PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

THE TERRACES AT SHEPHERDSTONN

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

SITE DATA:

- Record owner and applicant: Shepherdstown Associates, LLC 555 Gettysburg Pike, Suite C-100 Mechanicsburg, Pa 17055
- Phone: (717) 697-3223 Deed reference: Deed book 279, page 3363
- Property is zoned R-2 Medium Density Residential. Existing lot area: 9.07 acres
- Existing number of lots: 1
- Proposed number of lots: 3, as follows lot #1: lot for townhouses (single family attached dwellings) lot #2: lot reserved for common area, and stormwater management lot #3: Property addition to the land of Jeffrey Crownover.
- Existing number of dwelling units: 0 Proposed number of dwelling units:
- Existing use: vacant field
- Proposed uses: 37 townhouse units (lot #1); open space (Lot #2); Crownover lot addition (lot #3).
- Proposed total length of new public streets: 1,650 linear feet. Proposed minimum lot area: 23,611 sq. ft. (lot #2)
- 2. There are no streams, wetlands, significant rock outcrops, soil subsidences, floodplains, slopes in
- excess of 25%, or contaminated soils known to exist on this site. Proposed water supply: public (United Water)
- 4. Proposed sewage disposal: public Maximum proposed building height is 35 feet
- 17. Lot #1 proposed building coverage: 68,200 sq.ft. or 26.8% of the lot.
 18. Lot #1 proposed impervious coverage: 100,500 sq.ft. or 39.5% of the lot.
- 19. Density of lot #1: 6,870 sq.ft. per dwelling (min. 2,000 sq.ft. per unit is required).

GENERAL NOTES:

- Lot #2 shall be maintained by a homeowners association(s) established with this development as a common area for aesthetics and stormwater nagement. Accessory recreational structures, as well as development identification signage, are permitted provided they comply with applicable setbacks
- Lot #3 will be incorporated into the existing lands now or formerly of Jeffrey Crownover, and shall not remain a separate lot. Boundary and topographic survey information was prepared by C.W. Junkins Associates inc. 550 Coventry Drive, Mechanicsburg, PA. 17055 on July 27, 2007. Benchmark: Coast and Geodetic Survey Monument #1 1960 (PID) KW1252 located in USGS Quad Steelton near the Pennsylvania Turnpike ministration buildina. Horizontal datum: NAVD 1988. elevation 393.95.
- Terrace View Lane will be offered for dedication to Upper Allen Township as a public street. Proposed sanitary sewer mains will be offered for dedication to Upper Allen Township; all sanitary sewer construction methods and materials shall conform to the latest standards of Upper Allen Township, Cumberland County, Pennsylvania and shall be subject to approval by the appropriate Township Within clear sight triangles shown, no structure or growing material shall exceed a height of 3 feet above the grade of the street, and no branch of a
- tree, or obstruction, shall be lower than 9 feet above the grade of the street, with the exception of traffic signs, public utility poles, and similar—type 8. The developer shall be responsible to install street name signs at each street intersection, at his expense. All traffic control signs and devices are to be installed prior to any certificates of occupancy being issued. Street signs shall conform to PennDOT Publication 236M, dated April 1997. as amended.
- 9. All new utilities shall be placed underground. 0. All stormwater drainage facilities located outside of dedicated and accepted public street rights—of—way shall be private, and be maintained by the developer until such responsibility is transferred to a homeowners association. The developer or the homeowners association(s) shall maintain the drainage facilities to the design, dimensions and elevations indicated on these drawings, and such facilities shall be permanent unless and until a revised stormwater management plan is approved by Upper Allen Township, and/or PA D.E.P.
- The proposed water system shown hereon is schematic only, and shall be superseded by the water company design when Final Plans are approved. A minimum of 10—foot separation, or an 18" vertical separation, shall be maintained wherever possible between water lines and sanitary sewer lines. Approval by the Cumberland County Conservation District of a soil erosion and sedimentation control plan must be obtained prior to any earthmoving Implementation of the erosion control plan is the responsibility of the developer.
- According to FEMA maps, there is no designated floodplain on this site. Concrete monuments will be set where indicated. All other property corners not already marked shall be marked with iron pins. All public improvements shall comply with the Upper Allen Township construction specifications.
- A minimum of two parking spaces of a minimum size 9.5 feet wide by 18 feet deep shall be provided on each building lot, either within a garage and/or in the paved driveway to the garage. Maximum driveway width at the street right-of-way line is 10 feet for a driveway leading to a single car garage, and 24 feet for a driveway leading to a double—car garage.

 18. All work shall be in accordance with PennDOT Publication 408, Specifications and Publication 72, Roadway Construction Standards, unless otherwise
- 19. Work Zone Traffic Control shall be in accordance with PennDOT Publication 213. 20. The property owner shall be responsible for the initial installation and maintenance of all the traffic control signs and pavement markings. All pavement Traffic control signs and pavement markings shall be installed in accordance with PennDOT standards and regulations in effect at the same time of
- Lot owners are required to maintain lot grading and surface drainage patterns and characteristics in accordance with the approved plan.
- . The developer shall be responsible for the implementation and maintenance of soil erosion control measures. Manhole covers for storm manholes shall be cast with the word "Storm" for identification purpose. Construction of all work within the public street right—of—way and work related to storm drainage facilities requires inspection by Upper Allen Township.
- Provide a minimum 48 hours notice to the Township before starting work. 26. Contractor shall schedule a preconstruction site meeting with the Upper Allen Township Engineer at least 48 hours prior to starting site construction 7. Site disturbance is permitted to start only if and when sufficient time is available to stabilize disturbed areas in accordance with PaDEP requirements
- 28. Nothing shall be placed, planted, set or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. Driveways must be paved and slope may not exceed 15% within 50 feet of the street right-of-way.
- 30. The developer shall pay the Township recreation fee of \$2,300 for each new dwelling unit. The developer shall be permitted to adjust the location or the footprint of the buildings, provided, however, that it maintains at least the minimum setbacks shown on the plan. Such adjustments shall be reviewed by the Zoning Officer prior to issuance of building permits and to the extent that they are considered to be consistent with the requirements of the site plan and the zoning ordinance they shall be permitted. Proposed Impervious coverages shall not be exceeded. Footprints shown are schematic as floor plans have to adapt to changing market needs. 32. The Homeowners Association shall, at its cost, have sole responsibility for maintaining the emergency—only access road, including repairs, re—paving and snow removal as necessary to insure that it is passable and in good condition at all times so that it will be available if needed for emergency access to
- 33. Staggered setbacks of individual dwelling units accompanied by a variation in facade design are required. No more than two contiguous units shall have the same facade setback within a building. Changes in unit setback shall involve a minimum of four feet. This requirement can be verified at the
- time of application for zoning and / or building permit. 34. The homeowners association (via their contractors) shall be responsible for ice and snow removal on paved surface outside of accepted public street

DRAWING INDEX SHEET NO. TITLECOVER SHEET EXISTING CONDITIONS PLAN 2 SUBDIVISION AND LAND DEVELOPMENT PLAN 3 4 GRADING AND UTILITIES PLAN LANDSCAPE & BUFFER PLAN 5 EROSION CONTROL PLAN 6 PLAN AND PROFILE OF TERRACE VIEW LANE PLAN AND PROFILE OF MISCELLANEOUS STORM AND SANITARY SEWERS 8 9 STORM PROFILES AND PROFILES OF SWALES #1 TO 6 10 THROUGH 12 MISCELLANEOUS DETAILS *13 THROUGH 14* EROSION CONTROL DETAILS

STORMWATER BMP OPERATION, MAINTENANCE AND INSPECTION NOTES:

- he storm water volume and quality control Best Management Practices (BMPs) constructed for The Terraces at Shepherdstown will be maintained to function as designed, and shall implement the procedures described below; this shall be in the homeowners association documents. Facilities located within dedicated and accepted street rights—of—way shall be owned and maintained by the Upper Allen Township. For facilities located outside of dedicated and accepted rights—of—way, or within undedicated street rights—of—way, the owner of the lot (Shepherdstown Associates LLC) on which facilities are located shall own the facility, but the homeowners association for the development will
- The approved facilities are to be permanent, and can only be removed or altered after approval by one or more of the following entities which may have jurisdiction: Upper Allen Township; and/or PA D.E.P. The tasks outlined herein shall be accomplished by the homeowners association, possibly via a contractor, once the homeowners association is in effect. Until such time, the developer shall be responsible for all maintenance. The following physical facilities outside of the dedicated and accepted street right-of-way shall be maintained to the original design and dimensions shown on the design plans approved by Upper Allen Township, until such time a
- --stormwater pipes; --riprap aprons at pipe outlets; --drain inlets, manholes and open pipe ends
- stormwater detention facility; -drainage easements associated with all of the above, with respect to accessing and maintaining the listed features, and not day to day maintenance of the ground surface, such as mowing, weeding and the like.
- For any structural facility (pipe, inlet, manhole), it must be repaired or replaced if damaged more than superficially, in a way that is a safety hazard, if structurally unsound, or if not substantially performing as it is intended per the original design. The homeowners association shall keep a record of any repaired or replaced facility, including costs, dates, materials removed, materials placed, and the contractor(s) information Stormwater basins and retention / rain garden areas, inspection and maintenance tasks
- --The basin and retention areas bottoms can be maintained as mowed grass, maintained meadow, or natural brush succession, per the desires and budget of the lot owner or homeowners association as applicable. The basin properly in containers collected by a licensed commercial trash hauler.
- -Examine for and clean out the outlet structure and trash rack, of accumulated trash, grit and the like. --Remove grit, sand, soil or organic matter if it accumulates to a depth of 3" or more, so that storage volume is maintained.
- --Inspect annually at a minimum. Remove any accumulated debris and trash, and remove promptly. Dislodged rock should be reset in place. Any scouring of earth at or below the apron should be re—stabilized with rock, or seeding (seed, mulch and matting), or sod that is watered until established; rock should be placed in non-growing seasons, even if temporary. Inspection and maintenance tasks for Storm Pipes and Inlets
- mspectant and maintendance tasks for scorn ripes and milets
 —Examine annually at a minimum. Remove man—made trash and dispose of properly.
 ——Examine inlet bottoms via grates, for accumulated debris. Remove accumulated grit and other debris. Check for any obvious structural deterioration. --Examine contributory swales for obstructions and erosion. Any scouring of earth should be re-stabilized with rock, or seeding (seed, mulch and matting), or sod that is watered until established; rock should be placed in
- on-growing seasons, even if temporary. -All inlets, storm piping, swales and drainage structures shall be kept free of any obstructions and foreign material that would cause disruption of water flow in a manner not designed for the facility, such as sediment, vegetation, wood, sand, debris, or vegetative growth in excess of 12 inches if not part of the landscape design. Such facilities shall also be kept cleansed of spent liquids such as oils, fuels, petroleum products, antifreeze, and grease. Removal of sediment/debris shall take place when the area has dried, if possible. Man—made trash shall be disposed of properly in containers collected by a licensed commercial trash hauler.
- —Any erosion shall be corrected with an appropriate groundcover material to prevent such in the future.
 —All impervious surfaces shall be maintained clean of oil, fuel or other toxic spills, in accordance with State, Federal or local regulations. Orainage Easements inspection and maintenance tasks
- --Note that day to day maintenance of the ground surface such as trash pickup, mowing, weeding and the like is the responsibility of the owner of the lot. --Notify the landowner if any obstructions or alteration of the ground surface interfere with the purpose and use of the easement, and request removal / correction of the problem.

UPPER ALLEN TOWNSHIP ZONING REQUIREMENTS:

- (for single—family attached dwellings with public water and sewer)
- Site is zoned Medium—Density Residential District (R-2).
- Minimum lot size: 2,000 square feet per lot Minimum front yard: 25 feet
 Minimum side yard: 10 feet on exterior units

--Inspect annually at a minimum.

- Minimum rear yard: 15 feet Minimum street frontage: 20 feet for interior units; 35 feet for exterior units
- . Maximum number of units per building: 8 . Maximum lot coverage: 30% with buildings, and 45% with impervious surfaces . Maximum building height: 35 feet
- . Off-street parking requirement: 2 spaces per unit

The following waivers are requested from the Upper Allen Township Subdivision and Land Development Ordinance:

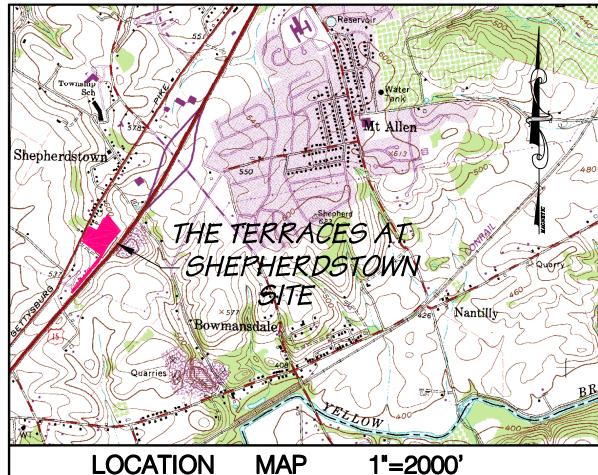
	WAIVER SECTION	REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
	220-9	Pertaining to submission and processing of a separate preliminary plan	9/1/10	
	220-11.G.	Pertaining to a Park and Recreation Report; fee—in—lieu is proposed.	9/1/10	
	220-15.D.(1)	Pertaining to horizontal street redius of 150 feet on the one—way loop street.	9/1/10	
	220-15.F.(2)	Pertaining to street cartway and right-of-way width on the one-way loop street.	9/1/10	
	220-16.A.(3)	Pertaining to curb construction; rolled curb is proposed.	9/1/10	
	220-16.B.(4)&(2)	Pertaining to sidewalk on both sides of a street; and 4—foot grass planting strip between curb and sidewalk.	9/1/10	

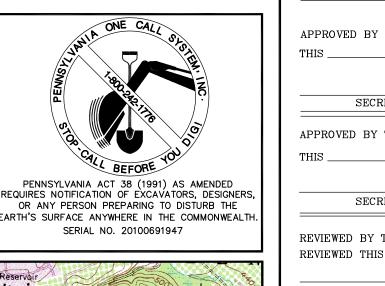
The following waivers are requested from Chapter 214: Stormwater Management: Upper Allen Township:

WAIVER SECTION	REQUIREMENT	DATE OF WAIVER REQUEST	DATE OF WAIVER APPROVAL
214-22.B	Pertaining to plan sheet size of 18" x 24"	2/1/10	

DEFERRALS The following deferrals are requested

DEFFERAL SECTION	REQUIREMENT				
220-15.B(11)	Pertaining to improvement of existing street frontage.				
220-16.A(2)	To provide curbing along existing streets until such time as the Township determines the improvements are necessary.				
20-16.B(3)&(5)	To provide sidewalk along existing streets until such time as the Township determines the improvements are necessary.				





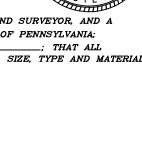
	T 4 3 T3 T7 3 T C			
DIRECTOR OF P	LANNING			
APPROVED BY THE	PLANNING	COMMISSION	OF UPPER	ALLEN
THIS D	AY OF		, 2011.	
		ATTEST		
SECRETAF	<u> </u>		CHAI	RMAN
APPROVED BY THE	BOARD OF	COMMISSION	ERS OF UP	PER Al
THIS D	AY OF		, 2011.	
		_ ATTEST		
SECRETAF	₹Y 		СНАІ	RMAN
REVIEWED BY THE	UPPER ALI	LEN TOWNSHI	P ENGINEER	
		DAY OF		
REVIEWED THIS				

PLANNING DEPARTMENT	APPEAR JEFFREY CROWNOVER WHO ACKNOWLEDGED THE WITHIN PLAN OF LOTS TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. IN WITNESS WHERE OF I HERE UNTO SET MY HAND AND SEAL.
NG COMMISSION OF UPPER ALLEN TOWNSHIP,	MY COMMISSION NOTARY PUBLIC IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLOT AND THAT ALL STREETS OR ROADS OR PARTS THEREOF, IF NOT PREVIOUSLY
ATTESTCHAIRMAN	DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
ALLEN TOWNSHIP ENGINEER	Owner: JEFFREY CROWNOVER
DAY OF2011 ENGINEER	COMMONWEALTH OF PENNSYLVANIA COUNTY OF ON THIS THE DAY OF 2011 BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED DID PERSONALLY APPEAR DAVID NESBIT WHO ACKNOWLEDGED THE WITHIN PLAN OF LOTS TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. IN WITNESS WHERE OF I HERE UNTO SET MY HAND AND SEAL.
	MY COMMISSION EXPIRES DATE IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLOT AND THAT ALL STREETS OR ROADS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

Owner: DAVID NESBIT

ON THIS THE _____ DAY OF _____ 2011 BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED DID PERSONALLY

Vo.	REVISION	DATE	R.J. FISHER	DRAWING ID 210014-COV	
2	TOWNSHIP AND CONSERVATION DISTRICT COMMENTS REVIEW COMMENTS	3/2/11 5/19/11	& ASSOC., INC.	DATE: 10/28/10	
4			00 DI DI 01 III 0 0010	DATE: 10/20/10	
<u>6</u>			COPYRIGHT @ 2010	SHEET 1 OF 14	
8				SHEET I OF IT	



ENGINEER & SURVEYOR ENGINEERING, PLANNING & SURVEYING ROBERT J. FISHER

(717) 774-7534 I, ROBERT J. FISHER, P.E., P.L.S, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND A REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON______; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATIONS, SIZE, TYPE AND MATERIAL

OWNER & APPLICANT

I DAVID NESBIT, HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITIES AND

REGISTERED PROFESSIONAL

ROBERT J. FISHER

SHEPHERDSTOWN ASSOCIATES, LLC 555 GETTYSBURG PIKE, SUITE C-100 MECHANICSBURG, PA (717) 697-3223

ROBERT J. FISHER P.L.S., P.E.

R.J. FISHER & ASSOCIATES

1546 BRIDGE STREET **NEW CUMBERLAND, PA 17070**

I, ROBERT J. FISHER, P.E., P.L.S, HEREBY CERTIFY THAT NONE OF THIS SITE IS DIRECTLY UNDERLAIN BY LIMESTONE BEDROCK, BASED UPON GEOLOGIC MAPS, AND SOIL TESTING.

ROBERT J. FISHER P.L.S., P.E.