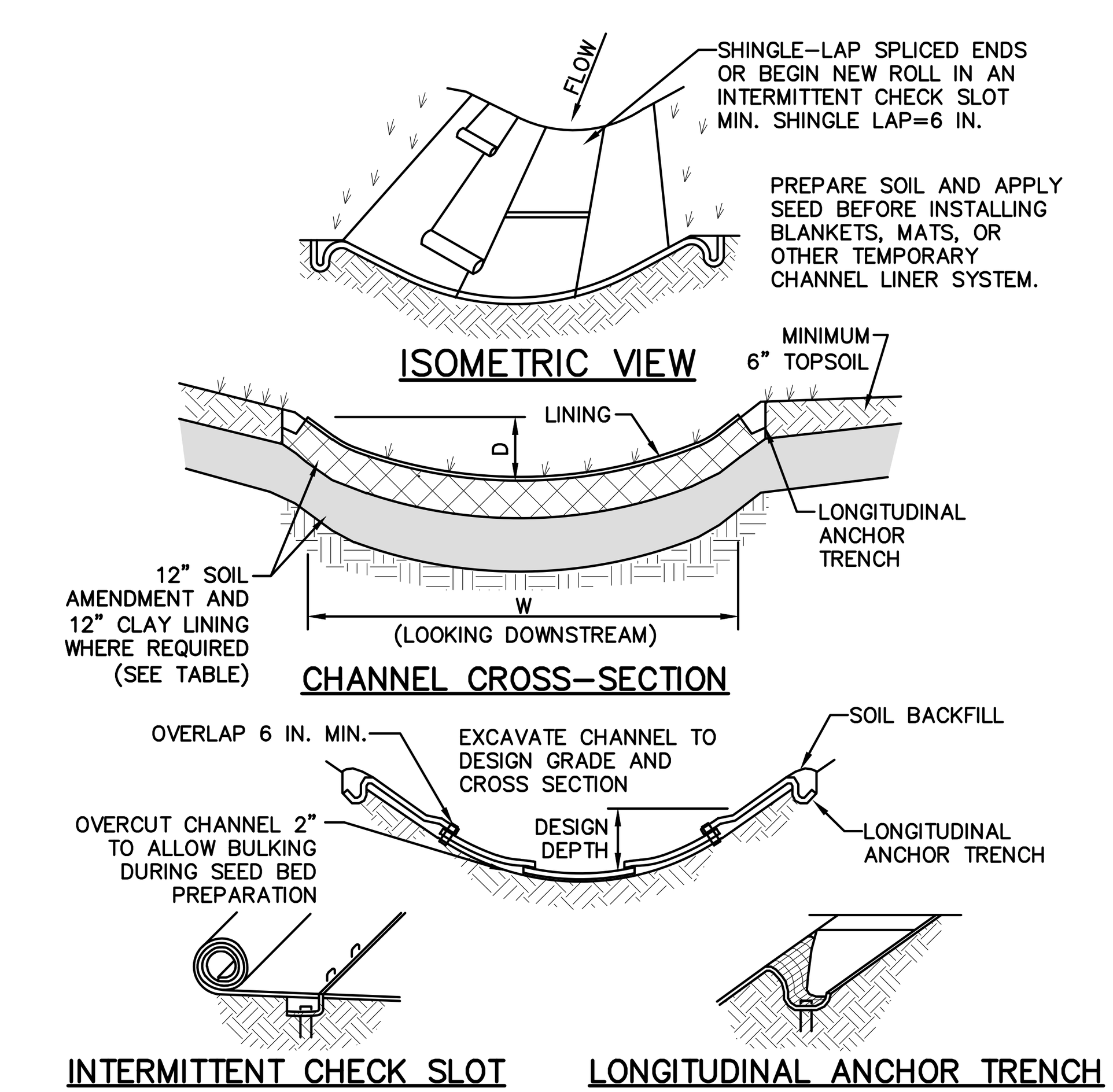
SECTION VIEW

STORMWATER FACILITY / BMP	SOIL AMENDMENT THICKNESS	CLAY LINING THICKNESS	TOP ELEV. OF LINING
BASIN #8	18"	N/A	N/A
BIO-RETENTION AREA 7	6"	18"	432.00

NOTES:
1. CLAY LINING SHALL HAVE A MAX. PERMEABILITY OF 1 X 10^{-6} CM/SEC & A MIN. 20% CLAY CONTENT. CONTRACTOR SHALL VERIFY SUITABILITY OF CLAY PRIOR TO INSTALLATION.
2. DEPTH OF SOIL AMENDMENT IS AFTER SETTLEMENT OCCURS.

SOIL AMENDMENT AND CLAY LINING

NOT TO SCALE



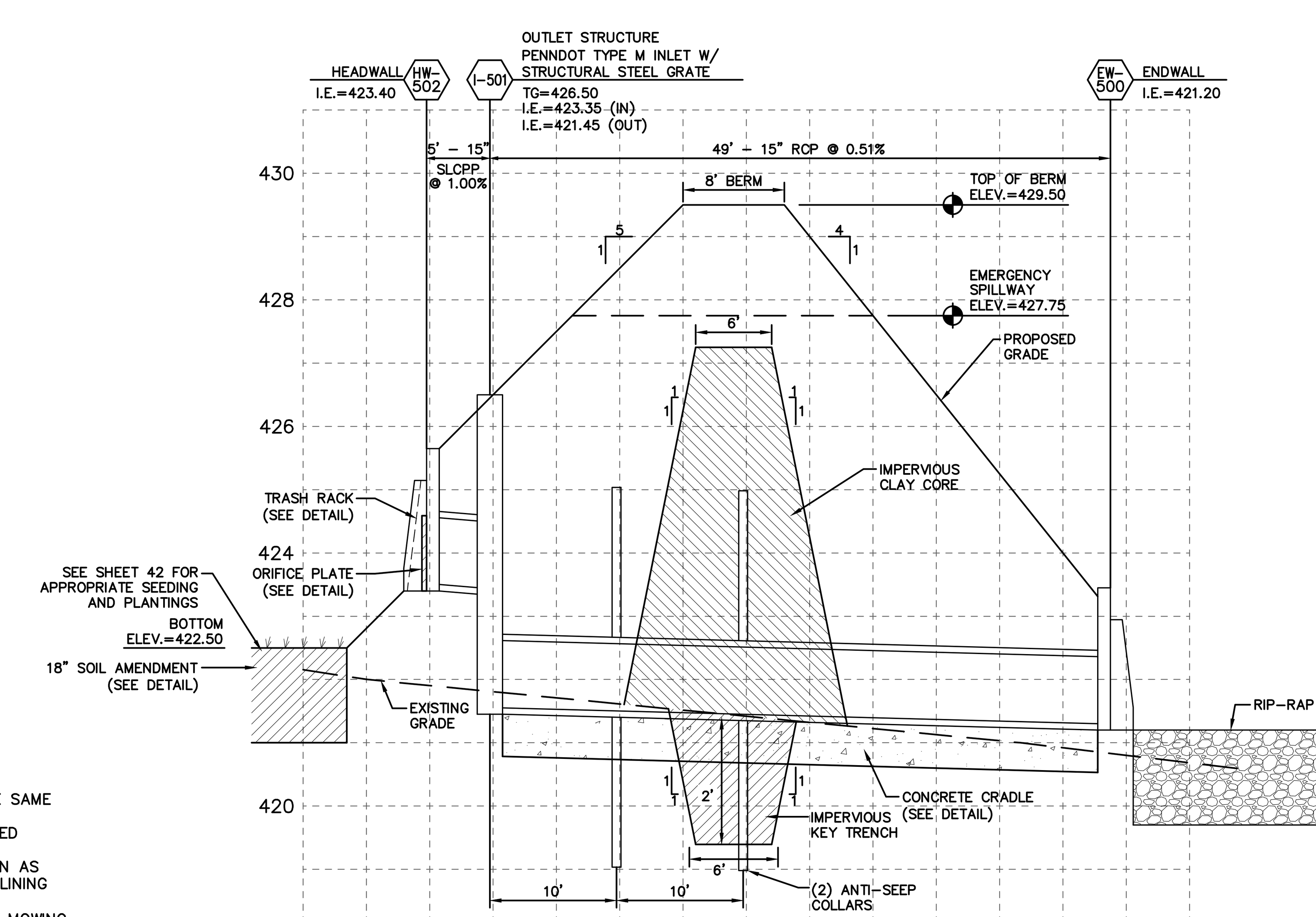
SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	DEPTH D (FT)	WIDTH W (FT)	MIN. SLOPE	MAX. SLOPE	EROSION CONTROL MATTING	STAPLE PATTERN
16	1.00	15	1.50%	1.50%	NAG S75, 12' WIDE	D
17	1.25	20	1.30%	4.00%	NAG S75, 13.3' WIDE	D
20	1.50	20	1.33%	1.33%	NAG S75, 12' WIDE	D
21	1.00	15	1.50%	14.29%	NAG P300, 15' WIDE	D
22	1.08	15	1.50%	1.50%	NAG S75, 12' WIDE	D
24	1.08	15	1.50%	1.50%	NAG S75, 12' WIDE	D
25	1.17	15	1.50%	1.50%	NAG S75, 12' WIDE	D
26	1.08	15	1.50%	1.50%	NAG S75, 12' WIDE	D
27	1.08	15	1.50%	1.50%	NAG S75, 12' WIDE	D
295C	1.00	12	1.50%	1.50%	NAG S75, 8' WIDE	D
295D	1.00	12	1.50%	1.50%	NAG S75, 8' WIDE	D
295E	1.00	12	1.50%	1.50%	NAG S75, 8' WIDE	D
316	1.00	12	1.50%	1.50%	NAG S75, 8' WIDE	D
322	1.08	12	1.50%	1.50%	NAG S75, 8' WIDE	D

NOTES:
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
4. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.
5. CLAY LINING SHALL HAVE A MAX. PERMEABILITY OF 1 X 10^{-6} CM/SEC & A MIN. 20% CLAY CONTENT. CONTRACTOR SHALL VERIFY SUITABILITY OF CLAY PRIOR TO INSTALLATION.

PARABOLIC VEGETATED CHANNEL

NOT TO SCALE



NOTES:
1. BASIN EMBANKMENT & BACKFILL AROUND ANTI-SEEP COLLARS SHALL BE COMPACTED TO 95% PROCTOR DENSITY.
2. CLAY CORE AND KEY TRENCH SHALL EXTEND ENTIRE LENGTH OF BASIN BERM.
3. SEE LIMITED GEOTECHNICAL ENGINEERING REPORT BY RETTEW ASSOCIATES, INC. ON THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR EMBANKMENT CONSTRUCTION SPECIFICATIONS.

PROPOSED INFILTRATION BASIN 8 EMBANKMENT SECTION (BMP)

SCALE: HORIZ. – 1"=10' / VERT. – 1"=2'

NO.	DATE	REVISION
1	12/13/22	REVISED PER BOROUGH ENG., CCPD, BOROUGH AUTH. ENG., VEOLIA & UAT

FOR PIONEER MANAGEMENT BY:

FIELDBOOK NO. VALUE
SURV. CHIEF: RC
MANAGER: JAMES C. HENKE
DESIGN BY: JDB/KWG
CHKD BY: TMS
DRAWN BY: RC
CHKD BY: RC
DRAWING REFERENCE: F:\11\11-0950-01\CAD\Ph4-Final\Details.dwg
XREFS: TB [F:\11\11-0950-01\CAD\Ph4-Final\X-Refs\TB.dwg]

CLIENT
LANDMARK HOMES
c/o MR. CLIFF WEAVER
1737 WEST MAIN STREET
EPHRATA, PA 17522
(717) 733-1536

SCALE
AS NOTED

PIONEER
Management, LLC
111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 · Fax (717) 481-4955
Email: jh@pioneermanagementllc.com
Website: www.pioneermanagementllc.com

STORMWATER DETAILS

PHASE 4 FINAL SUBDIVISION PLAN/REVISED PRELIMINARY SUBDIVISION PLAN & LOT ADD-ON PLAN FOR

LEGACY PARK

MECHANICSBURG BOROUGH CUMBERLAND COUNTY, PA

DATE: AUGUST 12, 2022

SHEET NO. 78 OF 78

DWG. NO. 11-0950-01-E