

W:\PROJECTS\13021.020 Oakwood Hills Rev Apt Land Dev Plans\dwg\Phase 1A\13021.020-Ph1A-Bose.dwg 8/1/2018 10:38:09 AM EDT

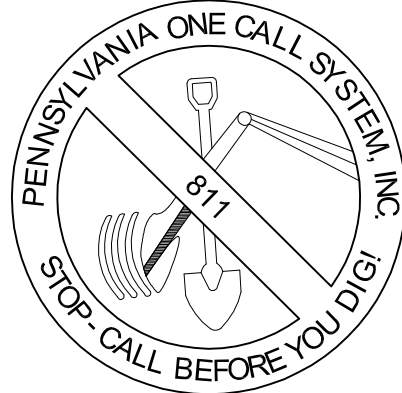
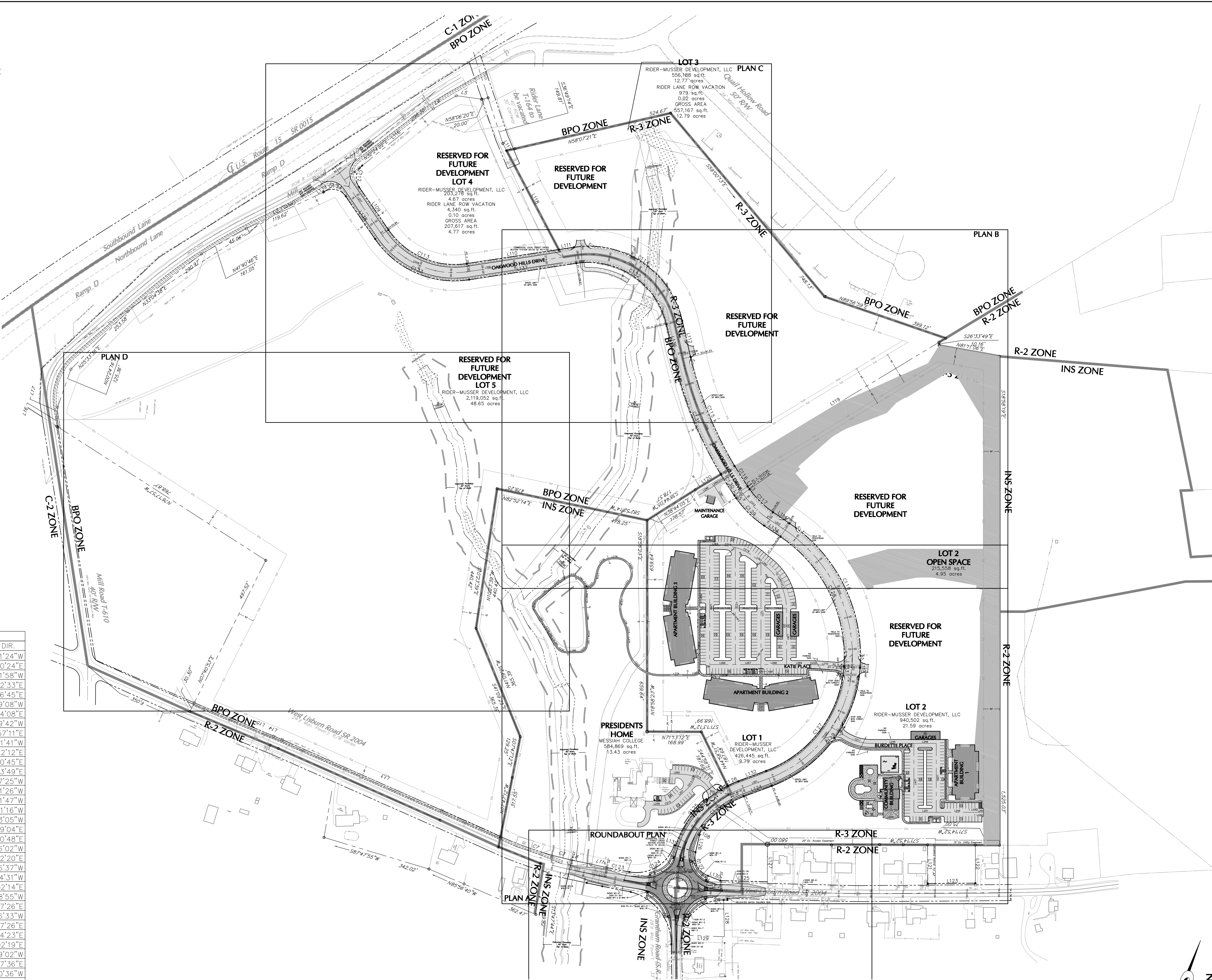
LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED BUILDING SETBACK LINE
	HEIGHT ADJUSTED BUILDING SETBACK LINE
	PROPOSED BUFFER SETBACK LINE
	PROPOSED CENTERLINE
	PROPOSED EDGE OF PAVING/GRAVEL
	PROPOSED CURB
	PROPOSED ASPHALT
	PROPOSED SIDEWALK
	PROPOSED GUIDERAIL
	PROPOSED FENCE LINE
	PROPOSED MONUMENT
	PROPOSED IRON PIN
	PROPOSED SIGN
	PROPOSED BUILDING
	PROPOSED CLEAR SIGHT TRIANGLE
	PROPOSED OPEN SPACE
	PHASE LINE

NOTE:

- BUILDING CORNERS TO BE 10' FROM FACE OF CURB OR FROM EXTENSION OF CURB LINE.
- CURB RAMPS TO BE A MAXIMUM OF 1:12 (8.33%) SLOPE OR A MAXIMUM OF 15' LENGTH.
- INSTALL CONCRETE DOOR SLAB WITH FROST WALL AT ALL ENTRANCES TO APARTMENT BUILDINGS SEE DETAIL.
- CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- GRAVEL SANITARY SEWER ACCESS DRIVES TO BE INSTALLED IN ACCORDANCE WITH TOWNSHIP STANDARDS (SEE DETAIL). ACCESS DRIVES TO BE INSTALLED CONCURRENT WITH CONSTRUCTION OF OAKWOOD HILLS DRIVE.
- FUTURE IMPROVEMENTS ARE DEFERRED UNTIL THE BOARD OF COMMISSIONERS DEEMS THE IMPROVEMENTS NECESSARY.
- SIDEWALKS ON OAKWOOD HILLS DRIVE TO BE INSTALLED AS FOLLOWS:
FROM WEST LISBURN ROAD TO OAKWOOD HILLS DRIVE STA 9+50 TO BE INSTALLED AS PART OF PHASE 1A.
FROM OAKWOOD HILLS DRIVE STA 9+50 TO STA 17+00 TO BE INSTALLED AS PART OF PHASE 1B.
FROM OAKWOOD HILLS DRIVE STA 17+00 TO STA 26+50 TO BE INSTALLED AS PART OF PHASE 1C.

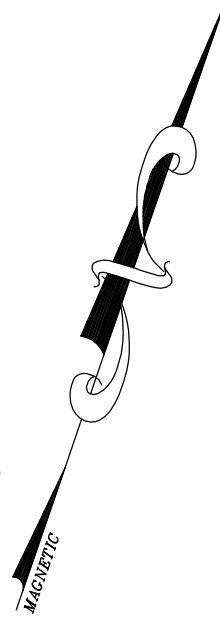
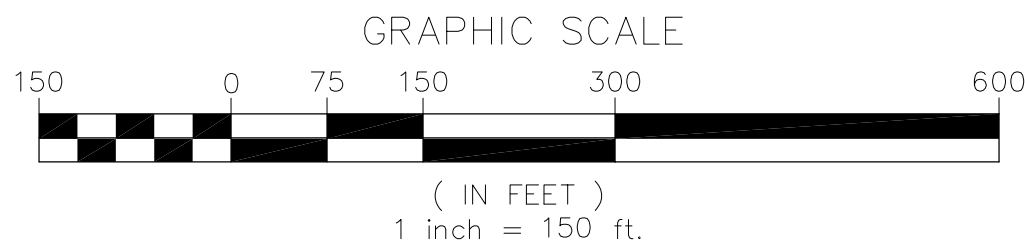
CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIR.
C200	337.69	300.00	64°29'40"	189.27	320.14	S18°21'24"W
C201	457.47	400.00	65°31'40"	257.43	432.94	N17°50'24"E
C202	499.22	475.00	60°13'04"	275.45	476.56	N45°01'58"W
C203	112.74	300.00	21°31'52"	57.04	112.07	S64°22'33"E
C204	453.70	1200.00	21°39'45"	229.59	451.00	S42°46'45"E
C205	411.53	275.00	85°44'30"	255.28	374.19	N74°49'08"W
C206	308.34	275.00	64°14'28"	172.64	292.44	S85°34'08"E
C207	32.48	80.00	23°15'45"	16.47	32.26	N35°09'42"W
C208	14.65	200.00	4°11'52"	7.33	14.65	N55°57'11"E
C209	8.19	175.00	2°40'51"	4.09	8.19	S16°21'41"W
C211	85.57	150.00	32°41'02"	43.98	84.41	N87°22'12"E
C214	21.15	50.00	24°14'07"	10.74	20.99	N15°50'45"E
C215	46.98	60.00	44°52'01"	24.77	45.79	N50°23'49"E
C216	92.62	102.00	52°01'33"	49.78	89.47	N80°47'25"W
C217	149.64	170.00	50°26'05"	80.06	144.86	N44°11'26"W
C218	71.93	170.00	24°14'37"	36.51	71.40	N81°31'47"W
C219	45.46	170.00	15°19'18"	22.87	45.33	S78°41'16"W
C220	14.13	200.00	4°02'57"	7.07	14.13	S73°03'05"W
C221	17.15	30.00	32°45'05"	8.82	16.92	N54°39'04"E
C222	161.59	100.00	92°35'10"	104.62	144.58	S62°40'48"E
C223	50.78	100.00	29°05'36"	25.95	50.23	N30°56'02"W
C224	124.57	110.00	64°52'59"	69.92	118.02	S13°02'20"E
C225	107.81	48.00	128°41'34"	99.94	86.54	N44°56'37"W
C226	66.27	50.00	75°56'10"	39.02	61.52	S32°44'31"W
C227	36.75	30.00	70°11'37"	21.08	34.50	N29°52'14"E
C228	21.28	197.50	6°10'21"	10.65	21.27	S35°38'55"W
C229	28.99	20.00	83°02'22"	17.71	26.52	S08°57'26"E
C230	4.19	100.00	2°24'09"	2.10	4.19	N49°16'33"W
C231	7.15	100.00	4°05'56"	3.58	7.15	S50°07'26"E
C232	35.31	35.00	57°47'56"	19.32	33.83	S81°04'23"E
C233	29.31	20.00	83°58'40"	18.00	26.76	N28°02'19"E
C234	15.82	100.00	9°04'01"	7.93	15.81	N18°29'02"W
C235	11.84	100.00	6°46'53"	5.92	11.83	S19°37'36"E
C236	32.10	35.00	52°32'55"	17.28	30.99	N42°30'36"W
C237	34.79	27.50	72°28'51"	20.16	32.51	S74°58'31"W
C244	18.75	1500.00	0°42'59"	9.38	18.75	N39°29'32"E



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY H. EDWARD BLACK AND ASSOCIATES, LTD. CONTRACTORS TO CONTACT PA ONE CALL SYSTEMS, INC. (1-800-242-1776) TO ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF ANY EARTH MOVING ACTIVITIES.

PROJECT SERIAL NO.: 20170300613-000 JANUARY 30, 2017

OVER AND ABOVE THE PA ONE CALL SYSTEM, THE CONTRACTOR SHALL UTILIZE A PROFESSIONAL UTILITY LOCATOR TO LOCATE UTILITIES, PRIVATE AND/OR PUBLIC, IN THE FIELD THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. ALL EXCAVATION IN THE AREA OF UTILITIES SHALL BE PROBED BY HAND WHERE CONSTRUCTION IS OVER OR IN CLOSE PROXIMITY TO ANY UTILITIES TO VERIFY UTILITY LOCATIONS.

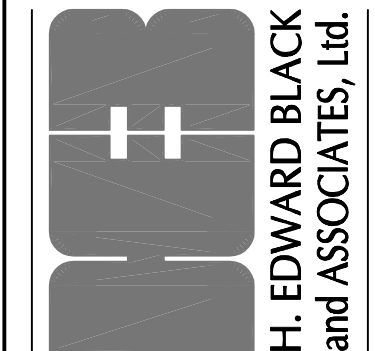


NOT FOR CONSTRUCTION

DRAWN BY:	EIS
CHECKED BY:	CHH
DATE:	09-01-17
SCALE:	1" = 150'
JOB NUMBER:	13021.020

FINAL PHASE 1A SUBD. AND LAND DEV. PLAN

OAKWOOD HILLS	WEST LISBURN ROAD
LOCATION:	UPPER ALLEN TOWNSHIP
	CUMBERLAND COUNTY
	PENNSYLVANIA
OVERALL LAYOUT PLAN	



☐ COMPREHENSIVE LAND AND SITE PLANNING	☐ ENGINEERING
☐ LANDSCAPE ARCHITECTURE	

2403 North Front Street • Harrisburg, Pennsylvania 17110 • Telephone 717/233-1026 • FAX 717/233-2192

FOR CORRECTIONS

A/A	FOR RECORDING	EIS	07-31-18
A/A	PER PENNDOT COMMENTS	EIS	06-27-18
A/A	PER PENNDOT COMMENTS	EIS	06-11-18
A/A	PER PENNDOT COMMENTS	EIS	05-04-18
A/A	REVISED CULVERT DETAILS	EIS	04-17-18
A/A	PER SUEZ WATER DESIGN	EIS	03-28-18
A/A	TOWNSHIP EARTHWORK PERMIT	EIS	03-16-18
REV	DESCRIPTION	BY	DATE

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