FINAL SUBDIVISION / LAND DEVELOPMENT PLAN FOR

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

CUMBERLAND TOWNSHIP, ADAMS COUNTY, PA

Image ID: 0000003847198 Type: GEN
Recorded: 05/02/2018 at 01:36:11 PM
Fee Amt: $145.00 Page 1 of 13
Instr# 201800004723
Adams County, PA
Karen Heflin Register and Recorder
BK 6374 PG 531

PURPOSE OF PLAN

The purpose of this plan is to develop the Subject Property as a "Planned Community" consisting of Forty-three (43) Single-Family Dwellings, in accordance with a Preliminary Subdivision/Land Development Plan for Cumberland Crossing which received conditional approval on July 24, 2006 from Cumberland Township. This Final Plan is consistent with the Approved Preliminary Plan except as depicted herein which revisions are not substantial.

CONDITIONAL USE APPROVAL

On March 12, 2008, the Township Board of Supervisors granted a conditional use approval to disturb areas of steep slopes on this project. This approval was granted with the following conditions:

1. Prior to any site disturbance, the steep slope areas shall be identified on site and to be demarcated by an orange or similar fencing.
2. There shall be a 10-foot buffer provided between the limit of steep slope area and any land disturbance associated with the plan, view footprint of any house or building foundation and such buffer shall be demarcated by limit of work fencing as mentioned in condition No. 1.
3. Prior to issuance of building permits there shall be individual site grading plans filed for review and approval by the Township Engineer.
4. The offices of the Township and Township Engineer shall be notified in advance of any site disturbance activities to be performed on site.

APPROVED WAIVERS

The following waivers of the Cumberland Township SALDO were approved as part of the Preliminary Plan for Cumberland Crossing:

1. Section 905-1 to be relieved from the requirement to install concrete curbs.
2. Section 509-7c to be relieved from the requirement to install sidewalks.
3. Section 422.2-1b to be relieved of the requirement to have 32 foot wide streets.

TREE PROTECTION

1. Tree protection, removal, and relocation shall be in accordance with Section 27-1104 of the current Zoning Ordinance of Cumberland Township.
2. Any tree removed pursuant to the permitting procedures outlined in Sect. 27-1102.4.F. in order to construct proposed improvements shall be replaced on the lot in question with two new trees with trees not less than 2 inches in diameter, measured 2 feet above the ground line. Mandatory new trees may not be placed on the lot on street trees or in place of trees required as part of a buffer area except in areas where trees removed qualified as street trees or part of required buffer areas. Mandatory new trees shall be guaranteed by the lot owner for a period of 3 years. Any planted material that dies within this period shall be replaced by the lot owner at his expense.

SURVEY NOTES

1. Boundary topographic survey and existing features was prepared by Church Design Group, Inc. Additional topographic survey was prepared by Byers and Hanson Company Inc. Dated January 19, 2017. Otherwise taken from plans prepared by Eckis Rickard & Associates, dated January 29, 2007.
2. The primary control point is a 1/2" rebar at the property's northwest property corner within Swetland Road.
3. Topographic datum: USGS benchmark Vogan-Dixon Road 24" pipe-southern lowest elev. 429.87

GENERAL PLAN NOTES

1. All streets are proposed as "private drives" being owned and maintained by the Homeowner's Association.
2. Iron Pins and Concrete Monuments (as depicted on the plan) shall be set at all property corners upon approval of this plan.
3. Floodplain Elevation was taken from Flood Study as prepared by Gerald Holtzinger, P.E. last revised, June 14, 2001 and supplemented October 2005 by Church Design Group, Inc.
4. Nothing shall be planted, placed, or constructed within the clear sight triangles (sixty (60) feet as bisected by the centerline of the road) exceeding one (1) foot in diameter may be permitted within the clear sight triangles if not obstructing the motorist's line of sight.
5. A Home Owners Association is required for this project. All home owners shall be required to be members of the Association.
6. Lot ownership and responsibility for all maintenance and ownership of open spaces with such land that is transferred to a Homeowners Association.
7. Maintenance of the landscaped islands, street planters within Swetland Road Right-of-Way and open space shall be the responsibility of the Homeowner's Association.
8. This project is to be completed in one phase.
9. All existing easements and covenants have been shown on the plan.
10. Restrictions and/or conditions relating to private streets serving residential units: Each deed for the transfer or conveyance of any unit shown on the accompanying plat shall contain the following restrictions and/or conditions, which conditions and/or restrictions shall be deemed to be covenants running with the land:
    a. The private street shown in the plat depicting the subject land shall remain a private street, and Cumberland Township shall have no duty or obligation, under any circumstances, to accept the designation of the same as a public road of any township.
    b. The planned community Homeowners Association shall be responsible for the maintenance, repair, replacement and snow removal of the said private street and the owners and owners of the project and their heirs, personal representatives, successors and assigns, shall be responsible for payment assessments for the association to cover the costs incurred by the association.
    c. So long as the subject private street remains a private street, Cumberland Township shall have no duty, responsibility or liability relative to the construction, maintenance, repair, and snow removal of said private street.
11. The private access drives proposed to serve the single family units are treated with a 30' access/utility easement.
12. Maintenance of the private drives shall be in accordance with the planned community documents governing the planned community which, including a Declaration of Covenants and Restrictions applicable to the project.
13. As per a wetlands delineation survey by Alex Bonner on August 23, 2005 and confirmed by the USACOE on May 15, 2006, wetlands are present and have been delineated within the subject property. No disturbance to the existing wetlands are proposed.
14. Cumberland Township assumes no responsibility with regard to the process of wetlands delineation. The accuracy of such delineation presented to the township shall be the responsibility of the applicant and his consultants. The final determination of such delineation's accuracy only be made by the Pennsylvania Department of Environmental Protection, the United States Army Corps of Engineers, or any subsequently established governmental regulatory agency.
15. Proposed mailbox for all private streets are noted on the plan. Street names have been assigned by Adams County.
16. To provide some form of street lighting, each individual home shall provide one driveway pole, located no more than 15 feet from the street/cartway edge.
17. The proposed easement requirement for the "County Greenway" is negative sense. This previous environmental easement along Rock Creek on the subject property has been extinguished through quiet title action, recorded in Book 4753, Page 200, on February 28, 2007 in the Adams County Recorder of Deeds Office.
18. In lieu of dedicated parkland, a fee-in-lieu of shall be provided by the Applicant and paid in accordance with current Township policy in place as of June 24, 2008.
19. The prospective unit owners are hereby notified that this development is located within and adjacent to existing agricultural areas of the Township. In as much, it is anticipated that typical agricultural tasks and practices should be expected, including the noise and odors associated with agricultural practices.
20. A Township Road Occupancy Permit is required prior to commencing any work within the Swetland Road Right-of-Way.
21. Prior to issuance of building permits there shall be individual site grading plans filed for review and approval by the Township Engineer.

UTILITY NOTES

1. Contractor shall be responsible for verifying all utility locations prior to start of construction. Contractor shall safeguard all utilities during construction.
2. All utilities to be installed underground.
3. Units shall be served by community sewer (Little Washington Wastewater Co.) and community water (Aqua Pennsylvania). Both systems are public utility companies as authorized by the Commonwealth of PA.
4. Any utility trenching for any purpose within the access drive shall be backfilled in accordance with the following standards and requirements:
    a. The utility shall be properly bedded and backfilled with crushed aggregate tamped in such a way as to protect the utility for at least one foot above the utility. The initial crushed aggregate bedding and backfill material shall be to a specification satisfactory to the utility owner.
    b. Trench backfill above the referenced "initial backfill" shall be with "backfill material" provided and placed in accordance with PennDOT Specifications, Publication 408, section 206 – Embankments. If the final road paving course (wearing course material) is not being placed in the same construction season as the utility construction and backfill:
    c. If the developer or his contractor intend to finish the road construction and final wearing course paving in the same construction season as the installation of the utility or any trenching associated with the installation or repair of the utility in roadway areas, then in that event the trench backfill shall be TOPS crushed aggregate backfill to the subbase elevation of the street paving. Such crushed aggregate backfill shall be supplied and placed in accordance with PennDOT Specifications, Publication 408, Section 350 – Subbase.
5. Hydrants are not intended to be served by sanitary sewer, however, the builder or any individual unit may determine that it is possible. Such hydrants shall have a minimum slope of 2%.
6. The contractor shall test pit all utility crossings prior to installing any sanitary sewer pipe to verify existing horizontal and vertical deviation to ensure that no conflicts will occur.
7. All sewer line and water line construction shall conform to the latest standards of DEP and the applicable utility company.
8. Utility sewer service and water service providers will have access to their respective utility lines through the designated access easements (common, street drives) or utility easements.
9. Little Washington Wastewater Company has been granted approval to serve this portion of Cumberland Township by the Public Utility Commission. (Docket No. A-230240F0047)
10. Aqua Pennsylvania, Inc. has been granted approval to serve this portion of Cumberland Township by the Public Utility Commission. (Docket No. A-210106F0027)
11. Highway Occupancy Permits are required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law" before work within a State Highway is permitted. Construction within the State Highway Right-of-Way shall only be authorized by a Highway Occupancy Permit. Plan approval in conjunction upon receipt of Highway Occupancy Permits from the Pennsylvania Department of Transportation. No Highway Occupancy Permits are anticipated for the project.

STORM SEWER NOTES

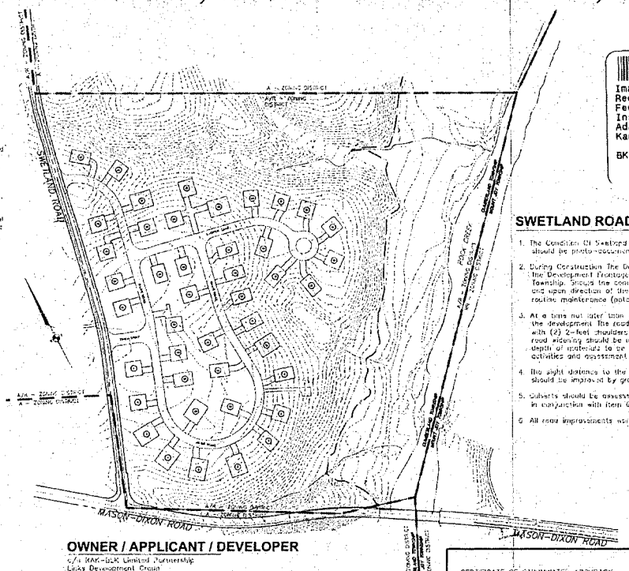
1. All proposed stormwater management facilities (infiltration trench, retentive grading ponds, Storm Sewer System, Ect.) shall be owned and maintained by the Home Owners Association.
2. All storm sewerage pipe notes on SLDP shall be high density polyethylene smooth-bore pipe with watertight joints.
3. The owners of inlet boxes shall not be blocked out for the installation of piping.
4. Regarding curb/or any alteration to any curbs shall not be permitted without written permission from Cumberland Township. Nothing shall be planted, placed, or constructed within any swale.
5. All stormwater management facilities, including infiltration basins, shall be maintained in proper working order in accordance with these plans filed and approved by the Township and, in accordance with any deed restrictions or notes shown on these plans.
6. If, at any time, the Township of their designee discovers any facility or condition not conforming with these designs and plans filed with the Township in regard to the operation of a stormwater management facility, they shall notify the responsible owners of the violation, informing them of the nature of such violation and the manner in which it can be corrected.
7. In the event the homeowner, developer, or homeowners association, as the case may be, shall refuse or neglect to comply with the provisions of the Subdivision and Land Development Ordinance (SALDO) as interpreted by the Township, the Township may direct the work to correct any violations or noncompliance with this Section of the SALDO, and all other ordinances and codes of the Township of Cumberland and institute action for payment of all costs incurred.
8. All dwelling roof downspouts are to discharge at grade and shall not be connected to the stormwater conveyance system.
9. A Township Road Occupancy Permit is required prior to commencing any work within the Swetland Road Right-of-Way.

CONSTRUCTION NOTES

1. All Earth moving onsite shall be in accordance with the erosion and sedimentation control plans approved by the Adams County Conservation District and DEP.
2. All disturbed areas and areas with existing erosion problems need to be seeded topsoil, seeded and mulched.
3. All construction methods and materials shall conform to Penn DOT standards and the specifications of Cumberland Township.
4. Contours and spot elevations are existing only; all grades shall be smooth and continuous. Tops and bottoms of slopes shall be rounded.
5. During construction, contractor shall protect all drainage structures, walkways and roadways from sedimentation.
6. The contractor shall implement and maintain all erosion and sedimentation control measures, temporary as well as permanent, throughout the life of the construction project.
7. Contractor shall conform to staging sequence described in the Erosion Control Section of specifications.
8. No topsoil shall be removed from the site. Topsoil shall be stockpiled for reuse and respread to a compacted minimum depth of (4") four inches.
9. All litter and substantial debris must be placed in contained dumpsters. No such litter or debris shall permitted to stay around the construction area. All sites must be kept neatness in accordance with the Township Ordinances and kept free of noxious weeds.
10. Erosion & Sedimentation Control Measures in accordance with DEP Chapter 102 shall be implemented prior to any earth disturbance activities.
11. Proposed elevations on paved surface indicate finished grade.
12. Contractor shall meet grades of existing pavement.
13. Should construction of the site be completed prior to Final Plan release and posting of financial security, the following items shall be required:
    a.) "Construction Set" of drawings shall be prepared for review by the Township.
    b.) An agreement be prepared between the Developer and Township, outlining such items as construction inspections, Township inspections and submittals.
14. Prior to any earth disturbance, the steep slope areas shall be identified on site and be demarcated by an orange or similar fencing.
15. The office of the Township and Township engineer shall be notified in advance of any site disturbance activities to be performed on site.
16. Developer Reserves The Right To Change The Depth Of Pavement And Subbase Courses On Proposed Streets Only As Certified By A Geotechnical Report Approved By The Township Engineer.

PRE-CONSTRUCTION MEETING NOTES

1. Prior to any Development or Construction Activities onsite a Pre-Construction Meeting shall be held with Cumberland Township.



OWNER / APPLICANT / DEVELOPER

c/o RAK-LUK Limited Partnership
Links Development Group
601 Mason Dixon Road
Gettysburg, PA 17325
Phone: (717) 359-9329

SOURCE OF TITLE

DEED REF. 3892-172

SITE DATA

Existing Total Site Area (Gross)	– 19.8716 Acres
Existing Total Site Area (Net) (to Existing Right-of-Way Line)	– 49.1084 Acres
Existing Zoning	– A/R-Agricultural Residential
Proposed Number of Units	– 43 Units
Proposed Use	– Single-Family Detached Residential Dwellings
Proposed Sewer Service	– Public
Proposed Water Service	– Public
Maximum Lot Coverage (Impervious)	– 16.3%
Maximum Lot Coverage (Building)	– 7.2%

ZONING DATA

A/R – AGRICULTURAL / RESIDENTIAL

Minimum Lot Area	– 20,000 SF
Minimum Lot Width (at ROW Line)	– 100'
Minimum Lot Width (at Setback)	– 150'
Minimum Front Yard Setback	– 50'
Minimum Rear Yard Setback	– 25'
Minimum Side Yard Setback	– 25'
Maximum Building Height	– 35' (principle structure)
Maximum Lot Coverage (Impervious)	– 20%
Maximum Lot Coverage (Building)	– 10%

Before You Dig Anything
Call
Toll Free
STOP! CALL 1-800-242-1776
PA Act 187 (1996) requires notification to ONE CALL SYSTEM 3 working days for construction prior and 10 working days for design prior before you excavate.
PA ONE CALL SYSTEM, INC.

SERIAL NUMBER SERIAL #
DATE:

CUMBERLAND TOWNSHIP UTILITY LISTING

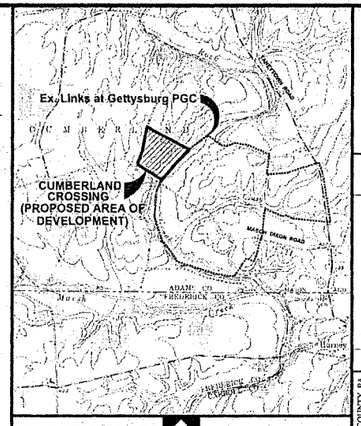
COMPANY: AUTOTRON CABLE
ADDRESS: 2101 CENTRAL LOGANING SERVICE
BESS ALLISONVILLE ROAD SUITE 130
GETTYSBURG, PA 17325
CONTACT: CES MARSHALL

COMPANY: GETTYSBURG MUNICIPAL AUTHORITY
ADDRESS: 601 E. MIDDLE ST
PO BOX 3307
GETTYSBURG, PA 17325-3307
CONTACT: MICHAEL FORNEY

COMPANY: CHARTER/TIME WARNER CABLE
ADDRESS: 250 E. LOUTHER ST.
CARLISLE, PA. 17013
CONTACT: DEWAYNE SEARS
EMAIL: dewayne.sears@rr.com

COMPANY: EMBARQ
ADDRESS: 208 S. WASHINGTON ST
HUNTER, PA. 16652-0214
CONTACT: DAVE STRUCK
EMAIL: david.struck@embarq.com

COMPANY: PPL GAS UTILITIES CORPORATION
ADDRESS: 2400 PLUM ST
LANCASTER, PA. 17602
CONTACT: SCOTT ATWOOD
EMAIL: satwood@pplweb.com



LOCATION MAP — N — SCALE: 1"=2000'

OUTSIDE AGENCY APPROVALS

	SUBMISSION DATE	APPROVAL DATE
SEWAGE FACILITIES PLANNING	2007	2007
E&S OVERALL PLAN / NPDES PERMIT	01/22/2018	
STREAM CROSSING PERMIT – (DP-5)	PENDING	
WATER QUALITY MANAGEMENT PERMIT (PUMP STA.)	PENDING	

PLAN INDEX:

SHEET#	DESCRIPTION
1	COVER SHEET
2	EXISTING FEATURES & DEMOLITION PLAN
3	FINAL SITE PLAN
4	FINAL SITE PLAN
5	OVERALL GRADING / STORMWATER MANAGEMENT PLAN
6	CONSTRUCTION DETAILS
7	LANDSCAPING PLAN
8	LANDSCAPING PLAN

SUPPLEMENTAL PLAN SETS

UTILITY PLANS – UT-1 TO UT-11
EROSION AND SEDIMENTATION CONTROL PLANS – ES-1 TO ES-6, SC-1, SC-2
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS – PC-1 TO PC-12
SWETLAND ROAD IMPROVEMENT PLANS – SR1 TO SR7

SWETLAND ROAD IMPROVEMENT CONDITIONS

1. The Condition Of Swetland Road Along The Development Frontage should be photo-documented Prior to Commencing Construction.
2. During Construction The Developer should Maintain Swetland Road along the Development Frontage in a condition which is acceptable to the Township. Should the condition of the road become less than acceptable and upon direction of the Township, the developer shall perform necessary routine maintenance (patching, ect.)
3. At a time not later than following completion of 50% of the homes within the development the road shall be widened to a width of 20-feet cartway with (2) 2-feet shoulders along the development frontage. A design for the road widening should be made part of the final plan approval with the final depth of asphalt to be as approved by the Township following construction activities and assessment of the road.
4. The sight distance to the left at the intersection with Mason Dixon Road should be improved by grading of the road side bank.
5. Culverts should be extended and replaced as required by the Township in conjunction with Item 6&7.
6. All road improvements work shall be bonded along with the final plan.

CERTIFICATE OF STORMWATER ADEQUACY

I hereby certify this plan to be correct as shown.

Joseph M. McDowell P.E.
Martin and Martin, Inc.
37 South Main Street, Suite A
Chambersburg, PA 17201

MARCH 9, 2017
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JOSEPH M. MCDOWELL

CUMBERLAND TOWNSHIP ENGINEER

This plan reviewed by the Cumberland Township Engineer

this _____ day of _____, 2017

Township Engineer _____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify this survey to be correct as shown.

Samuel D. Runyon P.L.S.
Byers and Runyon, Surveying Inc.
Chambersburg, PA
17201

MARCH 9, 2017
Date

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR SAMUEL DAVID RUNYON

ADAMS COUNTY PLANNING COMMISSION

This plan reviewed by the Adams County Planning Commission this 10th day of April, 2017.

Chairman

Secretary

LEGAL OWNER CERTIFICATION

It is hereby certified that the undersigned is the legal/equitable owner of the property shown on this plan and that all streets or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

Owner

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF FRANKLIN

On this, the 8th day of March, 2017, before me the undersigned personally appeared

Owner: RICHARD A. KLEIN

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 Notarial Seal the day and date above written.

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL BEVIN BOONE Notary Public CHAMBERSBURG BORO, FRANKLIN CNTY My Commission Expires Jan 28, 2021

My Commission Expires 1/28/21

Notary Public

CUMBERLAND TOWNSHIP PLANNING COMMISSION

This plan recommended for approval by the Cumberland Township Planning Commission this 10th day of _____ 2017.

Chairman

Secretary

first approval 11/28/17 CAM

CUMBERLAND TOWNSHIP SUPERVISORS

This plan approved by the Board of Supervisors of Cumberland Township this 9th day of April 2018

Chairman Barbara A. Vandercoot

Secretary Carol A. Wampler

NO.	REVISION	DATE
1	ADDRESS ADDED TO PROPERTY & ADDITIONAL ADDED REVISIONS	03/09/17
2	AS PER ADCNCP DPI REVIEW	07/06/17
3	AS PER DPI & SCTECH REVIEW LETTER	10/02/17
4	AS PER ADCNCP DPI REVIEW LETTER	11/13/17
5	AS PER ADCOCD & MANHOPE REVIEW LETTER	03/06/18

ADAMS COUNTY, PA

FINAL SUBDIVISION / LAND DEVELOPMENT PLAN

CUMBERLAND TOWNSHIP

COVER SHEET

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

FIELD: MD 1625 | DRWN. BY: DB | DESN. BY: JM | CHK. BY: JM

CADD FILE: 1625-LDP-01.dwg

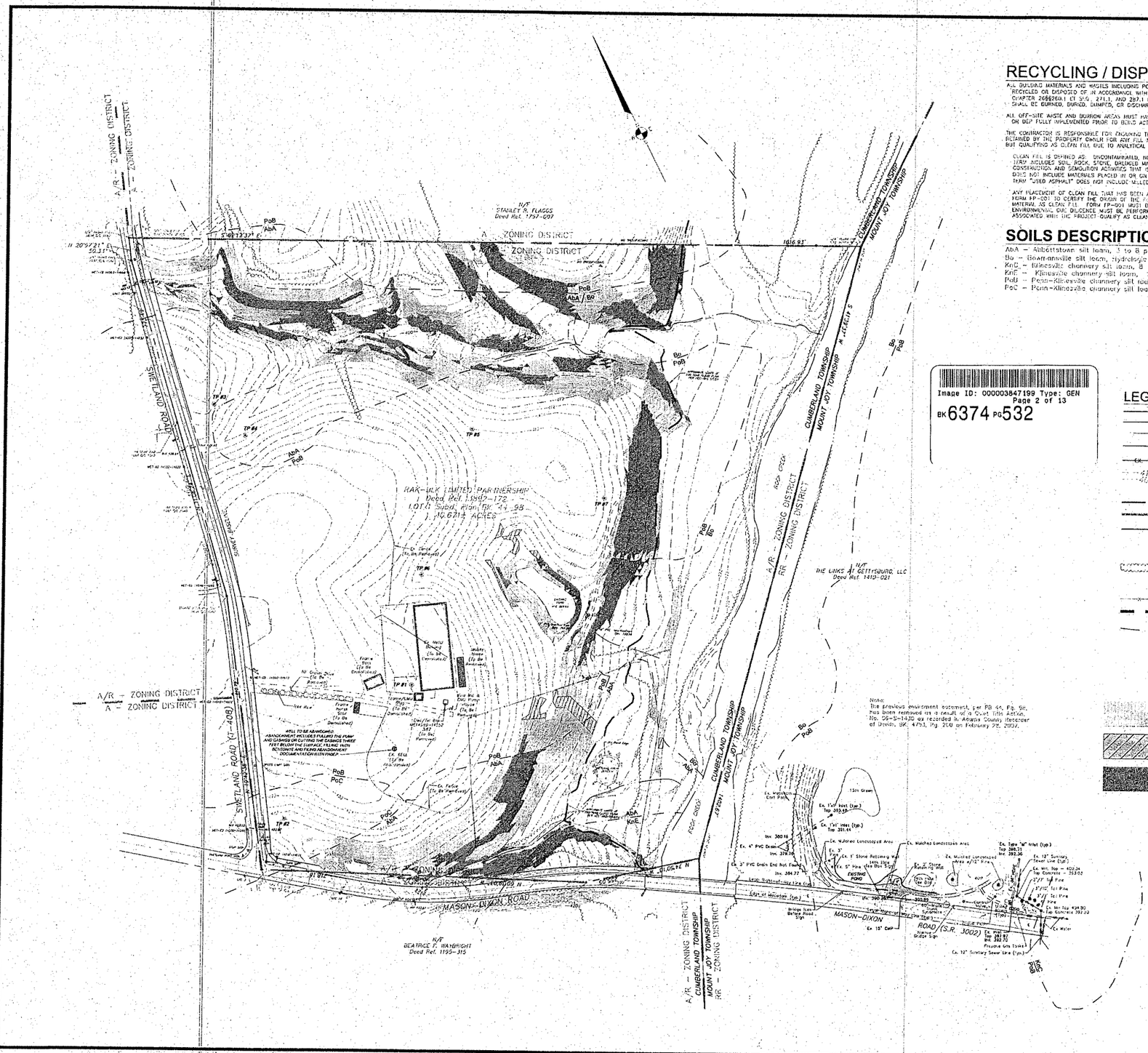
DATE: MARCH 9, 2017

SCALE: AS NOTED

DRAWING NO. 1

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / LDP-01.dwg

CUMBERLAND TOWNSHIP
APR 09 2018
Rec'd By CAM



RECYCLING / DISPOSAL NOTES:

ALL BUILDING MATERIALS AND WASTES INCLUDING POST CONSTRUCTION BMP WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE CHAPTER 260&261A.1 (3 SHS. 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE ADAMS COUNTY CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL.

SOILS DESCRIPTION

AbA – Abbottstown silt loam, 3 to 8 percent slope, Hydrologic Group C (Farmland of statewide importance)
Bo – Boarmansville silt loam, Hydrologic Group B/D (Farmland of statewide importance)
KnD – Klinesville channery silt loam, 8 to 15 percent slope, Hydrologic Group C
KnE – Klinesville channery silt loam, 25 to 40 percent slope, Hydrologic Group C
PoB – Penn-Klinesville channery silt loams, 3 to 8 percent slope, Hydrologic Group C
PoC – Penn-Klinesville channery silt loams, 8 to 15 percent slope, Hydrologic Group C

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BK 6374 PG 532

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EX. GAS SEALER & MANHOLE
- OVERHEAD UTILITIES AND POLE
- EX. 12" WATER
- EXISTING CONTOUR
- EX. STORMWATER PIPING
- MUNICIPALITY LINE
- ZONING LINE
- EDGE OF WATER (STREAM)
- WETLANDS
- HEDGERE
- EX. STRUCTURE
- EX. FENCE
- 100 YEAR FLOOD PLAIN (FEC-FIRS ANM FLD)
- SOILS
- SURVEY CONTROL POINT
- EX. SIGN
- TP #7 — TEST PIT LOCATION (DEEP INSOIL / PERCOLATION TEST)
- STEEP SLOPE 15% - 25%
- DISTURBED STEEP SLOPES 15% - 25% (NO APPROVED NON COMMERCIAL USE)
- STEEP SLOPE 25% PLUS

FINAL SUBDIVISION / LAND DEVELOPMENT PLAN

ADAMS COUNTY, PA

CUMBERLAND TOWNSHIP

EXISTING FEATURES & DEMOLITION PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

NO.	REVISION	DATE
1	AS PER SHCDT REVIEW & COUNTY ACCEPTANCE	05/19/17
2	AS PER SHCDT NPI REVIEW	07/18/17
3	AS PER DPW & DISTRICT REVIEW LETTER	10/02/17
4	AS PER SUBMIT NPI REVIEW LETTER	11/16/17

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DG | DSN. BY: | CHK. BY: JM | SCALE: 1" = 100'

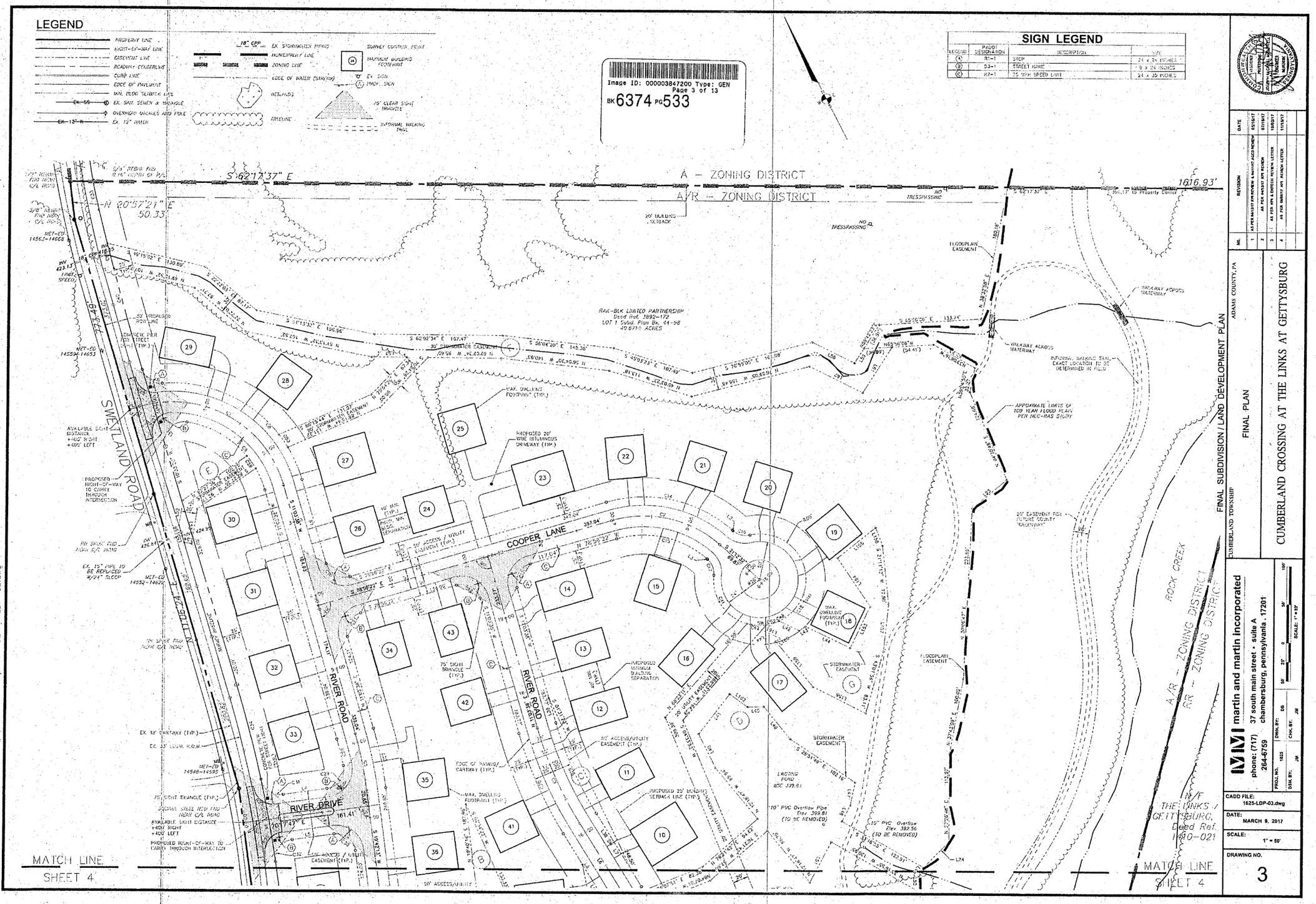
CADD FILE: 1625-LDP-02.dwg

DATE: MARCH 9, 2017

SCALE: 1" = 100'

DRAWING NO. 2

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / LDP-02.dwg



NO.	REVISION	DATE
1	AS PER MUNICIPAL REVIEW & SANITARY AGENCY REVIEW	02/15/17
2	AS PER SANITARY APP. REVIEW	07/15/17
3	AS PER APP. & ENGTECH REVIEW LETTER	10/02/17
4	AS PER SANITARY APP. REVIEW LETTER	11/13/17

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

FINAL SUBDIVISION / LAND DEVELOPMENT PLAN

FINAL PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DG | CHK. BY: JM | DSN. BY: JM

SCALE: 1" = 50'

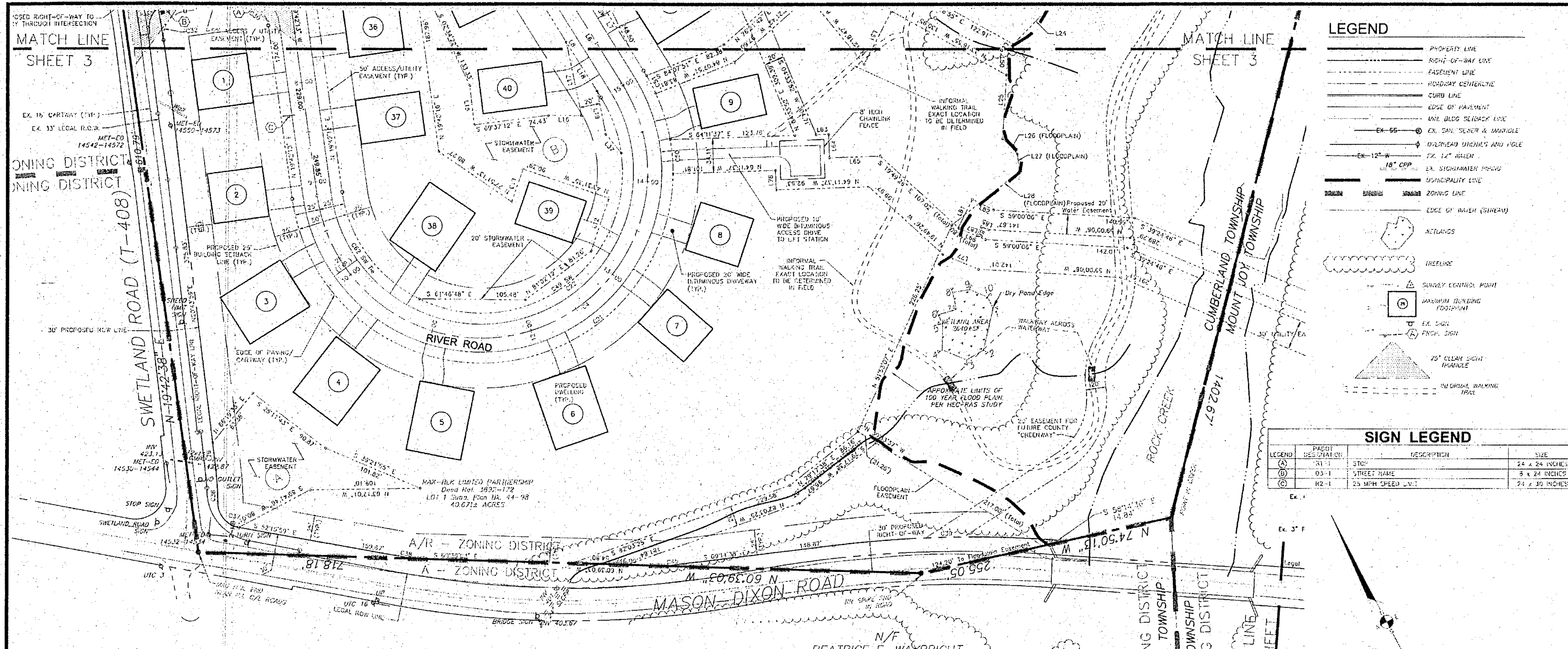
CADD FILE: 1625-LDP-03.dwg

DATE: MARCH 9, 2017

SCALE: 1" = 50'

DRAWING NO. 3

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / LDP-03.dwg



SIGN LEGEND

LEGEND	PADOT DESIGNATION	DESCRIPTION	SIZE
(A)	R1-1	STOP	24 x 24 INCHES
(B)	D3-1	STREET NAME	8 x 24 INCHES
(C)	R2-1	25 MPH SPEED LIMIT	24 x 30 INCHES

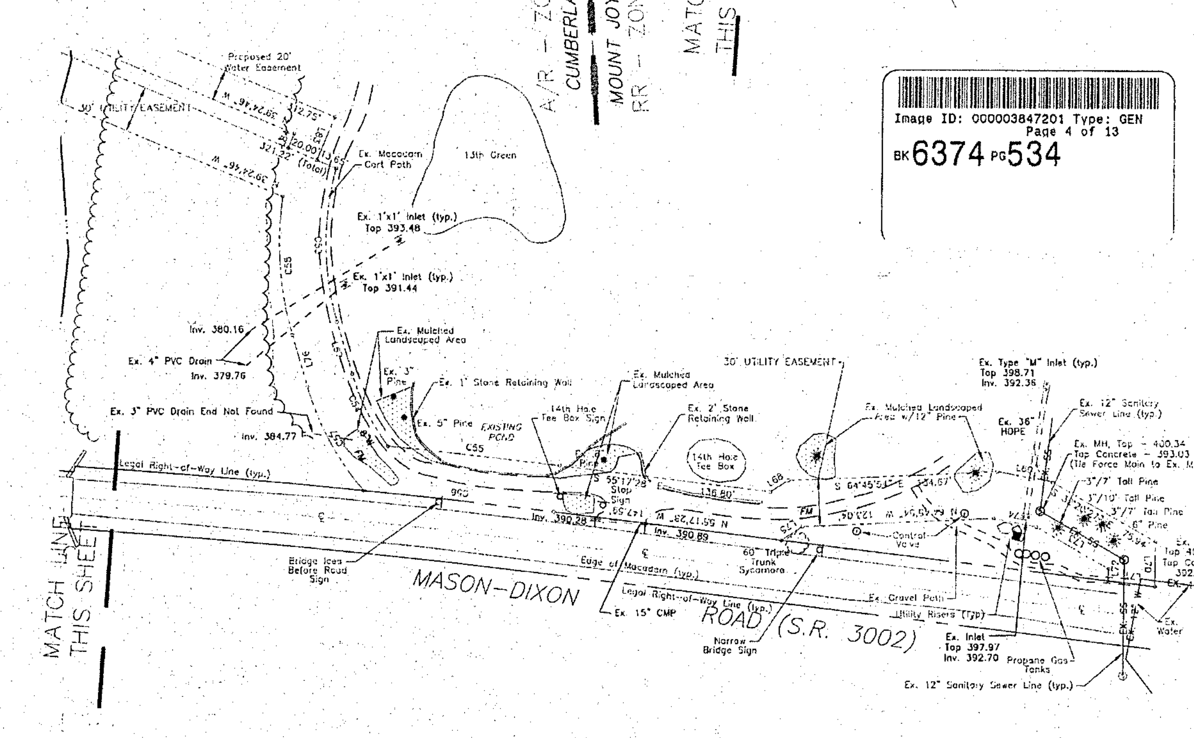


Image ID: 000003847201 Type: GEN
Page 4 of 13
BK 6374 PG 534

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD
C1	150.00	236.94	S 34°11'31" E 213.06
C2	150.00	151.14	S 50°04'27" E 144.83
C3	500.00	136.67	N 03°13'49" E 136.24
C4	165.00	588.35	S 82°26'54" E 322.61
C5	500.00	75.42	S 15°22'55" W 75.35
C6	25.00	33.89	S 28°17'04" E 31.36
C7	25.00	50.32	N 66°12'53" E 42.24
C8	175.00	236.80	S 28°01'55" E 220.70
C9	125.00	142.31	S 21°33'20" E 134.75
C10	25.00	39.27	S 33°56'22" E 35.36
C11	25.00	39.27	N 56°03'38" E 35.36
C12	25.00	39.27	S 33°56'22" E 35.36
C13	25.00	39.27	S 56°03'38" W 35.36
C14	175.00	176.33	S 50°04'27" E 168.96
C15	125.00	125.95	N 50°04'27" W 120.69
C16	25.00	23.55	S 46°11'34" E 22.69
C17	25.00	22.55	N 05°46'31" E 22.65
C18	60.00	301.53	S 66°47'26" W 70.59
C19	475.00	129.83	N 03°13'49" E 129.43
C20	525.00	143.50	S 03°13'49" W 143.06
C21	190.00	577.50	N 82°26'54" W 371.49
C22	140.00	453.21	N 82°26'54" W 273.73
C27	525.00	75.20	N 15°22'55" E 75.12
C28	475.00	35.57	S 13°12'21" W 35.56
C29	25.00	41.17	S 62°31'38" W 36.67
C30	25.00	39.27	N 25°17'47" W 35.36
C31	25.00	39.06	N 28°23'09" W 35.21
C32	25.00	39.64	S 64°16'56" E 35.61
C33	670.00	95.71	S 17°55'19" W 95.63
C34	1634.00	127.23	S 12°47'18" W 127.19
C35	1631.00	162.31	S 17°32'58" W 162.25
C36	330.00	35.41	N 23°46'25" E 35.39
C37	25.00	34.53	N 12°41'34" E 31.85
C38	370.00	17.86	S 52°17'38" E 17.86
C39	1130.00	216.95	S 63°44'37" E 216.62
C40	3514.00	216.09	S 12°03'27" W 216.08
C43	190.00	73.90	N 06°32'34" E 73.44
C44	190.00	34.29	N 22°50'35" E 34.10
C45	970.00	21.30	N 68°30'44" W 21.39
C46	5709.85	98.64	N 55°47'13" W 98.84
C47	5741.27	98.80	N 55°47'11" W 98.60

LINE TABLE

LINE	LENGTH	BEARING
L1	12.32	S 79°26'40" E
L2	1.14	S 21°12'32" E
L3	1.14	N 21°12'32" W
L4	57.36	N 70°15'56" W
L5	54.62	N 70°17'47" W
L6	111.93	N 04°36'01" W
L7	111.93	S 04°36'01" E
L8	111.93	S 04°36'01" E
L9	114.94	N 11°03'38" E
L10	74.59	S 45°49'18" E
L11	71.69	N 45°40'18" W
L14	40.16	N 64°31'56" W
L20	35.69	S 39°24'46" E
L21	35.94	N 39°24'46" W
L22	14.39	N 25°48'23" E
L23	58.34	N 77°32'12" E
L24	54.34	N 71°52'38" E
L25	86.63	N 30°57'56" E
L26	21.07	N 17°25'03" E
L27	17.87	N 21°57'56" E
L28	65.40	N 79°17'21" E
L29	31.71	N 56°07'08" W
L30	20.25	N 41°39'37" E
L31	20.00	N 34°36'06" E
L32	29.05	S 34°42'32" W
L33	11.51	N 55°23'51" W
L34	56.11	N 45°48'43" W
L35	22.50	S 44°19'42" W
L36	40.49	S 45°40'18" E

LINE TABLE - UTILITY EASEMENT

LINE	LENGTH	BEARING
L63	12.36	S 64°11'37" E
L64	23.50	S 25°48'23" W
L65	50.77	S 64°11'37" E
L66	28.31	S 39°24'46" E
L67	35.00	S 11°16'33" W
L68	13.63	N 85°09'06" E
L69	36.44	S 51°10'26" E
L70	28.62	S 28°09'36" W
L71	30.29	N 55°17'28" W
L72	7.75	N 28°09'36" E
L73	53.77	N 32°20'27" W
L74	27.89	N 51°10'26" W
L75	16.35	S 85°09'06" W
L76	35.00	N 11°16'33" E
L77	38.67	N 39°24'46" W
L78	19.39	N 25°48'23" E

LINE TABLE - WATER EASEMENT

LINE	LENGTH	BEARING
L80	1.54	N 19°50'26" W
L81	31.43	N 54°19'39" E
L82	23.53	S 39°40'21" E
L83	30.00	S 50°35'14" W
L84	10.00	N 50°35'14" E
L85	7.66	N 39°49'21" W
L86	10.61	S 54°19'39" W
L87	18.59	N 39°24'46" W

LINE TABLE - SW EASEMENT

LINE	LENGTH	BEARING
L12	55.59	N 46°13'40" E
L13	34.51	S 46°28'25" W
L15	39.21	S 20°55'28" W
L16	33.02	S 61°53'57" E
L17	74.40	N 15°48'00" E
L18	57.36	S 04°36'01" E
L19	43.70	S 15°48'00" W
L37	24.15	S 11°21'56" E
L38	86.85	N 04°40'10" W
L39	33.24	N 11°03'38" E
L40	49.75	N 00°28'51" E
L41	66.01	N 65°07'11" E
L42	28.78	S 30°15'54" E
L43	9.87	N 84°38'56" E
L44	65.03	S 37°00'23" E
L45	31.39	S 63°30'00" E
L46	54.64	S 11°52'59" E
L47	30.43	S 39°26'27" W
L48	23.28	S 55°05'53" W
L49	7.67	S 71°52'38" W
L50	25.09	S 30°57'56" W
L51	59.06	S 55°05'53" W
L52	33.56	N 36°02'13" E
L53	49.10	S 36°02'13" W
L54	9.93	N 53°57'47" W
L55	14.14	N 11°04'03" E
L56	9.26	N 09°53'45" E
L57	45.82	N 62°02'34" W
L58	61.93	S 36°07'48" E
L59	22.68	N 59°42'23" E
L60	36.91	S 65°56'06" E
L61	71.28	S 59°42'23" W
L62	77.87	N 36°07'48" W
L79	25.04	N 20°43'59" E
L153	60.00	N 52°59'31" E
L154	76.96	N 06°54'58" W
L155	63.82	N 78°44'22" E
L156	25.15	S 06°21'09" W
L157	62.61	S 33°35'10" W
L158	77.60	N 36°00'04" W
L159	76.30	N 11°52'59" W
L160	6.56	N 79°15'19" E
L161	41.74	N 37°12'09" W
L162	28.48	S 26°11'27" E

CURVE TABLE - STORMWATER EASEMENT

CURVE	RADIUS	LENGTH	CHORD
C36	330.00	35.41	N 23°46'25" E 35.39
C37	25.00	34.53	N 12°41'34" E 31.85
C49	140.00	303.43	S 81°46'32" W 247.43
C51	190.00	20.11	N 00°07'58" E 20.10
C52	60.00	37.61	S 69°55'32" E 37.00
C59	125.00	20.02	S 07°32'24" E 20.00
C60	175.00	20.39	N 07°15'55" W 20.37
C61	3514.00	33.95	N 12°48'45" E 33.95
C62	140.00	136.44	N 08°12'54" W 131.10

CURVE TABLE - UTILITY EASEMENT

CURVE	RADIUS	LENGTH	CHORD
C41	60.00	83.39	S 07°03'23" E 76.84
C42	60.00	25.35	S 58°58'37" E 25.16
C46	60.00	64.94	N 77°54'49" E 61.91
C50	190.00	34.20	N 22°50'35" E 34.16
C53	161.00	99.61	S 27°04'22" W 98.05
C54	161.00	52.55	S 01°18'23" W 52.28
C55	5779.65	111.00	S 55°50'29" E 111.00
C56	5740.65	122.98	N 55°54'14" W 122.98
C57	161.00	76.77	N 00°52'29" W 76.19
C58	211.00	89.85	N 23°28'27" E 89.17

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / LDP-04.dwg

NO.	REVISION	DATE
1	AS PER 04/12/17 KPI REVIEW & 04/11/17 ACCD REVIEW	05/15/17
2	AS PER 04/12/17 KPI REVIEW	07/18/17
3	AS PER KPI & ENTECH REVIEW LETTER	10/02/17
4	AS PER 09/08/17 KPI REVIEW LETTER	11/15/17

FINAL SUBDIVISION / LAND DEVELOPMENT PLAN

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

FINAL PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO.: 1625 DWN. BY: DB CHK. BY: JM DSN. BY: JM

SCALE: 1" = 50'

CADD FILE: 1625-LDP-04.dwg

DATE: MARCH 9, 2017

SCALE: 1" = 50'

DRAWING NO. 4

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- HOMEOWNER CENTERLINE
- CURB LINE
- EDGE OF PAVEMENT
- MIN. BLDG SETBACK LINE
- EX. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY FORCE MAIN
- EX. SIGN
- PROP. SIGN
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- FIRE HYDRANT
- GAS LINE
- OVERHEAD UTILITIES AND POLE
- EX. STORMWATER PIPING
- PROPOSED INLET AND STORMWATER PIPING
- MUNICIPALITY LINE
- ZONING LINE
- EDGE OF WATER (STREAM)
- WETLANDS
- TREELINE
- MAXIMUM BUILDING FOOTPRINT
- PEDESTRIAN WALKING TRAIL

PLANTING SCHEDULE

TREES - DECIDUOUS

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING (FT.)	ROOT
Tc - 7	TILIA CORDATA	LITTLELEAF LINDEN	1-1/2" (8' MIN HEIGHT)	40' (O.C.)	B&B
Gt - 61	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1-1/2" (8' MIN HEIGHT)	VARIES (SEE PLAN)	B&B
Ar - 11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1-1/2" (8' MIN HEIGHT)	VARIES (SEE PLAN)	B&B

TREES - EVERGREEN

QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING (FT.)	ROOT
Pg - 29	PICEA GLAUCA	WHITE SPRUCE	6' HEIGHT	25 (O.C.)	B&B

LANDSCAPE INSTALLATION/MAINTENANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY DEAD OR DAMAGED LIMBS AFTER THE TREE/SHRUB HAS BEEN PLANTED. FUTURE TREE/SHRUB PRUNING SHALL ONLY BE PERMITTED TO REMOVE DEAD, DAMAGED, OR DISEASED BRANCHES OR ANY BRANCHES THAT OBSCURE VEHICULAR TRAFFIC, ROADWAY SIGHT DISTANCE, OR IMPEDES ANY PEDESTRIAN MOVEMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO REPLACE ANY TREE/SHRUB (SHOWN ON THIS PLAN) THAT DIES OR IS DESTROYED. THE REPLACEMENT SHALL BE OF THE SAME SPECIES AND INSTALLED WITHIN ONE (1) YEAR. ALL REPLACEMENT DECIDUOUS TREE PLANTINGS SHALL HAVE A MINIMUM CALIPER MEASUREMENT OF 2-1/2 INCHES AT A MINIMUM OF SIX INCHES ABOVE THE SOIL LINE AND EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF 6 FEET.
3. TREES WITH LESS THAN THREE INCHES IN CALIPER SHALL BE PROPERLY STAKED OR TREES WITH MORE THAN THREE INCHES IN CALIPER SHALL BE GUYED AND PROPERLY PROTECTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING. ALL TREE STAKES AND GUYS SHALL BE REMOVED AFTER ONE YEAR FROM THE DATE OF PLANTING.
4. ANY BURLAP ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
5. ALL TREES/SHRUBS SHALL BE OF GOOD HEALTHY NURSERY STOCK AND SHALL BE FREE OF BROKEN/DEAD LIMBS AND OR BRANCHES, DISEASED BARK SPOTS, AND INSECT DAMAGE.
6. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. IT SHALL BE THE HOME OWNERS ASSOCIATION'S RESPONSIBILITY TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN OR OTHER TREE/SHRUB APPROVED BY THE TOWNSHIP.
7. AS PER SECTION 27-1201.5 OF THE CUMBERLAND TOWNSHIP ZONING ORDINANCE, LANDSCAPING ALONG OATLAND ROAD IS NOT REQUIRED. NEVERTHELESS, IT SHALL BE AT THE OWNER/DEVELOPERS DISCRETION TO INSTALL THE LANDSCAPE BUFFER AS SHOWN.

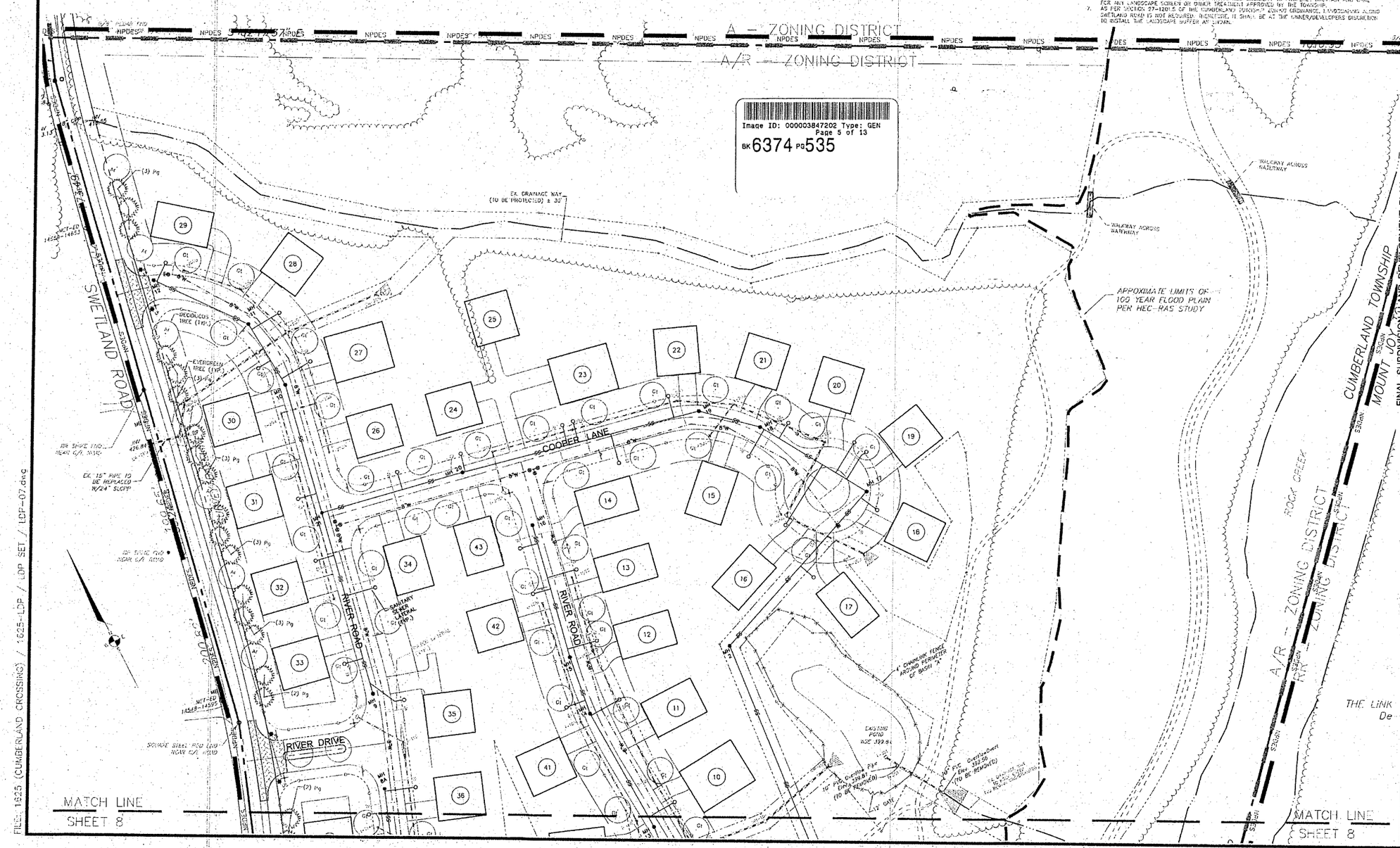


Image ID: 0000003847202 Type: GEN
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BK 6374 PG 535

NO.	REVISION	DATE
1	AS PER NOTES FROM REV. & SANITY ACCE REVIEW	03/16/17
2	REV. L.O.D., AREA, & UPDGS AREA	06/21/17
3	AS PER SANITY WR REVIEW	07/18/17
4	AS PER FOR A SANITCH REVIEW LETTER	10/02/17
5	AS PER REQUEST FOR REVIEW LETTER	11/15/17

CUMBERLAND TOWNSHIP
FINAL SUBDIVISION / LAND DEVELOPMENT PLAN
ADAMS COUNTY, PA.

LANDSCAPING PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DG | CHK. BY: JM | DSN. BY: JM

SCALE: 1" = 50'

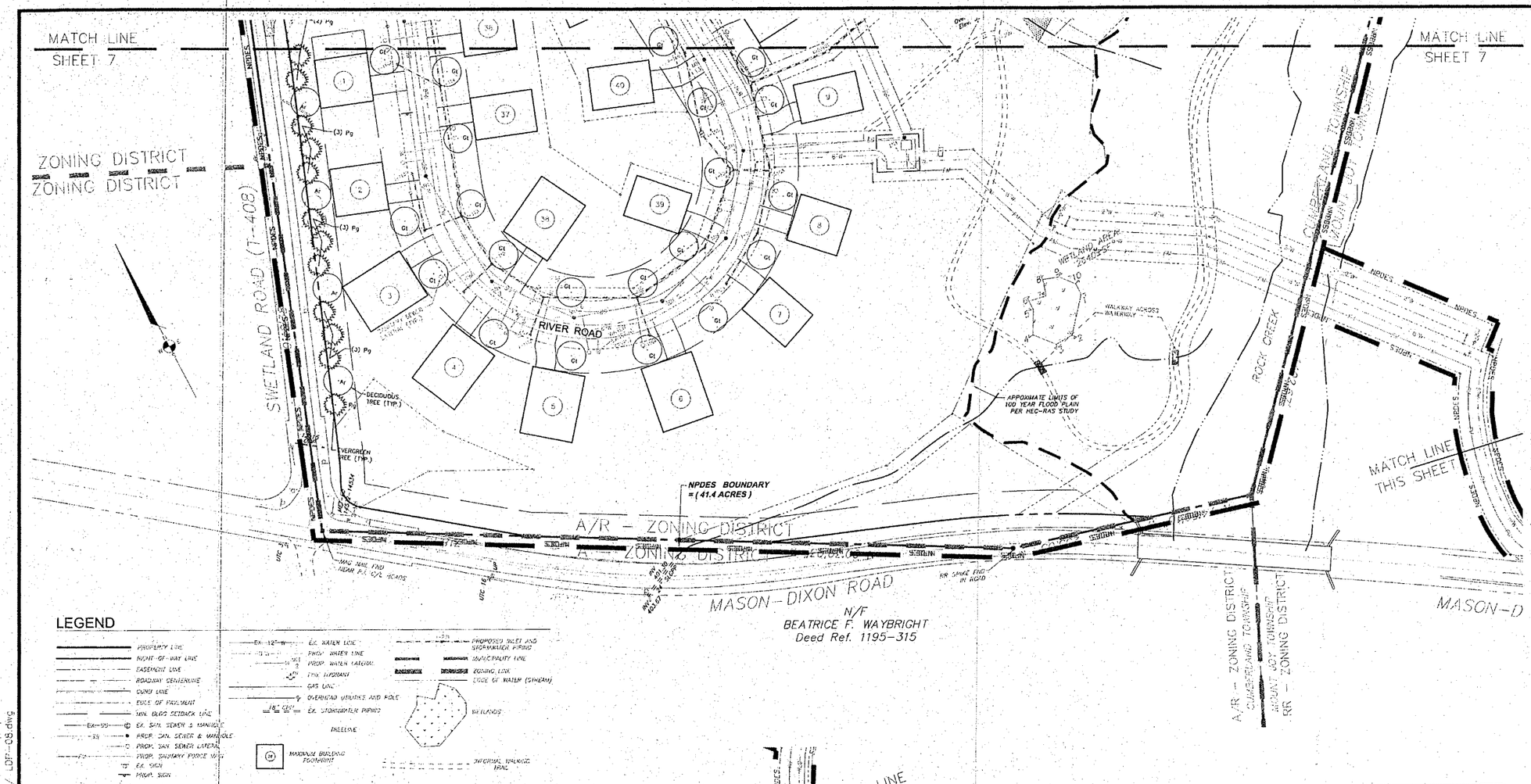
CADD FILE: 1625-LDP-07.dwg

DATE: MARCH 9, 2017

SCALE: 1" = 50'

DRAWING NO. 7

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / LDP-07.dwg



LEGEND

LANDSCAPE INSTALLATION/MAINTENANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY DEAD OR DAMAGED LIMBS AFTER THE TREE/SHRUB HAS BEEN PLANTED. FUTURE TREE/SHRUB PRUNING SHALL ONLY BE PERMITTED TO REMOVE DEAD, DAMAGED, OR DISEASED BRANCHES OR ANY BRANCHES THAT OBSCURE VEHICULAR TRAFFIC, ROAD/DRIVEWAY SIGHT DISTANCE, OR IMPEDE ANY PEDESTRIAN MOVEMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO REPLACE ANY TREE/SHRUB (SHOWN ON THIS PLAN) THAT DIES OR IS DESTROYED. THE REPLACEMENT SHALL BE OF THE SAME SPECIES AND INSTALLED WITHIN ONE (1) YEAR. ALL REPLACEMENT DECIDUOUS TREE PLANTINGS SHALL HAVE A MINIMUM CALIPER MEASUREMENT OF 2-1/2 INCHES AT A MINIMUM OF SIX INCHES ABOVE THE SOIL LINE AND EVERGREEN TREES SHALL BE A MINIMUM HEIGHT OF 6 FEET.
3. TREES WITH LESS THAN THREE INCHES IN CALIPER SHALL BE PROPERLY STAKED OR TREES WITH MORE THAN THREE INCHES IN CALIPER SHALL BE GUYED AND PROPERLY PROTECTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING. ALL TREE STAKES AND GUYS SHALL BE REMOVED AFTER ONE YEAR FROM THE DATE OF PLANTING.
4. ANY NYLON ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
5. ALL TREES/SHRUBS SHALL BE OF GOOD HEALTHY NURSERY STOCK AND SHALL BE FREE OF BROKEN/DEAD LIMBS AND OR BRANCHES, DISEASED BARK SPOTS, AND INSECT DAMAGE.
6. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. IT SHALL BE THE HOME OWNERS ASSOCIATION'S RESPONSIBILITY TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN OR OTHER TREATMENT APPROVED BY THE TOWNSHIP.
7. AS PER SECTION 27-1205.5 OF THE CUMBERLAND TOWNSHIP ZONING ORDINANCE, LANDSCAPING ALONG SWETLAND ROAD IS NOT REQUIRED. THEREFORE, IT SHALL BE AT THE OWNER/DEVELOPERS DISCRETION TO INSTALL THE LANDSCAPE BUFFER AS SHOWN.

PLANTING SCHEDULE

TREES - DECIDUOUS

QUANTITY	BOTANICAL NAME	COMMON NAME	CAL. SIZE	SPACING (FT.)	ROOT
Tc - 2	TILIA CORDATA	LITTLELEAF LINDEN	1-1/2" (8' MIN. HEIGHT)	40' (O.C.)	B&B
Gt - 61	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1-1/2" (8' MIN. HEIGHT)	VARIES (SEE PLAN)	B&B
Ar - 11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1-1/2" (8' MIN. HEIGHT)	(SEE PLAN)	B&B

TREES - EVERGREEN

QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING (FT.)	ROOT
Pg - 29	PICEA GLAUCA	WHITE SPRUCE	6' HEIGHT	25' (O.C.)	B&B

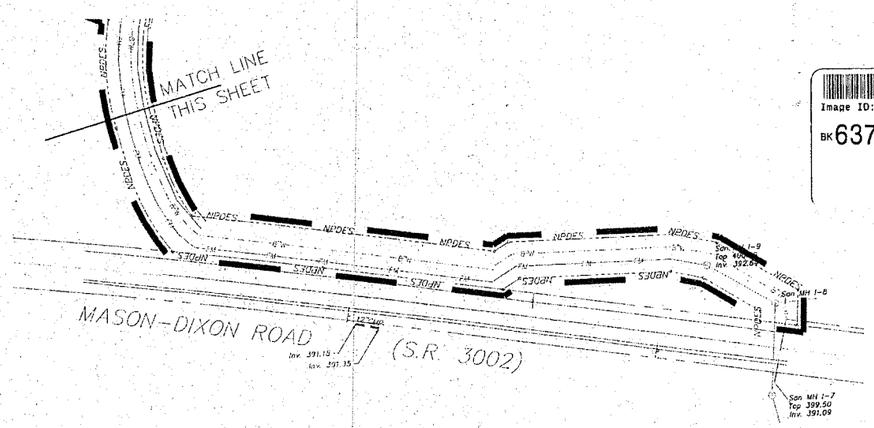


Image ID: 000003847203 Type: GEN
Page 6 of 13
BK6374 PG536

NO.	REVISION	DATE
1	AS PER SACSCD'S SDR REVIEW & SDR'S FIRST ACCD REVIEW	05/16/2017
2	REV. L.O.D. AREA & NPDES AREA	06/23/2017
3	AS PER SACSCD'S SDR REVIEW	07/18/2017
4	AS PER SDR & ENTECH REVIEW LETTER	10/02/2017
5	AS PER DENIST SDR REVIEW LETTER	11/13/2017
6	REV. E.& .T.W.MGTH., & INS DOUBLE INLET	12/01/17

FINAL SUBDIVISION / LAND DEVELOPMENT PLAN

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

LANDSCAPING PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania, 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DB | DATE: 2/21 | 0 | 50' | 100' | SCALE: 1" = 50'
DSN. BY: JM | CHK. BY: JM

CADD FILE: 1625-LDP-08.dwg

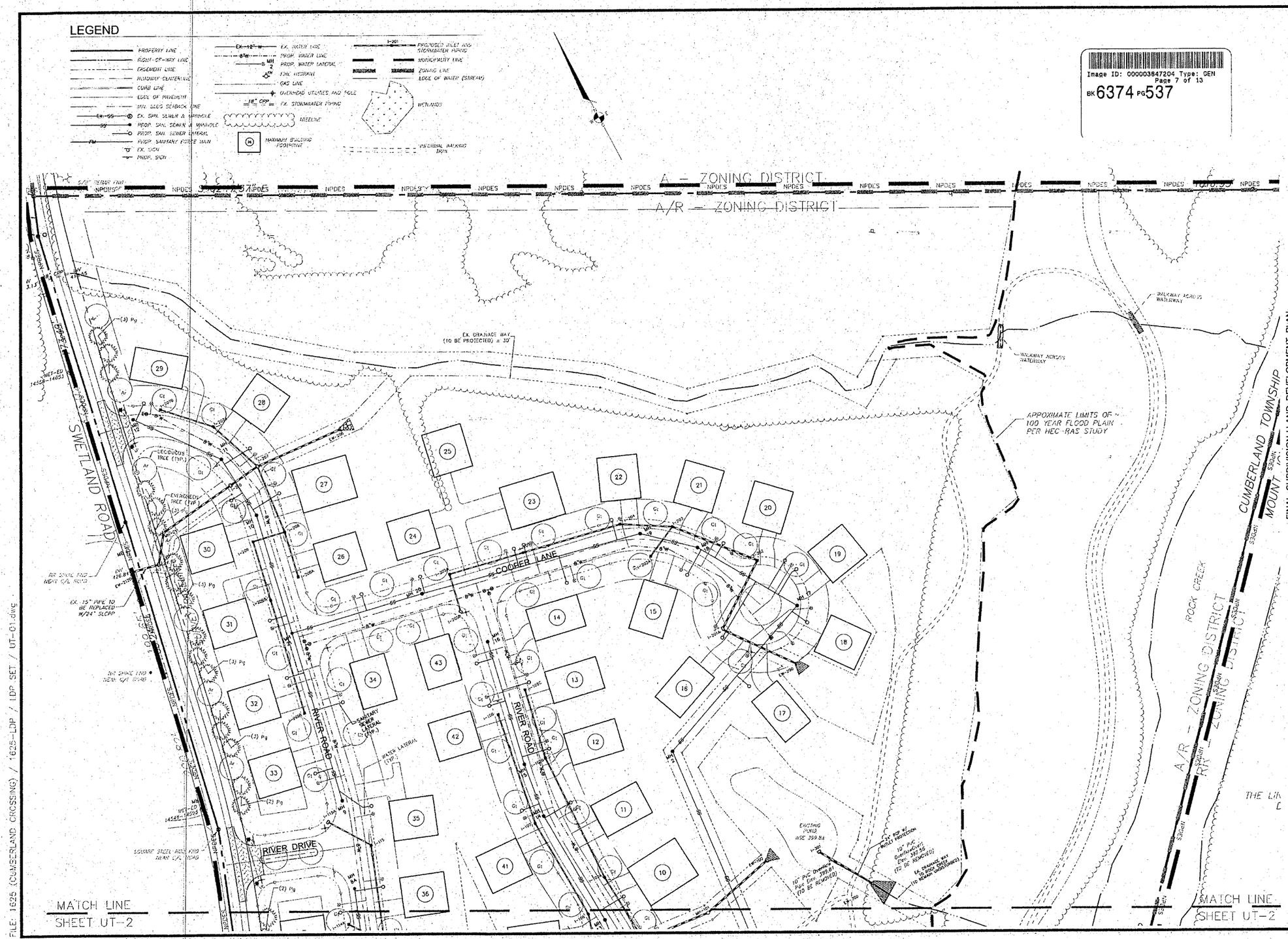
DATE: MARCH 9, 2017

SCALE: 1" = 50'

DRAWING NO. 8

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / LDP-08.dwg

Image ID: 000003847204 Type: GEN
Page 7 of 13
BK6374 PG537



NO.	REVISION	DATE
1	AS PER MUNICIPAL REVIEW & MUNICIPAL ENGINEER	05/16/17
2	AS PER MUNICIPAL REVIEW	07/18/17
3	AS PER DPW & SCTCCD REVIEW LETTER	10/02/17

CUMBERLAND TOWNSHIP — ADAMS COUNTY, PA.

FINAL SUBDIVISION / LAND DEVELOPMENT PLAN

UTILITY PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street - suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DB | CHK. BY: JM | DSN. BY: JM

SCALE: 1" = 50'

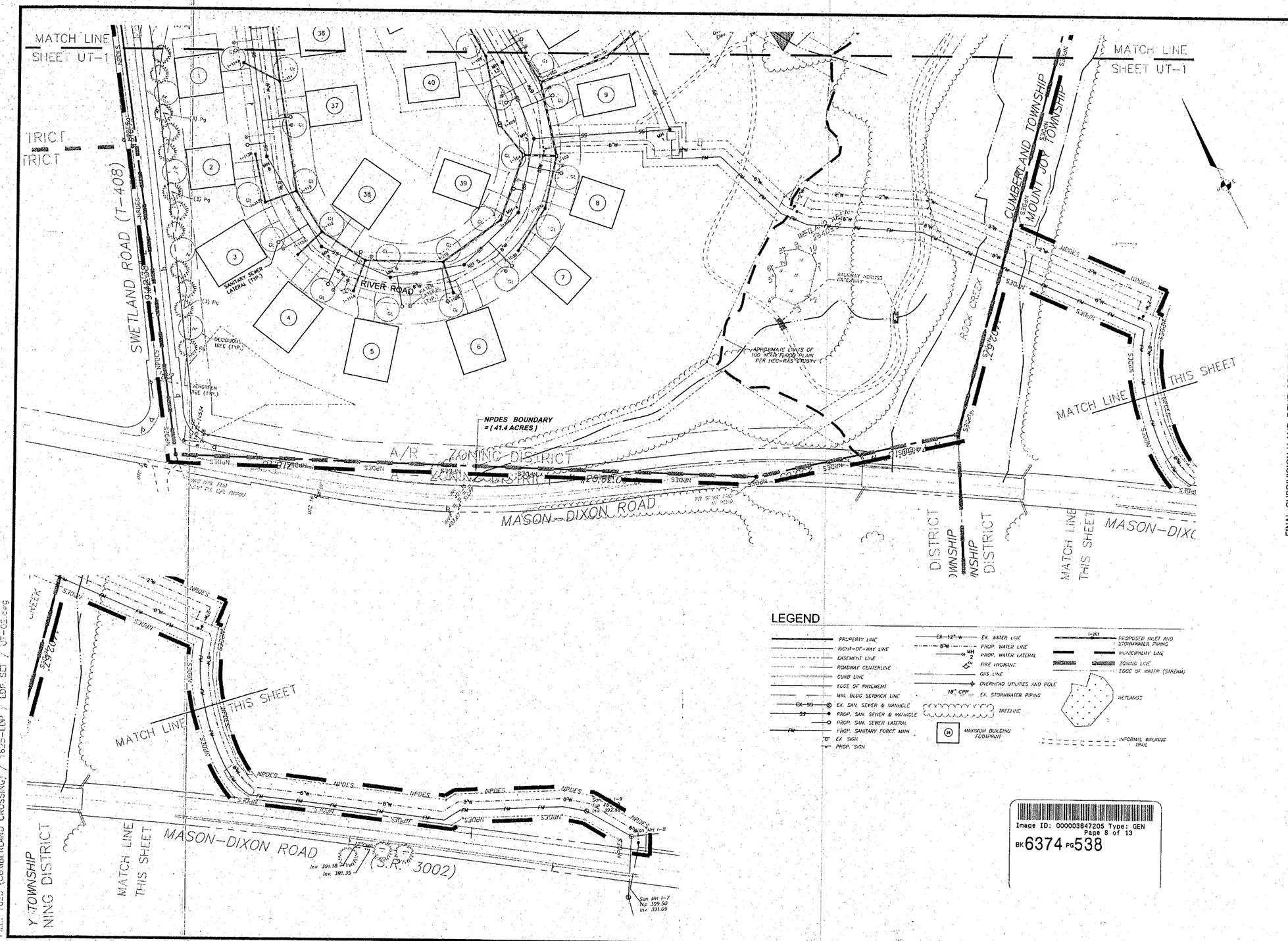
CADD FILE: 1625-UT-01.dwg

DATE: MARCH 9, 2017

SCALE: 1" = 50'

DRAWING NO. UT-1

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / UT-01.dwg



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- CURB LINE
- EDGE OF PAVEMENT
- MIN. BLDG SETBACK LINE
- EX. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY FORCE MAIN
- EX. SIGN
- PROP. SIGN
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- FIRE HYDRANT
- GAS LINE
- OVERHEAD UTILITIES AND POLE
- EX. STORMWATER PIPING
- TREELINE
- MAXIMUM BUILDING FOOTPRINT
- PROPOSED INLET AND STORMWATER PIPING
- MUNICIPALITY LINE
- ZONING LINE
- EDGE OF WATER (STREAM)
- WETLANDS
- INFORMAL WALKING TRAIL

Image ID: 000003847205 Type: GEN
Page 8 of 13
BK 6374 PG 538

NO.	REVISION	DATE
1	AS PER NAUGHT FOR REVIEW & MUNITY ASSOC REVIEW	02/10/17
2	REV. L.O.D. AREA, & PONDS AREA	06/21/17
3	AS PER NAUGHT FOR REVIEW	07/18/17
4	AS PER APP & NATECH REVIEW LETTER	10/02/17
5	REV. L.O.D. AT NORTH, 3-HR DOUBLE PLAT	12/01/17

FINAL SUBDIVISION / LAND DEVELOPMENT PLAN

CUMBERLAND TOWNSHIP — ADAMS COUNTY, PA

UTILITY PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania. 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DB | DSN. BY: JM | CHK. BY: JM

SCALE: 1" = 50'

CADD FILE: 1625-LDP-UT-2.dwg

DATE: MARCH 9, 2017

SCALE: 1" = 50'

DRAWING NO. UT-2

FILE: 1625 (CUMBERLAND CROSSING) / 1625-LDP / LDP SET / UT-02.dwg

LEGEND

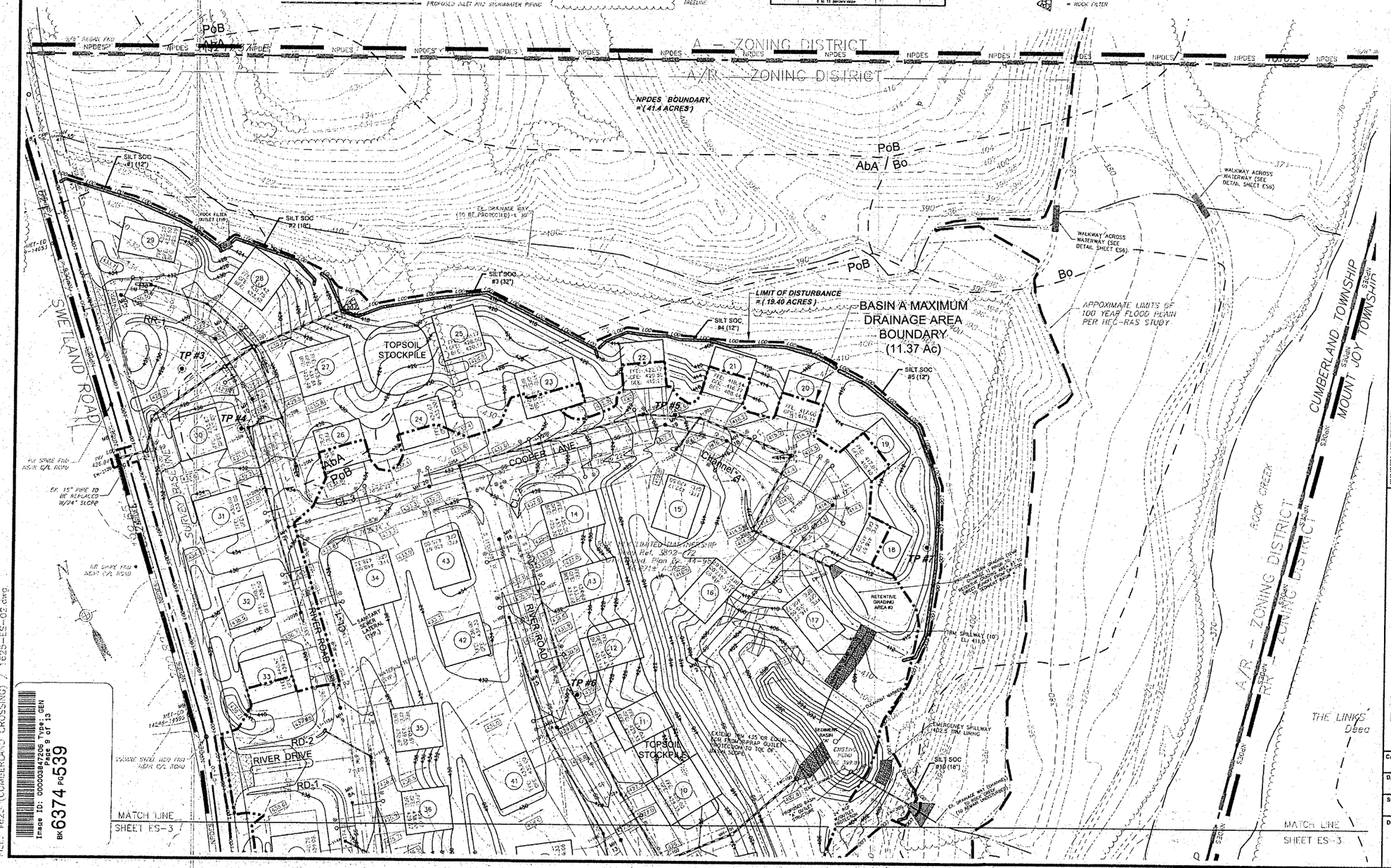
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- CURB LINE
- EDGE OF PAVEMENT
- VAR. BLDG SETBACK LINE
- EX. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY FORCE MAIN
- PROP. WATER LINE
- PROP. WATER LATERAL
- FIRE HYDRANT
- GAS LINE
- OVERHEAD UTILITIES AND POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 430.36 PROPOSED SPOT ELEVATION
- 18" CPP EX. STORMWATER PIPING
- PROPOSED INLET AND STORMWATER PIPING
- MUNICIPALITY LINE
- ZONING LINE
- EDGE OF WATER (STREAM)
- WETLANDS
- TREELINE

SOILS INFORMATION

MAP SYMBOL	NAME	HYDROLOGIC SOIL GROUP	HYDRIC SOIL
AbA	Abbottstown silt loam, 0 to 3 percent slope	D	NO
Bo	Brecknock silt loam	C/D	YES
KnE	Klinesville channery silt loam, 25 to 45 percent slope	D	NO
PoB	Penn silt loam, 3 to 8 percent slope	C	NO
PnC	Penn channery silt loam, 8 to 15 percent slope	B	NO

E&S LEGEND

- AbA / PoB — SOILS BOUNDARY
- NPDES — NPDES PERMIT BOUNDARY
- LOD — LIMIT OF DISTURBANCE (BOUNDARY)
- MAXIMUM DRAINAGE AREA BOUNDARY
- TP #5 — TEST PIT LOCATION (DEEP HOLES – INFILTRATION TEST)
- ROCK FILTER
- RCE — ROCK CONSTRUCTION ENTRANCE
- SILT SOC (SEE PLAN FOR SIZE)
- EROSION CONTROL MATTING TO BE INSTALLED ON SLOPES 3:1 OR STEEPER AS SHOWN. USE TYPE 435 AT ALL LOCATIONS



NO.	REVISION	DATE
1	AS PER SCD/DEP ACCO LETTER	03-23-17
2	TOPSOIL STOCKPILE, GAS LINES	03-28-17
3	AT PER SAFETY INS REVIEW & AMT/LIT ACCO REVIEW	05/16/17
4	AT PER SAFETY INS REVIEW	06/07/17
5	REV. L.E.D. DISCL. & PHASE I AREA	06/16/17
6	AS PER SAFETY INS REVIEW	07/18/17
7	AS PER NPS & DPECH REVIEW LETTER	10/02/17
8	AS PER SAFETY INS REVIEW LETTER	11/13/17

CUMBERLAND TOWNSHIP
ADAMS COUNTY, PA.

EROSION AND SEDIMENTATION CONTROL PLAN (50 SCALE)

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street · suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-4759

PROJ. NO.: 1625 | DWN. BY: DB | CHK. BY: JM | DSN. BY: JM | SCALE: 50' 25' 0 50' 100' Scale: 1" = 50'

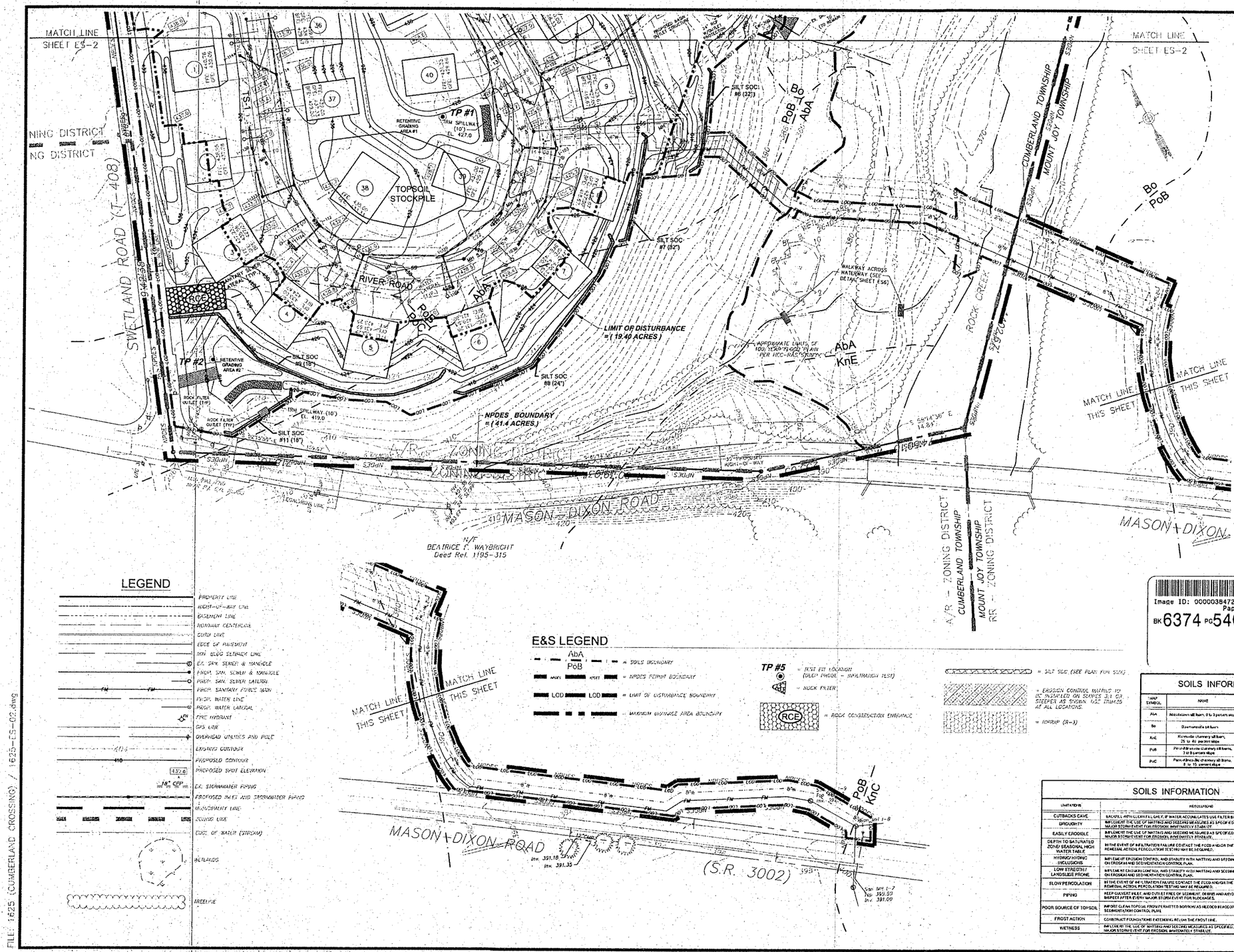
CADD FILE: 1625-ES 02.dwg

DATE: JANUARY 25, 2017

SCALE: AS NOTED

DRAWING NO. ES-2

FILE: 1625 (CUMBERLAND CROSSING) / 1625-ES-02.dwg
Image ID: 00003847206 Type: GEN Page 9 of 13
BK 6374 PG 539



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- CURB LINE
- EDGE OF PAVEMENT
- 30' BLDG SETBACK LINE
- EX. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY FORCE MAIN
- PROP. WATER LINE
- PROP. WATER LATERAL
- FIRE HYDRANT
- GAS LINE
- OVERHEAD UTILITIES AND POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EX. STORMWATER PIPING
- PROPOSED INLET AND STORMWATER PIPING
- MUNICIPALITY LINE
- ZONING LINE
- EDGE OF WATER (STREAM)
- WETLANDS
- TREELINE

E&S LEGEND

- AbA / PoB — = SOILS BOUNDARY
- NPDES — = NPDES PERMIT BOUNDARY
- LOD — = LIMIT OF DISTURBANCE BOUNDARY
- = MAXIMUM DRAINAGE AREA BOUNDARY
- TP #5 — = TEST PIT LOCATION (DEEP PROBE - INFILTRATION TEST)
- = ROCK FILTER
- RCE — = ROCK CONSTRUCTION ENTRANCE
- = SILT SOC (SEE PLAN FOR SIZE)
- = EROSION CONTROL MATTING TO BE INSTALLED ON SLOPES 3:1 OR STEEPER AS SHOWN. USE STAPLES AT ALL LOCATIONS.
- = RIPRAP (R-3)

SOILS INFORMATION

MAP SYMBOL	NAME	HYDROLOGIC SOIL GROUP	HYDRIC SOIL
AbA	Abbottstown silt loam, 0 to 3 percent slope	D	NO
Bo	Bowmansville silt loam	C/D	YES
KnE	Klinesville channery silt loam, 25 to 40 percent slope	D	NO
PoB	Penn silt loam channery silt loams, 3 to 8 percent slope	C	NO
PuC	Penn silt loam channery silt loams, 8 to 15 percent slope	B	NO

SOILS INFORMATION

LIMITATION	RECOMMEND
CUTBACKS CAVE	BACKFILL WITH CLEAN FILL ONLY. IF WATER ACCUMULATES USE FILTER BAGS TO REMOVE.
UNSTABLE	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION, AND PARTICULARLY STABILITY.
EASILY ERODIBLE	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION, AND PARTICULARLY STABILITY.
DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	IN THE EVENT OF INFILTRATION FAILURE CONTACT THE FCDD AND/OR THE DESIGN ENGINEER FOR REMEDIAL ACTION. PERCOLATION TESTING MAY BE REQUIRED.
HYDRIC/HYDRIC INCLUSIONS	IMPLEMENT EROSION CONTROL AND STABILITY WITH MATTING AND SEEDING MEASURES AS SPECIFIED ON EROSION AND SEDIMENTATION CONTROL PLAN.
LOW STRENGTH / LANDSLIDE PRONE	IMPLEMENT EROSION CONTROL AND STABILITY WITH MATTING AND SEEDING MEASURES AS SPECIFIED ON EROSION AND SEDIMENTATION CONTROL PLAN.
SLOW PERCOLATION	IN THE EVENT OF INFILTRATION FAILURE CONTACT THE FCDD AND/OR THE DESIGN ENGINEER FOR REMEDIAL ACTION. PERCOLATION TESTING MAY BE REQUIRED.
PIPING	KEEP CULVERT INLET AND OUTLET FREE OF SEDIMENT, DEBRIS AND AND OTHER OBSTRUCTIONS. INSPECT AFTER EVERY MAJOR STORM EVENT FOR BLOCKAGES.
POOR SOURCE OF TOPSOIL	IMPORT CLEAN TOPSOIL FROM PERMITTED BORROW AS NEEDED IN ACCORDANCE WITH EROSION AND SEDIMENTATION CONTROL PLAN.
FROST ACTION	CONSTRUCT FOUNDATIONS EXTENDING BELOW THE FROST LINE.
WETNESS	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION, AND PARTICULARLY STABILITY.

Image ID: 000003847207 Type: GEN
Page 10 of 13
BK 6374 PG 540

NO.	REVISION	DATE
1	AS PER 02-03-17 ACCD LETTER	03/01/17
2	TOPSOIL STOCKPILE, GAS LINES	03-20-17
3	AS PER GAI/DEP MR REVIEW & 04/11/17 ACCD REVIEW	05/16/17
4	AS PER ACCD COMMENTS	06/01/17
5	RIVER ROAD & SWETLAND	07/13/17
6	AS PER DEP MR REVIEW	07/18/17
7	AS PER DP1 & ENTECH REVIEW LETTER	10/02/17
8	AS PER DEP MR REVIEW	11/13/17
9	PER ES SUBMIT DP1 REVIEW LETTER	11/15/17
10	PER ES SUBMIT DP1 REVIEW LETTER	12/11/17

CUMBERLAND TOWNSHIP
ADAMS COUNTY, PA

EROSION AND SEDIMENTATION CONTROL PLAN (50 SCALE)

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DB | SCALE: 50' 25' 0 50' 100' Scale: 1" = 50'
DSN. BY: JM | CHK. BY: JM

CADD FILE: 1625-ES 03.dwg

DATE: JANUARY 25, 2017

SCALE: AS NOTED

DRAWING NO. ES-3

FILE: 1625 (CUMBERLAND CROSSING) / 1625-ES-02.dwg

EXISTING LAND COVER

THE EXISTING LAND COVER WITHIN THE LIMIT OF DISTURBANCE / DEVELOPMENT AREA CONSISTS FALLOW FIELDS, AGRICULTURAL BUILDINGS AND AN EXISTING POND. EXISTING LAND COVER OUTSIDE THE LIMIT OF DISTURBANCE / DEVELOPMENT AREA CONSISTS OF WOODLANDS, FLOODPLAIN AND DRAINAGEWAYS / STREAMS.

ONSITE SOILS TESTING

TEST PIT #	EX. ELEV.	BOTTOM OF STRUCTURE	BOTTOM OF TEST PIT	TOTAL DEPTH	DEPTH OF INFILTRATION TEST	INFILTRATION RATE	LIMITED ZONE ENCOUNTERED
#1	430.0	423.0	423.0	7.0	5.0	0.58	NO
#2	420.0	417.0	415.0	5.0	3.0	1.00	NO
#3	430.0	426.0	424.0	6.0	4.0	FAILED ROCK	YES
#4	424.0	423.5	421.5	2.5	0.5	1.18	NO
#5	418.0	406.5	404.5	13.5	9.5	FAILED ROCK	YES
#6	422.0	421.0	419.0	3.0	1.0	0.94	NO
#7	414.0	409.0	407.0	7.0	5.0	0.94	NO

EXISTING NATURAL RESOURCES LEGEND

- = WETLANDS (0.06 ACRES)
- = FLOODPLAINS (0.70 ACRES)
- = WATERBODIES (0.20 ACRES)
- = WOODLANDS (7.60 ACRES)
- = STEEP SLOPES, 15% TO 25% (2.60 ACRES)
- = STEEP SLOPE 25% PLUS (0.50 ACRES)

ALL AREAS OUTSIDE LIMIT OF DISTURBANCE SHALL BE PROTECTED FROM TOPSOIL REMOVAL, GRADING, COMPACTION AND CLEARING.

PCSM LEGEND

- = LIMIT OF DISTURBANCE BOUNDARY
- = NPDES PERMIT BOUNDARY
- TP #4 = TEST PIT LOCATION (DEEP PROBE / INFILTRATION TEST)

Image ID: 000003847208 Type: GEN
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BK 6374 PG 541

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- CURB LINE
- EDGE OF PAVEMENT
- MIN. BLDG. SETBACK LINE
- EX. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER LATERAL
- FM — FM PROP. SANITARY FORCE MAIN
- PROP. WATER LINE
- PROP. WATER LATERAL
- FHT FIRE HYDRANT
- GAS LINE
- OVERHEAD UTILITIES AND POLE
- 404 EXISTING CONTOUR
- 410 PROPOSED CONTOUR
- 430.6 PROPOSED SPOT ELEVATION
- 18" CMP EX. STORMWATER PIPING
- PROPOSED INLET AND STORMWATER PIPING
- MUNICIPALITY LINE
- ZONING LINE
- EDGE OF WATER (STREAM)
- WETLANDS
- TREELINE

SOILS INFORMATION

MAP SYMBOL	NAME	HYDROLOGIC SOIL GROUP	HYDRIC SOIL
AbA	Abbottstown silt loam, 0 to 3 percent slope	D	NO
Bc	Bermudian silt loam	C/D	YES
KsE	Klinesville channery silt loam, 15 to 45 percent slope	D	NO
PaB	Penn-Klinesville channery silt loams, 3 to 8 percent slope	C	NO
PuC	Penn-Klinesville channery silt loams, 8 to 15 percent slope	B	NO

SOILS INFORMATION

LIMITATIONS	REMEDIATION
CUTBACKS CAVE	BACKFILL WITH COARSE FILL ONLY, IF WATER ACCUMULATES USE FILTER BAGS TO REMOVE.
STRUCTURE	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION. IMMEDIATELY STABILIZE.
EASILY ERODIBLE	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION. IMMEDIATELY STABILIZE.
DEPTH TO SATURATED ZONE/ SEASONAL HIGH - WATER TABLE	IN THE EVENT OF INFILTRATION FAILURE CONTACT THE FOOD AND/OR THE DESIGN ENGINEER FOR REMEDIAL ACTION. RE-SCARIFICATION TESTING MAY BE REQUIRED.
HYDRIC/ HYDRIC INCLUSIONS	IMPLEMENT EROSION CONTROL AND STABILIZE WITH MATTING AND SEEDING MEASURES AS SPECIFIED ON EROSION AND SEDIMENTATION CONTROL PLAN.
LOW STREGTH / LANDSLIDE PRONE	IMPLEMENT EROSION CONTROL AND STABILIZE WITH MATTING AND SEEDING MEASURES AS SPECIFIED ON EROSION AND SEDIMENTATION CONTROL PLAN.
SLOW PERCOLATION	IN THE EVENT OF INFILTRATION FAILURE CONTACT THE FOOD AND/OR THE DESIGN ENGINEER FOR REMEDIAL ACTION. RE-SCARIFICATION TESTING MAY BE REQUIRED.
PIPING	KEEP CULVERT INLET AND OUTLET FREE OF SEDIMENT, DEBRIS AND ANY OTHER OBSTRUCTIONS. INSPECT AFTER EVERY MAJOR STORM EVENT FOR BLOCKAGES.
POOR SOURCE OF TOPSOIL	IMPORT CLEAN TOPSOIL FROM PERMITTED BORROW AS NEEDED IN ACCORDANCE WITH EROSION AND SEDIMENTATION CONTROL PLAN
FROST ACTION	CONSTRUCT FOUNDATIONS EXTENDING BELOW THE FROST LINE.
WETNESS	IMPLEMENT THE USE OF MATTING AND SEEDING MEASURES AS SPECIFIED. INSPECT AFTER EVERY MAJOR STORM EVENT FOR EROSION. IMMEDIATELY STABILIZE.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. MARTIN & MARTIN, INC. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM AT (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 38 (1991)
DATE:
ONE CALL SYSTEM SERIAL NUMBER:

PENNSYLVANIA LAW REQUIRES NOT LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK

FILE: 1625 (CUMBERLAND CROSSING) / 1625-PC-02.dwg

NO.	REVISION	DATE
1	AS PER 03-02-17 ACCD LETTER.	03-31-17
2	AS PER 04/12/17 NPI REVIEW MEETING/ADOM	04/12/17
3	REV. L.O.D. AREA & NPDES AREA.	05/27/17
4	AS PER 06/28/17 PPI REVIEW	07/18/17
5	AS PER JPI & ENTECH REVIEW LETTER	10/03/17
6	AS PER SBMUT DPI REVIEW LETTER.	11/15/17

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

CUMBERLAND TOWNSHIP — ADAMS COUNTY, PA

EXISTING NATURAL RESOURCE PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWN. BY: DB | DSN. BY: JM | CHK. BY: JM | SCALE: AS SHOWN

CADD FILE: 1625-PC 02.dwg

DATE: JANUARY 25, 2017

SCALE: AS NOTED

DRAWING NO. PC-2

Image ID: 0000003847209 Type: GEN
Page 12 of 13
BK 6374 PG 542

PLANTING SCHEDULE

TREES - DECIDUOUS

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING (FT.)	ROOT
Tc - 7	TILIA CORDATA	LITTLELEAF LINDEN	1-1/2" (8' MIN HEIGHT)	40' (O.C.)	B&B
Gt - 61	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1-1/2" (8' MIN HEIGHT)	VARIES (SEE PLAN)	B&B
Ar - 11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1-1/2" (8' MIN HEIGHT)	(SEE PLAN)	B&B

TREES - EVERGREEN

QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING (FT.)	ROOT
Pg - 20	PICEA GLAUCA	WHITE SPRUCE	6' HEIGHT	25' (O.C.)	B&B

NOTE:
ALL PROPOSED ROOF DRAINS SHALL DISCHARGE AT THE GROUND SURFACE AND NOT BE PIPED DIRECTLY TO THE STORM SEWER COLLECTION SYSTEM.

PCSM LEGEND

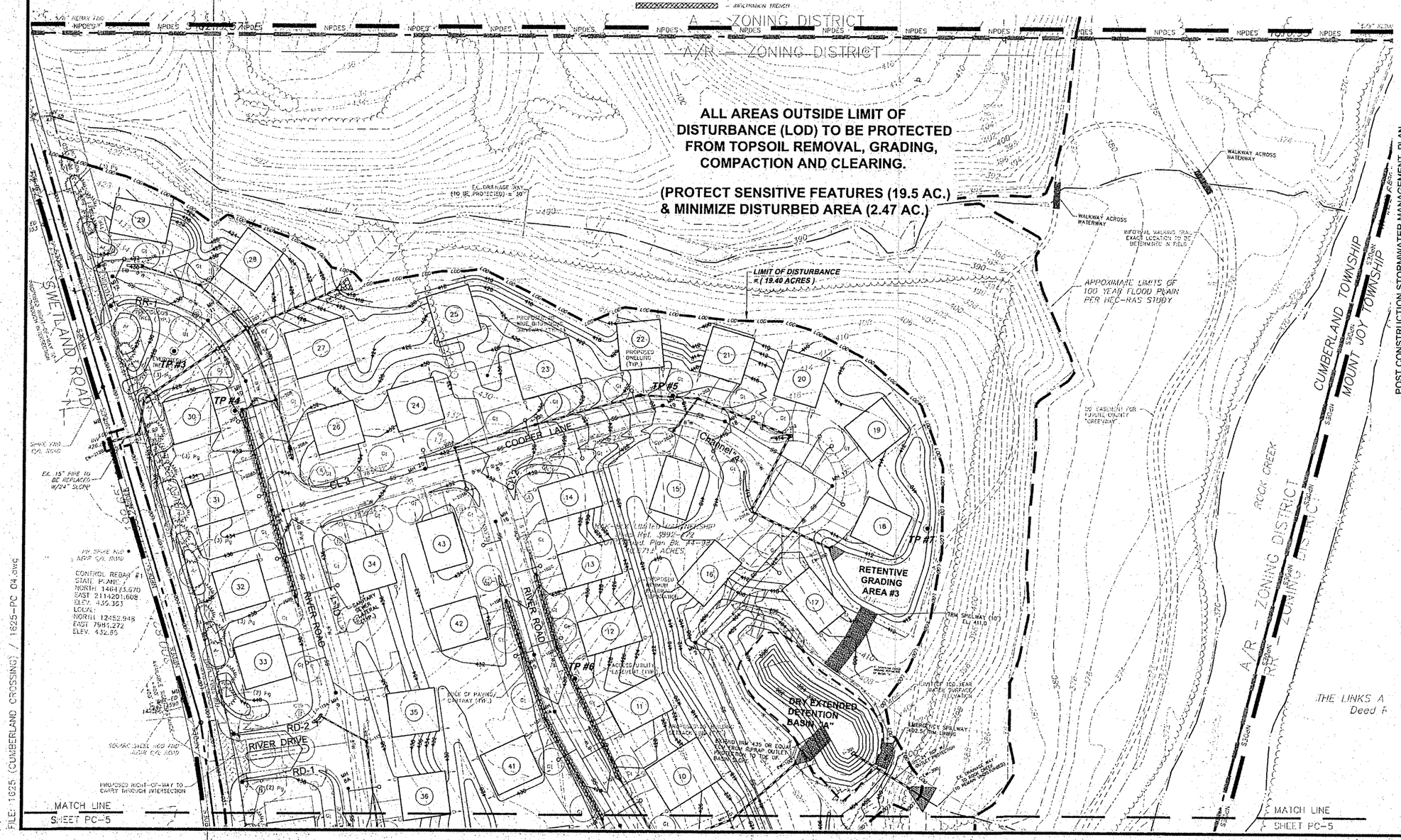
- LOD — LIMIT OF DISTURBANCE BOUNDARY
- NPDES — NPDES PERMIT BOUNDARY
- TP #1 — TEST PIT LOCATION (DEEP PROBE / INFILTRATION TEST)
- INFILTRATION TRENCH

LANDSCAPE INSTALLATION/MAINTENANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY DEAD OR DAMAGED LIMBS AFTER THE TREE/SHRUB HAS BEEN PLANTED. FUTURE TREE/SHRUB PRUNING SHALL ONLY BE PERMITTED TO REMOVE DEAD, DAMAGED, OR DISEASED BRANCHES OR ANY BRANCHES THAT OBSCURE VEHICULAR TRAFFIC, ROAD/DRIVEWAY SIGHT DISTANCE, OR IMPEDES ANY PEDESTRIAN MOVEMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO REPLACE ANY TREE/SHRUB (SHOWN ON THIS PLAN) THAT DIES OR IS DESTROYED. THE REPLACEMENT SHALL BE OF THE SAME SPECIES AND INSTALLED WITHIN ONE (1) YEAR. ALL REPLACEMENT DECIDUOUS TREE PLANTINGS SHALL HAVE A MINIMUM CALIPER MEASUREMENT OF 2-1/2 INCHES AT A MINIMUM OF SIX INCHES ABOVE THE SOIL LINE, AND CONIFEROUS TREES SHALL BE A MINIMUM HEIGHT OF 6 FEET.
3. TREES WITH LESS THAN THREE INCHES IN CALIPER SHALL BE RIGIDLY STAKED OR TREES WITH MORE THAN THREE INCHES IN CALIPER SHALL BE GUYED AND PROPERLY PROTECTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING. ALL TREE STAKES AND GUYS SHALL BE REMOVED AFTER ONE YEAR FROM THE DATE OF PLANTING.
4. ANY NYLON ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
5. ALL TREES/SHRUBS SHALL BE OF GOOD HEALTHY NURSERY STOCK AND SHALL BE FREE OF BROKEN/DEAD LIMBS AND OR BRANCHES, DISEASED BARE SPOTS, AND INSECT DAMAGE.
6. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. IT SHALL BE THE HOME OWNERS ASSOCIATION'S RESPONSIBILITY TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN OR OTHER TREATMENT APPROVED BY THE TOWNSHIP.

50' 0 50' 100'

RECEIVING WATERSHED DESIGNATION
PA Chapter 93, Drainage List Z: Rock Creek – WWF



FILE: 1625 (CUMBERLAND CROSSING) / 1625-PC 04.dwg

NO.	REVISION	DATE
1	AS PER 02-02-17 ACCD LETTER	02-01-17
2	AS PER 04/17/17 NPI REVIEW & 04/17/17 ACCD REVIEW	05/15/17
3	REV. L.O.D. AREA & NPDES AREA	06/21/17
4	AS PER 06/13/17 NPI REVIEW	07/18/17
5	AS PER NPI & GEITECH REVIEW LETTER	10/02/17
6	AS PER 09/26/17 NPI REVIEW LETTER	11/15/17

ADAMS COUNTY, PA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

CUMBERLAND TOWNSHIP

PCSM 50 SCALE SITE PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania 17201
phone: (717) 264-6759

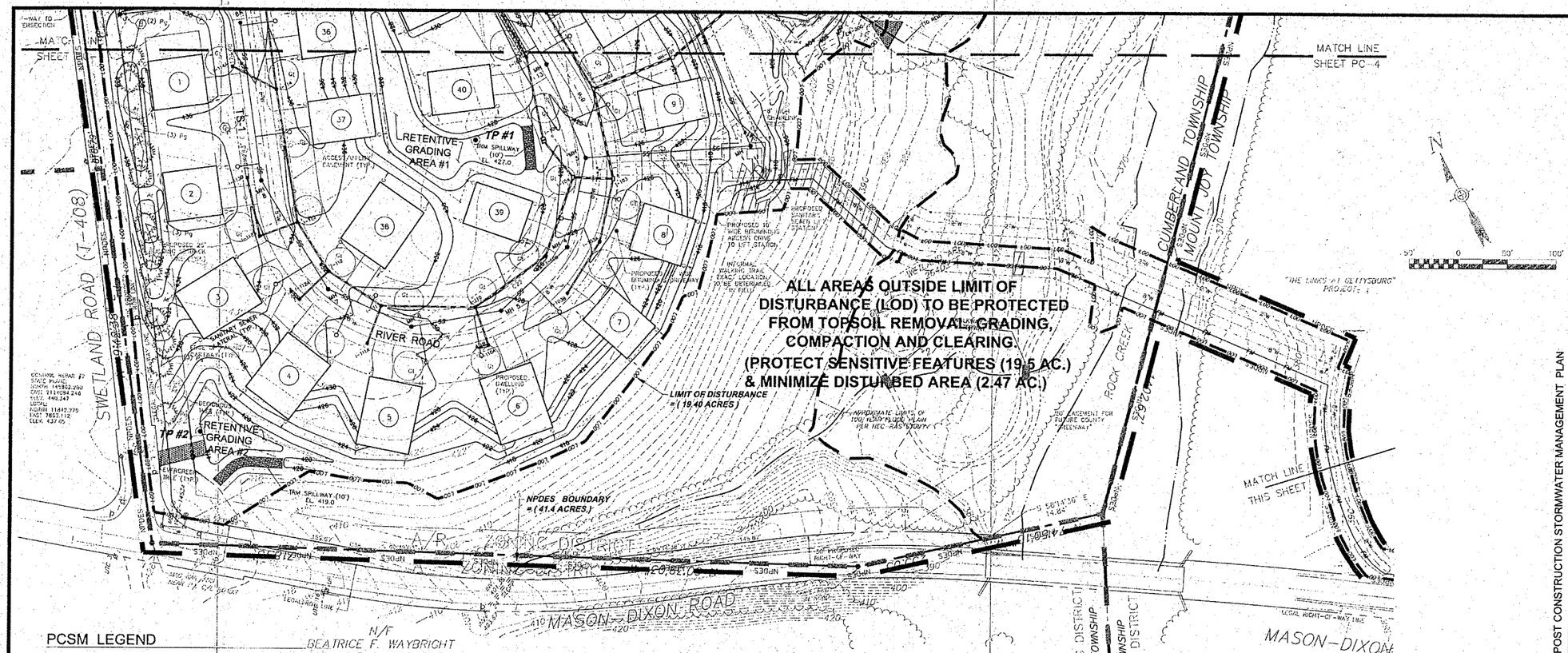
PROJ. NO. 1625 | DWN. BY: DB | ESM. BY: JM | CHK. BY: JM | SCALE: AS SHOWN

CADD FILE: 1625-PC 04.dwg

DATE: JANUARY 25, 2017

SCALE: AS NOTED

DRAWING NO. PC-4



PCSM LEGEND

- LOD — LIMIT OF DISTURBANCE BOUNDARY
- NPDES — NPDES PERMIT BOUNDARY
- TP #5 — TEST PIT LOCATION (DEEP MODE / INFILTRATION TEST)
- INFILTRATION TRENCH
- DRAINSHED WATERSHEDS DIRECTION

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BOUNDARY CONTINUATION
- CURB LINE
- EDGE OF PAVEMENT
- MN. BLDG SETBACK LINE
- EX. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER & MANHOLE
- PROP. SAN. SEWER LATERAL
- FM — PROP. SANITARY FORCE MAIN
- PROP. WATER LINE
- PROP. WATER LATERAL
- FIRE HYDRANT
- GAS LINE
- OVERHEAD UTILITIES AND POLE
- 104 — EXISTING CONTOUR
- 110 — PROPOSED CONTOUR
- 18" CPP — EX. STORMWATER PIPING
- PROPOSED INLET AND STORMWATER PIPING
- MUNICIPALITY LINE
- ZONING LINE
- EDGE OF WATER (STREAM)
- DECIDUOUS
- CONIFEROUS

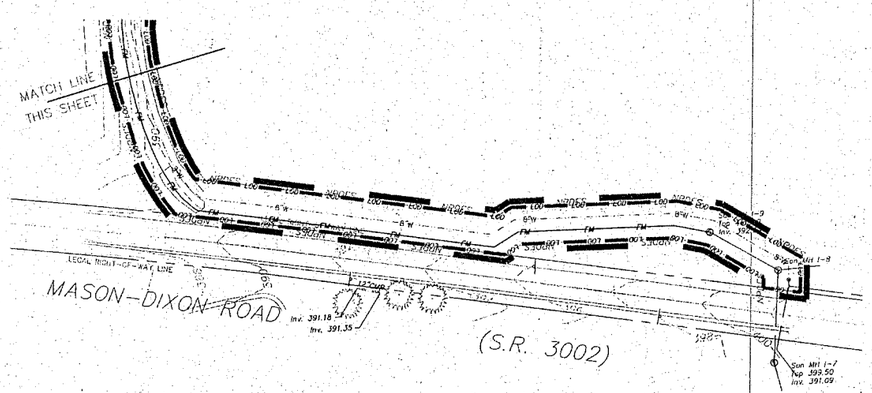
PLANTING SCHEDULE

TREES - DECIDUOUS

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING (FT.)	ROOT
Ch - 2	TILIA CORDATA	LITTLELEAF LINDEN	1-1/2" (8' MIN HEIGHT)	40' (O.C.)	B&B
Gt - 61	GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER"	SHADEMASTER HONEYLOCUST	1-1/2" (8' MIN HEIGHT)	VARIES (SEE PLAN)	B&B
Ar - 11	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	1-1/2" (8' MIN HEIGHT)	(SEE PLAN)	B&B
74 -					

TREES - EVERGREEN

QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING (FT.)	ROOT
Pg - 39	PICEA GLAUCA	WHITE SPRUCE	6' HEIGHT	25' (O.C.)	B&B



LANDSCAPE INSTALLATION/MAINTENANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY DEAD OR DAMAGED LIMBS AFTER THE TREE/SHRUB HAS BEEN PLANTED. FUTURE TREE/SHRUB PRUNING SHALL ONLY BE PERMITTED TO REMOVE DEAD, DAMAGED, OR DISEASED BRANCHES OR ANY BRANCHES THAT OBSCURE VEHICULAR TRAFFIC, ROAD/DRIVEWAY SIGHT DISTANCE, OR IMPEDE ANY PEDESTRIAN MOVEMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO REPLACE ANY TREE/SHRUB (SHOWN ON THIS PLAN) THAT DIES OR IS DESTROYED. THE REPLACEMENT SHALL BE OF THE SAME SPECIES AND INSTALLED WITHIN ONE (1) YEAR. ALL REPLACEMENT DECIDUOUS TREE PLANTINGS SHALL HAVE A MINIMUM CALIPER MEASUREMENT OF 2-1/2 INCHES AT A MINIMUM OF SIX INCHES ABOVE THE SOIL LINE AND CONIFEROUS TREES SHALL BE A MINIMUM HEIGHT OF 6 FEET.
3. TREES WITH LESS THAN THREE INCHES IN CALIPER SHALL BE PROPERLY STAKED OR TREES WITH MORE THAN THREE INCHES IN CALIPER SHALL BE GUYED AND PROPERLY PROTECTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING. ALL TREE STAKES AND GUYS SHALL BE REMOVED AFTER ONE YEAR FROM THE DATE OF PLANTING.
4. ANY TWINE ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
5. ALL TREES/SHRUBS SHALL BE OF GOOD HEALTHY NURSERY STOCK AND SHALL BE FREE OF BROKEN/DEAD LIMBS AND SUN SCALDS, DISEASED BARK SPOTS, AND INSECT DAMAGE.
6. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. IT SHALL BE THE HOME OWNERS ASSOCIATION'S RESPONSIBILITY TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN OR OTHER TREATMENT APPROVED BY THE TOWNSHIP.

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NO.	REVISION	DATE
1	AS PER 02-02-17 ACOD LETTER	03-01-17
2	AS PER ENVIRO REVIEW & 04/17/17 ACOD REVIEW	05/16/17
3	REV. LOD AREA & BMPS AREA	06/21/17
4	AS PER MUNICIPAL REVIEW	07/18/17
5	AS PER 08-01-17 ACOD LETTER	08/15/17
6	AS PER 08/28/17 MT. REVIEW LETTER	11/13/17
7	REV. E.E. 12 INSTR. & RD DOUBLE FRONT	12/01/17

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

CUMBERLAND TOWNSHIP — ADAMS COUNTY, PA

PCSM 50 SCALE SITE PLAN

CUMBERLAND CROSSING AT THE LINKS AT GETTYSBURG

martin and martin incorporated
37 south main street - suite A
chambersburg, pennsylvania . 17201
phone: (717) 264-6759

PROJ. NO. 1625 | DWG. BY: DB | DSN. BY: JM | CHK. BY: JM | SCALE: AS SHOWN

CADD FILE: 1625-PC 05.dwg

DATE: JANUARY 25, 2017

SCALE: AS NOTED

DRAWING NO. PC-5

FILE: 1625 (CUMBERLAND CROSSING) / 1625-PC 05.dwg