

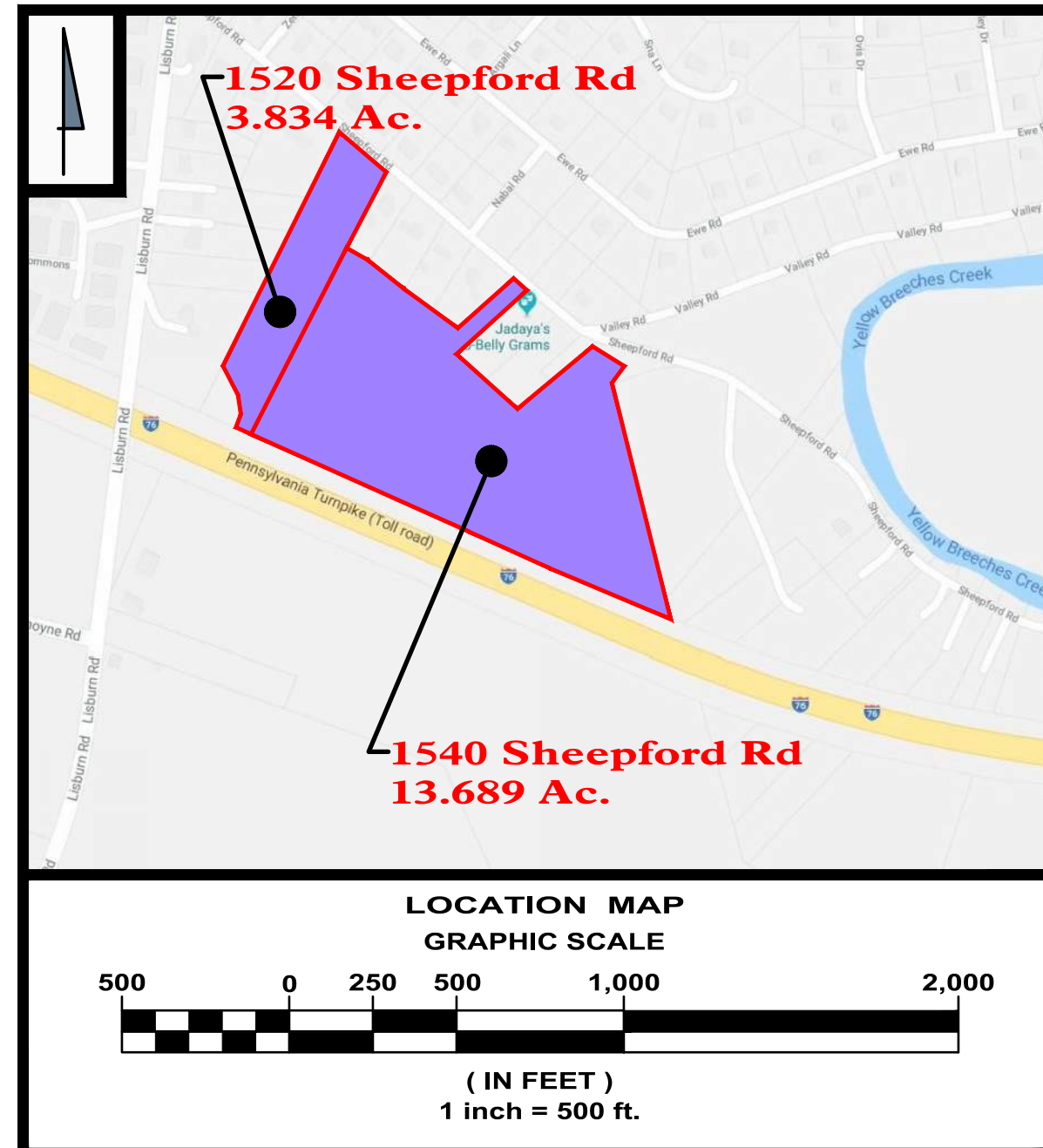
FINAL SUBDIVISION & LAND DEVELOPMENT PLANS FOR

SADIE LANE SUBDIVISION @ 1520 AND 1540 SHEEPFORD ROAD Lower Allen Township SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC & BOUNDARY SURVEY (EXISTING RESOURCES & SITE ANALYSIS MAP)
3	GENERAL NOTES & MISCELLANEOUS INFORMATION
4	FINAL SUBDIVISION PLAN
5	FINAL GRADING/UTILITIES PLAN
6	LANDSCAPING PLAN
7	ROADWAY/UTILITY PROFILES
8	ROADWAY/UTILITY PROFILES
9	SITE CONSTRUCTION DETAILS
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PCSM -1	POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN
PCSM -2	PCSM DETAILS & MISCELLANEOUS INFORMATION
PCSM -3	PCSM DETAILS & MISCELLANEOUS INFORMATION
E&S-1	SOIL EROSION & SEDIMENT CONTROL PLAN
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ZONING DATA:

ZONING DISTRICT:	R-1 SINGLE FAMILY RESIDENTIAL ESTABLISHED	IMPERVIOUS COVERAGE:	17.523 ACRES
EXIST./PROPOSED USE:	SINGLE FAMILY DETACHED DWELLING	TOTAL PARENT TRACT:	0.54 ACRES / 3.08%
WITH PUBLIC WATER AND SEWER:		TOTAL EXISTING IMPERVIOUS COVERAGE:	3.23 ACRES / 18.43%
MAXIMUM LOT DENSITY:	4 DWELLING UNITS PER GROSS ACRE EXCLUDING DEDICATED RIGHT-OF-WAY AREA 9.456 AC. / 15 LOTS = 0.63 UNITS PER GROSS AC.	TOTAL PROPOSED IMPERVIOUS COVERAGE:	2.69 ACRES / 15.35%
MINIMUM LOT AREA:	7,200 SQUARE FEET 15 PROP. LOTS W/ SMALLEST LOT @ 16,867.39 S.F.	TOTAL INCREASE IN IMPERVIOUS COVERAGE:	5,500 S.F. / LOT ACCOUNTED FOR IN SWM CALCULATIONS. ADDITIONAL COVERAGE BEYOND 5,500 S.F. / LOT WILL REQUIRE LOT OWNER TO SUBMIT SWM PLAN FOR L.A. TWP APPROVAL
MINIMUM LOT WIDTH:	50 FEET AT THE DEDICATED STREET	INDIVIDUAL LOT IMPERVIOUS COVERAGE:	
WITH ON-LOT WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS:		LANDSCAPING / BUFFER REQUIREMENTS:	
MAXIMUM LOT DENSITY:	1 DWELLING UNIT PER GROSS ACRE EXCLUDING DEDICATED RIGHT-OF-WAY AREA 1 LOT / 6.191 AC. = 0.162 UNITS PER GROSS AC.	STREET TREE REQUIREMENT:	1 TREE PER 50 FEET OF R-O-W ON EACH SIDE 3,115 L.F. OF R-O-W = 63 TREES REQUIRED 7 EXIST. TREES TO REMAIN / 56 PROPOSED = 63 TOTAL
MINIMUM LOT AREA:	NO MINIMUM LOT AREA ONE (1) PROPOSED LOT (LOT #16) @ 6.191 ACRES	BUFFER YARD REQUIREMENT:	25 FEET FROM ARTERIAL STREET (TURNPIKE) ADEQUATE BUFFER YARDS & SCREENING EXIST FOR MOST LOTS. LOTS 8, 9 & 13 PROPOSE A SUPPLEMENTAL EVERGREEN BUFFER.
MINIMUM LOT WIDTH:	50 FEET AT THE DEDICATED STREET	WOODLAND PRESERVATION:	NO MORE THAN 15% CLEARED OR DEVELOPED EXISTING MATURE WOODLAND: ±8.1 ACRES DEVELOPED MATURE WOODLAND: ±0.5 ACRES / ±6.2%
MAXIMUM IMPERVIOUS COVERAGE:	50%	STEEP SLOPE PROVISIONS - EXISTING MAN-MADE SLOPES SHALL NOT APPLY.	
MAXIMUM BUILDING HEIGHT:	35 FEET, 25 FEET ACCESSORY STRUCTURE	MAXIMUM 30% OF SLOPE AREAS 15% THROUGH 24.9% SHALL BE DEVELOPED	±45,300 S.F. EXISTING, ±6,500 S.F. DEVELOPED (±14.3%)
MINIMUM YARD SETBACKS:	FRONT YARD: 30 FEET SIDE YARD: 15 FEET REAR YARD: 25 FEET	MAXIMUM 15% OF SLOPE AREAS GREATER THAN 25% SHALL BE DEVELOPED	±29,850 S.F. EXISTING, ±2,700 S.F. DEVELOPED (±9.2%)
SINGLE FAMILY DWELLING PARKING:	MINIMUM 2 PER DWELLING UNIT	BUYERS OF LOTS #14 AND #15 ARE RESPONSIBLE FOR MAINTENANCE & OPERATIONS OF SWM FACILITIES ON EACH LOT. THE SWM O&M AGREEMENT SHALL TRANSFER WITH LOT DEED.	
DRIVEWAY SLOPES:	15% W/ FIRST 20 FEET @ MAXIMUM 7% SLOPE		



PLAN PURPOSE:

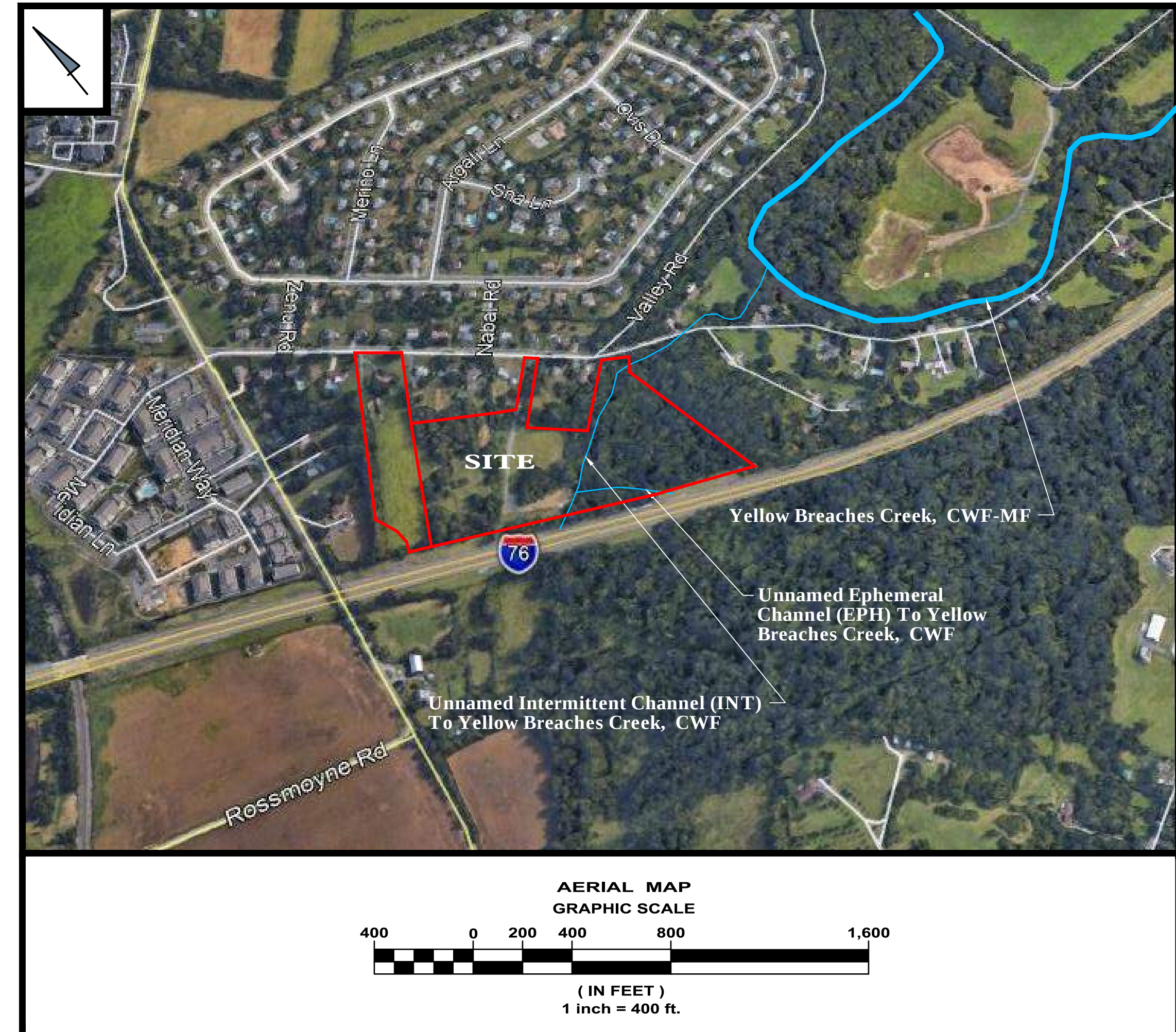
FJ VENTURES LLC, TOGETHER WITH JASON & JENNIFER OSTERLUND, ARE PROPOSING TO SUBDIVIDE (COMBINE) TWO (2) EXISTING PARCELS OF LAND LOCATED AT 1520 AND 1540 SHEEPFORD ROAD, HAVING LOT AREAS OF 3.834 ACRES AND 13.689 ACRES RESPECTIVELY. THE COMBINED TRACT WILL BE FURTHER SUBDIVIDED TO CREATE SIXTEEN (16) TOTAL, SINGLE FAMILY RESIDENTIAL LOTS. SADIE LANE, A "MINOR TOWNSHIP STREET" TRaversing THE PROPERTIES IS PROPOSED FOR TOWNSHIP DEDICATION AND WILL PROVIDE TWO (2) POINTS OF ACCESS ONTO SHEEPFORD "COLLECTOR STREET" ROAD TO THE NORTH.

FIFTEEN (15) NEW LOTS RANGING FROM 0.40-0.70 ACRES ARE PROPOSED WITH PUBLIC WATER/SEWER. A LONE 6-ACRE LOT IS PROPOSED ON THE EASTERN SIDE OF AN EXISTING INTERMITTENT CHANNEL THAT WILL BE SERVED BY A PRIVATE WELL AND ON-LOT SEWAGE DISPOSAL SYSTEM.

PROPERTY INFORMATION:

1520 SHEEPFORD ROAD:
OWNER: FJ VENTURES LLC
RECORDING DATA: INSTRUMENT NO. 201920203
TAX PARCEL: 13-26-0251-15
LOT AREA: 3.834 ACRES (TURNPIKE ACQUISITION IN 2022)

1540 SHEEPFORD ROAD:
OWNER: JASON C. & JENNIFER E. OSTERLUND
RECORDING DATA: Deed Book 257, Page 2087 & INSTRUMENT NO. 201830501
TAX PARCEL: 13-26-0251-170 & 217
LOT AREA: 13.689 ACRES



SALDO WAIVERS:

SECTION 192-30:
SECTION 192-57.C(1):
SECTION 192-57.C(3):
SECTION 192-57.C(9):
SECTION 192-61.A.1.B:
SECTION 192, ATTACHMENT 5:

PRELIMINARY PLAN SUBMISSION AND PROCEDURE
MINOR TOWNSHIP ROAD, MIN. CENTER LINE RADIUS (260 FEET)
MINOR TOWNSHIP ROAD, MINIMUM TANGENT (100 FEET)
SIDEWALK ON BOTH SIDES OF STREET
LOT #16 CONNECTION TO SANITARY SEWER WITHIN 1,000-FEET
MIN. LOT WIDTH OF 80' @ R-O-W (LOTS #13, 14, 16)
(THIS IS AN ON-STREET PARKING RESTRICTION WAIVER BASED UPON LOT WIDTH AT R-O-W)

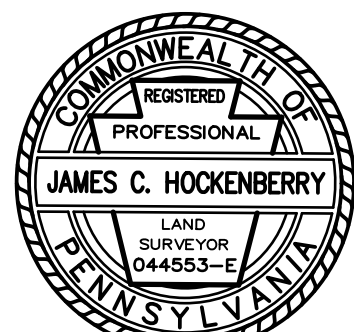
Owner's Acknowledgement of Karst Geology Statement:

I and/or we hereby acknowledge that the subject properties being developed are located in a karst geology area for which sinkholes are very possible to develop. I and/or we further acknowledge that I and/or we are fully aware of the risks associated with development in a karst area and I am and/or we are solely responsible for costs associated with any sinkholes that occur on the properties or adjoining properties and will not seek reimbursement or indemnification from HD Engineering Solutions, Inc. or its sub-consultants for those items.

Owners of 1520 Sheepford Road:	Owners of 1540 Sheepford Road:
Owner _____ Date _____	Owner _____ Date _____
Owner _____ Date _____	Owner _____ Date _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SURVEY INFORMATION AS SHOWN HEREON IS A RESULT OF AN ACTUAL FIELD SURVEY AND THE HORIZONTAL PRECISION RATIO EXCEEDS 1 FOOT IN 10,000 FEET.

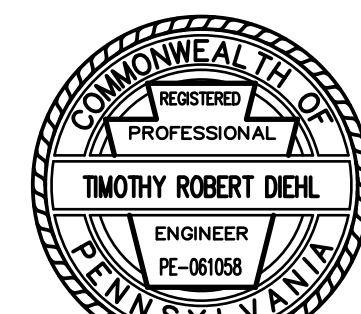


JAMES C. HOCKENBERRY, P.L.S.

NOVEMBER 14, 2025
Date

ENGINEER'S CERTIFICATION

I, TIMOTHY R. DIEHL, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PLAN IS ACCURATE AND CORRECT AS INDICATED.



Timothy R. Diehl, P.E.

NOVEMBER 14, 2025
Date

RECORD INFORMATION

Recorded in the Cumberland County Courthouse

Instrument Number: _____

CUMBERLAND COUNTY PLANNING DEPARTMENT

Reviewed this _____ Day of _____, 20 _____
by the Cumberland County Planning Department.

Director of Planning

BOARD OF COMMISSIONERS

Approved by the Board of Commissioners, Lower Allen Township, Cumberland County, PA.

Approved this _____ Day of _____, 20 _____.

Conditions of approval completed this _____ Day of _____, 20 _____.

President

Secretary

Commonwealth of Pennsylvania County of Cumberland

On this _____ day of _____, 20 _____ before me the undersigned personally appeared:

Owners of 1520 Sheepford Road: _____
Owner _____
Owner _____

who being duly sworn according to law, depose and say that they are the owners and equitable owners of the properties depicted and described 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 by my hand and notarial seal the day and the date above written

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

Commonwealth of Pennsylvania County of Cumberland

On this _____ day of _____, 20 _____ before me the undersigned personally appeared:

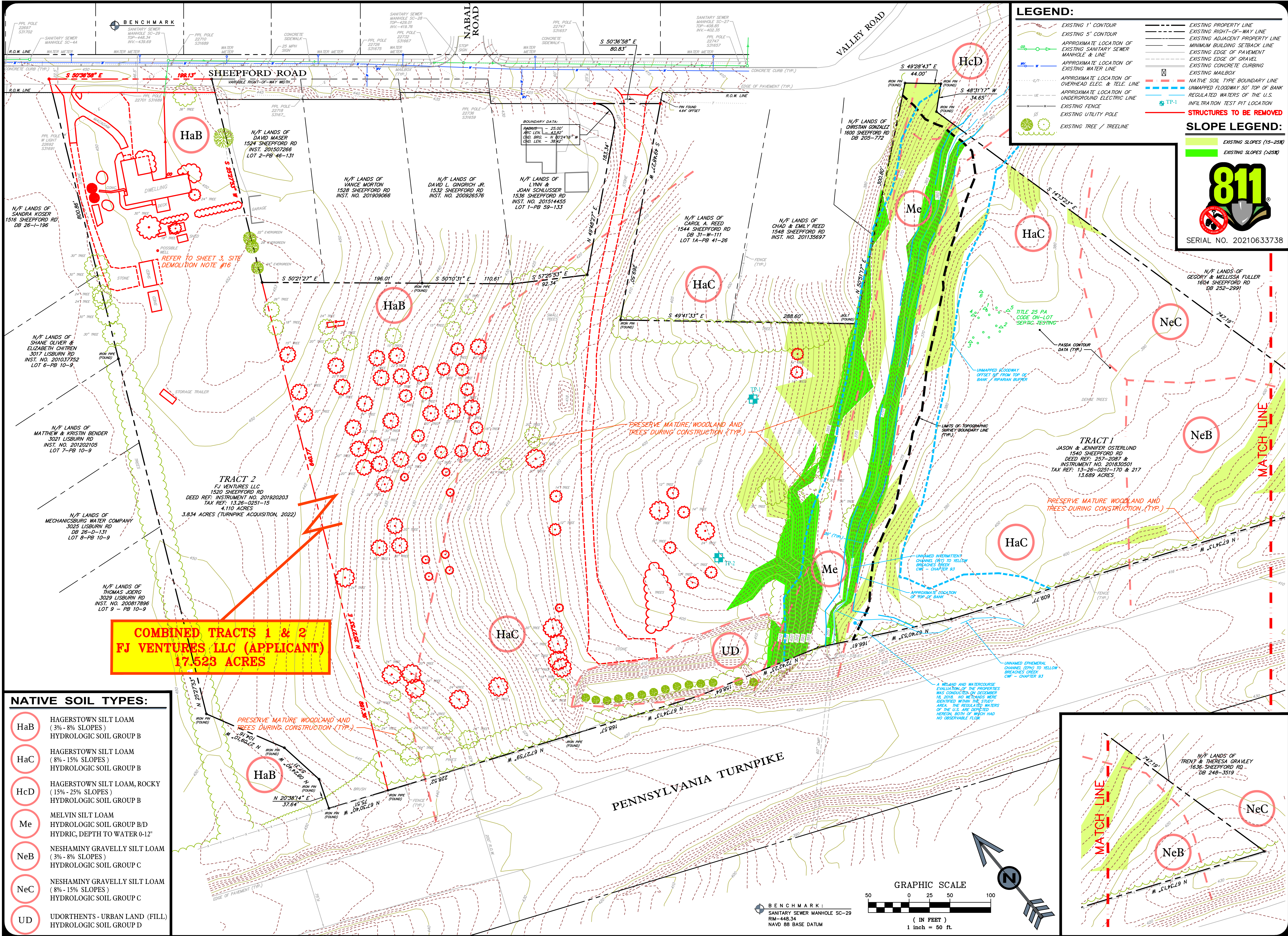
Owners of 1540 Sheepford Road: _____
Jason C. Osterlund
Jennifer E. Osterlund

who being duly sworn according to law, depose and say that they are the owners and equitable owners of the properties depicted and described 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 by my hand and notarial seal the day and the date above written

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



ENGINEERING SOLUTIONS, INC.
717 - 215 - 6618
HD@HDESinc.com

HD ENGINEERING SOLUTIONS, INC.
P.O. BOX 75
Camp Hill, PA 17001

SADIE LANE SUBDIVISION @ 1520 AND 1540 SHEEPFORD ROAD
TOPOGRAPHIC & BOUNDARY SURVEY PLAN
(EXISTING RESOURCES & SITE ANALYSIS MAP)
OWNER:
JASON & JENNIFER OSTERLUND
1540 SHEEPFORD RD
LEWISBERG, PA 17339
TELEPHONE: 717-554-1641
CUMBERLAND COUNTY, PA

OWNER / APPLICANT:
FJ VENTURES LLC
3025 LISBURN RD
LEWISBERG, PA 17339
TELEPHONE: 717-554-1641
LOWER ALLEN TOWNSHIP

SURVEY NOTES:

- ALL BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION, AS DEPICTED HEREON, WAS THE RESULT OF A FIELD SURVEY PERFORMED BY JAMES C. HOOKENBERRY, P.L.S. DATED APRIL 20, 2021. ADDITIONAL FIELD SURVEY WAS PERFORMED ON NOVEMBER 10, 2025 IN AN EFFORT TO ESTABLISH IRON PIN SETS ASSOCIATED WITH A TURNPIKE COMMISSION LAND ACQUISITION AT THE SOUTHWESTERN PROPERTY BOUNDARY. ALL EXISTING AND PROPOSED BOUNDARY INFORMATION ON THE PLAN SET IS IN ACCORDANCE WITH THE LAND TRANSFER. PASDA CONTOUR ELEVATIONS WERE UTILIZED IN AREAS EAST OF THE INTERMITTENT STREAM. LIMITS OF FIELD SURVEY ARE DEPICTED HEREON. ONE-CALL SERIAL NUMBER 20210633738.
- SUBSURFACE UTILITIES ARE SHOWN RELATIVE TO THE LOCATION OF THEIR SURFACE FEATURE LOCATIONS. THE SURVEYOR DOES NOT WARRANT THAT THEIR UNDERGROUND LOCATIONS ARE COMPLETE OR EXACT.
- IN COMPLIANCE WITH PENNSYLVANIA ACT 172, ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACTUAL SURVEYED FIELD LOCATIONS AND INFORMATION SUPPLIED BY OTHERS. HD ENGINEERING SOLUTIONS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION AS DEPICTED ON THIS DRAWING. ANY REQUEST FOR ADDITIONAL UNDERGROUND UTILITY INFORMATION SHOULD BE DIRECTED TO THAT RESPECTIVE UTILITY COMPANY. PA ONE CALL SERIAL NUMBER: 20210633738.
- BEARINGS BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE NAD 83.
- ELEVATIONS BASED ON NAVD OF 1988.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY DESIGNATED FLOODPLAIN BOUNDARY AS EVIDENCED BY THE FLOOD INSURANCE RATE MAPS COVERING THE PROJECT BOUNDARY, COMMUNITY PANEL NUMBER 42041C0279E AND 42041C0283E, EFFECTIVE DATE MARCH 16, 2009.
- ACCORDING TO A WETLAND AND WATERCOURSE EVALUATION REPORT, PREPARED BY FOX HILL ENVIRONMENTAL DATED DECEMBER 20, 2018, THERE ARE NO IDENTIFIED WETLANDS ON THE SUBJECT PROPERTIES. THERE ARE TWO (2) REGULATED WATERS OF THE U.S. THAT INCLUDE AN INTERMITTENT CHANNEL THAT FLOWS SOUTHEAST TO NORTHEAST, AND AN EPHEMERAL CHANNEL THAT FLOWS SOUTHEAST TO NORTHWEST, THROUGH THE PROJECT SITE. NO OBSERVABLE FLOW WAS IN EITHER CHANNEL.
- EXISTING AND PROPOSED LOT BOUNDARIES HAVE A CLOSURE ERROR THAT DOES NOT EXCEED 1 IN 10,000.

PROPOSED MONUMENTS AND MARKERS:

- MONUMENTS AND MARKERS MUST BE PLACED SO THAT THE SCORED OR MARKED POINT COINCIDES EXACTLY WITH THE POINT OF INTERSECTION OF THE LINES TO BE MONUMENTED BY A PROFESSIONAL LAND SURVEYOR. THEY MUST BE SET SO THAT THE TOP OF THE MONUMENT OR MARKER IS LEVEL WITH THE FINISHED GRADE OF THE SURROUNDING GROUND.
- MONUMENTS SHALL BE CONSTRUCTED OF STEEL-REINFORCED PORTLAND CEMENT CONCRETE OR OTHER MATERIALS PRE-APPROVED BY THE TOWNSHIP ENGINEER AND SHOULD HAVE A MINIMUM SIZE OF FOUR (4) INCHES AT THE GROUND LEVEL AND SHALL HAVE THE TOP FLUSH WITH THE GRADE LEVEL.
- ALL LOT CORNER MARKERS SHALL BE PERMANENTLY LOCATED AND SHALL BE AT LEAST THREE QUARTERS (3/4) OF AN INCH METAL PIN OR PIPE WITH A MINIMUM LENGTH OF 20-INCHES, LOCATED IN THE GROUND TO EXISTING GRADE.
- ANY MONUMENTS OR MARKERS THAT ARE REMOVED SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE PERSON REMOVING THEM.

SITE NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT LOWER ALLEN TOWNSHIP AND PENNDOT STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INVENTORY HIERARCHY. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. IF PLANS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GOVERNMENTAL AGENCIES PRIOR TO CONSTRUCTION; THESE PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, ZONING PERMITS, TOWNSHIP AND COUNTY CONSERVATION PERMITS, PENNDOT HOP PERMITS, AND UTILITY CONNECTION PERMITS.
- NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT OR PARCEL WHICH WILL REQUIRE ACCESS TO A STATE HIGHWAY UNTIL AUTHORIZED BY A PENNSYLVANIA DEPARTMENT OF TRANSPORTATION HIGHWAY OCCUPANCY PERMIT.
- NO STRUCTURE OR OBSTRUCTION SHALL BE PLACED, PLANTED, SET OR CONSTRUCTED WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- THE OWNER SHALL COMPLY WITH ALL APPLICABLE TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF SUBMISSION FOR THE PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLANS.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- ALL DIMENSIONS ARE TO FACE OF BUILDING OR FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
- ALL LINE STRIPING SHALL BE FOUR INCH (4") WIDE YELLOW OR WHITE STANDARD TRAFFIC PAINT (AS SHOWN ON THE SITE PLAN). PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION IN AREAS WHERE PROPOSED SITE IMPROVEMENTS MEET EXISTING CONDITIONS (I.E. PAVEMENT, SIDEWALK) SO THERE IS A SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SETTING MANHOLE LIDS, INLET TOPS, UTILITY VALVES, ETC. SO THEY ARE FLUSH WITH THE PROPOSED PAVEMENT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED OR ORDERED BY THE ENGINEER, TOWNSHIP OR PENNDOT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT/SCHEDULE ALL SITE INSPECTIONS WITH THE TOWNSHIP AND APPROPRIATE UTILITY SERVICE PROVIDERS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND BEFORE CONSTRUCTING PAVEMENT OR SIDEWALKS.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO PENNDOT TITLE 67, CHAPTER 212 AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF CURBS, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- ALL AREAS THAT DO NOT RECEIVE PAVING OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL.
- APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN PROPOSED SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE, MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS UNDER THOSE REGULATIONS.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" OR "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF THE CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES WILL BE PAID BY THE CONTRACTOR.
- ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES EMPLOYED DURING CONSTRUCTION. ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY, AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CODE OF FEDERAL REGULATIONS 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1, UNIFORMED FIRE CODE.
- AREAS WITHIN THE APPROXIMATE SAW-CUT LIMITS SHALL RECEIVE FULL DEPTH PAVEMENT RECONSTRUCTION UNLESS OTHERWISE NOTED HEREON.
- A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A PENNDOT HIGHWAY OCCUPANCY PERMIT. NO BUILDING PERMITS, ZONING PERMITS OR CERTIFICATES OF OCCUPANCY SHALL BE ISSUED UNTIL SUCH TIME AS A PENNDOT HIGHWAY OCCUPANCY PERMIT HAS BEEN SECURED AND FILED WITH THE TOWNSHIP. THE TOWNSHIP SHALL NOT BE HELD LIABLE FOR DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PURSUANT TO SECTION 508 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.
- PRIOR TO CONSTRUCTION, OWNER SHALL APPLY FOR A USPS CLUSTER BOX UNIT AND/OR CURB-MOUNTED MAIL RECEPTACLES IN ACCORDANCE WITH THE POSTAL OPERATIONS MANUAL, LATEST EDITION. THE CLUSTER BOX UNIT DEPICTED ON PLAN SHEET-4 IS DEPICTED FOR INFORMATIONAL PURPOSES ONLY AND MUST BE APPROVED BY USPS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TOWNSHIP RIGHT-OF-WAY PERMIT APPLICATION FOR ROADWAY AND UTILITY CONSTRUCTION WITHIN THE SHEEPFORD ROAD RIGHT-OF-WAY.

IMPORTED FILL MATERIAL NOTE:

ALL FILL MATERIAL IMPORTED TO THIS PROJECT SITE WITH COVERAGE UNDER PAG-02 MUST BE ONE OF THE FOLLOWING AS DEFINED IN PADEP'S MANAGEMENT OF FILL POLICY:

CLEAN FILL (I.E. FILL THAT IS UNCONTAMINATED MATERIAL MEETING FILL CONCENTRATION LIMITS AND HAS NOT BEEN BLENDED, MIXED, OR TREATED TO MEET THE DEFINITION OF UNCONTAMINATED MATERIAL.

REGULATED FILL USED ON ACT 2 SITES, AS DEFINED IN PADEP'S MANAGEMENT OF FILL POLICY, THAT DOES NOT REQUIRE AUTHORIZATION UNDER PADEP'S WASTE MANAGEMENT GENERAL PERMIT NO. WMGR096 BUT IS USED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY PADEP'S LAND RECYCLING AND ENVIRONMENTAL REMEDIATION STANDARDS PROGRAM; OR

REGULATED FILL (I.E. FILL THAT HAS BEEN AFFECTED BY THE RELEASE OF A REGULATED SUBSTANCE AND IS NOT UNCONTAMINATED MATERIAL BUT MEETS REGULATED FILL CONCENTRATION LIMITS AND HAS NOT BEEN BLENDED, MIXED, OR TREATED TO MEET THE DEFINITION OF REGULATED FILL) THAT HAS BEEN AUTHORIZED FOR USE ON THE PROJECT SITE UNDER PADEP'S WASTE MANAGEMENT GENERAL PERMIT NO. WMGR096.

RECEIVING WATER / CLASSIFICATION

DISCHARGE POINT 001: TRIBUTARY 63076, YELLOW BREECHES CREEK

PADEP CHAPTER 93 CLASSIFICATION: CWF / MF
WATERSHED NAME: YELLOW BREECHES CREEK (LOWER)

TENTATIVE DEVELOPMENT SCHEDULE

CONSTRUCTION IS ANTICIPATED TO COMMENCE IN 2026 AND BE COMPLETED BY 2027.

RECREATIONAL LAND - FEE IN LIEU OF DEDICATION:

FEES REQUIRED BY SALDO SECTION 192-60 FOR ALL PROPOSED DWELLING UNITS SHALL BE PAID BY THE APPLICANT PRIOR TO PLAN RECORDATION.

GRADING & UTILITIES NOTES:

- IN COMPLIANCE WITH PENNSYLVANIA ACT 172, ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACTUAL SURVEYED FIELD LOCATIONS AND INFORMATION SUPPLIED BY OTHERS. HD ENGINEERING SOLUTIONS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION AS DEPICTED ON THIS DRAWING. ANY REQUEST FOR ADDITIONAL UNDERGROUND UTILITY INFORMATION SHOULD BE DIRECTED TO THAT RESPECTIVE UTILITY COMPANY. PA ONE CALL SERIAL NUMBER: 20210633738.
- NO STRUCTURE OR OBSTRUCTION SHALL BE PLACED, PLANTED, SET OR CONSTRUCTED WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK IDENTIFIED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRANSFER OF THE BENCHMARK IDENTIFIED AND ESTABLISH TEMPORARY BENCHMARKS THROUGHOUT THE PROJECT SITE DURING CONSTRUCTION ACTIVITIES.
- THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY, AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND OWNER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, TOWNSHIP AND APPLICABLE UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- THE CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION IN AREAS WHERE PROPOSED SITE IMPROVEMENTS MEET EXISTING CONDITIONS (I.E. PAVEMENT, SIDEWALK) SO THERE IS A SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SETTING MANHOLE LIDS, INLET TOPS, UTILITY VALVES, ETC. SO THEY ARE FLUSH WITH THE PROPOSED PAVEMENT. STRUCTURES SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER.
- ALL IMPROVEMENTS SHALL COMPLY WITH LOWER ALLEN TOWNSHIP AND/OR PENNDOT SPECIFICATIONS, PUBLICATION 408 (LATEST EDITION) UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT/SCHEDULE ALL SITE INSPECTIONS WITH THE TOWNSHIP AND APPROPRIATE UTILITY SERVICE PROVIDERS. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING IN ACCORDANCE WITH THE APPROPRIATE TOWNSHIP/UTILITY COMPANY REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO START OF CONSTRUCTION INCLUDING SECURING PERMITS AND PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY THE DEPTH OF SUBSURFACE UTILITIES (I.E. GAS, ELECTRIC, WATER, STORM SEWER, SANITARY SEWER, TELECOM SERVICES, ETC.) IN AREAS OF CUT TO DETERMINE THE LIMITS OF REMOVAL/REPLACEMENT/ABANDONMENT. IF THE CONTRACTOR HAS SPECIFIC QUESTIONS CONCERNING THE INSTALLATION OF PROPOSED UTILITIES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY SO THAT AN APPROPRIATE MODIFICATION CAN BE MADE.
- THE CONTRACTOR SHALL FIELD VERIFY (INCLUDING TEST PITS AT THE CONTRACTOR'S EXPENSE) ANY PROPOSED UTILITY CROSSINGS WITH ALL EXISTING UTILITIES TO DETERMINE IF ANY CONFLICTS ARE PRESENT. SHOULD ANY CONFLICTS ARISE, THE CONTRACTOR SHALL CONTACT THE ENGINEER AS SOON AS POSSIBLE.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD FOR INSTALLATION.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND BEFORE CONSTRUCTING PAVEMENT OR SIDEWALKS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FLUSHING ALL DRAINAGE PIPES TO ENSURE THEY ARE CLEAR OF ALL SEDIMENT AND DEBRIS AFTER PAVEMENT HAS BEEN INSTALLED AND THE SITE IS COMPLETELY STABILIZED.
- ANY WATER PUMPED FROM EXCAVATED AREAS SHALL BE DIRECTED THROUGH A SEDIMENT FILTER BAG (I.E. DIRT BAG).
- ALL AREAS THAT DO NOT RECEIVE PAVING OR LANDSCAPING SHALL RECEIVE A MINIMUM OF FOUR INCHES (4") OF TOPSOIL.
- THE CONTRACTOR SHALL MAINTAIN A WELL DRAINED SITE AT ALL TIMES AND SHALL CONDUCT CONSTRUCTION ACTIVITIES SUCH THAT THE AMOUNT OF DISTURBED SOIL IS MINIMIZED. PERMANENT SOIL PROTECTION/STABILIZATION SHALL BE COMPLETED AS EARLY AS POSSIBLE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT ADDITIONAL E&S MEASURES AS UNFORESEEN CIRCUMSTANCES REQUIRE THROUGHOUT CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR LIMITS OF DISTURBANCE AND NOTES.
- EXCAVATIONS SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC. TO PREVENT THE ENTRY OF SURFACE WATER.
- ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AS PUT FORTH BY THE LOWER ALLEN TOWNSHIP AUTHORITY. THE SITE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO COORDINATE ALL REQUIRED INSPECTIONS WITH PA AMERICAN.
- ALL WATERLINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AS PUT FORTH BY PA AMERICAN. THE SITE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO COORDINATE ALL REQUIRED INSPECTIONS WITH PA AMERICAN.
- INDIVIDUAL OWNER OF LOT #16 MUST RECEIVE APPROVAL FROM THE TOWNSHIP SEWAGE ENFORCEMENT OFFICER FOR A SEWAGE PERMIT PRIOR TO UNDERTAKING THE CONSTRUCTION OF THE ON-LOT SEWAGE DISPOSAL SYSTEM OR BUILDING THAT WILL NEED TO BE SERVED BY SUCH A SYSTEM, IN ACCORDANCE WITH TITLE 25 PENNSYLVANIA CODE.

TP-1 INDICATES APPROXIMATE TEST PIT LOCATION AND (2) INFILTRATION TESTS		RESULTS OF SUBSURFACE EXPLORATION		
LOCATION	SURFACE ELEVATION	TEST ELEVATION (FT.)	AVG. INFILTRATION RATE (IN/HR)	ADJUSTED INFILTRATION RATE (IN/HR)
TP-1	±398.50	±397.00	0.63	0.315
TP-2	±399.50	±398.00	6.00	3.00

*ADJUSTED INFILTRATION RATE REFLECTS APPLICATION OF A DESIGN SAFETY FACTOR OF 2 PER APPENDIX C OF PENNSYLVANIA STORMWATER BEST MANAGEMENT PRACTICES MANUAL

SITE DEMOLITION NOTES:

- REFER THE SOIL EROSION AND SEDIMENT CONTROL PLAN. ALL CONTROLS DEPICTED ON SAID PLAN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE START OF DEMOLITION OPERATIONS.
- ANY MATERIALS/STRUCTURES REMOVED FROM THE PROJECT AREA SHALL BE DISPOSED IN A PROPER AND RESPONSIBLE MANNER, SUBJECT TO APPROVAL OF THE OWNER. REFER TO PLAN SHEET 2 FOR EXISTING FEATURES TO BE REMOVED, INCLUDING BUT NOT LIMITED TO EXISTING BUILDINGS ON TRACT 1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES/STRUCTURES THAT ARE TO REMAIN. PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY DISTURBED PINS, MONUMENTS OR PROPERTY CORNERS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- ALL STRUCTURES/LINES/PIPES THAT ARE IDENTIFIED TO BE REMOVED THAT ARE WITHIN TEN (10) FEET OF ANY PROPOSED OR FUTURE BUILDING SHALL BE REMOVED IN THEIR ENTIRETY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL DEMOLITION AND/OR EARTHMOVING ACTIVITIES BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AS SET FORTH IN THE FEDERAL CLEAN STREAMS LAW OR OTHER FEDERAL, STATE OR MUNICIPAL REGULATIONS.
- DURING DEMOLITION AND CONSTRUCTION OF THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC AROUND THE CONSTRUCTION AREA.
- ALL EXISTING TREES & SHRUBS WHICH INTERFERE WITH THE PROPOSED SITE LAYOUT SHALL BE REMOVED OR RELOCATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPLICABLE UTILITY COMPANIES FOR ABANDONMENT/DEMOLITION OF ANY IMPACTED UTILITIES AND SHALL PAY ALL FEES FOR DISCONNECTION, RELOCATION, INSPECTION AND DEMOLITION. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED OR DEPICTED HEREON.
- CARE SHOULD BE TAKEN TO PREVENT DUST AND DEBRIS FROM LEAVING THE BOUNDARIES OF THE PROPERTY.
- ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL COORDINATE ANY UTILITY DEMOLITION AND/OR DISCONNECTS WITH THE OWNER, A MINIMUM OF 7 DAYS PRIOR TO THE ANTICIPATED DEMOLITION AND/OR DISCONNECT DATE.
- CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY CONSTRUCTION FENCING AS NECESSARY IN AN EFFORT TO SEPARATE AND PROTECT THE PUBLIC THROUGHOUT THE LIFE OF THE PROJECT.
- THE CONTRACTOR SHALL REFER TO THE GRADING/UTILITY PLAN FOR ADDITIONAL UTILITY SERVICE MODIFICATIONS.
- THE CONTRACTOR SHALL CONFIRM THAT THE "POSSIBLE" WELL DEPICTED ON PLAN SHEET 2 WAS DECOMMISSIONED WITH DONR BUREAU OF TOPOGRAPHIC SURVEY. THE EXISTING RESIDENCE, TO BE DEMOLISHED, IS CURRENTLY SERVED BY WATER AND SEWER LATERALS ALONG SHEEPFORD ROAD. IF A DECOMMISSIONING REPORT WAS NEVER FILED WITH THE AFOREMENTIONED AGENCY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO SO AND FORWARD THE APPROPRIATE CORRESPONDENCE TO LOWER ALLEN TOWNSHIP.

LIST OF UTILITY PROVIDERS:

- LOWER ALLEN TOWNSHIP
2233 GETTYSBURG ROAD
CAMP HILL, PA 17011
CONTACT: MICHAEL BAKER
EMAIL: TBD
- LOWER ALLEN TOWNSHIP
SEWER AUTHORITY
120 LIMEKILN ROAD
NEW CUMBERLAND, PA 17070
CONTACT: BRIAN KAUFFMAN
EMAIL: BKAUFFMAN@LATWP.ORG
- PA AMERICAN WATER
852 WESLEY DRIVE
MECHANICSBURG, PA 17055
CONTACT: JEFF HORTON
EMAIL: JEFF.HORTON@AMWATER.COM
- PPL ELECTRIC UTILITIES CORP.
503 NEW MARKET STREET
WILKES-BARRE, PA 18702
CONTACT: MARK SATAYANNA
EMAIL: MCSATAYANNA@PPLWEB.COM
- UGI UTILITIES INC.
1301 AIP DRIVE
MIDDLETOWN, PA 17057
CONTACT: MICHAEL CULP
EMAIL: MCULP@UGI.COM
- AT&T
360 GEES MILL ROAD
BUSINESS PARK NE
CONVERYS, GA 30013
CONTACT: NANCY SPENCE
EMAIL: NS2821@ATT.COM
- COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: M_SWEIGARD@CABLE.COMCAST.COM

BENCHMARK:
SANITARY SEWER MANHOLE SC-29
RIM-448.34
NAVD 88 BASE DATUM



SERIAL NO. 20210633738

ENGINEERING SOLUTIONS, INC.

HD

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1520 AND 1540 SHEEPFORD ROAD SUBDIVISION

GENERAL NOTES & MISCELLANEOUS INFORMATION

OWNER:
JASON C. LEINWEERE, OSTERLUND
968 CEDARS ROAD
LEWISBERRY, PA 17339
TELEPHONE: 717-554-1641

OWNER / APPLICANT:
F3 VENTURES LLC
968 CEDARS ROAD
LEWISBERRY, PA 17339
TELEPHONE: 717-554-1641

CUMBERLAND COUNTY, PA

LOWER ALLEN TOWNSHIP

REVISIONS	
A) APRIL 25, 2022 - AS PER CDDC AND TWP COMMENTS	
B) MAY 17, 2022 - AS PER CDDC COMMENTS	
C) JUNE 27, 2022 - AS PER TWP COMMENTS	
D) NOVEMBER 14, 2025 - AS PER TWP COMMENTS & TURNPIKE ACQUISITION, TRACT 2	

COMMONWEALTH OF PENNSYLVANIA

REGISTERED PROFESSIONAL

TIMOTHY ROBERT DIEHL

ENGINEER
PE-001058

7/2/2025

TIMOTHY R. DIEHL, P.E.
PRICIPAL ENGINEER

DESIGN BY: D.J.H. DRAWN BY: D.J.H. CHECKED BY: T.R.D.

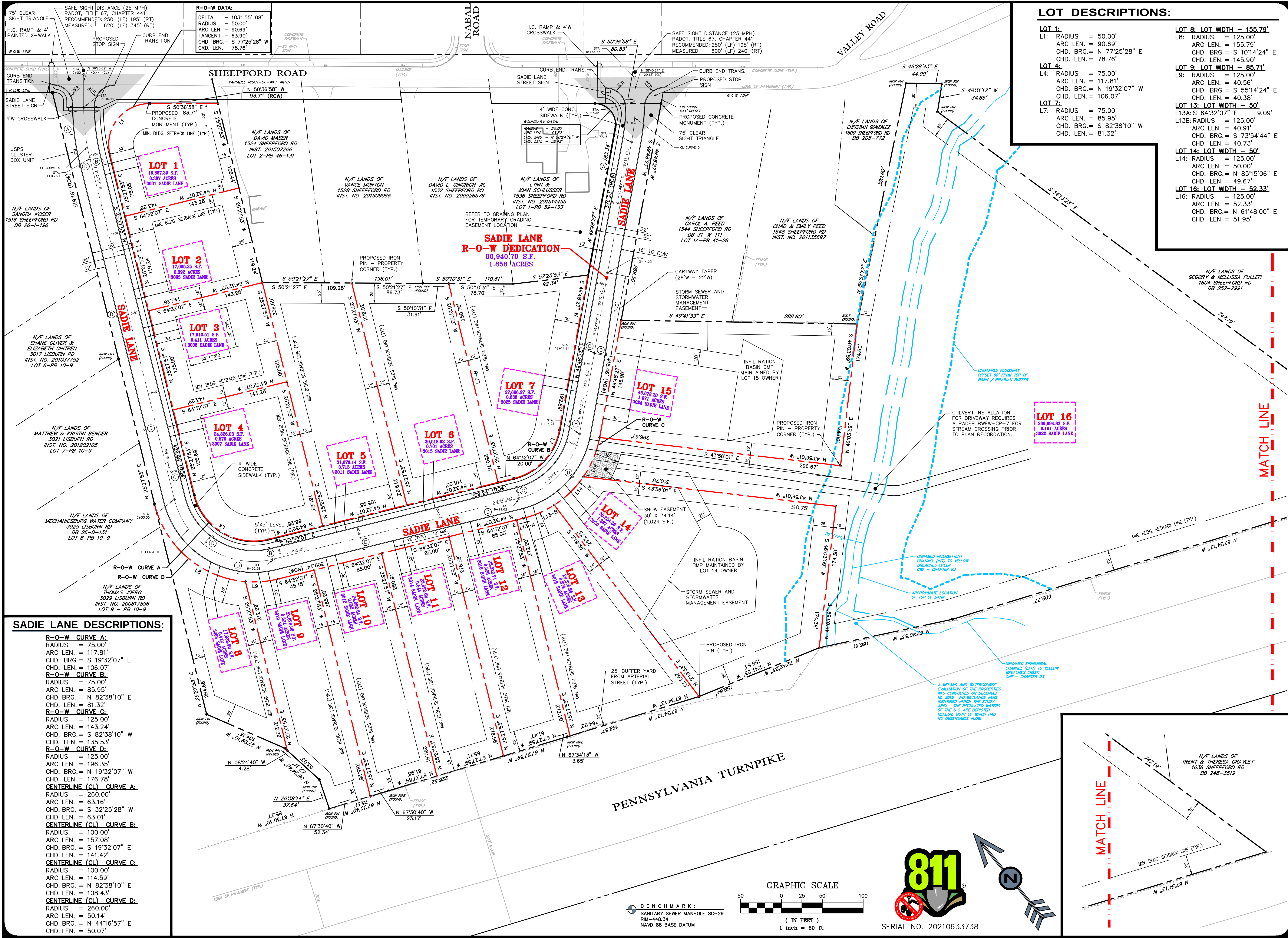
HD PROJECT NUMBER: 18-028

SCALE: NONE

DATE: NOVEMBER 19, 2021

SHEET

3



SADIE LANE DESCRIPTIONS:

R-O-W CURVE A:	R-O-W CURVE B:	R-O-W CURVE C:	R-O-W CURVE D:
RADIUS = 75.00'	RADIUS = 75.00'	RADIUS = 125.00'	RADIUS = 125.00'
ARC LEN. = 117.81'	ARC LEN. = 85.95'	ARC LEN. = 143.24'	ARC LEN. = 196.35'
CHD. BRG. = S 19°32'07" E	CHD. BRG. = N 82°38'10" E	CHD. BRG. = S 82°38'10" W	CHD. BRG. = N 19°32'07" W
CHD. LEN. = 106.07'	CHD. LEN. = 81.32'	CHD. LEN. = 135.53'	CHD. LEN. = 176.78'
CENTERLINE (CL) CURVE A:	CENTERLINE (CL) CURVE B:	CENTERLINE (CL) CURVE C:	CENTERLINE (CL) CURVE D:
RADIUS = 260.00'	RADIUS = 100.00'	RADIUS = 100.00'	RADIUS = 260.00'
ARC LEN. = 63.16'	ARC LEN. = 157.08'	ARC LEN. = 114.59'	ARC LEN. = 50.14'
CHD. BRG. = S 32°25'28" W	CHD. BRG. = S 19°32'07" E	CHD. BRG. = N 82°38'10" E	CHD. BRG. = N 44°16'57" E
CHD. LEN. = 63.01'	CHD. LEN. = 141.42'	CHD. LEN. = 108.43'	CHD. LEN. = 50.07'

LOT DESCRIPTIONS:

LOT 1:	LOT 8:
L1: RADIUS = 50.00'	L8: RADIUS = 125.00'
ARC LEN. = 90.69'	ARC LEN. = 155.79'
CHD. BRG. = N 77°25'28" E	CHD. BRG. = S 101°4'24" E
CHD. LEN. = 78.76'	CHD. LEN. = 145.90'
LOT 4:	LOT 9:
L4: RADIUS = 75.00'	L9: RADIUS = 125.00'
ARC LEN. = 117.81'	ARC LEN. = 40.56'
CHD. BRG. = N 19°32'07" W	CHD. BRG. = S 55°14'24" E
CHD. LEN. = 106.07'	CHD. LEN. = 40.38'
LOT 7:	LOT 13:
L7: RADIUS = 75.00'	L13A: S 64°32'07" E 9.09'
ARC LEN. = 85.95'	L13B: RADIUS = 125.00'
CHD. BRG. = S 82°38'10" W	ARC LEN. = 50.00'
CHD. LEN. = 81.32'	CHD. BRG. = N 85°15'06" E
	CHD. LEN. = 49.67'
	LOT 14:
	L14: RADIUS = 125.00'
	ARC LEN. = 50.00'
	CHD. BRG. = N 85°15'06" E
	CHD. LEN. = 49.67'
	LOT 16:
	L16: RADIUS = 125.00'
	ARC LEN. = 52.33'
	CHD. BRG. = N 61°48'00" E
	CHD. LEN. = 51.95'

ENGINEERING SOLUTIONS, INC.

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OWNER:

JASON C. JENNIFER E. OSTERLUND

968 CEDARS ROAD

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FINAL SUBDIVISION PLAN

SADIE LANE SUBDIVISION @ 1520 AND 1540 SHEEPFORD ROAD

CUMBERLAND COUNTY, PA

LOWER ALLEN TOWNSHIP

REVISIONS

A)	APRIL 25, 2022	- AS PER CDDC AND TWP COMMENTS
B)	MAY 17, 2022	- AS PER CDDC COMMENTS
C)	JUNE 27, 2022	- AS PER TWP COMMENTS
D)	NOVEMBER 14, 2023	- AS PER TWP COMMENTS & TURNPIKE ACQUISITION, TRACT 2

TIMOTHY ROBERT DIEHL

REGISTERED PROFESSIONAL ENGINEER

PE-001008

7/10/2023

TIMOTHY R. DIEHL, P.E. PRINCIPAL ENGINEER

DESIGN BY:	D.J.H.	DRAWN BY:	D.J.H.	CHECKED BY:	T.R.D.
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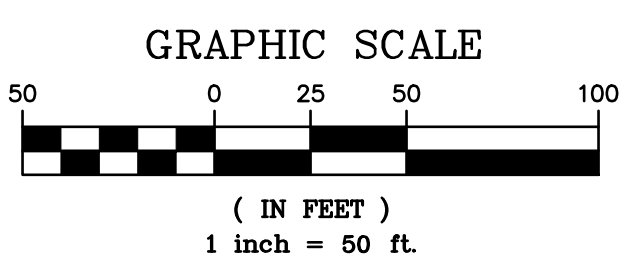
HD PROJECT NUMBER: 18-028

SCALE: 1" = 50'

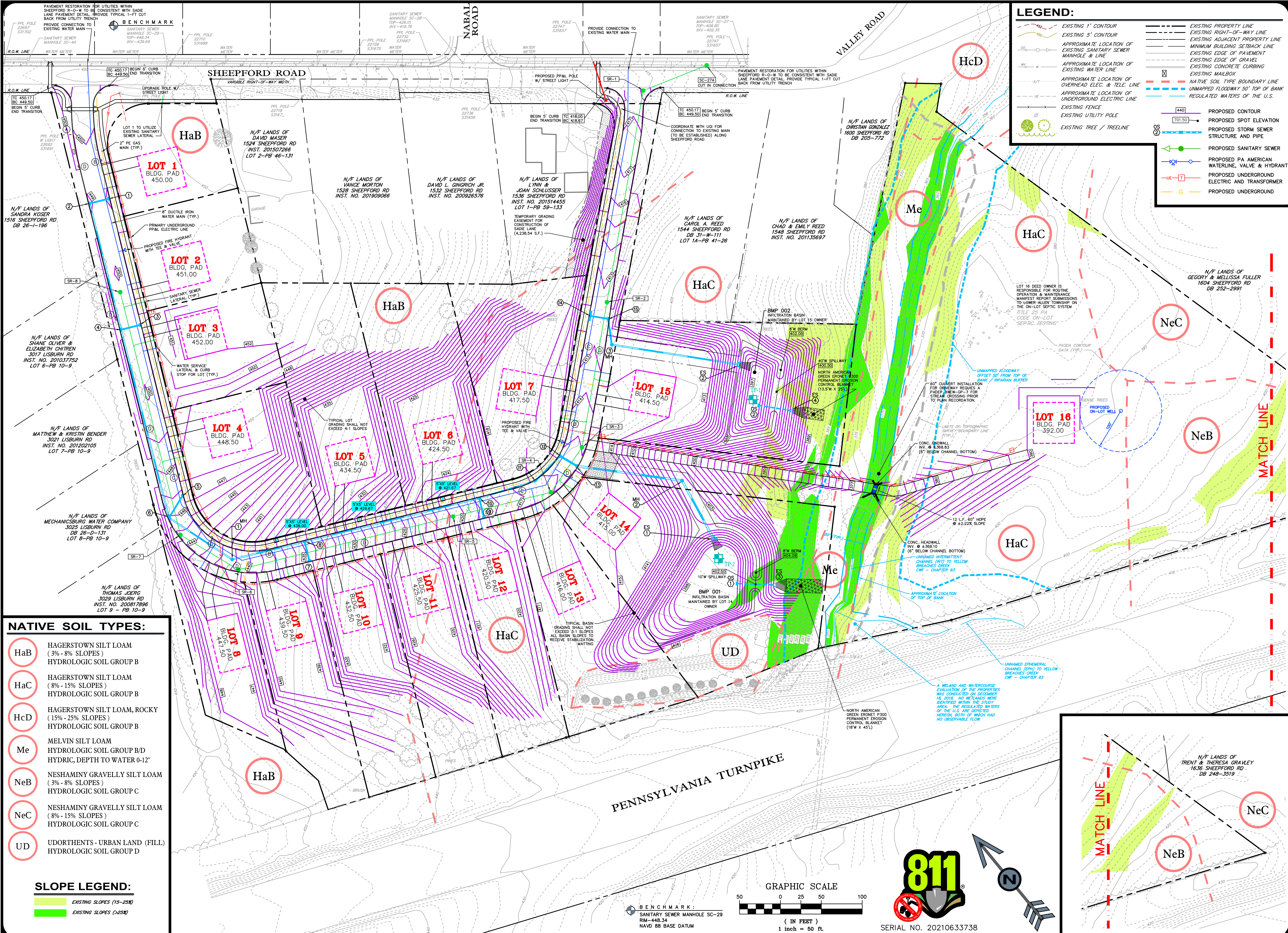
DATE: NOVEMBER 19, 2021

SHEET

4



BENCHMARK:
SANITARY SEWER MANHOLE SC-29
RIM = 448.34
NAVD 88 BASE DATUM



LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE
- APPROXIMATE LOCATION OF EXISTING WATER LINE
- APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING TREE / TREELINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- MINIMUM BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONCRETE CURBING
- EXISTING MAILBOX
- NATIVE SOIL TYPE BOUNDARY LINE
- UNMAAPPED FLOODWAY 50' TOP OF BANK
- REGULATED WATERS OF THE U.S.
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER STRUCTURE AND PIPE
- PROPOSED SANITARY SEWER
- PROPOSED PA AMERICAN WATERLINE, VALVE & HYDRANT
- PROPOSED UNDERGROUND ELECTRIC AND TRANSFORMER
- PROPOSED UNDERGROUND

NATIVE SOIL TYPES:

- HaB** HAGERSTOWN SILT LOAM (3% - 8% SLOPES) HYDROLOGIC SOIL GROUP B
- HaC** HAGERSTOWN SILT LOAM (8% - 15% SLOPES) HYDROLOGIC SOIL GROUP B
- HcD** HAGERSTOWN SILT LOAM, ROCKY (15% - 25% SLOPES) HYDROLOGIC SOIL GROUP B
- Me** MELVIN SILT LOAM HYDROLOGIC SOIL GROUP B/D HYDRIC, DEPTH TO WATER 0-12"
- NeB** NESHAMINY GRAVELLY SILT LOAM (3% - 8% SLOPES) HYDROLOGIC SOIL GROUP C
- NeC** NESHAMINY GRAVELLY SILT LOAM (8% - 15% SLOPES) HYDROLOGIC SOIL GROUP C
- UD** UDORTHTENTS - URBAN LAND (FILL) HYDROLOGIC SOIL GROUP D

SLOPE LEGEND:

- EXISTING SLOPES (15-25%)
- EXISTING SLOPES (>25%)

GRAPHIC SCALE

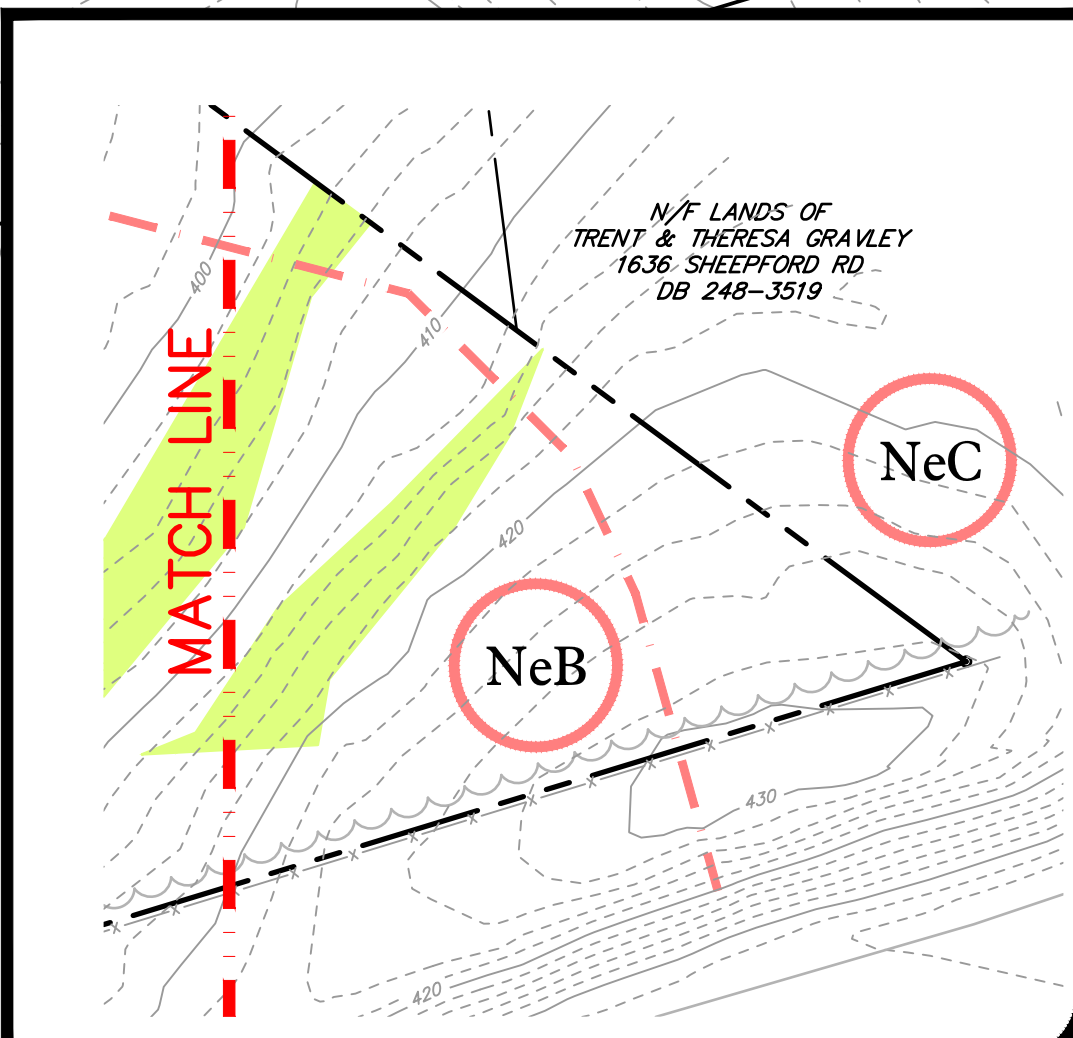
50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

BENCHMARK:
SANITARY SEWER MANHOLE SC-29
RIM=448.34
NAVD 88 BASE DATUM

811

SERIAL NO. 20210633738



ENGINEERING SOLUTIONS, INC.

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OWNER:
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LEWISBERG, PA 17339
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FINAL GRADING / UTILITIES PLAN

REVISIONS

NO.	DATE	DESCRIPTION
A	APRIL 25, 2022	AS PER DCP & TWP COMMENTS
B	MAY 17, 2022	AS PER COD COMMENTS
C	JUNE 27, 2022	AS PER TWP COMMENTS
D	NOVEMBER 14, 2022	AS PER TWP COMMENTS & TURNING ACQUISITION TRACT 2

PROFESSIONAL ENGINEER
TIMOTHY ROBERT DIEHL
ENGINEER
PC-061058

DESIGN BY: D.J.H. DRAWN BY: D.J.H. CHECKED BY: T.R.D.

HO PROJECT NUMBER: 18-028

SCALE: 1" = 50'

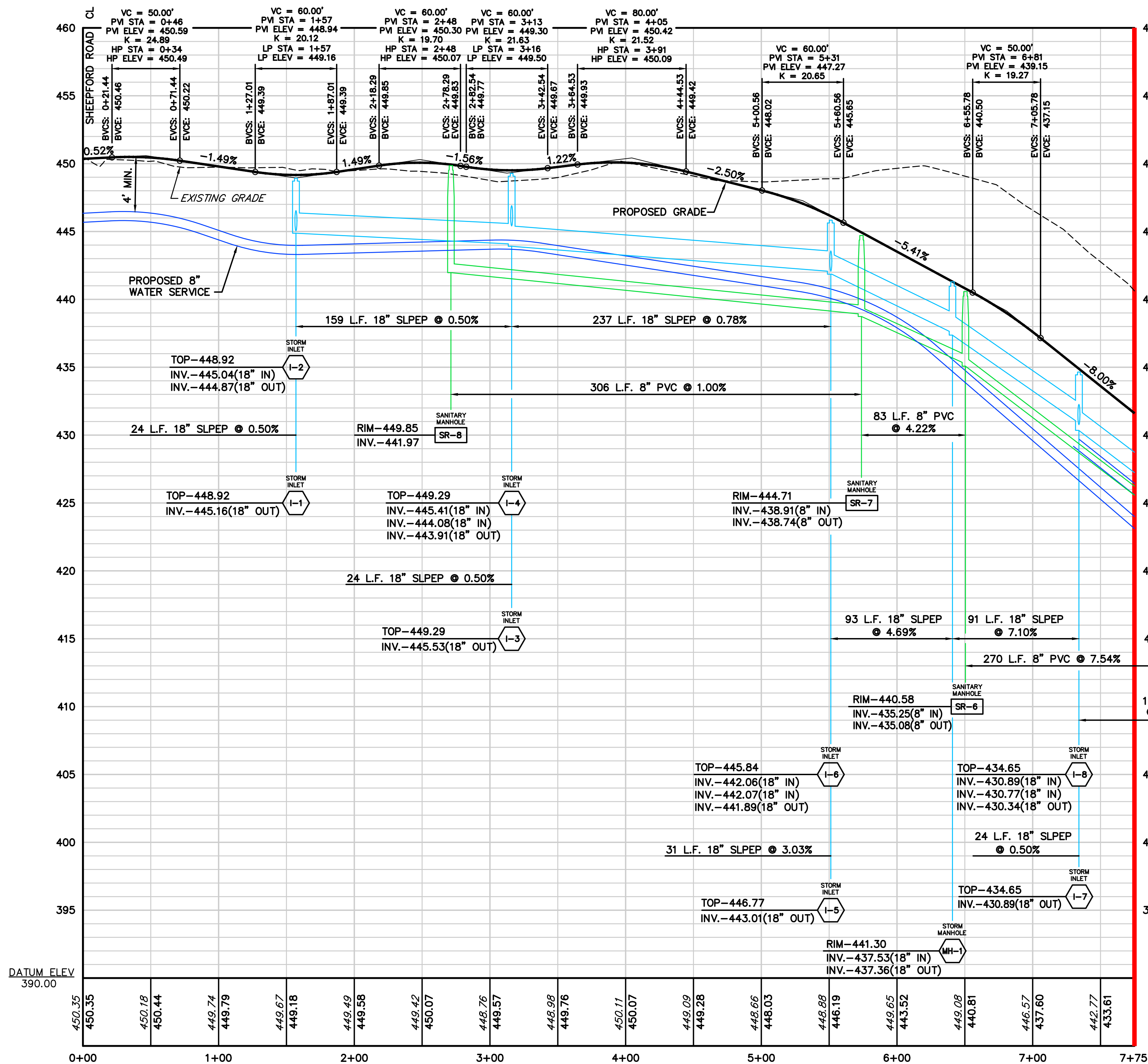
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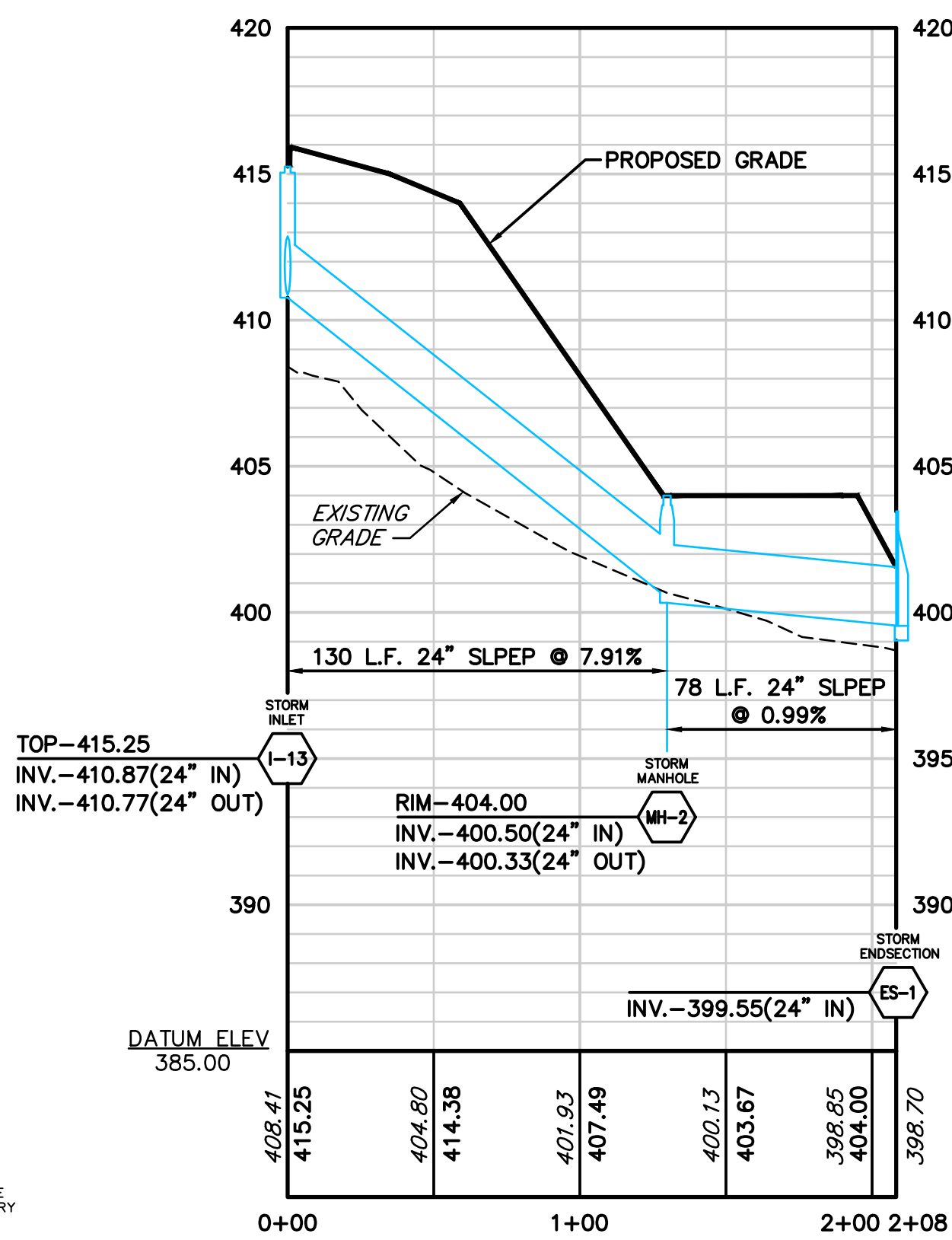
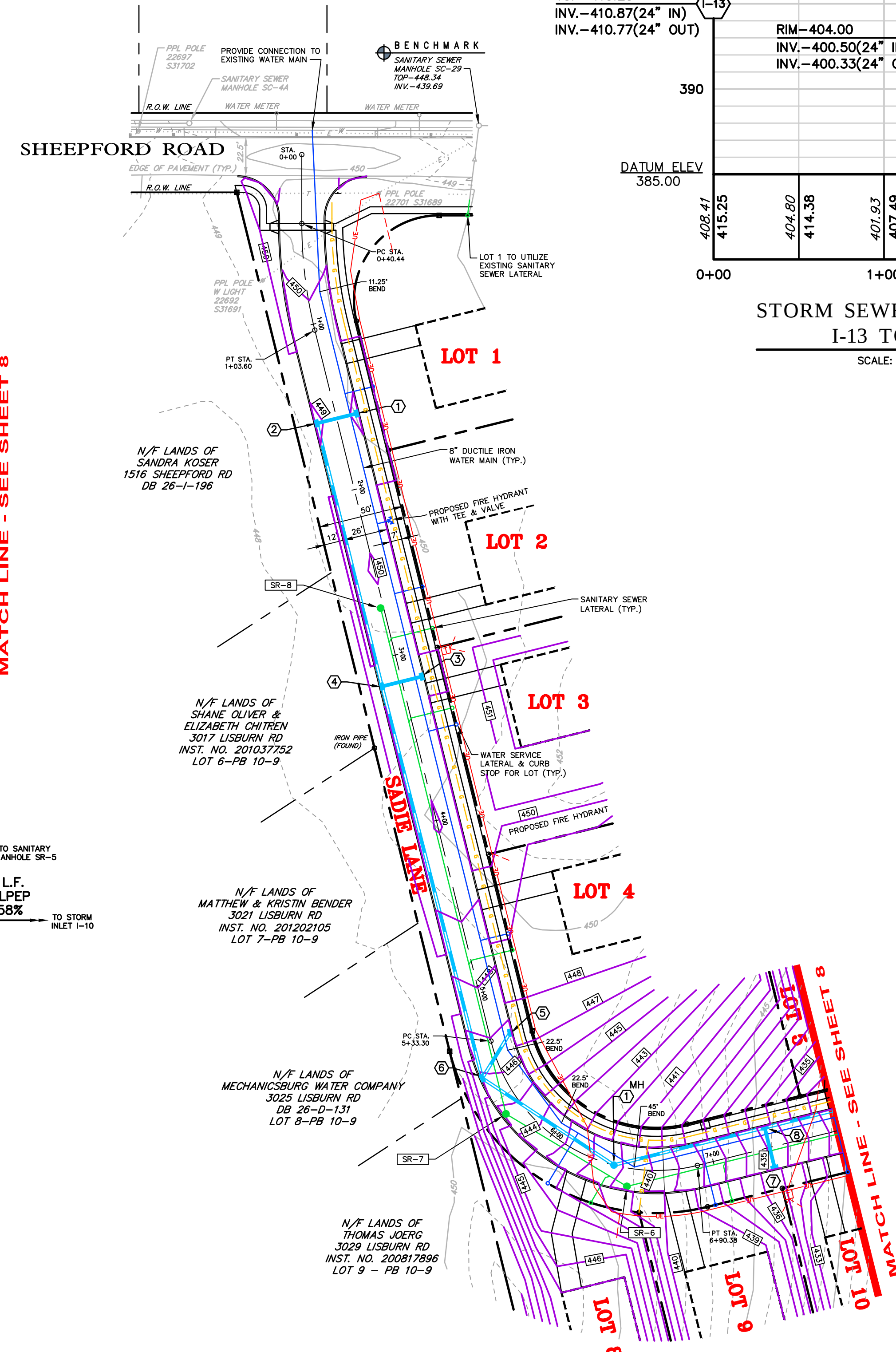
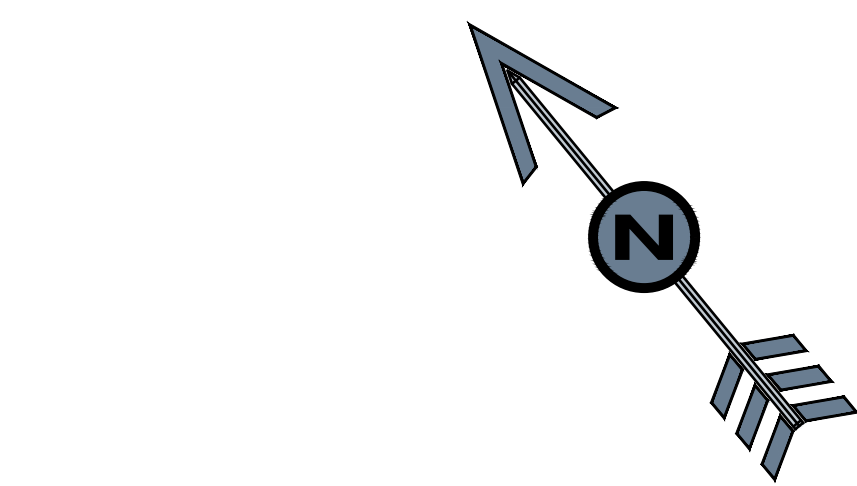
SANITARY SEWER STRUCTURE TABLE	
Structure Name	Structure Details
MH-SR-8	SR-8 TO SR-7 (306 L.F.-8" PVC @ 1.00%) INV = 441.97(OUT) TOP = 449.85
MH-SR-7	SR-8 TO SR-7 (306 L.F.-8" PVC @ 1.00%) INV = 438.91(N) SR-7 TO SR-6 (83 L.F.-8" PVC @ 4.22%) INV = 438.74(OUT) TOP = 440.58
MH-SR-6	SR-7 TO SR-6 (83 L.F.-8" PVC @ 4.22%) INV = 435.25(N) SR-6 TO SR-5 (270 L.F.-8" PVC @ 7.54%) INV = 435.08(OUT) TOP = 420.77
MH-SR-5	SR-6 TO SR-5 (270 L.F.-8" PVC @ 7.54%) INV = 414.69(N) SR-5 TO SR-4 (123 L.F.-8" PVC @ 2.38%) INV = 414.00(OUT) TOP = 416.09
MH-SR-4	SR-5 TO SR-4 (123 L.F.-8" PVC @ 2.38%) INV = 411.06(N) SR-4 TO SR-3 (67 L.F.-8" PVC @ 2.32%) INV = 410.10(OUT) TOP = 414.96
MH-SR-3	SR-4 TO SR-3 (67 L.F.-8" PVC @ 2.32%) INV = 408.55(N) SR-3 TO SR-2 (180 L.F.-8" PVC @ 0.50%) INV = 407.31(OUT) TOP = 412.60
MH-SR-2	SR-3 TO SR-2 (180 L.F.-8" PVC @ 0.50%) INV = 407.48(N) SR-2 TO SR-1 (262 L.F.-8" PVC @ 0.50%) INV = 407.31(OUT) TOP = 415.77
MH-SR-1	SR-2 TO SR-1 (262 L.F.-8" PVC @ 0.50%) INV = 406.00(N) SR-1 TO 27A (84 L.F.-8" PVC @ 1.20%) INV = 405.83(OUT) TOP = 411.20
MH-SC-27A	SR-1 TO SC-27A (84 L.F.-8" PVC @ 1.20%) INV = 404.83(N) TOP = 411.20

STORM SEWER STRUCTURE TABLE	
Structure Name	Structure Details
MH-3	I-15 TO MH-3 (32 L.F.-18" SLPEP @ 0.50%) INV = 408.11(N) MH-3 TO ES-2 (155 L.F.-18" SLPEP @ 3.18%) INV = 407.94(OUT) TOP = 414.00
MH-2	I-13 TO MH-2 (130 L.F.-24" SLPEP @ 7.91%) INV = 400.50(N) MH-2 TO ES-1 (78 L.F.-24" SLPEP @ 0.99%) INV = 400.33(OUT) TOP = 404.00
MH-1	I-6 TO MH-1 (93 L.F.-18" SLPEP @ 4.69%) INV = 437.53(N) MH-1 TO I-8 (91 L.F.-18" SLPEP @ 7.10%) INV = 437.56(OUT) TOP = 441.30
I-15	I-14 TO I-15 (22 L.F.-18" SLPEP @ 0.50%) INV = 408.94(N) I-15 TO MH-3 (32 L.F.-18" SLPEP @ 0.50%) INV = 408.27(OUT) TOP = 412.33
I-14 (TRIPLE INLET)	I-14 TO I-15 (22 L.F.-18" SLPEP @ 0.50%) INV = 408.05(OUT) TOP = 415.28
I-13	I-12 TO I-13 (24 L.F.-24" SLPEP @ 0.50%) INV = 410.87(N) I-13 TO MH-2 (130 L.F.-24" SLPEP @ 7.91%) INV = 410.77(OUT) TOP = 415.28
I-12	I-11 TO I-12 (43 L.F.-18" SLPEP @ 1.93%) INV = 411.47(N) I-12 TO I-13 (24 L.F.-24" SLPEP @ 0.50%) INV = 410.99(OUT) TOP = 416.24
I-11	I-10 TO I-11 (72 L.F.-18" SLPEP @ 1.67%) INV = 412.28(N) I-11 TO I-12 (43 L.F.-18" SLPEP @ 1.93%) INV = 412.29(OUT) TOP = 416.24
I-10	I-9 TO I-10 (24 L.F.-18" SLPEP @ 0.50%) INV = 414.77(N) I-8 TO I-10 (220 L.F.-18" SLPEP @ 7.58%) INV = 413.67(N) I-10 TO I-11 (72 L.F.-18" SLPEP @ 1.67%) INV = 413.50(OUT) TOP = 418.65

STORM SEWER STRUCTURE TABLE	
Structure Name	Structure Details
I-9	I-9 TO I-10 (24 L.F.-18" SLPEP @ 0.50%) INV = 414.89(OUT) TOP = 418.65
I-8	MH-1 TO I-8 (91 L.F.-18" SLPEP @ 7.10%) INV = 430.89(N) I-7 TO I-8 (24 L.F.-18" SLPEP @ 0.50%) INV = 430.77(N) I-8 TO I-10 (220 L.F.-18" SLPEP @ 7.58%) INV = 430.34(OUT) TOP = 434.65
I-7	I-7 TO I-8 (24 L.F.-18" SLPEP @ 0.50%) INV = 430.89(OUT) TOP = 434.65
I-6	I-4 TO I-6 (237 L.F.-18" SLPEP @ 0.78%) INV = 442.06(N) I-5 TO I-6 (31 L.F.-18" SLPEP @ 3.03%) INV = 442.07(N) I-6 TO MH-1 (93 L.F.-18" SLPEP @ 4.69%) INV = 441.89(OUT) TOP = 446.77
I-5	I-5 TO I-6 (31 L.F.-18" SLPEP @ 3.03%) INV = 443.01(OUT) TOP = 446.77
I-4	I-3 TO I-4 (24 L.F.-18" SLPEP @ 0.50%) INV = 445.53(OUT) TOP = 449.29
I-3	I-2 TO I-4 (159 L.F.-18" SLPEP @ 0.50%) INV = 445.04(N) I-2 TO I-6 (237 L.F.-18" SLPEP @ 0.78%) INV = 443.91(OUT) TOP = 449.29
I-2	I-1 TO I-2 (24 L.F.-18" SLPEP @ 0.50%) INV = 445.04(N) I-2 TO I-4 (159 L.F.-18" SLPEP @ 0.50%) INV = 444.87(OUT) TOP = 448.92
I-1	I-1 TO I-2 (24 L.F.-18" SLPEP @ 0.50%) INV = 445.16(OUT) TOP = 448.92
ES-2	MH-3 TO ES-2 (155 L.F.-18" SLPEP @ 3.18%) INV = 403.00(N) TOP = 403.48
ES-1	MH-2 TO ES-1 (78 L.F.-24" SLPEP @ 0.99%) INV = 399.55(N) TOP = 403.48



MATCH LINE - SEE SHEET 8



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ROADWAY PLAN & PROFILE - SADIE LANE

OWNER:
JASON C. & JENNIFER E. OSTERLUND
988 CEDARS ROAD
LEWISBURG, PA 17339
TELEPHONE: 717-554-1641

OWNER / APPLICANT:
FJ VENTURES LLC
988 CEDARS ROAD
LEWISBURG, PA 17339
TELEPHONE: 717-554-1641

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PA

REVISIONS

A) APRIL 25, 2022	- AS PER CDC AND TWP COMMENTS
B) MAY 17, 2022	- AS PER CDC COMMENTS
C) JUNE 27, 2022	- AS PER TWP COMMENTS
D) NOVEMBER 14, 2022	- AS PER TWP COMMENTS & TURNPIKE ACQUISITION, TRACT 2

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY ROBERT DIEHL
PE-061058
S.Y.

TIMOTHY R. DIEHL, P.E.
PRINCIPAL ENGINEER

DESIGN BY: D.J.H. DRAWN BY: D.J.H. CHECKED BY: T.R.D.

HD PROJECT NUMBER: 18-02B

SCALE: AS NOTED

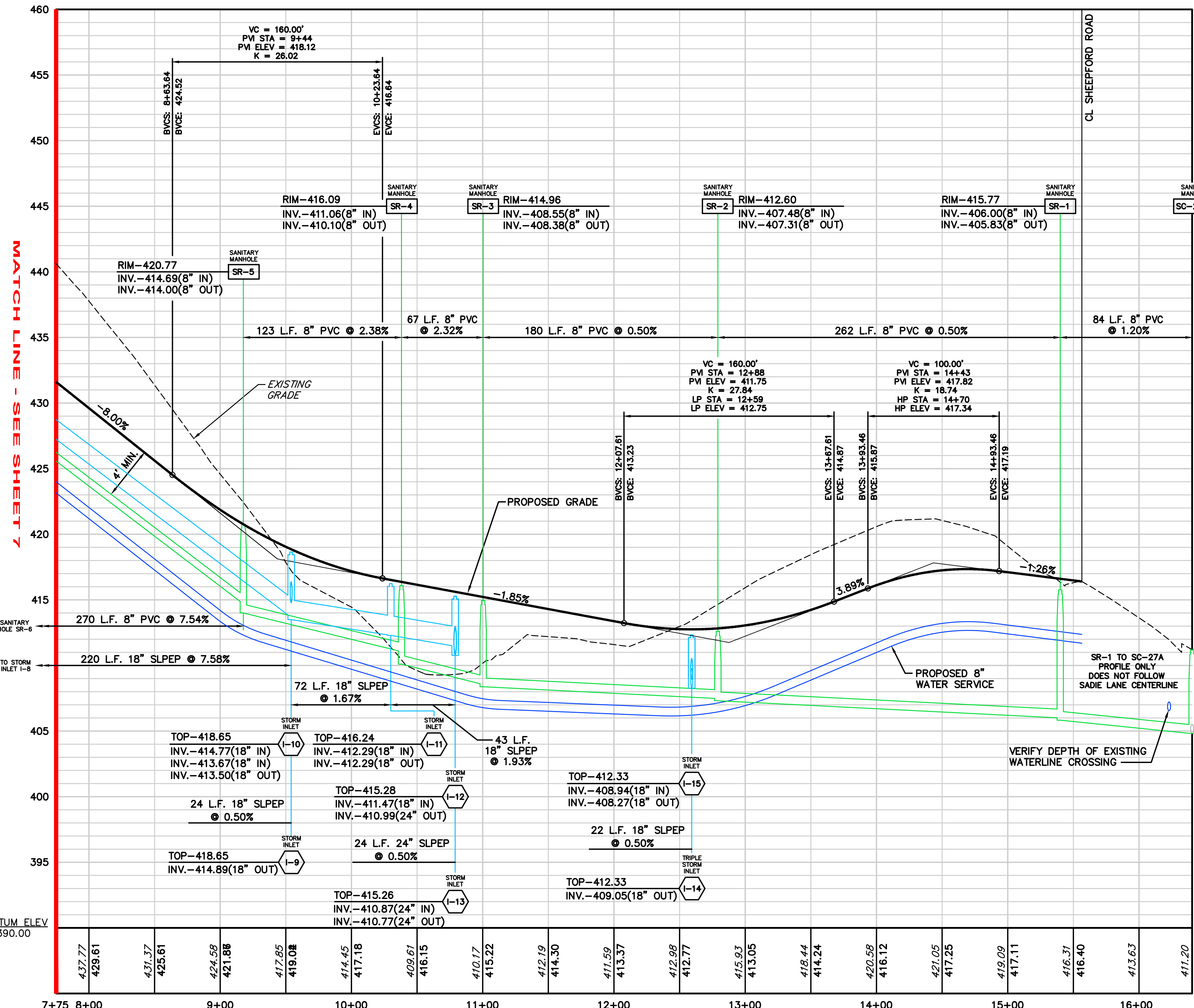
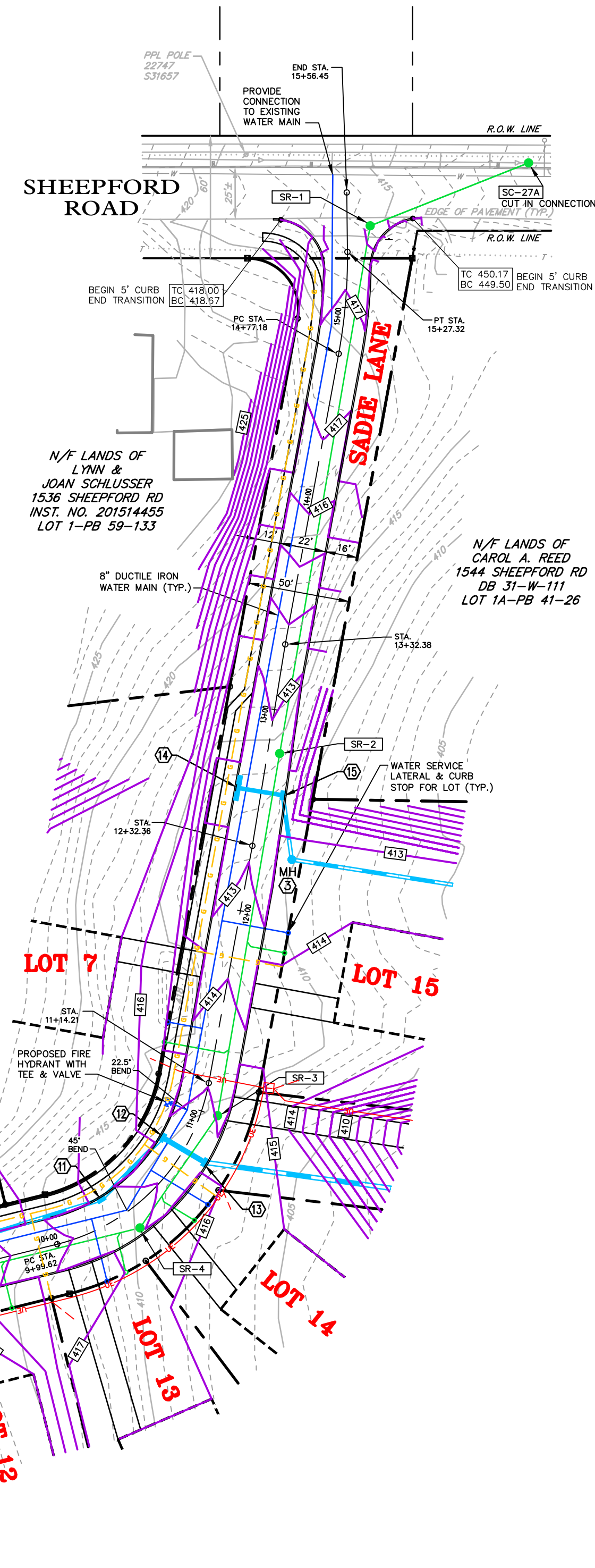
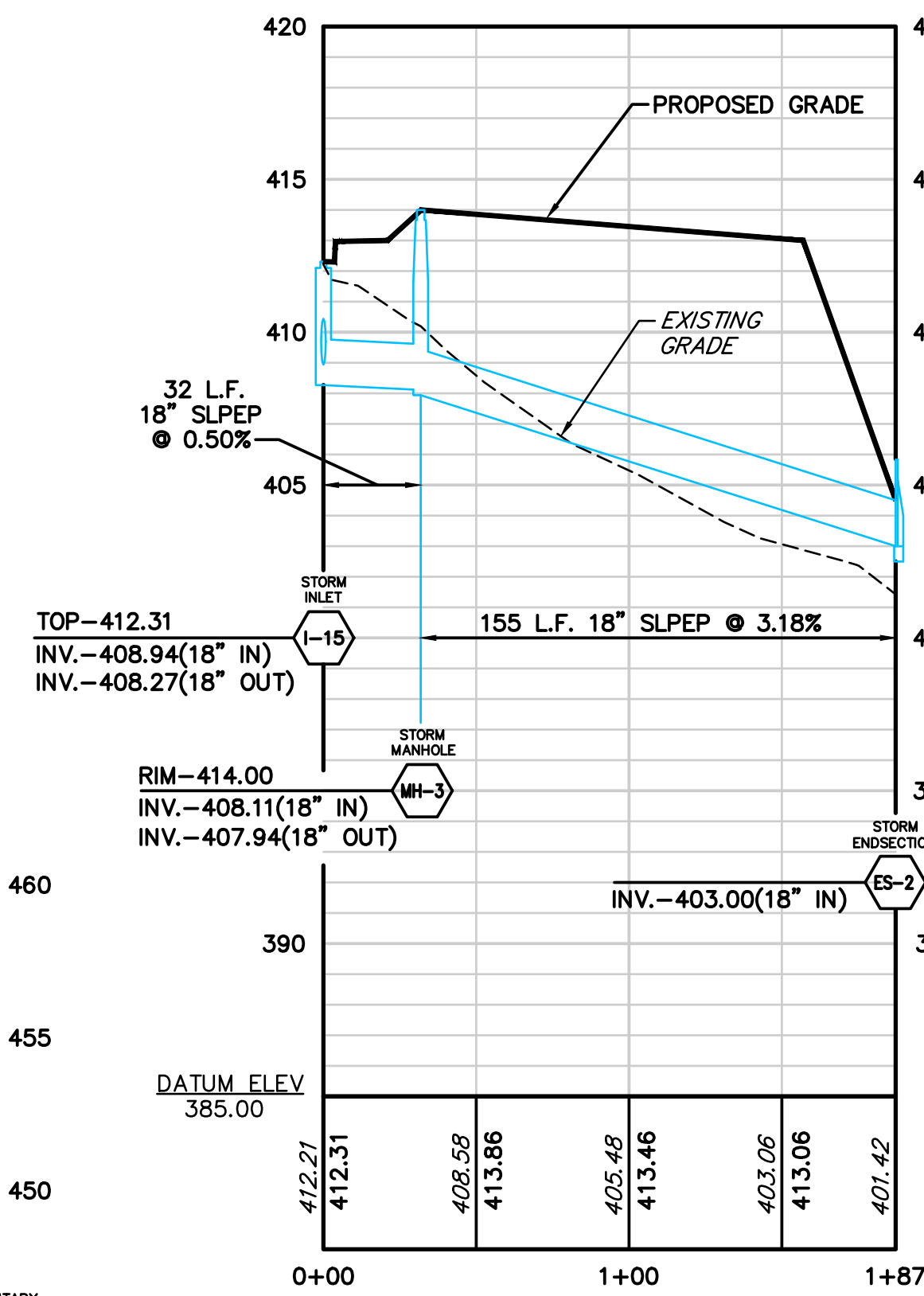
DATE: NOVEMBER 19, 2021

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7

SANITARY SEWER STRUCTURE TABLE	
Structure Name	Structure Details
MH-SR-8	SR-8 TO SR-7 (306 L.F.-8" PVC @ 1.00%) INV = 441.97(OUT)
MH-SR-7	SR-7 TO SR-6 (83 L.F.-8" PVC @ 4.22%) INV = 438.91(N) SR-7 TO SR-6 (83 L.F.-8" PVC @ 4.22%) INV = 438.74(OUT)
MH-SR-6	SR-6 TO SR-5 (270 L.F.-8" PVC @ 7.54%) INV = 435.05(N) SR-6 TO SR-5 (270 L.F.-8" PVC @ 7.54%) INV = 435.05(OUT)
MH-SR-5	SR-5 TO SR-4 (123 L.F.-8" PVC @ 2.38%) INV = 414.00(OUT)
MH-SR-4	SR-4 TO SR-3 (67 L.F.-8" PVC @ 2.32%) INV = 410.00(OUT)
MH-SR-3	SR-3 TO SR-2 (180 L.F.-8" PVC @ 0.50%) INV = 408.55(N) SR-3 TO SR-2 (180 L.F.-8" PVC @ 0.50%) INV = 408.38(OUT)
MH-SR-2	SR-2 TO SR-1 (262 L.F.-8" PVC @ 0.50%) INV = 407.31(OUT)
MH-SR-1	SR-1 TO SC-27A (84 L.F.-8" PVC @ 1.20%) INV = 404.83(OUT)
MH-SC-27A	SR-1 TO SC-27A (84 L.F.-8" PVC @ 1.20%) INV = 404.83(OUT)

STORM SEWER STRUCTURE TABLE	
Structure Name	Structure Details
MH-3	I-15 TO MH-3 (32 L.F.-18" SLPEP @ 0.50%) INV = 408.11(N) MH-3 TO ES-2 (155 L.F.-18" SLPEP @ 3.18%) INV = 407.94(OUT)
MH-2	I-13 TO MH-2 (130 L.F.-24" SLPEP @ 7.91%) INV = 400.50(N) MH-2 TO ES-1 (78 L.F.-24" SLPEP @ 0.99%) INV = 400.33(OUT)
MH-1	I-6 TO MH-1 (93 L.F.-18" SLPEP @ 4.89%) INV = 437.53(N) MH-1 TO I-8 (91 L.F.-18" SLPEP @ 7.10%) INV = 437.56(OUT)
I-15	I-14 TO I-15 (22 L.F.-18" SLPEP @ 0.50%) INV = 408.94(N) I-15 TO MH-3 (32 L.F.-18" SLPEP @ 0.50%) INV = 408.27(OUT)
I-14 (TRIPLE INLET)	I-14 TO I-15 (22 L.F.-18" SLPEP @ 0.50%) INV = 408.05(OUT)
I-13	I-12 TO I-13 (24 L.F.-24" SLPEP @ 0.50%) INV = 410.87(N) I-13 TO MH-2 (130 L.F.-24" SLPEP @ 7.91%) INV = 410.77(OUT)
I-12	I-11 TO I-12 (43 L.F.-18" SLPEP @ 1.93%) INV = 411.47(N) I-12 TO I-13 (24 L.F.-24" SLPEP @ 0.50%) INV = 410.99(OUT)
I-11	I-10 TO I-11 (72 L.F.-18" SLPEP @ 1.67%) INV = 412.29(N) I-11 TO I-12 (43 L.F.-18" SLPEP @ 1.93%) INV = 412.29(OUT)
I-10	I-9 TO I-10 (24 L.F.-18" SLPEP @ 0.50%) INV = 414.77(N) I-8 TO I-10 (220 L.F.-18" SLPEP @ 7.58%) INV = 413.67(N) I-10 TO I-11 (72 L.F.-18" SLPEP @ 1.67%) INV = 413.50(OUT)

STORM SEWER STRUCTURE TABLE	
I-9	I-9 TO I-10 (24 L.F.-18" SLPEP @ 0.50%) INV = 414.89(OUT)
I-8	MH-1 TO I-8 (91 L.F.-18" SLPEP @ 7.10%) INV = 430.89(N) I-7 TO I-8 (24 L.F.-18" SLPEP @ 0.50%) INV = 430.77(N) I-8 TO I-10 (220 L.F.-18" SLPEP @ 7.58%) INV = 430.34(OUT)
I-7	I-7 TO I-8 (24 L.F.-18" SLPEP @ 0.50%) INV = 430.89(OUT)
I-6	I-4 TO I-6 (237 L.F.-18" SLPEP @ 0.78%) INV = 442.06(N) I-5 TO I-6 (31 L.F.-18" SLPEP @ 3.03%) INV = 442.07(N) I-6 TO MH-1 (93 L.F.-18" SLPEP @ 4.89%) INV = 441.89(OUT)
I-5	I-5 TO I-6 (31 L.F.-18" SLPEP @ 3.03%) INV = 443.01(OUT)
I-4	I-3 TO I-4 (24 L.F.-18" SLPEP @ 0.50%) INV = 445.53(OUT)
I-3	I-1 TO I-2 (24 L.F.-18" SLPEP @ 0.50%) INV = 445.04(N) I-2 TO I-4 (159 L.F.-18" SLPEP @ 0.78%) INV = 444.87(OUT)
I-2	I-1 TO I-2 (24 L.F.-18" SLPEP @ 0.50%) INV = 445.16(OUT)
I-1	I-1 TO I-2 (24 L.F.-18" SLPEP @ 0.50%) INV = 445.16(OUT)
ES-2	MH-3 TO ES-2 (155 L.F.-18" SLPEP @ 3.18%) INV = 403.00(N)
ES-1	MH-2 TO ES-1 (78 L.F.-24" SLPEP @ 0.99%) INV = 399.55(N)



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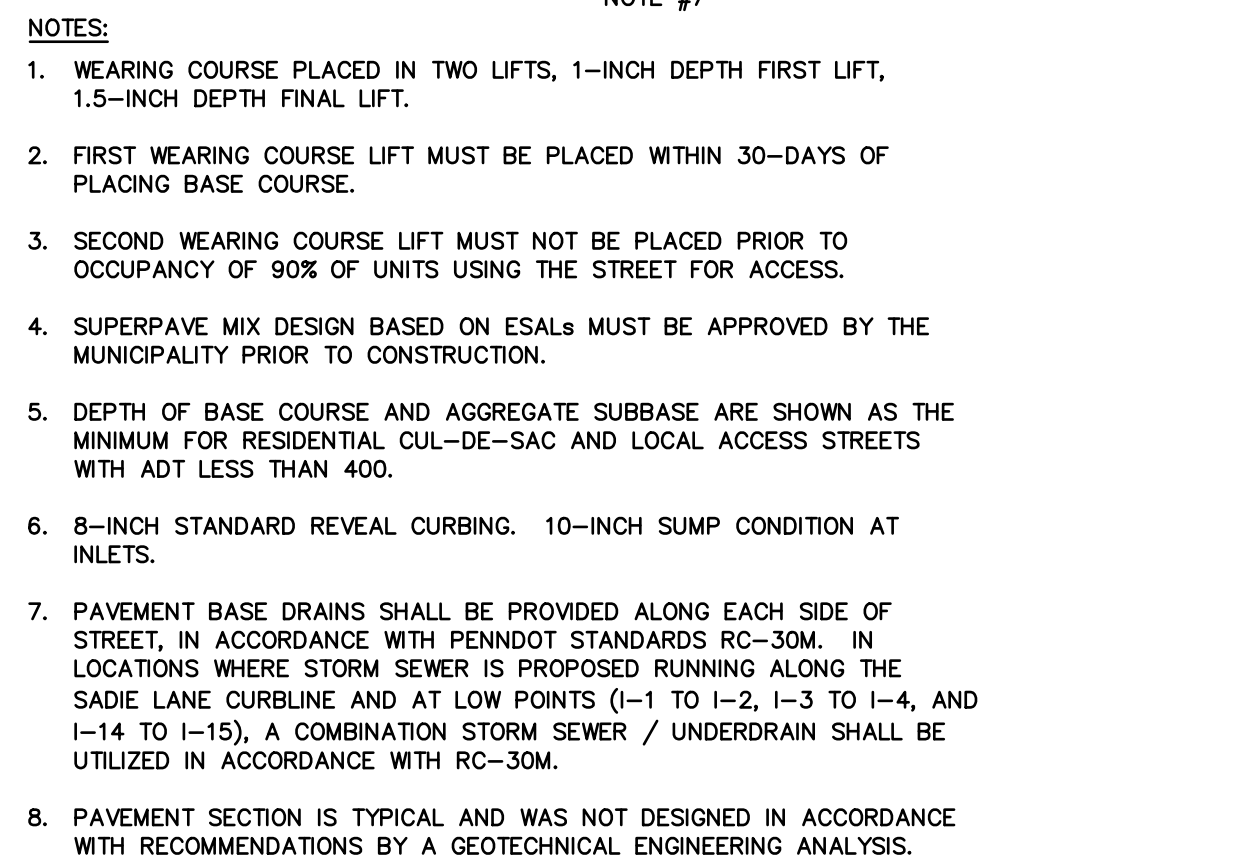
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY ROBERT DIEHL
P.E.
PRINCIPAL ENGINEER
TIMOTHY R. DIEHL, P.E.
DESIGN BY: D.J.H. DRAWN BY: D.J.H. CHECKED BY: T.R.D.

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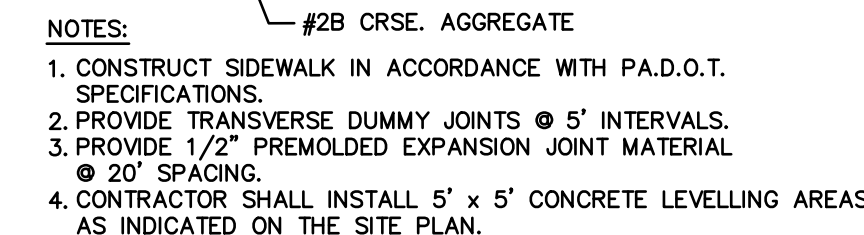
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DATE: NOVEMBER 19, 2021

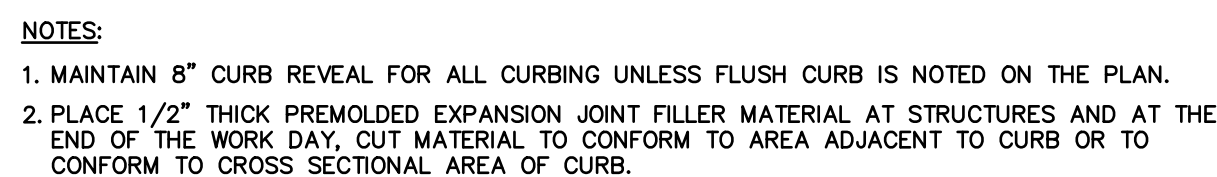
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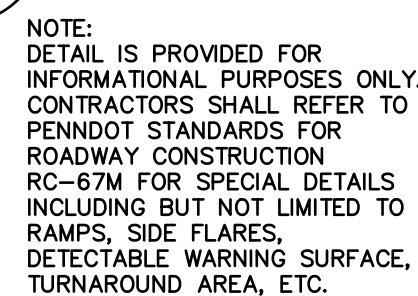
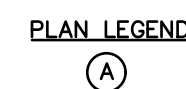
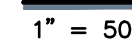
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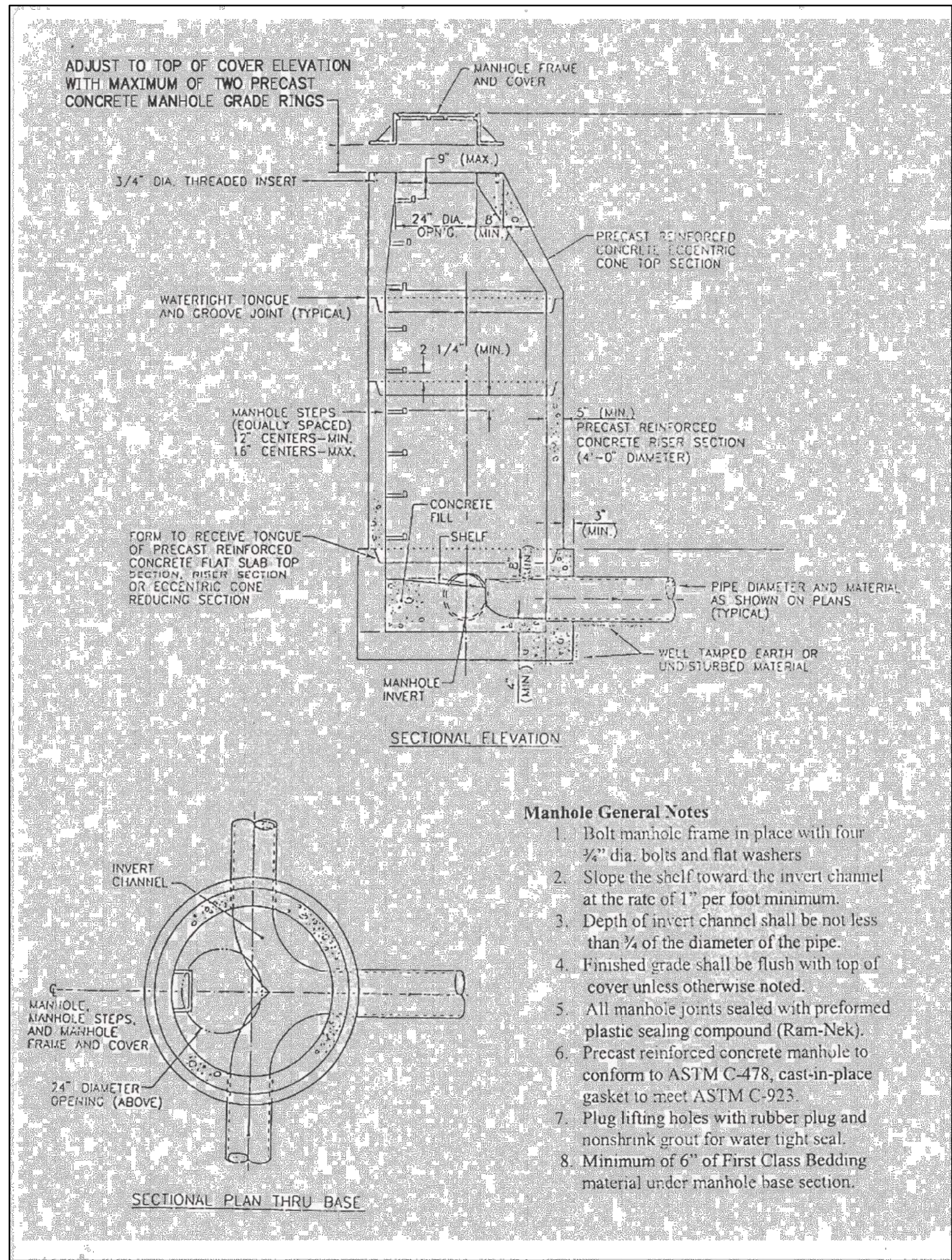


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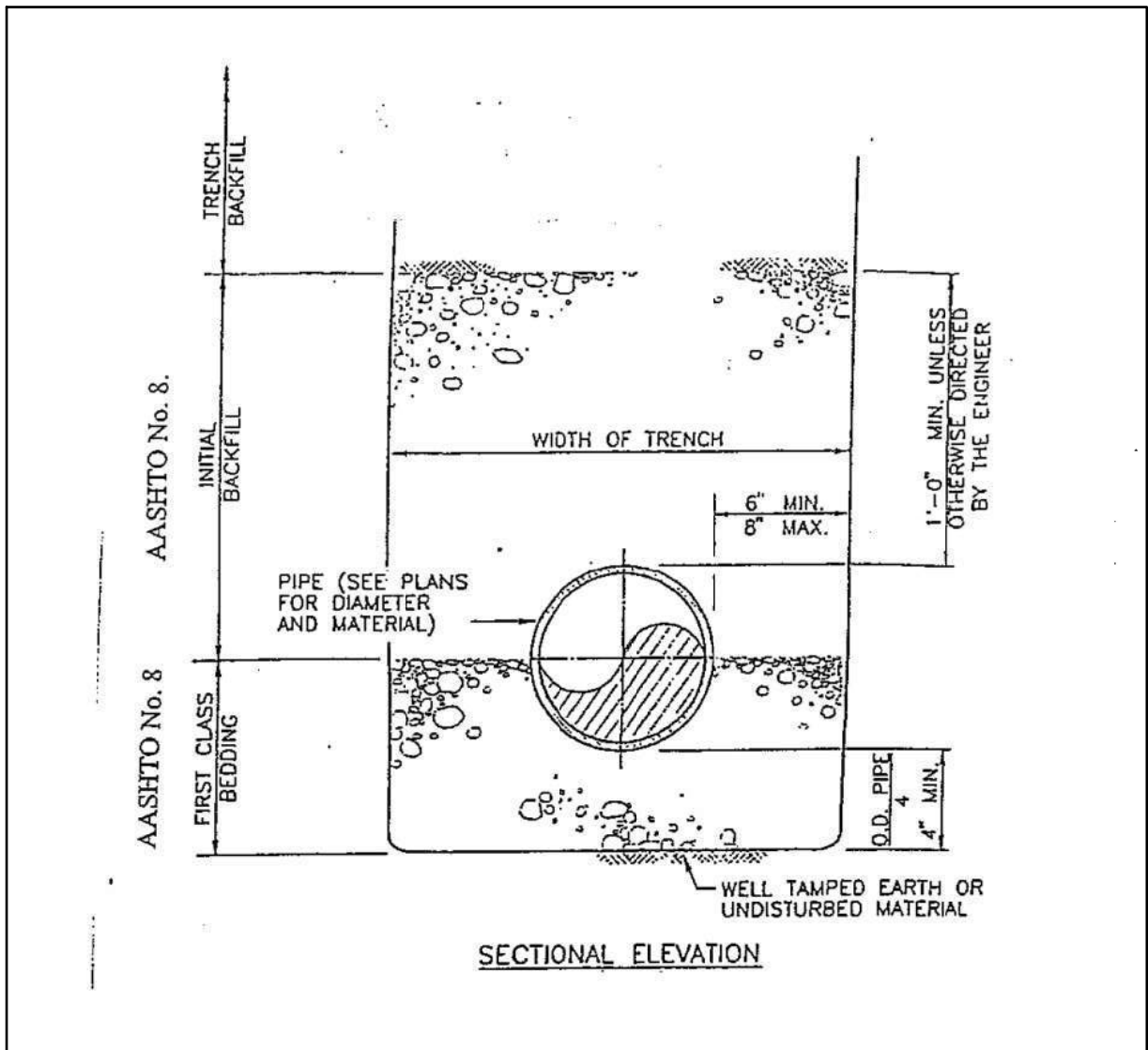


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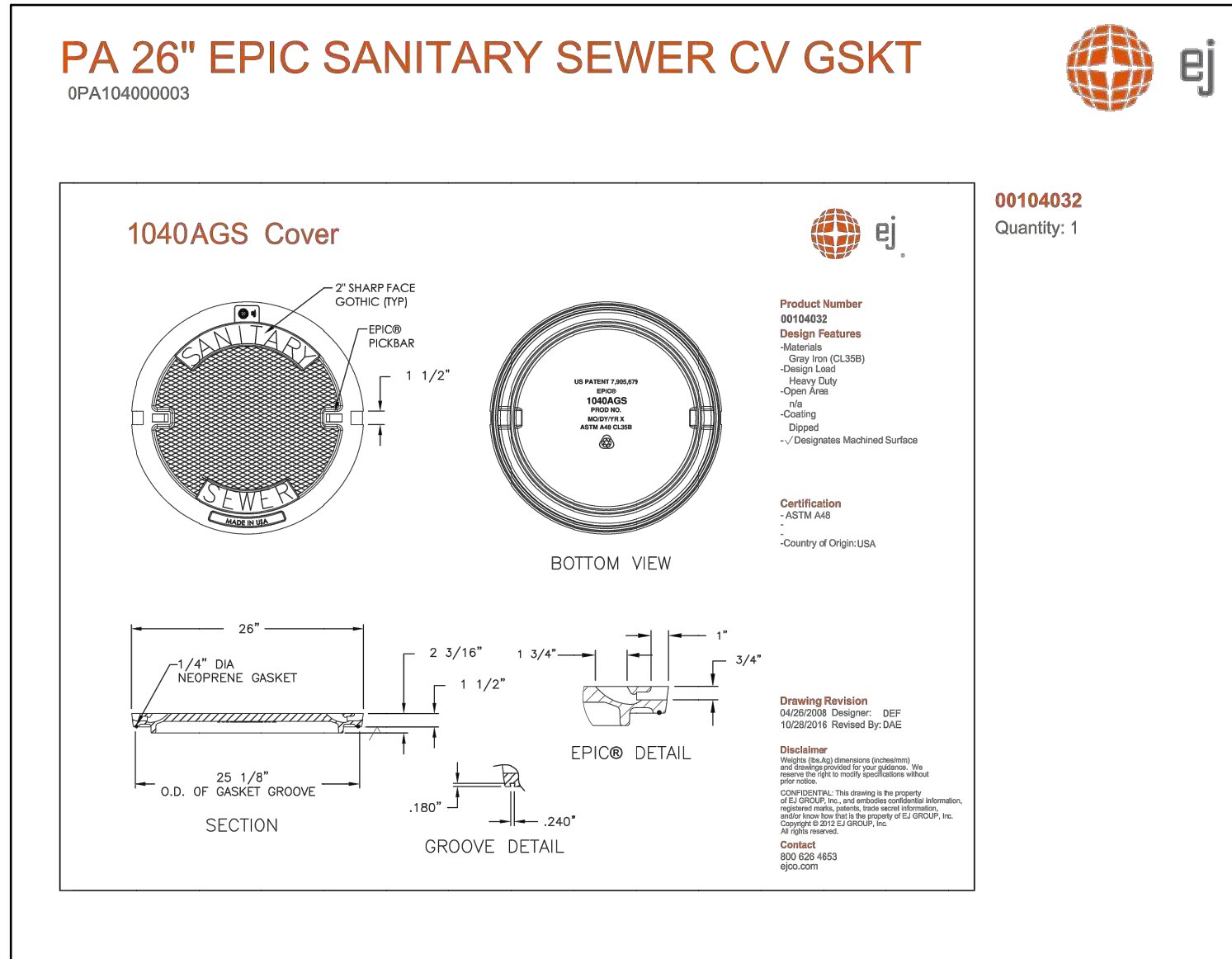




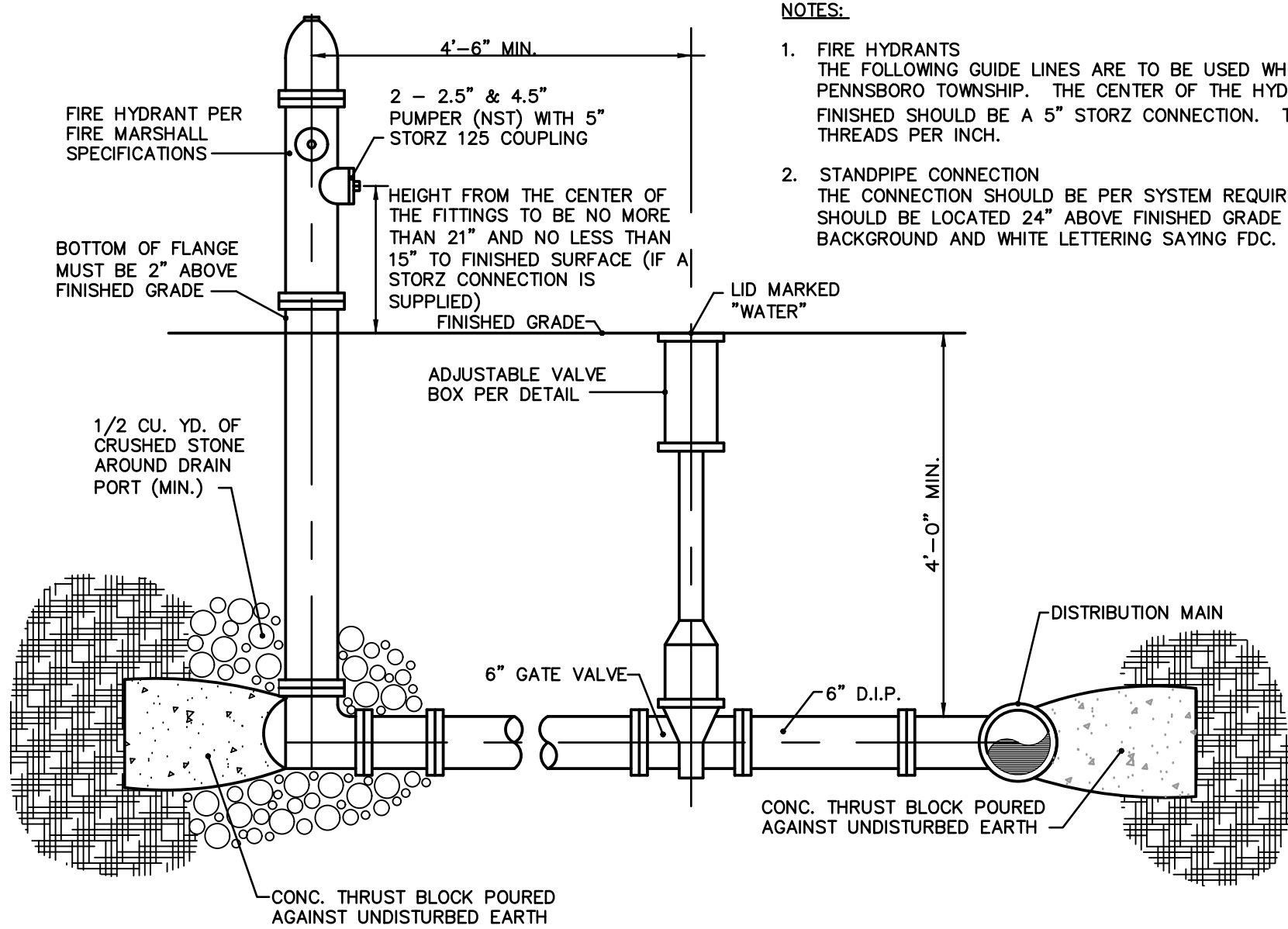
LATA MANHOLE DETAIL
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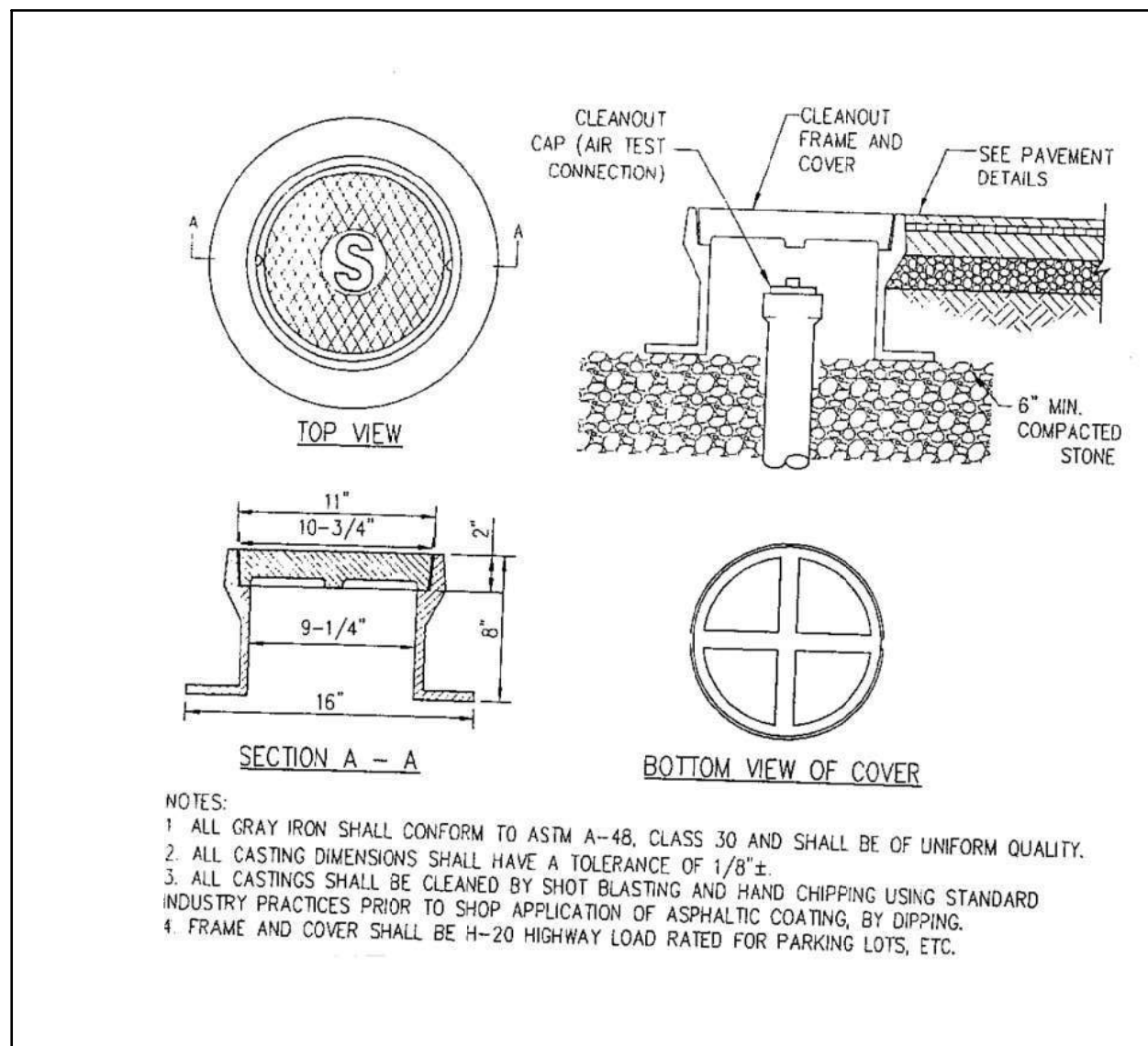
LATA SEWER BACKFILL DETAIL
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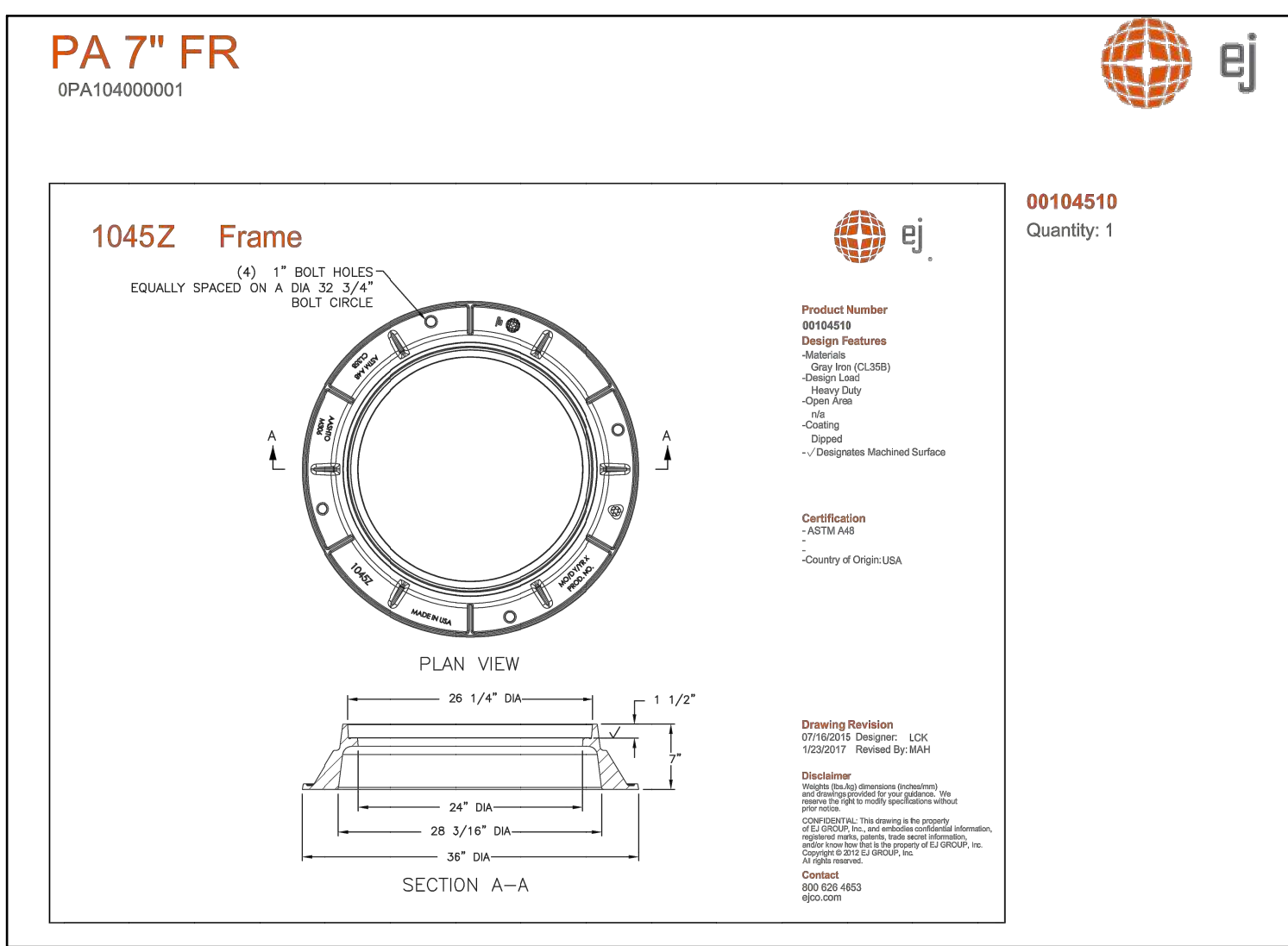
LATA MANHOLE COVER DETAIL
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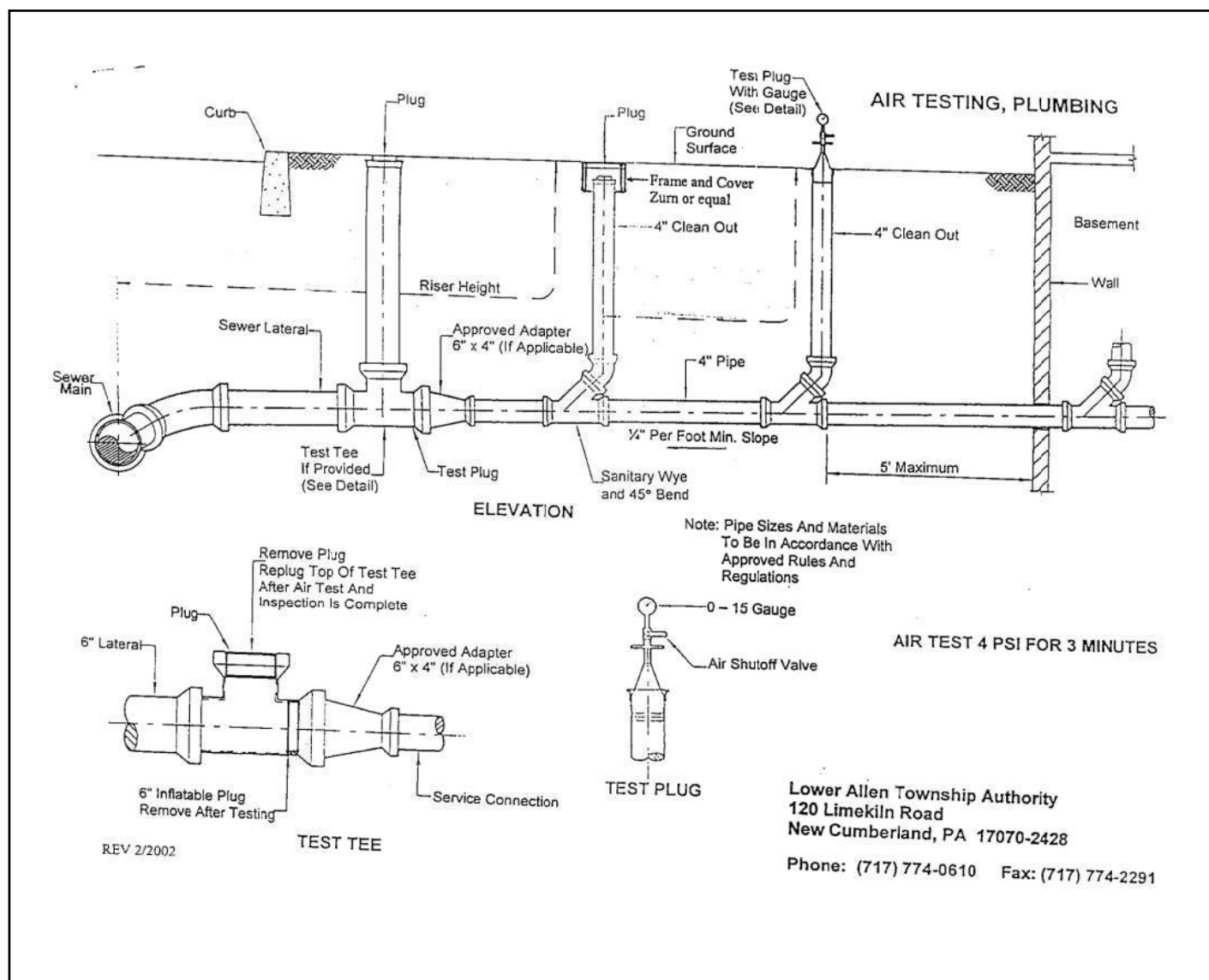
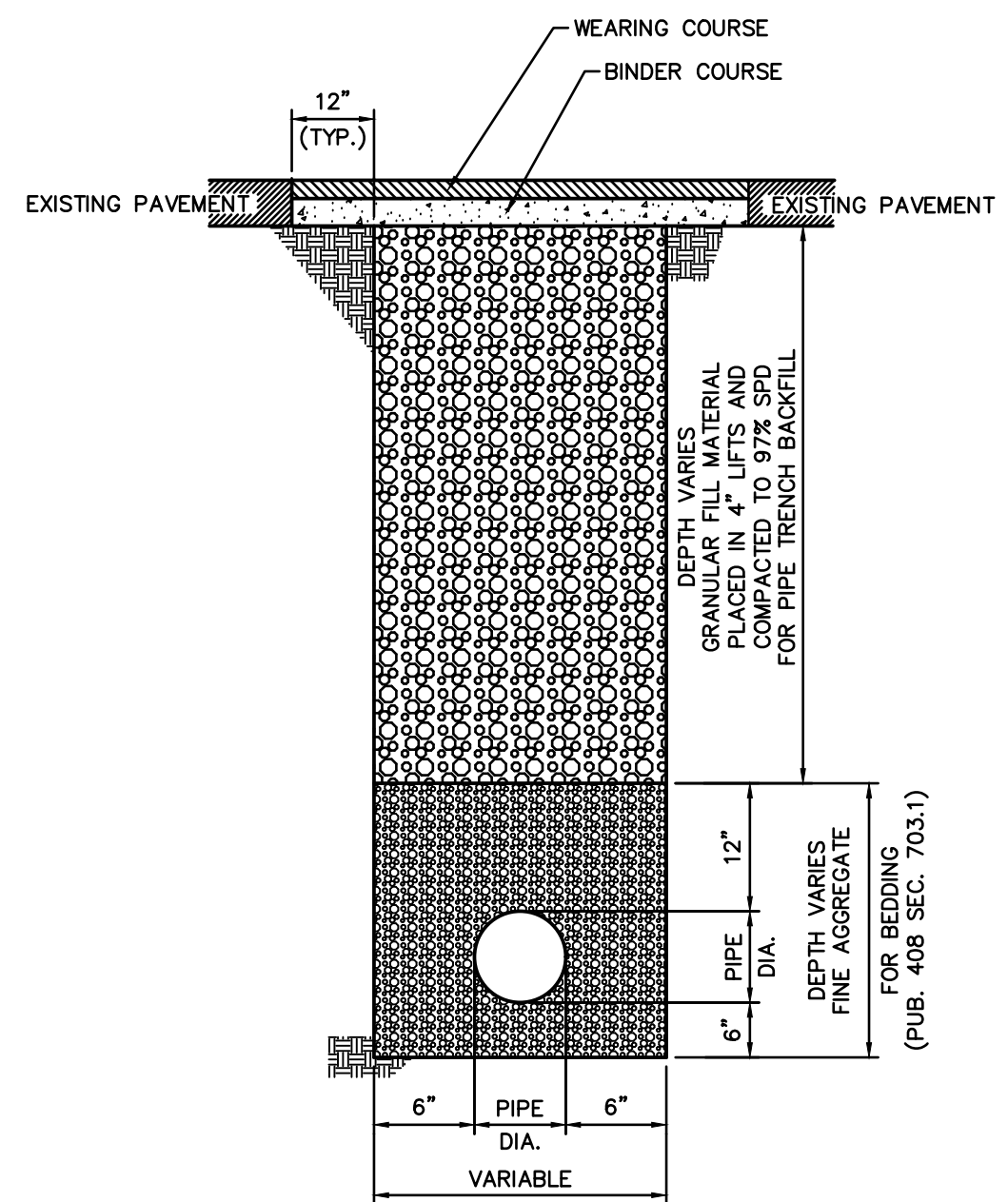
FIRE HYDRANT DETAIL
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LATA SEWER CLEAN-OUT DETAIL
N.T.S.



LATA MANHOLE FRAME DETAIL
N.T.S.



LATA SEWER LATERAL DETAIL
N.T.S.



SERIAL NO. 20210633738