

COMMUNITY CENTER, STAGE 8, LOT L
FINAL LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

WINDING HILLS STAGE 8, LOTS 439-464, LOT L, WAS APPROVED AND RECORDED AT INSTRUMENT #202126735 ON JULY 22, 2021. THIS PLAN IS INTENDED TO DEVELOP THE COMMUNITY CENTER WITHIN THAT STAGE AND MEET THE REQUIREMENTS OF GENERAL NOTE NUMBER 32 OF THE AFOREMENTIONED STAGE 8 PLAN.

1. PLANNED RESIDENTIAL DEVELOPMENTS ARE NOT CONFINED BY THE ZONING MAP TO A SPECIFIC LOCATION OR LOCATIONS BUT CAN BE PLACED IN SUBURBAN RESIDENTIAL DISTRICTS AND URBAN RESIDENTIAL DISTRICTS WHEREVER MINIMUM DEVELOPMENT SITE SIZE IS AVAILABLE AND ALL OTHER REQUIREMENTS ARE MET.
2. SUBDIVISION AND LAND DEVELOPMENT STANDARDS PER CHAPTER 220, "TOWNSHIP OF UPPER ALLEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE" [SALDO] (ENACTED BY ORDINANCE 474 ON JUNE 17, 1993, ORDINANCE 488 ON JUNE 16, 1994, AND ORDINANCE 497 ON NOVEMBER 21, 1996), AND PER ARTICLE 11, CHAPTER 245 ZONING ORDINANCE [ZO] (ENACTED BY ORDINANCE 465 ON AUGUST 20, 1992 AND ORDINANCE 474 ON JUNE 17, 1993).
3. ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. UTILITIES ARE BASED ON INFORMATION PROVIDED BY OTHERS AND ARE FOR DESIGN PURPOSES ONLY. ANY RISK OF UNANTICIPATED COST OR DELAY ASSOCIATED WITH DIFFERENCES BETWEEN LISTED AND ACTUAL UTILITIES SHALL BE ACCEPTED BY THE APPLICANT AND CONTRACTOR. THE APPLICANT SHALL REQUEST A 'FINAL DESIGN' ONE CALL IN ACCORDANCE WITH ACT 287 PRIOR TO RELEASING PLANS FOR EITHER BID OR CONSTRUCTION AND BOTH APPLICANT AND CONTRACTOR SHALL VERIFY UTILITY LOCATION AND OWNERSHIP AND COORDINATE WITH UTILITIES TO DETERMINE COST, LEVEL OF WORK, SCHEDULING, ETC. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
5. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
6. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF UPPER ALLEN TOWNSHIP. ANY CONSTRUCTION METHODS OR SPECIFICATIONS NOT SHOWN ON THIS PLAN AND NOT SPECIFIED BY UPPER ALLEN TOWNSHIP SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS - PUBLICATION 408, AND CONSTRUCTION STANDARDS - PUBLICATION 72, CURRENT EDITIONS. CONSTRUCTION OF SANITARY SEWERS SHALL COMPLY TO THE LATEST EDITION OF THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR THE SANITARY SEWER SYSTEM. ALL SANITARY SEWER CONSTRUCTED IN PUBLIC STREETS SHALL BE SUBJECT TO BACKFILL COMPACTION TESTING AT THE DEVELOPER'S EXPENSE. SEE PLAN SHEET 8 FOR TEMPORARY EASEMENT REQUIREMENTS.
7. THE GEOLOGY OF THE SITE MAY MAKE IT SUSCEPTIBLE TO SINKHOLES. IF ENCOUNTERED, SPECIAL CONSTRUCTION METHODS MAY BE REQUIRED TO MITIGATE THE EFFECTS IN ACCORDANCE WITH §220-11[SALDO]. SEE SHEET 6 FOR CONSTRUCTION METHODS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL STREET SIGNS. STREET SIGNS SHALL BE AS PER §245-104.h [ZO]. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STREET IDENTIFICATION SIGNS. TRAFFIC CONTROL IS PER THE APPROVED STAGE 8 SECTION 2 SUBDIVISION AND LAND DEVELOPMENT PLAN.
9. SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
10. DRIVEWAY CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH §245-81 [ZO]. DRIVEWAY LOCATIONS ARE NOT KNOWN AS THEY ARE SUBJECT TO THE BUILDING ARCHITECTURE, BUT ARE ASSUMED TO BE ON THE HIGH SIDE OF THE LOT FOR THE MAJORITY OF THE UNITS AND ARE SHOWN AS SUCH HEREIN. UPON CONSTRUCTION OF PROPOSED HOMES, NO PORTION OF A DRIVEWAY MAY INTERSECT THE STREET AT A STORM INLET.
11. FIRE HYDRANT CONNECTIONS MUST BE THE SIZE AND SHAPE APPROVED BY FIRE COMPANY. FIRE FLOWS SHALL NOT BE LESS THAN 500 GPM IN THE SINGLE-FAMILY RESIDENTIAL AREAS AT TWENTY (20) PSI RESIDUAL PRESSURE.
12. ELECTRIC, TELEPHONE, AND OTHER UTILITIES TO BE INSTALLED UNDERGROUND.
13. WATER SERVICE TO BE COORDINATED WITH SUEZ WATER COMPANY.
14. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
15. EROSION AND SEDIMENTATION CONTROL APPROVAL FOR STAGE 8 SECTION 2 HAS BEEN APPROVED BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT.
16. SEWAGE PLANNING (ACT 537) HAS BEEN OBTAINED FOR THE ENTIRE DEVELOPMENT (PA DEP B3-21929-265-3E).
17. STORMWATER TREATMENT, DETENTION, AND RETENTION HAS BEEN APPROVED FOR THE ENTIRE DEVELOPMENT AS PART OF STAGE 1 AND 2 APPROVALS.
18. THE WINDING HILLS MASTER ASSOC. IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES.
19. ALL COMMON / OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE WINDING HILLS MASTER ASSOCIATION IN ACCORDANCE WITH SECTION 245-106 [ZO]. THE COMMUNITY CENTER (FORMERLY LOT H) SHALL BE OWNED BY THE WINDING HILLS II OWNERS ASSOCIATION AND BE MAINTAINED BY THE WINDING HILLS MASTER ASSOCIATION. PRIVATE STREETS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SCREENING TREES LOCATED ON OPEN SPACE SHALL BE MAINTAINED AS PART OF THE OPEN SPACE BY THE WINDING HILLS MASTER ASSOCIATION. ALL STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL ALSO BE OWNED AND MAINTAINED BY THE WINDING HILLS MASTER ASSOCIATION.
20. EACH LOT OWNER SHALL BE RESPONSIBLE TO PLANT AT LEAST ONE TREE (15 FEET SEPARATION FROM SANITARY LATERAL) IN ACCORDANCE WITH §220-32[SALDO].
21. ALL RECREATION FEES ARE SATISFIED AS PER AGREEMENT RECORDED IN MISC. BOOK 704, PAGE 488.
22. THE APPROXIMATE WETLAND BOUNDARY HAS BEEN DELINEATED AS SHOWN.
23. THE ONE HUNDRED YEAR FLOOD PLAIN IS SHOWN AS DETERMINED BY AN ENGINEERING STUDY. UPPER ALLEN TOWNSHIP CONCURRENCE FEBRUARY 9, 2009. FEMA APPROVED CLOMR AUGUST 31, 2009.
24. UPON COMPLETION OF SANITARY SEWER IMPROVEMENTS THE DEVELOPER SHALL BE REQUIRED TO SUBMIT AS-BUILT RECORD DRAWINGS WHICH SHALL INCLUDE STATION LOCATION, DEPTH, AND LENGTH OF EACH LATERAL. AS-BUILT PLANS MUST BE SUBMITTED FOR ALL PROPOSED PUBLIC IMPROVEMENTS. AS-BUILT DRAWINGS TO INCLUDE TWO PAPER COPIES, ONE MYLAR COPY AND AN ELECTRONIC COPY IN AUTOCAD FORMAT UTILIZING THE NAD83 PA STATE PLANE SOUTH HORIZONTAL DATUM AND NAVD88 VERTICAL DATUM COORDINATE SYSTEM.
25. PAVEMENT MARKINGS PER PENNDOT PUBLICATION 408, CURRENT EDITION.
26. NO PROPERTY CORNERS OR MONUMENTS ARE TO SET BY THIS PLAN OR APPLICATION. PROPERTY CORNERS AND MONUMENTS ARE TO BE SET AS PART OF THE WINDING HILLS STAGE 8, LOTS 439-464, LOT L APPROVED SUBDIVISION PLAN AND SHALL BE SET WITH IRON PINS AS PER §220-24[SALDO] AS NOTED IN RECORDED INSTRUMENT #202126735.
27. WATER TABLE DEPTH FOR ALL SOILS ON SITE IS GREATER THAN 6 FEET EXCEPT FOR ATKINS SILT LOAM AT 0-0.5 FEET AND MELVIN SILT LOAM AT 0-1 FEET AS PER CUMBERLAND COUNTY SOIL SURVEY.
28. NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.

DATE :

DECEMBER 31, 2021

REVISED :

JANUARY 31, 2022

MARCH 4, 2022

MAY 20, 2022

INDEX OF DRAWINGS :

- 1 OF 9 ● COVER SHEET
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- 4 OF 9 ● STAGING PLAN
- 5 OF 9 ● SITE PLAN
- 6 OF 9 ● GRADING / UTILITY PLAN
- 7 OF 9 ● LIGHTING PLAN
- 8 OF 9 ● PROFILES
- 9 OF 9 ● DETAILS

PREVIOUS TOWNSHIP APPROVAL DATES:

FEBRUARY 06, 2001	TENTATIVE PLAN
FEBRUARY 19, 2004	STAGE 1 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FEBRUARY 23, 2005	STAGE 1 SUPPLEMENTAL, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SEPTEMBER 7, 2006	REVISED TENTATIVE PLAN
JANUARY 17, 2007	STAGE 2 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, REVISED CONSTRUCTION SCHEDULE
SEPTEMBER 02, 2010	STAGE 2 FINAL RESUBDIVISION PLAN - LOTS 189 THROUGH 197
DECEMBER 16, 2010	2ND REVISED CONSTRUCTION SCHEDULE
AUGUST 03, 2011	REVISED STAGE 3 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, REVISED CONST. SCHEDULE
AUGUST 15, 2012	STAGE 5, LOTS 198-219, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
APRIL 16, 2013	REVISED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, LOT G, STAGE 2
SEPTEMBER 25, 2013	FINAL LAND DEVELOPMENT PLAN, COMMUNITY CENTER, LOT H, STAGE 3
JULY 15, 2015	REVISED STAGE 3, LOTS 240-243, 271-276, FINAL SUBDIVISION PLAN
JUNE 15, 2015	REVISED STAGE 4, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MAY 03, 2017	STAGE 5, LOTS 325-360, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
APRIL 21, 2017	STAGE 6, LOTS 278-290, 310, 311 AND 324, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
APRIL 04, 2018	STAGE 6, LOTS 291-309, AND 312-323, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MAY 15, 2019	STAGE 8, LOTS 420-438, 465-471, J, AND K, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FEBRUARY 05, 2020	STAGE 7, SECTION 1, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
MAY 06, 2020	STAGE 5, LOTS 361-395, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
APRIL 21, 2021	STAGE 7, SECTION 2, LOTS 396-414, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

INVENTORY OF PERMITS / APPROVALS :

AGENCY :	PERMIT:	DATE SUBMITTED :	PERMIT NO:	APPROVAL DATE:
1. US ARMY CORP OF ENGINEERS	JOINT PERMIT	JANUARY 19, 2004	04-00747-7	FEBRUARY 13, 2004
2. US ARMY CORP OF ENGINEERS	JOINT PERMIT REVISED	DECEMBER 1, 2017	NAB-2004-00747-P12	APRIL 18, 2019
3. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	WATER OBSTRUCTION & ENCROACHMENT PERMIT	OCTOBER 27, 2003	E21-353 & APS-491973	FEBRUARY 20, 2004
4. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	WATER OBSTRUCTION & ENCROACHMENT PERMIT	DECEMBER 1, 2017	E21-466 & APS-956531	JUNE 4, 2021
5. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	STAGE 1-2 SEWAGE PLANNING MODULE	SEPTEMBER 3, 2003	A3-21929-225-3E	OCTOBER 20, 2003
6. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	STAGE 3-6(8) SEWAGE PLANNING MODULE	MARCH 4, 2008	B3-21929-265-3E	FEBRUARY 24, 2009
7. PA DEPARTMENT OF TRANSPORTATION	HIGHWAY OCCUPANCY PERMIT	OCTOBER 1, 2003	08057558	FEBRUARY 20, 2004
8. PA DEPARTMENT OF TRANSPORTATION	HIGHWAY OCCUPANCY PERMIT	DECEMBER 6, 2013	08086242	MAY 8, 2014
9. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES FOR SITE	APRIL 8, 2002	PAG-02-0021-03-013	APRIL 15, 2003
10. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	MARCH 5, 2008	PAG-02-0021-03-013R	MARCH 25, 2008
11. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	DECEMBER 24, 2013	PAG-02-0021-03-013R	MARCH 25, 2013
12. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	FEBRUARY 22, 2018	PAC210064	JUNE 29, 2018
13. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 3 E&S	JULY 7, 2011	PAG-02-0021-03-013R	SEPTEMBER 13, 2011
14. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 4 E&S	APRIL 17, 2015	PAG-02-0021-03-013R	JULY 15, 2015
15. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 5 E&S	JANUARY 18, 2017	PAG-02-0021-03-013R	MARCH 31, 2017
16. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 6 E&S	FEBRUARY 20, 2017	PAG-02-0021-03-013R	MARCH 31, 2017
17. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 7 TH E&S	APRIL 17, 2015	PAG-02-0021-03-013R	JULY 15, 2015
18. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 8 E&S	JULY 25, 2017	PAG-02-0021-03-013R	NOVEMBER 13, 2017
19. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 7 SF E&S	MARCH 11, 2021	PAC210064A-1	JULY 13, 2021

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM F. ROTHMAN, IN HIS CAPACITY AS MANAGER OF ORCHARD VIEW ASSOC, LLC, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAYS THAT ORCHARD VIEW ASSOC. IS THE OWNER OF STAGE 8 SHOWN ON THIS PLAN AND AFFIRMS THE SAME TO BE ITS ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

BY: _____
WILLIAM F. ROTHMAN
SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE WINDING HILLS MASTER ASSOCIATION AS PER UPPER ALLEN TOWNSHIP REQUIREMENTS.

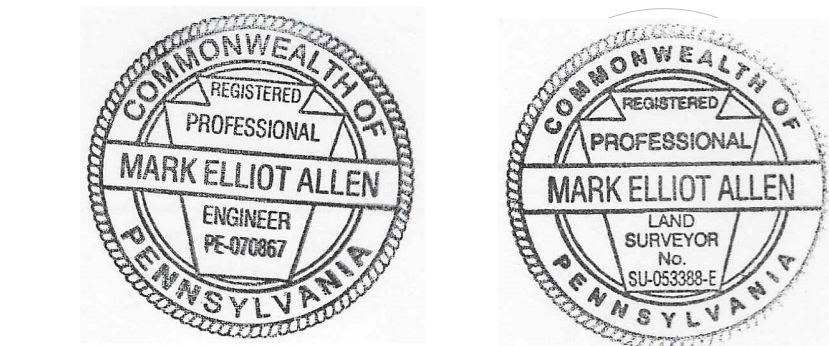
WINDING HILLS MASTER ASSOCIATION DATE
BY ERIC CLANCY, OFFICER, WINDING HILLS MASTER ASSOCIATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ORCHARD VIEW ASSOC, LLC., IS THE OWNER OF STAGE 8 SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

BY: _____ DATE
WILLIAM F. ROTHMAN
ORCHARD VIEW ASSOC., LLC.

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS ____ 18th ____ DAY OF, ____ JANUARY ____ 2022.

DIRECTOR OF PLANNING _____



I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

THIS PLAN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP
THIS ____ 31st ____ DAY OF, ____ JANUARY ____ 2022.

CHAIR _____

SECRETARY _____

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP
THIS ____ DAY OF, ____ 2022.

ENGINEER _____

SITE DATA :

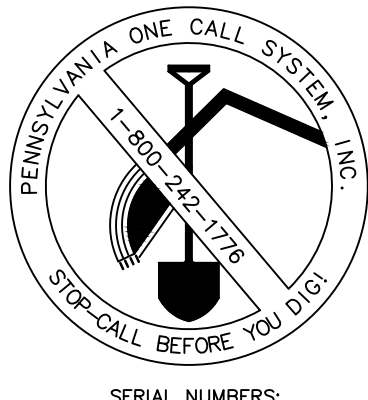
ZONED :	SR, SUBURBAN RESIDENTIAL (GENERAL NOTES 1 & 2) PRD, PLANNED RESIDENTIAL DEVELOPMENT (GENERAL NOTE 1)
PROPOSED USE :	CLUBHOUSE
TAX PARCEL NUMBER :	42-10-0256-691
SOURCE OF TITLE :	BK. B21 PG. 808, T.M. 42-11-274 PARCEL 1 BK. K29 PG. 383, T.M. 42-27-1886 PARCEL 149
TITLE :	INSTRUMENT NUMBER 202014808
PUBLIC ROW AREA :	0 AC (STAGE 8*) 54.21 AC (SITE)
DEVELOPED AREA :	0.71 AC** (STAGE 8*) 201.63 AC (SITE)
OPEN SPACE AREA :	0 AC (STAGE 8*) 127.57 AC (SITE)
TOTAL SITE AREA :	3.57 AC (STAGE 8*) 383.41 AC (SITE)
NO. OF PROPOSED UNITS :	1** (STAGE 8*) 891 (SITE)
SITE DENSITY :	6.16 U/AC*** (STAGE 8*) 2.32 U/AC (SITE)
WATER SUPPLY :	PUBLIC (SUEZ)
SANITARY SEWER :	PUBLIC (UPPER ALLEN TOWNSHIP)

ZONING DATA	PRD ENTIRE DEVELOPMENT
MINIMUM DEVELOPMENT SIZE :	50 ACRES
MIN. OPEN SPACE :	20%
MAXIMUM GROSS DENSITY :	12 UNITS / ACRE
MINIMUM SINGLE FAMILY :	40%
MAXIMUM LOT COVERAGE :	60%
MINIMUM BLDG. SETBACKS :	FRONT - 20' SIDE - 6' OR 10' AS SHOWN ON THE REVISED TENTATIVE PLAN REAR - 25' AS SHOWN ON THE REVISED TENTATIVE PLAN
MIN. DEVELOPMENT SETBACKS :	50'
MIN. PLANTING BUFFERS :	20'
MAXIMUM BUILDING HEIGHT :	35'
MIN. PARKING REQUIREMENT :	TWO SPACES PER DWELLING UNIT

MODIFICATIONS:

THE APPLICANT IS REQUESTING THE FOLLOWING MODIFICATIONS TO THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

1. SECTION 220-8.A.(7)	REQUIREMENT TO SHOW CONTOURS AT VERTICAL INTERVALS OF ONE (1) FOOT OR AS REQUIRED BY THE TOWNSHIP ENGINEER.
	APPROVED MAY 15, 2019 B.O.C. ACTION DATE
2. SECTION 220-10	REQUIREMENT FOR FINAL PLAT TO BE ON A SHEET EIGHTEEN BY TWENTY-FOUR INCHES.
	APPROVED MAY 15, 2019 B.O.C. ACTION DATE



SERIAL NUMBERS:
20190800710

OWNER / DEVELOPER :

ORCHARD VIEW ASSOCIATES LLC
3 LEMOYNE DRIVE, SUITE 100
LEMOYE, PA 17043
PHONE: (717) 763-1212

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

THIS ____ DAY OF, ____ 2022.

INSTRUMENT # _____

LINE & CURVE DATA TABLE

L1	N06°05'10"W 80.69'	L4	N37°10'10"E 34.19'	C1	Δ = 7138'39" R = 120.00' T = 86.61' L = 150.05' CH = S81°49'55"E 140.46'
L2	N53°48'18"E 180.81'	L5	N74°30'28"E 37.97'		
L3	S40°18'27"E 72.27'	L6	N59°13'15"E 98.24'		

LEGEND

---	PROPERTY LINE (DEVELOPMENT)
---	PROPERTY LINE (ADJOINERS)
---	EXISTING EDGE OF PAVEMENT
---	EXISTING DIRT ROAD
---	EXISTING STREAM
---	EXISTING TREE MASS
---	EXISTING TREE OR SHRUB
---	EXISTING FENCE
---	EXISTING STRUCTURE (TYP.)
Δ	PRIMARY CONTROL POINT
---	DELINEATED WETLANDS

GENERAL NOTES :

- PERIMETER BOUNDARY DETERMINED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS. BASIS OF BEARING IS CENTERLINE OF WINDING HILL ROAD AS PER ORIGINAL GLAIZE DEED (D.B. B21, PG. 808).
- WINDING HILLS LOT NUMBER 84 WAS REMOVED AS PART OF THE REVISED TENTATIVE PLAN. WINDING HILLS LOT NUMBER 193 WAS REMOVED AS PART OF THE STAGE 2 FINAL RESUBDIVISION PLAN - LOTS 189 THROUGH 197. WINDING HILLS LOT NUMBERS 244 AND 277 WERE REMOVED AS PART OF THE REVISED STAGE 3, LOTS 240-243, 271-276 FINAL SUBDIVISION PLAN. WINDING HILLS LOTS 415-419 WERE REMOVED AS PART OF THE STAGE 7, SECTION 2, LOTS 396-414 FINAL SUBDIVISION PLAN.
- LOT C SUBJECT TO WETLAND MITIGATION AND STREAMBANK STABILIZATION EASEMENT RECORDED APRIL 22, 2005 (D.B. 716, PG. 4665), AND 100' STREAM CORRIDOR CONSERVATION EASEMENT RECORDED JUNE 25, 2007 (D.B. 280, PG. 3140). OSL-4 AND OSL-12 SUBJECT TO RESTRICTIVE COVENANTS FOR CONSERVATION, RECORDED MAY 7, 2019 AT INSTRUMENT NUMBER 201909412.



DESIGN :	MEA
DRAWN :	MEA
CHECKED :	ALPHA
DATE :	12-31-2021
REV :	05-20-2022

PLANNING ENGINEERING & SURVEYING
15 LIMEKILL RD., BOX 13
NEW CUMBERLAND, PA 17070
PHONE: 717 770 - 2500
FAX: 717 770 - 2400
WWW.ALPHACON.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

VICINITY PLAN / LOCATION PLAN
COMMUNITY CENTER, STAGE 8, LOT L
FINAL LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
320112

SURVEY BOOK :
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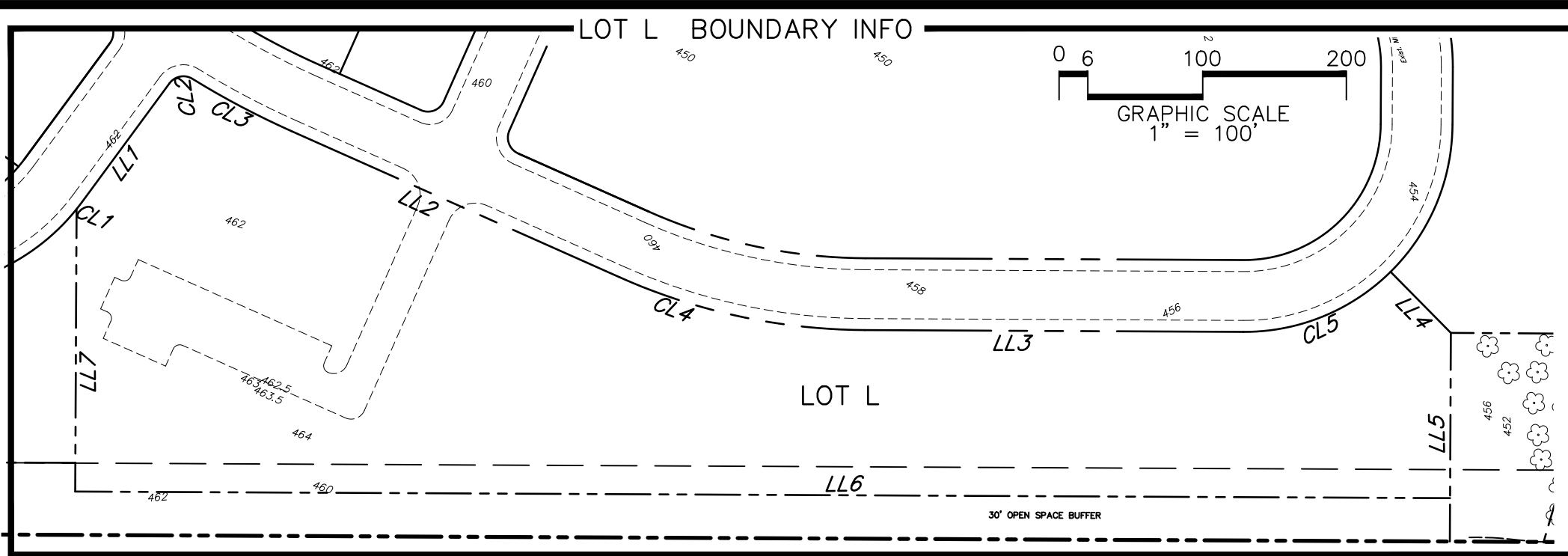
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SHEET **2** of **9**

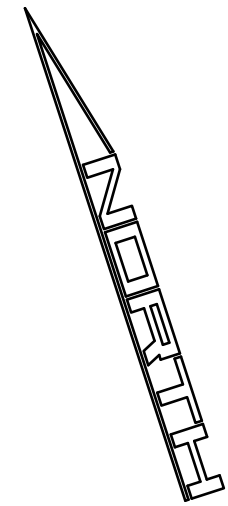
LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING DIRT ROAD
- EXISTING STREAM
- EXISTING TREE MASS
- EXISTING TREE OR SHRUB
- ORCHARD PLANTING (APPLE TREE)
- EXISTING FENCE
- EXISTING STRUCTURE (TYP.)
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD UTILITIES
- DELINEATED WETLANDS
- 100 YR. FLOOD BOUNDARY (NOTE 4)
- PROPERTY LINE (DEVELOPMENT)
- PROPERTY LINE (ADJOINERS)



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
CL1	8.28'	180.00'	N85°35'30"E	8.28'
CL2	12.85'	12.00'	S82°29'25"E	16.25'
CL3	72.96'	585.00'	S44°10'55"E	77.90'
CL4	175.98'	425.00'	S59°51'45"E	174.73'
CL5	113.65'	145.00'	N85°48'15"E	110.78'

LINE TABLE		
LINE	LENGTH	BEARING
LL1	102.62'	N54°23'45"E
LL2	250.17'	S48°10'10"E
LL3	263.33'	S71°43'30"E
LL4	59.73'	S26°38'00"E
LL5	115.00'	S18°16'30"W
LL6	957.20'	N71°43'30"W
LL7	196.55'	N18°16'30"E

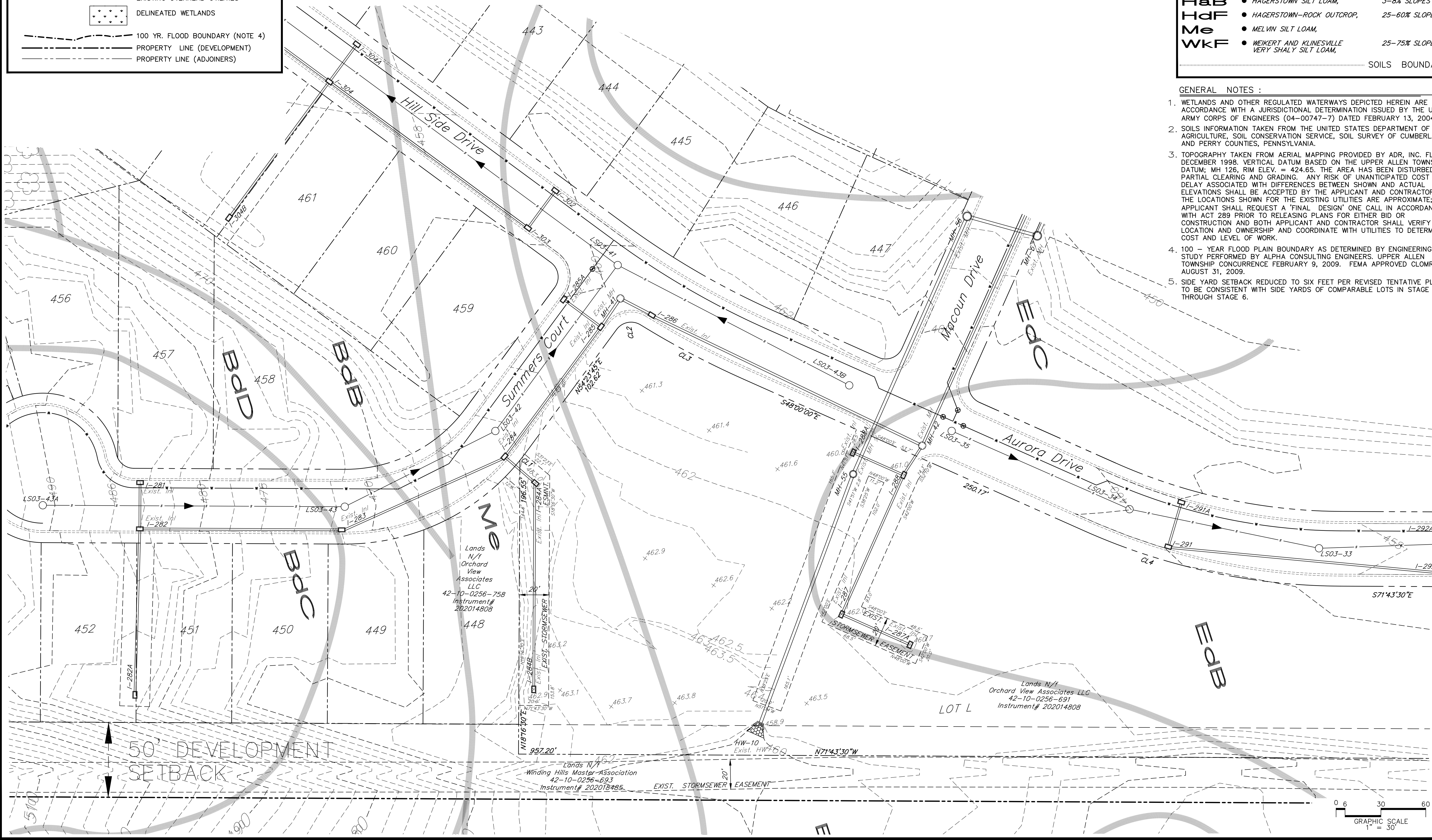


SOILS INFORMATION

Aw	• ATKINS SILT LOAM,	0-3% SLOPES
BdB	• BEDINGTON SHALY SILT LOAM,	3-8% SLOPES
BdC	• BEDINGTON SHALY SILT LOAM,	8-15% SLOPES
BdD	• BEDINGTON SHALY SILT LOAM,	15-25% SLOPES
BpB	• BLAIRTON SILT LOAM,	3-8% SLOPES
BrA	• BRINKERTON SILT LOAM,	0-3% SLOPES
BrB	• BRINKERTON SILT LOAM,	3-8% SLOPES
DuA	• DUFFIELD SILT LOAM,	0-3% SLOPES
DuB	• DUFFIELD SILT LOAM,	3-8% SLOPES
DuC	• DUFFIELD SILT LOAM,	8-15% SLOPES
EdB	• EDM SILTY CLAY LOAM,	3-8% SLOPES
EdC	• EDM SILTY CLAY LOAM,	8-15% SLOPES
HaB	• HAGERSTOWN SILT LOAM,	3-8% SLOPES
HdF	• HAGERSTOWN-ROCK OUTCROP,	25-60% SLOPES
Me	• MELVIN SILT LOAM,	
WkF	• WEIKERT AND KLINESVILLE VERY SHALY SILT LOAM,	25-75% SLOPES

SOILS BOUNDARY

- GENERAL NOTES :
- WETLANDS AND OTHER REGULATED WATERWAYS DEPICTED HEREIN ARE IN ACCORDANCE WITH A JURISDICTIONAL DETERMINATION ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS (04-00747-7) DATED FEBRUARY 13, 2004.
 - SOILS INFORMATION TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOIL SURVEY OF CUMBERLAND AND PERRY COUNTIES, PENNSYLVANIA.
 - TOPOGRAPHY TAKEN FROM AERIAL MAPPING PROVIDED BY ADR, INC. FLOWN DECEMBER 1998. VERTICAL DATUM BASED ON THE UPPER ALLEN TOWNSHIP DATUM; MH 126, RIM ELEV. = 424.65. THE AREA HAS BEEN DISTURBED VIA PARTIAL CLEARING AND GRADING. ANY RISK OF UNANTICIPATED COST OR DELAY ASSOCIATED WITH DIFFERENCES BETWEEN SHOWN AND ACTUAL ELEVATIONS SHALL BE ACCEPTED BY THE APPLICANT AND CONTRACTOR. THE LOCATIONS SHOWN FOR THE EXISTING UTILITIES ARE APPROXIMATE; THE APPLICANT SHALL REQUEST A 'FINAL DESIGN' ONE CALL IN ACCORDANCE WITH ACT 289 PRIOR TO RELEASING PLANS FOR EITHER BID OR CONSTRUCTION AND BOTH APPLICANT AND CONTRACTOR SHALL VERIFY LOCATION AND OWNERSHIP AND COORDINATE WITH UTILITIES TO DETERMINE COST AND LEVEL OF WORK.
 - 100 - YEAR FLOOD PLAIN BOUNDARY AS DETERMINED BY ENGINEERING STUDY PERFORMED BY ALPHA CONSULTING ENGINEERS, UPPER ALLEN TOWNSHIP CONCURRENCE FEBRUARY 9, 2009. FEMA APPROVED CLOMR AUGUST 31, 2009.
 - SIDE YARD SETBACK REDUCED TO SIX FEET PER REVISED TENTATIVE PLAN TO BE CONSISTENT WITH SIDE YARDS OF COMPARABLE LOTS IN STAGE 2 THROUGH STAGE 6.



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EXISTING FEATURES PLAN
COMMUNITY CENTER, STAGE 8, LOT L
FINAL LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
320112
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SHEET 3 of 9



REVISED CONSTRUCTION SCHEDULE

<div></div>	STAGE 1	(2001 - 2006) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 1 - MAY 4, 2001
110 SINGLE FAMILY LOTS 65 T-H UNITS 10,825 LF. ROADS	20 % OF DEVELOPMENT 60 % STAGE PERMITTED UNDER S-R ZONING 122.08 AC. STAGE AREA 143 U/AC. DENSITY	
<div></div>	STAGE 2	(2006 - 2008) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 2 - O/B DECEMBER 31, 2006
85 SINGLE FAMILY LOTS 131 T-H UNITS 8,720 LF. ROADS	24 % OF DEVELOPMENT 44 % TOTAL 96.10 AC. STAGE AREA 214 U/AC. DENSITY	
<div></div>	STAGE 3	(2011 - 2013) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 3 - O/B DECEMBER 31, 2008
56 SINGLE FAMILY LOTS 0 T-H UNITS 2,970 LF. ROADS	6 % OF DEVELOPMENT 50 % TOTAL 20.13 AC. STAGE AREA 2.78 U/AC. DENSITY	
<div></div>	STAGE 4	(2013 - 2017) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 4 - O/B DECEMBER 31, 2012
0 SINGLE FAMILY LOTS 109 T-H UNITS 3,760 LF. ROADS	12 % OF DEVELOPMENT 62 % TOTAL 15.42 AC. STAGE AREA 7.13 U/AC. DENSITY	
<div></div>	STAGE 5	(2015 - 2016) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 5 - O/B DECEMBER 31, 2014
93 SINGLE FAMILY LOTS 0 T-H UNITS 5,780 LF. ROADS	10 % OF DEVELOPMENT 72 % TOTAL 49.65 AC. STAGE AREA 1.88 U/AC. DENSITY	
<div></div>	STAGE 6	(2017 - 2019) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 6 - O/B DECEMBER 31, 2016
47 SINGLE FAMILY LOTS 0 T-H UNITS 2,340 LF. ROADS	5 % OF DEVELOPMENT 77 % TOTAL 12.25 AC. STAGE AREA 3.84 U/AC. DENSITY	
<div></div>	STAGE 7	(2019 - 2021) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 7 - O/B DECEMBER 31, 2018
19 SINGLE FAMILY LOTS 59 T-H UNITS 1,705 LF. ROADS	10 % OF DEVELOPMENT 87 % TOTAL 16.15 AC. STAGE AREA 4.83 U/AC. DENSITY	
<div></div>	STAGE 8	(2019 - 2021) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 8 - O/B DECEMBER 31, 2018
52 SINGLE FAMILY LOTS 65 T-H UNITS 4,860 LF. ROADS	13 % OF DEVELOPMENT 100 % TOTAL 47.05 AC. STAGE AREA 2.29 U/AC. DENSITY	

THIS REVISED CONSTRUCTION SCHEDULE MODIFIES THE CONSTRUCTION SCHEDULE (SHEET C-7, STAGE 1, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), AND THE REVISED CONSTRUCTION SCHEDULES: (SHEET C-6, STAGE 1 SUPPLEMENTAL, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 5 OF 48, STAGE 2, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 23, REVISED STAGE 3, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 17, STAGE 5, LOTS 198-219, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 5 OF 5, REVISED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, LOT G, STAGE 2), (SHEET 4 OF 9, REVISED STAGE 3, LOTS 240-243, 271-276, FINAL SUBDIVISION PLAN), (SHEET 4 OF 18, REVISED STAGE 4, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 16, STAGE 5, LOTS 325-360, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 11, STAGE 6, LOTS 278-290, 310, 311 AND 324, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 11, STAGE 6, LOTS 291-309, AND 312-323 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 26, STAGE 8, LOTS 420-438, 465-471, J AND K FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 16, STAGE 7, SECTION 1, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), (SHEET 4 OF 11 STAGE 5, LOTS 361-395, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN), AND (SHEET 4 OF 15, STAGE 8, LOTS 439-464 AND L FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN)

Lands N/1
Upper Allen Township
D.B. 271, Pg. 1743

Lands N/1
Kenneth W. Beamer & Helen E.
Beamer
D.B. H34, Pg. 646

Lands N/1
Grace Evangelical
Lutheran Church
D.B. 201 Pg. 894

Lands N/1
Ray S. Neys, Jr. &
Ellen R. Neys
D.B. 153, Pg. 631

Lands N/1
John R. and Kristin H. Malady
D.B. 260, Pg. 548

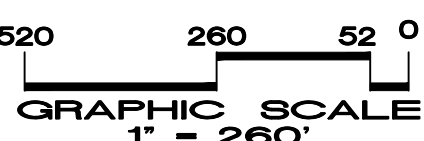
Lands N/1
Hertzer Road Assoc. LP
42-11-0272-001
Instrument# 201124513

Lands N/1
St. Elizabeth Ann Seton Church
D.B. 251, Pg. 12

Stage II Sec. "a"
D.B. 36, Pg. 47

Stage II Sec. "a"
P.B. 36, Pg. 47a

Stage III
Sec. "a"
P.B. 42, Pg. 69



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STAGING PLAN
COMMUNITY CENTER, STAGE 8, LOT L
FINAL LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
320112

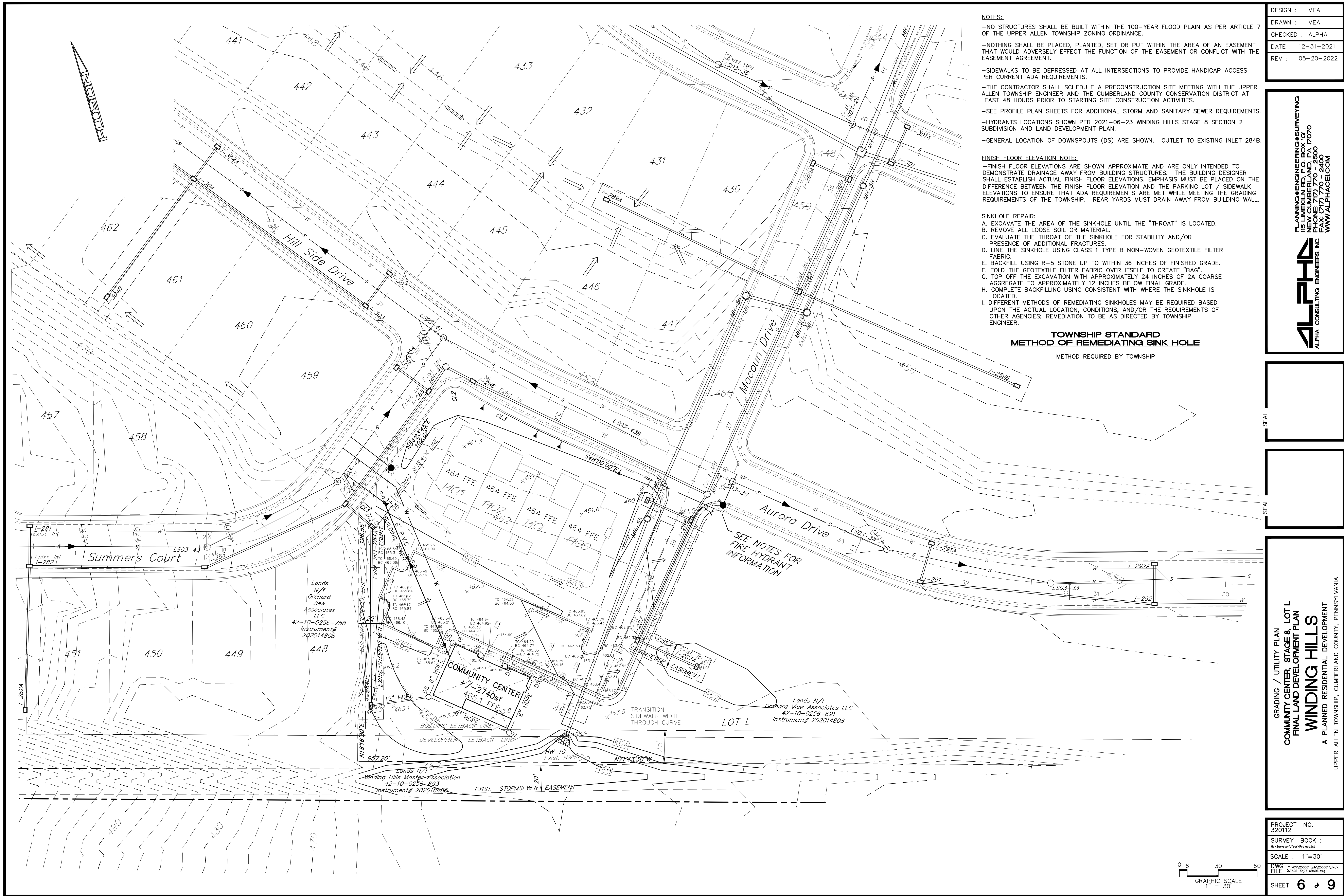
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SCALE : 1" = 260'

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SHEET 4 of 9

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NOTES:

- NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY EFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
- THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- SEE PROFILE PLAN SHEETS FOR ADDITIONAL STORM AND SANITARY SEWER REQUIREMENTS.
- HYDRANTS LOCATIONS SHOWN PER 2021-06-23 WINDING HILLS STAGE 8 SECTION 2 SUBDIVISION AND LAND DEVELOPMENT PLAN.
- GENERAL LOCATION OF DOWNSPOUTS (DS) ARE SHOWN. OUTLET TO EXISTING INLET 284B.

FINISH FLOOR ELEVATION NOTE:

- FINISH FLOOR ELEVATIONS ARE SHOWN APPROXIMATE AND ARE ONLY INTENDED TO DEMONSTRATE DRAINAGE AWAY FROM BUILDING STRUCTURES. THE BUILDING DESIGNER SHALL ESTABLISH ACTUAL FINISH FLOOR ELEVATIONS. EMPHASIS MUST BE PLACED ON THE DIFFERENCE BETWEEN THE FINISH FLOOR ELEVATION AND THE PARKING LOT / SIDEWALK ELEVATIONS TO ENSURE THAT ADA REQUIREMENTS ARE MET WHILE MEETING THE GRADING REQUIREMENTS OF THE TOWNSHIP. REAR YARDS MUST DRAIN AWAY FROM BUILDING WALL.

SINKHOLE REPAIR:

- EXCAVATE THE AREA OF THE SINKHOLE UNTIL THE "THROAT" IS LOCATED.
- REMOVE ALL LOOSE SOIL OR MATERIAL.
- EVALUATE THE THROAT OF THE SINKHOLE FOR STABILITY AND/OR PRESENCE OF ADDITIONAL FRACTURES.
- LINE THE SINKHOLE USING CLASS 1 TYPE B NON-WOVEN GEOTEXTILE FILTER FABRIC.
- BACKFILL USING R-5 STONE UP TO WITHIN 36 INCHES OF FINISHED GRADE.
- FOLD THE GEOTEXTILE FILTER FABRIC OVER ITSELF TO CREATE "BAG".
- TOP OFF THE EXCAVATION WITH APPROXIMATELY 24 INCHES OF 2A COARSE AGGREGATE TO APPROXIMATELY 12 INCHES BELOW FINAL GRADE.
- COMPLETE BACKFILLING USING CONSISTENT WITH WHERE THE SINKHOLE IS LOCATED.
- DIFFERENT METHODS OF REMEDIATING SINKHOLES MAY BE REQUIRED BASED UPON THE ACTUAL LOCATION, CONDITIONS, AND/OR THE REQUIREMENTS OF OTHER AGENCIES; REMEDIATION TO BE AS DIRECTED BY TOWNSHIP ENGINEER.

**TOWNSHIP STANDARD
METHOD OF REMEDIATING SINK HOLE**
METHOD REQUIRED BY TOWNSHIP

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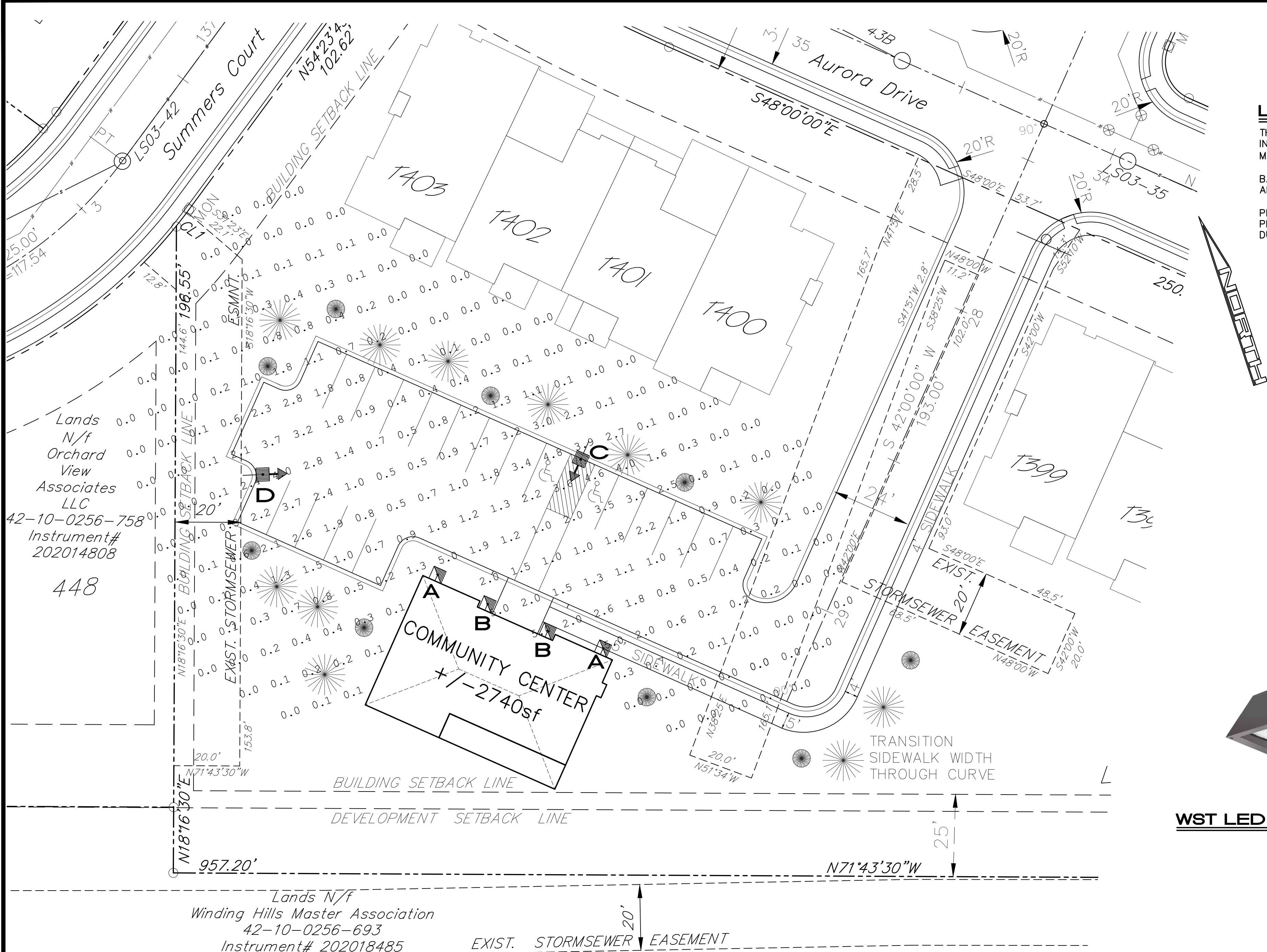
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SEAL

GRADING / UTILITY PLAN
COMMUNITY CENTER, STAGE 8, LOT L
FINAL LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

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LIGHTING:

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

PROVIDE COMBINATION OF FIXED RESPONSE CONTROLS FOR LUMINAIRES C AND D (POLE MOUNTED) TO CONTROL OPERATING PERIODS. THIS COMBINATION OF PHOTO-SENSOR AND TIME CLOCK WILL ALLOW THE LIGHTING TO BE ACTIVATED BY DAYLIGHT CONDITIONS WHILE ALSO ALLOWING THE LIGHTS TO BE TURN OFF DURING A CERTAIN TIME PERIOD EACH NIGHT TO CUT DOWN ON GLARE, LIGHT POLLUTION, AND ELECTRICITY BILLS.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING SUMMARY	Fc	2.10	5.0	0.2	10.5	25.0	10	10

Luminaire Schedule					
WINDING HILLS STAGE 8 CLUBHOUSE UPPER ALLEN TOWNSHIP, PA					
Symbol	Qty	Label	Lumens	LLF	Description
	2	A	1500	1.000	WST-LED-P1-40K-VF-MVOLT-BBW 10' MOUNTING HEIGHT
	2	B	1090	1.000	OLLWU-LED-P1-40K-MVOLT-DBB 5' MOUNTING HEIGHT
	1	C	8656	1.000	DSX0-LED-P4-40K-BLC-MVOLT-DBLXD 18' MOUNTING HEIGHT
	1	D	6926	1.000	DSX0-LED-P3-40K-BLC-MVOLT-DBLXD 18' MOUNTING HEIGHT



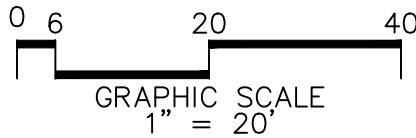
WST LED LUMINAIRE A



OLLWU LED LUMINAIRE B



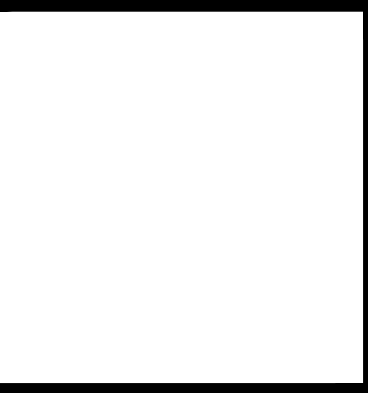
D-SERIES LED LUMINAIRE C AND D



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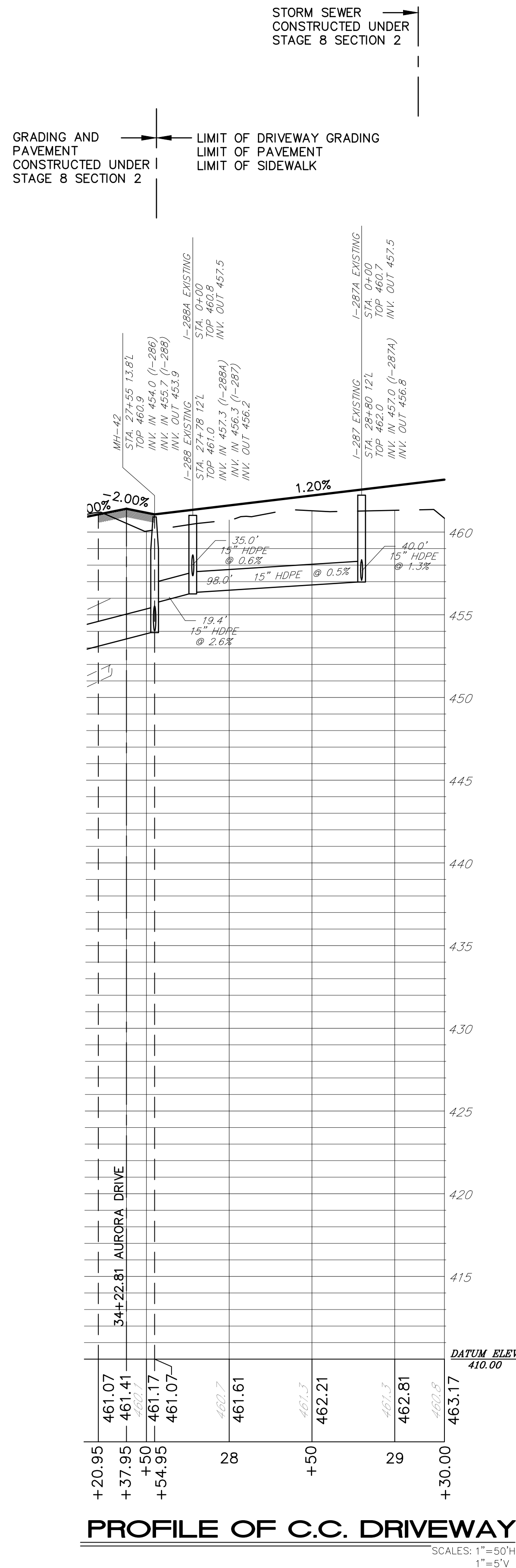
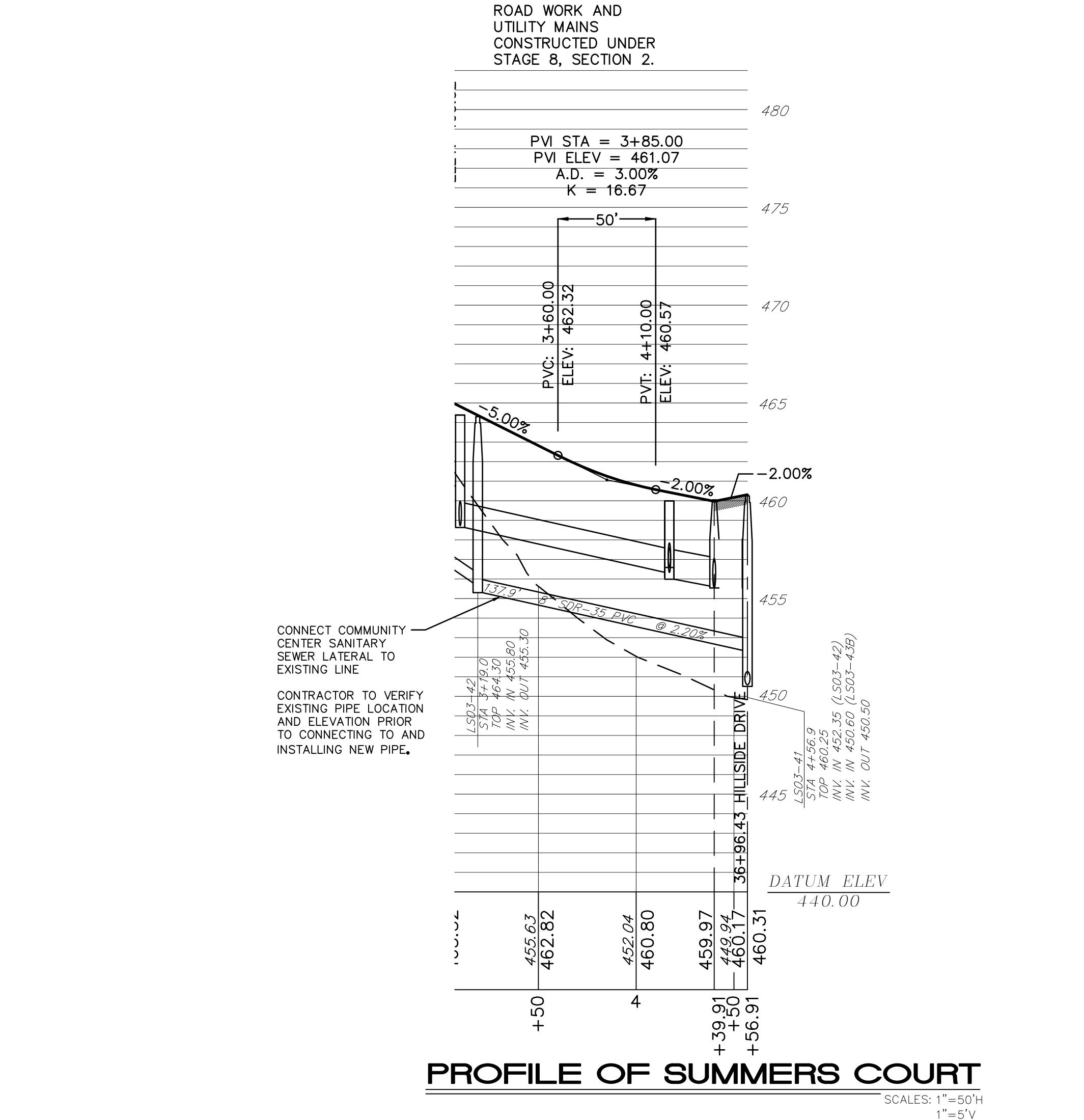
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LIGHTING PLAN
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FINAL LAND DEVELOPMENT PLAN
WINDING HILLS
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UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

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STORM SEWER NOTES :

1. CALCULATIONS FOR THE STORM SEWER SYSTEM ARE TO THE INSIDE FACE OF THE STRUCTURES. PIPE LENGTHS MUST BE ADJUSTED ACCORDINGLY FOR INSTALLATION. PIPE SLOPES MAY BE SLIGHTLY STEEPER THAN THOSE SHOWN. INVERTS ARE TO BE HELD.
2. INLETS TYPES ASSUME USE OF STANDARD PADOT APPROVED PRODUCTS PRODUCED BY "MONARCH PRODUCTS COMPANY, INC." YORK HAVEN PA.
3. INLET TOPS MUST BE SET AT ROADWAY SLOPES ALONG CURB IN AREAS WITH 2% OR STEEPER SLOPES TO INSURE PROPER SUMP OF INLET GRATE ON DOWN HILL END.

SANITARY SEWER NOTES :

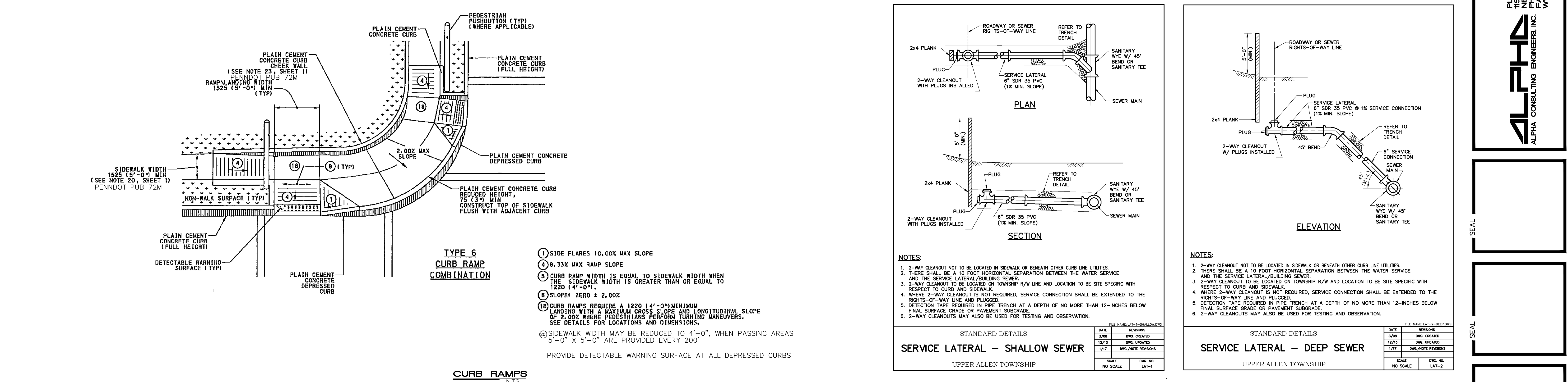
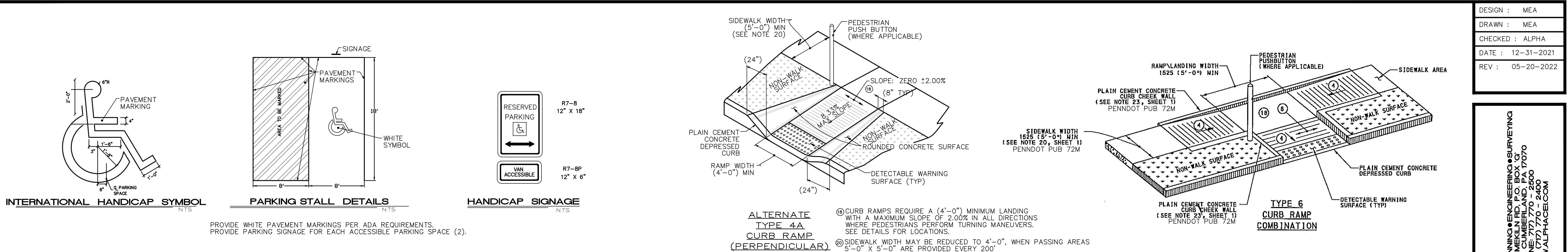
1. PIPE LENGTH SHOWN ON THE PROFILE REPRESENTS DISTANCE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE SHOWN ON THE PROFILES IS CALCULATED BASED ON DISTANCE INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.
2. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF UPPER ALLEN TOWNSHIP. ANY CONSTRUCTION METHODS OR SPECIFICATIONS NOT SHOWN ON THIS PLAN AND NOT SPECIFIED BY UPPER ALLEN TOWNSHIP SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS – PUBLICATION 408, AND CONSTRUCTION STANDARDS – PUBLICATION 72, CURRENT EDITIONS. CONSTRUCTION OF SANITARY SEWERS SHALL COMPLY TO THE LATEST EDITION OF THE UPPER ALLEN TOWNSHIP STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR EXTENSIONS TO THE SANITARY SEWER SYSTEM.
3. ALL SANITARY SEWERS CONSTRUCTED IN PUBLIC STREETS SHALL BE SUBJECT TO BACKFILL COMPACTION TESTING AT THE DISCRETION OF THE TOWNSHIP REPRESENTATIVE AND AT THE EXPENSE OF THE DEVELOPER.
4. ALL PROPOSED SANITARY SEWER MAINS SHALL BE OFFERED FOR DEDICATION TO UPPER ALLEN TOWNSHIP. UPON COMPLETION OF THE SANITARY SEWER EXTENSION AND BEFORE RELEASE OF INSTALLATION FINANCIAL SECURITY AND BEFORE ACCEPTANCE OF MAINTENANCE FINANCIAL SECURITY, DEVELOPER MUST PREPARE A SEPARATE SANITARY SEWER DEED OF DEDICATION AND EASEMENT AGREEMENT FOR THE SANITARY SEWER EXTENSION FOR TOWNSHIP REVIEW, FOLLOWED BY RECORDING OF SAME BY THE DEVELOPER
5. UPON ACCEPTANCE OF ANY SANITARY SEWER MAINS, LATERALS, MANHOLES AND OTHER APPURTENANCES BY THE TOWNSHIP LOCATED IN PUBLIC STREETS NOT YET DEDICATED TO THE TOWNSHIP, DEVELOPER GRANTS TO TOWNSHIP A TEMPORARY SANITARY SEWER EASEMENT THIRTY (30) FEET IN WIDTH MEASURED FROM THE CENTERLINE OF THE SANITARY SEWER MAIN FOR THE PURPOSE OF EMERGENCY OR OTHER REPAIRS TO THE SANITARY SEWER SYSTEM, UNTIL SUCH TIME THAT THE STREET AND ALL UTILITIES INCLUDED THEREIN ARE DEDICATED TO THE TOWNSHIP.
6. ON STREETS HAVING GRADES 2% OR GREATER, SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED USING TAPERED RUBBER RISER RINGS PER STANDARD DETAILS.

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PROFILES
COMMUNITY CENTER, STAGE 8, LOT L
FINAL LAND DEVELOPMENT PLAN
WINDING HILLS
A PLANNED RESIDENTIAL DEVELOPMENT
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PLAN

SECTION

NOTES:

- 2-WAY CLEAOUT NOT TO BE LOCATED IN SIDEWALK OR BENEATH OTHER CURB LINE UTILITIES.
- THERE SHALL BE A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER SERVICE AND THE SERVICE LATERAL/BUILDING SEWER.
- 2-WAY CLEAOUT TO BE LOCATED ON TOWNSHIP R/W LINE AND LOCATION TO BE SITE SPECIFIC WITH RESPECT TO CURB AND SIDEWALK.
- WHERE 2-WAY CLEAOUT IS NOT REQUIRED, SERVICE CONNECTION SHALL BE EXTENDED TO THE RIGHTS-OF-WAY LINE AND PLUGGED.
- DETECTION TAPE REQUIRED IN PIPE TRENCH AT A DEPTH OF NO MORE THAN 12-INCHES BELOW FINAL SURFACE GRADE OR PAVEMENT SUBGRADE.
- 2-WAY CLEAOUTS MAY ALSO BE USED FOR TESTING AND OBSERVATION.

STANDARD DETAILS	
DATE	REVISIONS
3/08	DWG. CREATED
12/13	DWG. UPDATED
1/17	DWG. AND/REVISIONS

SCALE NO SCALE

DWG. NO. LAT-1

SERVICE LATERAL – SHALLOW SEWER

UPPER ALLEN TOWNSHIP

PLAN

ELEVATION

NOTES:

- 2-WAY CLEAOUT NOT TO BE LOCATED IN SIDEWALK OR BENEATH OTHER CURB LINE UTILITIES.
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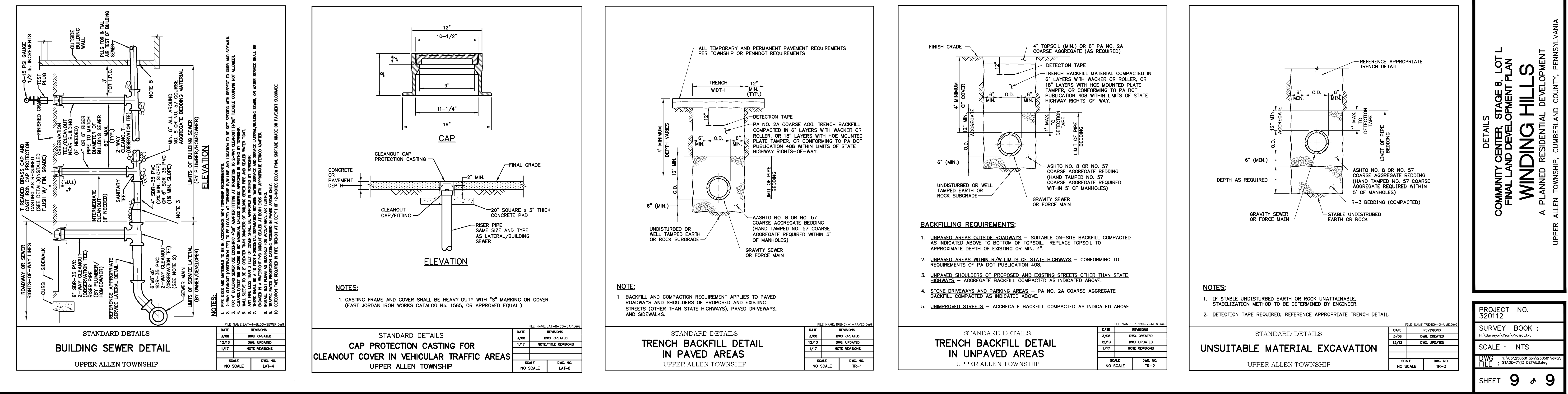
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DATE	REVISIONS
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12/13	DWG. UPDATED
1/17	DWG. AND/REVISIONS

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SERVICE LATERAL – DEEP SEWER

UPPER ALLEN TOWNSHIP



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DETAILS
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SHEET 9 of 9