

STAGE 8, LOTS 420-438, 465-471, J, AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
WINDING HILLS

A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

- THE PURPOSE OF THIS PLAN IS TO DEVELOP STAGE 8, LOTS 420-438, 465-471, J, AND K WITHIN WINDING HILLS, A PLANNED COMMUNITY.
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.
  5. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
  6. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
  7. 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.
  8. 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 8 FOR CONSTRUCTION DETAILS.
  9. 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. THE DEVELOPER MUST PROVIDE A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE TOWNSHIP AND PROVIDE AND INSTALL ALL REQUIRED TRAFFIC CONTROL SIGNS. ALL TRAFFIC CONTROL SIGNS MUST BE INSTALLED BEFORE OCCUPANCY CERTIFICATES ARE ISSUED FOR BUILDINGS WITHIN THE DEVELOPMENT.
  10. SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.
  11. DRIVEWAY CONSTRUCTION IN 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 AND ARE SHOWN AS SUCH HEREIN. UPON CONSTRUCTION OF PROPOSED HOMES, NO PORTION OF A DRIVEWAY MAY INTERSECT THE STREET AT A STORM INLET.
  12. 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.
  13. ELECTRIC, TELEPHONE, AND OTHER UTILITIES TO BE INSTALLED UNDERGROUND.
  14. WATER SERVICE TO BE COORDINATED WITH SUEZ.
  15. 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.
  16. EROSION AND SEDIMENTATION CONTROL APPROVAL FOR STAGE 8 IS REQUIRED FROM THE CUMBERLAND COUNTY CONSERVATION DISTRICT.
  17. SEWAGE PLANNING (ACT 537) HAS BEEN OBTAINED FOR THE ENTIRE DEVELOPMENT (PA DEP B3-21929-265-3E).
  18. STORMWATER TREATMENT, DETENTION, AND RETENTION HAS BEEN APPROVED FOR THE ENTIRE DEVELOPMENT AS PART OF STAGE 1 AND 2 APPROVALS.
  19. THE WINDING HILLS MASTER ASSOC. IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES.
  20. 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.
  21. EACH LOT OWNER SHALL BE RESPONSIBLE TO PLANT AT LEAST ONE TREE IN ACCORDANCE WITH §220-32[SALDO].
  22. ALL RECREATION FEES ARE SATISFIED AS PER AGREEMENT RECORDED IN MISC. BOOK 704, PAGE 488.
  23. THE APPROXIMATE WETLAND BOUNDARY HAS BEEN DELINEATED AS SHOWN.
  24. 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.
  25. 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.
  26. PAVEMENT MARKINGS PER PENNDOT PUBLICATION 408, CURRENT EDITION.
  27. UNLESS OTHERWISE NOTED OR DEPICTED ON PLANS, ALL CORNERS SHALL BE SET WITH IRON PINS AS PER §220-24[SALDO].
  28. 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.
  29. NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.
  30. UPON COMPLETION OF SANITARY SEWER IMPROVEMENTS DEVELOPER SHALL BE REQUIRED TO SUBMIT AS-BUILT RECORD DRAWINGS WHICH SHALL INCLUDE STATION LOCATION, DEPTH AND LENGTH OF EACH LATERAL. 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. SEE PROFILE PLAN SHEETS FOR ADDITIONAL SANITARY SEWER NOTES.
  31. A SEPARATE LAND DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF THE COMMUNITY CENTER AND ASSOCIATED PARKING LOT WITHIN LOT L.

DATE :

JUNE 01, 2017

REVISED :

JULY 03, 2017  
APRIL 08, 2019  
AUGUST 30, 2019  
FEBRUARY 25, 2019

INDEX OF DRAWINGS :

- 1 OF 22 • COVER SHEET  
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3 OF 22 • EXISTING FEATURES PLAN  
4-5 OF 22 • STAGING PLAN  
6 OF 22 • SUBDIVISION PLAN  
7 OF 22 • GRADING / UTILITY PLAN  
8-10 OF 22 • PROFILES  
11-19 OF 22 • DETAILS  
20-22 OF 22 • LANDSCAPE AND LIGHTING PLAN

PREVIOUS TOWNSHIP APPROVAL DATES:

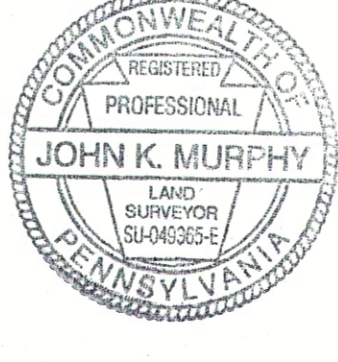
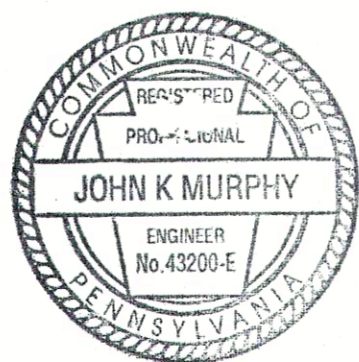
FEBRUARY 06, 2001	TENTATIVE PLAN
FEBRUARY 19, 2004	STAGE 1 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FEBRUARY 23, 2005	STAGE 1 SUPPLEMENTAL, FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SEPTEMBER 7, 2006	REVISED TENTATIVE PLAN
JANUARY 17, 2007	STAGE 2 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, REVISED 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 CONSTRUCTION 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
JUNE 06, 2018	STAGE 5, LOTS 361-395 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. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	WATER OBSTRUCTION & ENCROACHMENT PERMIT	OCTOBER 27, 2003	E21-353 & APS-491973	FEBRUARY 20, 2004
3. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	STAGE 1-2 SEWAGE PLANNING MODULE	SEPTEMBER 3, 2003	A3-21929-225-3E	OCTOBER 20, 2003
4. PA DEPARTMENT OF ENVIRONMENTAL PROTECTION	STAGE 3-6(8) SEWAGE PLANNING MODULE	MARCH 4, 2008	B3-21929-265-3E	FEBRUARY 24, 2009
5. PA DEPARTMENT OF TRANSPORTATION	HIGHWAY OCCUPANCY PERMIT	OCTOBER 1, 2003	08057558	FEBRUARY 20, 2004
6. PA DEPARTMENT OF TRANSPORTATION	HIGHWAY OCCUPANCY PERMIT	DECEMBER 6, 2013	08086242	MAY 8, 2014
7. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES FOR SITE	APRIL 8, 2002	PAG-02-0021-03-013	APRIL 15, 2003
8. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	MARCH 5, 2008	PAG-02-0021-03-013R	MARCH 25, 2008
9. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	DECEMBER 24, 2013	PAG-02-0021-03-013R	MARCH 25, 2013
10. CUMBERLAND COUNTY CONSERVATION DISTRICT	NPDES RENEWAL	FEBRUARY 22, 2018	PAC210064	JUNE 29, 2018
11. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 3 E&S	JULY 7, 2011	PAG-02-0021-03-013R	SEPTEMBER 13, 2011
12. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 4&7 E&S	APRIL 17, 2015	PAG-02-0021-03-013R	JULY 15, 2015
13. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 5 E&S	JANUARY 18, 2017	PAG-02-0021-03-013R	MARCH 31, 2017
15. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 6 E&S	FEBRUARY 20, 2017	PAG-02-0021-03-013R	MARCH 31, 2017
16. CUMBERLAND COUNTY CONSERVATION DISTRICT	STAGE 8 E&S	JULY 25, 2017	PAG-02-0021-03-013R	NOVEMBER 13, 2017
17. US ARMY CORP OF ENGINEERS	JOINT PERMIT REVISED	DECEMBER 01, 2017	NAB-2004-00747-P12	APRIL 18, 2019

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS 22nd DAY OF JUNE 2017.

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 26th DAY OF JUNE 2017.

CHAIR

SECRETARY

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP THIS DAY OF, 20.

ENGINEER

THIS PLAN CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP THIS 15th DAY OF MAY 2019.

THE CONDITIONS OF APPROVAL WERE SATISFIED THIS DAY OF, 2020.

PRESIDENT

SECRETARY

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY

THIS DAY OF, 2020.

INSTRUMENT #

SITE DATA :

ZONED :	SR, SUBURBAN RESIDENTIAL (GENERAL NOTES 1 & 2)
PROPOSED USE :	PRD, PLANNED RESIDENTIAL DEVELOPMENT (GENERAL NOTE 1)
TAX PARCEL NUMBER :	RESIDENTIAL: TOWNHOUSES / SINGLE FAMILY DETACHED
SOURCE OF TITLE :	42-10-0256-013
	BK. B21 PG. 808, T.M. 42-11-274 PARCEL 1
	BK. K29 PG. 383, T.M. 42-27-1886 PARCEL 149
	BK. 279 PG. 1263 BK. 279 PG. 1255
TITLE :	3.02 AC (STAGE 8*) 54.21 AC (SITE) * LOTS 420-438, 465-471, J, & K.
PUBLIC ROW AREA :	8.09 AC (STAGE 8*) 201.63 AC (SITE)
DEVELOPED AREA :	4.54 AC (STAGE 8*) 127.57 AC (SITE)
OPEN SPACE AREA :	15.65 AC (STAGE 8*) 383.41 AC (SITE)
TOTAL SITE AREA :	50 (STAGE 8*) 891 (SITE)
NO. OF PROPOSED UNITS :	3.19 U/AC (STAGE 8*) 2.32 U/AC (SITE)
SITE DENSITY :	
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: 201908007010

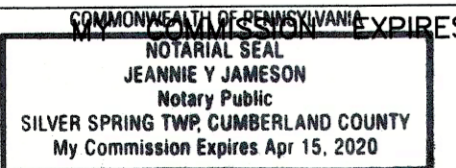
AFFIDAVIT  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Cumberland

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL J. GREENE, IN HIS CAPACITY AS MANAGER OF UPPER ALLEN MANAGEMENT, LLC, GENERAL PARTNER OF UPPER ALLEN PARTNERS, L.P., AND MANAGER OF UPPER ALLEN INVESTMENTS, LLC, WHO BEING DULY SWORN, ACCORDING TO LAW, DEPOSE AND SAYS THAT UPPER ALLEN PARTNERS, L.P. AND UPPER ALLEN INVESTMENTS, LLC, ARE THE OWNERS 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: MICHAEL J. GREENE

SWORN AND SUBSCRIBED BEFORE ME THIS 19th DAY OF March, 2020

NOTARY PUBLIC



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: ANDREW BATSON, OFFICER, WINDING HILLS MASTER ASSOCIATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED UPPER ALLEN PARTNERS, L.P., AND UPPER ALLEN INVESTMENTS, LLC, ARE THE OWNERS 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: MICHAEL J. GREENE, MANAGER, UPPER ALLEN MANAGEMENT, LLC, GENERAL PARTNER OF UPPER ALLEN PARTNERS, L.P.

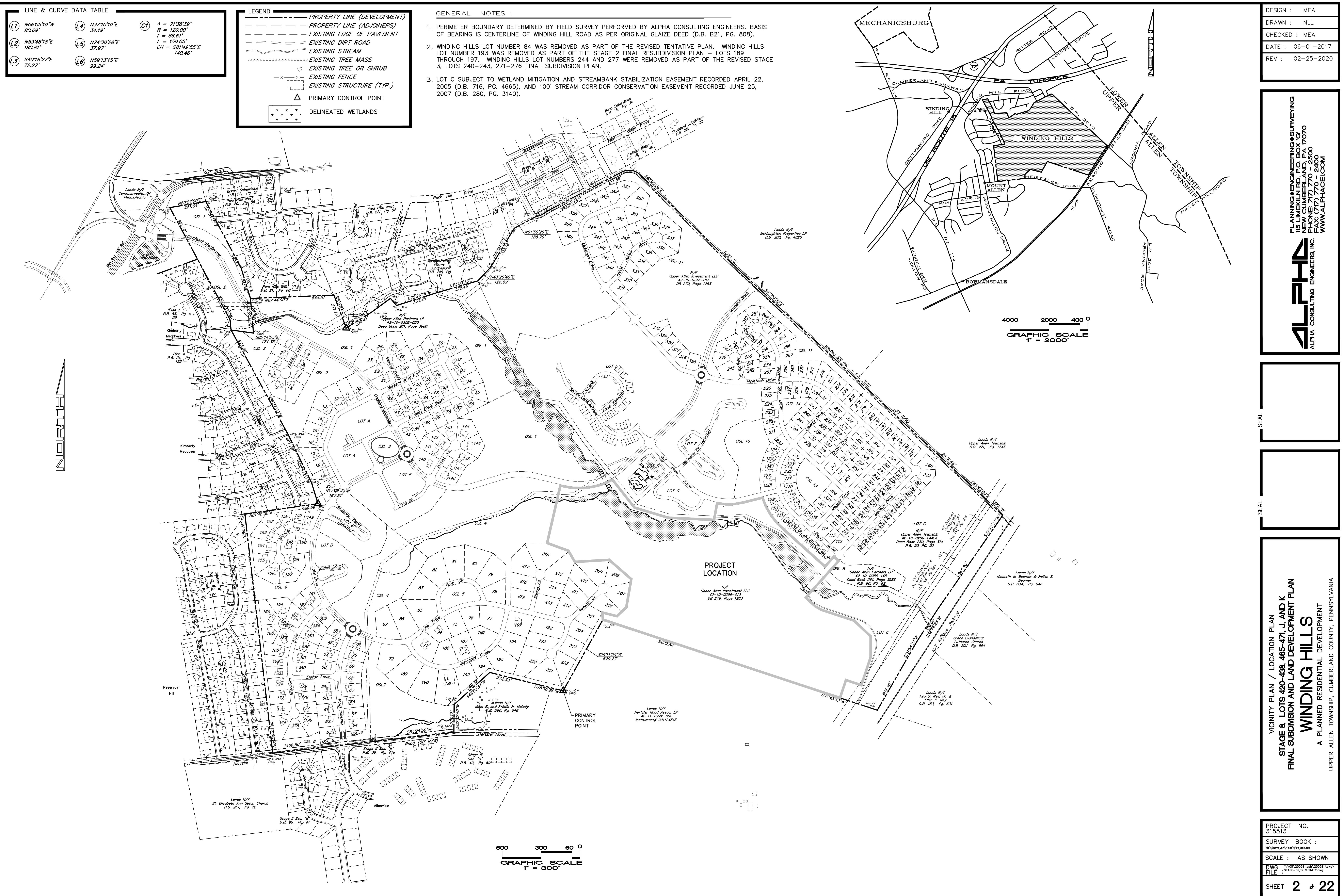
BY: MICHAEL J. GREENE, MANAGER, UPPER ALLEN INVESTMENTS LLC.

OWNER / DEVELOPER :

UPPER ALLEN PARTNERS, L.P.  
AND UPPER ALLEN INVESTMENTS, LLC.  
PO BOX 719  
MECHANICSBURG, PA 17055  
PHONE: (717) 909-4722



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.ALPHACE.COM



LINE & CURVE DATA TABLE					
(L1)	N06°05'10"W 80.69'	(L4)	N37°10'10"E 34.19'	(C1)	$\Delta = 71^{\circ}38'39''$ $R = 120.00'$ $T = 86.61'$ $L = 150.05'$ $CH = S81^{\circ}49'55''E$ $140.46'$
(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

-X-X-

EXISTING FENCE

▭

EXISTING STRUCTURE (TYP.)

Δ

PRIMARY CONTROL POINT

⬢

DELINEATED WETLANDS

- GENERAL NOTES :
1.

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).
2.

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.
3.

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).

DESIGN : MEA

DRAWN : NIL

CHECKED : MEA

DATE : 06-01-2017

REV : 02-25-2020

PLANNING ENGINEERING & SURVEYING

15 LIMEKILN RD, PO BOX 103

NEW CUMBERLAND, PA 17070

PHONE: 717) 770 - 2500

FAX: 717) 770 - 2400

WWW.ALPHACON.COM

ALPHA

ALPHA CONSULTING ENGINEERS, INC.

VICINITY PLAN / LOCATION PLAN

STAGE 8, LOTS 420-438, 465-471, J AND K

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

WINDING HILLS

A PLANNED RESIDENTIAL DEVELOPMENT

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.  
315513

SURVEY BOOK :  
H:\Surveyor\Year\Project.txt

SCALE : AS SHOWN

DWG FILE :  
T:\03\315513\315513.dwg

STAGE-8\02 VICINITY.dwg

SHEET 2 of 22





REVISED CONSTRUCTION SCHEDULE

|                        |                       |                                                                                                      |
|------------------------|-----------------------|------------------------------------------------------------------------------------------------------|
| <div><div></div></div> | <b>STAGE 1</b>        | ( 2001 - 2006 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 1 - MAY 4, 2001           |
| 110 SINGLE FAMILY LOTS | 20 % OF DEVELOPMENT   | 60 % STAGE PERMITTED UNDER S-R ZONING                                                                |
| 65 T-H UNITS           | 122.08 AC. STAGE AREA | 1.43 U/AC. DENSITY                                                                                   |
| 10,825 LF. ROADS       |                       |                                                                                                      |
| <div><div></div></div> | <b>STAGE 2</b>        | ( 2006 - 2008 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 2 - O/B DECEMBER 31, 2006 |
| 85 SINGLE FAMILY LOTS  | 24 % OF DEVELOPMENT   | 44 % TOTAL                                                                                           |
| 131 T-H UNITS          | 98.10 AC. STAGE AREA  | 2.14 U/AC. DENSITY                                                                                   |
| 8,720 LF. ROADS        |                       |                                                                                                      |
| <div><div></div></div> | <b>STAGE 3</b>        | ( 2011 - 2013 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 3 - O/B DECEMBER 31, 2008 |
| 56 SINGLE FAMILY LOTS  | 6 % OF DEVELOPMENT    | 50 % TOTAL                                                                                           |
| 0 T-H UNITS            | 20.13 AC. STAGE AREA  | 2.78 U/AC. DENSITY                                                                                   |
| 2,970 LF. ROADS        |                       |                                                                                                      |
| <div><div></div></div> | <b>STAGE 4</b>        | ( 2013 - 2017 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 4 - O/B DECEMBER 31, 2012 |
| 0 SINGLE FAMILY LOTS   | 12 % OF DEVELOPMENT   | 62 % TOTAL                                                                                           |
| 109 T-H UNITS          | 15.42 AC. STAGE AREA  | 7.13 U/AC. DENSITY                                                                                   |
| 3,760 LF. ROADS        |                       |                                                                                                      |
| <div><div></div></div> | <b>STAGE 5</b>        | ( 2015 - 2018 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 5 - O/B DECEMBER 31, 2014 |
| 93 SINGLE FAMILY LOTS  | 10 % OF DEVELOPMENT   | 72 % TOTAL                                                                                           |
| 0 T-H UNITS            | 49.65 AC. STAGE AREA  | 1.88 U/AC. DENSITY                                                                                   |
| 5,780 LF. ROADS        |                       |                                                                                                      |
| <div><div></div></div> | <b>STAGE 6</b>        | ( 2017 - 2019 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 6 - O/B DECEMBER 31, 2016 |
| 47 SINGLE FAMILY LOTS  | 5 % OF DEVELOPMENT    | 77 % TOTAL                                                                                           |
| 0 T-H UNITS            | 12.25 AC. STAGE AREA  | 3.84 U/AC. DENSITY                                                                                   |
| 2,340 LF. ROADS        |                       |                                                                                                      |
| <div><div></div></div> | <b>STAGE 7</b>        | ( 2019 - 2021 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 7 - O/B DECEMBER 31, 2018 |
| 13 SINGLE FAMILY LOTS  | 10 % OF DEVELOPMENT   | 87 % TOTAL                                                                                           |
| 65 T-H UNITS           | 16.15 AC. STAGE AREA  | 4.83 U/AC. DENSITY                                                                                   |
| 1,975 LF. ROADS        |                       |                                                                                                      |
| <div><div></div></div> | <b>STAGE 8</b>        | ( 2019 - 2021 ) DATE OF SUBMISSION - FINAL SUBDIVISION APPLICATION / STAGE 8 - O/B DECEMBER 31, 2018 |
| 52 SINGLE FAMILY LOTS  | 13 % OF DEVELOPMENT   | 100 % TOTAL                                                                                          |
| 85 T-H UNITS           | 47.05 AC. STAGE AREA  | 2.48 U/AC. DENSITY                                                                                   |
| 4,860 LF. ROADS        |                       |                                                                                                      |

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), AND (SHEET 4 OF 11, STAGE 6, LOTS 291-309, AND 312-323 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. Ney, Jr. & Ellen R. Ney  
D.B. 153, Pg. 631

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

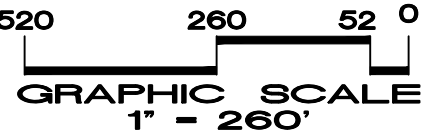
Lands N/1  
Herztler Road Assoc. LP  
42-11-0272-001  
Instrument# 201124513

Lands N/1  
St. Elizabeth Ann Seton Church  
D.B. 257, Pg. 12

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

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

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



|           |            |
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| DESIGN :  | MEA        |
| DRAWN :   | NLL        |
| CHECKED : | MEA        |
| DATE :    | 06-01-2017 |
| REV :     | 02-25-2020 |

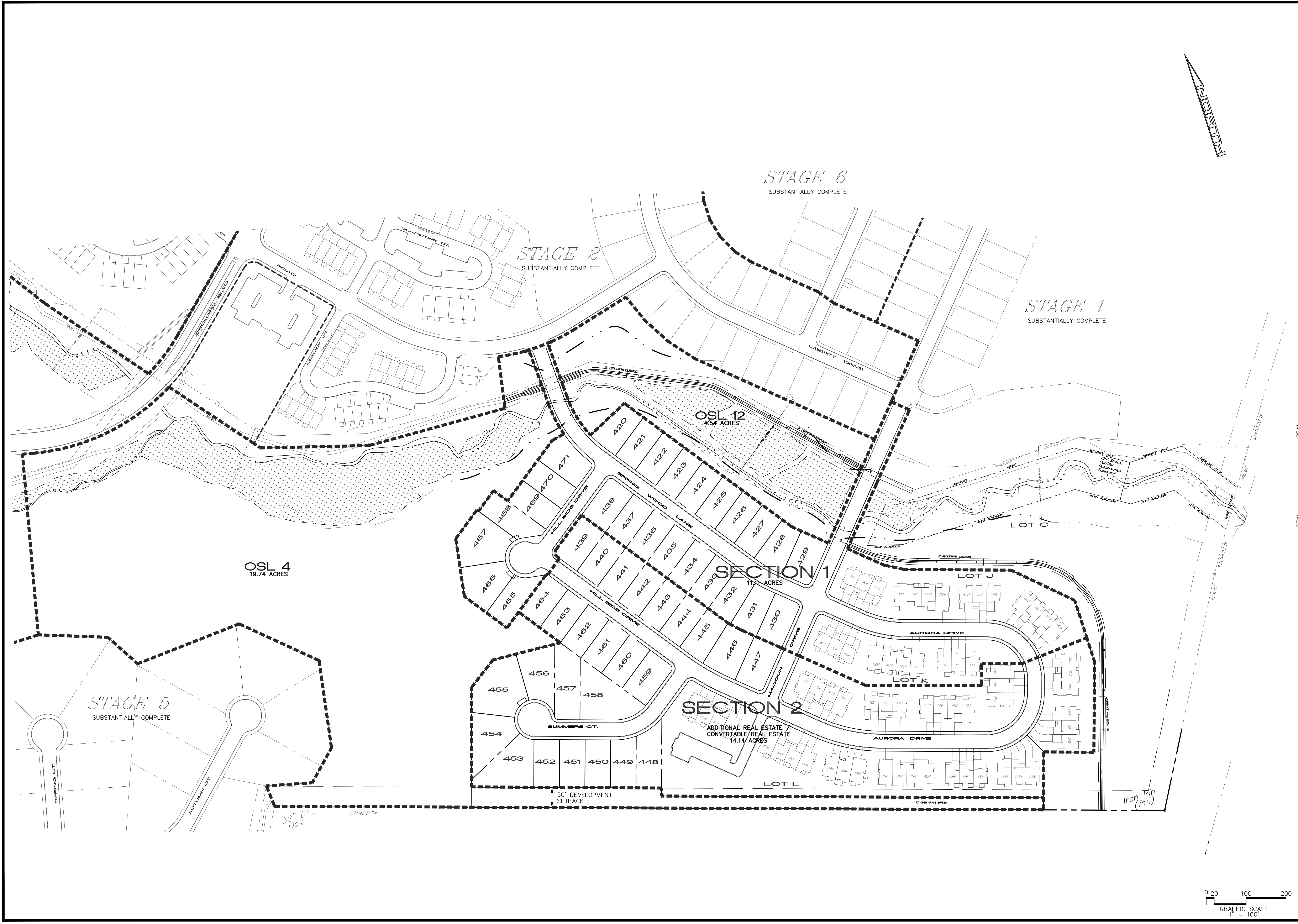
PLANNING & ENGINEERING SURVEYING  
THE LINCOLN GROUP, INC.  
NEW CUMBERLAND, PA 17070  
PHONE: 717) 770 - 2500  
FAX: 717) 770 - 2400  
WWW.ALPHACON.COM

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ALPHA CONSULTING ENGINEERS, INC.

STAGING PLAN  
STAGE 8, LOTS 420-438, 465-471, J AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
WINDING HILLS  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.  
315513  
SURVEY BOOK :  
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SCALE : 1" = 260'  
DWG : 150505001.dwg  
FILE : STAGE-7\04 STAGE.dwg

PROJECT NO.  
315513  
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SCALE : 1" = 260'  
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FILE : STAGE-7\04 STAGE.dwg



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| DESIGN :  | MEA        |
| DRAWN :   | NLL        |
| CHECKED : | MEA        |
| DATE :    | 06-01-2017 |
| REV :     | 02-25-2020 |

PLANNING & ENGINEERING SURVEYING  
THE LUMBER CO. ROAD, BOX 17070  
NEW CUMBERLAND, PA 17070  
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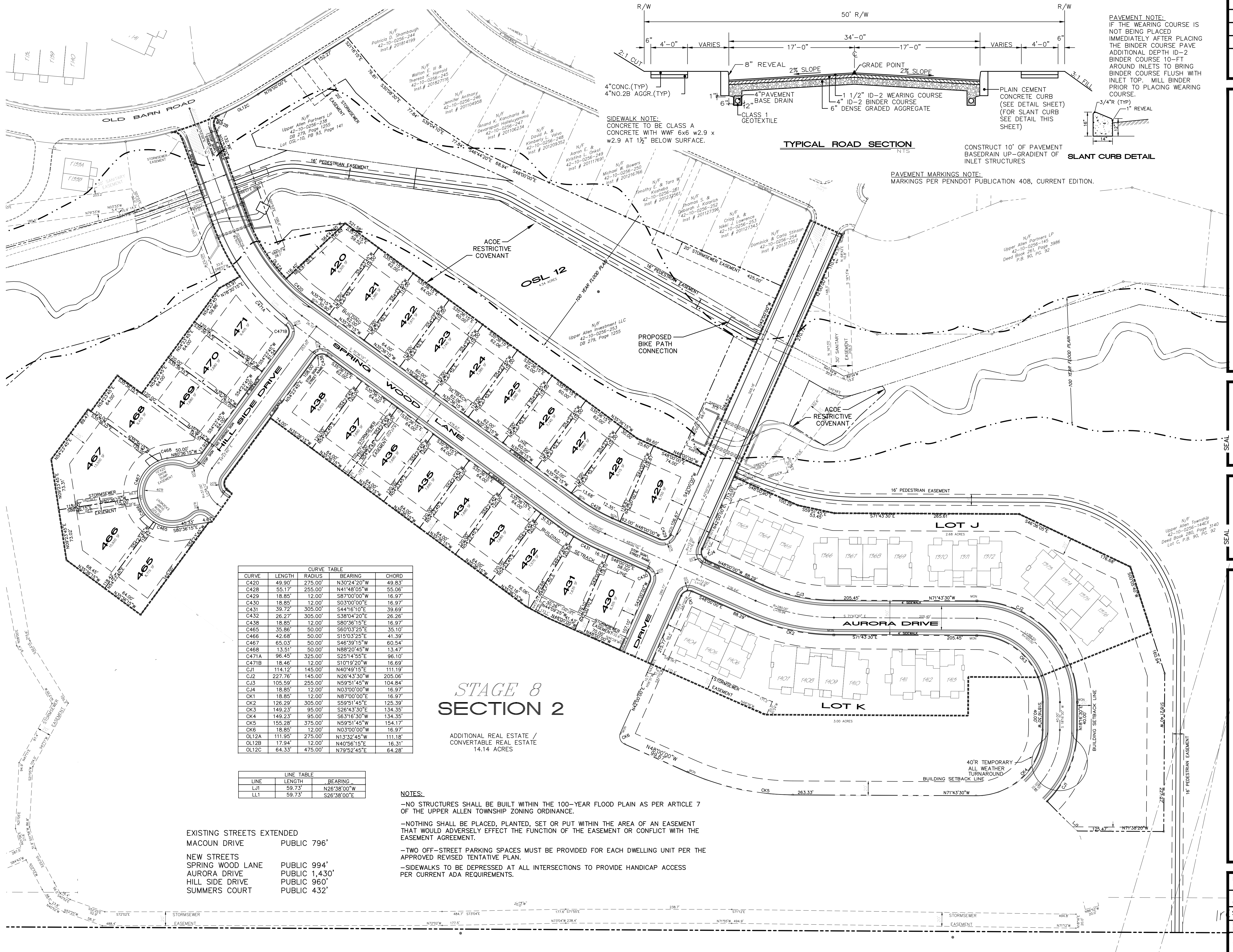
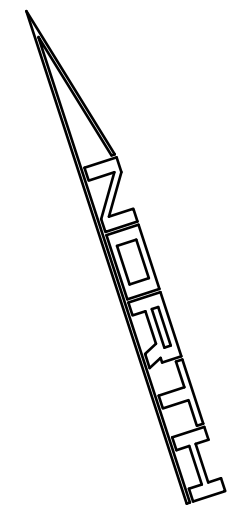
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

STAGING OF PLANNED COMMUNITY AND SUBDIVISION  
STAGE 8, LOTS 420-438, 465-471, J AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
WINDING HILLS  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

|               |                                                        |
|---------------|--------------------------------------------------------|
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| DWG FILE :    | 1:\20\2008\1\20081\dwg\151402-315513\151402-315513.dwg |
| SHEET         | 5 of 22                                                |



| CURVE TABLE |         |         |             |         |
|-------------|---------|---------|-------------|---------|
| CURVE       | LENGTH  | RADIUS  | BEARING     | CHORD   |
| C420        | 49.90'  | 275.00' | N30°24'20"W | 49.83'  |
| C428        | 55.17'  | 255.00' | N41°48'05"W | 55.06'  |
| C429        | 18.85'  | 12.00'  | S87°00'00"W | 16.97'  |
| C430        | 18.85'  | 12.00'  | S03°00'00"E | 16.97'  |
| C431        | 39.72'  | 305.00' | S44°16'10"E | 39.69'  |
| C432        | 26.27'  | 305.00' | S38°04'20"E | 26.26'  |
| C438        | 18.85'  | 12.00'  | S80°36'15"E | 16.97'  |
| C465        | 35.86'  | 50.00'  | S60°03'25"E | 35.10'  |
| C466        | 42.68'  | 50.00'  | S15°03'25"E | 41.39'  |
| C467        | 65.03'  | 50.00'  | S46°39'15"W | 60.54'  |
| C468        | 13.51'  | 50.00'  | N88°29'45"W | 13.47'  |
| C471A       | 96.45'  | 325.00' | S25°14'55"E | 96.10'  |
| C471B       | 18.46'  | 12.00'  | S10°19'20"W | 16.69'  |
| CJ1         | 114.12' | 145.00' | N40°49'15"E | 111.19' |
| CJ2         | 227.76' | 145.00' | N26°43'30"W | 205.06' |
| CJ3         | 105.59' | 255.00' | N59°51'45"W | 104.84' |
| CJ4         | 18.85'  | 12.00'  | N03°00'00"W | 16.97'  |
| CK1         | 18.85'  | 12.00'  | N87°00'00"E | 16.97'  |
| CK2         | 126.29' | 305.00' | S59°51'45"E | 125.39' |
| CK3         | 149.23' | 95.00'  | S26°43'30"E | 134.35' |
| CK4         | 149.23' | 95.00'  | S63°16'30"W | 134.35' |
| CK5         | 155.28' | 375.00' | N59°51'45"W | 154.17' |
| CK6         | 18.85'  | 12.00'  | N03°00'00"W | 16.97'  |
| OL12A       | 111.95' | 275.00' | N13°32'45"W | 111.18' |
| OL12B       | 17.94'  | 12.00'  | N40°56'18"E | 16.31'  |
| OL12C       | 64.33'  | 475.00' | N79°52'45"E | 64.28'  |

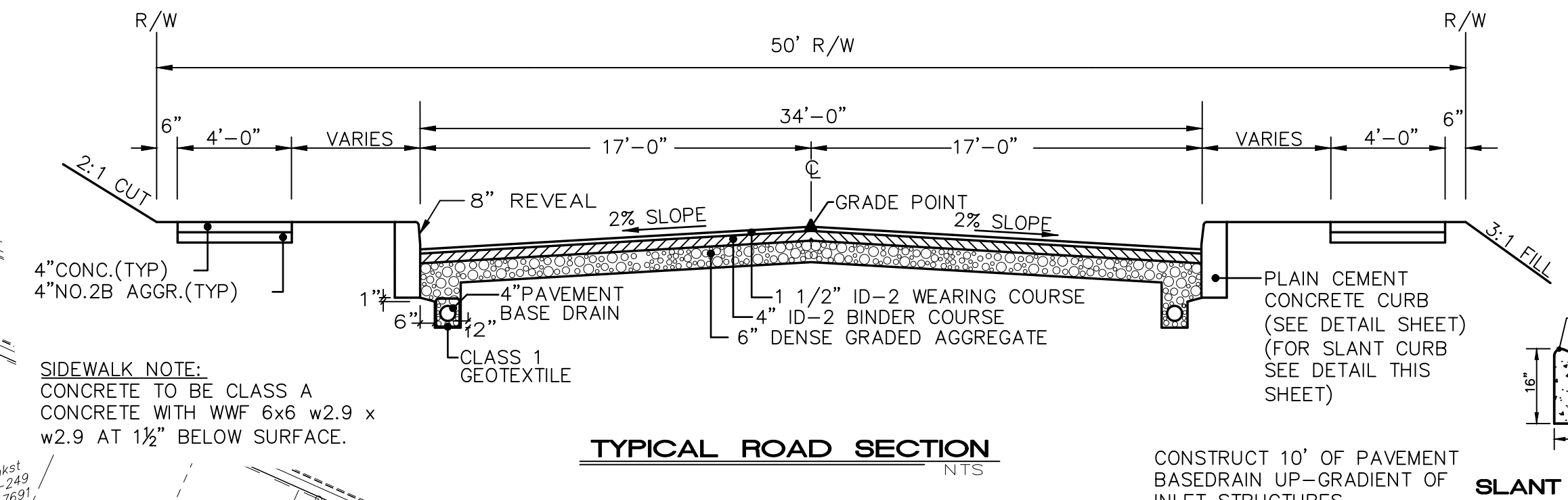
| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| LL1        | 59.73' | N26°38'00"W |
| LL1        | 59.73' | S26°38'00"E |

EXISTING STREETS EXTENDED  
MACOUN DRIVE PUBLIC 796'  
NEW STREETS  
SPRING WOOD LANE PUBLIC 994'  
AURORA DRIVE PUBLIC 1,430'  
HILL SIDE DRIVE PUBLIC 960'  
SUMMERS COURT PUBLIC 432'

# STAGE 8 SECTION 2

ADDITIONAL REAL ESTATE /  
CONVERTABLE REAL ESTATE  
14.14 ACRES

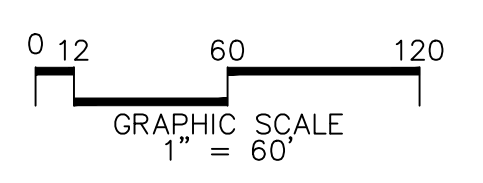
- NOTES:
- NO STRUCTURES SHALL BE BUILT WITHIN THE 100-YEAR FLOOD PLAIN AS PER ARTICLE 7 OF THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE.
  - NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY EFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
  - TWO OFF-STREET PARKING SPACES MUST BE PROVIDED FOR EACH DWELLING UNIT PER THE APPROVED REVISED TENTATIVE PLAN.
  - SIDEWALKS TO BE DEPRESSED AT ALL INTERSECTIONS TO PROVIDE HANDICAP ACCESS PER CURRENT ADA REQUIREMENTS.



PAVEMENT NOTE:  
IF THE WEARING COURSE IS NOT BEING PLACED IMMEDIATELY AFTER PLACING THE BINDER COURSE PAVE ADDITIONAL DEPTH ID-2 BINDER COURSE 10-FT AROUND INLETS TO BRING BINDER COURSE FLUSH WITH INLET TOP. MILL BINDER PRIOR TO PLACING WEARING COURSE.

SLANT CURB DETAIL

PAVEMENT MARKINGS NOTE:  
MARKINGS PER PENNDOT PUBLICATION 408, CURRENT EDITION.



DESIGN : MEA  
DRAWN : NLL  
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DATE : 06-01-2017  
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NEW CUMBERLAND, PA 17070  
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FAX: (717) 770-2400  
WWW.ALPHASURVEYING.COM

**ALPHA**  
ALPHA CONSULTING ENGINEERS, INC.

SUBDIVISION / SITE PLAN  
STAGE 8, LOTS 420-438, 465-471 J AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
**WINDING HILLS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.  
315513  
SURVEY BOOK :  
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SCALE : 1"=60'  
DWG FILE : 315513-0100-011.dwg  
SHEET **6** of **22**

| SANITARY MANHOLE COORDINATES |            |              |
|------------------------------|------------|--------------|
| NUMBER                       | NORTHING   | EASTING      |
| LS03-22                      | 311,406.49 | 2,190,129.03 |
| LS03-23                      | 311,393.27 | 2,190,050.65 |
| LS03-24                      | 311,340.37 | 2,190,011.17 |
| LS03-25                      | 311,349.56 | 2,189,938.46 |
| LS03-26                      | 311,217.22 | 2,189,834.67 |
| LS03-27                      | 311,099.28 | 2,190,003.47 |
| LS03-28                      | 311,045.45 | 2,190,206.27 |
| LS03-29                      | 310,982.33 | 2,190,309.25 |
| LS03-30                      | 310,892.56 | 2,190,003.10 |
| LS03-31                      | 310,824.17 | 2,190,300.36 |
| LS03-32                      | 310,766.00 | 2,190,222.57 |
| LS03-33                      | 310,836.00 | 2,189,996.89 |
| LS03-34                      | 310,893.25 | 2,189,780.34 |
| LS03-35                      | 310,990.58 | 2,189,654.11 |
| LS03-36                      | 311,134.15 | 2,189,488.08 |
| LS03-37                      | 311,046.43 | 2,189,381.66 |
| LS03-38                      | 311,021.86 | 2,189,271.59 |
| LS03-39                      | 311,072.04 | 2,189,075.92 |
| LS03-40                      | 311,287.28 | 2,189,475.37 |
| LS03-41                      | 311,491.44 | 2,189,669.24 |
| LS03-42                      | 311,675.85 | 2,189,417.24 |
| LS03-43                      | 311,491.33 | 2,189,193.40 |
| LS03-43A                     | 311,365.62 | 2,189,297.12 |
| LS03-43B                     | 311,199.71 | 2,189,433.86 |

FINISH FLOOR ELEVATION NOTE:

FINISH FLOOR ELEVATIONS ARE SHOWN APPROXIMATE AND ARE ONLY INTENDED TO DEMONSTRATE DRAINAGE AWAY FROM BUILDING STRUCTURES AND ARE BASED ON PROVIDING FULL BASEMENTS. THE BUILDING DESIGNER SHALL ESTABLISH ACTUAL FINISH FLOOR ELEVATIONS. EMPHASIS MUST BE PLACED ON THE DIFFERENCE BETWEEN FINISH FLOOR ELEVATIONS OF THE LIVING SPACE AND THE GARAGE FLOOR ELEVATION TO INSURE THAT THE DRIVEWAY REMAINS AT REASONABLE GENTLE SLOPE (1-4%) WHILE MAINTAINING A FINISH FLOOR ELEVATION ABOVE THE EXTERIOR FINISH GRADE AS REQUIRED BY THE TOWNSHIP. REAR YARDS MUST DRAIN AWAY FROM BUILDING WALL.

12" WIDE STABILIZED ACCESS  
WETLAND MITIGATION WORK WITHIN OSL-12  
PER APPROVED WETLAND MITIGATION PLAN

16" PEDESTRIAN EASEMENT

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.

- SINKHOLE REPAIR:
- A. EXCAVATE THE AREA OF THE SINKHOLE UNTIL THE "THROAT" IS LOCATED.
  - B. REMOVE ALL LOOSE SOIL OR MATERIAL.
  - C. EVALUATE THE THROAT OF THE SINKHOLE FOR STABILITY AND/OR PRESENCE OF ADDITIONAL FRACTURES.
  - D. LINE THE SINKHOLE USING CLASS 1 TYPE B NON-WOVEN GEOTEXTILE FILTER FABRIC.
  - E. BACKFILL USING R-5 STONE UP TO WITHIN 36 INCHES OF FINISHED GRADE.
  - F. FOLD THE GEOTEXTILE FILTER FABRIC OVER ITSELF TO CREATE "BAG".
  - G. TOP OFF THE EXCAVATION WITH APPROXIMATELY 24 INCHES OF 2A COARSE AGGREGATE TO APPROXIMATELY 12 INCHES BELOW FINAL GRADE.
  - H. COMPLETE BACKFILLING USING CONSISTENT WITH WHERE THE SINKHOLE IS LOCATED.
  - I. 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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DRAWN : NLL  
CHECKED : MEA  
DATE : 06-01-2017  
REV : 02-25-2020

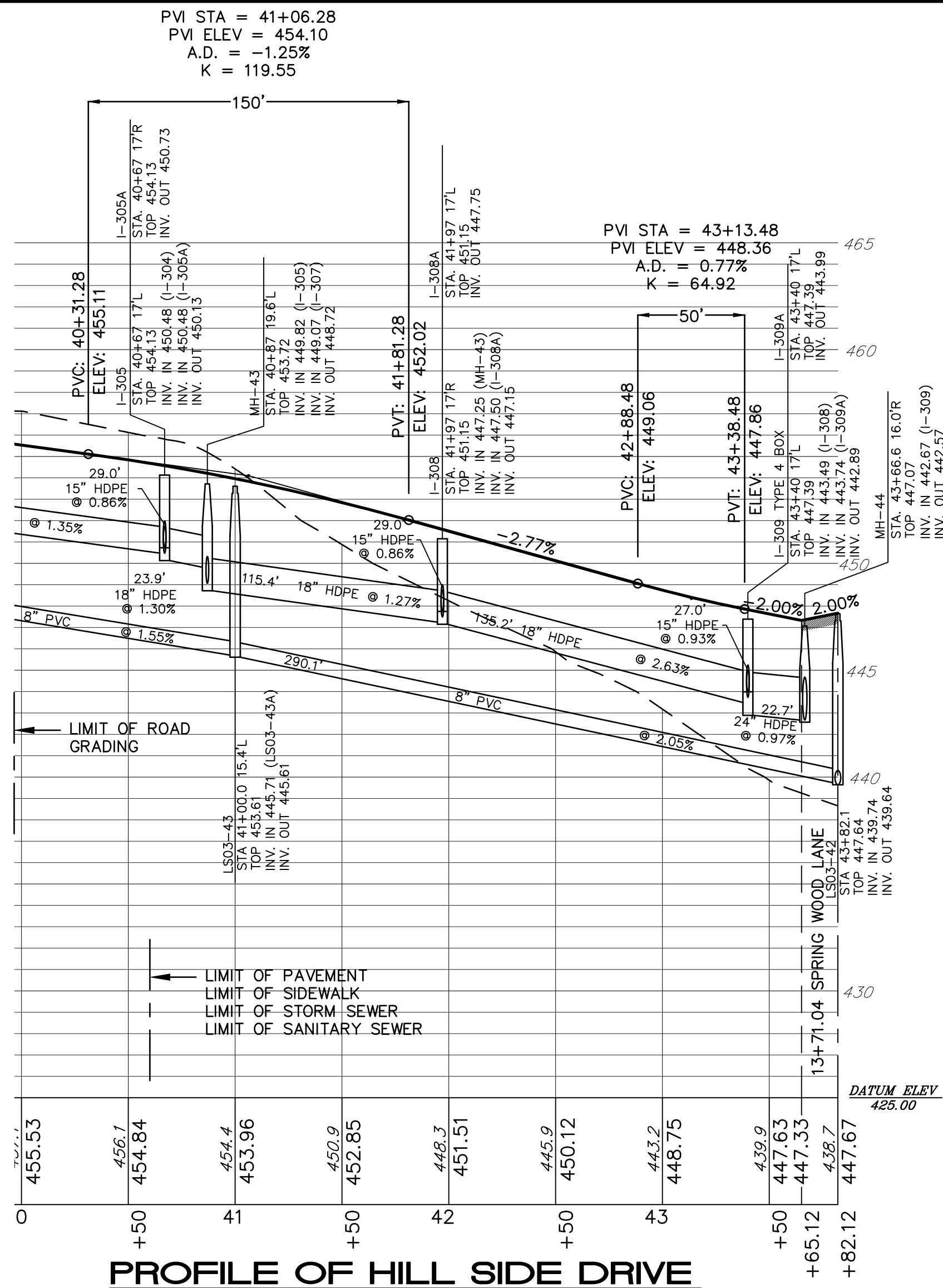
PLANNING & ENGINEERING SURVEYING  
THE UPPER ALLEN TOWNSHIP  
NEW CUMBERLAND, PA 17070  
PHONE: 717 770 - 2500  
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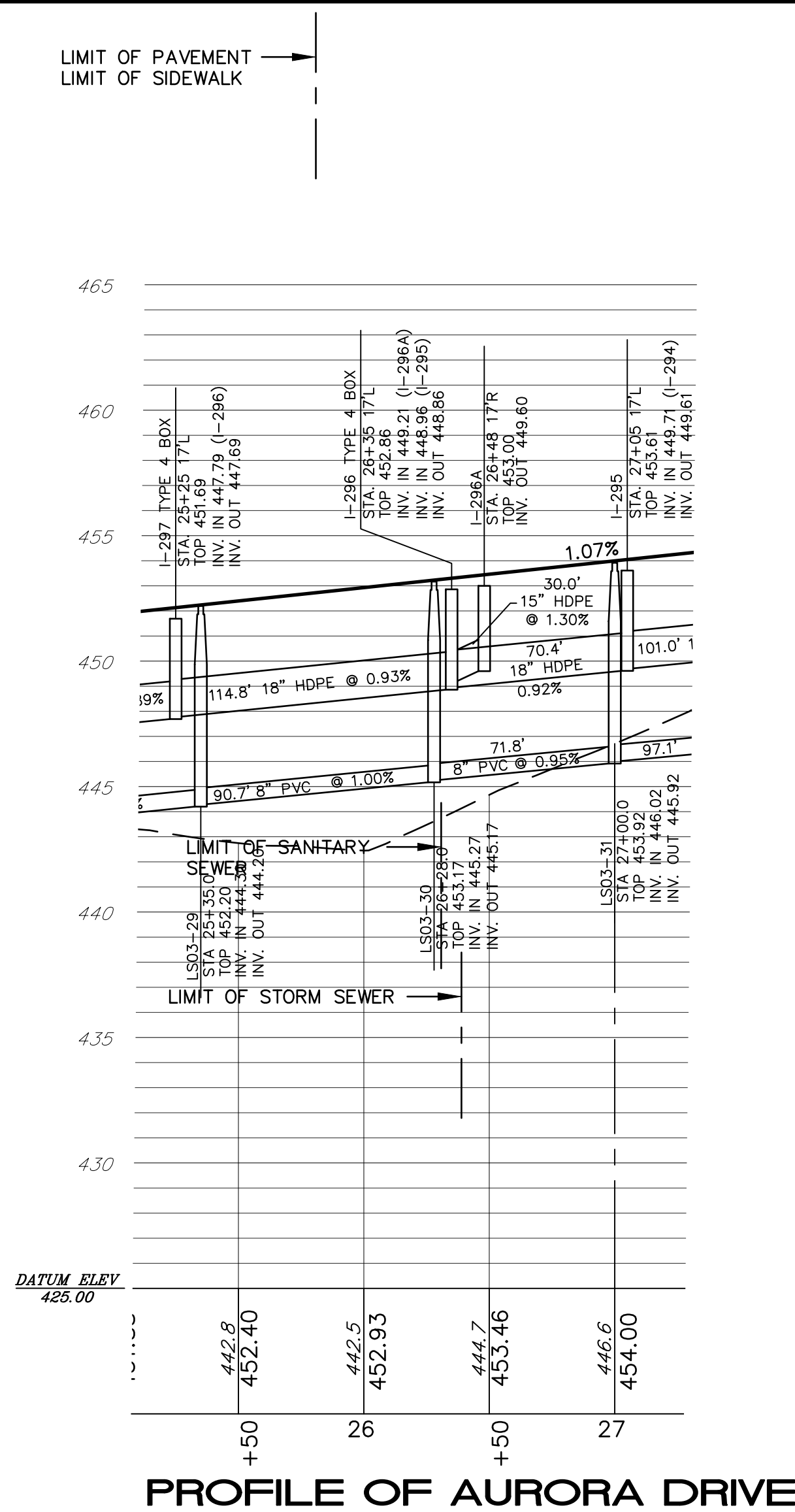
GRADING / UTILITY PLAN 50 SCALE  
STAGE 8, LOTS 420-438, 465-471, J AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
**WINDING HILLS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.  
315513  
SURVEY BOOK :  
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250581-8-107-250581.dwg  
SHEET **7** of **22**

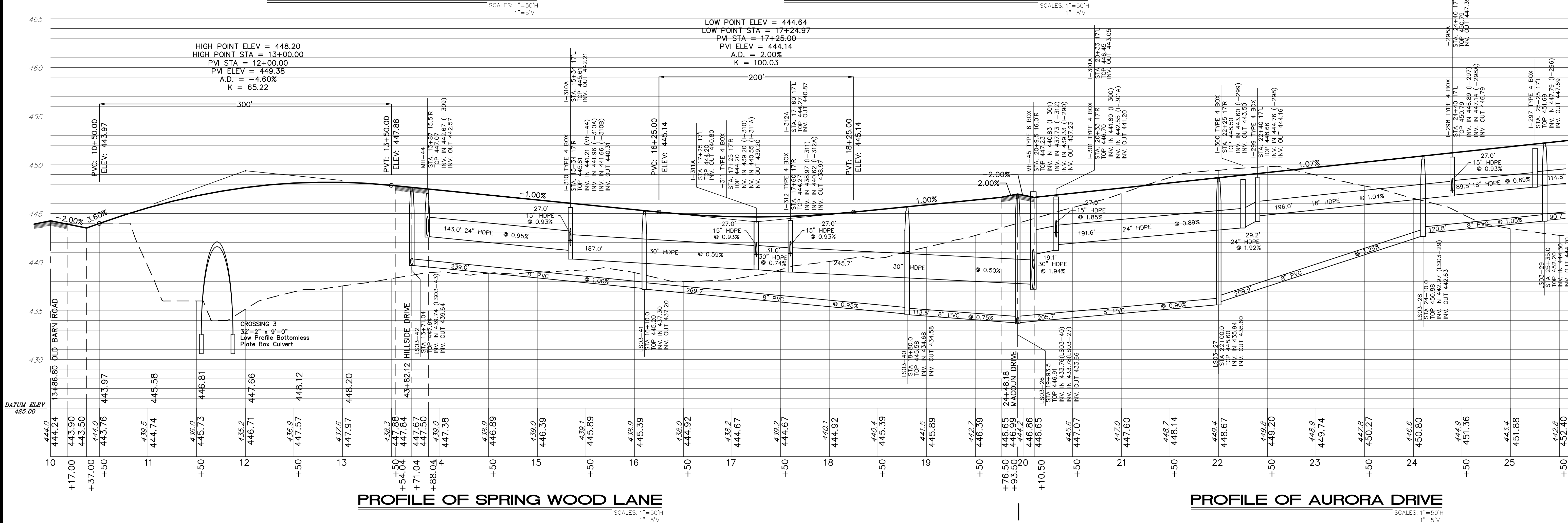




PROFILE OF HILL SIDE DRIVE



PROFILE OF AURORA DRIVE



PROFILE OF SPRING WOOD LANE

PROFILE OF AURORA DRIVE

STORM SEWER NOTES :

- 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 ON THE PLAN. INVERTS ARE TO BE HELD.
- INLETS TYPES ASSUME USE OF STANDARD PADOT APPROVED PRODUCTS PRODUCED BY 'MONARCH PRODUCTS COMPANY, INC.' YORK HAVEN PA.
- 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 :

- PIPE LENGTH SHOWN ON PROFILE REPRESENTS DISTANCE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE SHOWN ON PROFILES IS CALCULATED BASED ON DISTANCE INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.
- 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 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.
- 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.
- 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
- 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.
- ON STREETS HAVING GRADES 2% OR GREATER, SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED USING TAPERED RUBBER RISER RINGS PER STANDARD DETAILS.
- PLATE BOX CULVERTS PER PLANS BY 'CONTECH ENGINEERED SOLUTIONS LLC' ENTITLED 'BRIDGECOR STEEL BOX, WINDING HILLS - CROSSING 3, CUMBERLAND COUNTY, PA,' AND PLANS ENTITLED 'CONTECH ENGINEERED SOLUTION, LLC DESIGN OF CONCRETE PILE CAPS ON MICROPILE FOUNDATIONS, ASLP ENDWALLS & SELECT BACKFILL SPECIFICATIONS FOR TWO(2) BRIDGECOR BOX STRUCTURES (523687); WINDING HILLS CROSSINGS 3 & 4 CUMBERLAND COUNTY, PENNSYLVANIA,' AS APPROVED BY UPPER ALLEN TOWNSHIP. THE BOX CULVERTS UTILIZE AN ANCHOR SYSTEM THAT EXTENDS TOWARD THE ROADWAY STRUCTURE AND UTILITIES WITHIN THE ROADWAY CORRIDOR. CONTRACTOR SHALL ENSURE THAT THE ANCHORS DO NOT CONFLICT WITH THE UTILITIES SHOWN HEREIN AND THAT THE REQUIRED SEPARATION DISTANCES AND COVER IS PROVIDED. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE FINAL LOCATION OF GUIDERAIL POST DOES NOT CONFLICT WITH STRUCTURE TIES. SEE PLAN SHEET 18 FOR TYPICAL SECTION WITH UTILITIES.

|           |            |
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| DESIGN :  | MEA        |
| DRAWN :   | NLL        |
| CHECKED : | MEA        |
| DATE :    | 06-01-2017 |
| REV :     | 02-25-2020 |

PLANNING & ENGINEERING & SURVEYING  
115 LIMEKILN RD. P.O. BOX "G"  
NEW CUMBERLAND, PA 17070  
TEL: (717) 770-2500  
FAX: (717) 770-2400  
WWW.ALPHACONCEPTS.COM

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CONSULTING ENGINEERS, INC.

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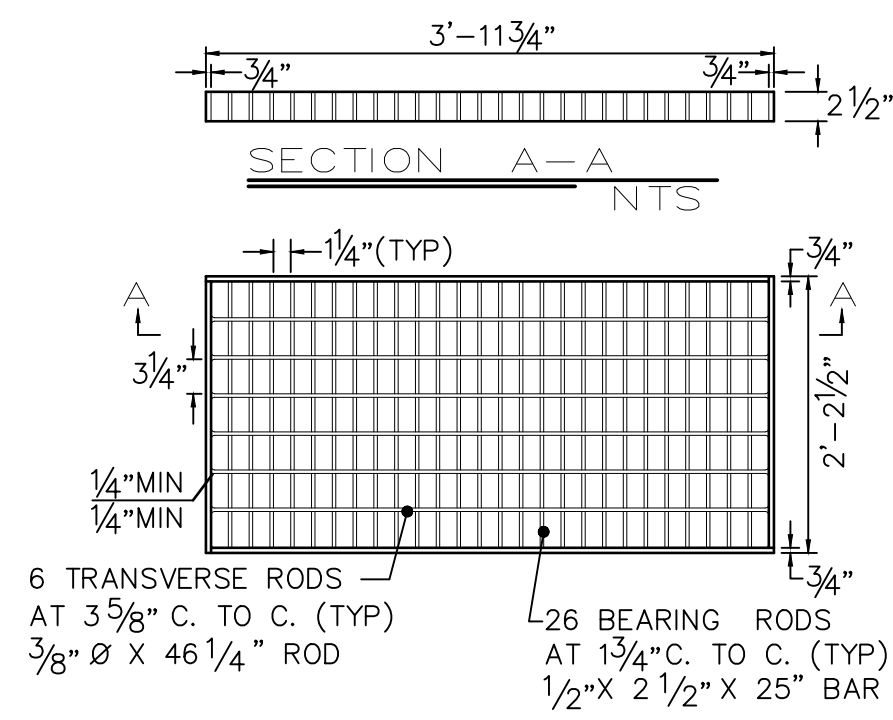
STREET PROFILES  
STAGE 8, LOTS 420-488, 465-471, J AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
**WINDING HILLS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

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|---------------|------------------------------|
| PROJECT NO.   | 315513                       |
| SURVEY BOOK : | A:\Surveyor\New\Project\List |
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| SHEET         | 9 of 22                      |

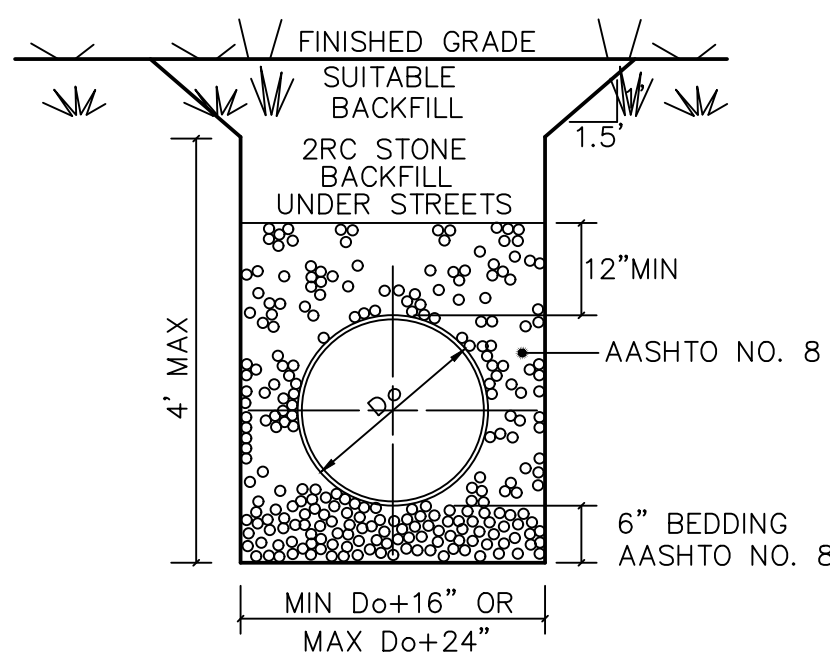


1. CALCULATIONS FOR THE STORM SEWER SYSTEM ARE TO THE INSIDE FACE OF THE STRUCTURES. PIPE LENGTHS MUST BE ADJUSTED ACCORDINGLY FOR INSTALLATION. PIPE SLOPES MAY BE SLIGHTLY STEEPER THAN THOSE SHOWN ON THE PLAN. INVERTS ARE TO BE HELD.
2. INLETS TYPES ASSUME USE OF STANDARD PADOT APPROVED PRODUCTS PRODUCED BY MANHOLE PRODUCTS COMPANY OF YORK, ALLEN, 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.

1. PIPE LENGTH SHOWN ON PROFILE REPRESENTS DISTANCE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE SHOWN ON 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.

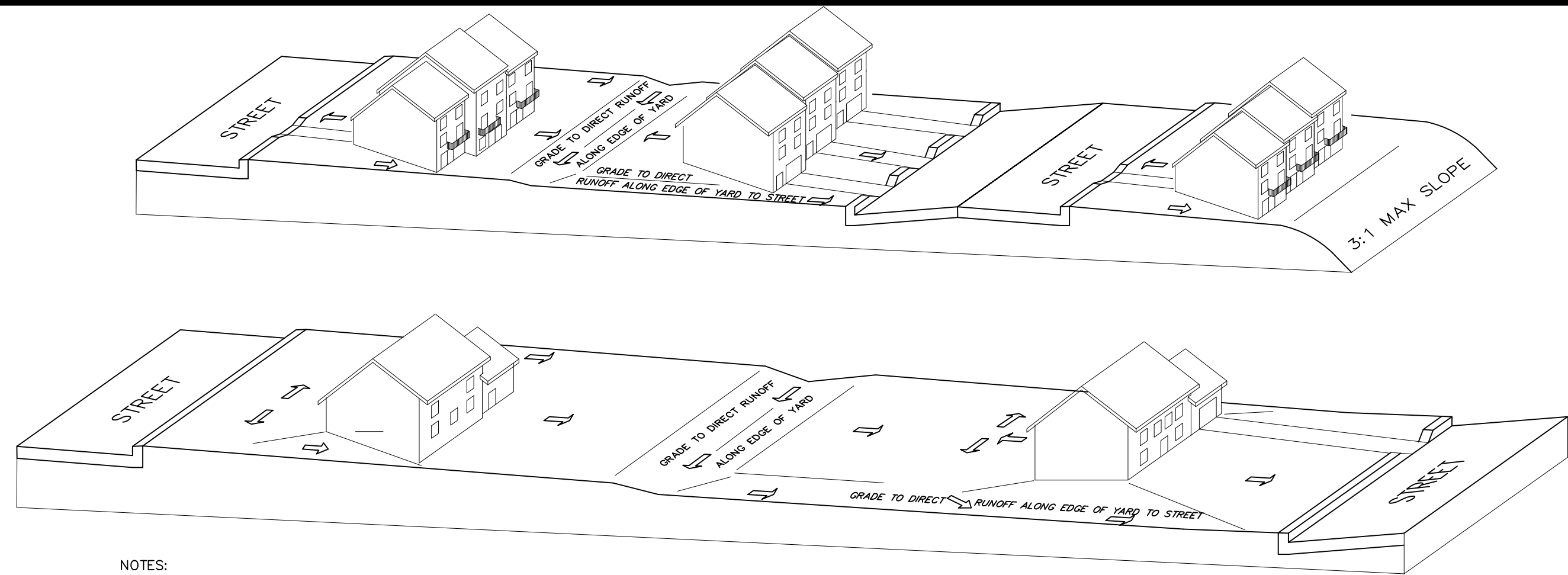


**BICYCLE SAFE STEEL GRATE**  
NTS



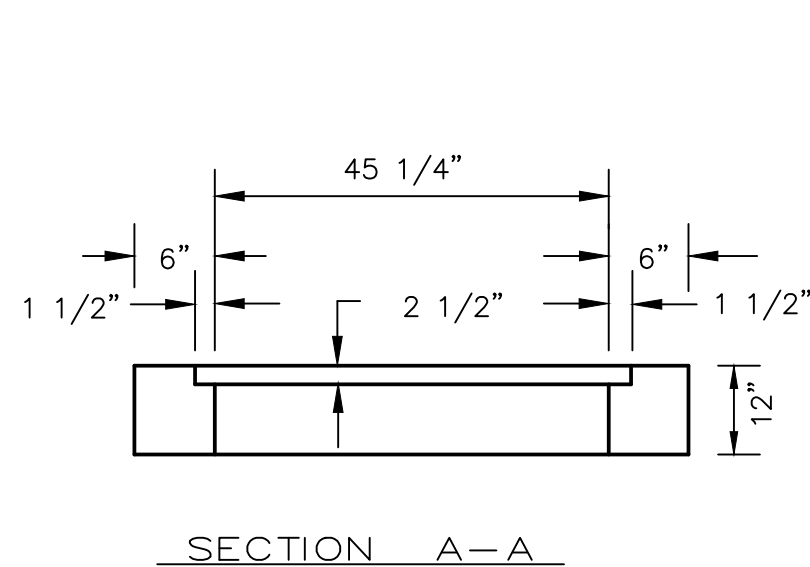
**STORM SEWER PIPE TRENCH DETAIL**  
NON PAVED AREAS  
NTS

- NOTES:
1. IN ALL EXCAVATION AREAS FOLLOW OSHA SAFETY REQUIREMENTS. PERFORM PIPE EXCAVATION IN ACCORDANCE WITH PENNDOT STANDARD DRAWING RC-30M.
  2. PERFORM INSTALLATION, PLACEMENT AND HANDLING OF PIPE MATERIALS IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
  3. COMPACT BEDDING, HAUNCHING AND BACKFILL AS PER PENNDOT STANDARD DRAWING RC-30M.

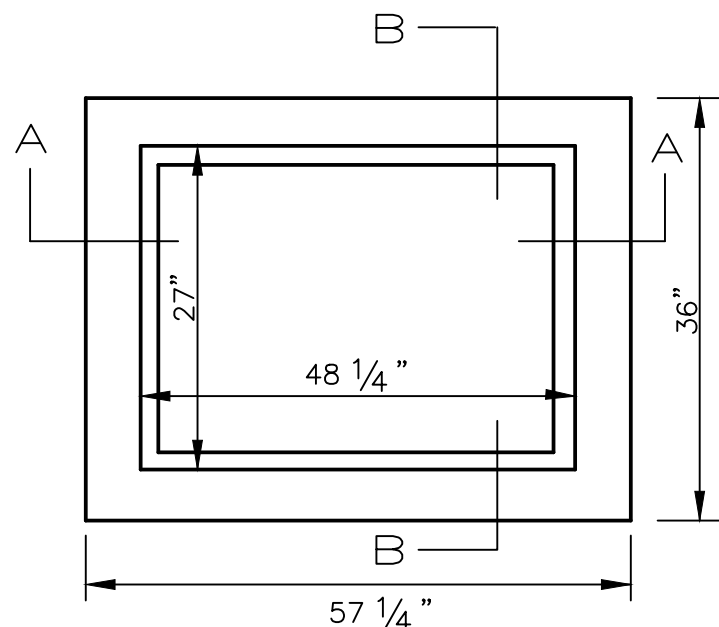


- NOTES:
1. GRADE SIDE AND REAR YARDS TO DIRECT RUNOFF ALONG THE EDGE OF THE YARDS. DRAINAGE SHALL NOT BE RESTRICTED WITHIN SIDE AND REAR YARDS.
  2. RUNOFF FROM UPHILL LOT SHALL NOT TRAVERSE MORE THAN TWO ADJACENT LOTS. GRADE SIDE YARDS OF THE DOWNHILL LOT IN A MANNER TO CONVEY RUNOFF FROM THE REAR YARD TO THE STREET.
  3. DO NOT ALLOW FOR CONTINUOUS SWALE LIKE GRADING TO RUN ALONG THE REAR OF ADJACENT LOTS.

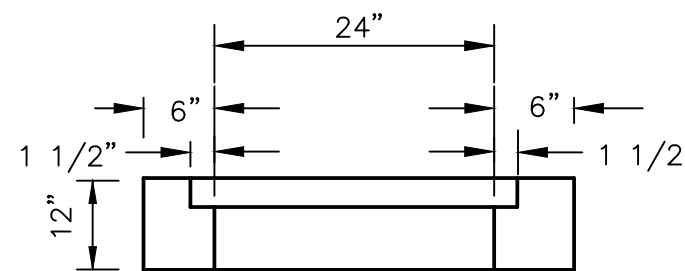
**LOT GRADING DETAIL**  
NTS



**SECTION A-A**

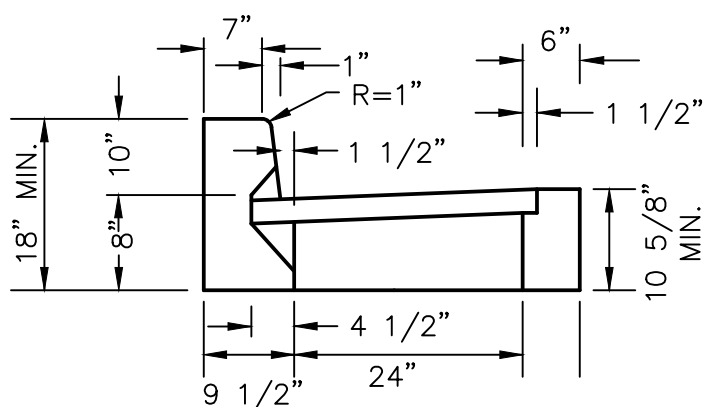


**PLAN**

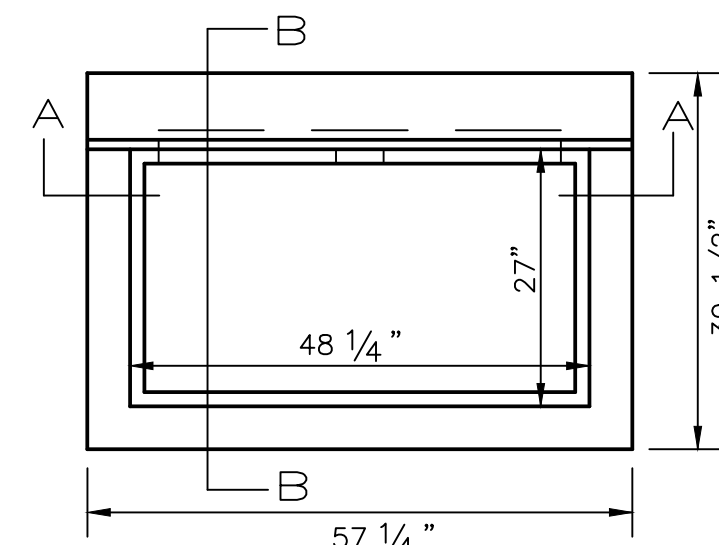


**SECTION B-B**

**PAVING AROUND INLET TOPS:**  
IF THE WEARING COURSE IS NOT BEING PLACED IMMEDIATELY AFTER PLACING THE BINDER COURSE PAVE ADDITIONAL DEPTH ID-2 BINDER COURSE 10-FT AROUND INLETS TO BRING BINDER COURSE FLUSH WITH INLET TOP TO PROVIDE POSITIVE DRAINAGE TO THE INLET DURING THIS PHASE OF CONSTRUCTION. IF THE GRADE OF THE ROADWAY IS TOO FLAT TO ACHIEVE POSITIVE DRAINAGE OR THE INLET IS LOCATED IN A LOW POINT OF A VERTICAL CURVE THE INLET TOP MUST BE TEMPORARILY SET AT A LOWER ELEVATION. SET INLET TOP AT FINAL ELEVATION AND MILL BINDER PRIOR TO PLACING WEARING COURSE.

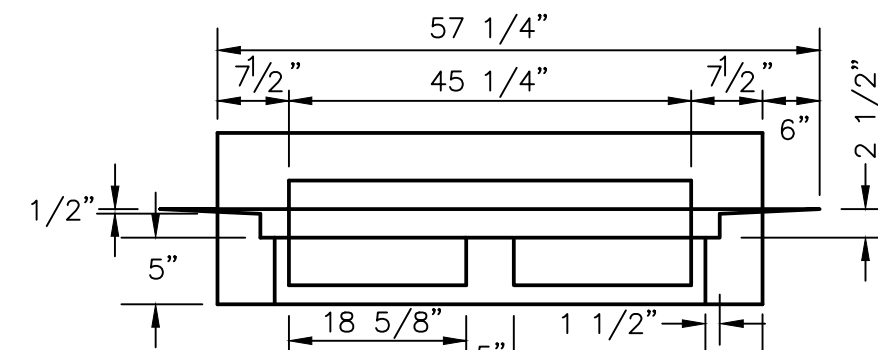


**SECTION B-B**



**PLAN**

**TYPE 'C' INLET TOP**  
NTS

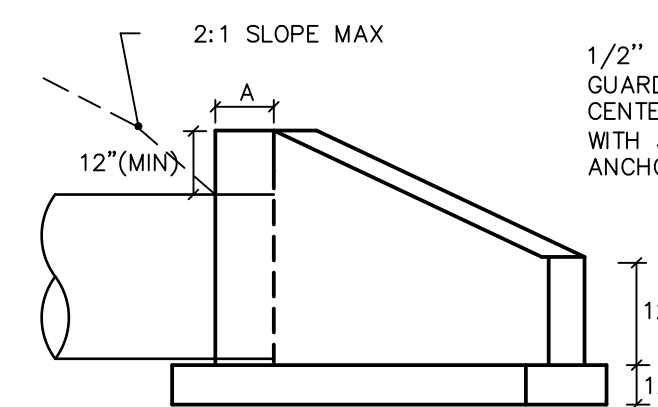


**SECTION A-A**

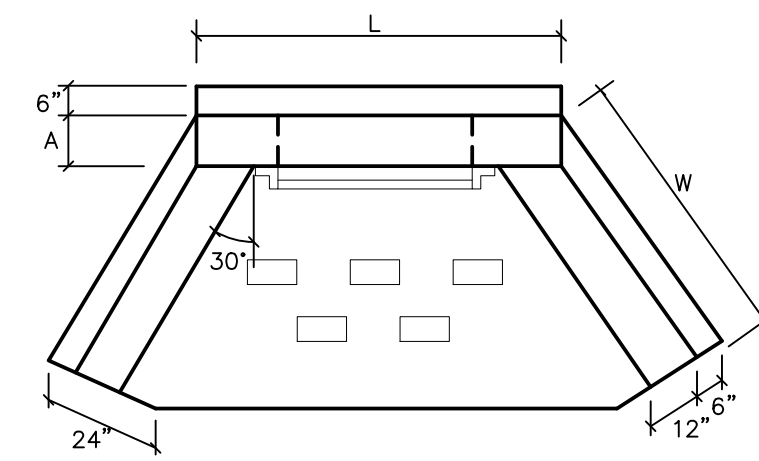
| INLET SCHEDULE |        |        |      |       |         |         |          |
|----------------|--------|--------|------|-------|---------|---------|----------|
| INLET          | STA.   | TOP    | BOX  | GRATE | INV. IN | INV. IN | INV. OUT |
| I-289B         | 0+00   | 448.00 | STD. | M     |         |         | 444.60   |
| I-289A         | 0+00   | 445.50 | STD. | M     |         |         | 442.10   |
| I-289          | 25+83  | 453.98 | 4    | M     | 449.58  | 441.23  | 443.63   |
| I-290A         | 24+88  | 448.20 | STD. | M     |         |         | 444.80   |
| I-290          | 24+88  | 448.20 | 4    | M     | 439.80  | 444.55  | 439.70   |
| I-296          | 26+35  | 452.86 | 4    | M     | 449.21  | 448.96  | 448.86   |
| I-297          | 25+25  | 451.69 | 4    | M     | 447.79  |         | 447.69   |
| I-298A         | 24+40  | 450.79 | STD. | M     |         |         | 447.39   |
| I-298          | 24+40  | 450.79 | 4    | M     | 446.89  | 447.14  | 446.79   |
| I-299          | 22+40  | 448.66 | 4    | M     | 444.76  |         | 444.16   |
| I-300          | 22+25  | 448.50 | 4    | M     | 443.60  |         | 443.50   |
| I-301A         | 20+33  | 446.45 | STD. | M     |         |         | 443.05   |
| I-301          | 20+33  | 446.70 | 4    | M     | 441.80  | 442.55  | 441.20   |
| I-305A         | 40+67  | 454.13 | STD. | M     |         |         | 450.73   |
| I-305          | 40+67  | 454.13 | STD. | M     | 450.48  | 450.48  | 450.13   |
| I-306          | 0+00   | 454.00 | STD. | M     |         |         | 450.60   |
| I-307          | 0+89.5 | 453.57 | STD. | M     | 449.92  |         | 449.82   |
| I-308A         | 41+97  | 451.15 | STD. | M     |         |         | 447.75   |
| I-308          | 41+97  | 451.15 | STD. | M     | 447.25  | 447.50  | 447.15   |
| I-309A         | 43+40  | 447.39 | STD. | M     |         |         | 443.99   |
| I-309          | 43+40  | 447.39 | 4    | M     | 443.49  | 443.74  | 442.89   |
| I-310B         | 0+00   | 445.00 | STD. | M     |         |         | 442.25   |
| I-310A         | 15+34  | 445.61 | STD. | M     |         |         | 442.21   |
| I-310          | 15+34  | 445.61 | 4    | M     | 441.21  | 441.96  | 441.66   |
| I-311A         | 17+25  | 444.20 | STD. | M     |         |         | 440.80   |
| I-311          | 17+25  | 444.20 | 4    | M     | 439.20  | 440.55  | 439.20   |
| I-312A         | 17+60  | 444.27 | STD. | M     |         |         | 440.87   |
| I-312          | 17+60  | 444.27 | 4    | M     | 438.97  | 440.62  | 438.97   |
| I-315A         | 20+87  | 437.55 | STD. | C     |         |         | 434.15   |
| I-315          | 20+87  | 437.55 | STD. | C     | 433.90  |         | 433.80   |

| PIPE DIA. | L    | W     | A   |
|-----------|------|-------|-----|
| 18"       | 4.0' | 4.0'  | 12" |
| 24"       | 4.6' | 4.25' | 12" |
| 36"       | 5.8' | 4.6'  | 12" |
| 42"       | 6.3' | 5.8'  | 12" |
| 48"       | 6.9' | 6.3'  | 12" |
| 54"       | 7.5' | 8.0'  | 12" |
| 60"       | 8.1' | 9.2'  | 15" |
| 72"       | 9.2' | 11.5' | 15" |

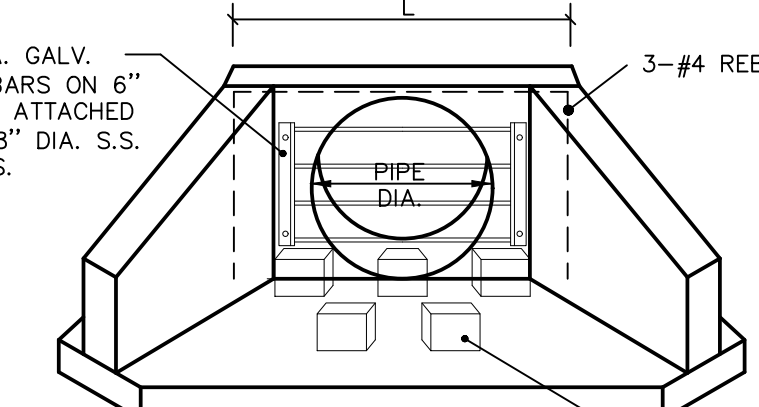
- NOTES:
- CONCRETE SHALL BE CLASS "A".
  - EXPOSED EDGES SHALL BE CHAMFERED ONE INCH



**SIDE ELEVATION**

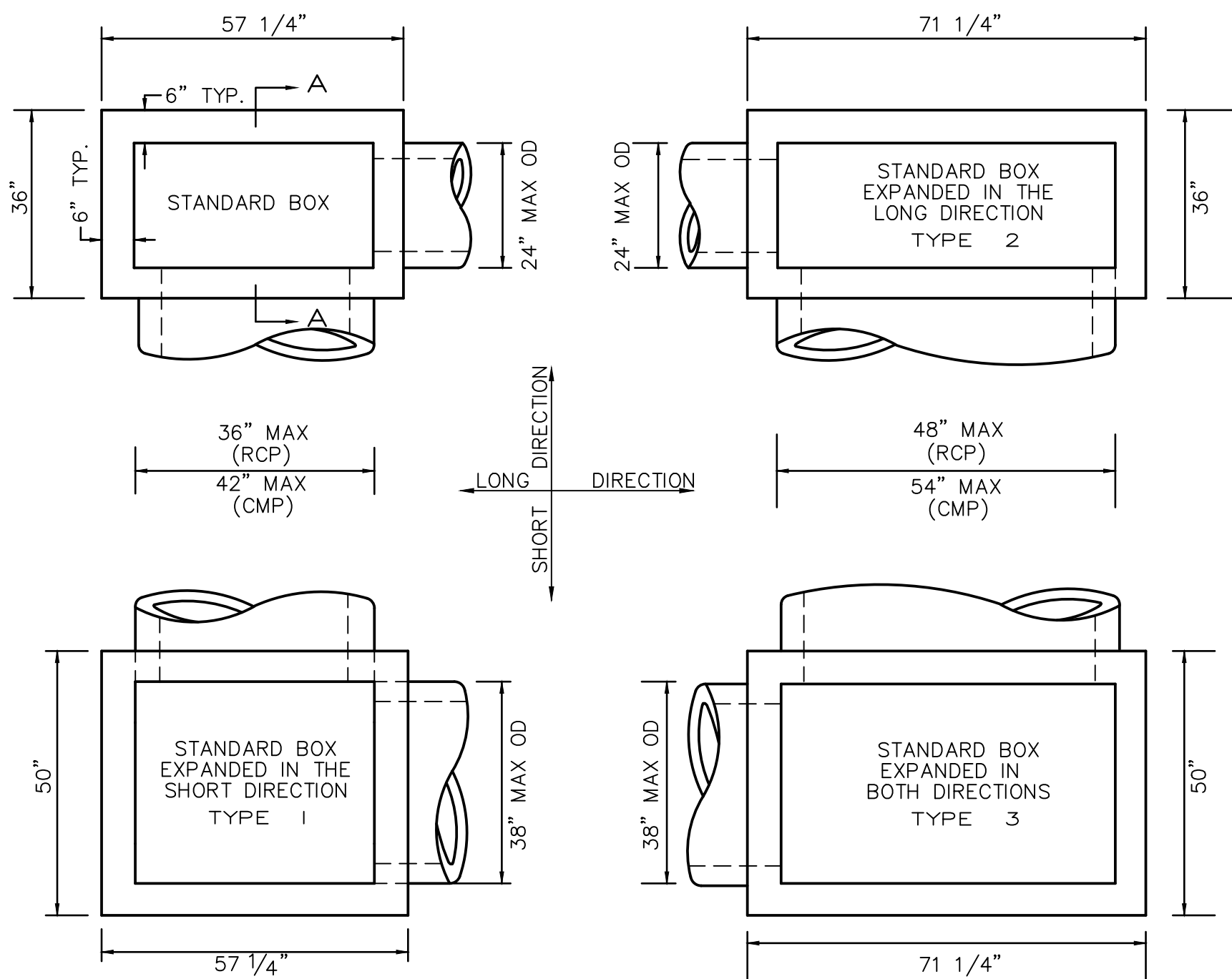


**PLAN**

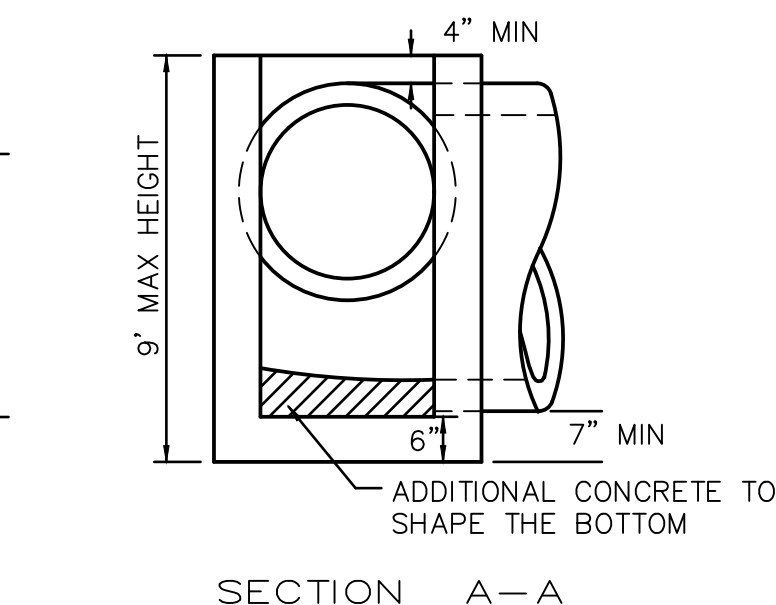


**FRONT ELEVATION**

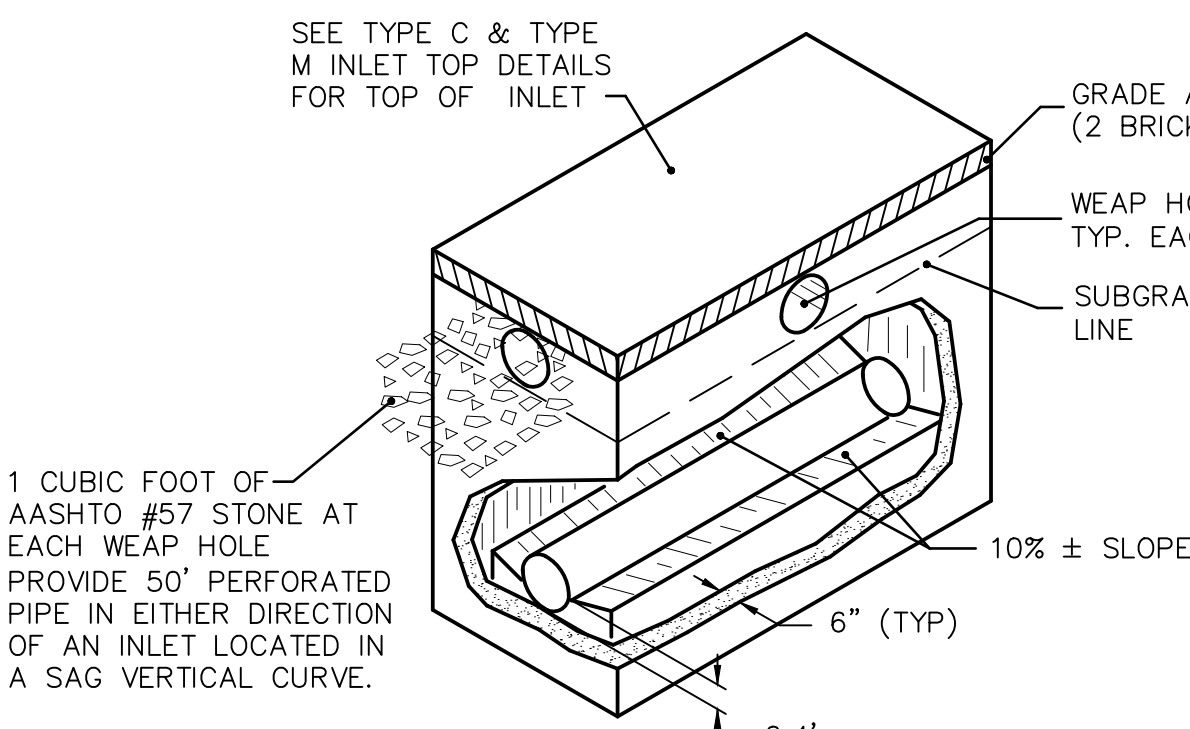
**PRECAST ENDWALL TYPE D - W**  
W/ BLOCKS AND TRASH RACK NTS



**INLET BOXES**  
NTS



**SECTION A-A**



1 CUBIC FOOT OF AASHTO #57 STONE AT EACH WEAP HOLE PROVIDE 50' PERFORATED PIPE IN EITHER DIRECTION OF AN INLET LOCATED IN A SAG VERTICAL CURVE.

GRADE ADJUSTMENT RING (2 BRICK COURSE MAX)

WEAP HOLE 4" DIA TYP. EACH SIDE

SUBGRADE LINE

10% ± SLOPE

6" (TYP)

0.4'

DESIGN : MEA  
DRAWN : NLL  
CHECKED : MEA  
DATE : 06-01-2017  
REV : 02-25-2020

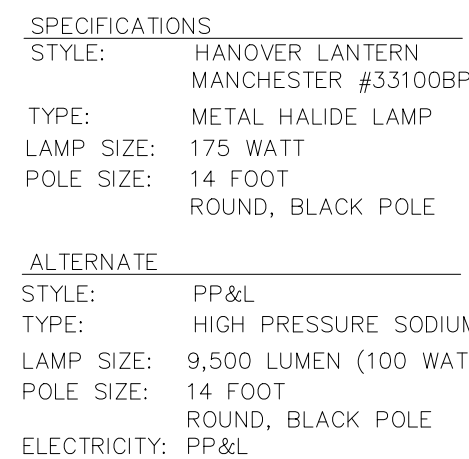
PLANNING ENGINEERING & SURVEYING  
115 LIMEKILN RD. P.O. BOX 131  
NEW CUMBERLAND, PA 17070  
PHONE: 717.770-2500  
FAX: 717.770-2400  
WWW.ALPHACON.COM

**ALPHA**  
ALPHA CONSULTING ENGINEERS, INC.

STORMSEWER DETAILS  
STAGE 8, LOTS 420-438, 465-471 J, AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
**WINDING HILLS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.  
315513  
SURVEY BOOK :  
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SCALE : NTS  
DWG FILE : Y:\02\315513.dwg  
FILE : STAGE-8\08 DETAILS.dwg

SHEET **11** of **22**



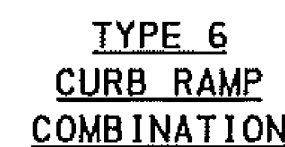
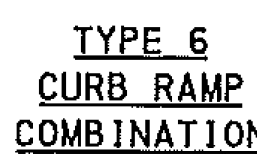
## LUMINAIRE DETAIL



LIGHT STANDARDS NOT MEETING THE ARRANGEMENTS BETWEEN PPL AND UPPER ALLEN TOWNSHIP WILL BE PAID FOR, REPLACED, AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.



APRON NOTE:  
DRIVEWAY APRON TO BE 6 INCH THICK CLASS A  
CONCRETE WITH WWF 6x6 w2.9 x w2.9 AT 1½"  
BELOW SURFACE.



- ① SIDE FLARES 10.00% MAX SLOPE
- ④ 8.33% MAX RAMP SLOPE
- ⑤ CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO 1220 (4'-0").
- ⑥ SLOPE: ZERO ± 2.00%
- ⑧ CURB RAMPS REQUIRE A 1220 (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2% WHEN PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

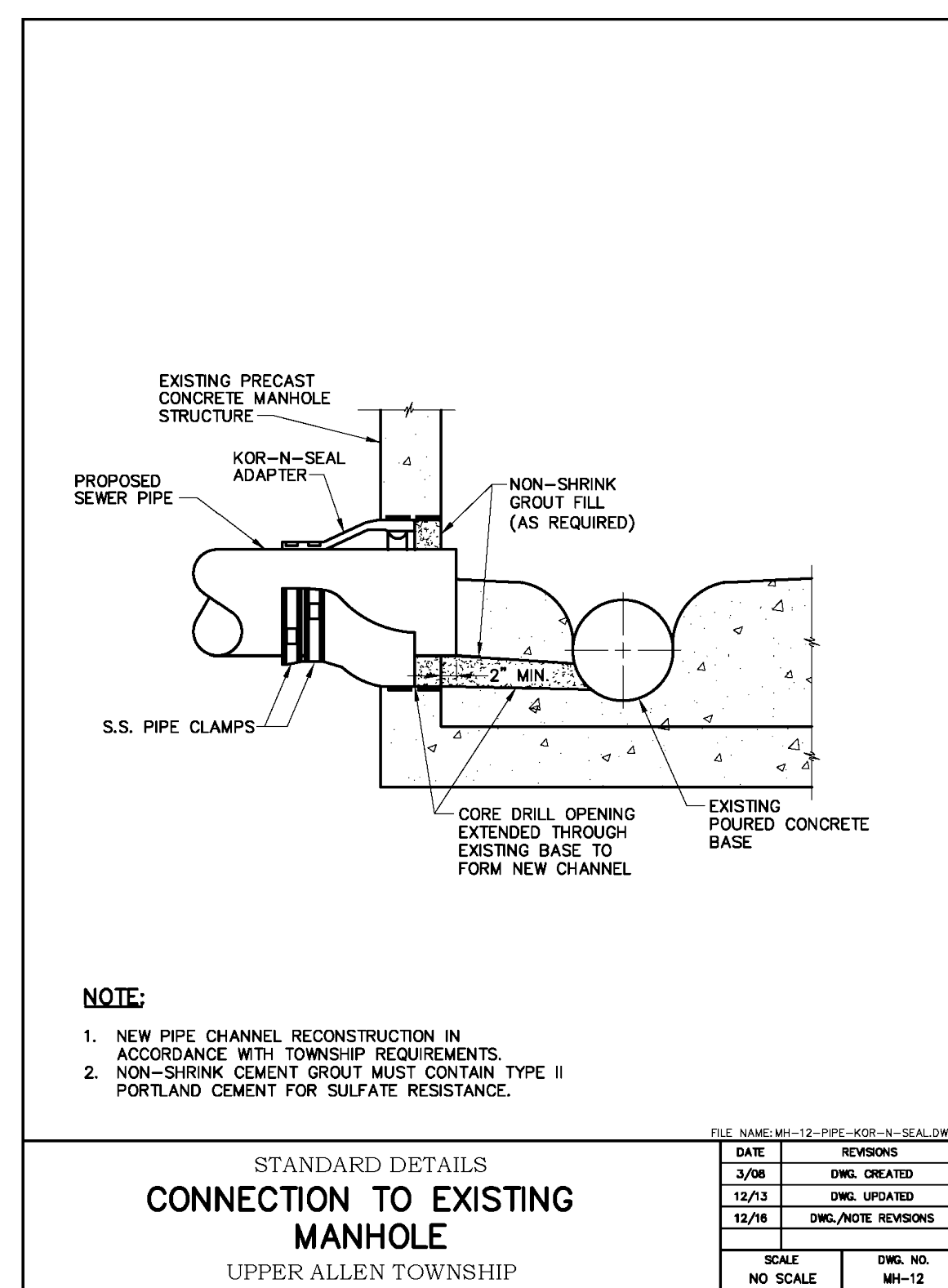
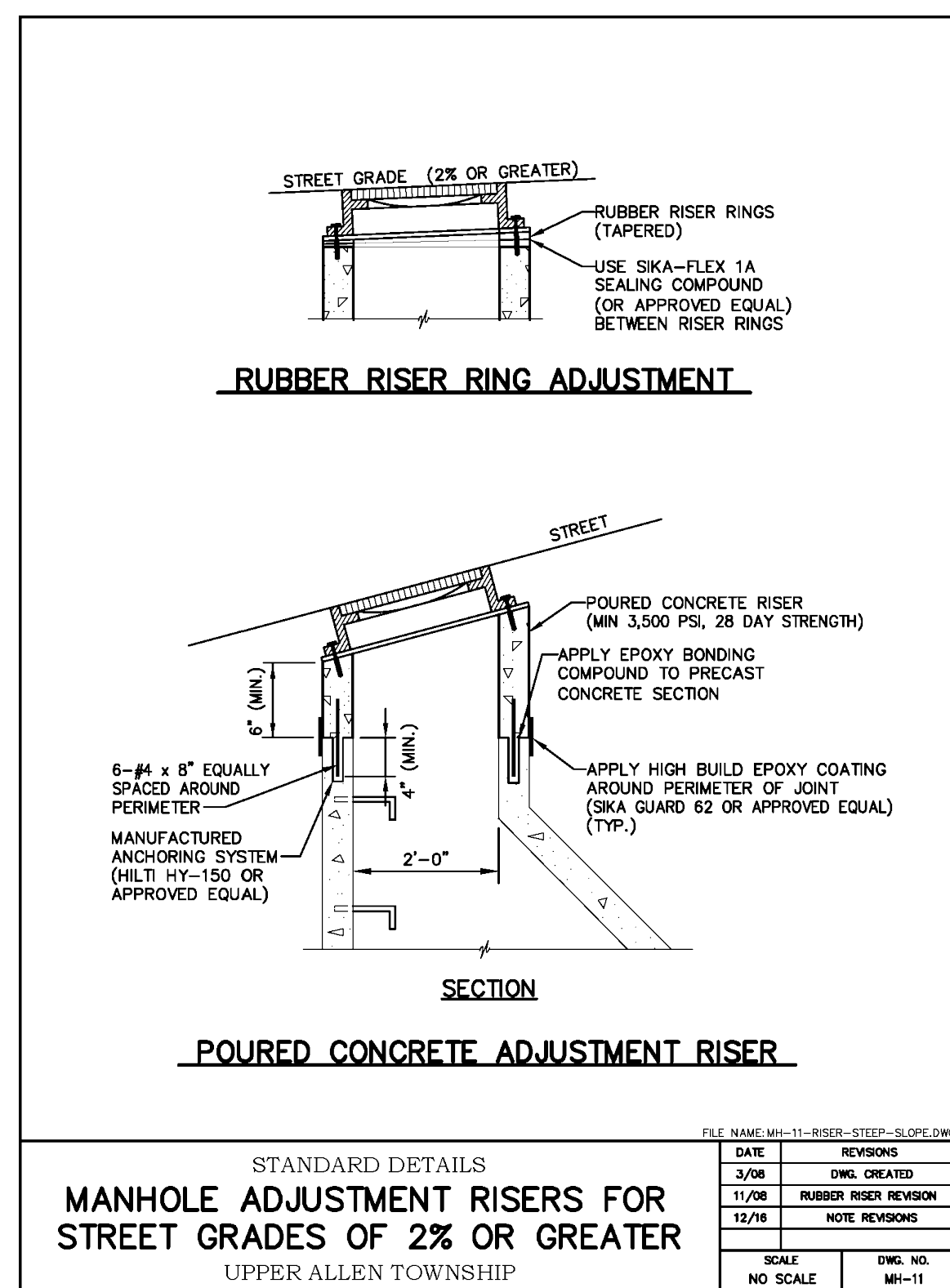
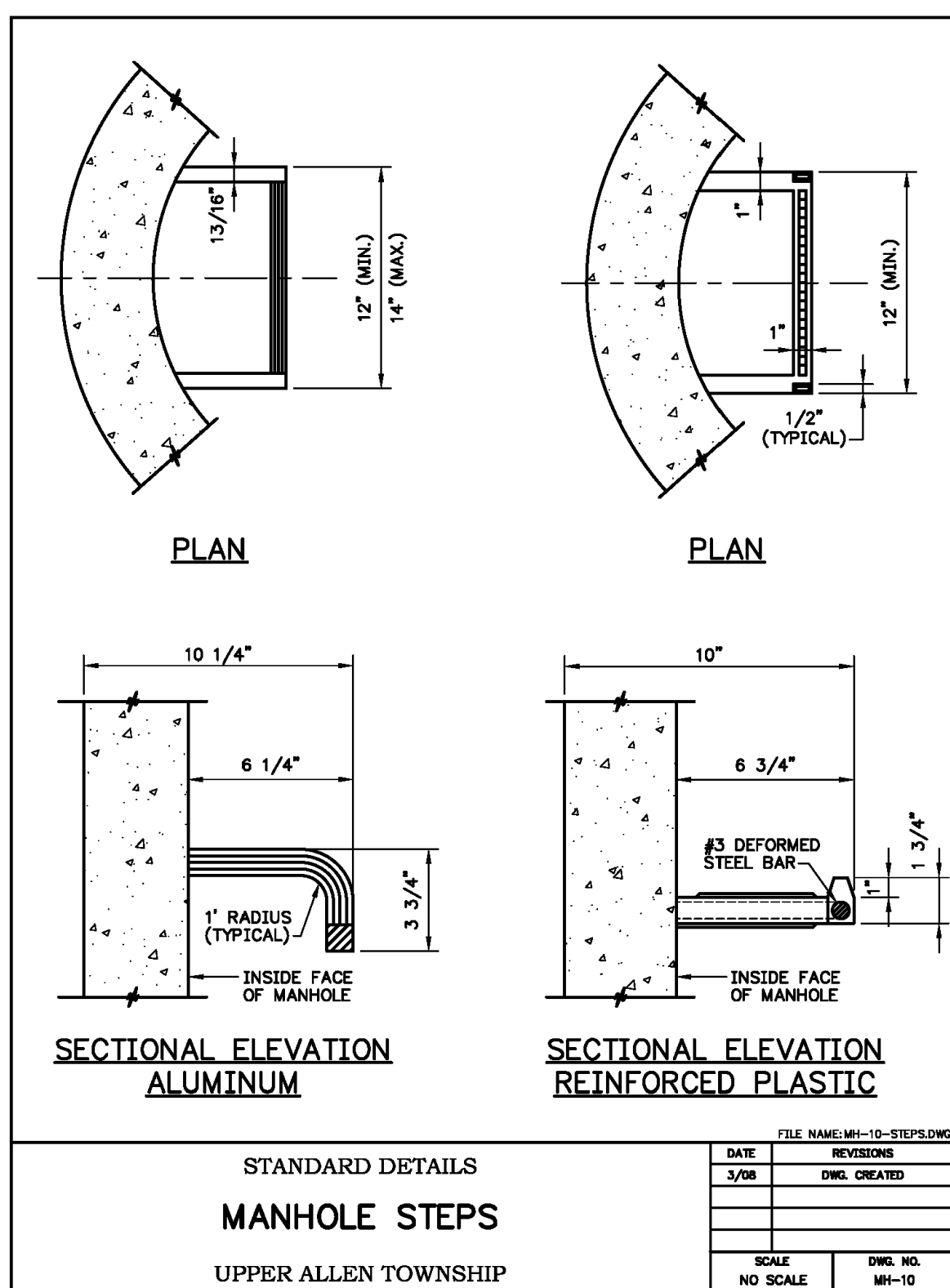
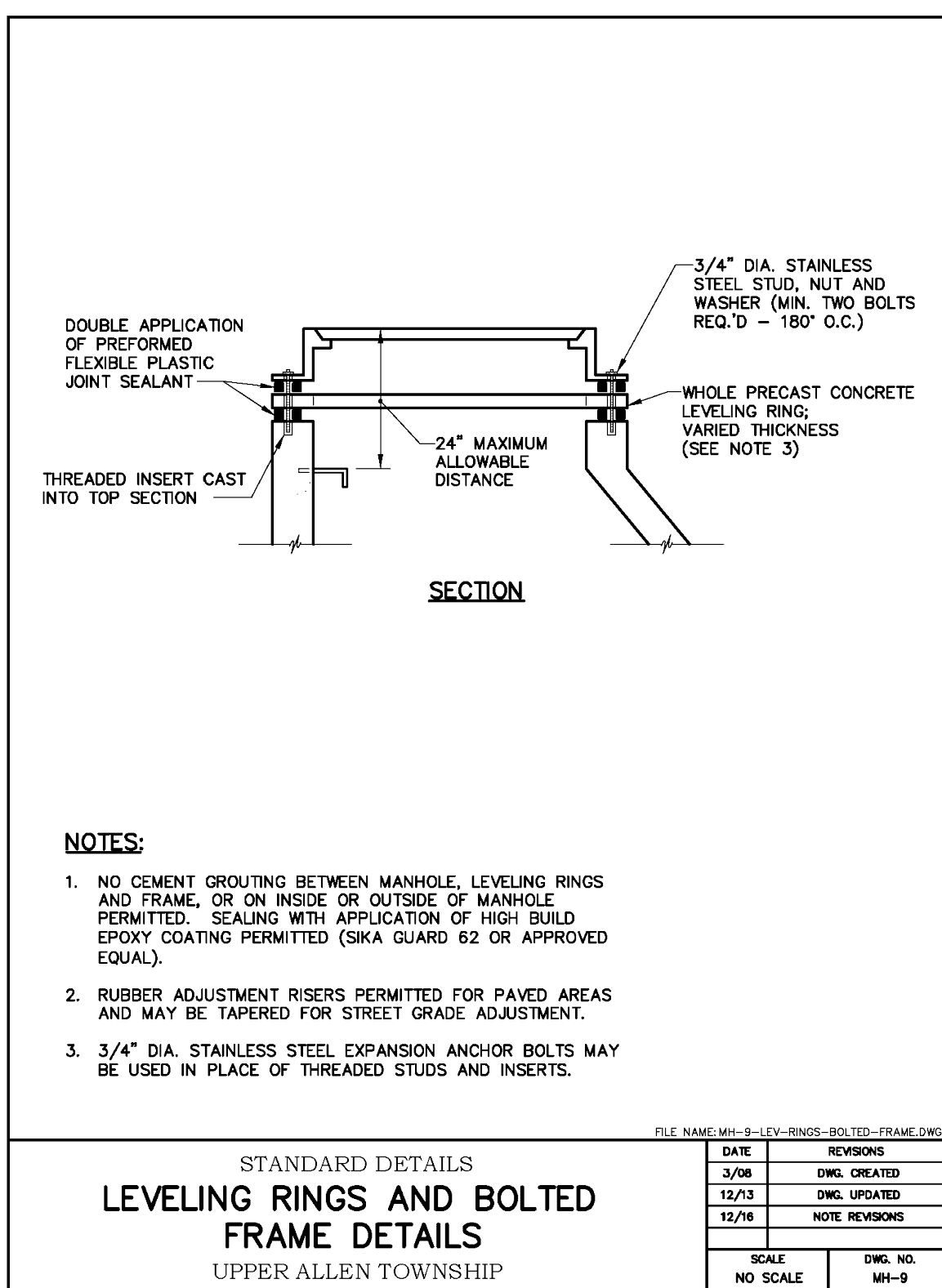
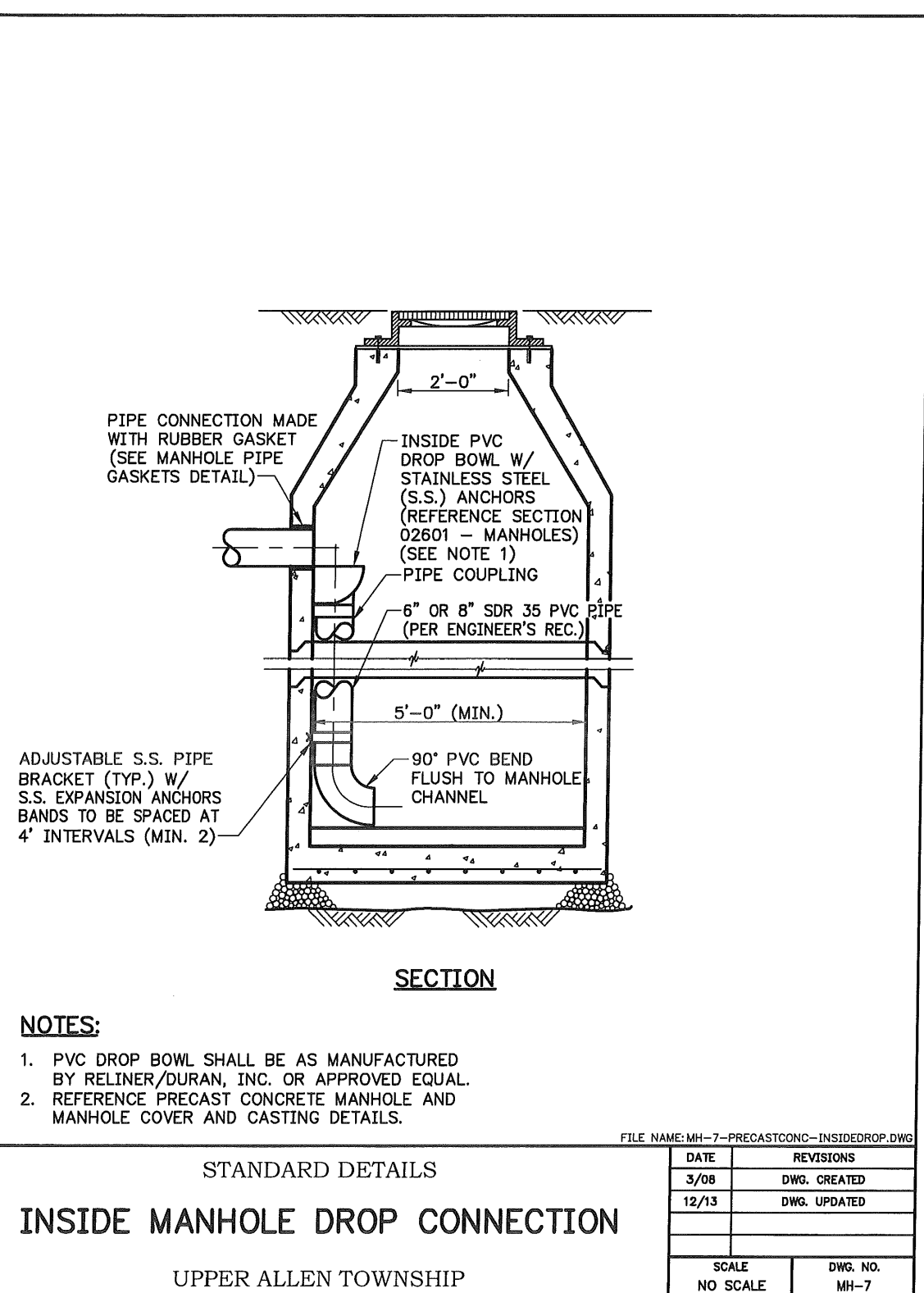
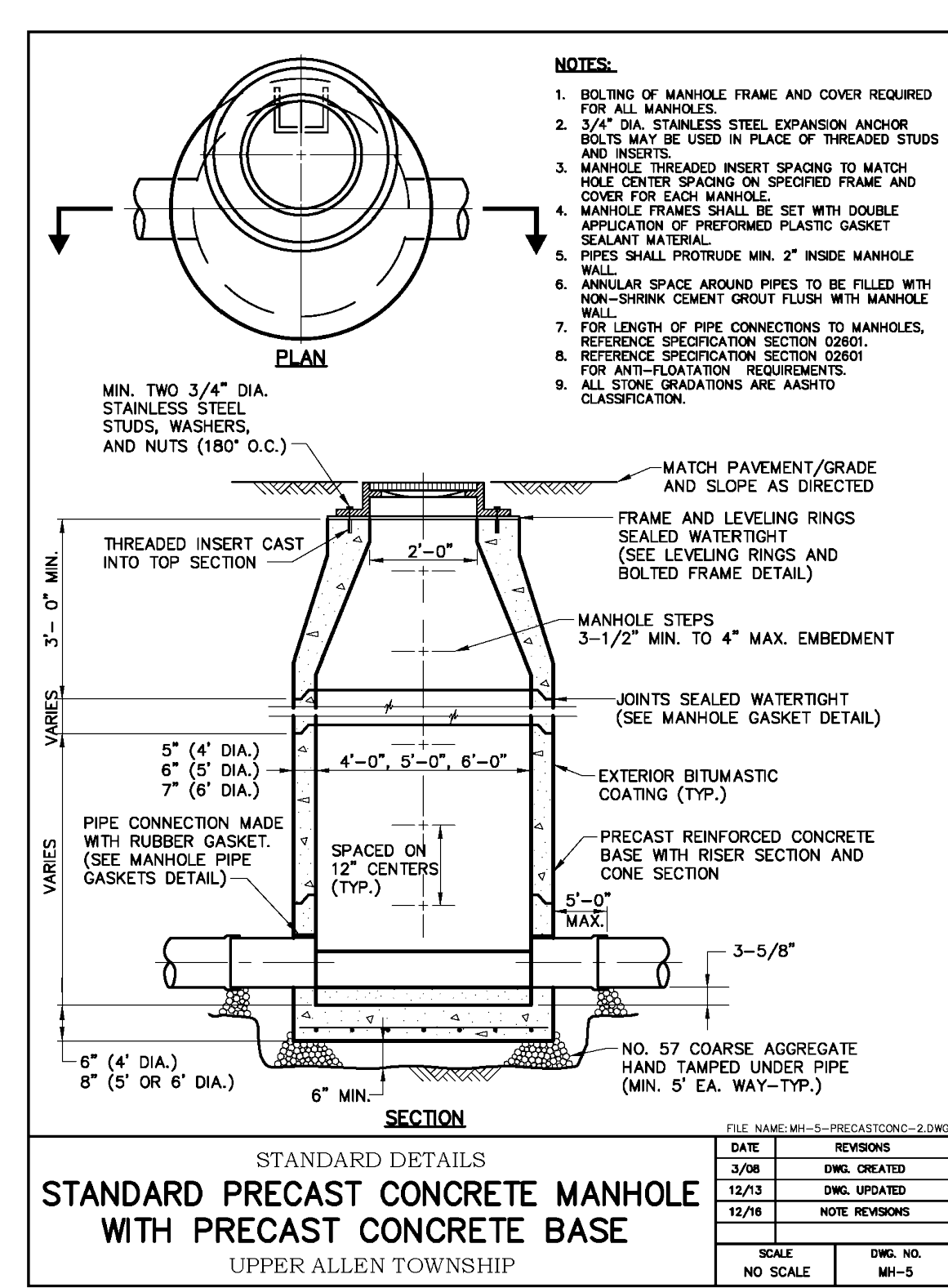
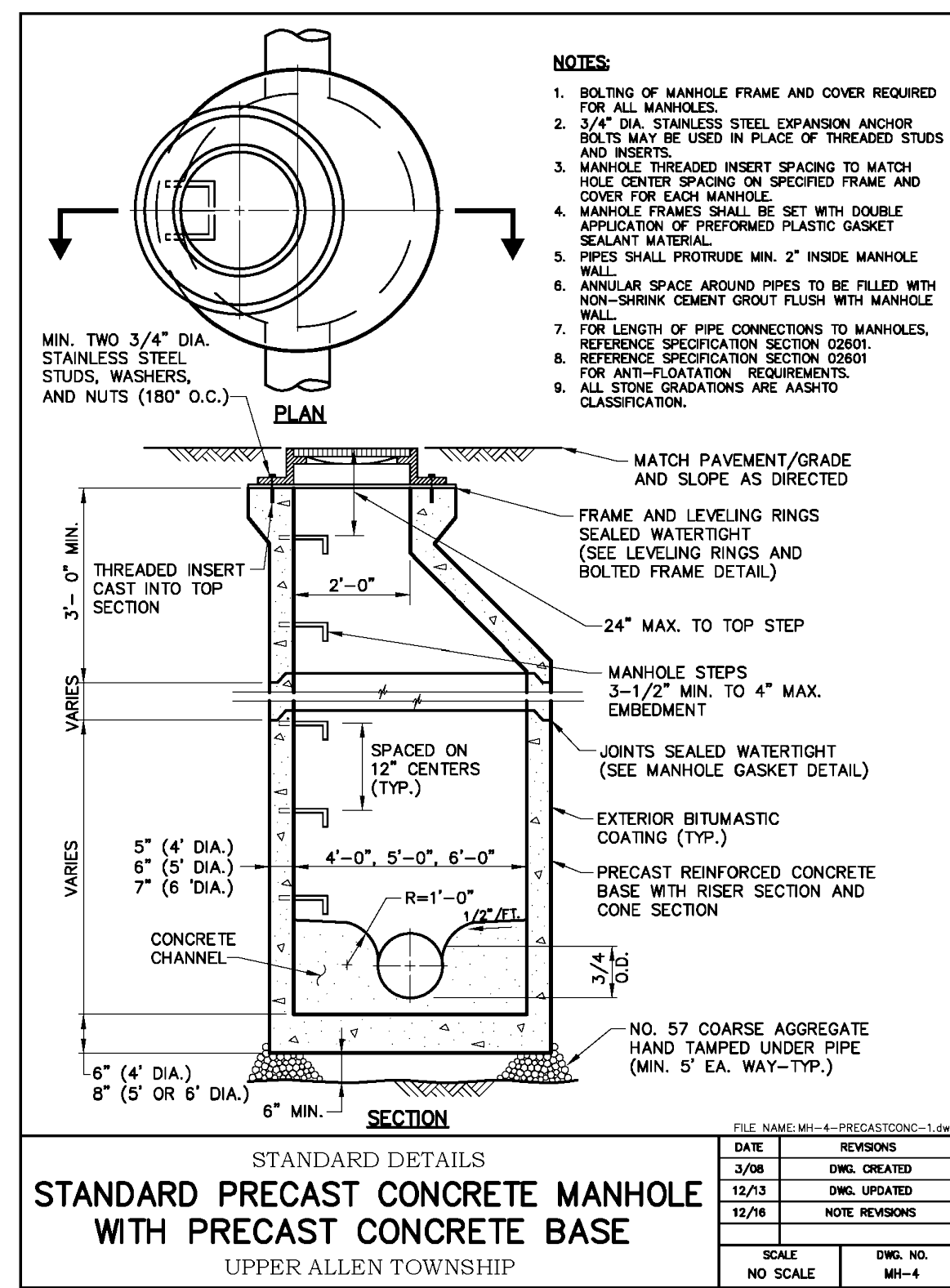
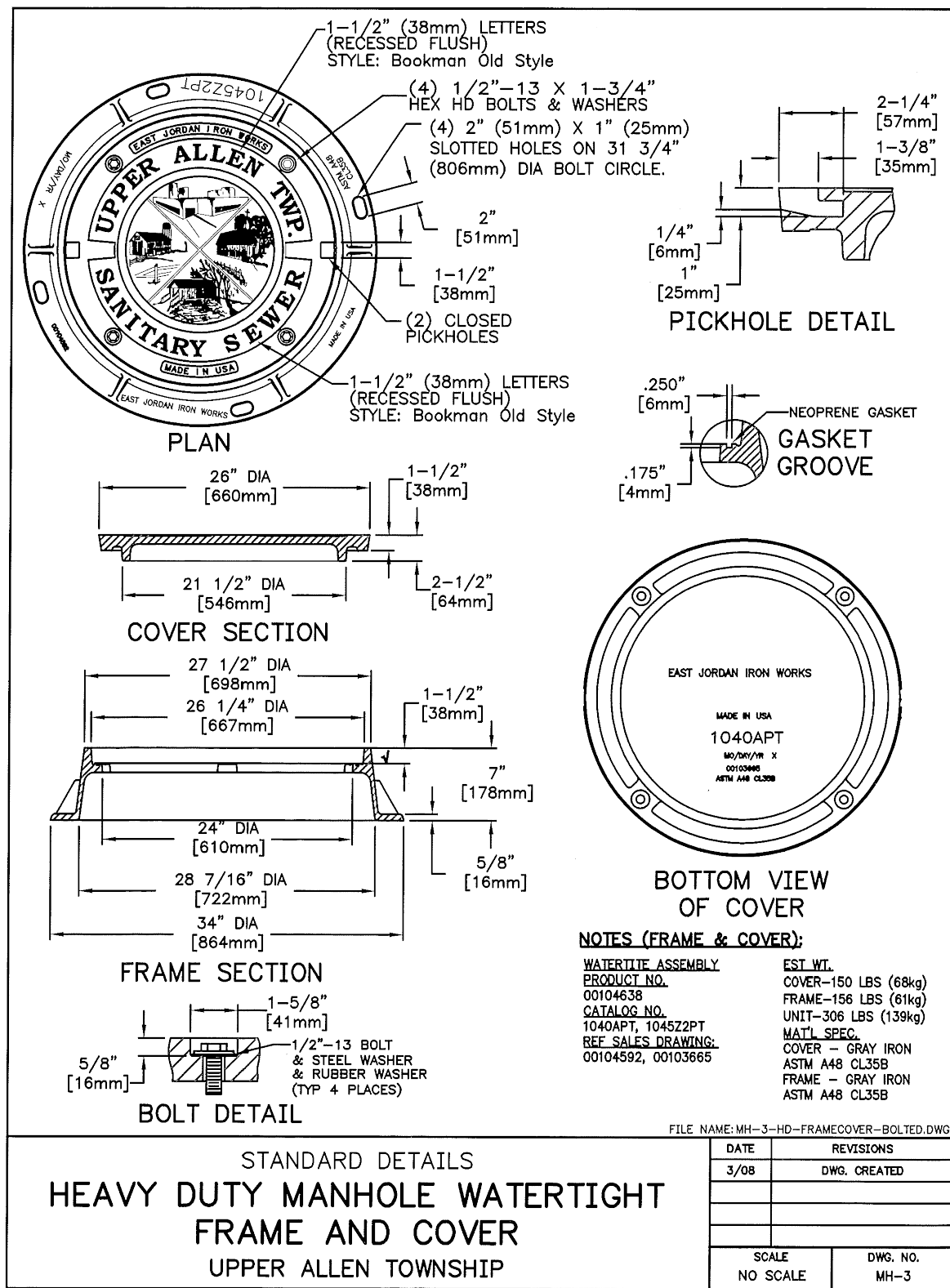
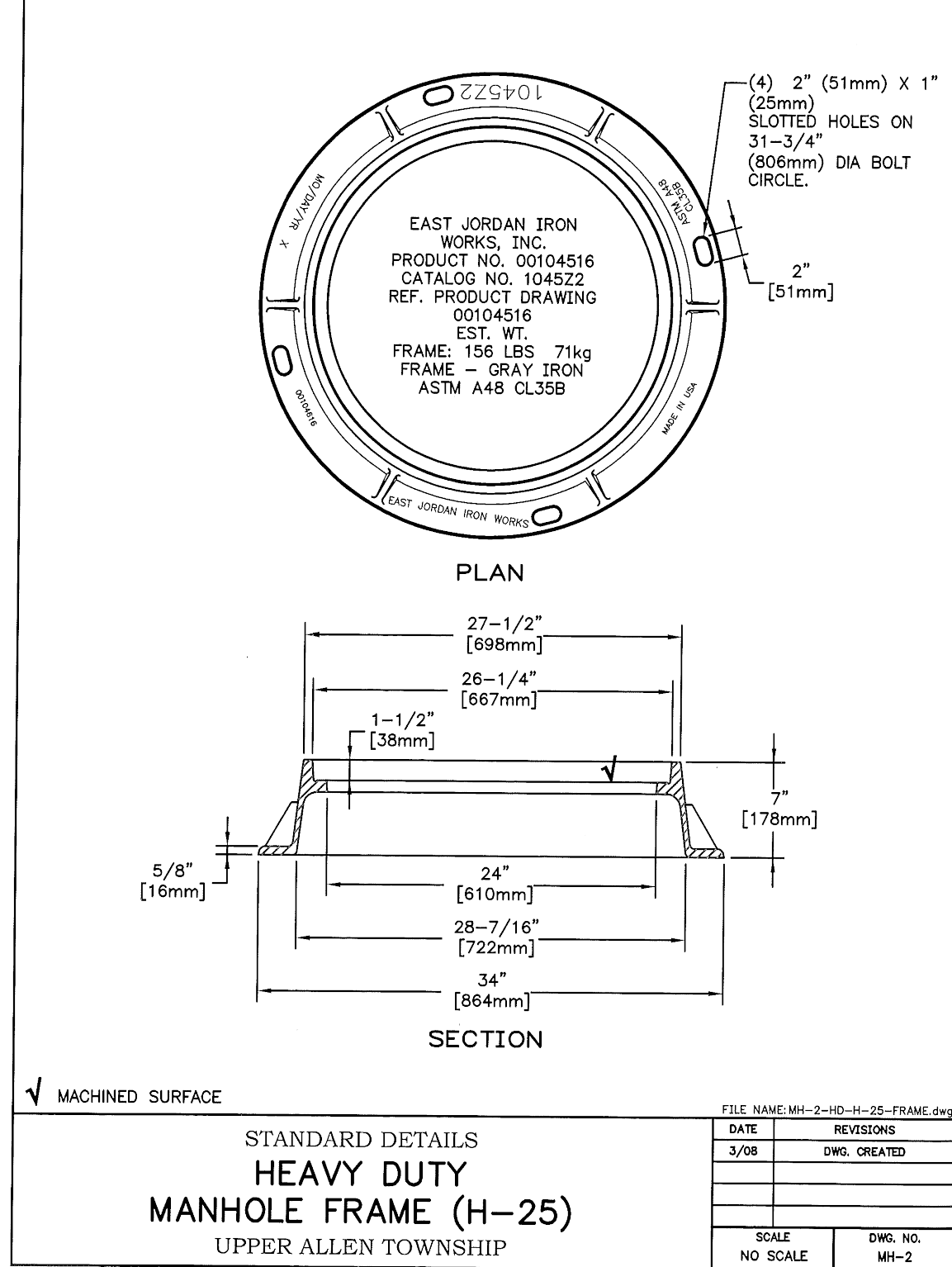
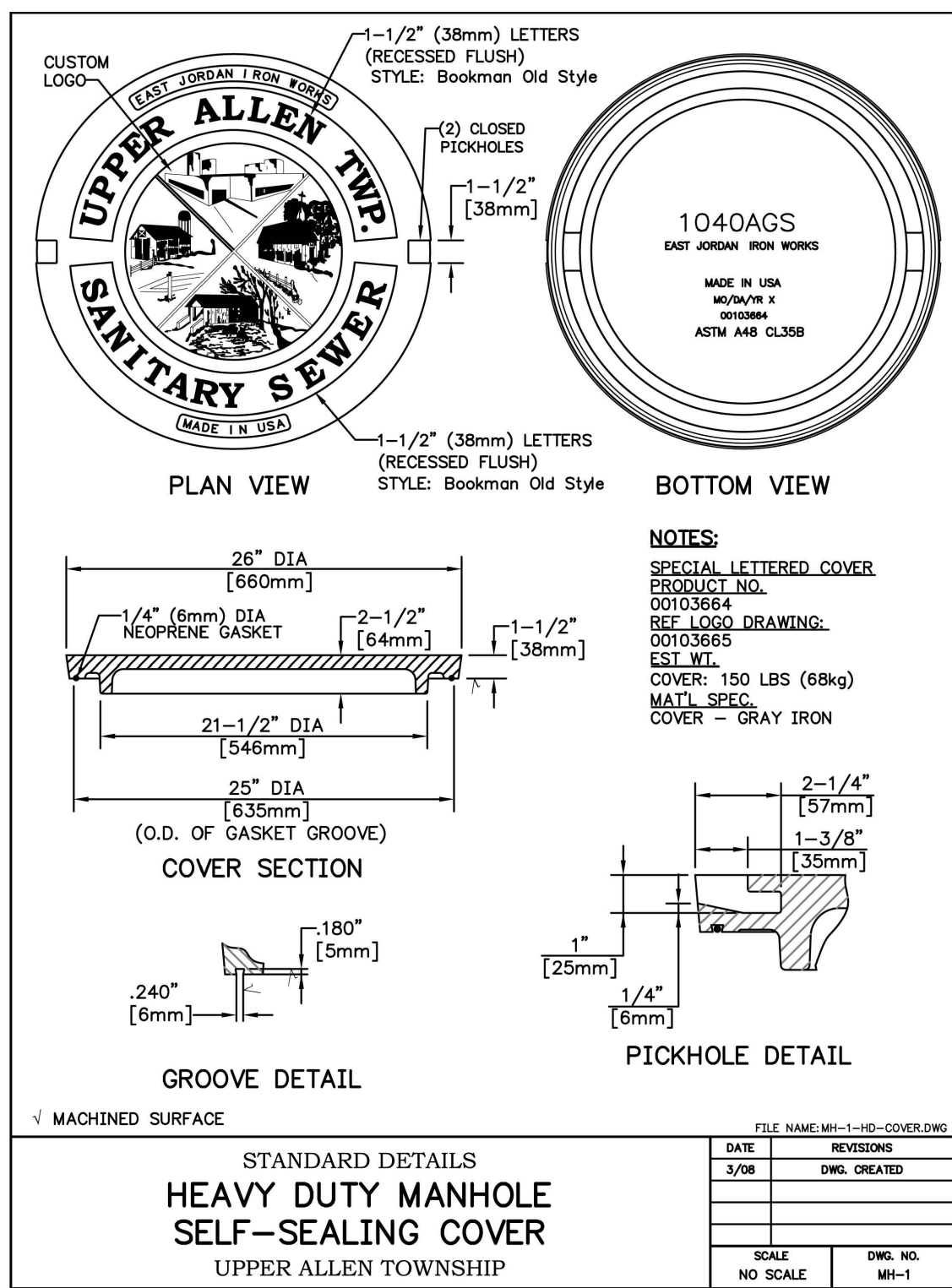


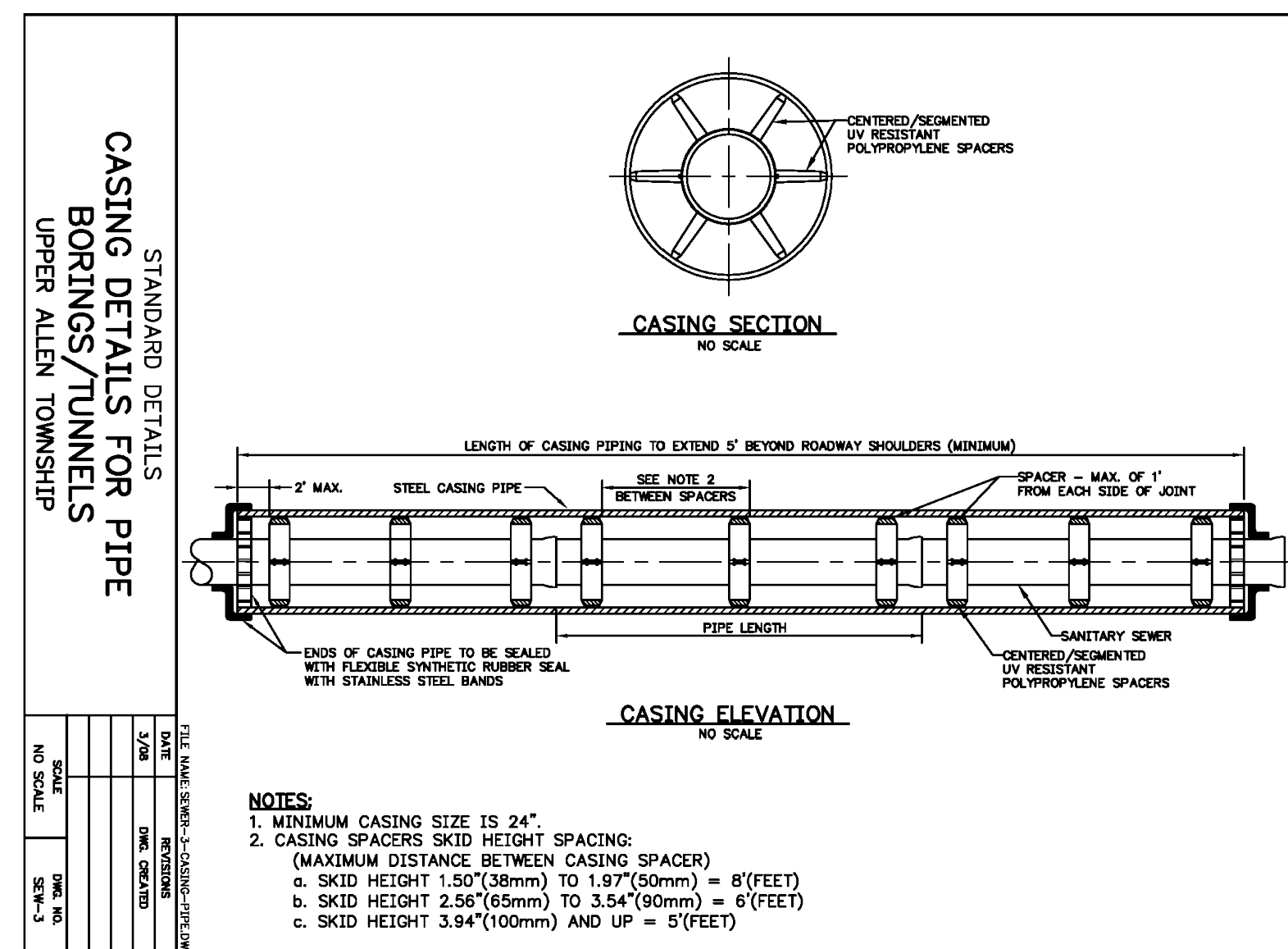
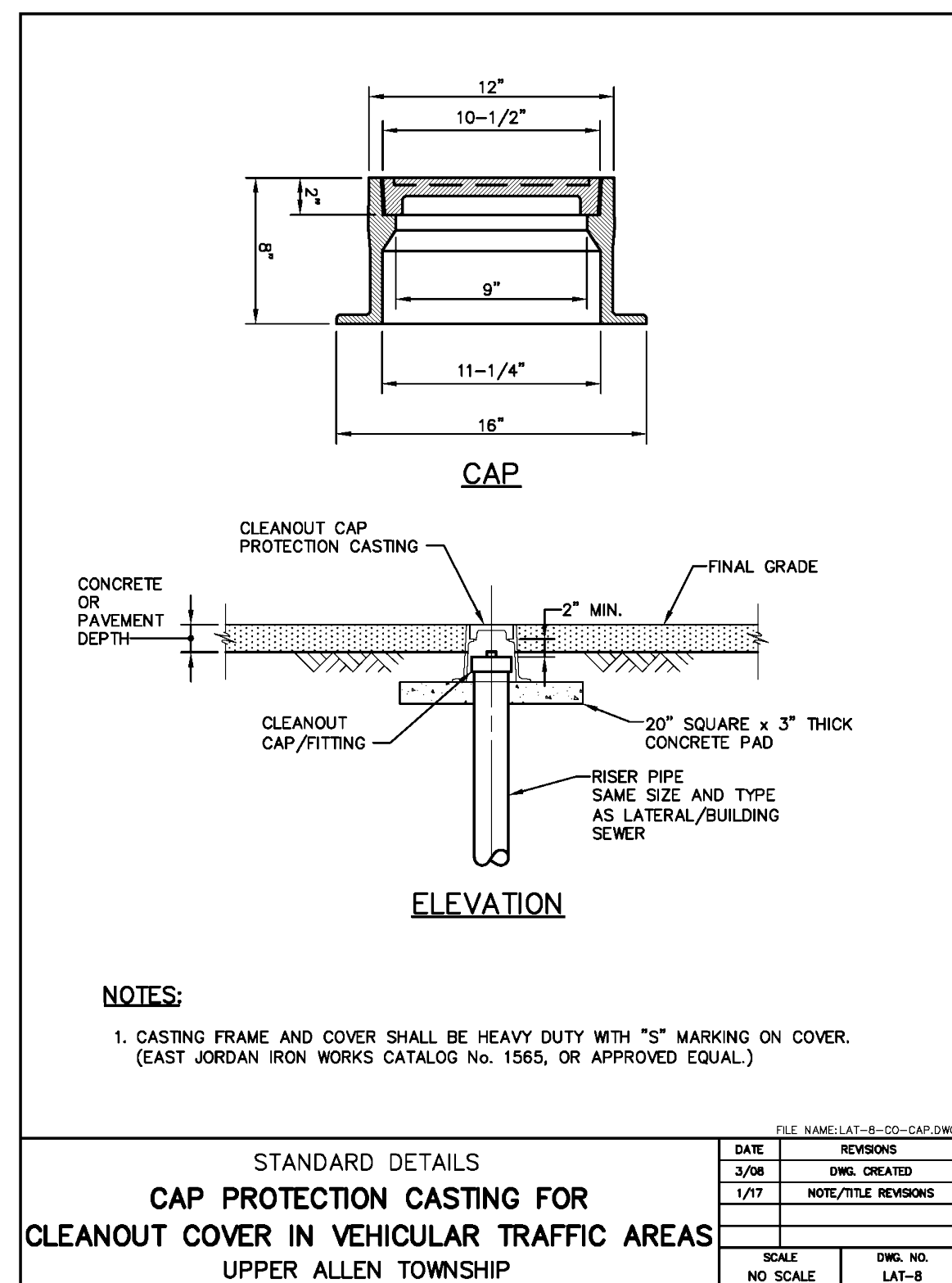
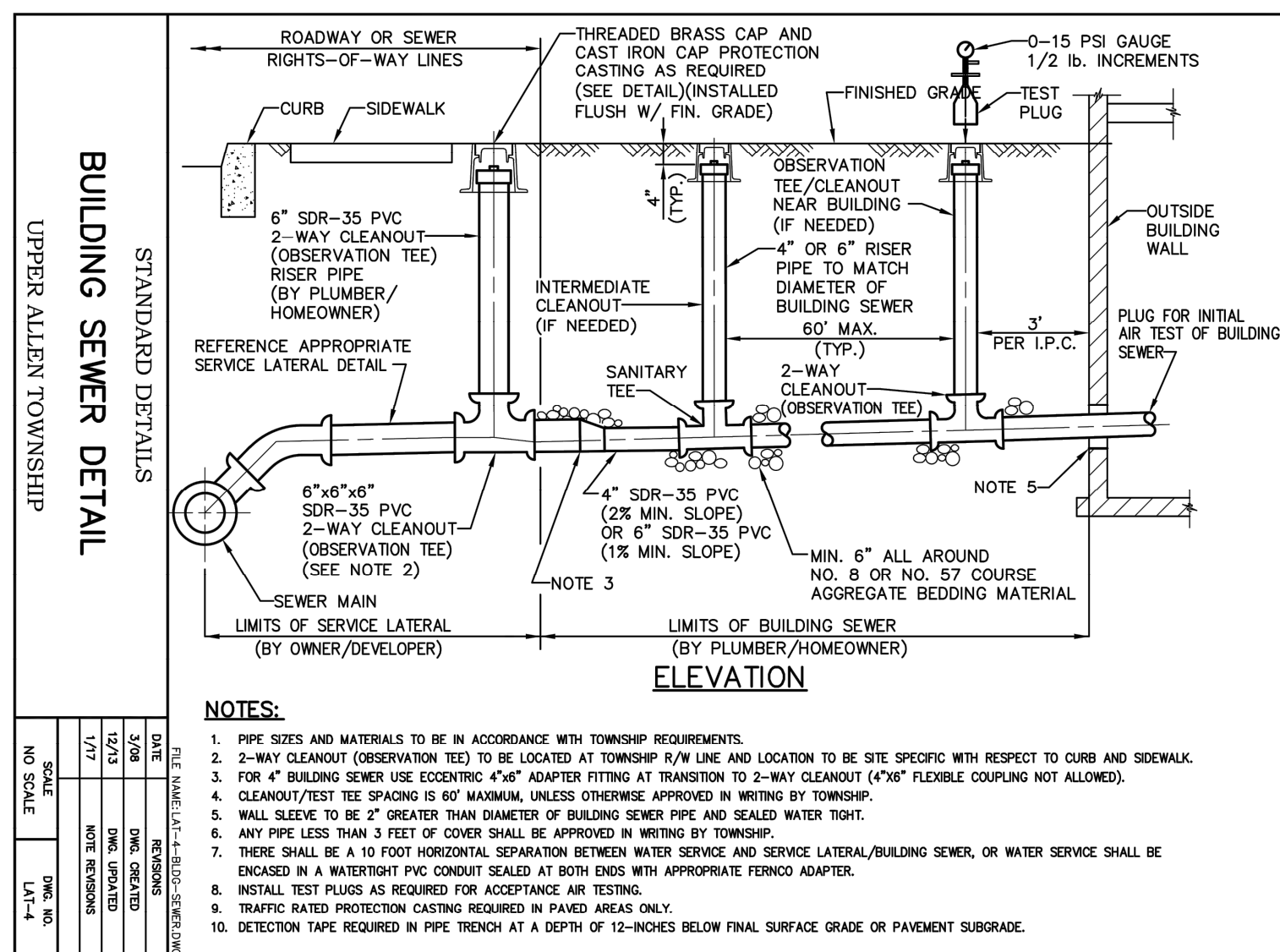
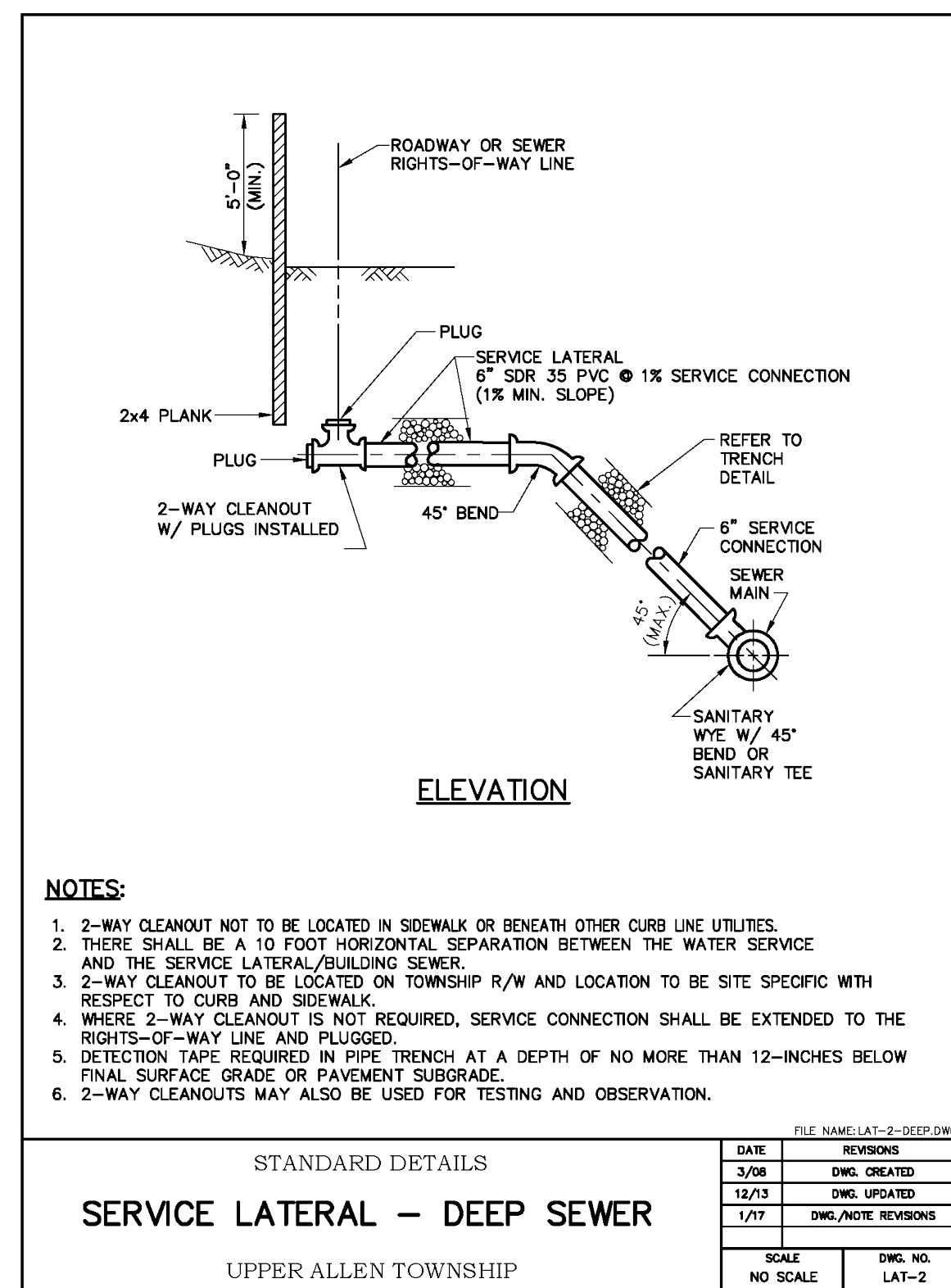
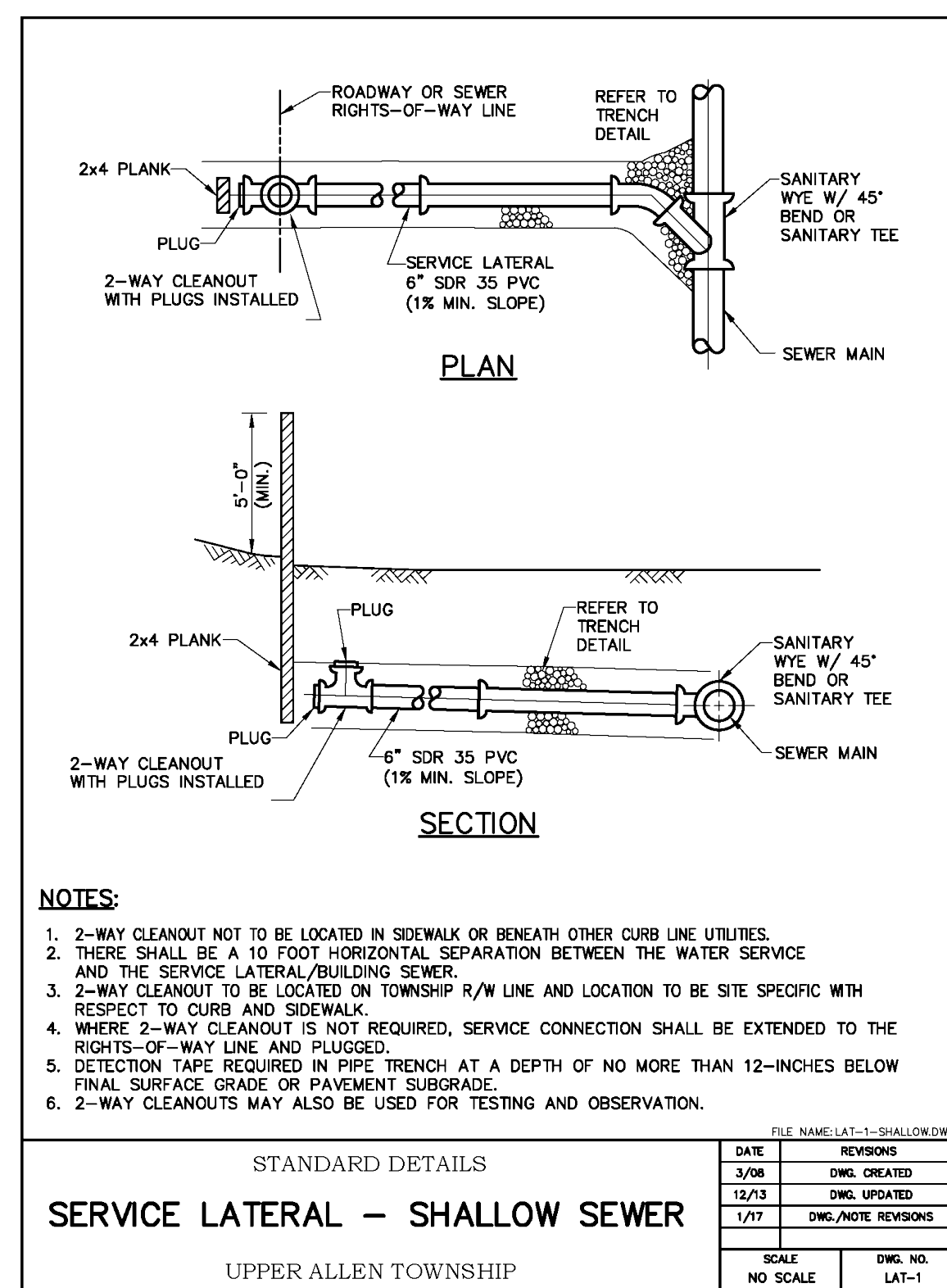
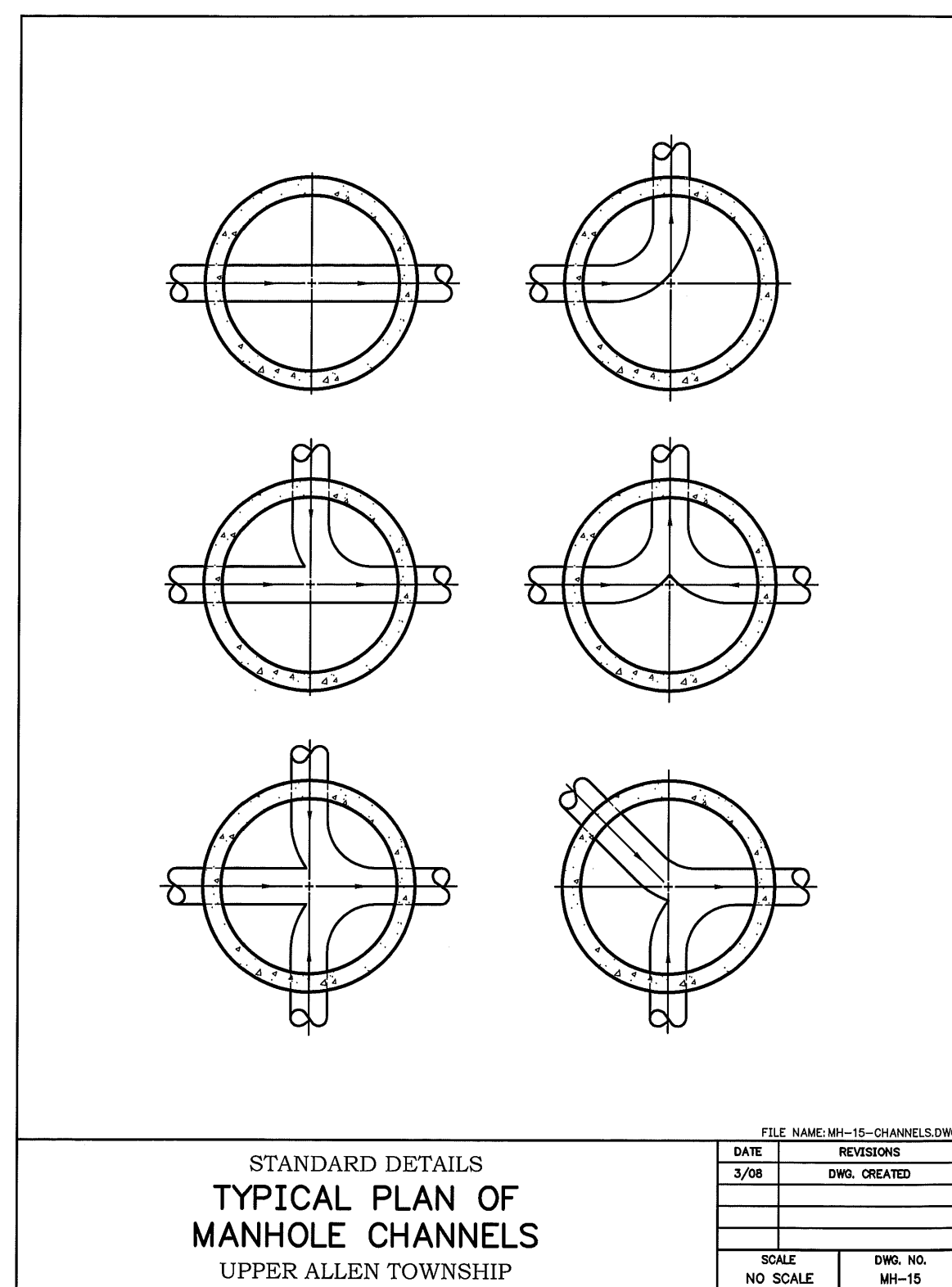
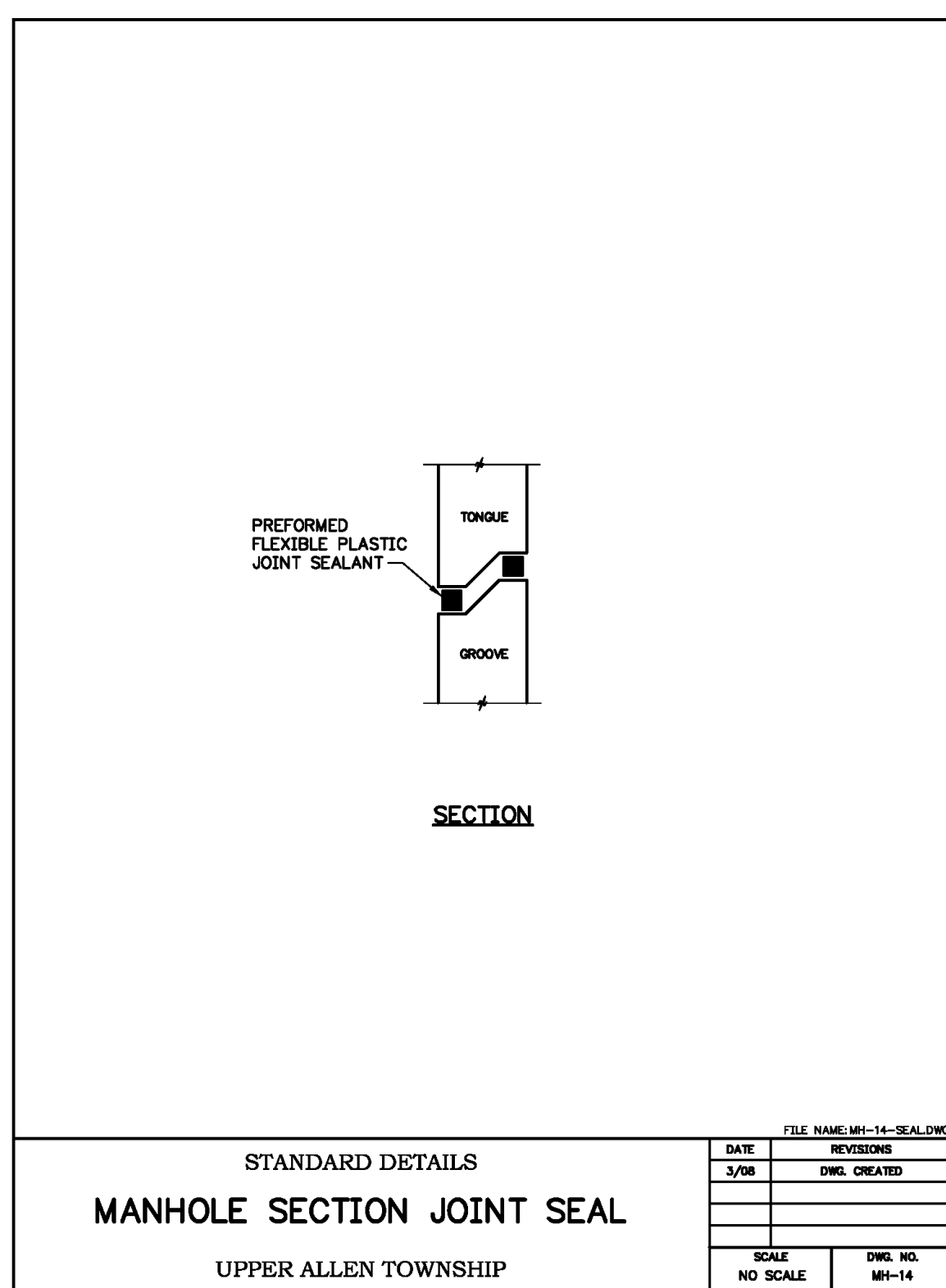
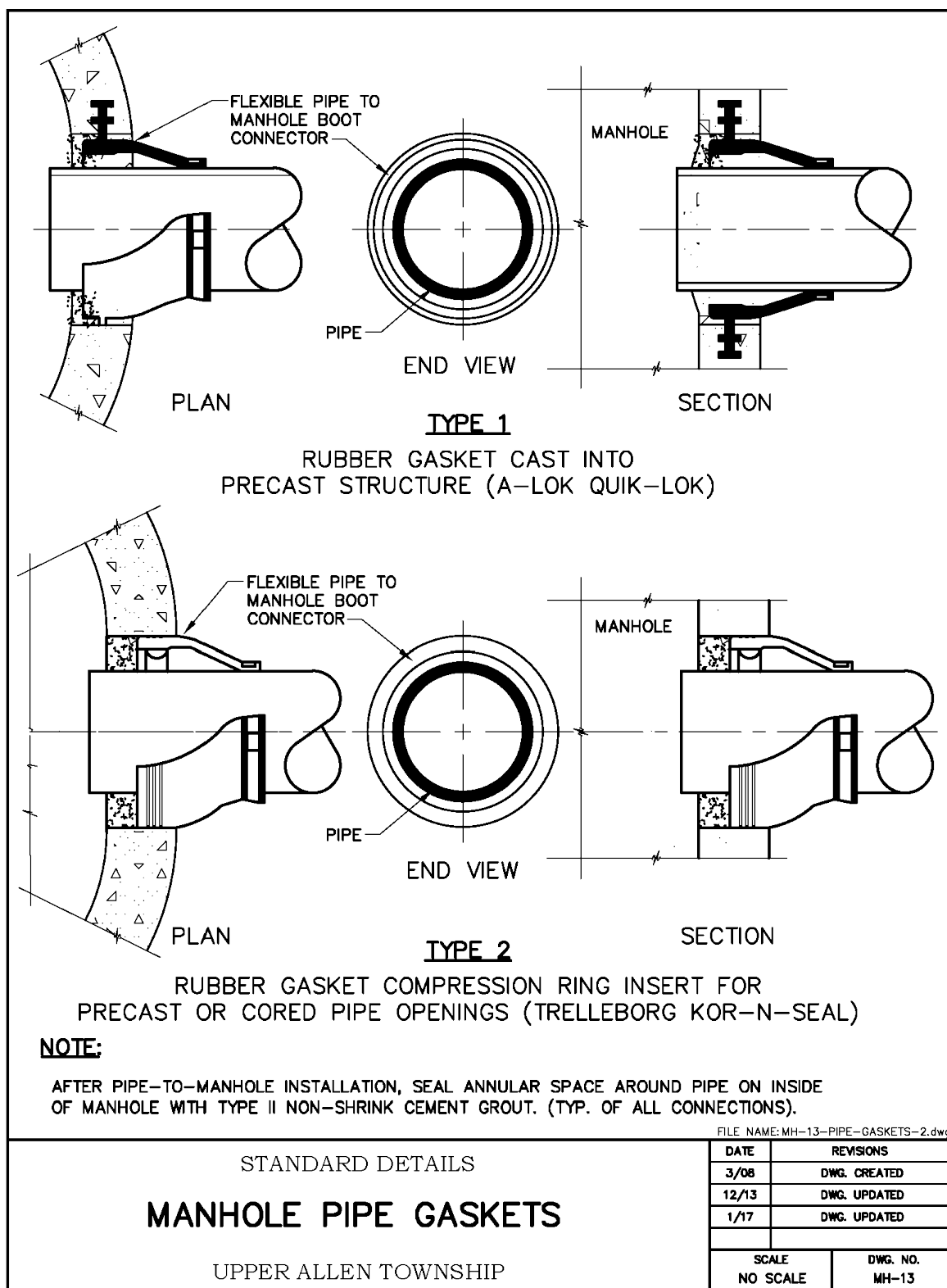
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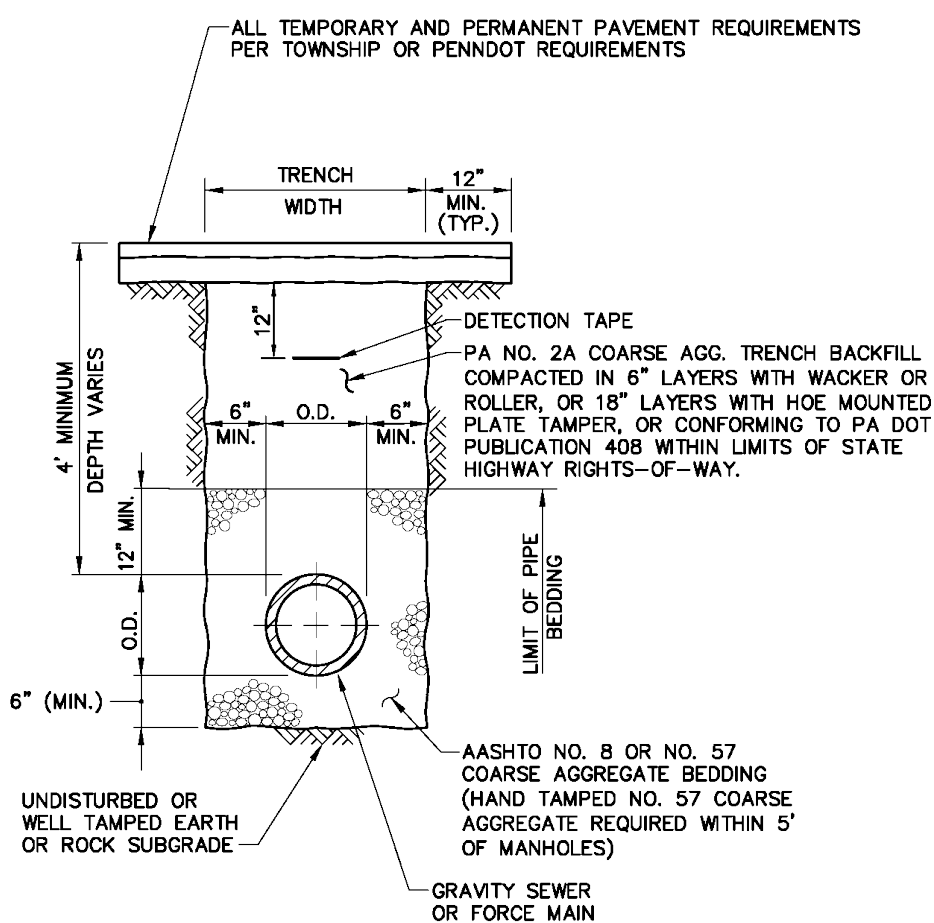
1. ALL CONCRETE SHALL BE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (MIN).
2. ALL REINFORCED STEEL SHALL BE DEFORMED BARS.
3. NO COUPLINGS OR JOINTS SHALL BE COVERED WITH CONCRETE.
4. IF SPACE RESTRICTS PROPER PLACEMENT OF THRUST BLOCK, OTHER METHODS OF JOINT RESTRAINT WILL BE USED.

| PIPE SIZE<br>(IN) | TOTAL SURFACE AREA<br>OF THRUST BACKING |                                  |
|-------------------|-----------------------------------------|----------------------------------|
|                   | 90'ELBOW                                | 45'ELBOW                         |
|                   |                                         | VALVES, TEES<br>AND DEAD<br>ENDS |
| 2"                | 1.0 FT <sup>2</sup>                     | 1.0 FT <sup>2</sup>              |
| 6"                | 5.5 FT <sup>2</sup>                     | 4.0 FT <sup>2</sup>              |
| 8"                | 9.0 FT <sup>2</sup>                     | 6.5 FT <sup>2</sup>              |
| 10"               | 14.0 FT <sup>2</sup>                    | 11.0 FT <sup>2</sup>             |



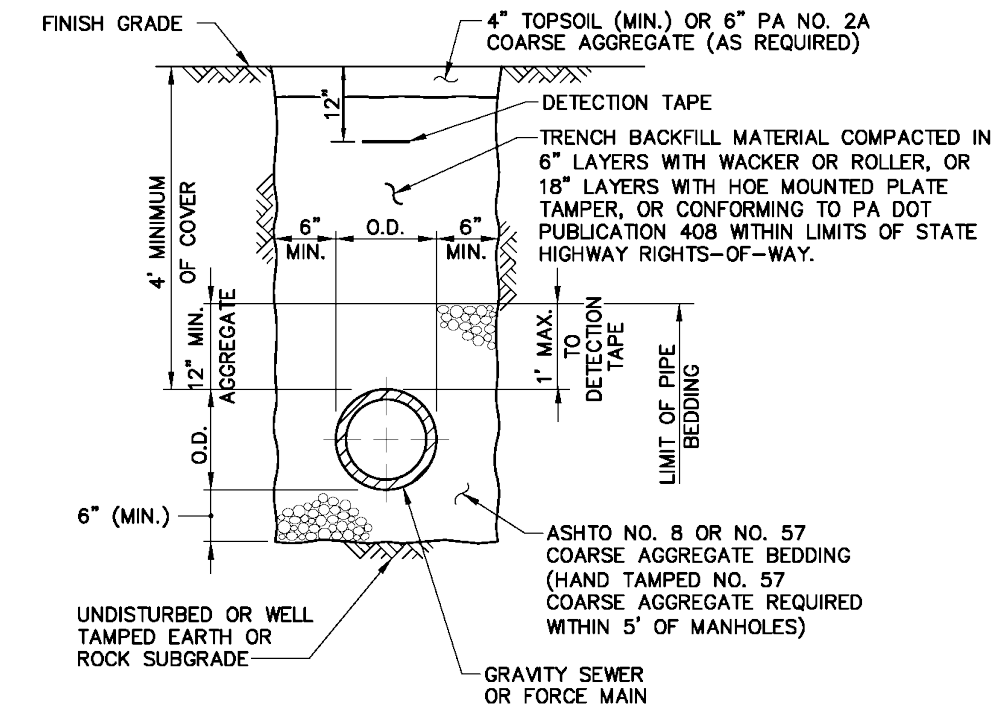






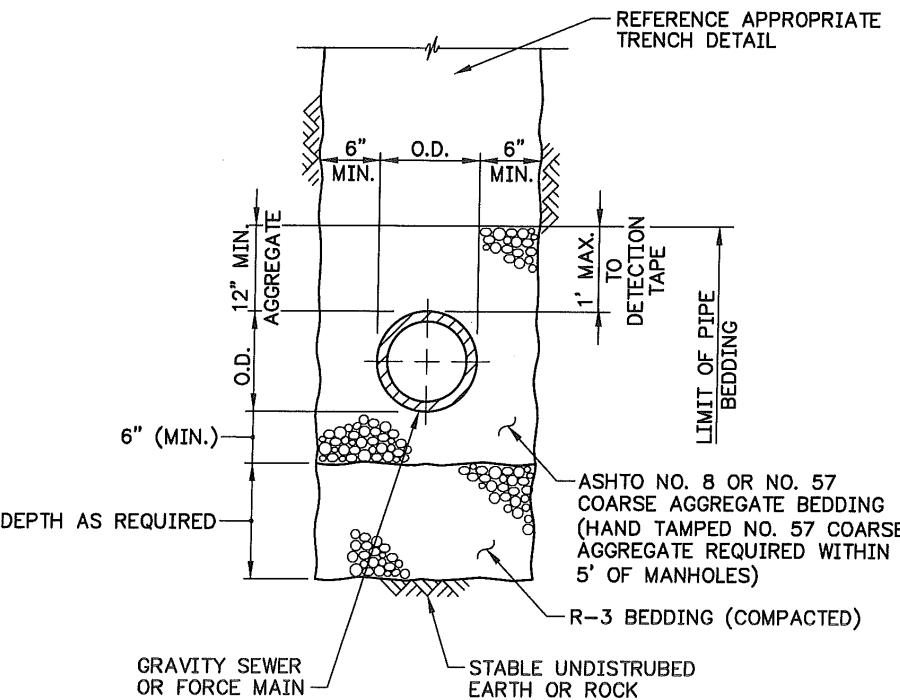
**TRENCH BACKFILL DETAIL  
IN PAVED AREAS**  
UPPER ALLEN TOWNSHIP

| DATE     | REVISIONS      |
|----------|----------------|
| 3/08     | DWG. CREATED   |
| 12/13    | DWG. UPDATED   |
| 1/17     | NOTE REVISIONS |
| SCALE    | DWG. NO.       |
| NO SCALE | TR-1           |



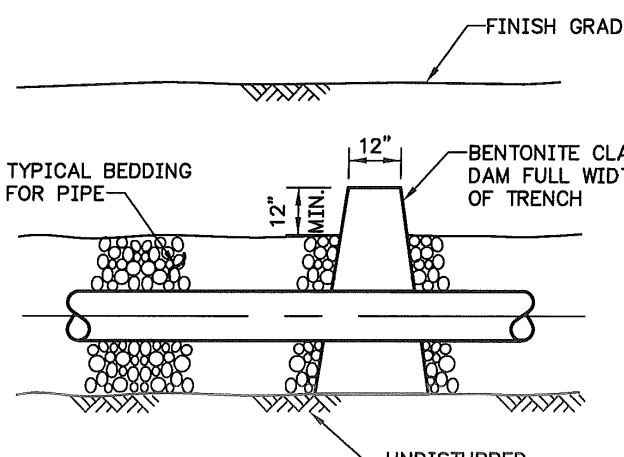
**TRENCH BACKFILL DETAIL  
IN UNPAVED AREAS**  
UPPER ALLEN TOWNSHIP

| DATE     | REVISIONS      |
|----------|----------------|
| 3/08     | DWG. CREATED   |
| 12/13    | DWG. UPDATED   |
| 1/17     | NOTE REVISIONS |
| SCALE    | DWG. NO.       |
| NO SCALE | TR-2           |



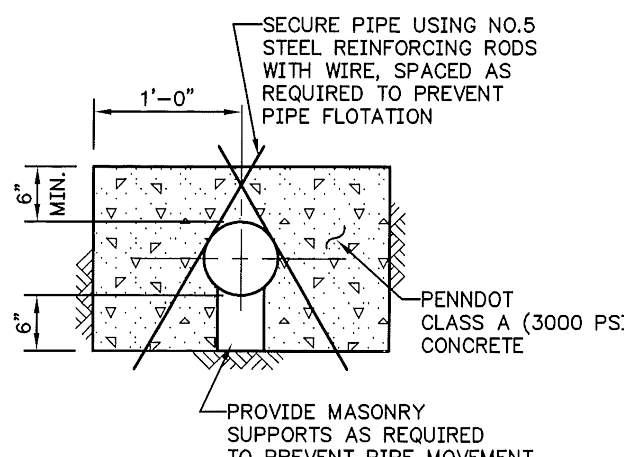
**UNSUITABLE MATERIAL EXCAVATION**  
UPPER ALLEN TOWNSHIP

| DATE     | REVISIONS    |
|----------|--------------|
| 3/08     | DWG. CREATED |
| 12/13    | DWG. UPDATED |
| SCALE    | DWG. NO.     |
| NO SCALE | TR-3         |



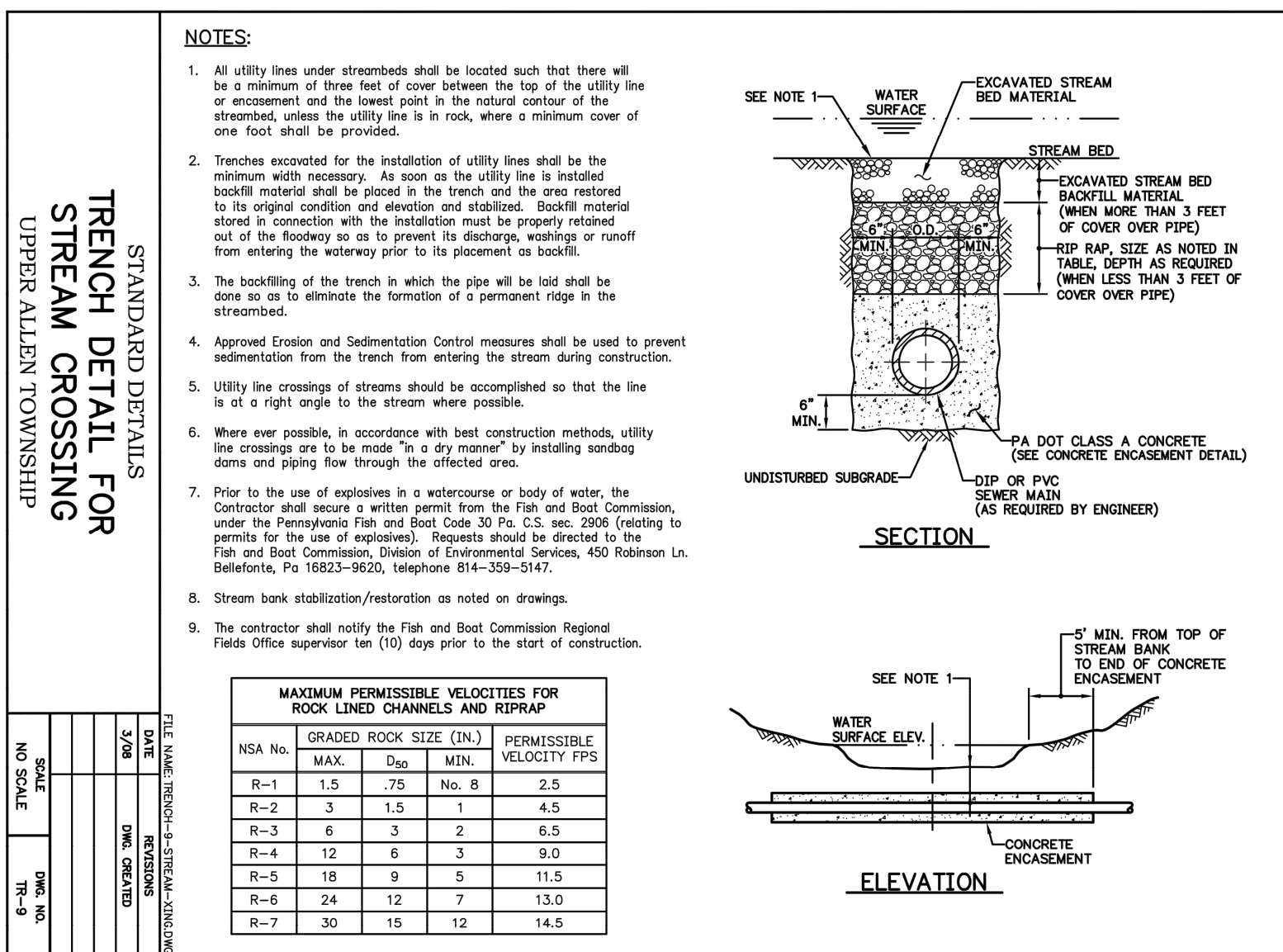
**BENTONITE CLAY DAM DETAIL**  
UPPER ALLEN TOWNSHIP

| DATE     | REVISIONS    |
|----------|--------------|
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| SCALE    | DWG. NO.     |
| NO SCALE | TR-4         |



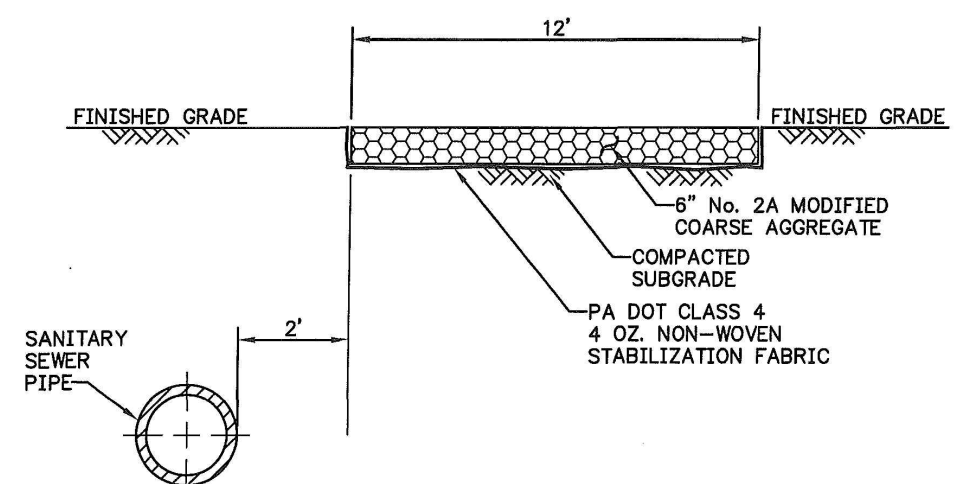
**CONCRETE ENCASEMENT DETAIL**  
UPPER ALLEN TOWNSHIP

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|----------|--------------|
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| SCALE    | DWG. NO.     |
| NO SCALE | TR-7         |



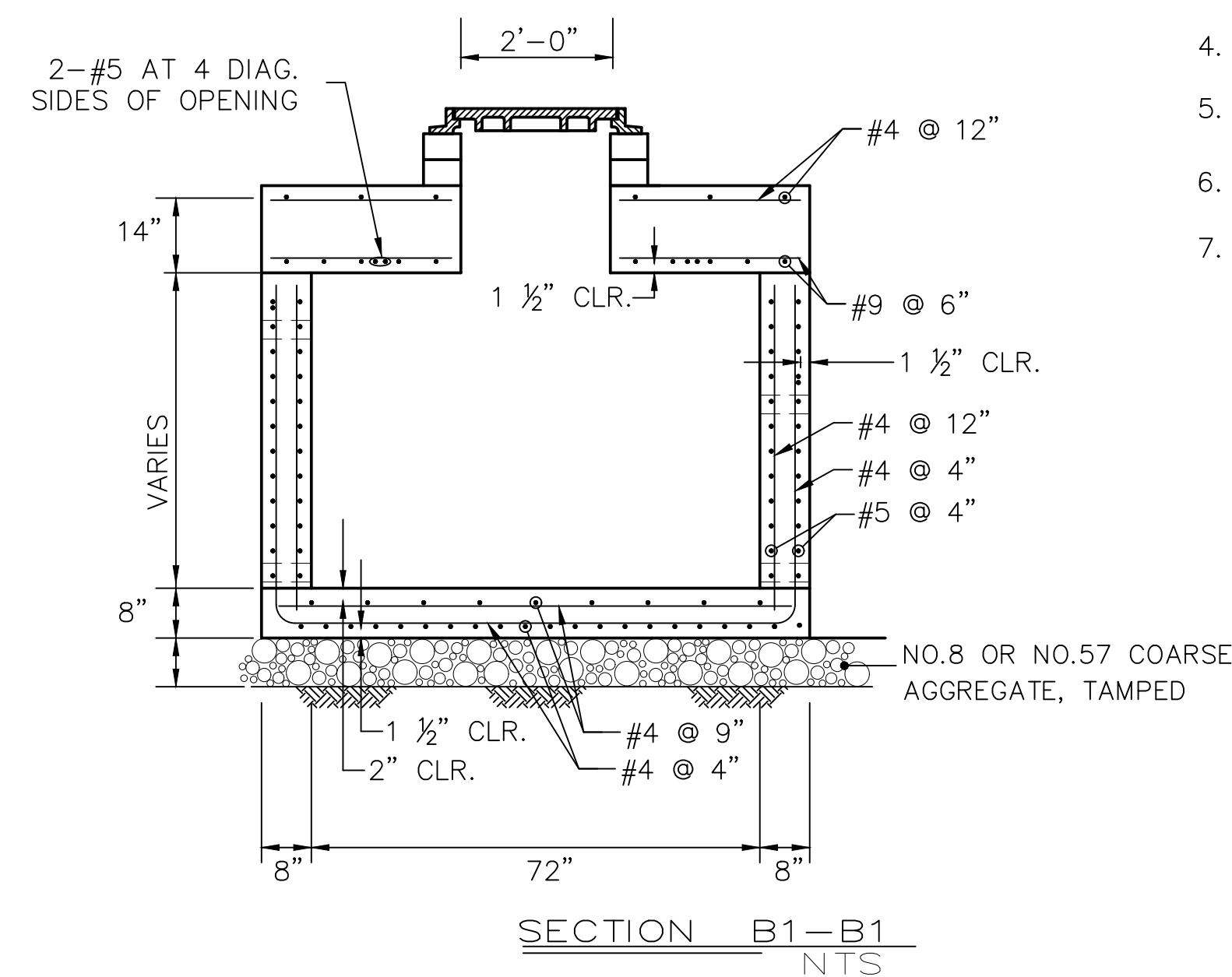
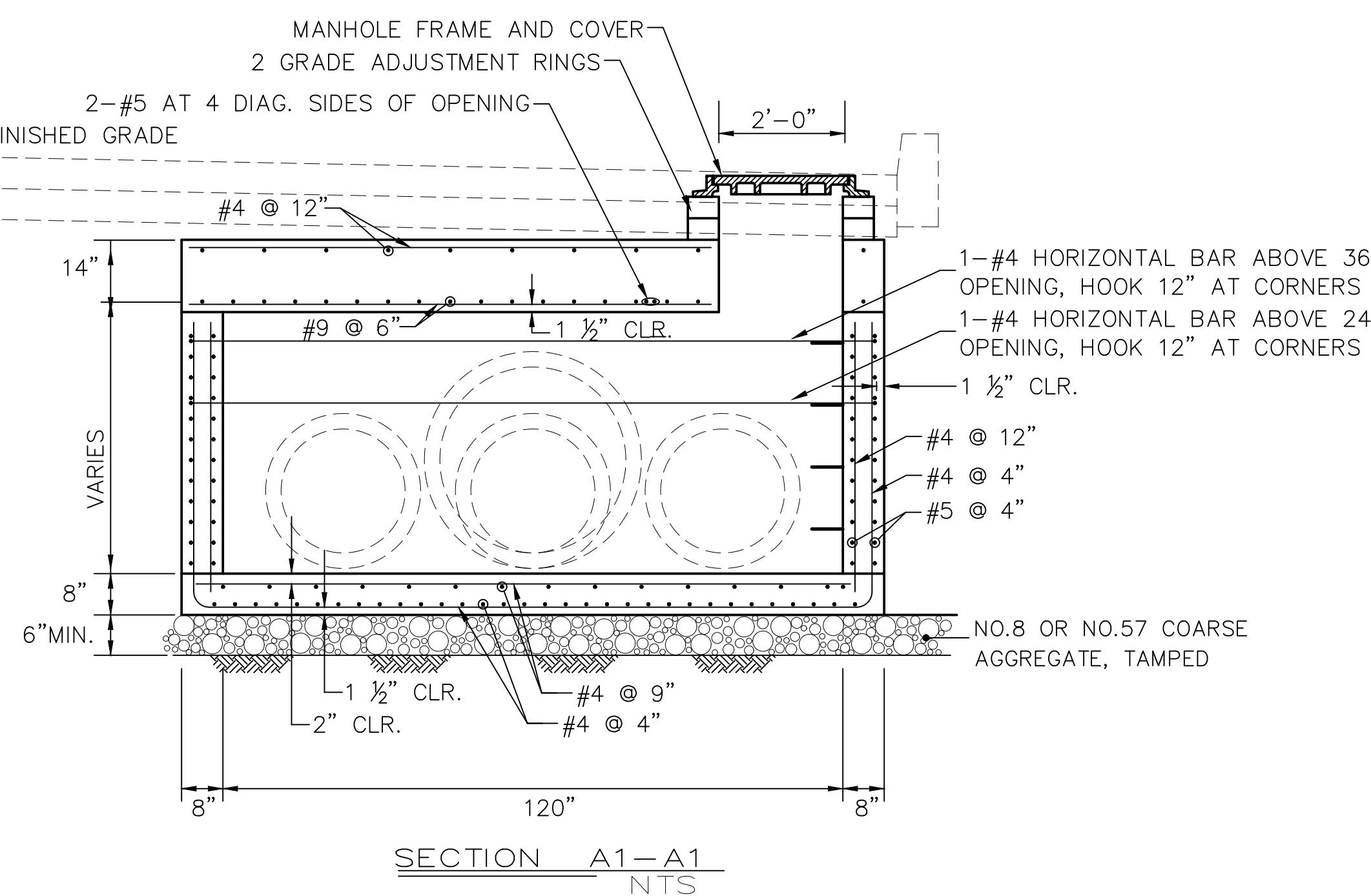
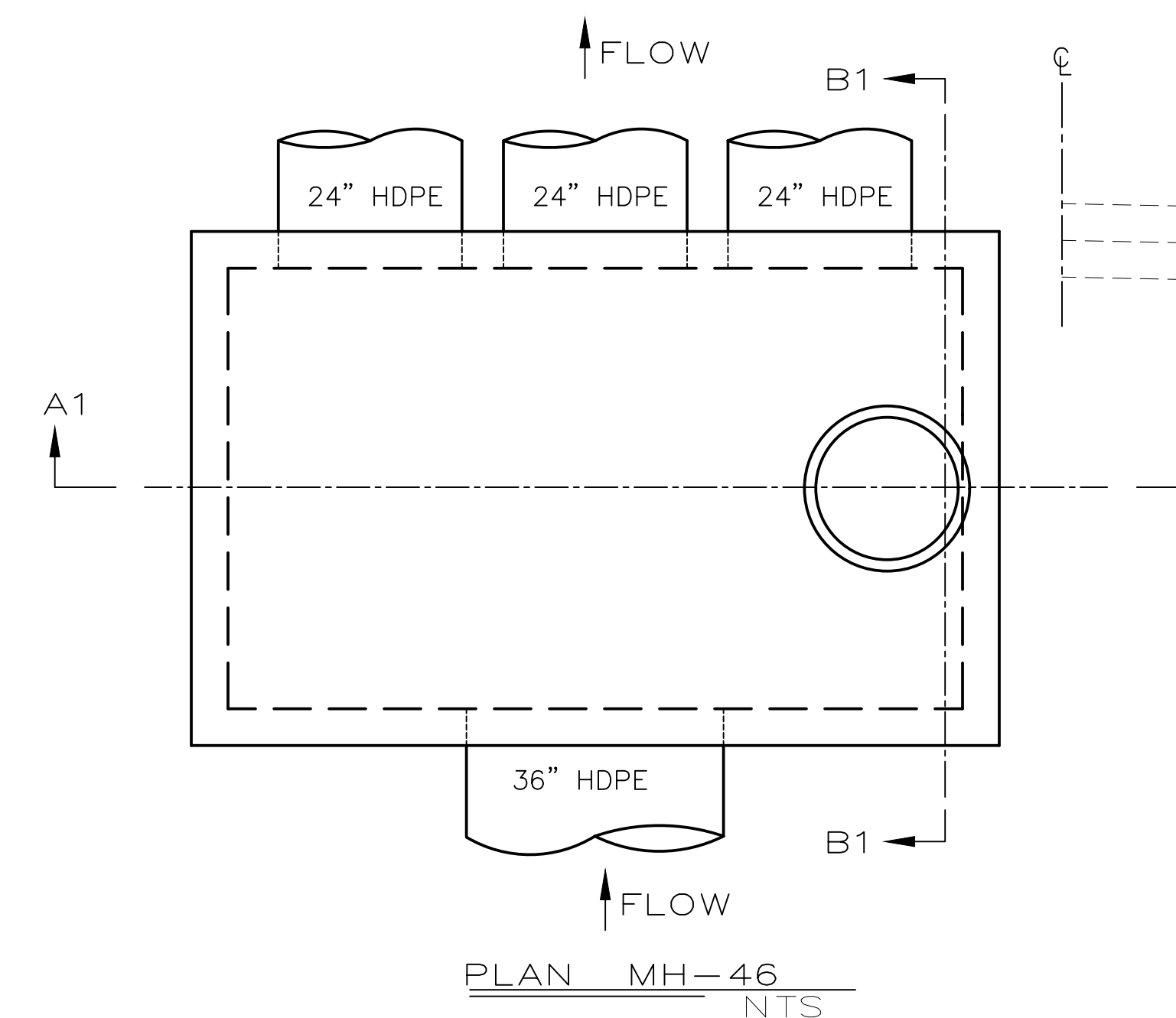
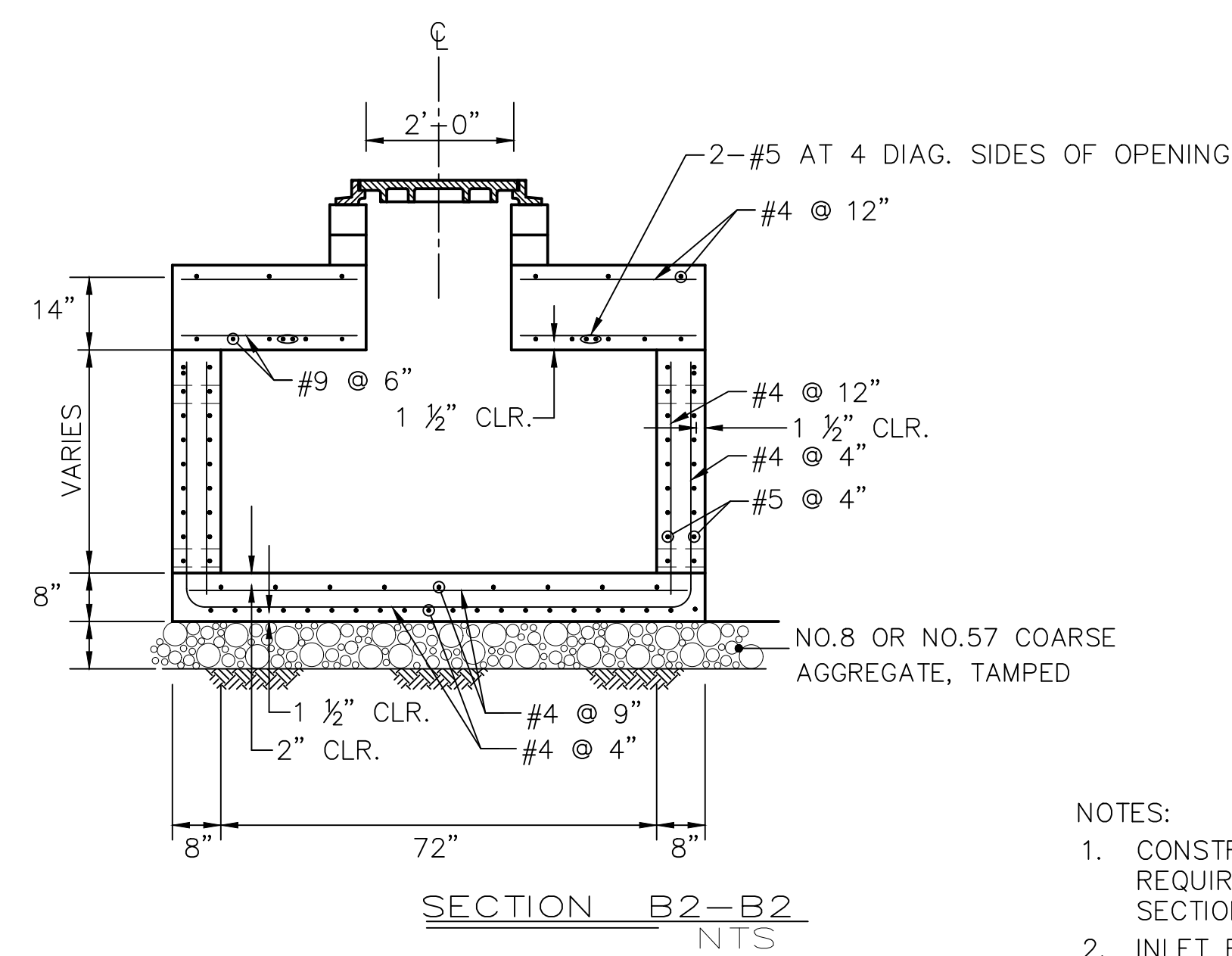
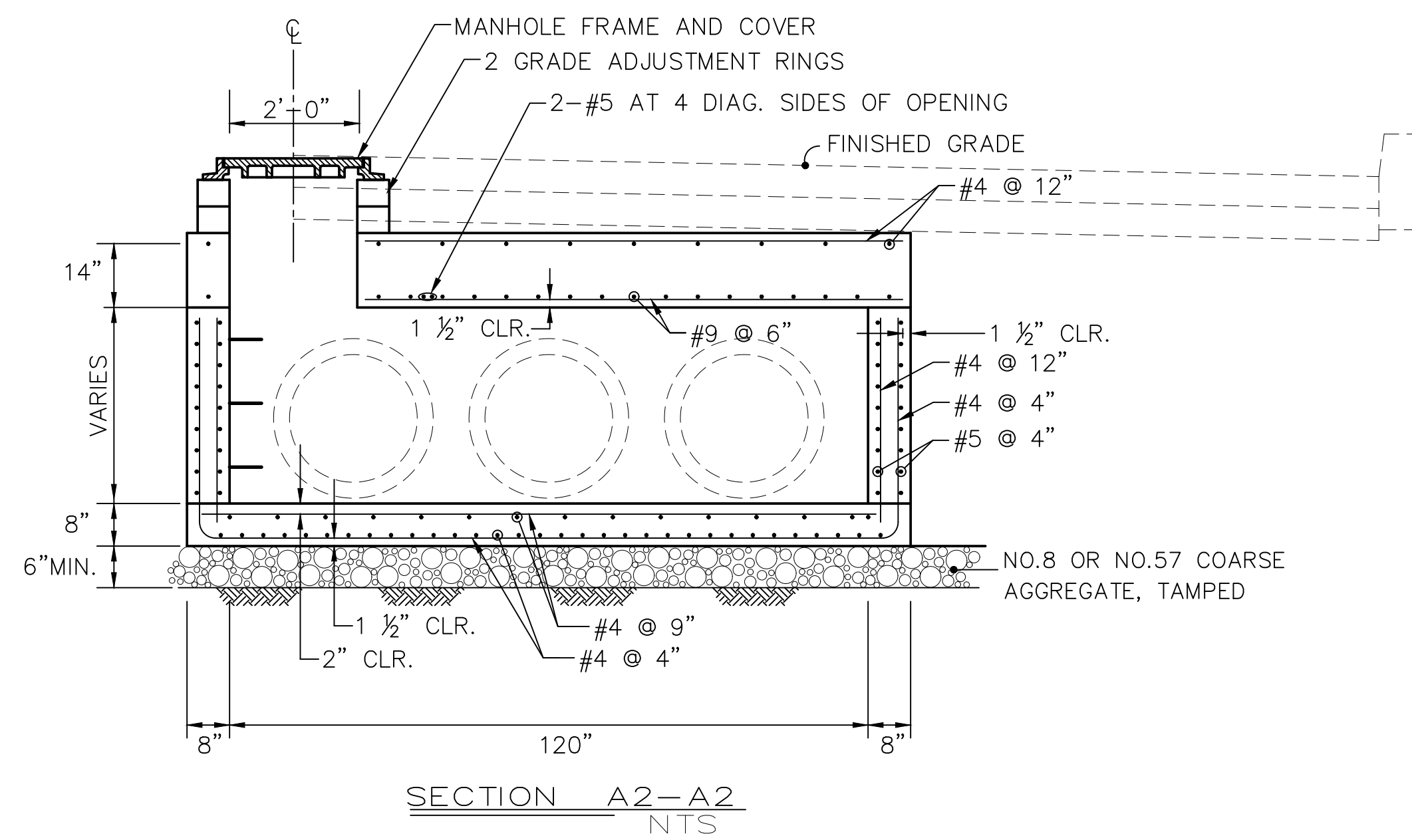
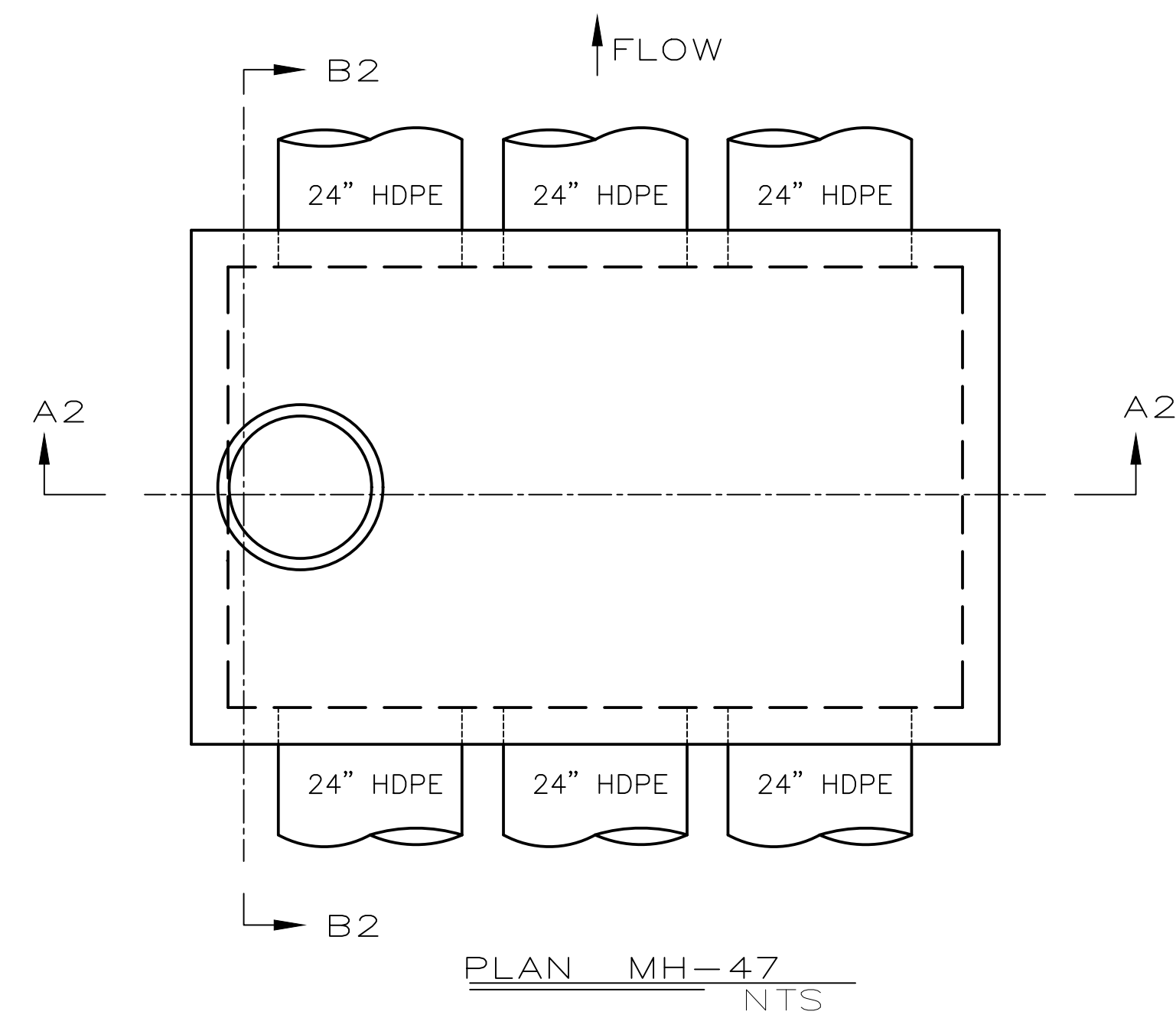
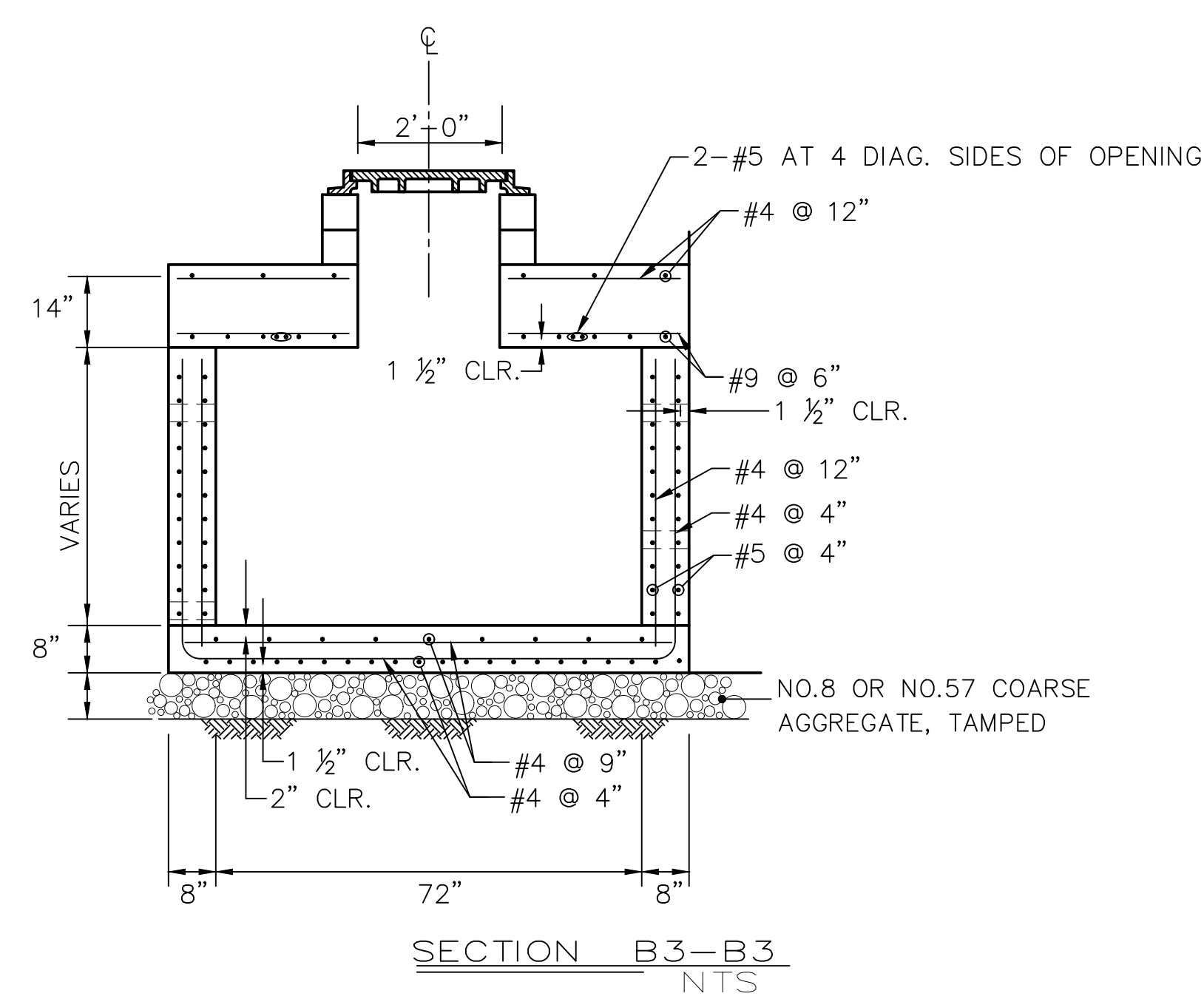
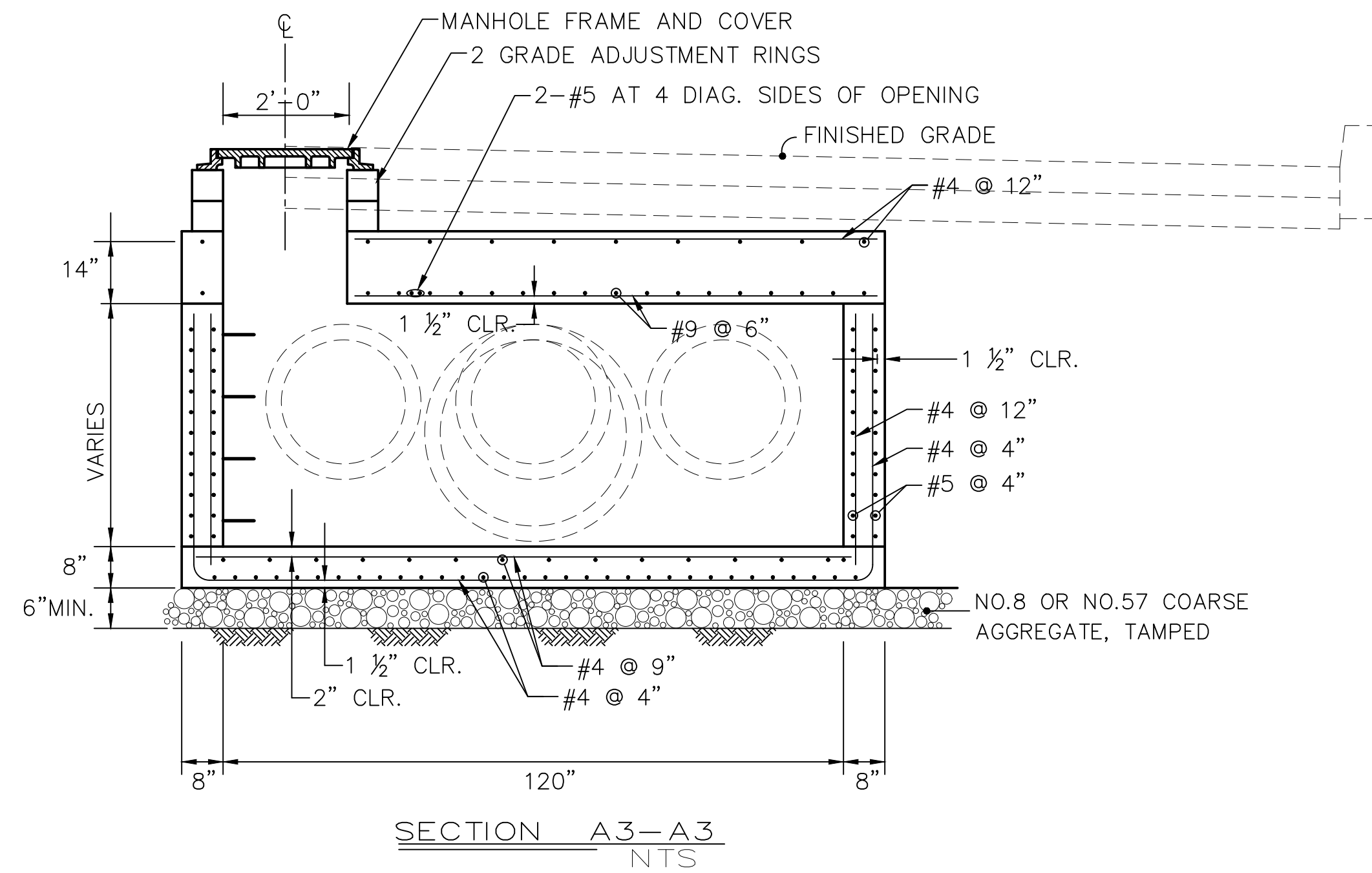
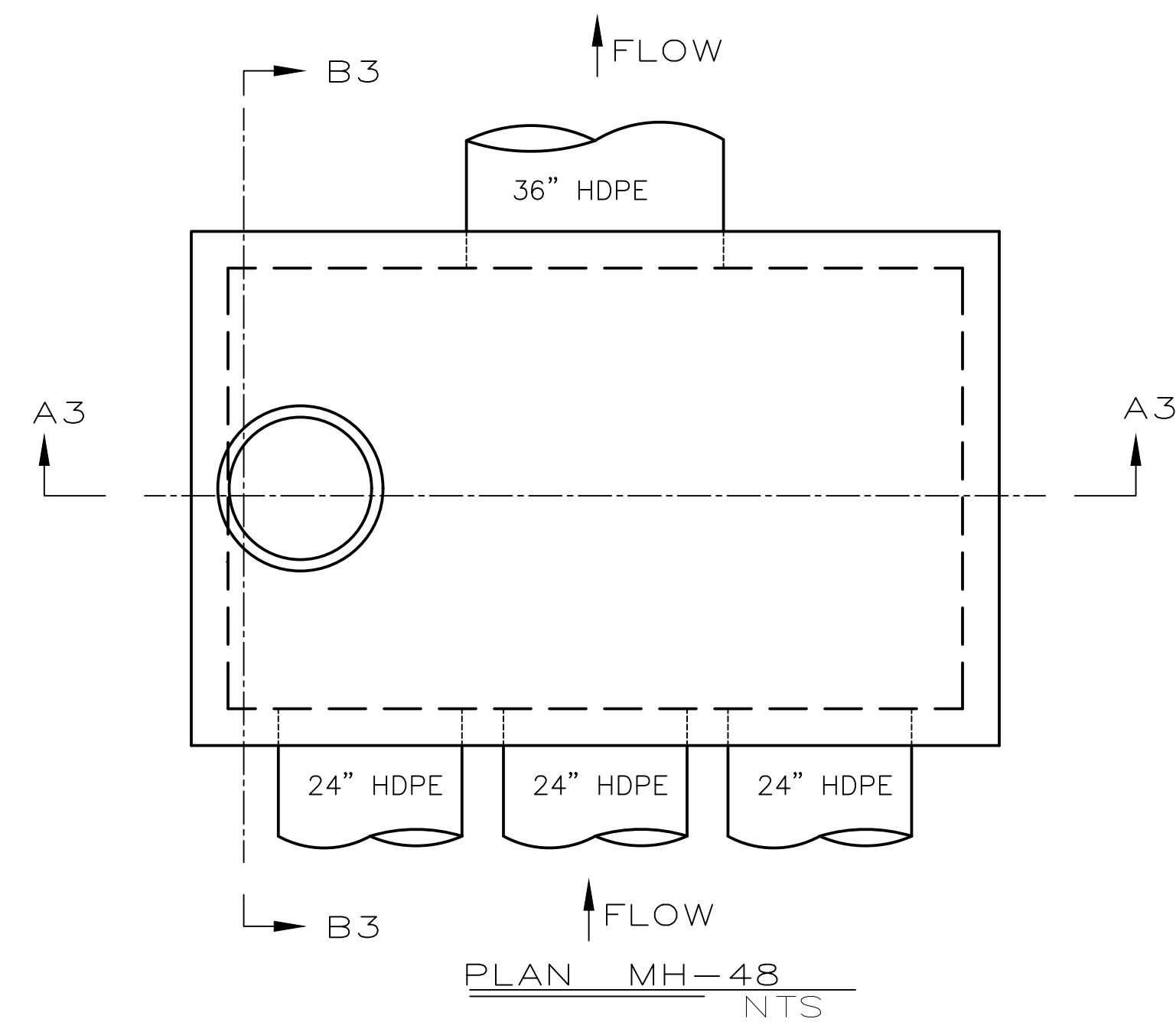
**TRENCH DETAIL FOR  
STREAM CROSSING**  
UPPER ALLEN TOWNSHIP

| DATE     | REVISIONS      |
|----------|----------------|
| 3/08     | DWG. CREATED   |
| 12/13    | DWG. UPDATED   |
| 1/17     | NOTE REVISIONS |
| SCALE    | DWG. NO.       |
| NO SCALE | TR-11          |



**SURFACE STABILIZATION FOR SANITARY  
SEWERS LOCATED IN UNPAVED AREAS**  
UPPER ALLEN TOWNSHIP

| DATE     | REVISIONS    |
|----------|--------------|
| 3/08     | DWG. CREATED |
| SCALE    | DWG. NO.     |
| NO SCALE | TR-11        |



- NOTES:
1. CONSTRUCT IN ACCORDANCE WITH REQUIREMENTS OF PUBLICATION 408, SECTION 605 AND SECTION 714.
  2. INLET BOX TO BE A PRECAST STRUCTURE.
  3. PRECAST MANUFACTURER TO VERIFY ALL DIMENSIONS TO ENSURE PROPER DESIGN AND FUNCTION BASED ON FABRICATION WITH THE MANUFACTURE'S OWN PROCESSES AND STANDARD MOLDS.
  4. BOLTING OF MANHOLE FRAME AND COVER IS REQUIRED.
  5. ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.
  6. PIPES SHALL PROTRUDE 2" INSIDE BOX WALL.
  7. MANHOLE STEPS 3-1/2" TO 4" MAX. EMBEDMENT SPACED ON 12" CENTERS. SEE PLAN SHEET 17 FOR TYPICAL MANHOLE STEP DETAIL.

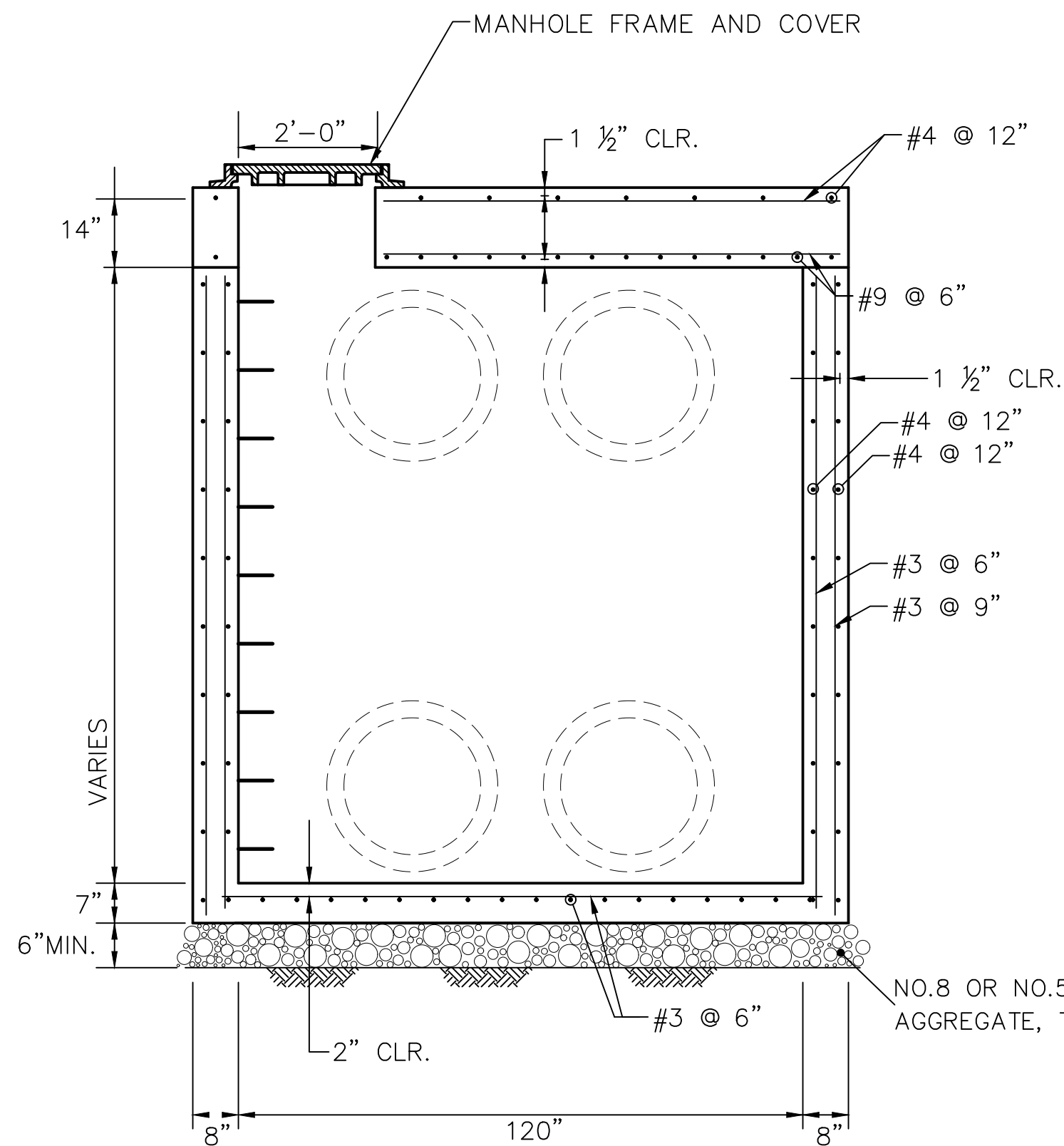
DESIGN : MEA  
DRAWN : NLL  
CHECKED : MEA  
DATE : 06-01-2017  
REV : 02-25-2020

PLANNING ENGINEERING & SURVEYING  
115 LIMEKILN RD. P.O. BOX 193  
NEW CUMBERLAND, PA 17070  
PHONE: 717 770 - 2500  
FAX: 717 770 - 2400  
WWW.ALPHACON.COM

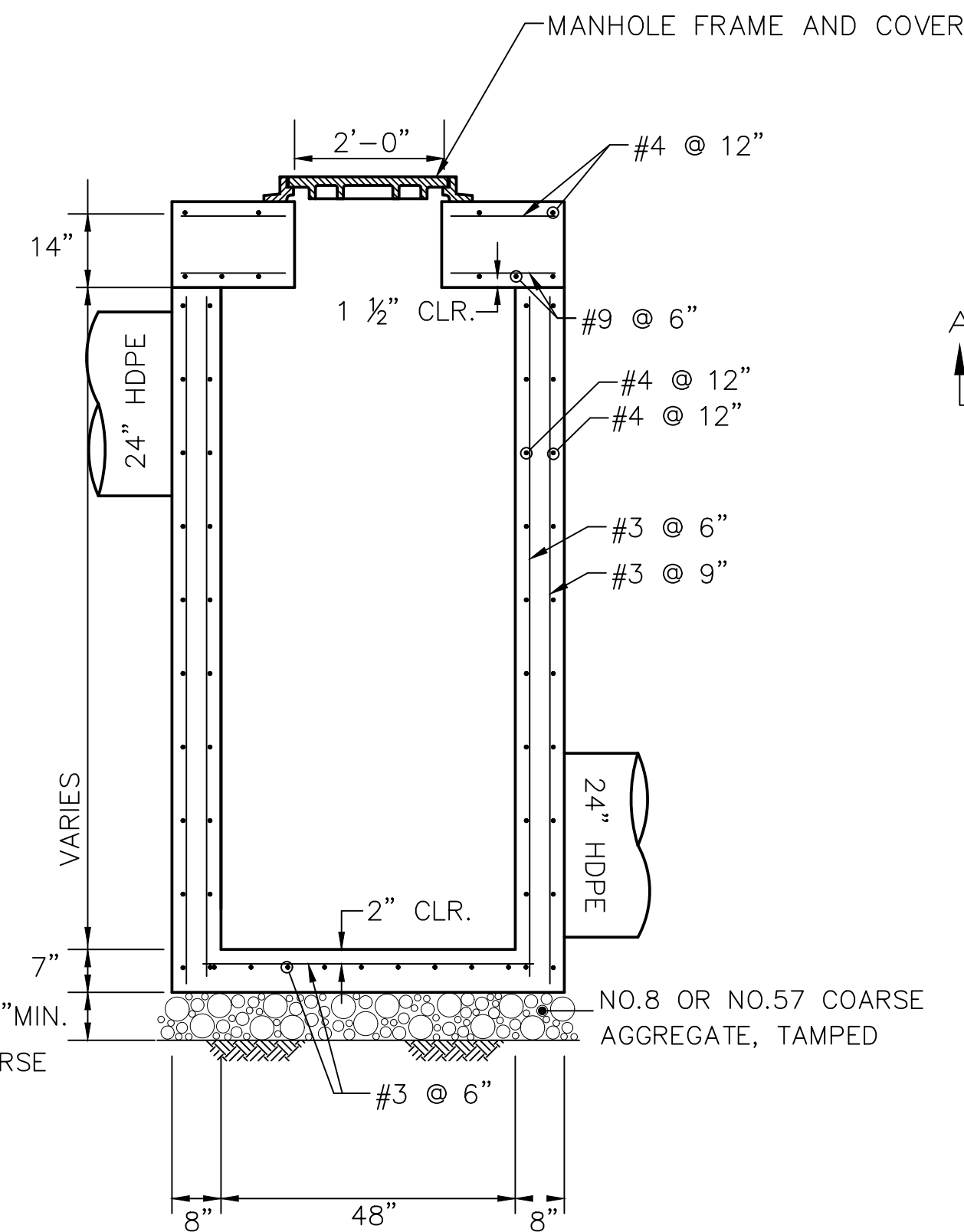
**ALPHA**  
CONSULTING ENGINEERS, INC.

STORMSEWER DETAILS  
STAGE 8, LOTS 420-438, 465-471 J, AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
**WINDING HILLS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.  
315513  
SURVEY BOOK :  
H:\Surveyor\Year\Project.txt  
SCALE : NTS  
DWG FILE : Y:\02\320581.sph\320581.dwg  
SHEET 16 of 22

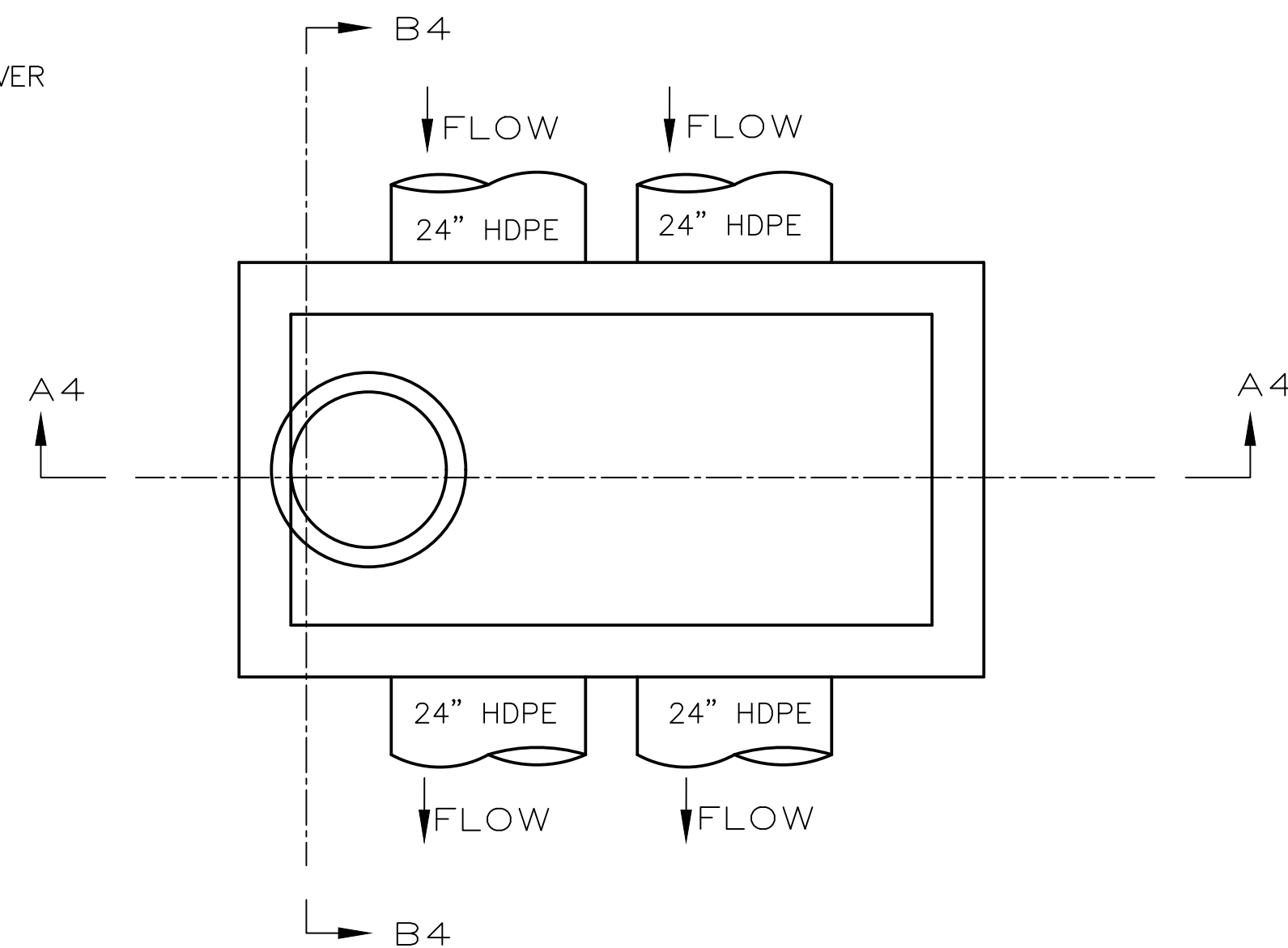


SECTION A4-A4  
NTS

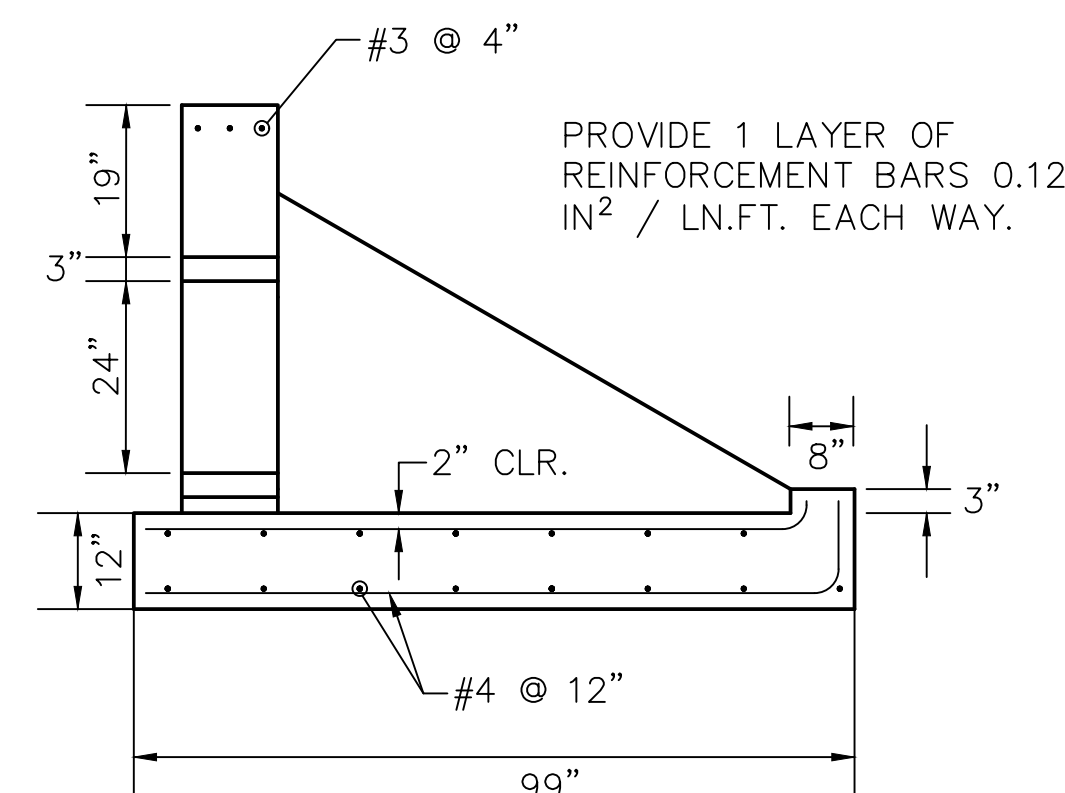


SECTION B4-B4  
NTS

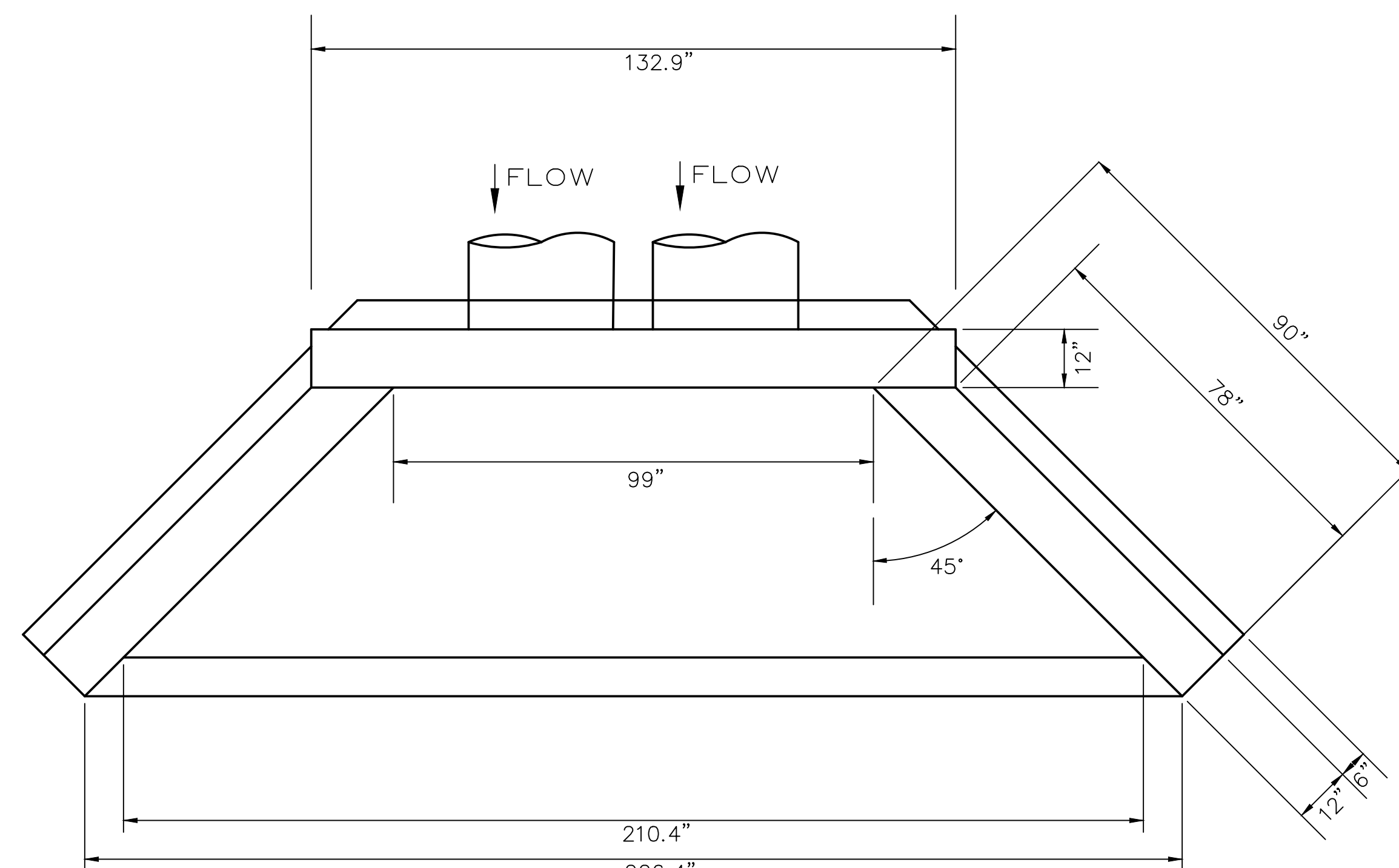
### BASIN JUNCTION BOX NTS



PLAN  
NTS



SECTION  
NTS



PLAN  
NTS

### EW - DP6 MODIFIED ENDWALL NTS

#### NOTES:

1. CONSTRUCT IN ACCORDANCE WITH REQUIREMENTS OF PUBLICATION 408, SECTION 605 AND SECTION 714.
2. INLET BOX TO BE A PRECAST STRUCTURE.
3. PRECAST MANUFACTURER TO VERIFY ALL DIMENSIONS TO ENSURE PROPER DESIGN AND FUNCTION BASED ON FABRICATION WITH THE MANUFACTURE'S OWN PROCESSES AND STANDARD MOLDS.
4. BOLTING OF MANHOLE FRAME AND COVER IS REQUIRED.
5. ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.
6. PIPES SHALL PROTRUDE 2" INSIDE BOX WALL.
7. MANHOLE STEPS 3-1/2" TO 4" MAX. EMBEDMENT SPACED ON 12" CENTERS. SEE PLAN SHEET 17 FOR TYPICAL MANHOLE STEP DETAIL.

DESIGN : MEA  
DRAWN : NLL  
CHECKED : MEA  
DATE : 06-01-2017  
REV : 02-25-2020

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

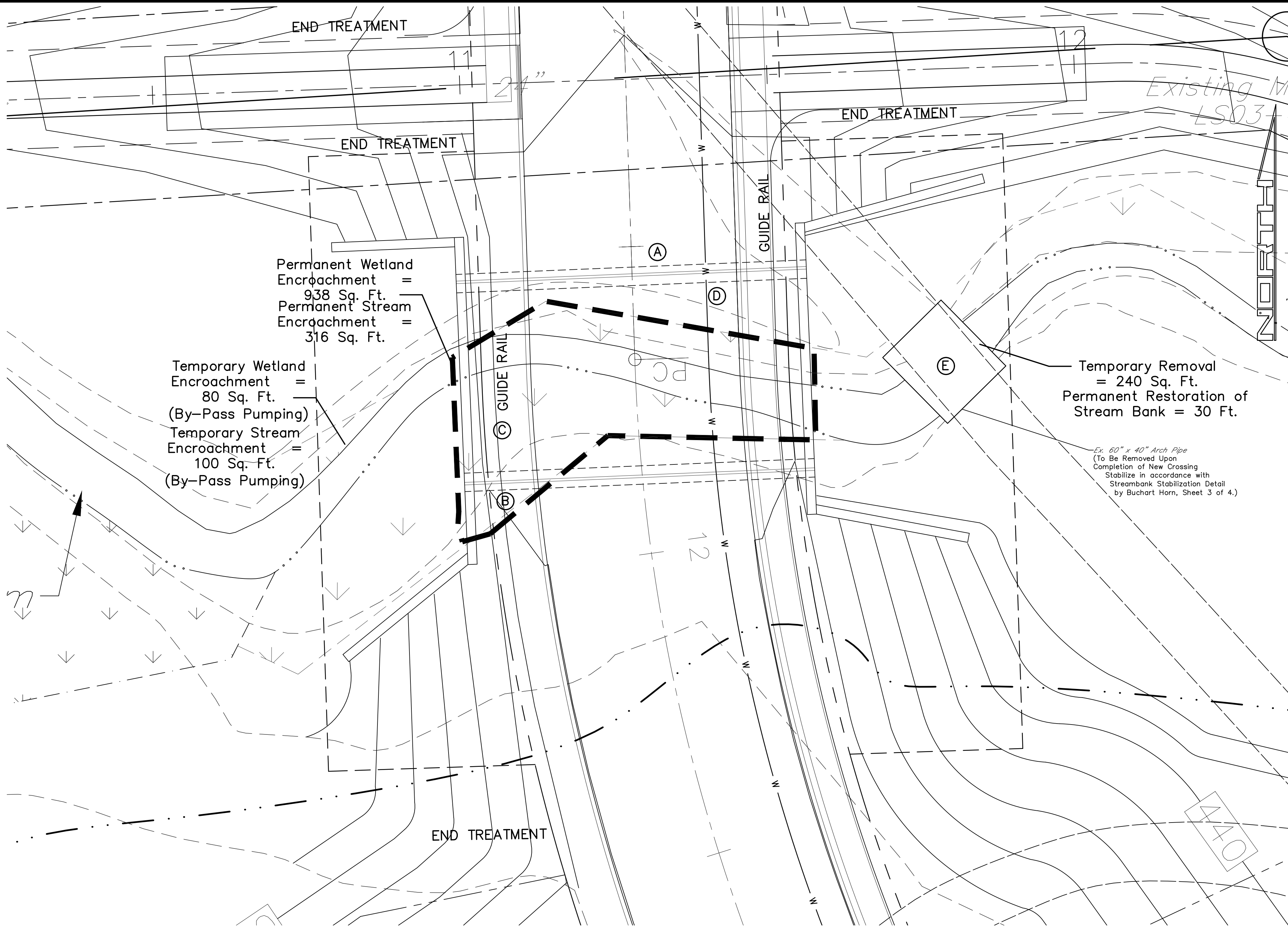
ALPHA  
ALPHA CONSULTING ENGINEERS, INC.

SEAL

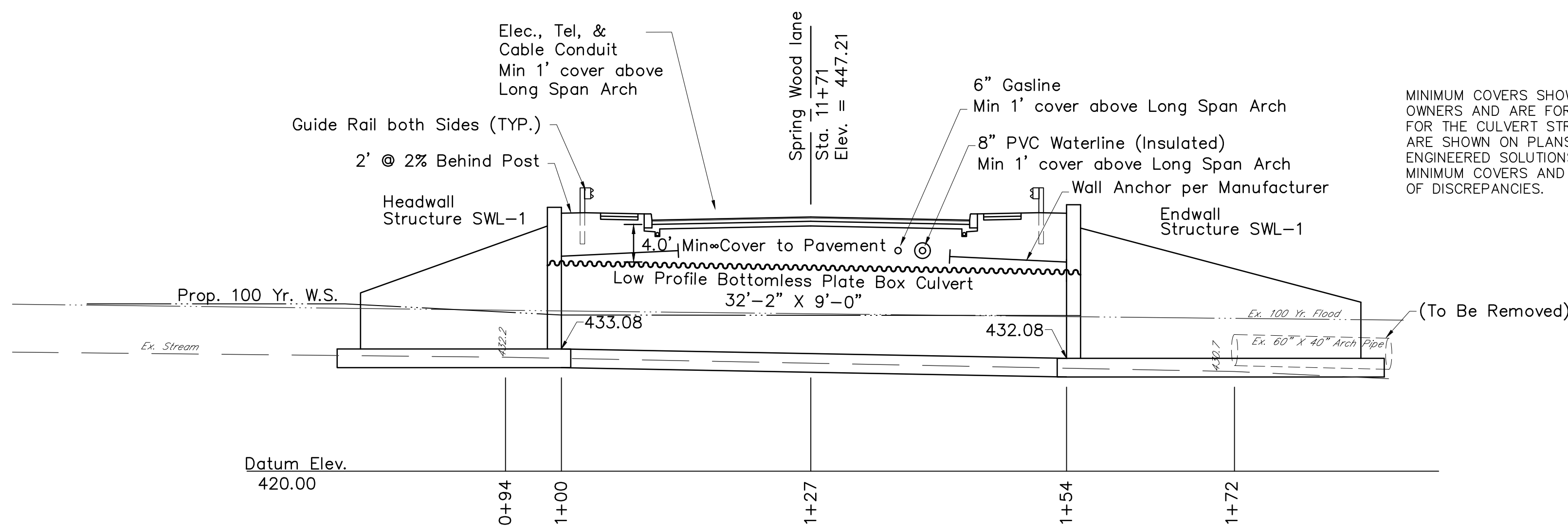
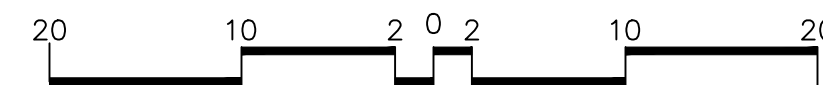
SEAL

STORMSEWER DETAILS  
STAGE 8, LOTS 420-438, 465-471 J, AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
WINDING HILLS  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.  
315513  
SURVEY BOOK :  
H:\Surveyor\Year\Project.txt  
SCALE : NTS  
DWG FILE : Y:\2015\2015081.sph\250581.dwg  
FILE : STAGE-8\STAGE8\15.DETAILS.dwg  
SHEET 17 of 22



**PLAN: LOW PROFILE BOTTOMLESS PLATE BOX CULVERT**  
(CROSSING 3)  
Scale: 1"=10' Hor.



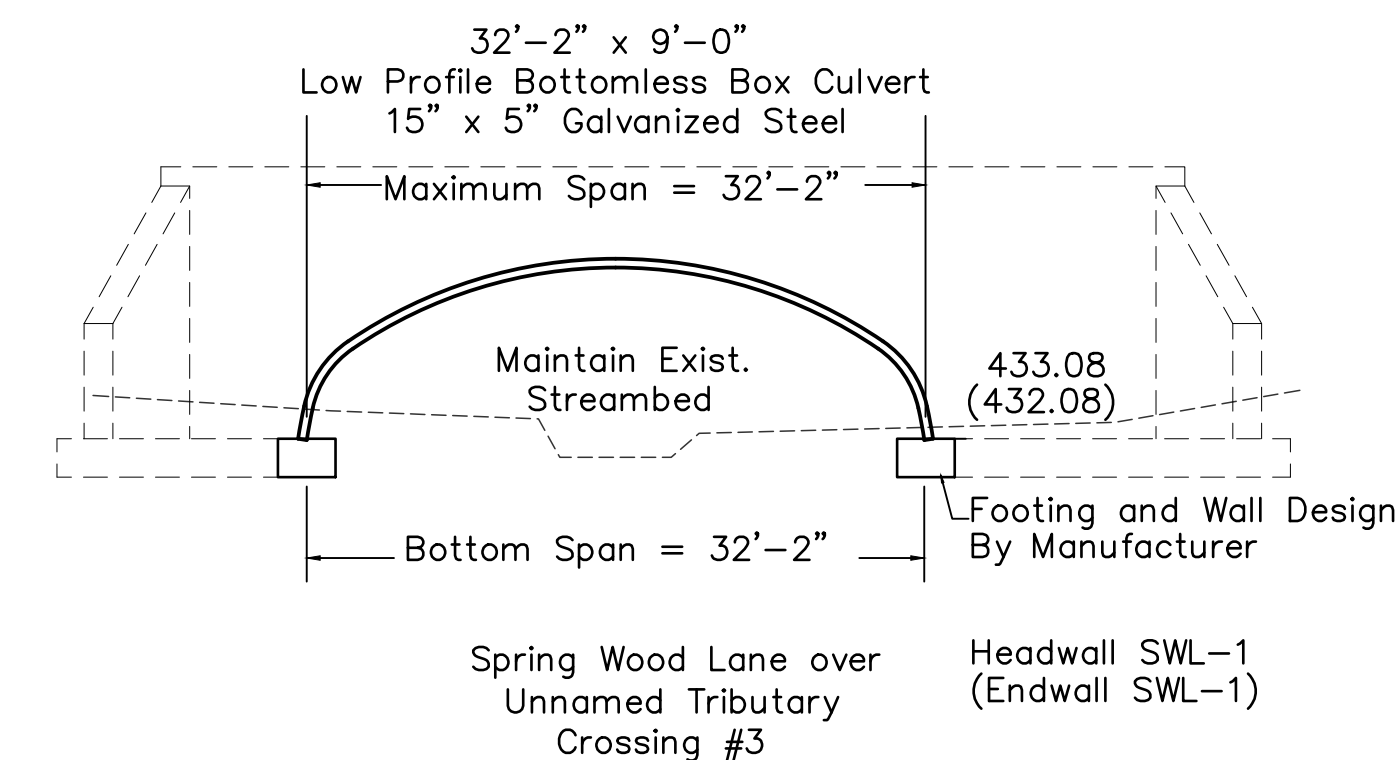
**PROFILE: LOW PROFILE BOTTOMLESS PLATE BOX CULVERT**  
Scale: 1"=10' Hor.  
1"=10' Ver.

#### Summary of Proposed Encroachments in Existing Wetland and/or Floodplain:

- Ⓐ Low Profile Bottomless Plate Box Culvert 32'-2" X 9'-0"
- Ⓑ Fill placed in wetland areas
- Ⓒ Cable, Elec, & Tel. Encroachment
- Ⓓ 8" PVC Waterline and 6" Gasline Encroachment
- Ⓔ Removal of existing 40" x 60" arch pipe.

#### GENERAL NOTES:

- Total Wetland Areas Disturbed — Permanent 938 Square Feet, Temporary 80 Square Feet.
- The Contractor Shall Notify The Pennsylvania Fish Commission's Regional Field Office Supervisor In Writing A Minimum Of Ten (10) Days Prior To The Start Of Construction. (1704 Pine Road, Newville, Pa 17421, (717) 486 — 7087.
- The Contractor Shall Be Responsible For Notifying Any Public Water Supplier Having An Intake With Five (5) Miles Downstream Of The Bridge Crossing. Written Notice Shall Be Given No Less Than Ten (10) Days Prior To The Start Of Construction. The Contractor Shall Also Be Responsible For Notification To The Downstream Water Suppliers Immediately And No Later Than One (1) Hour After An Occurrence At The Crossing Site Which Results In A Release Of Suspended Solids And Turbidity To The Stream.
- The stream channel will not be re-aligned for this crossing as shown on the previous application.
- Winding Hills (formerly Glaze Orchard) is a planned residential development and as each Stage is developed the Stage (together with prior Stages) will be submitted to and be governed by the provisions of the Pennsylvania Planned Communities Act. In the planned community documentation, a 100 foot wide non-disturbance easement centered on the stream will be established and there will be restrictions set forth in the planned community documentation prohibiting any action detrimental to the corridor habitat. In addition, with respect to the wetland mitigation area there will also be prohibitions set forth in the planned community documentation prohibiting any action detrimental to this area. Appropriate signage will be provided along the stream corridor and the wetlands mitigation area indicating that both areas are environmentally sensitive areas and restricting prohibited activities.  
  
The stream corridor as well as the wetlands mitigation area will be designated as "common facilities" in the planned community documentation and will, in accordance with the Planned Communities Act, be conveyed to the Homeowners' Association by the Developer. The restrictions with respect to the stream corridor and the wetlands mitigation will be perpetual.  
  
The planned community documentation will be recorded in the Office of the Recorder of Deeds of Cumberland County.
- See approved Erosion and sedimentation control plan for sequence of construction.
- Footings and wingwalls per structure manufacture.



**SECTION: LOW PROFILE BOTTOMLESS PLATE BOX CULVERT**  
Scale: 1"=10' Hor.  
1"=10' Ver.

|           |            |
|-----------|------------|
| DESIGN :  | MEA        |
| DRAWN :   | NLL        |
| CHECKED : | MEA        |
| DATE :    | 06-01-2017 |
| REV :     | 02-25-2020 |

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115 LIMEKILN RD., P.O. BOX "G"  
NEW HAVEN, CT 06511-17070  
NEW JERSEY: 201-777-2400  
PA: 717-777-2400  
FAX: 717-777-2400  
WWW.ALPHACEI.COM

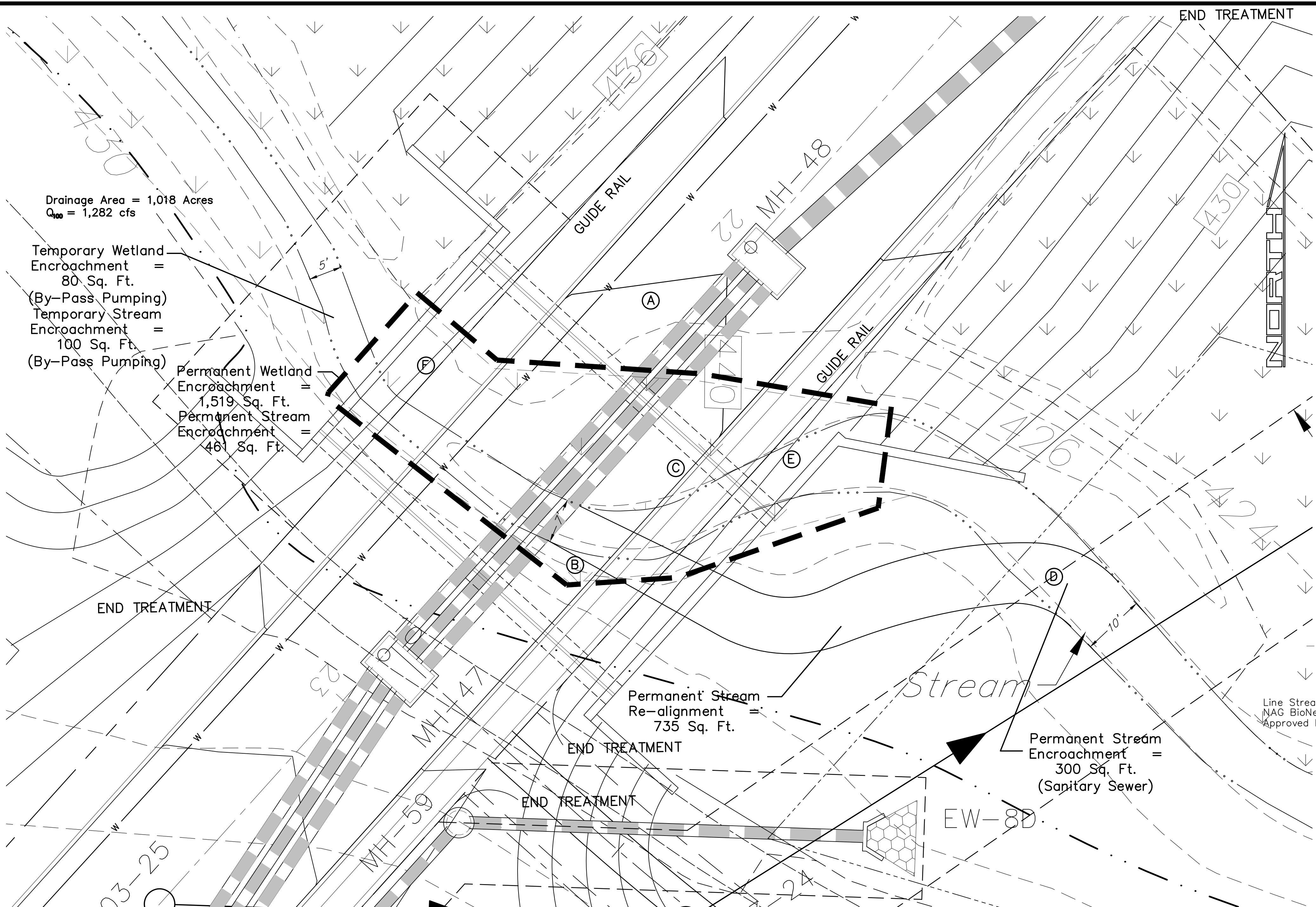
**ALPHA**  
ALPHA CONSULTING ENGINEERS, INC.

SEAL

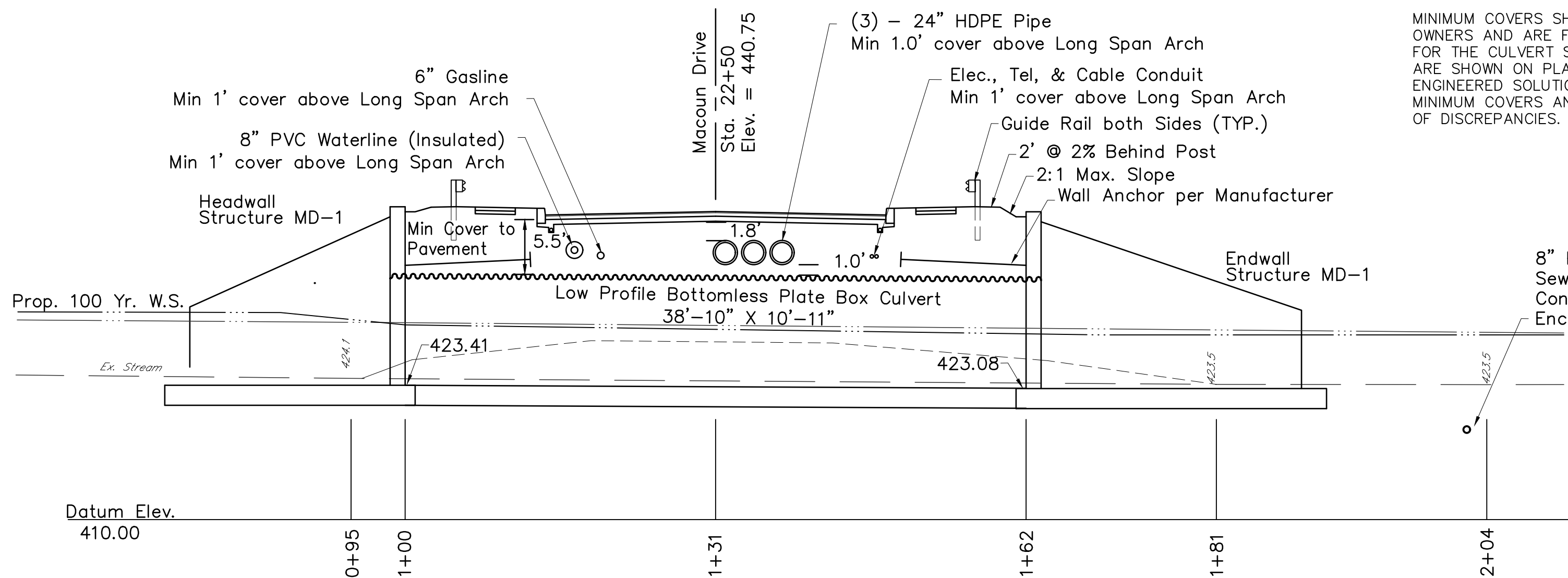
SEAL

DETAILS — CROSSING 3  
STAGE 8, LOTS 420-488, 465-471, J, AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
**WINDING HILLS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

|               |                                      |
|---------------|--------------------------------------|
| PROJECT NO.   | 315513                               |
| SURVEY BOOK : | At Surveyor's Office/Project Site    |
| SCALE :       | 1"=100' (200MM) and 1"=200MM (1:200) |
| DWG FILE      | 2 STAGE-8\PRELIM\18 DETAILS.dwg      |
| SHEET         | 18 of 22                             |



PLAN: LOW PROFILE BOTTOMLESS PLATE BOX CULVERT  
(CROSSING 4)  
Scale: 1"=10' Hor.

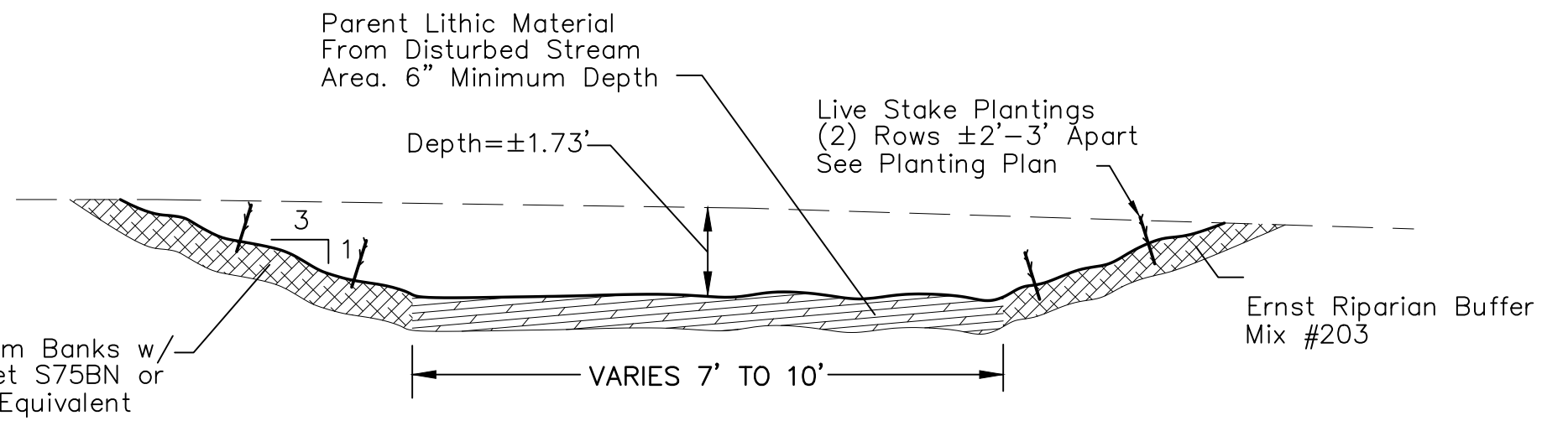


PROFILE: LOW PROFILE BOTTOMLESS PLATE BOX CULVERT  
Scale: 1"=10' Hor.  
1"=10' Ver.

- Summary of Proposed Encroachments in Existing Wetland and/or Floodplain:
- A Low Profile Bottomless Plate Box Culvert 38'-10" X 10'-11"
  - B Fill placed in wetland areas
  - C 3-24" Diameter Storm Sewer
  - D 8" Sanitary Sewer (300 Square Feet Permanent Impact)
  - E Underground utilities (i.e. electric, cable & telephone)
  - F 8" PVC Waterline and 6" Gasline Encroachment

GENERAL NOTES:

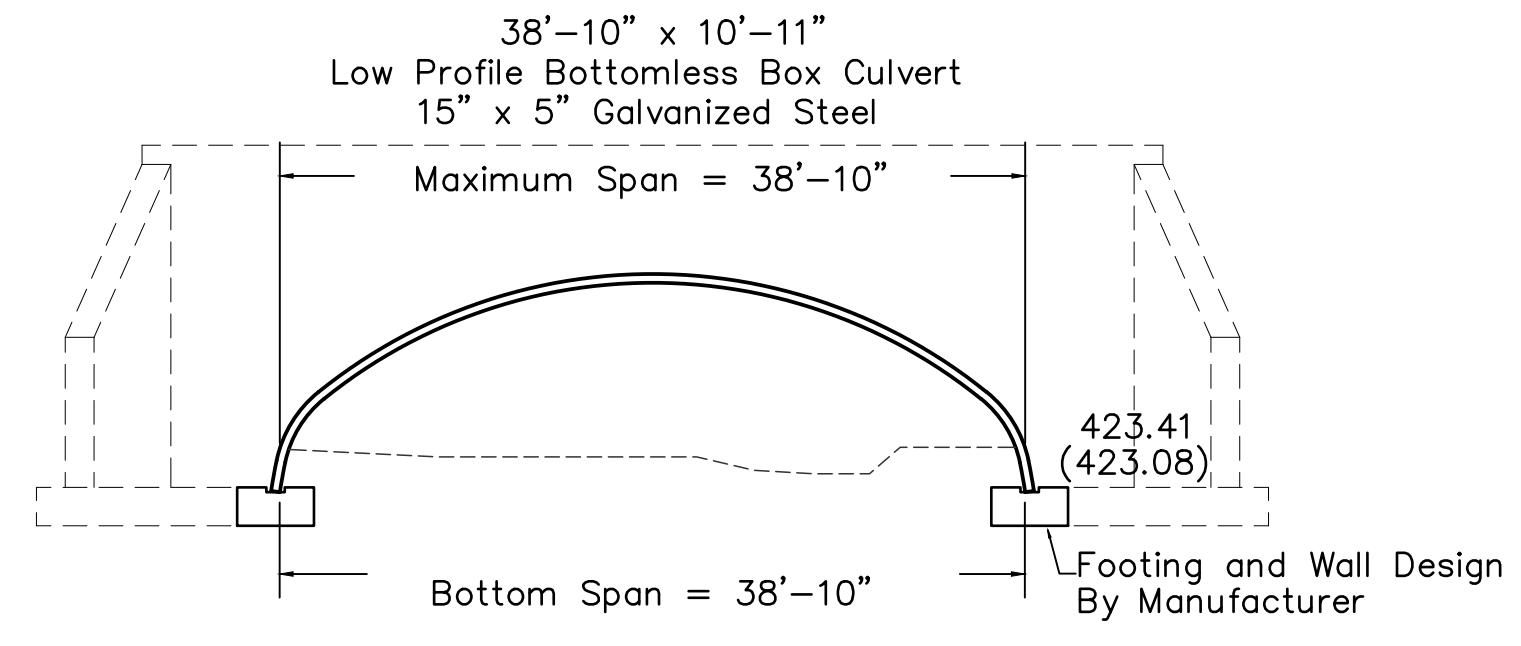
- Total Wetland Areas Disturbed- Permanent 1,519 Square Feet, Temporary 80 Square Feet.
  - The Contractor Shall Notify The Pennsylvania Fish Commission's Regional Field Office Supervisor In Writing A Minimum Of Ten (10) Days Prior To The Start Of Construction. (1704 Pine Road, Newville, Pa 17421, (717) 486 - 7087.
  - The Contractor Shall Be Responsible For Notifying Any Public Water Supplier Having An Intake With Five (5) Miles Downstream Of The Bridge Crossing. Written Notice Shall Be Given No Less Than Ten (10) Days Prior To The Start Of Construction. The Contractor Shall Also Be Responsible For Notification To The Downstream Water Suppliers Immediately And No Later Than One (1) Hour After An Occurrence At The Crossing Site Which Results In A Release Of Suspended Solids And Turbidity To The Stream.
  - All parent lithic material associated with the existing stream bed disturbed during construction shall be stockpiled and utilized for Re-Aligned Stream Channel stabilization. See Detail This Sheet.
  - Winding Hills (formerly Glaze Orchard) is a planned residential development and as each Stage is developed the Stage (together with prior Stages) will be submitted to and be governed by the provisions of the Pennsylvania Planned Communities Act. In the planned community documentation, a 100 foot wide non-disturbance easement centered on the stream will be established and there will be restrictions set forth in the planned community documentation prohibiting any action detrimental to the corridor habitat. In addition, with respect to the wetland mitigation area there will also be prohibitions set forth in the planned community documentation prohibiting any action detrimental to this area. Appropriate signage will be provided along the stream corridor and the wetlands mitigation area indicating that both areas are environmentally sensitive areas and restricting prohibited activities.
- The stream corridor as well as the wetlands mitigation area will be designated as "common facilities" in the planned community documentation and will, in accordance with the Planned Communities Act, be conveyed to the Homeowners' Association by the Developer. The restrictions with respect to the stream corridor and the wetlands mitigation will be perpetual.
- The planned community documentation will be recorded in the Office of the Recorder of Deeds of Cumberland County.
- See approved Erosion and sedimentation control plan for sequence of construction.
  - Footings and wingwalls per structure manufacture.



TYPICAL SECTION: CHANNEL RE-ALIGNMENT  
Scale: 1" = 3'

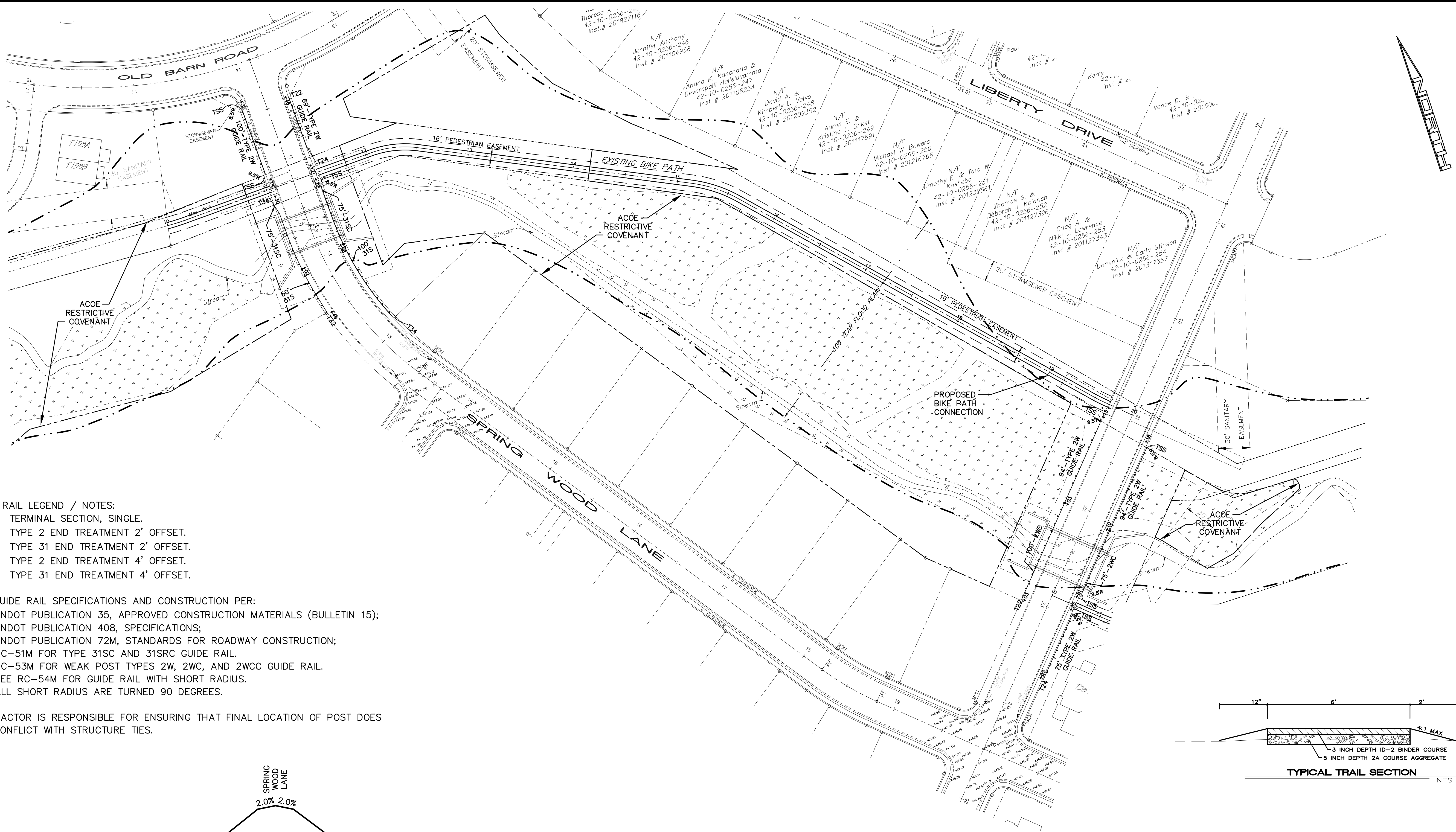
| LIVE STAKE PLANTINGS |                   |     |
|----------------------|-------------------|-----|
| SCIENTIFIC NAME      | COMMON NAME       | No. |
| Salix nigra          | BLACK WILLOW      | 22  |
| Cornus sericea       | RED OSIER DOGWOOD | 19  |

| SEED MIX - ERNST #203          |                         |    |
|--------------------------------|-------------------------|----|
| SCIENTIFIC NAME                | COMMON NAME             | %  |
| Andropogon gerardii, 'Niagara' | BIG BLUESTEM, 'NIAGARA' | 22 |
| Sorghastrum nutans             | INDIAGRASS              | 19 |
| Elymus riparius                | RIVERBANK WILDRYE       | 18 |
| Elymus virginicus              | VIRGINIA WILDRYE        | 14 |
| Panicum rigidulum              | REDTOP PANICGRASS       | 12 |
| Aster puniceus                 | PURPLESTEM ASTER        | 2  |
| Aster umbellatus               | FLAT TOPPED WHITE ASTER | 2  |
| Helopsis helianthoides         | OXEYE SUNFLOWER         | 2  |
| Juncus effusus                 | SOFT RUSH               | 2  |
| Panicum virgatum, 'Shelter'    | SWITCHGRASS, 'SHELTER'  | 2  |
| Verbena hastata                | BLUE VERVAIN            | 2  |
| Eupatorium maculatum           | SPOTTED JOE PYE WEED    | 1  |
| Eupatorium perfoliatum         | BONESET                 | 1  |
| Scirpus polyphyllus            | MANY LEAVED BULRUSH     | 1  |



SECTION: LOW PROFILE BOTTOMLESS PLATE BOX CULVERT  
Scale: 1"=10' Hor.  
1"=10' Ver.

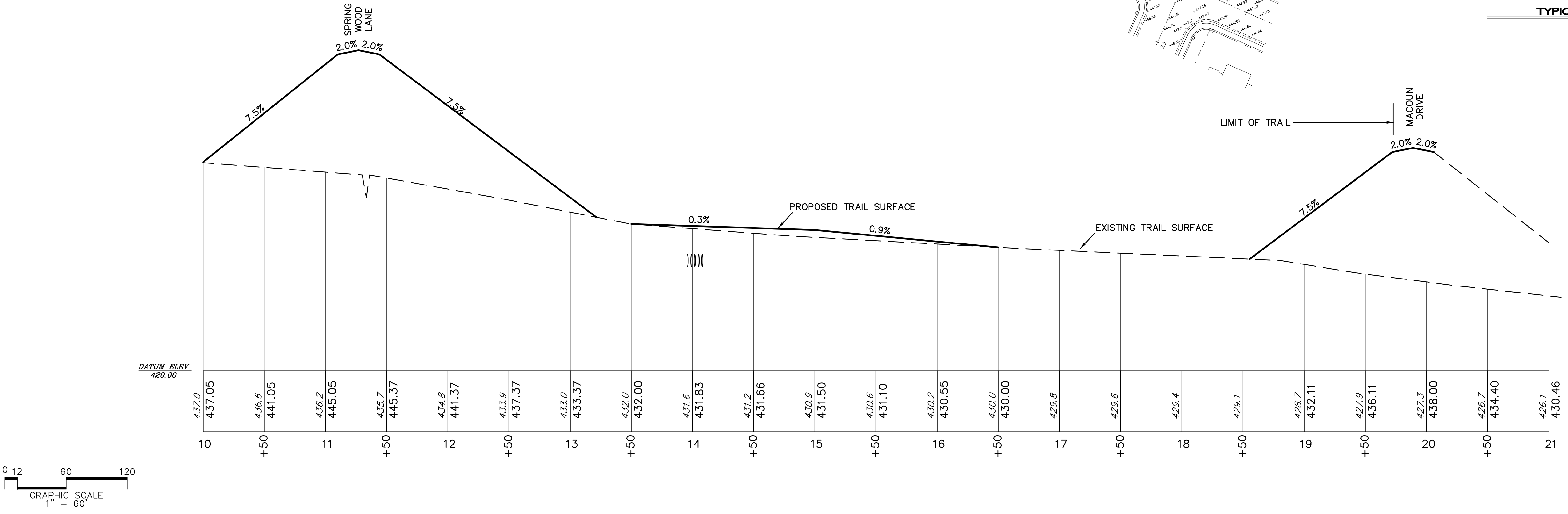
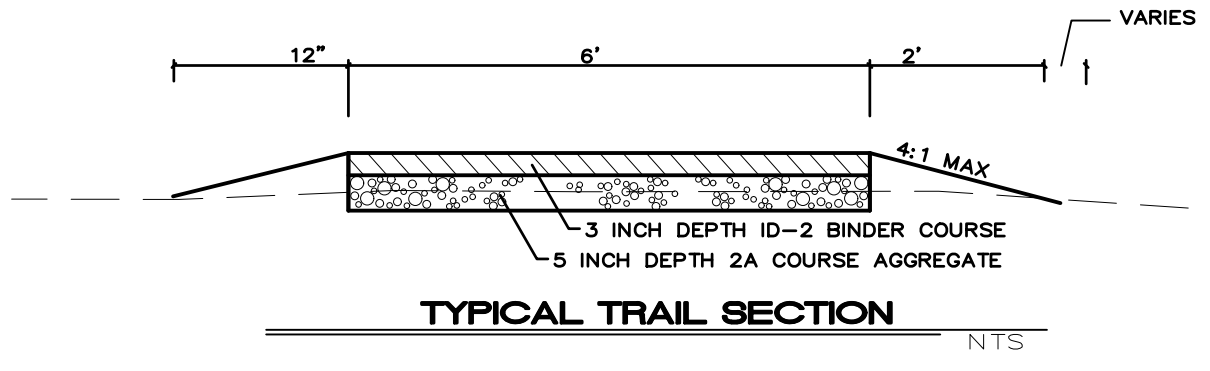




GUIDE RAIL LEGEND / NOTES:  
TSS    TERMINAL SECTION, SINGLE.  
T22    TYPE 2 END TREATMENT 2' OFFSET.  
T32    TYPE 31 END TREATMENT 2' OFFSET.  
T24    TYPE 2 END TREATMENT 4' OFFSET.  
T34    TYPE 31 END TREATMENT 4' OFFSET.

FOR GUIDE RAIL SPECIFICATIONS AND CONSTRUCTION PER:  
1. PENNDOT PUBLICATION 35, APPROVED CONSTRUCTION MATERIALS (BULLETIN 15);  
2. PENNDOT PUBLICATION 408, SPECIFICATIONS;  
3. PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION;  
RC-51M FOR TYPE 31SC AND 31SRC GUIDE RAIL.  
RC-53M FOR WEAK POST TYPES 2W, 2WC, AND 2WCC GUIDE RAIL.  
SEE RC-54M FOR GUIDE RAIL WITH SHORT RADIUS.  
ALL SHORT RADIUS ARE TURNED 90 DEGREES.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT FINAL LOCATION OF POST DOES NOT CONFLICT WITH STRUCTURE TIES.



|           |            |
|-----------|------------|
| DESIGN :  | MEA        |
| DRAWN :   | NLL        |
| CHECKED : | MEA        |
| DATE :    | 06-01-2017 |
| REV :     | 02-25-2020 |

PLANNING ENGINEERING & SURVEYING  
THE LINCOLN GROUP, INC.  
1000 MARKET STREET, SUITE 200  
NEW CUMBERLAND, PA 17070  
PHONE: (717) 770-2500  
FAX: (717) 770-2400  
WWW.ALPHACON.COM

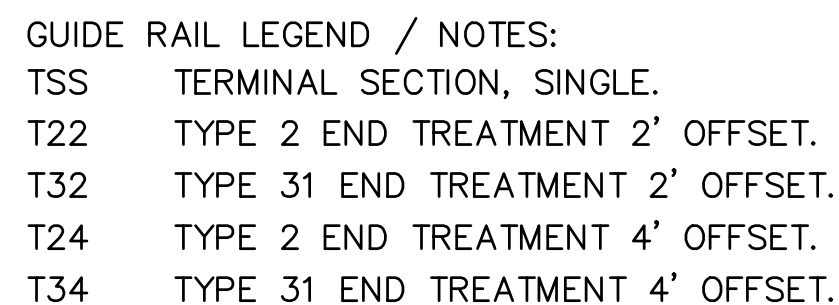
ALPHA  
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

PEDESTRIAN TRAIL AND GUIDE RAIL  
STAGE 8, LOTS 420-438, 465-471 J AND K  
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
**WINDING HILLS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

|               |                              |
|---------------|------------------------------|
| PROJECT NO.   | 315513                       |
| SURVEY BOOK : | H:\Surveyor\Year\Project.txt |
| SCALE :       | 1"=60'                       |
| DWG FILE :    | H:\2020\2020081.dwg          |
| SHEET         | 21 of 22                     |



FOR GUIDE RAIL SPECIFICATIONS AND CONSTRUCTION PER:

1. PENNDOT PUBLICATION 35, APPROVED CONSTRUCTION MATERIALS (BULLETIN 15);
2. PENNDOT PUBLICATION 408, SPECIFICATIONS;
3. PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION;

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