

GENERAL NOTES :

- PRELIMINARY SUBDIVISION PLAN FOR BRANDYWINE EXTENSION WAS CONDITIONALLY APPROVED AT THE BOARD OF COMMISSIONERS' APRIL 26, 2007 MEETING. FINAL SUBDIVISION PLAN FOR PHASE 1 WAS APPROVED BY THE BOARD OF COMMISSIONERS AND RECORDED IN INSTRUMENT BOOK #200912238.
- THE PURPOSE OF THIS PLAN IS FOR THE FINAL SUBDIVISION OF PHASE 2 CONSISTING OF 76 UNITS (36 DUPLEX UNITS, 1 TRIPLEX UNIT, 1 SINGLE FAMILY DETACHED (LOT A)), TWO OPEN SPACE AREAS, AND ONE NON-BUILDING LOT CONTAINING THE EXISTING CELLULAR COMMUNICATIONS FACILITY (LOT C).
- AN EXISTING HOME OWNERS ASSOCIATION FOR "THORNHILL" AKA "BRANDYWINE EXTENSION" A PLANNED COMMUNITY DEVELOPMENT CREATED PURSUANT TO THE PA UNIFORM PLANNED COMMUNITY ACT (68 PA. C.S. SECTION 5101, ET SEQ.) WAS RECORDED IN CUMBERLAND COUNTY RECORDER OF DEEDS ON MAY 15, 2013 AS PART OF PHASE 1 DEVELOPMENT. THE 75 SINGLE FAMILY ATTACHED UNITS CREATED BY THIS PLAN ARE ANTICIPATED TO BECOME UNITS IN THAT PLANNED COMMUNITY WHEN CREATED AND ALL OPEN SPACE AREAS CONTAINING CONCRETE STORMWATER FACILITIES AND THE PRIVATE SEWAGE PUMPING STATION / FORCE MAIN WILL BE MAINTAINED AND OPERATED BY THE EXISTING HOMEOWNERS ASSOCIATION FOR THAT PLANNED COMMUNITY. THE HOMEOWNERS ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE OF THE BIKE PATHS WITHIN STREET RIGHTS-OF-WAY AND THE EMERGENCY ACCESS DRIVE WITHIN OPEN SPACE C.
- VERTICAL DATUM AND CONTOURS ARE BASED ON NVD 29. HORIZONTAL CONTROL, BASED ON NAD 83, PA SOUTH, STATE PLANE COORDINATES. INFORMATION PROVIDED BY HAMPDEN TOWNSHIP.
- ALL CORNERS SHALL HAVE IRONS PINS SET WHERE NO MONUMENTATION CURRENTLY EXISTS.
- SIDEWALKS, CURBS AND PATHS TO BE DEPRESSED AT ALL INTERSECTIONS AND AT THE BEGINNING/ENDING TERMINUSES OF THE WALK/BIKE PATH PROVIDING FOR ACCESSIBILITY.
- A CONTRIBUTION FOR RECREATION PURPOSES SHALL BE MADE AT A RATE SET BY RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS FROM TIME TO TIME PER DWELLING UNIT PAYABLE UPON AND AS A CONDITION OF OBTAINING AN OCCUPANCY PERMIT PURSUANT TO THE ORDINANCES OF THIS TOWNSHIP.
- AN EROSION AND SEDIMENT CONTROL PLAN AND NPDES PERMIT WILL BE OBTAINED FROM THE CUMBERLAND COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTH MOVING ACTIVITIES.
- ALL AREAS SHOWN AS WITHIN PROPOSED STREET RIGHT-OF-WAYS ARE OFFERED FOR DEDICATION TO HAMPDEN TOWNSHIP. THE DEVELOPER TO PROVIDE ALL STREET NAMES SIGNS AND TRAFFIC CONTROL SIGNS AND MARKINGS FOR ALL NEW INTERSECTIONS MEETING PADOT REQUIREMENTS AND SPECIFICATIONS.
- A WATER DISTRIBUTION SYSTEM SHALL BE EXTENDED THROUGH THE SITE AND COORDINATED WITH PA AMERICAN WATER. FIRE HYDRANT LOCATIONS WILL BE COORDINATED WITH THE HAMPDEN TOWNSHIP FIRE ADMINISTRATOR.
- THE SITE HAS NO 100-YEAR FLOOD PLAIN AREAS AS MAPPED BY FEMA FLOODPLAIN STUDIES, PANEL NUMBER 42041C0113E.
- ALL LOT GRADING, CONSTRUCTION AND DEVELOPMENT WILL ADHERE TO THE HAMPDEN TOWNSHIP LAND DEVELOPMENT AND ZONING ORDINANCE.
- WETLANDS WERE FIELD DELINEATED BY AQUA-NICHE, INC. AND LOCATED BY ALPHA CONSULTING ENGINEERS, INC. SURVEYORS. THESE LOCATIONS ARE INDICATED ON THE PLAN. NO DISTURBANCE IS PROPOSED TO THE WETLANDS.
- DETENTION BASINS SHALL BE FENCED AND SCREENED AS REQUIRED BY TOWNSHIP ORDINANCE.
- ALL EASEMENTS INDICATED ON ADJACENT PROPERTIES SHALL BE GRANTED.
- THE STORMWATER MANAGEMENT FACILITIES (INCLUDING, BUT NOT LIMITED TO, SWALES, PIPING, BMPs) OR ANY PART THEREOF WILL BE MAINTAINED BY THE OWNER OR THE HOMEOWNER'S ASSOCIATION. THE PUBLIC OFFERING STATEMENT REQUIRED BY THE PA UNIFORM PLANNED COMMUNITY ACT TO BE PROVIDED TO EACH INITIAL BUYER OF A UNIT IN THE PLANNED COMMUNITY WILL CONTAIN A STATEMENT CLEARLY INDICATING THE LOCATION OF THESE FACILITIES OR ANY PART THEREOF AND THAT THE OWNER OR THE ASSOCIATION SHALL MAINTAIN, INSPECT AND FULFILL THE REPORTING REQUIREMENTS AND ABIDE BY ALL RESTRICTIONS RELATING THERETO.
- LOTS A AND C WILL NOT BE PART OF THE PLANNED COMMUNITY DEVELOPMENT.
- THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
- ALL LAND DEVELOPMENT FEATURES PROPOSED WITHIN THE DEFINED PROJECT AREA PER THIS PLAN SUBMISSION SHALL CONFORM WITH THE CURRENT TOWNSHIP LAND DEVELOPMENT AND ZONING REQUIREMENTS. ANY EXCEPTIONS SHALL BE SO DESIGNATED AND NOTED ON THE PLAN.
- WATER SERVICE TO BE COORDINATED WITH PA AMERICAN WATER COMPANY.
- SEWER SERVICE TO BE COORDINATED WITH HAMPDEN TOWNSHIP SEWER AUTHORITY.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, AND CONSTRUCTION STANDARDS, PUBLICATION 72, UNLESS OTHERWISE NOTED.
- THIS PLAN SHALL BE REDUCED TO 18" BY 24" FOR RECORDING.
- PROPOSED SANITARY SEWER LATERALS SHALL BE INSTALLED PER THE STANDARDS OF THE HAMPDEN TOWNSHIP AUTHORITY.
- DRAINAGE STRUCTURES AND FACILITIES LOCATED OUTSIDE OF PUBLIC STREET RIGHTS-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED. HAMPDEN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PROPOSED DRAINAGE EASEMENTS SHOWN HEREON TO ACCOMPLISH MAINTENANCE WORK, ALTHOUGH THE TOWNSHIP ASSUMES NO RESPONSIBILITY FOR SUCH WORK. SHOULD A FACILITY NOT BE MAINTAINED IN PROPER WORKING ORDER, THE HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS MAY, AFTER DUE NOTICE TO THE RESPONSIBLE PARTY, ARRANGE FOR NEEDED MAINTENANCE TO BE ACCOMPLISHED WITH ALL SUCH EXPENSES CHARGED TO THE RESPONSIBLE PARTY. THESE EXPENSES SHALL BE COLLECTABLE AS MUNICIPAL LIENS. REPRESENTATIVES OF HAMPDEN TOWNSHIP ARE HEREBY GRANTED THE RIGHT TO TRAVERSE PROPOSED DRAINAGE EASEMENTS SHOWN HEREON. LANGUAGE DENOTING THE ABOVE CONDITION SHALL BE INCLUDED IN THE DEED OF LOTS WITH DRAINAGE EASEMENTS.
- THE DEVELOPER IS RESPONSIBLE FOR THE COST OF PLACEMENT OF ALL TRAFFIC CONTROL SIGNS, AS REQUIRED.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN, AND THE STORMWATER MANAGEMENT PLAN, IS THE RESPONSIBILITY OF THE DEVELOPER.
- ALL KNOWN EASEMENTS HAVE BEEN SHOWN.
- ALL SITE ACCESSIBILITY FEATURES, INCLUDING BUT NOT LIMITED TO RAMPS AND SITE ACCESS TO COMPLY WITH THE ANSI A117.1-2009 OR MOST CURRENT AND 2012 IBC OR MOST CURRENT.
- ANY AND ALL SIGNAGE REQUIRES A PERMIT AND IS SUBJECT TO THE PROVISIONS OF THE HAMPDEN TOWNSHIP ZONING ORDINANCE.
- THE EXISTING IMPROVEMENTS LOCATED ON TAX PARCEL 10-15-1281 WILL BE REMOVED. THE EXISTING PRIVATE WELL AND ON-LOT SEWAGE SYSTEM WILL BE ABANDONED AS REQUIRED BY DEP.
- THE DEVELOPER REFERS TO THIS PROJECT NAME AS "THORNHILL".
- PROHIBITION ON FUTURE DEVELOPMENT OF OPEN SPACE, FUTURE DEVELOPMENT, SUBDIVISION OR SALE OF THE REQUIRED OPEN SPACE SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT THE STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

OWNER (S) _____
SCOTT A. MUSSER

OWNER (S) _____
PAMELA S. MUSSER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS THE _____ DAY OF _____, 2014 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

OWNER (S) _____
SCOTT A. MUSSER

OWNER (S) _____
PAMELA S. MUSSER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT THE STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

OWNER _____
RICHARD E. YINGST, JR., PRESIDENT OF REY INC., ITS GENERAL PARTNER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS THE _____ DAY OF _____, 2014 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

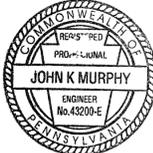
FISHING CREEK VALLEY ASSOCIATES, L.P.

OWNER (S) _____
RICHARD E. YINGST, JR., PRESIDENT OF REY, INC., ITS GENERAL PARTNER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

JOHN K. MURPHY, P.E., P.L.S.

_____, ON THIS DATE _____, HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE HAMPDEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

JOHN K. MURPHY, PE, PLS DATE _____

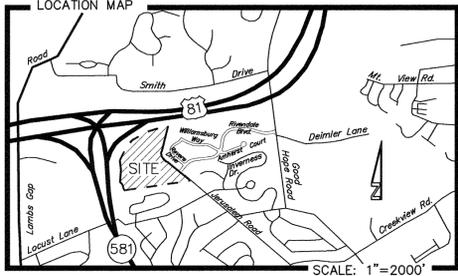
THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS ARE SHOWN ON THIS PLAN.

JOHN K. MURPHY, PE, PLS DATE _____

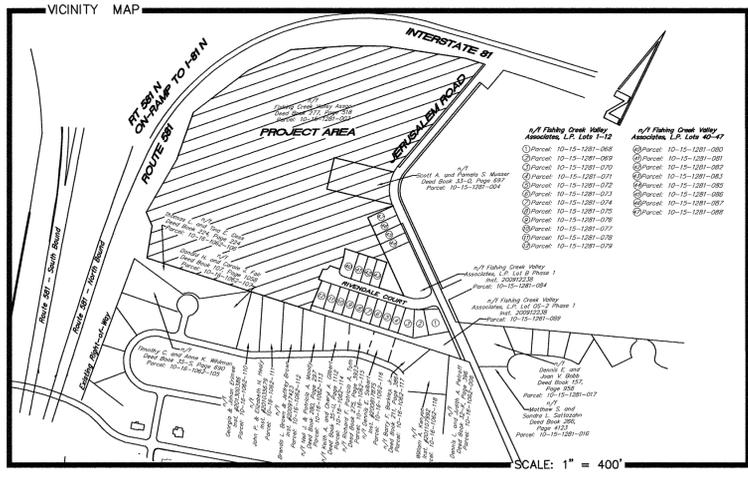
THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THIS PLAN IS ADEQUATE TO MEET THE REQUIREMENTS OF THE HAMPDEN TOWNSHIP ORDINANCES.

JOHN K. MURPHY, PE, PLS DATE _____

FINAL SUBDIVISION PLAN FOR BRANDYWINE EXTENSION PHASE 2 HAMPDEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA



AGENCY	DATE SUBMITTED	PERMIT NO.	APPROVAL DATE
CUMBERLAND COUNTY CONSERVATION DISTRICT	6/28/2013	PAG2-0021-08-005	
PA DEP (SEWER MODULE)	7/9/2013		
PA DEP GENERAL PERMITS (GP4, GP5 + GP7)	7/11/2013		



- INDEX OF DRAWINGS :**
- 1 ● COVER SHEET
 - 2 ● EXISTING FEATURES PLAN
 - 3 ● OVERALL SITE PLAN
 - 4-5 ● SUBDIVISION PLAN
 - 6 ● EASEMENT PLAN
 - 7-8 ● GRADING / UTILITY PLAN
 - 9-10 ● EROSION CONTROL PLAN
 - 11-12 ● LANDSCAPE PLAN
 - 13-20 ● PROFILES
 - 21-22 ● MISCELLANEOUS DETAILS
 - 22-24 ● EROSION CONTROL DETAILS
 - 25 ● JERUSALEM ROAD IMPROVEMENTS

DATE : _____
JUNE 28, 2013

REVISED : _____
DECEMBER 4, 2013 PER TWP. COMMENTS
DECEMBER 27, 2013 PER TWP. COMMENTS
MARCH 11, 2014 PER AUTHORITY COMMENTS
SHEETS: 6, 7, 8, 13, 14, 16, 17, 19, & 20
APRIL 7, 2014 PER CONDITIONS OF APPROVAL
SHEETS: 6, 7, 8, 13, 14, 16, 17, 19, 21, & 25



PA ONE-CALL SERIAL NUMBER FOR THIS PROJECT:
20131762694

TAX PARCEL NO.

1	10-15-1281-003
2	10-15-1281-004 (MUSSER)

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS _____ DAY OF _____, 20____

DIRECTOR OF PLANNING _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE HAMPDEN TOWNSHIP PLANNING COMMISSION
THIS _____ DAY OF _____, 20____

CHAIRMAN _____
SECRETARY _____

THIS PLAN APPROVED BY THE HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON
THIS _____ DAY OF _____, 20____

PRESIDENT _____
SECRETARY _____

THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE OWNER AS PER HAMPDEN TOWNSHIP REQUIREMENTS.

OWNER (S) _____ DATE _____

I, _____, ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITIES AND BMPs ARE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY.

APPLICANT/OWNER _____ DATE _____

THE STORMWATER MANAGEMENT FACILITIES (INCLUDING BUT NOT LIMITED TO SWALES, PIPING, BMPs) OR ANY PART THEREOF WILL BE MAINTAINED BY THE OWNER AS PER HAMPDEN TOWNSHIP REQUIREMENTS. EVERY CONTRACT FOR THE SALE OF A LOT CONTAINING A STORMWATER MANAGEMENT FACILITY OR A PART THEREOF SHALL CONTAIN A STATEMENT IN THE CONTRACT CLEARLY INDICATING TO THE BUYER THE MAINTENANCE, INSPECTION, REPORTING REQUIREMENTS AND THE ASSOCIATED RESTRICTIONS OF THE STORMWATER FACILITY OR PART THEREOF. THIS REQUIREMENT ALSO SHALL BE STATED IN THE DEED OF THE LOT.

APPLICANT/OWNER _____ DATE _____

LOT #	ADDRESS	LOT #	ADDRESS
#13	6220 RIVENDALE CT.	#63	6210 THORNHILL LANE
#14	6230 RIVENDALE CT.	#64	6220 THORNHILL LANE
#15	6240 RIVENDALE CT.	#65	6230 THORNHILL LANE
#16	6250 RIVENDALE CT.	#66	6290 THORNHILL LANE
#17	6315 RIVENDALE CT.	#67	6300 THORNHILL LANE
#18	6305 RIVENDALE CT.	#68	6320 THORNHILL LANE
#19	6285 RIVENDALE CT.	#69	6330 THORNHILL LANE
#20	6275 RIVENDALE CT.	#70	6365 THORNHILL LANE
#21	6265 RIVENDALE CT.	#71	6355 THORNHILL LANE
#22	6255 RIVENDALE CT.	#72	6345 THORNHILL LANE
#23	6245 RIVENDALE CT.	#73	6335 THORNHILL LANE
#24	6235 RIVENDALE CT.	#74	6325 THORNHILL LANE
#25	6225 RIVENDALE CT.	#75	6315 THORNHILL LANE
#26	1625 SHADY MAPLE COURT	#76	6305 THORNHILL LANE
#27	1635 SHADY MAPLE COURT	#77	6295 THORNHILL LANE
#28	1645 SHADY MAPLE COURT	#78	6285 THORNHILL LANE
#29	1655 SHADY MAPLE COURT	#79	6275 THORNHILL LANE
#30	1665 SHADY MAPLE COURT	#80	6255 THORNHILL LANE
#31	1675 SHADY MAPLE COURT	#81	6245 THORNHILL LANE
#32	1670 SHADY MAPLE COURT	#82	6235 THORNHILL LANE
#33	1660 SHADY MAPLE COURT	#83	6225 THORNHILL LANE
#34	1650 SHADY MAPLE COURT	#84	6215 THORNHILL LANE
#35	1640 SHADY MAPLE COURT	#85	6205 THORNHILL LANE
#36	1630 SHADY MAPLE COURT	#86	6195 THORNHILL LANE
#37	1620 SHADY MAPLE COURT	#87	6185 THORNHILL LANE
#38	1610 SHADY MAPLE COURT	#88	6175 THORNHILL LANE
#39	1600 SHADY MAPLE COURT	#89	6165 THORNHILL LANE
#48	1625 JERUSALEM RD.	#90	6155 THORNHILL LANE
#49	1635 JERUSALEM RD.	#91	6145 THORNHILL LANE
#50	1645 JERUSALEM RD.	#92	6135 THORNHILL LANE
#51	1655 JERUSALEM RD.	#93	6125 THORNHILL LANE
#52	1665 JERUSALEM RD.	#94	6115 THORNHILL LANE
#53	1675 JERUSALEM RD.	#95	6105 THORNHILL LANE
#54	1685 JERUSALEM RD.	LOT A	6375 THORNHILL LANE
#55	1695 JERUSALEM RD.	LOT C	1575R JERUSALEM RD.
#56	1705 JERUSALEM RD.	LOT OS-1	6265 THORNHILL LANE
#57	1715 JERUSALEM RD.	LOT OS-3	6260 RIVENDALE CT.
#58	6160 THORNHILL LANE		
#59	6170 THORNHILL LANE		
#60	6180 THORNHILL LANE		
#61	6190 THORNHILL LANE		
#62	6200 THORNHILL LANE		

PHASE 2 SITE DATA :
SOURCE OF TITLE : DEED BOOK 277, PAGE 518
NET AREA OF PHASE 2 : 1,169,814 S.F. / 26.86 AC.
ZONED : R-T RESIDENTIAL TOWNE
PROPOSED USE : SINGLE FAMILY ATTACHED DWELLINGS / SINGLE FAMILY DETACHED DWELLING
NUMBER OF UNITS : 76 = 2.75 UNITS PER ACRE
36 DUPLEX BUILDINGS
1 TRIPLEX BUILDING (LOTS 23-25)
1 SINGLE FAMILY DETACHED DWELLING (LOT A)
GROSS AREA (LOTS # OS-1 + OS-3) = 10.30 ACRES.
EXCLUDING: SWM BASIN A 0.22 ACRES
SWM BASIN B 0.23 ACRES
INFILTRATION BASIN-1 0.08 ACRES
INFILTRATION BASIN-2 0.03 ACRES
INFILTRATION BASIN-3 0.03 ACRES
PUMP STATION FACILITY 0.02 ACRES
NET OPEN SPACE AREA 9.69 ACRES

WATER SUPPLY : PUBLIC (PA. AMERICAN WATER)
SEWAGE DISPOSAL : PUBLIC (HAMPDEN TWP. SEWER AUTHORITY)
AVERAGE LOT SIZE : 13,183 S.F.

ZONING REQUIREMENTS (RESIDENTIAL TOWNE) :
MAXIMUM BUILDING HEIGHT : 35 FEET
MINIMUM FRONTAGE : 20 FEET SINGLE FAMILY ATTACHED; 75' SINGLE FAMILY DETACHED
MINIMUM LOT SIZE : 2,000 S.F. SINGLE FAMILY ATTACHED; 7,500 S.F. SINGLE FAMILY DETACHED
MAXIMUM PLAT COVERAGE : 40%
MAXIMUM DENSITY : 6 UNITS / ACRE
MINIMUM BLDG. SETBACKS : FRONT 25'; REAR 25'; SIDE 10' EACH (0' PARTY WALLS)
MINIMUM PARKING REQ. : 2 SPACES PER DWELLING UNIT
MAXIMUM LOT COVERAGE : 70% FOR SINGLE FAMILY ATTACHED; 60% FOR SINGLE FAMILY DETACHED

PROPOSED PARKING :
EACH UNIT SHALL HAVE A 2 CAR GARAGE AND AREA IN THE DRIVEWAY FOR 2 ADDITIONAL VEHICLES.

IMPERVIOUS COVERAGE ANALYSIS: (TOTAL PLAT COVERAGES FOR PHASE II)

BUILDINGS/DRIVEWAYS (DUPLEX & TRIPLEX LOTS):	5.11 ACRES (19.02%)
PUBLIC STREETS/SIDEWALKS:	2.62 ACRES (9.75%)
EMERGENCY ACCESS DR. & PUMP STATION (OS-3):	0.24 ACRES (0.89%)
EXISTING CELL TOWER FACILITY (LOT C):	0.16 ACRES (0.60%)
PROPOSED SINGLE RESIDENCE & DRIVE (LOT A):	0.11 ACRES (0.41%)
	8.24 ACRES (30.67%)

THE FOLLOWING WAIVERS WERE APPROVED AT THE APRIL 26, 2007 BOARD OF COMMISSIONERS MEETING:

- SECTION 402.2.A A SCALE OF NO SMALLER THAN 50 FEET TO THE INCH.
JUSTIFICATION: A SCALE OF 1"=80' IS USED FOR THE PRELIMINARY SITE PLAN, SUBDIVISION PLAN AND EXISTING FEATURES IN ORDER TO INDICATE THE ENTIRE TRACT ON ONE SHEET. THE GRADING AND UTILITY PLAN IS 1"=50'. A NOTE IS PLACED ON THE PLAN INDICATING THE FINAL SUBDIVISION PLAN WILL BE AT 1"=50'.
- SECTION 504.3.D. PERMANENT CUL-DE-SAC STREETS SHALL NOT EXCEED 600 FEET.
JUSTIFICATION: PROPOSED STREET 3 IS A CUL-DE-SAC MEASURING APPROXIMATELY 1225 FEET. A FIRE HYDRANT IS PLACED AT THE END OF THE CUL-DE-SAC WITH A TURNAROUND AREA LOCATED AT 600 FEET. IN ADDITION, AN EMERGENCY ACCESS STABILIZED ROADWAY SHALL CONNECT STREET 2 AND STREET 3.
- SECTION 505.2. SIDEWALKS SHALL BE PLACED WITHIN ALL DEVELOPMENTS IN WHICH AVERAGE LOT WIDTH OF INTERNAL LOTS AT THE REQUIRED RIGHT-OF-WAY LINE IS 100 FEET OR LESS.
JUSTIFICATION: AN 8' ASPHALT BIKE PATH IS PROPOSED ON SOME STREETS IN LIEU OF TWO FOUR FOOT SIDEWALKS TO CONNECT TO THE EXISTING BIKE PATH WITHIN BRANDYWINE. ALL OTHER AREAS HAVE TWO FOUR FOOT SIDEWALKS.

OWNER / DEVELOPER :
FISHING CREEK VALLEY ASSOCIATES, L.P.
BY REY, INC. ITS GENERAL PARTNER
RICHARD E. YINGST, JR. PRESIDENT
4712 SMITH STREET
HARRISBURG, PA 17109
(717) 652-2663

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
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NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY
THIS _____ DAY OF _____, 20____
INSTRUMENT # _____

LEGEND

---	Existing Property Line
---	Existing Easement
---	Existing 10' Contour
---	Existing 2' Contour
---	Existing Curb
---	Existing Edge Of Pavement
---	Existing Edge Of Stone
---	Existing Edge Of Dirt Road
---	Existing Utility Pole
---	Underground Electric Line
---	Existing Property Corners
---	NPDES Permit Boundary
---	Soil Boundary
---	Per S.C.S. Soil Survey
---	Tree Line
---	Individual Trees
---	Existing Stream Edge
---	Soil Test Pit Location
---	Wetlands
---	Existing Sanitary Sewer
---	Existing Water Line

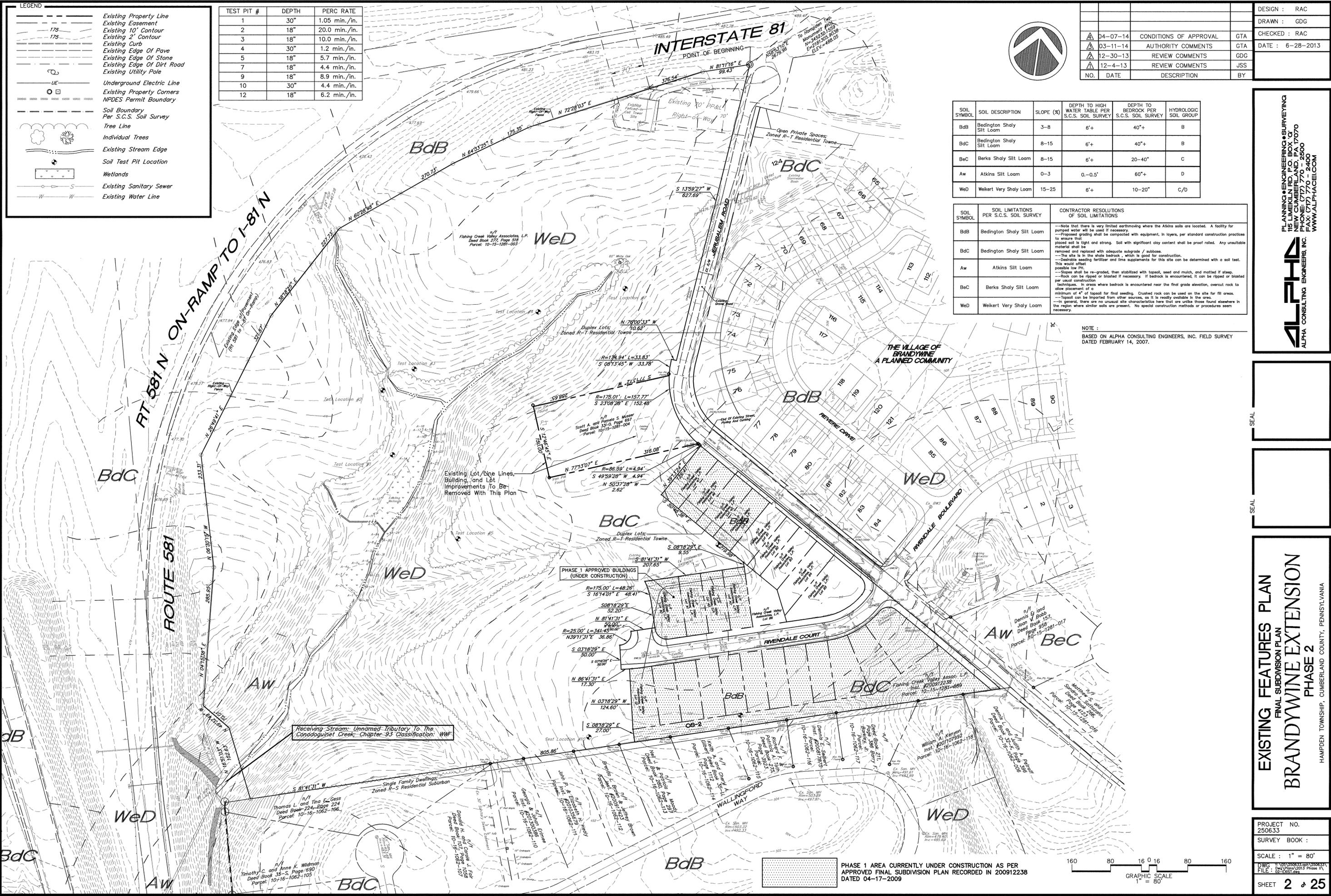
TEST PIT #	DEPTH	PERC RATE
1	30"	1.05 min./in.
2	18"	20.0 min./in.
3	18"	10.0 min./in.
4	30"	1.2 min./in.
5	18"	5.7 min./in.
7	18"	4.4 min./in.
9	18"	8.9 min./in.
10	30"	4.4 min./in.
12	18"	6.2 min./in.

NO.	DATE	DESCRIPTION	BY
04-07-14		CONDITIONS OF APPROVAL	GTA
03-11-14		AUTHORITY COMMENTS	GTA
12-30-13		REVIEW COMMENTS	GDG
12-4-13		REVIEW COMMENTS	JSS

SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	DEPTH TO HIGH WATER TABLE PER S.C.S. SOIL SURVEY	DEPTH TO BEDROCK PER S.C.S. SOIL SURVEY	HYDROLOGIC SOIL GROUP
BdB	Bedington Shaly Silt Loam	3-8	6"+	40"+	B
BdC	Bedington Shaly Silt Loam	8-15	6"+	40"+	B
BeC	Berks Shaly Silt Loam	8-15	6"+	20-40"	C
Aw	Atkins Silt Loam	0-3	0-0.5'	60"+	D
WeD	Weikert Very Shaly Loam	15-25	6"+	10-20"	C/D

SOIL SYMBOL	SOIL LIMITATIONS PER S.C.S. SOIL SURVEY	CONTRACTOR RESOLUTIONS OF SOIL LIMITATIONS
BdB	Bedington Shaly Silt Loam	---Note that there is very limited earthmoving where the Atkins soils are located. A facility for pumped water will be used if necessary. ---Proposed grading shall be compacted with equipment, in layers, per standard construction practices to ensure that placed soil is light and strong. Soil with significant clay content shall be proof rolled. Any unsuitable material shall be removed and replaced with adequate subgrade / subbase. ---The site is in the shale bedrock, which is good for construction. ---Desirable seeding fertilizer and lime supplements for this site can be determined with a soil test. This would offset possible low pH. ---Stages shall be re-graded, then stabilized with topsoil, seed and mulch, and matted if steep. ---Rock can be ripped or blasted if necessary. If bedrock is encountered, it can be ripped or blasted per usual construction techniques. In areas where bedrock is encountered near the final grade elevation, overcut rock to allow placement of a minimum of 4" of topsoil for final seeding. Crushed rock can be used on the site for fill areas. ---Topsoil can be imported from other sources, as it is readily available in the area. ---In general, there are no unusual site characteristics here that are unlike those found elsewhere in the region where similar soils are present. No special construction methods or procedures seem necessary.
BdC	Bedington Shaly Silt Loam	
Aw	Atkins Silt Loam	
BeC	Berks Shaly Silt Loam	
WeD	Weikert Very Shaly Loam	

NOTE :
BASED ON ALPHA CONSULTING ENGINEERS, INC. FIELD SURVEY DATED FEBRUARY 14, 2007.



PLANNING ENGINEERING & SURVEYING
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FAX: (717) 770-2500
WWW.ALPHACON.COM

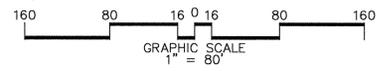
ALPHA
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SEAL

SEAL

EXISTING FEATURES PLAN
FINAL SUBDIVISION PLAN
BRANDYWINE EXTENSION
PHASE 2
HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
250633
SURVEY BOOK :
SCALE : 1" = 80'
DWG : 250633.dwg
FILE : 250633.dwg
SHEET 2 of 25



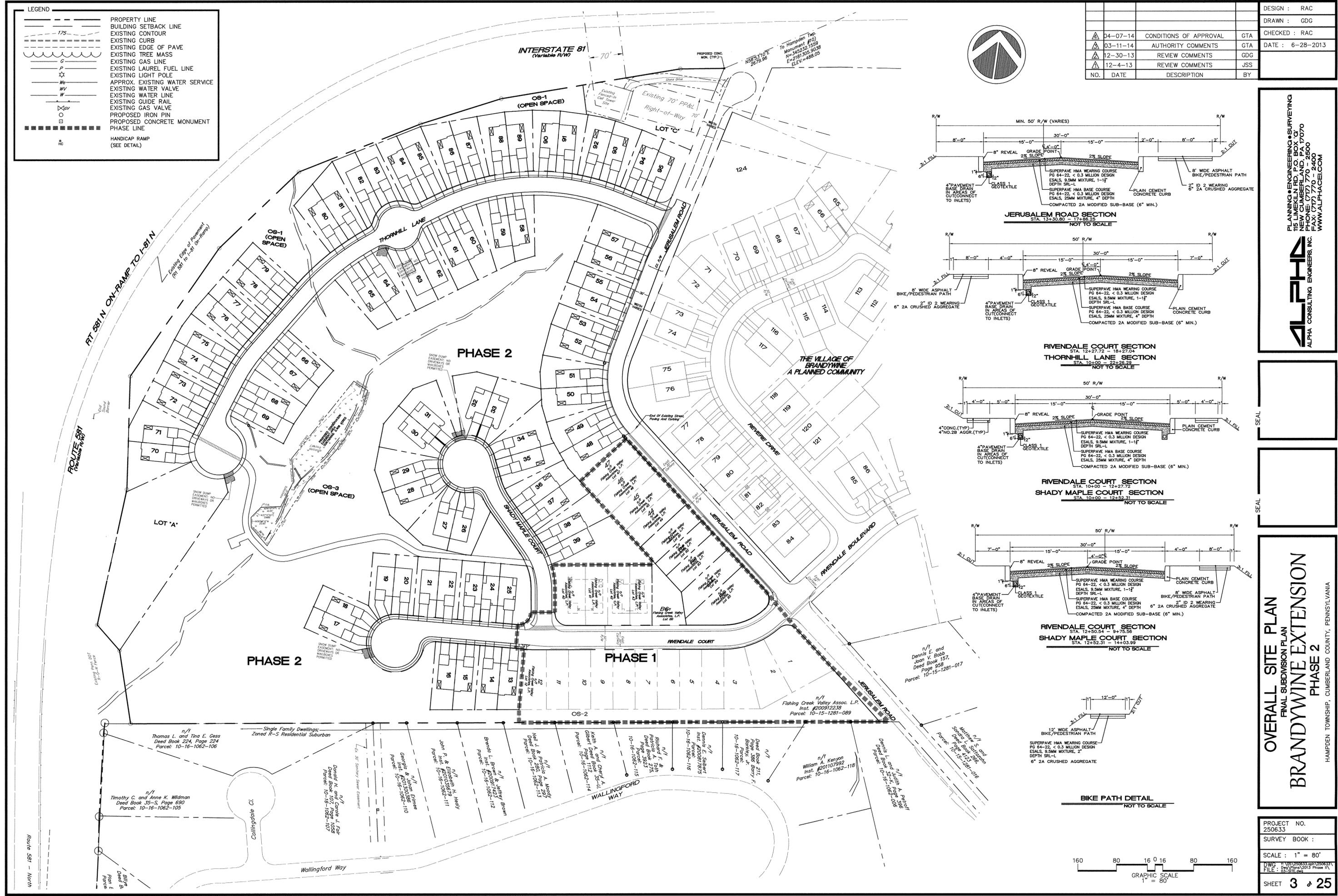
LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CURB
	EXISTING EDGE OF PAVE
	EXISTING TREE MASS
	EXISTING GAS LINE
	EXISTING LAUREL FUEL LINE
	EXISTING LIGHT POLE
	APPROX. EXISTING WATER SERVICE
	EXISTING WATER VALVE
	EXISTING WATER LINE
	EXISTING GUIDE RAIL
	EXISTING GAS VALVE
	PROPOSED IRON PIN
	PROPOSED CONCRETE MONUMENT
	PHASE LINE
	HANDICAP RAMP (SEE DETAIL)

NO.	DATE	DESCRIPTION	BY
04-07-14		CONDITIONS OF APPROVAL	GTA
03-11-14		AUTHORITY COMMENTS	GTA
12-30-13		REVIEW COMMENTS	GDG
12-4-13		REVIEW COMMENTS	JSS

DESIGN : RAC
 DRAWN : GDG
 CHECKED : RAC
 DATE : 6-28-2013

PLANNING ENGINEERING & SURVEYING
 115 LIMEKILN RD., P.O. BOX 67
 NEW HANOVER, PA 17070
 TEL: (717) 770-0300
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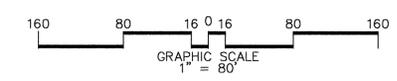
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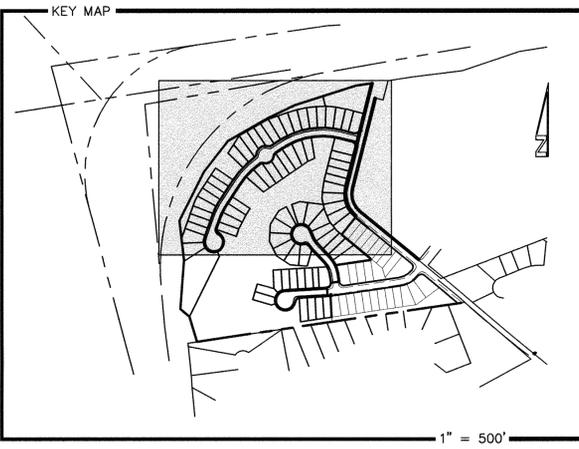
SEAL

OVERALL SITE PLAN
 FINAL SUBDIVISION PLAN
BRANDYWINE EXTENSION
 PHASE 2
 HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
250633
 SURVEY BOOK :
 SCALE : 1" = 80'
 DWG : 10/250633.dwg
 FILE : 02/250633 Phase 1A
 SHEET **3** of **25**



LEGEND	
	Existing Property Line
	Adjacent Property Line
	Existing Curbs
	Existing Edge of Pavement
	Existing Fence Line
	Existing Shrub/Tree
	Existing Stream
	Existing Wetlands
	Existing Property Corner
	Existing Phase Line
	PROPOSED PROPERTY LINE
	PROPOSED MIN. BLDG. SETBACK LINE
	PROPOSED CURB
	PROPOSED CONCRETE MONUMENT
	HANDICAP RAMP (SEE DETAIL)



1" = 500'

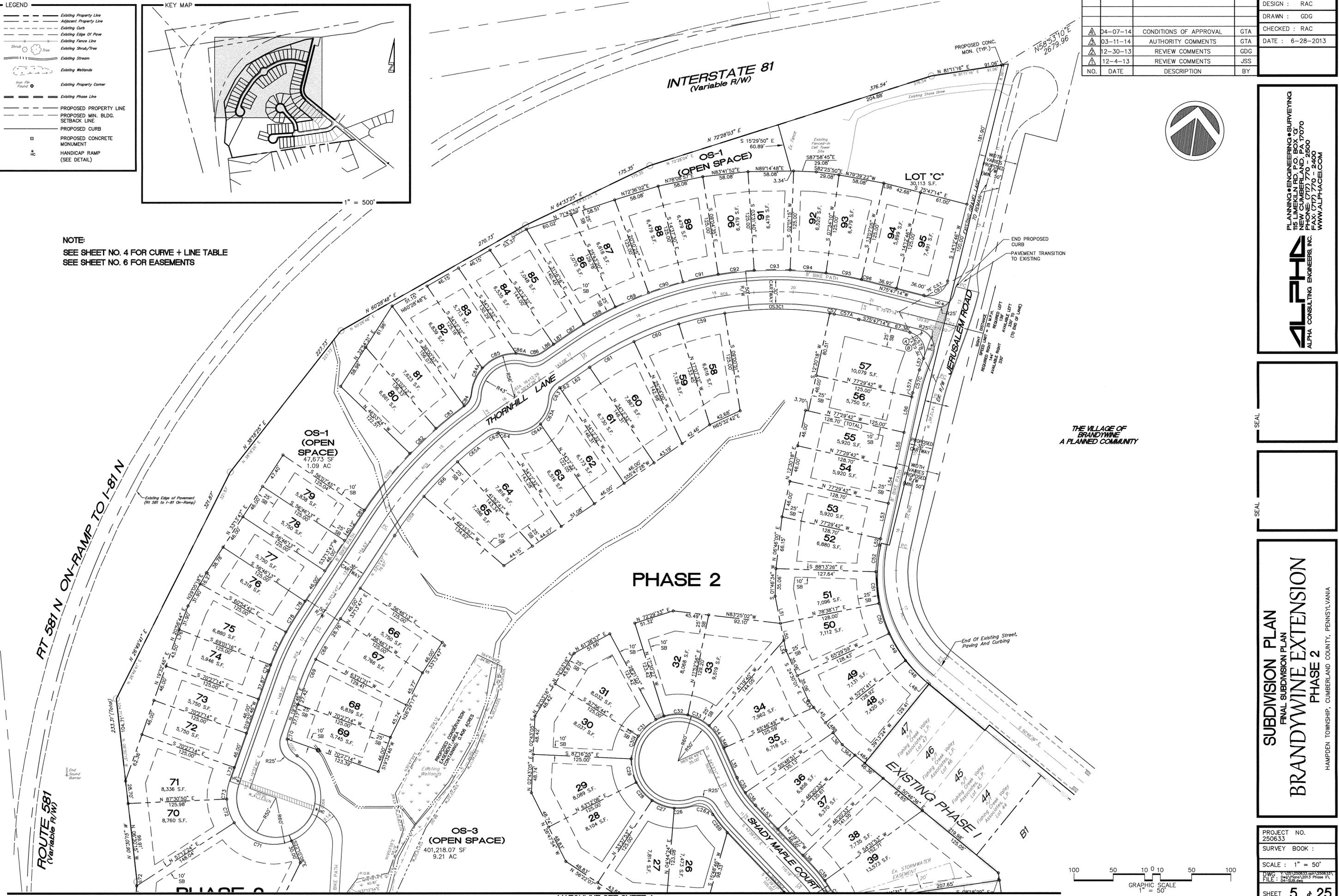
NOTE:
SEE SHEET NO. 4 FOR CURVE + LINE TABLE
SEE SHEET NO. 6 FOR EASEMENTS

NO.	DATE	DESCRIPTION	BY
△ 04-07-14		CONDITIONS OF APPROVAL	GTA
△ 03-11-14		AUTHORITY COMMENTS	GTA
△ 12-30-13		REVIEW COMMENTS	GDG
△ 12-4-13		REVIEW COMMENTS	JSS



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THE VILLAGE OF BRANDYWINE
A PLANNED COMMUNITY

PHASE 2

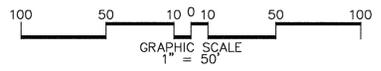
SEAL

SEAL

SUBDIVISION PLAN
FINAL SUBDIVISION PLAN
BRANDYWINE EXTENSION
PHASE 2

HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

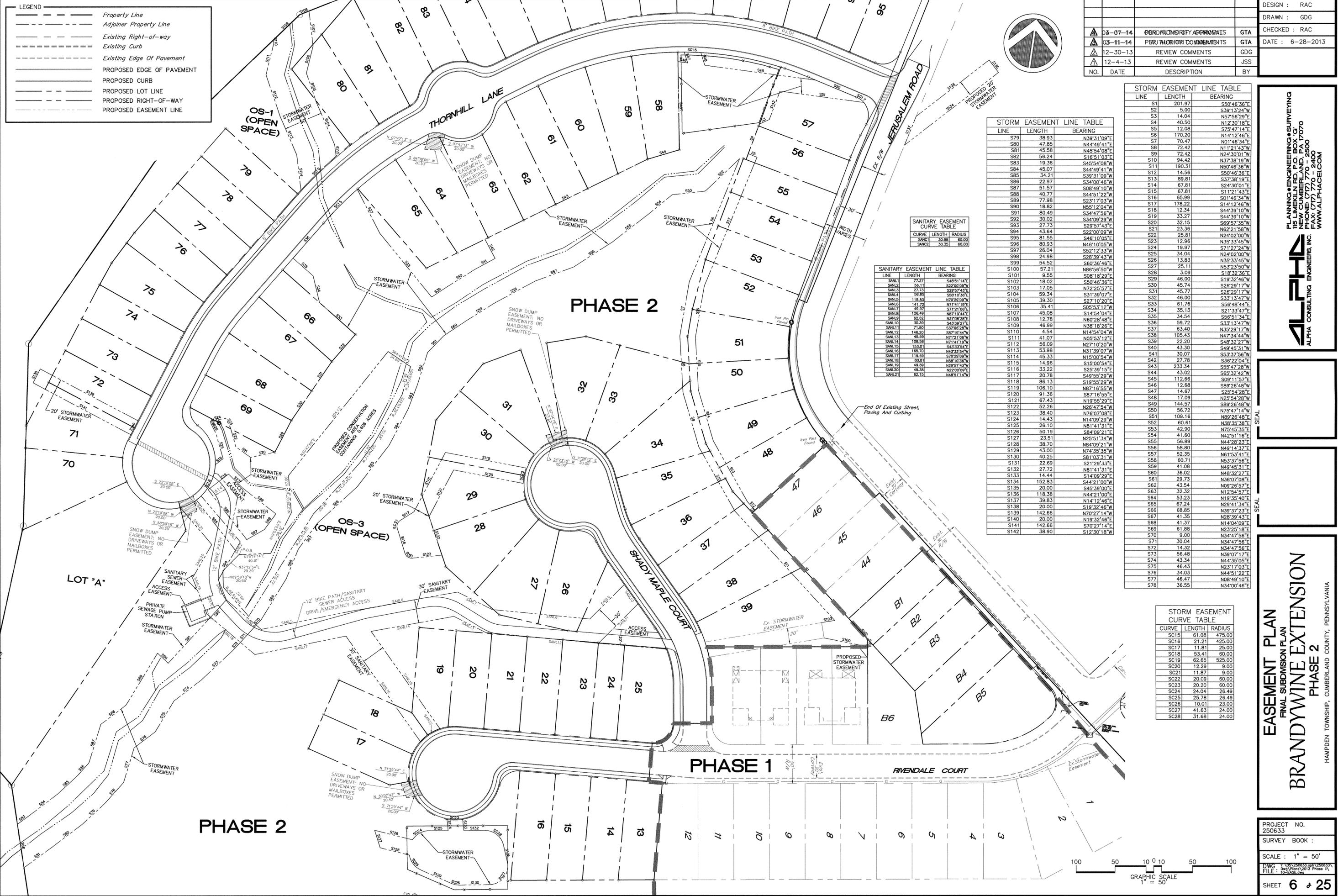
PROJECT NO.	250633
SURVEY BOOK :	
SCALE :	1" = 50'
DWG. FILE :	250633.dwg
DATE :	6-28-2013
SHEET	5 of 25



MATCHLINE SEE SHEET 4

LEGEND

---	Property Line
---	Adjoinder Property Line
---	Existing Right-of-way
---	Existing Curb
---	Existing Edge Of Pavement
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EASEMENT LINE



STORM EASEMENT LINE TABLE

LINE	LENGTH	BEARING
S79	38.93	N39°31'09"E
S80	47.85	N44°49'41"E
S81	45.58	N45°54'08"E
S82	56.24	S16°51'03"E
S83	19.36	S45°54'08"W
S84	45.07	S44°49'41"W
S85	34.21	S39°31'09"W
S86	22.97	S34°00'46"W
S87	51.57	S08°49'10"W
S88	40.77	S44°51'22"W
S89	77.98	S23°17'03"W
S90	18.82	N55°12'04"W
S91	80.49	S34°47'56"W
S92	30.02	S34°09'29"W
S93	27.73	S29°57'43"E
S94	43.64	S22°00'09"W
S95	81.55	S46°10'05"E
S96	80.93	N46°10'05"W
S97	26.04	S52°12'33"W
S98	24.98	S28°39'43"W
S99	54.52	S60°36'46"E
S100	57.21	N86°56'50"W
S101	9.55	S08°49'41"E
S102	18.02	S50°48'36"E
S103	17.05	N72°25'57"E
S104	59.34	S31°39'07"E
S105	39.30	S27°10'20"E
S106	35.41	S05°53'12"W
S107	45.08	S14°54'04"E
S108	12.78	N62°08'48"E
S109	46.99	N38°18'28"E
S110	4.54	N14°54'04"W
S111	41.07	N05°53'12"E
S112	56.09	N27°10'20"W
S113	53.98	N31°39'07"W
S114	45.33	N15°00'54"W
S115	14.95	S15°00'54"E
S116	33.22	S25°39'15"E
S117	20.78	S49°55'29"W
S118	86.13	S19°55'29"W
S119	106.10	N87°16'55"E
S120	91.36	S87°16'55"E
S121	47.43	N19°55'29"E
S122	52.25	N28°47'54"W
S123	38.40	N76°07'08"E
S124	14.43	N14°09'29"W
S125	26.10	N81°41'31"E
S126	50.19	S84°09'21"E
S127	23.51	N25°51'34"W
S128	36.70	N84°09'21"W
S129	43.00	N74°53'45"W
S130	40.25	S81°03'31"W
S131	22.69	S21°29'33"E
S132	27.72	N81°41'31"E
S133	14.44	S14°09'29"E
S134	152.83	S44°21'00"W
S135	20.00	S45°39'00"E
S136	118.38	N44°21'00"W
S137	39.83	N14°12'46"E
S138	20.00	S19°32'46"W
S139	142.66	N70°27'14"W
S140	20.00	N19°32'46"E
S141	142.66	S70°27'14"E
S142	38.90	S12°30'18"W

SANITARY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS
SAN1	30.98	60.00
SAN2	30.35	60.00

SANITARY EASEMENT LINE TABLE

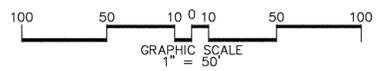
LINE	LENGTH	BEARING
SAN1	77.27	S48°51'14"E
SAN2	56.11	S22°00'09"W
SAN3	27.73	S29°57'43"E
SAN4	56.85	S68°10'36"E
SAN5	115.83	N29°29'09"W
SAN6	141.72	N71°11'07"E
SAN7	49.97	S71°10'08"E
SAN8	128.49	N87°16'44"E
SAN9	62.62	N72°08'26"E
SAN10	30.39	S43°39'27"E
SAN11	71.80	S37°08'28"W
SAN12	148.20	S97°18'44"W
SAN13	45.59	N71°11'08"W
SAN14	106.58	N74°53'45"E
SAN15	153.01	S43°33'41"E
SAN16	165.70	N43°33'41"W
SAN17	119.69	S19°32'46"W
SAN18	60.81	N28°39'43"E
SAN19	49.89	N28°39'43"W
SAN20	46.38	N22°00'09"E
SAN21	62.15	N48°51'14"W

STORM EASEMENT LINE TABLE

LINE	LENGTH	BEARING
S1	201.97	S50°46'36"E
S2	5.00	S39°13'24"W
S3	14.04	N57°58'29"E
S4	40.50	N12°30'18"E
S5	12.08	S72°47'14"E
S6	170.20	N14°12'46"E
S7	70.47	N01°46'34"E
S8	72.42	N11°21'43"W
S9	72.42	N24°30'01"W
S10	94.42	N37°38'19"W
S11	190.31	N50°46'36"W
S12	14.56	S37°38'19"E
S13	89.81	S37°38'19"E
S14	67.81	S24°30'01"E
S15	67.81	S11°21'43"E
S16	65.99	S01°46'34"W
S17	178.22	S14°12'46"W
S18	12.34	S44°39'10"W
S19	33.27	S44°39'10"W
S20	32.15	S69°57'35"W
S21	23.36	N62°21'58"W
S22	25.81	N24°02'00"W
S23	12.96	N35°33'45"W
S24	19.97	S71°27'24"W
S25	34.04	N24°02'00"E
S26	13.83	N35°33'45"W
S27	25.11	N53°23'50"W
S28	3.09	S18°32'36"E
S29	46.00	S19°32'46"W
S30	45.74	S26°29'17"W
S31	45.77	S26°29'17"W
S32	46.00	S33°13'47"W
S33	61.76	S21°34'27"E
S34	35.13	S21°34'27"E
S35	34.54	S55°51'34"E
S36	59.72	S33°13'47"W
S37	63.40	N35°29'17"W
S38	105.43	N47°34'44"W
S39	12.88	S46°32'27"W
S40	43.30	S49°45'31"W
S41	30.07	S53°37'56"W
S42	27.78	S36°22'04"E
S43	233.34	S55°47'28"W
S44	43.02	S65°32'42"W
S45	112.66	S09°11'57"E
S46	12.88	S89°26'48"W
S47	14.67	S28°47'08"E
S48	17.09	N25°54'22"W
S49	144.57	S89°26'48"W
S50	56.72	N75°47'14"W
S51	109.16	N89°26'48"E
S52	60.61	N38°35'38"E
S53	42.90	N75°45'35"E
S54	41.60	N42°51'11"E
S55	56.89	N44°28'23"E
S56	58.80	N49°14'37"E
S57	52.35	N61°53'41"E
S58	60.71	N53°37'56"E
S59	41.08	N49°45'31"E
S60	36.02	N48°32'27"E
S61	29.73	N35°07'08"E
S62	43.54	N08°25'57"E
S63	32.32	N12°54'57"E
S64	53.23	N19°35'40"E
S65	67.24	N29°41'34"E
S66	68.85	N39°37'23"E
S67	41.35	N28°39'43"E
S68	41.37	N14°04'09"E
S69	61.88	N23°25'18"E
S70	9.00	N34°47'56"E
S71	30.04	N34°47'56"E
S72	14.32	N34°47'56"E
S73	56.48	N39°07'17"E
S74	43.34	N44°35'05"E
S75	46.43	N23°17'03"E
S76	34.03	N44°51'22"E
S77	46.47	N08°49'10"E
S78	36.55	N34°00'46"E

STORM EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS
SC15	61.08	475.00
SC18	21.21	425.00
SC17	11.81	25.00
SC18	53.41	60.00
SC19	62.65	525.00
SC20	12.29	9.00
SC21	11.87	9.00
SC22	20.09	60.00
SC23	20.20	60.00
SC24	24.04	26.49
SC25	25.78	26.49
SC26	10.01	23.00
SC27	41.63	24.00
SC28	31.68	24.00



DESIGN : RAC
 DRAWN : GDG
 CHECKED : RAC
 DATE : 6-28-2013

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 PHOENIX, ARIZONA 85016
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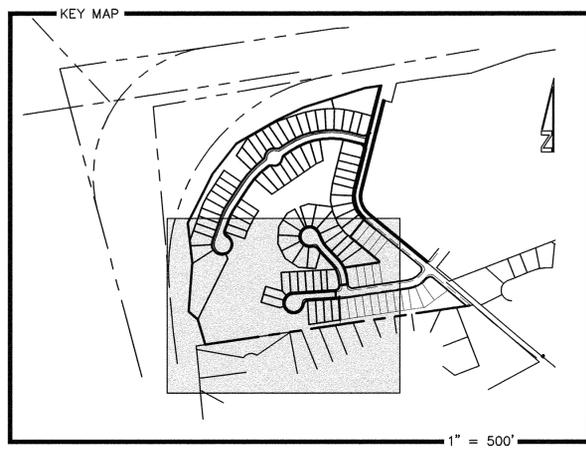
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SEAL

EASEMENT PLAN
 FINAL SUBDIVISION PLAN
BRANDYWINE EXTENSION
PHASE 2
 HAMPTON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 250633
 SURVEY BOOK :
 SCALE : 1" = 50'
 DWG FILE : D:\Projects\2013\Phase 2\10-25.dwg
 SHEET **6** of **25**

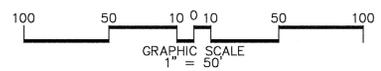
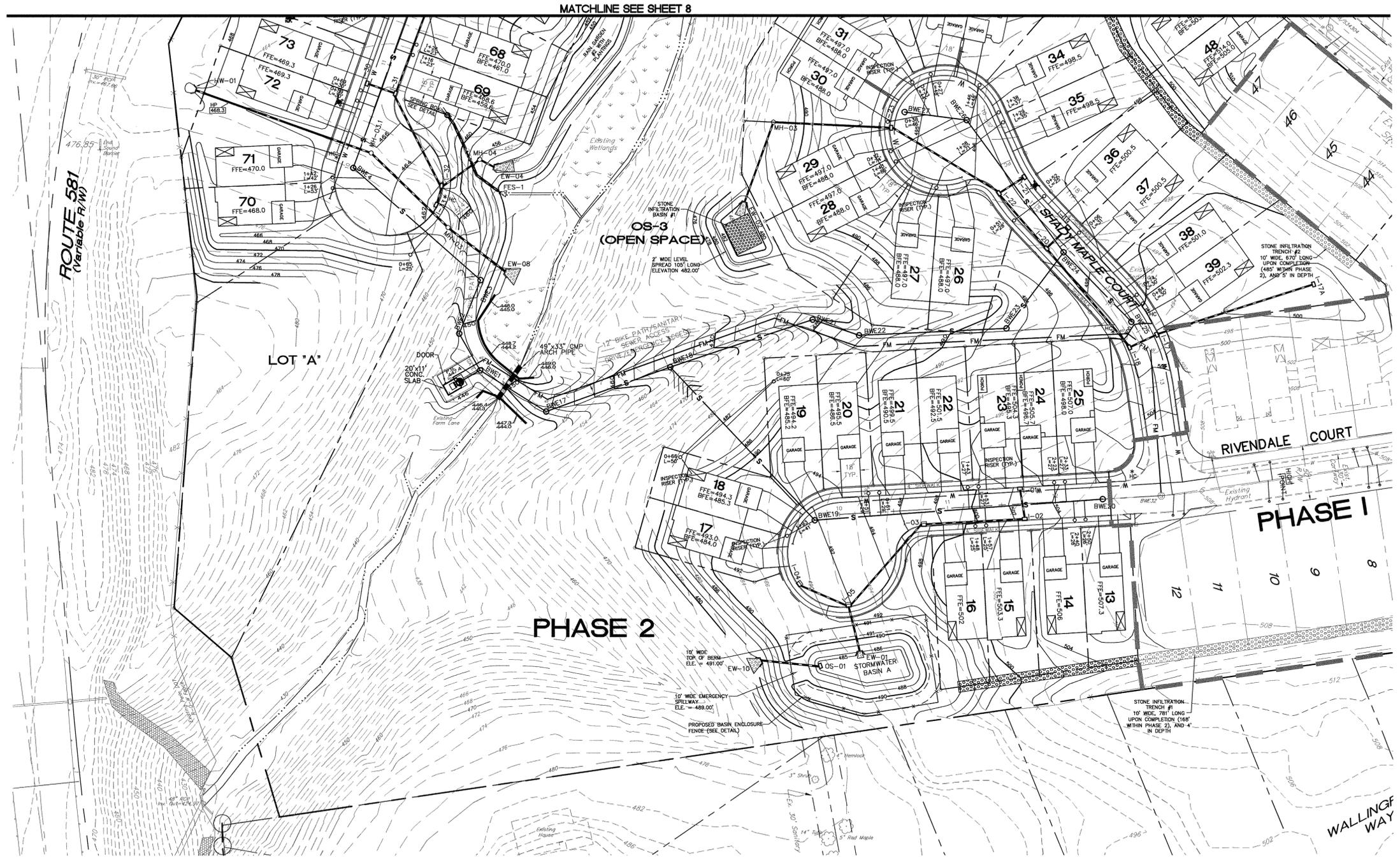
LEGEND	
	Property Line
	Existing Contour
	Existing Curb
	Existing Edge of Pavement
	Existing Gas Line/Valve
	Existing Water Line/Valve/Hydrant
	Existing Storm Sewer Inlet, Pipe Size And Manhole
	Existing Sanitary Sewer Line Cleanout And Manhole
	Existing Sanitary Sewer Force Main
	Existing Sign
	Existing Overhead Electric Line And Utility Pole/Structure
	Existing Underground Electric
	Existing Spot Elevation
	Existing Tree
	Existing Stream Edge
	PHASE LINE
	PROPOSED TREE LINE
	PROPOSED STORM SEWER LINE AND INLET, ID #
	PROPOSED RIP RAP APRON
	PROPOSED SANITARY SEWER MAIN AND MANHOLE, ID #
	PROPOSED SANITARY SEWER LATERAL, CLEANOUT
	PROPOSED WATER LINE, HYDRANT
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	B.C. - BOTTOM OF CURB
	H.P. - HIGH POINT
	DECK/PATIO
	POSSIBLE FIRST FLOOR ELEVATION
	POSSIBLE EXPOSED BASEMENT ELEVATION
	UNIT BOUNDARY (SCHEMATIC ONLY)
	DRIVEWAY



DESIGN :	RAC		
DRAWN :	GDC		
CHECKED :	RAC		
DATE :	6-28-2013		
NO.	DATE	DESCRIPTION	BY
04-07-14		CONDITIONS OF APPROVAL	GTA
03-11-14		AUTHORITY COMMENTS	GTA
12-30-13		REVIEW COMMENTS	GDC
12-4-13		REVIEW COMMENTS	JSS

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GRADING / UTILITY PLAN
 FINAL SUBDIVISION PLAN
 BRANDYWINE EXTENSION
 PHASE 2

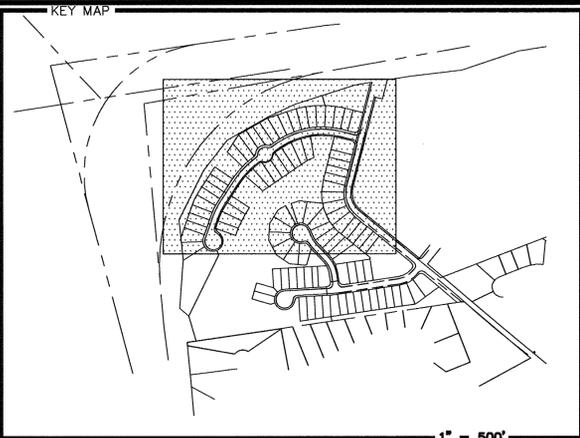
HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	250633
SURVEY BOOK :	
SCALE :	1" = 50'
DWG FILE :	Dwg\Plan\2013 Phase A\02-GRAB.dwg
SHEET	7 of 25

LEGEND

- Property Line
- Existing Contour
- Existing Durt
- Existing Edge Of Pav
- Existing Gas Line/Water
- Existing Water Line/Hydrant
- Existing Storm Sewer Line Cleanout And Manhole
- Existing Sanitary Sewer Line Cleanout And Manhole
- Existing Sanitary Sewer Force Main
- Existing Sign
- Existing Electric Line And Utility Pole/I.D. #
- Existing Spot Elevation
- Existing Tree
- Existing Tree
- Proposed Tree Line
- Proposed Storm Sewer Line And Inlet; ID #
- Proposed Rip Rap Apron
- Proposed Sanitary Sewer Main And Manhole; ID #
- Proposed Sanitary Sewer Lateral; Cleanout
- Proposed Water Line; Hydrant
- Proposed Contour
- Tree Protection Fence/BMP Protection (See Detail)
- Proposed Public Walk Handicap Ramp Location
- Deck/Patio
- First Floor Elevation
- Possible Exposed Basement Elevation
- Unit Boundary (Schematic Only)
- Garage
- Driveway

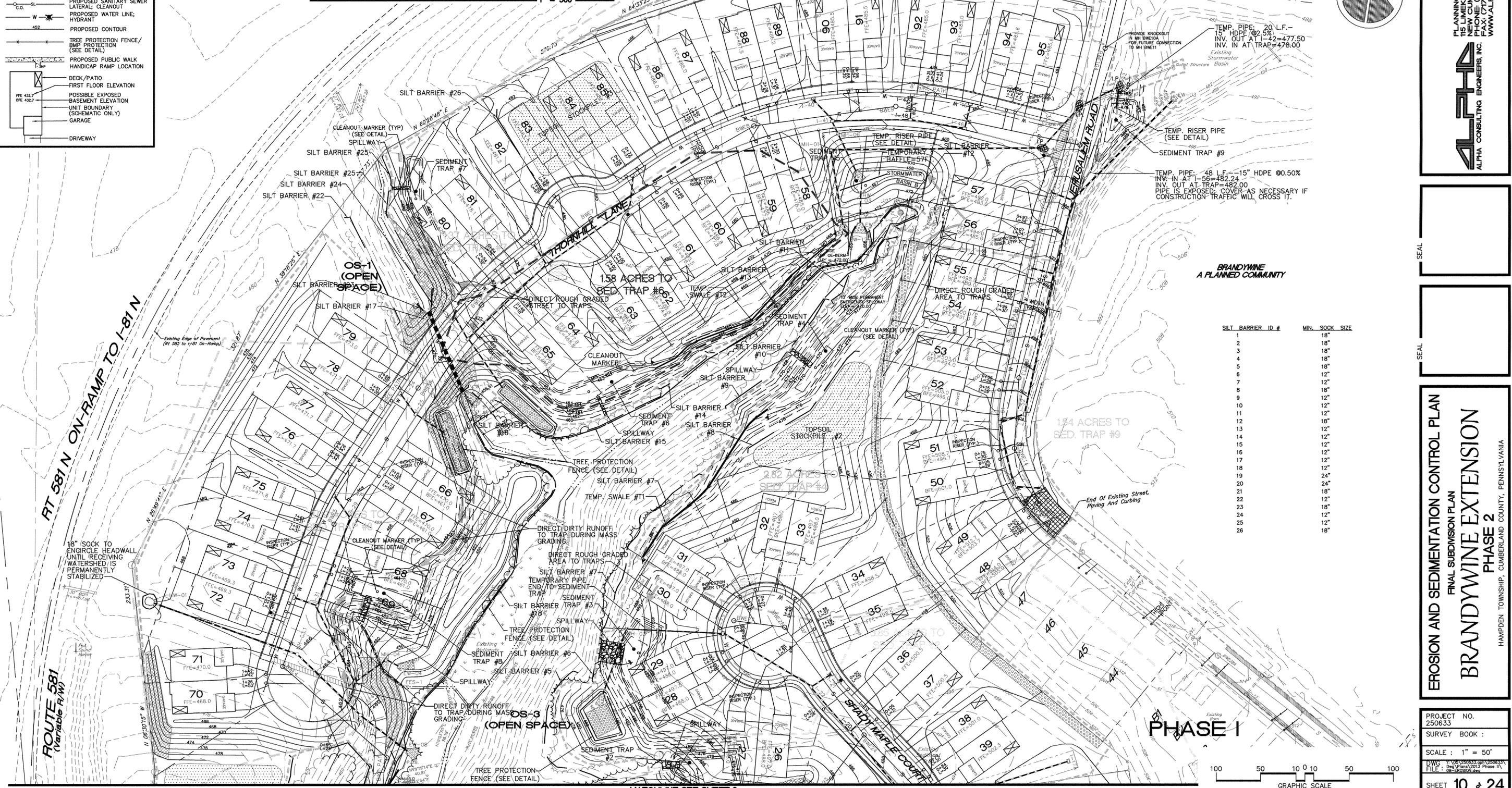
- S89 SILT BARRIER; ID#
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE; ID#
- LIMIT OF PHASE 2 DISTURBANCE
- TREE PROTECTION FENCE
- SWALE SEGMENT LIMIT
- TEMPORARY CONTOUR FOR EROSION CONTROL
- WATERSHED BOUNDARY TO BMP AS LABELED
- EROSION CONTROL MATTING ON SLOPE
- CLEANOUT MARKER
- PROPOSED SPOT ELEVATION



DESIGN :	RAC		
DRAWN :	GDC		
CHECKED :	RAC		
DATE :	6-28-2013		
NO.	DATE	REVIEW COMMENTS	BY
12-4-13			JSS

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 FARMINGTON, NJ 07031
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SILT BARRIER ID #	MIN. SOCK SIZE
1	18"
2	18"
3	18"
4	18"
5	18"
6	12"
7	12"
8	18"
9	12"
10	12"
11	12"
12	18"
13	12"
14	12"
15	12"
16	12"
17	12"
18	12"
19	24"
20	18"
21	12"
22	12"
23	18"
24	12"
25	12"
26	18"

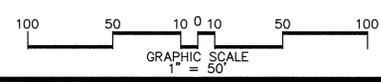
SEAL

SEAL

EROSION AND SEDIMENTATION CONTROL PLAN
 FINAL SUBDIVISION PLAN
BRANDYWINE EXTENSION
 PHASE 2
 HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 250633
 SURVEY BOOK :
 SCALE : 1" = 50'
 DWG : M:\250633\plan\250633.dwg
 FILE : 250633.dwg
 SHEET 10 of 24

PHASE I



MATCHLINE SEE SHEET 9

LEGEND

	Property Line
	Existing Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Gas Line/Valve
	Existing Water Line/Valve
	18" CMP
	Existing Storm Sewer Line Cleanout And Manhole
	Existing Sanitary Sewer Line Cleanout And Manhole
	Existing Sign
	Existing Electric Line And Utility Pole/A.D. #
	Existing Spot Elevation
	100 Year Floodplain Line
	Existing Edge Of Tree Line
	Existing Individual Tree To Remain
	PROPOSED STORM SEWER LINE AND INLET
	PROPOSED RIP RAP APRON
	PROPOSED SANITARY SEWER MAIN AND MANHOLE
	PROPOSED SANITARY SEWER LATERAL, CLEANOUT
	PROPOSED WATER LINE
	PROPOSED CONTOUR
	PROPOSED PUBLIC WALK
	HANDICAP RAMP LOCATION

DESIGN :	RAC		
DRAWN :	GDG		
CHECKED :	RAC		
DATE :	6-28-2013		
NO.	DATE	DESCRIPTION	BY
1	04-07-14	CONDITIONS OF APPROVAL	GTA
2	03-11-14	AUTHORITY COMMENTS	GTA
3	12-30-13	REVIEW COMMENTS	GDG
4	12-4-13	REVIEW COMMENTS	JSS

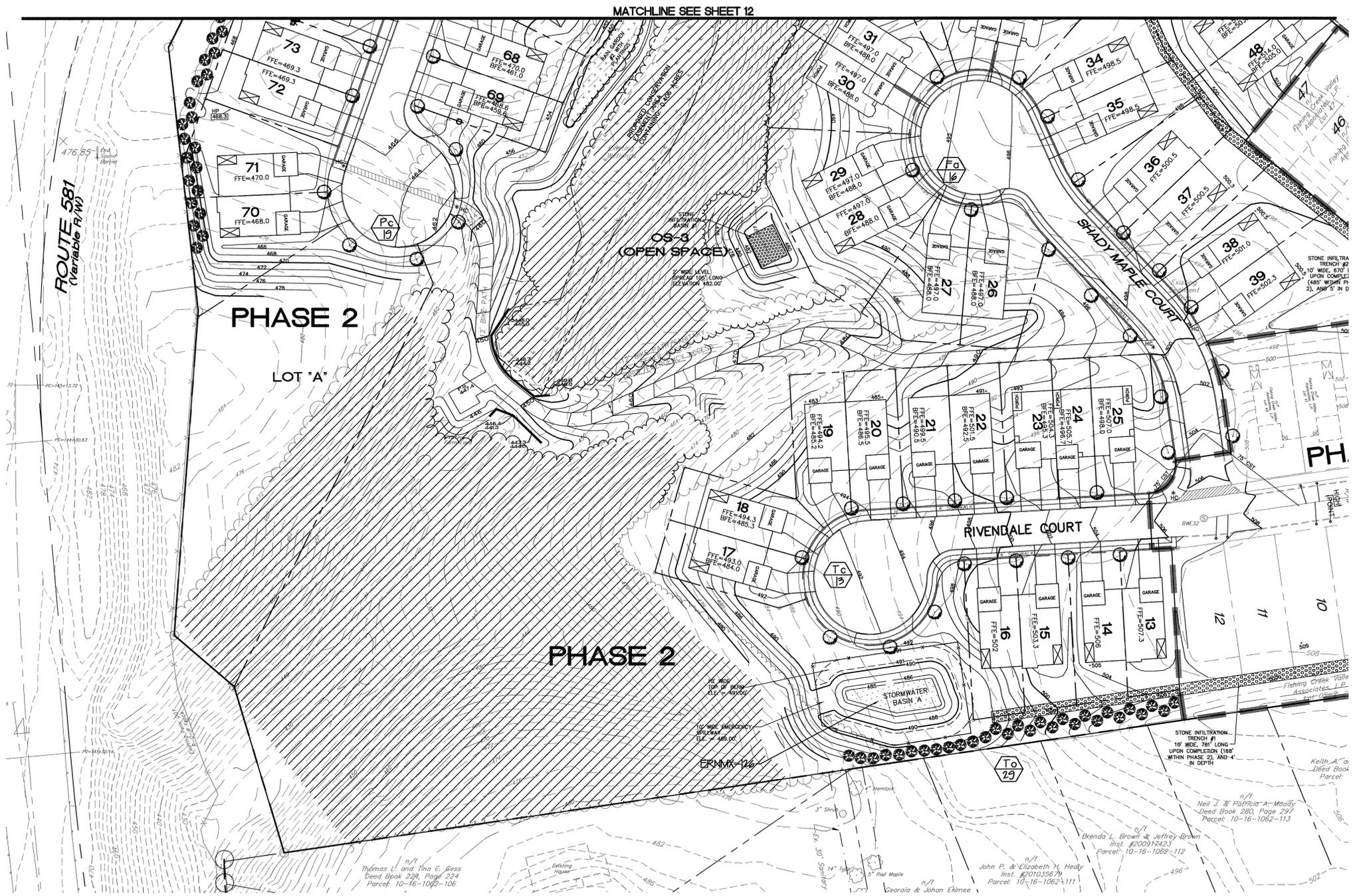


LEGEND

	PROPOSED STREET TREE
	PROPOSED SCREEN TREE
	PROPOSED SHRUB PLANTINGS
	HERBACEOUS PLANTINGS
	APPROXIMATE EXISTING TREES/BRUSH TO REMAIN

PLANNING ENGINEERING SURVEYING
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 ALPHA CONSULTING ENGINEERS, INC.



- SHORT TERM MAINTENANCE:**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTS DURING AND AFTER INSTALLATION UNTIL ACCEPTANCE OF PLANTINGS BY THE TOWNSHIP AND THE OWNER.
 - NEWLY INSTALLED PLANTINGS SHALL BE SELECTIVELY PRUNED IF NECESSARY TO PROVIDE A NEAT AND UNIFORM APPEARANCE. ANY DEAD OR BROWN BRANCHES SHALL BE REMOVED. ALL NOTICABLY DISEASED OR DAMAGED PLANTS SHALL BE REPLACED PRIOR TO FINAL ACCEPTANCE.
 - NEW GRASS AREAS SHALL ALSO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE.
 - ALL CUTTING AND STAKING TO BE MAINTAINED REGULARLY FOR A MINIMUM OF ONE YEAR FROM PLANTING.
 - GRASS AREAS SHALL BE WATERED ONCE A WEEK DURING DRY PERIODS OF THE FIRST GROWING SEASON TO ESTABLISH A HEALTHY TURF. WATER DURING THE EARLY PART OF THE DAY TO AN EVEN SATURATION OF ONE INCH.
 - NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED REGULARLY DURING DRY PERIODS TO COMPLETELY SATURATE THE ROOT BALL DURING THE FIRST GROWING SEASON.
 - DISEASE, INSECT AND WEED CONTROL AND PREVENTION TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR NEWLY PLANTED LANDSCAPES DURING THE FIRST SEASON.
 - ANY TREE OR SHRUB WHICH DIES WITHIN 18 MONTHS OF PLANTING OR REPLANTING, IS DEEMED, IN THE OPINION OF THE TOWNSHIP, NOT TO HAVE GROWN IN A MANNER UNCHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE TOWNSHIP.

- LONG TERM MAINTENANCE:**
- ANNUAL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL, AND LAWN CARE.
 - THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL GRASS AREAS.
 - ANY PLANTINGS SHOWN ON THE APPROVED PLAN WHICH DOES NOT SURVIVE OR IS DAMAGED SHALL BE REPLACED IN KIND BY THE OWNER WITHIN A SIX MONTH PERIOD.

LANDSCAPE TREE PLANTING SCHEDULE

SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
<i>Acer rubrum</i>	RED MAPLE	19	2'-0" (MIN) CALIPER DBD
<i>Quercus palustris</i>	PIN OAK	17	2'-0" (MIN) CALIPER DBD
<i>Praxinus americana 'Autumn Purple'</i>	AUTUMN PURPLE WHITE ASH	16	2'-0" (MIN) CALIPER DBD
<i>Pyrus calleryana 'Bradford'</i>	BRADFORD PEAR	19	1-1/2" TO 2" CALIPER DBD
<i>Tilia cordata</i>	LITTLELEAF LINDEN	19	1-1/2" TO 2" CALIPER DBD
<i>Liriodendron tulipifera</i>	TULIP TREE / TULIP POPLAR	9	1-1/2" TO 2" CALIPER DBD
<i>Picea abies</i>	WHITE SPRUCE	52	1'-0" TO 1-1/2" CALIPER DBD
<i>Pinus strobus</i>	WHITE PINE	72	1'-0" TO 1-1/2" CALIPER DBD
<i>Thuja occidentalis</i>	AMERICAN ARBORVITAE	29	1'-0" TO 1-1/2" CALIPER DBD

WETLANDS PLANTING SCHEDULE - SHRUB / SCRUB COMMUNITY

SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
<i>Sambucus canadensis</i>	ELDERBERRY	155	4"-6" CONTAINER
<i>Oenoclea sensibilis</i>	SENSITIVE FERN	155	4"-6" CONTAINER or BARE ROOT
<i>Lindera benzoin</i>	SPICE BUSH	155	4"-6" CONTAINER
<i>Cornus sericea</i>	RED OSIER DOGWOOD	155	4"-6" CONTAINER
<i>Carex scoparia</i>	BROOM SEDGE	340 LBS.	BROADCAST SEED

BASIN FLOOR SEEDING
 Low Maintenance Grass & Grass-like Species Mix : ERNMX-126

SCIENTIFIC NAME	COMMON NAME
<i>Agrostis alba</i>	Redtop
<i>Agrostis stolonifera</i>	Creeping Pentgrass
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Puccinellia distans</i>	Alkali Grass
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Agrostis perennans</i>	Autumn Pentgrass
<i>Agrostis scabra</i>	Ticklegrass (Rough Pentgrass)

SEAL

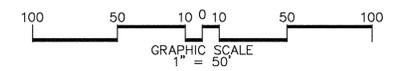
SEAL

LANDSCAPE PLAN
 FINAL SUBDIVISION PLAN
 BRANDYWINE EXTENSION
 PHASE 2

HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 250633
 SURVEY BOOK :
 SCALE : 1" = 50'
 DWG : C:\106250633\sp\250633.dwg
 FILE : 11-250633.dwg

SHEET 11 of 25



LEGEND

	Property Line
	Existing Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Gas Line/Valve
	Existing Water Line/Valve
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Sign
	Existing Electric Line
	Existing Spot Elevation
	Existing Edge Of Tree Line
	Existing Individual Tree To Remain
	PROPOSED STORM SEWER LINE AND INLET
	PROPOSED RIP RAP APRON
	PROPOSED SANITARY SEWER MAIN AND MANHOLE
	PROPOSED SANITARY SEWER LATERAL; CLEANOUT
	PROPOSED WATER LINE
	PROPOSED CONTOUR
	PROPOSED PUBLIC WALK HANDICAP RAMP LOCATION
	DECK/PATIO
	FIRST FLOOR ELEVATION
	POSSIBLE EXPOSED BASEMENT ELEVATION
	UNIT BOUNDARY (SCHEMATIC ONLY)
	DRIVEWAY

LANDSCAPE TREE PLANTING SCHEDULE

SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
<i>Acer rubrum</i>	RED MAPLE	19	2-0" (MIN) CALIPER DBD
<i>Quercus palustris</i>	PIN OAK	17	2-0" (MIN) CALIPER DBD
<i>Fraxinus americana</i> Autumn Purple	AUTUMN PURPLE WHITE ASH	16	2-0" (MIN) CALIPER DBD
<i>Pyrus calleryana</i> Bradford	BRADFORD PEAR	19	1-1/2" TO 2" CALIPER DBD
<i>Tilia cordata</i>	LITTLELEAF LINDEN	19	1-1/2" TO 2" CALIPER DBD
<i>Liriodendron tulipifera</i>	TULIP TREE / TULIP POPLAR	9	1-1/2" TO 2" CALIPER DBD
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<i>Thuja occidentalis</i>	AMERICAN ARBORVITAE	29	1-0" TO 1-1/2" CALIPER DBD

WETLANDS PLANTING SCHEDULE - SHRUB / SCRUB COMMUNITY

SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
<i>Sambucus canadensis</i>	ELDERBERRY	195	4"-6" CONTAINER
<i>Onoclea sensibilis</i>	SENSITIVE FERN	195	4"-6" CONTAINER or BARE ROOT
<i>Lindera benzoin</i>	SPICE BUSH	195	4"-6" CONTAINER
<i>Cornus sericea</i>	RED OSIER DOGWOOD	195	4"-6" CONTAINER
<i>Carex scoparia</i>	BROOM SEDGE	240 lbs.	BROADCAST SEED

BASIN FLOOR SEEDING

Low Maintenance Grass & Grass-like Species Mix : ERNMK-126

<i>Agrostis alba</i>	Redtop
<i>Agrostis stolonifera</i>	Creeping Bentgrass
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Puccinellia distans</i>	Alkali Grass
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Agrostis perennans</i>	Autumn Bentgrass
<i>Agrostis scabra</i>	Ticklegrass (Rough Bentgrass)

NO.	DATE	DESCRIPTION	BY
04-07-14	CONDITIONS OF APPROVAL	GTA	
03-11-14	AUTHORITY COMMENTS	GTA	
12-30-13	REVIEW COMMENTS	GDG	
12-4-13	REVIEW COMMENTS	JSS	

DESIGN : RAC
 DRAWN : GDG
 CHECKED : RAC
 DATE : 6-28-2013

PLANNING • ENGINEERING • SURVEYING
 115 LIMCKLIN RD., P.O. BOX "G"
 HICKORY HILLS, MD. 21770
 PHONE: (410) 770-2600
 FAX: (717) 770-2400
 WWW.ALPHACON.COM

ALPHA
 ALPHA CONSULTING ENGINEERS, INC.

LEGEND

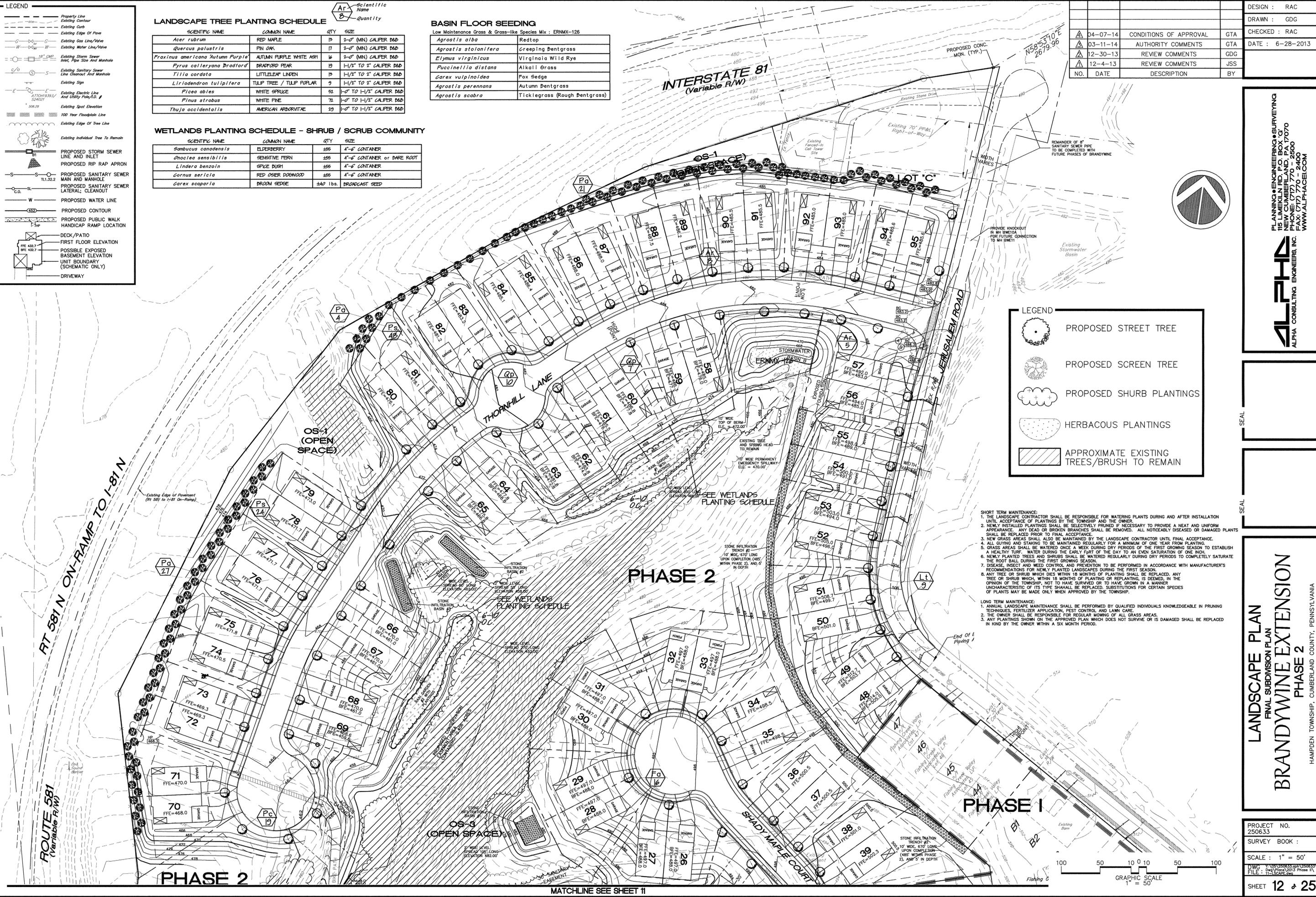
	PROPOSED STREET TREE
	PROPOSED SCREEN TREE
	PROPOSED SHRUB PLANTINGS
	HERBACEOUS PLANTINGS
	APPROXIMATE EXISTING TREES/BRUSH TO REMAIN

SHORT TERM MAINTENANCE:

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LONG TERM MAINTENANCE:

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MATCHLINE SEE SHEET 11

LANDSCAPE PLAN
 FINAL SUBDIVISION PLAN
BRANDYWINE EXTENSION
 PHASE 2
 HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 250633
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 SHEET 12 of 25