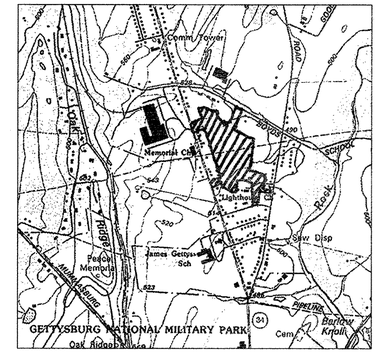
FINAL LAND DEVELOPMENT PLAN
FOR
CAMBRIDGE CROSSING - PHASE I
CUMBERLAND TOWNSHIP, ADAMS COUNTY, PA
AMENDED OCTOBER 27, 2008

Image ID: 000002767384 Type: GEN
Recorded: 04/08/2009 at 12:47:53 PM
Fee Amt: $105.00 Page 1 of 9
Instr# 200900005049
Adams County, PA
Linda K Myers Recorder of Deeds
BK 5350 PG 228



LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES

1. BENCHMARK FOUND NAIL IN POLE ON THE WESTERLY RIGHT OF WAY LINE OF TABLE ROCK ROAD ON THE SOUTHEASTERLY CORNER OF PROPERTY CLARENCE S. STUMP 09F12-0055; ELEVATION = 498.06 (NAB 1988 DATUM).
2. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT.
3. AERIAL MAPPING PROVIDED BY NOR EAST MAPPING, INC. DATED APRIL 21, 2005, JOB NO. NEM05158. BOUNDARY SURVEY BY RETTEW ASSOCIATES, INC. DATED JUNE 6, 2005.
4. THE SITE SHALL BE SERVED WITH PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES. ALL CONSTRUCTION MUST BE IN STRICT COMPLIANCE WITH CUMBERLAND TOWNSHIP AND THE CUMBERLAND TOWNSHIP AUTHORITY DESIGN STANDARDS.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHTS-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
8. ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND TO THE STANDARDS OF THE MUNICIPAL ORDINANCES.
9. THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.
10. THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
11. STORMWATER FACILITIES, INCLUDING SWALES, STORM PIPING, AND APPURTENANCES SHALL BE MAINTAINED IN GOOD WORKING CONDITION BY THE DEVELOPER OR THE SUCCESSIVE LAND OWNER. CUMBERLAND TOWNSHIP SHALL HAVE THE RIGHT TO INSPECT THE FACILITIES AT ANY TIME; REQUIRE THE OWNER TO TAKE CORRECTIVE MEASURES AND ASSIGN THE OWNER REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION; AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COST OF THE WORK AGAINST THE PROPERTIES OF THE OWNER RESPONSIBLE FOR MAINTENANCE.
12. THE STREET, CURBS, AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CUMBERLAND TOWNSHIP AS APPLICABLE.
13. NO PORTION OF THIS TRACT, AS SHOWN IS INTENDED FOR DEDICATION TO CUMBERLAND TOWNSHIP.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL PAVEMENT MARKINGS, STREET SIGNS, TRAFFIC DIRECTIONAL AND CONTROL SIGNS SHOWN ON THIS PLAN IN ACCORDANCE WITH APPLICABLE STATE OR MUNICIPAL REGULATIONS AND SPECIFICATIONS. ALL SIGNAGE SHALL BE CONSISTENT WITH EXISTING SIGNAGE WITHIN CUMBERLAND TOWNSHIP.
15. NO OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION WITHIN THE CLEAR SIGHT TRIANGLES.
16. CUMBERLAND TOWNSHIP SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR THE PUBLIC USE.
17. 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 ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND THE APPROVAL OF THIS PLAN IN NO WAY IMPLIES OR GUARANTEES THAT SUCH A PERMIT CAN BE ACQUIRED.
18. THE WETLAND LINES SHOWN ON THIS PLAN ARE BASED UPON A WETLAND DELINEATION STUDY PREPARED BY RETTEW ASSOCIATES, INC., DATED MARCH, 2005, REVISED MAY 2005.
19. CUMBERLAND TOWNSHIP ASSUMES NO RESPONSIBILITY WITH REGARD TO THE PROCESS OF WETLANDS DETERMINATION. THE ACCURACY OF EACH DELINEATION PRESENTED TO THE TOWNSHIP SHALL BE THE RESPONSIBILITY OF EACH APPLICANT AND HIS CONSULTANT. A FINAL DETERMINATION OF EACH DELINEATION'S ACCURACY MAY BE MADE BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE UNITED STATES ARMY CORP OF ENGINEERS, OR ANY SUBSEQUENTLY EMPOWERED GOVERNMENTAL REGULATORY AGENCY.
20. PENNDOT HIGHWAY OCCUPANCY PERMITS WILL BE REQUIRED FOR THE ACCESS ROADS AND UTILITY CONSTRUCTION ON CARLISLE AND TABLE ROCK ROADS.
21. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED BEFORE SIDEWALK AND STREET PAVEMENT CONSTRUCTION.
22. A PRECONSTRUCTION CONFERENCE SHALL BE HELD A MINIMUM OF THREE WORKING DAYS PRIOR TO GROUNDBREAKING. SAID CONFERENCE SHALL INCLUDE THE DEVELOPER, THE TOWNSHIP SUPERVISORS AND/OR THEIR DESIGNATED REPRESENTATIVES. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH CONFERENCE HAS OCCURRED.
23. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ AS AGREED UPON BY CUMBERLAND TOWNSHIP AND THE DEVELOPER.
24. ALL TOWNHOUSE UNITS SHALL HAVE FRONT ENTRANCE LIGHTS.
25. ALL UTILITIES AS SHOWN SHALL BE DEDICATED AND PROVIDED WITH UTILITY EASEMENTS FOR OWNERSHIP AND MAINTENANCE FOR EACH RESPECTIVE PROVIDER.
26. IN ACCORDANCE WITH SECTION 1103, TREE PROTECTION, A PERMIT FOR TREE REMOVAL WILL BE OBTAINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. ALL TOWNHOUSE UNITS WILL BE CONSTRUCTED ON SLABS. NO BASEMENTS ARE PROPOSED.
28. THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES.
29. THIS PROJECT IS SUBJECT TO RECREATIONAL FEES.
30. THE INTENT OF THIS PLAN IS TO SUPERCEDE THE PREVIOUS PLAN ENTITLED FINAL LAND DEVELOPMENT PLAN FOR CAMBRIDGE CROSSING WHICH RELATE TO PHASE I AS SHOWN HEREIN. THE PREVIOUS PLAN WAS CONDITIONALLY APPROVED FEBRUARY 2006 AND RECORDED ON SEPTEMBER 14, 2007, DEED REFERENCE INSTRUMENT ID 4977-193 PLAN BOOK 93 PAGE 58.
31. HOME OWNERS ASSOCIATION OF CAMBRIDGE CROSSING WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE STORMWATER DRAINS IN THE VICINITY OF AND FOR THE PURPOSE OF COLLECTION STORMWATER IN AND AROUND THE INTERSECTION OF WINSLOW COURT AND TABLE ROCK ROAD.
32. A DRAINAGE EASEMENT HAS BEEN PROVIDED AND RECORDED IN RBV 5296 P. 313 & 316 FROM THE OWNERS OF TAX MAP PARCELS 09F-12-0056 AND 09F-12-0055 TO SUMMIT PARTNERS LLC, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING A YARD DRAIN AND MAINTENANCE OF SAID DRAINS.
33. NO ACCESSORY STRUCTURES OR PATIOS WILL BE PERMITTED TO BE CONSTRUCTED TO THE REAR OF UNITS 115-126.

CERTIFICATIONS

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN APPROVED BY THE CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS:

CHAIRMAN

DATE SIGNED - April 1, 2009

DATE: October 28, 2008
APPROVED

CUMBERLAND TOWNSHIP PLANNING COMMISSION

THIS PLAN REVIEWED BY THE CUMBERLAND TOWNSHIP PLANNING COMMISSION:

CHAIRMAN

4/1/09

DATE: 1/24/06

ADAMS COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION:

DATE: 3/13/08

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 40305-E RICHARD B. ORNER

CERTIFICATION OF SURVEY ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CUMBERLAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE: 12-24-08

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NO. 045899-E BRIAN WILSON ENGLE

CERTIFICATION OF PLAN ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CUMBERLAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE: 12-24-08

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NO. 045899-E BRIAN WILSON ENGLE

STORM DRAINAGE PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE CUMBERLAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE: 12-24-08

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR ADAMS COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK _____ VOLUME _____ PAGE _____
WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___

RECORDER

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~CUMBERLAND~~ Adams

ON THIS, THE 16th DAY OF January, 2009 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Steven C. Lauriello, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN IS HIS ACT AND DEED AND HE DESIRES THE SAME TO BE RECORDED, AND ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

(SIGNATURE) (TITLE) Member

(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brenda M. Snyder, Notary Public
Gettysburg Boro, Adams County
My Commission Expires Feb. 5, 2011
Member, Pennsylvania Association of Notaries

LANDOWNER
SUMMIT PARTNERS, LLC.
100 COLONIAL WAY
WEST CHESTER, PA. 19382

SOURCE OF TITLE

TAX PARCEL ID	09F11-0124
DEED REFERENCE:	BOOK 4594 - PAGE 162

SITE DATA

	TOTAL	PHASE I
TOTAL GROSS AREA	35.803 ACRES	11.830 ACRES
TOTAL NET AREA	20.037 ACRES	10.743 ACRES
TOTAL NO. OF DWELLING UNITS	126	42
DENSITY (BASED ON TOTAL NET AREA)	6.29 UNITS/ACRE	3.91 UNITS/ACRE
EXISTING USE	OPEN SPACE	OPEN SPACE
PROPOSED USE	RESIDENTIAL (MULTI-FAMILY)	RESIDENTIAL (MULTI-FAMILY)

ZONING DATA MX - MIXED USE

	EXISTING/REQUIRED	PROVIDED
MINIMUM LOT WIDTH		
AT ROW	100'	426'
AT SETBACK	120'	406'
BUILDING FACE SETBACKS		
TO ARTERIAL ROAD	50'	50'
TO COLLECTOR STREET	40'	40'
TO COMMON PARKING AREA	10'	10'
ZONING SETBACKS		
FROM OTHER LIKE ZONED TRACT	10'	10'
FROM RESIDENTIAL ZONES	40'	40'
FROM OTHER ZONING DISTRICTS	20'	20'
BUILDING TO BUILDING SETBACKS		
FRONT TO FRONT	50'	50'
REAR TO REAR	45'	45'
END TO END	35'	35'
FRONT TO REAR	50'	50'
FRONT TO END	50'	50'
REAR TO END	45'	45'
INTERIOR ROAD SETBACK		
FROM OTHER LIKE ZONED TRACT	10'	10'
FROM RESIDENTIAL ZONES	30'	30'
FROM OTHER ZONING DISTRICTS	15'	15'
MAXIMUM BUILDING COVERAGE	30%	4.8%
MINIMUM TRACT AREA	40,000 S.F	35.803 ACRES
MAXIMUM TRACT DENSITY	12 UNITS/ACRE	6.29 UNITS/ACRE
MAXIMUM IMPERVIOUS COVERAGE	45%	15%
FLOOR AREA RATIO	0.6	0.18

ZONING VARIANCE:
THE FOLLOWING VARIANCE WAS GRANTED BY THE CUMBERLAND TOWNSHIP ZONING HEARING BOARD ON NOVEMBER 3, 2005.

SECTION 602, DEVELOPMENT STANDARDS, MX DISTRICT
ACTION: REQUEST VARIANCE FROM ZONING HEARING BOARD FOR MINIMUM INTERIOR ROADWAY SETBACKS FROM TRACT PERIMETER FOR LIKE-ZONE TRACTS AND ANY RESIDENTIAL DISTRICT BOUNDARY LINE, SPECIFICALLY 10' AND 30' RESPECTIVELY.

WAIVERS/MODIFICATIONS:
THE FOLLOWING WAIVERS WERE GRANTED BY THE CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS FROM THE CUMBERLAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SECTION 303, PRELIMINARY PLAN REQUIREMENTS (GRANTED JANUARY 24, 2006)
ACTION: REQUEST WAIVER TO SUBMIT A PRELIMINARY PLAN, SINCE THE PROJECT CONSISTS OF ONE LOT.

SECTION 401-4D, DESIGN STANDARDS (GRANTED JANUARY 24, 2006)
ACTION: REQUEST WAIVER TO CONSTRUCT ROADWAY WITHIN THE 50' WETLAND BUFFER.

SECTION 402-7C, INTERSECTIONS (GRANTED JANUARY 24, 2006)
ACTION: REQUEST WAIVER OF MAXIMUM STREET GRADE OF 4% WITHIN 100' OF AN INTERSECTION.

SECTION 504, 3C.2 BASIN DESIGN CRITERIA (GRANTED JANUARY 24, 2006)
ACTION: REQUEST WAIVER OF REQUIREMENT FOR RELEASE RATES FOR 10-YEAR POST TO 2-YEAR PRE-DEVELOPMENT AND 100-YEAR POST TO 10-YEAR PRE-DEVELOPMENT RELEASE RATES.

SECTION 402-7B, ANGLE OF INTERSECTION (GRANTED JANUARY 24, 2006)
ACTION: REQUEST WAIVER OF ANGLE OF INTERSECTION LESS THAN 75 DEGREES.

SECTION 5071-B-1, STORMWATER MANAGEMENT (GRANTED SEPTEMBER 23, 2008)
ACTION: REQUEST WAIVER OF 10% SLOPE MAXIMUM WITHIN 20' OF ADJOINING PROPERTY LINES.

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

RETTEW ASSOCIATES, INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETTEW ASSOCIATES, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND RETTEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT RETTEW ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 19, 1996.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY RETTEW ASSOCIATES, INC.
DATE: JUNE 16, 2005
ONE CALL SYSTEM SERIAL NUMBER: 1528017

PA 1 SYSTEM, INC. 1-800-242-1776

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

LIST OF UTILITIES

WATER SERVICE	CUMBERLAND TOWNSHIP
SEWER	CUMBERLAND TOWNSHIP AUTHORITY 1370 FAIRFIELD ROAD GETTYSBURG, PA 17325
GAS SERVICE	COLUMBIA GAS TRANSMISSION
ELECTRIC SERVICE	ADAMS ELECTRIC COOPERATIVE, INC.
TV CABLE SERVICE	ADELPHIA CABLE
PHONE SERVICE	SPRINT-HANOVER DISTRIBUTION

LIST OF DRAWINGS

*1 OF 21. . . . . .COVER SHEET
2 OF 21. . . . . .EXISTING CONDITIONS & DEMOLITION PLAN
3 OF 21. . . . . .PHASING PLAN
*4 OF 21. . . . . .LAYOUT PLAN AREA B
5 OF 21. . . . . .GRADING PLAN AREA B
*6 OF 21. . . . . .UTILITY PLAN AREA B
7 OF 21. . . . . .REVISED UTILITY PLAN AND PROFILES
8 OF 21. . . . . .EROSION AND SEDIMENTATION CONTROL PLAN AREA B
9 OF 21. . . . . .EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS
10 OF 21. . . . . .EROSION AND SEDIMENTATION CONTROL DETAILS
11 OF 21. . . . . .EROSION AND SEDIMENTATION CONTROL DETAILS
12 OF 21. . . . . .LANDSCAPE & LIGHTING PLAN AREA B
13 OF 21. . . . . .ROAD AND UTILITY PROFILES
14 OF 21. . . . . .STORM DRAIN PROFILES
15 OF 21. . . . . .SITE DETAILS
16 OF 21. . . . . .CURB AND SIGN DETAILS
17 OF 21. . . . . .DRAINAGE AND LANDSCAPE DETAILS
18 OF 21. . . . . .SEWER DETAILS
19 OF 21. . . . . .WATER DETAILS
20 OF 21. . . . . .CENTERLINE INTERSECTION DETAIL
*21 OF 21. . . . . .UTILITY EASEMENT PLAN AREA B

* SHEET TO BE RECORDED

NO.	DATE	REVISION
2	10/27/08	AS PER TOWNSHIP COMMENTS
1	3/21/08	AS PER TOWNSHIP COMMENTS

FOR RETTEW ASSOCIATES BY:

MANAGER: TWS | SURV. CHIEF: | FIELDBOOK NO. DATA COLLECTOR
DESIGN BY: TWS | CHKD BY: GBS | DRAWN BY: JAM | CHKD BY: TWS
DRAWING REFERENCE: J:\05\05-06309-001\Cad\LD\Final Phase 1\05-06309-001-01 PH1 Cover.dwg
XREFS: 05-Adams (J:\05\05-06309-001\Cad\05-06309-001-05-Adams.dwg) 05-06309-001-TB PH1 (J:\05\05-06309-001-TB PH1.dwg)

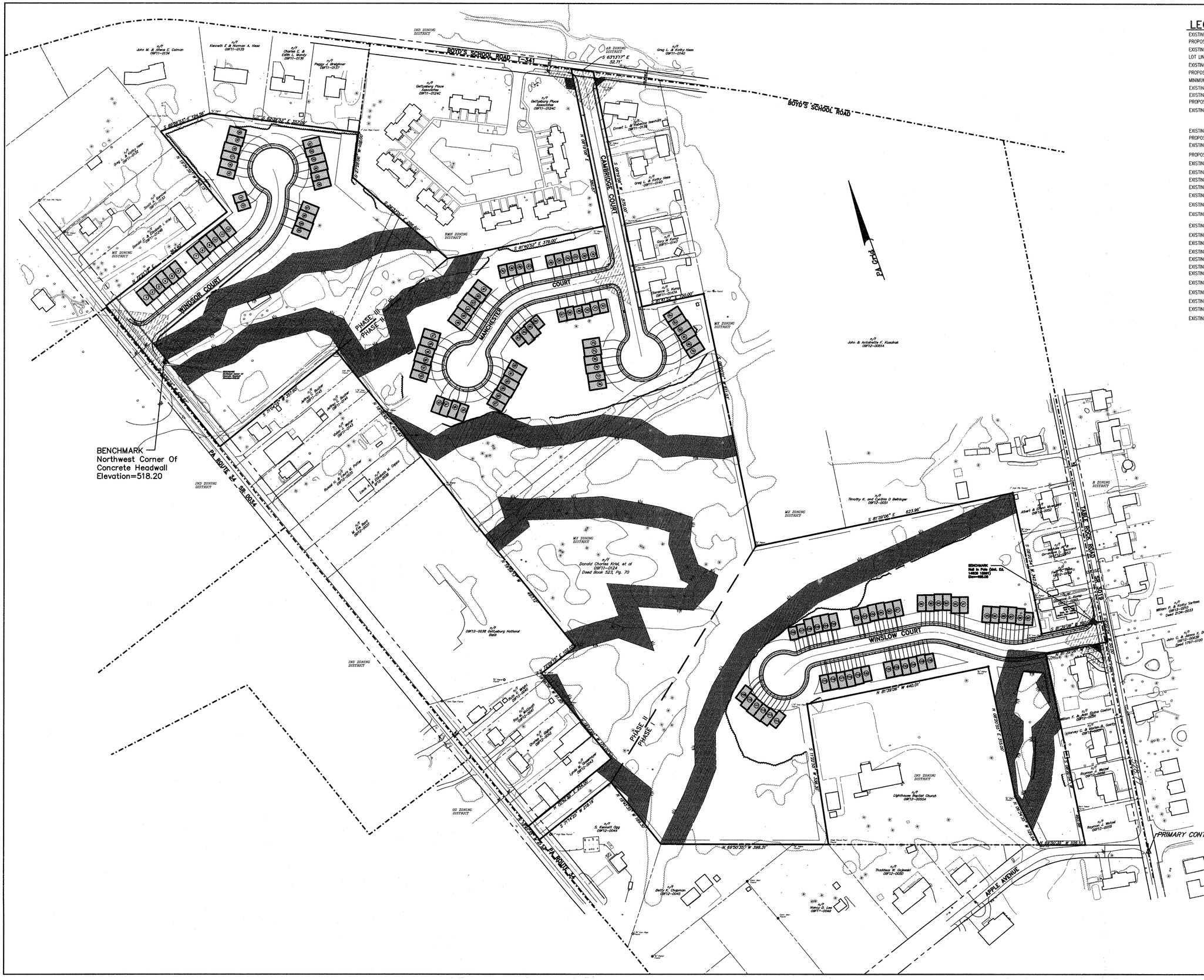
CLIENT
SUMMIT PARTNERS, LLC
STEVE LAURIELLO
100 COLONIAL WAY
WEST CHESTER PA 19382
PHONE: 1-800-431-4303
FAX: 1-610-793-4591

SCALE: AS SHOWN

RETTEW
RETTEW Associates, Inc.
2500 Gettysburg Rd., Suite 100, Camp Hill, PA 17011
Phone (717) 697-3551 - Fax (717) 697-6963
Email: info@rettew.com
Website: www.rettew.com
Bethlehem, PA - Lancaster, PA - Pottsville, PA - York, PA
Engineers • Planners • Surveyors • Landscape Architects • Environmental Consultants • IT Consultants

FINAL LAND DEVELOPMENT PLAN
COVER SHEET
FOR
CAMBRIDGE CROSSING
PHASE I
CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008
SHEET NO. 1 OF 21
DWG. NO. 05-06309-001



LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- MINIMUM BUILDING SETBACK LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE — 18" RCP

NO.	DATE	REVISION
2	10/27/08	AS PER TOWNSHIP COMMENTS
1	3/21/08	AS PER TOWNSHIP COMMENTS

FOR RETTEW ASSOCIATES BY:

MANAGER: TWS
SURV. CHIEF:
FIELDBOOK NO. DATA COLLECTOR
DESIGN BY: TWS
CHKD BY: JDS
DRAWN BY: JAM
CHKD BY: TWS
DRAWING REFERENCE:
.\V05\05-06309-001\Cad\LD\Final Phase 1\05-06309-001-03 PH1 Phasing Plan.dwg
XREFS:
xb [.\V05\05-06309-001\Cad\05-06309-001 Base.dwg]
xr [.\V05\05-06309-001\Cad\05-06309-001 Xref.dwg]
pb-Utility [.\V05\05-06387-001\CAD\05-06387-001-pb-Utility.dwg]
Pb-Easement [.\V05\05-06387-001\CAD\05-06387-001-Pb-Easement.dwg]
Pb-Topo [.\V05\05-06387-001\CAD\05-06387-001-Topo.dwg]

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SCALE
0 25' 50' 100' 200'
1"=50'

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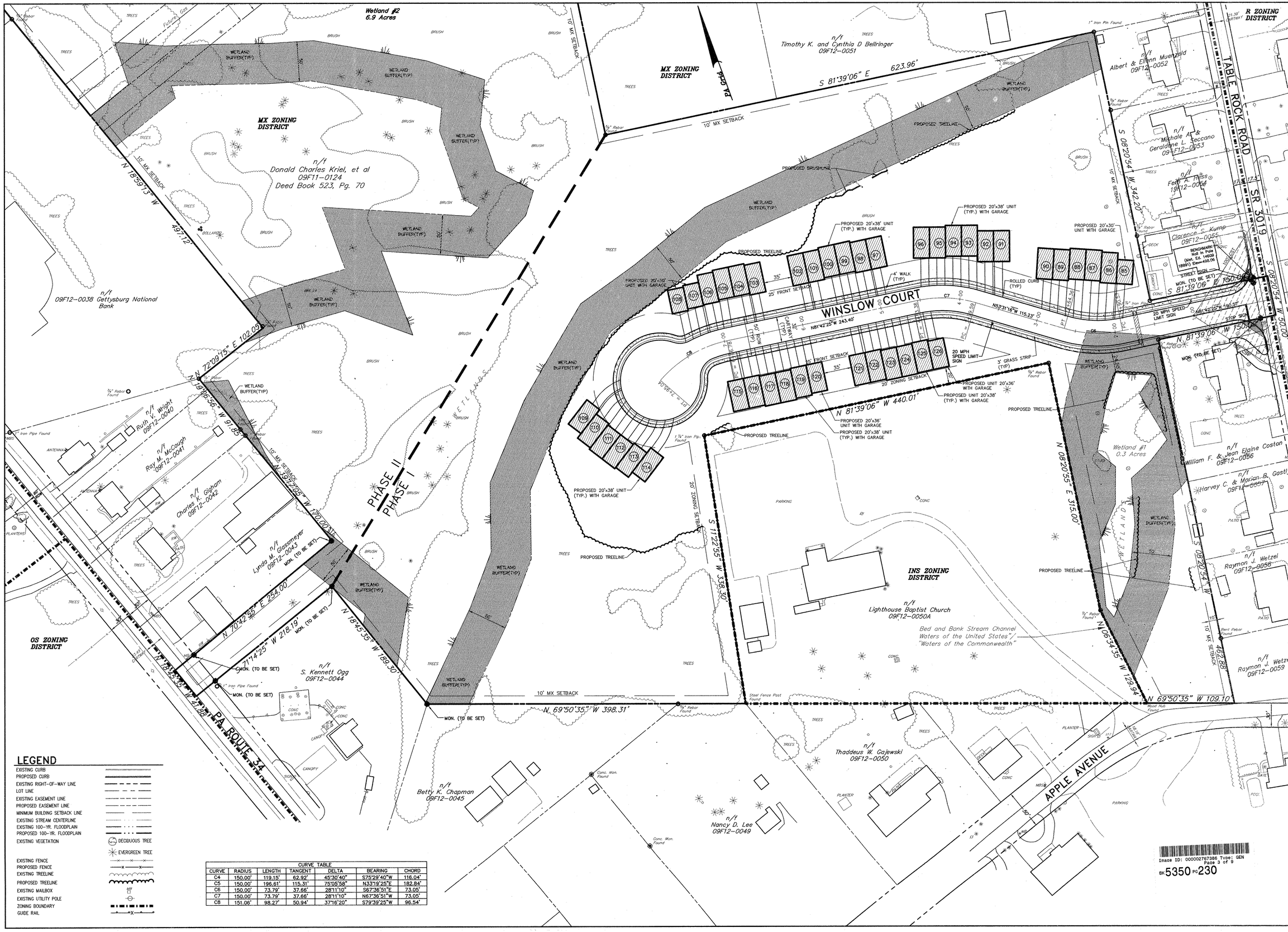
FINAL LAND DEVELOPMENT PLAN
PHASING PLAN
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008
SHEET NO. 3 OF 21
DWG. NO. 05-06309-001



LEGEND

- EXISTING CURB
- PROPOSED CURB
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- DECIDUOUS TREE
- EVERGREEN TREE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- ZONING BOUNDARY
- GUIDE RAIL

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C4	150.00'	119.15'	62.92'	45°30'40"	S75°29'40"W	116.04'
C5	150.00'	196.61'	115.31'	75°05'58"	N33°19'25"E	182.84'
C6	150.00'	73.79'	37.66'	28°11'10"	S67°36'51"E	73.05'
C7	150.00'	73.79'	37.66'	28°11'10"	N67°36'51"W	73.05'
C8	151.06'	98.27'	50.94'	37°16'20"	S79°39'25"W	96.54'

NO.	DATE	REVISION
2	10/27/08	AS PER TOWNSHIP COMMENTS
1	3/21/08	AS PER TOWNSHIP COMMENTS

FOR RETTEW ASSOCIATES BY:

FIELDBOOK NO.
DATA COLLECTOR:
SURV. CHIEF:
DRAWN BY: JAM
CHKD BY: TWS
MANAGER: TWS
DESIGN BY: TWS
CHKD BY: JDS
DRAWING REFERENCE:
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FB Pnt L:\05-06309-001-TB Pnt.dwg
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xb [A:\05-06309-001\Cad\05-06309-001 pcase.dwg]
FB Pnt [L:\05-06309-001-TB Pnt.dwg]

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FAX: 1-610-793-4591

SCALE 1"=50' 0 25' 50' 100' 150'

RETTEW
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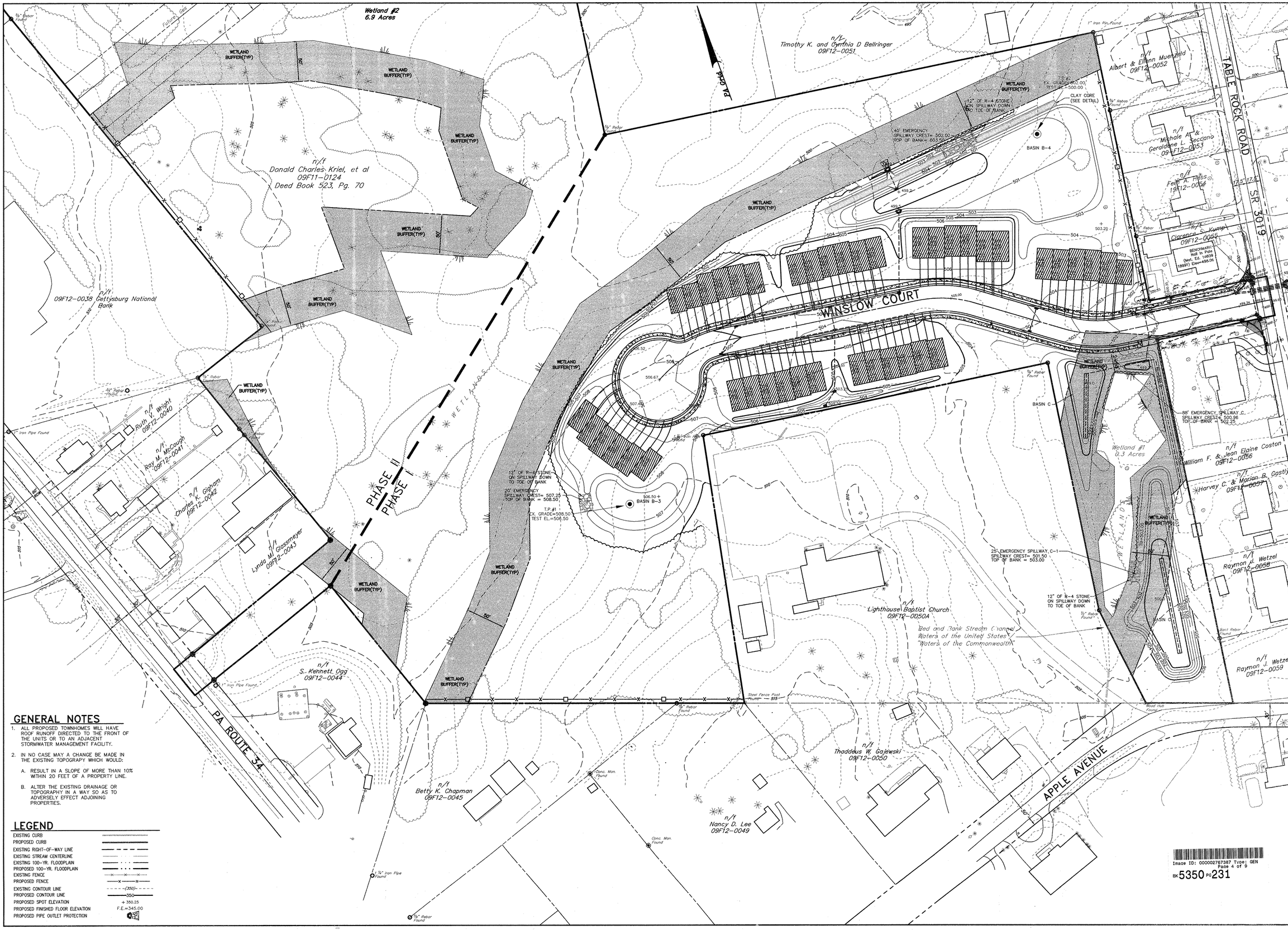
FINAL LAND DEVELOPMENT PLAN
LAYOUT PLAN AREA B
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008

SHEET NO. 4 OF 21

DWG. NO. 05-06309-001



GENERAL NOTES

1. ALL PROPOSED TOWNHOMES WILL HAVE ROOF RUNOFF DIRECTED TO THE FRONT OF THE UNITS OR TO AN ADJACENT STORMWATER MANAGEMENT FACILITY.
2. IN NO CASE MAY A CHANGE BE MADE IN THE EXISTING TOPOGRAPHY WHICH WOULD:
   A. RESULT IN A SLOPE OF MORE THAN 10% WITHIN 20 FEET OF A PROPERTY LINE.
   B. ALTER THE EXISTING DRAINAGE OR TOPOGRAPHY IN A WAY SO AS TO ADVERSELY EFFECT ADJOINING PROPERTIES.

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING FENCE	—x—x—x—
PROPOSED FENCE	—x—x—
EXISTING CONTOUR LINE	--(350)--
PROPOSED CONTOUR LINE	—350—
PROPOSED SPOT ELEVATION	+ 350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED PIPE OUTLET PROTECTION	

NO.	DATE	REVISION
2	10/27/08	AS PER TOWNSHIP COMMENTS
1	3/21/08	AS PER TOWNSHIP COMMENTS

FOR RETTEW ASSOCIATES BY:

SURV. CHIEF: | FIELDBOOK NO. | DATA COLLECTOR
DRAWN BY: JAM | CHKD BY: TWS
MANAGER: TWS | DESIGN BY: TWS | CHKD BY: JDS
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SCALE: 1"=50' — 0 25' 50' 100' 150'

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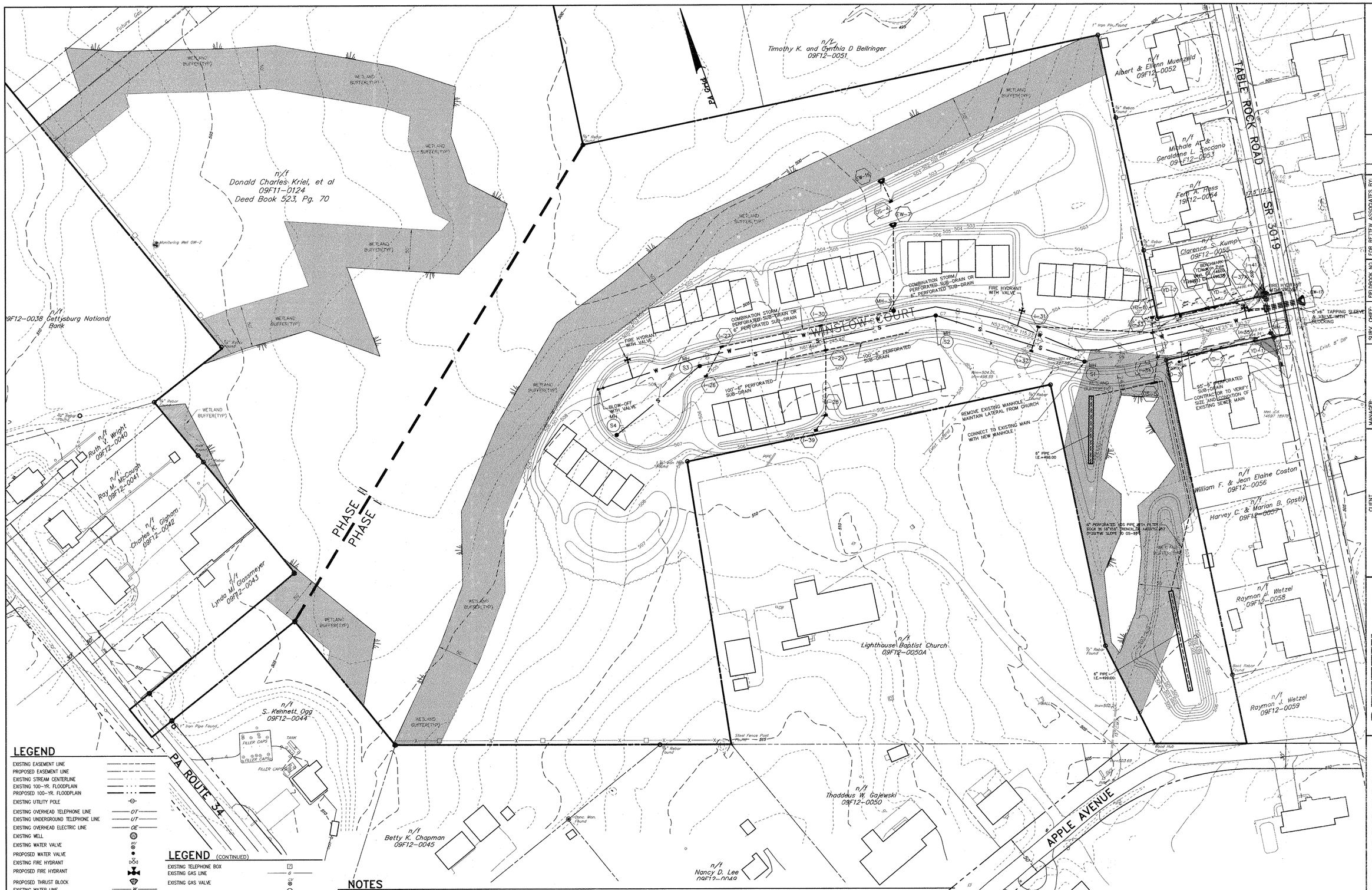
FINAL LAND DEVELOPMENT PLAN
GRADING PLAN AREA B
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008

SHEET NO. 5 OF 21

DWG. NO. 05-06309-001



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT —
- EXISTING UNDERGROUND TELEPHONE LINE — UT —
- EXISTING OVERHEAD ELECTRIC LINE — OE —
- EXISTING WELL
- EXISTING WATER VALVE — WV —
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING WATER LINE — W —
- PROPOSED WATER LINE — W —
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE LABEL — MH 40
- EXISTING SANITARY SEWER LINE — S —
- PROPOSED SANITARY SEWER LINE — S —
- EXISTING SANITARY SEWER FORCEMAIN — FM —
- PROPOSED SANITARY SEWER FORCEMAIN

LEGEND (CONTINUED)

- EXISTING TELEPHONE BOX — T —
- EXISTING GAS LINE — G —
- EXISTING GAS VALVE — GV —
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50
- EXISTING STORM PIPE — 18" RCP —
- PROPOSED STORM PIPE
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00

NOTES

1. SEE DETAIL SHEETS 18 AND 19 FOR SEWER AND WATER LATERAL CONNECTIONS.
2. WATER MAIN SHALL HAVE 10' MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER MAINS.
3. WATER MAIN SHALL HAVE 5' MINIMUM HORIZONTAL SEPARATION FROM OTHER SITE FEATURES SUCH AS; DRAINAGE INLETS, HEAD WALLS, ETC.
4. ALL WATER MAIN PIPES SHALL BE 8" DIAMETER DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF GETTYSBURG MUNICIPAL AUTHORITY AND PA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. ALL WATER MAIN CROSSINGS MUST BE INDICATED ON ALL SEWER LINE PROFILES.
7. WATER MAIN BEDDING SHALL BE A MINIMUM 6" TYPE II BEDDING AS INDICATED IN SPECIFICATION SECTION 2221.
8. THRUST RESTRAINTS SHALL BE AT ALL TEES, BENDS, AND CHANGES IN DIRECTION.
9. HOME OWNERS ASSOCIATION OF CAMBRIDGE CROSSING WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE STORMWATER DRAINS IN THE VICINITY OF AND FOR THE PURPOSE OF COLLECTION STORMWATER IN AND AROUND THE INTERSECTION OF WINSLOW COURT AND TABLE ROCK ROAD.
10. A DRAINAGE EASEMENT HAS BEEN PROVIDED AND RECORDED IN RBV 5296 P. 313 & 316 FROM THE OWNERS OF TAX MAP PARCELS 09F-12-0056 AND 09F-12-0055 TO SUMMIT PARTNERS LLC, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING A YARD DRAIN AND MAINTENANCE OF SAID DRAINS.

NO.	DATE	REVISION
2	10/27/08	AS PER TOWNSHIP COMMENTS
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FOR RETTEW ASSOCIATES BY:

MANAGER: TWS | SURV. CHIEF: | FIELDBOOK NO. / DATA COLLECTOR:

DESIGN BY: TWS | CHKD BY: JDS | DRAWN BY: JAM | CHKD BY: TWS

DRAWING REFERENCE: J:\05\05-06309-001\Cad\LDV\Final Phase I\05-06309-001-06 PH1 Utility Plan.dwg

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SCALE: 0 25' 50' 1"=50' 100' 150'

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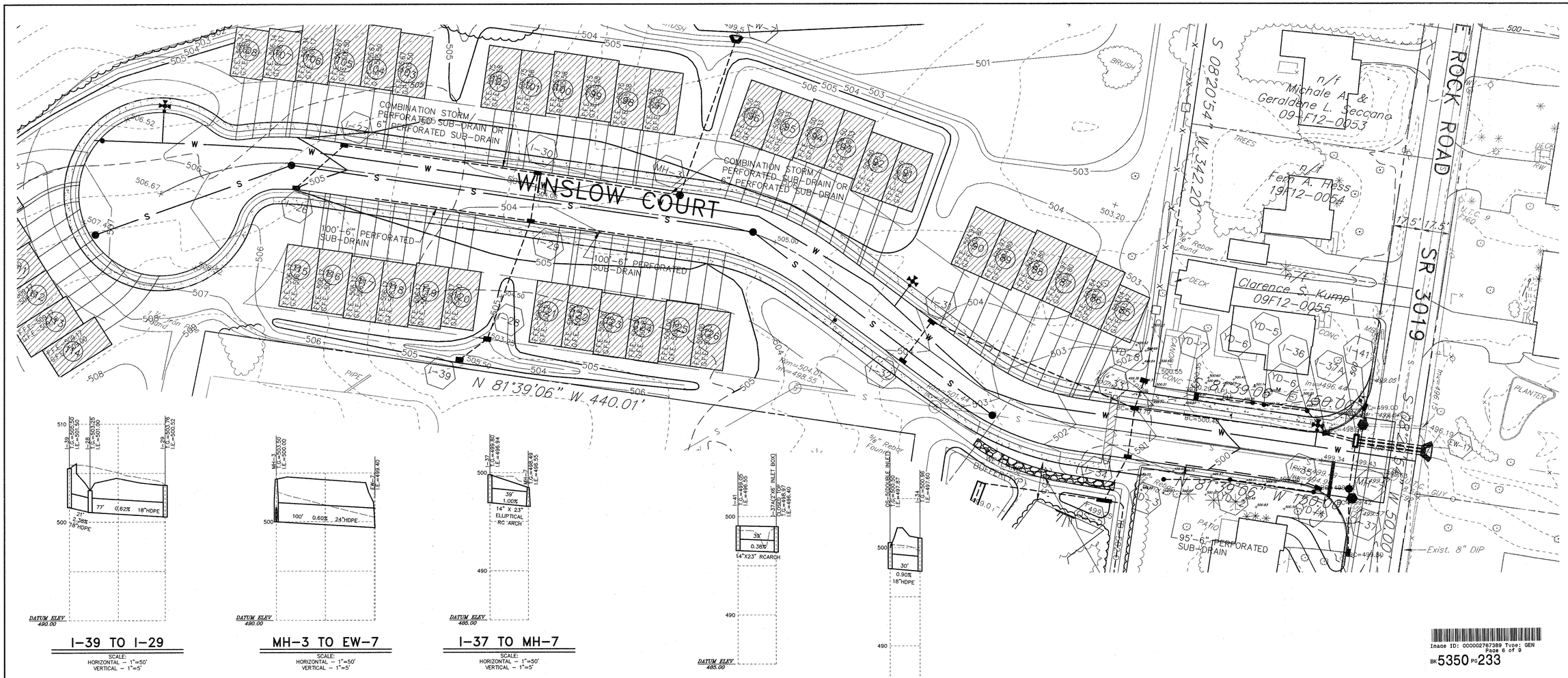
FINAL LAND DEVELOPMENT PLAN
UTILITY PLAN AREA B
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008

SHEET NO. 6 OF 21

DWG. NO. 05-06309-001



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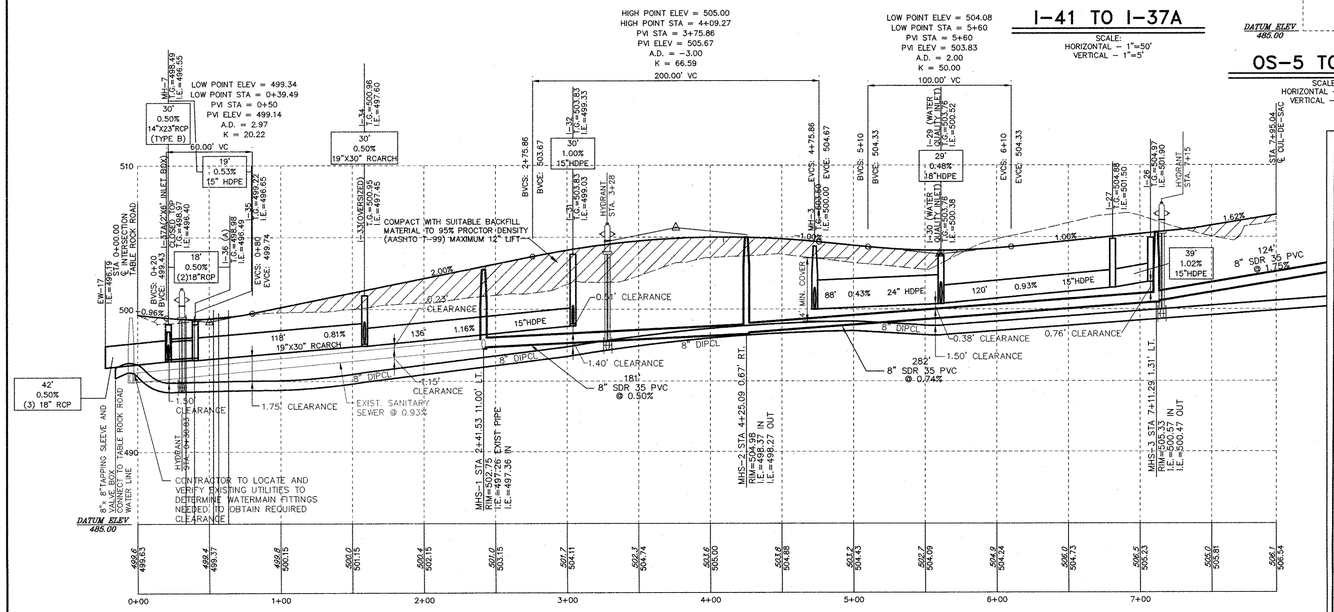
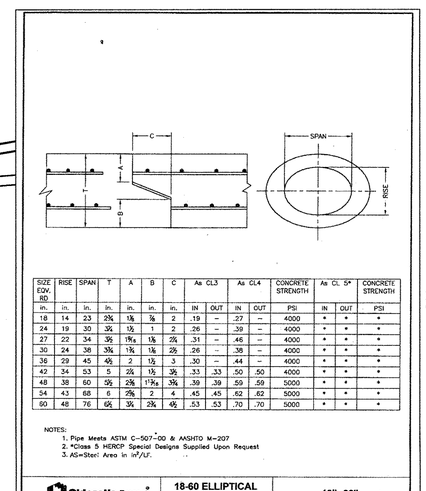
Page 6 of 9

BK 5350 PG 233



(A) I-36 TO BE AN OVERSIZED INLET BOX W/ A TYPE M INLET CAST IN FIELD.



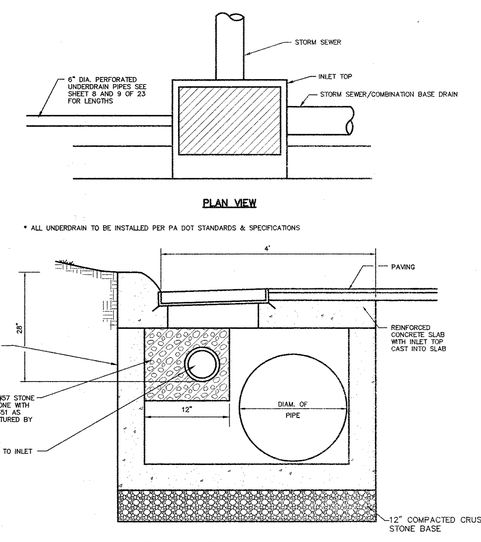
SIZE EQV. RD	RISE	SPAN	T	A	B	C	As CL3		As CL4		CONCRETE STRENGTH	As CL S*		CONCRETE STRENGTH
in.	in.	in.	in.	in.	in.	in.	IN	OUT	IN	OUT	PSI	IN	OUT	PSI
18	14	23	2¾	1⅛	⅞	2	.19	–	.27	–	4000	*	*	*
24	19	30	3¼	1½	1	2	.26	–	.39	–	4000	*	*	*
27	22	34	3½	1⅝	1⅛	2¼	.31	–	.46	–	4000	*	*	*
30	24	36	3¾	1¾	1⅛	2½	.26	–	.38	–	4000	*	*	*
36	29	45	4½	2	1½	3	.30	–	.44	–	4000	*	*	*
42	34	53	5	2½	1½	3½	.33	.33	.50	.50	4000	*	*	*
48	38	60	5½	2¾	1¾	3¾	.39	.39	.59	.59	5000	*	*	*
54	43	68	6	3⅛	2	4	.45	.45	.62	.62	5000	*	*	*
60	48	76	6½	3½	2¼	4½	.53	.53	.70	.70	5000	*	*	*

NOTES:
1. Pipe Meets ASTM C-507-00 & AASHTO M-207
2. *Class 5 HERCP Special Designs Supplied Upon Request
3. AS=Steel Area in in^2/LF.

Oldcastle Precast
CATUGA CONCRETE PIPE
77 Bridal Road, New Britain, PA 18901
Phone: 215.345.1544 Fax: 877.340.1711

18-60 ELLIPTICAL
FILE NAME: 3040PC18600VHE.DWG
ISSUE DATE: September, 2002
www.oldcastleprecast.com

18"- 60" Horizontal Elliptical Pipe
Copyright © 2002 Oldcastle Precast



4X4 ROLLED TOP INLET AND INLET SUMP UNDERDRAIN DETAIL
NOT TO SCALE

NO.	DATE	REVISION
2	10/27/08	AS PER TOWNSHIP COMMENTS
1	3/21/08	AS PER TOWNSHIP COMMENTS

MANAGER: TWS | SURV. CHIEF: | FIELDBOOK NO. | FOR RETTEW ASSOCIATES BY:
DESIGN BY: TYHS | CHKD BY: JDS | DRAWN BY: JAM | CHKD BY: TWS
DATA COLLECTOR:
DRAWING REFERENCE:
XREFS:

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FAX: 1-610-793-4591

SCALE 1"=20' 0 10' 20' 40' 60'

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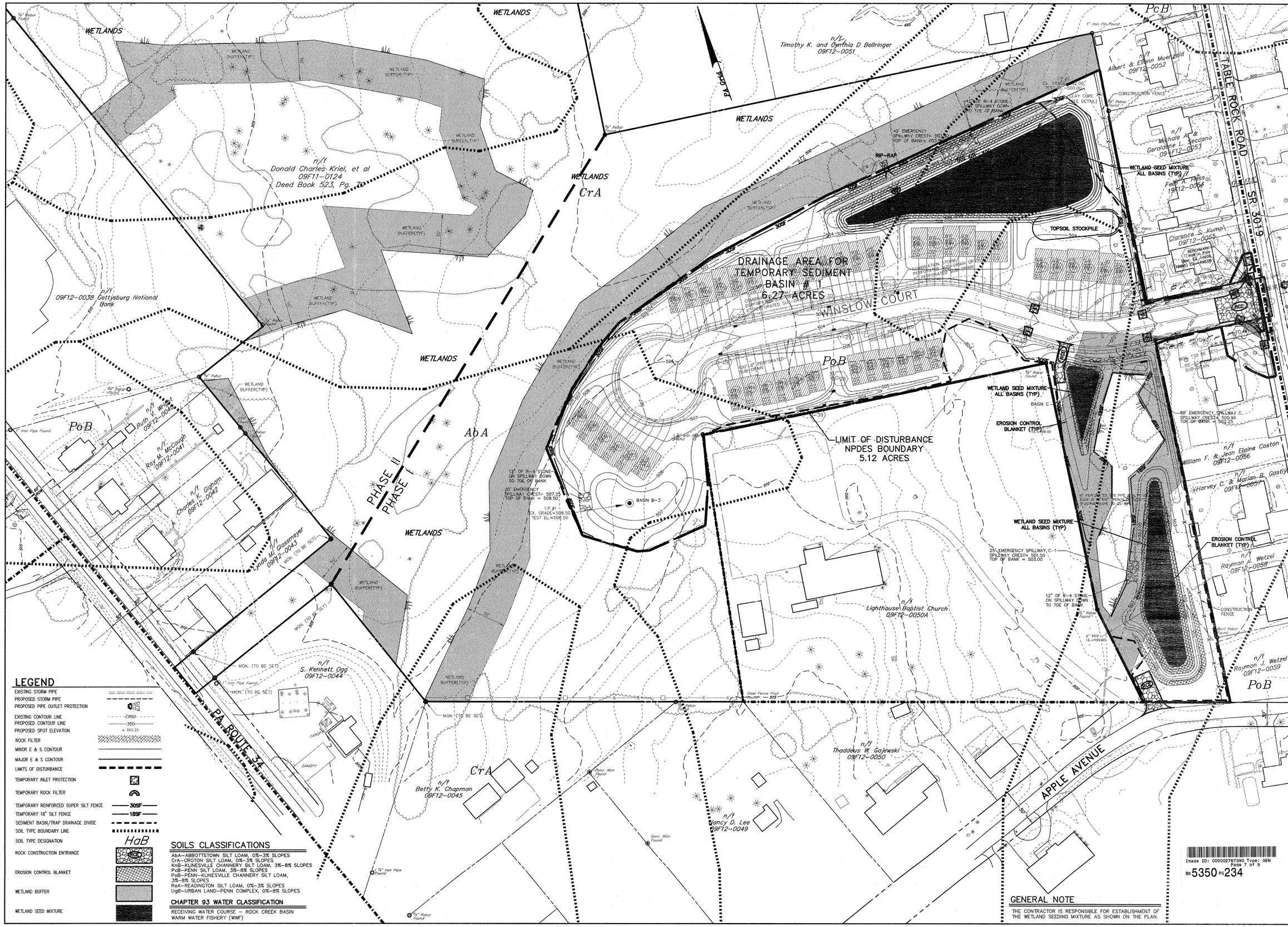
FINAL LAND DEVELOPMENT PLAN
REVISED UTILITY PLAN AND PROFILES
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008
SHEET NO. 7 OF 21
DWG. NO. 05-06309-001



LEGEND

- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION + 350.25
- ROCK FILTER
- MINOR E & S CONTOUR
- MAJOR E & S CONTOUR
- LIMITS OF DISTURBANCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK FILTER
- TEMPORARY REINFORCED SUPER SILT FENCE — 30SF —
- TEMPORARY 18" SILT FENCE — 18SF —
- SEDIMENT BASIN/TRAP DRAINAGE DIVIDE
- SOIL TYPE BOUNDARY LINE
- SOIL TYPE DESIGNATION HaB
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND BUFFER
- WETLAND SEED MIXTURE

SOILS CLASSIFICATIONS

AbA–ABBOTTSTOWN SILT LOAM, 0%–3% SLOPES
CrA–CROTON SILT LOAM, 0%–3% SLOPES
KnB–KLINESVILLE CHANNERY SILT LOAM, 3%–8% SLOPES
PcB–PENN SILT LOAM, 3%–8% SLOPES
PoB–PENN–KLINESVILLE CHANNERY SILT LOAM, 3%–8% SLOPES
ReA–READINGTON SILT LOAM, 0%–3% SLOPES
UgB–URBAN LAND–PENN COMPLEX, 0%–8% SLOPES

CHAPTER 93 WATER CLASSIFICATION

RECEIVING WATER COURSE – ROCK CREEK BASIN
WARM WATER FISHERY (WWF)

GENERAL NOTE

THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHMENT OF THE WETLAND SEEDING MIXTURE AS SHOWN ON THE PLAN.

Image ID: 000002767390 Type: GEN
Page 7 of 9
BK 5350 PG 234

NO.	DATE	REVISION
2	10/27/08	AS PER TOWNSHIP COMMENTS
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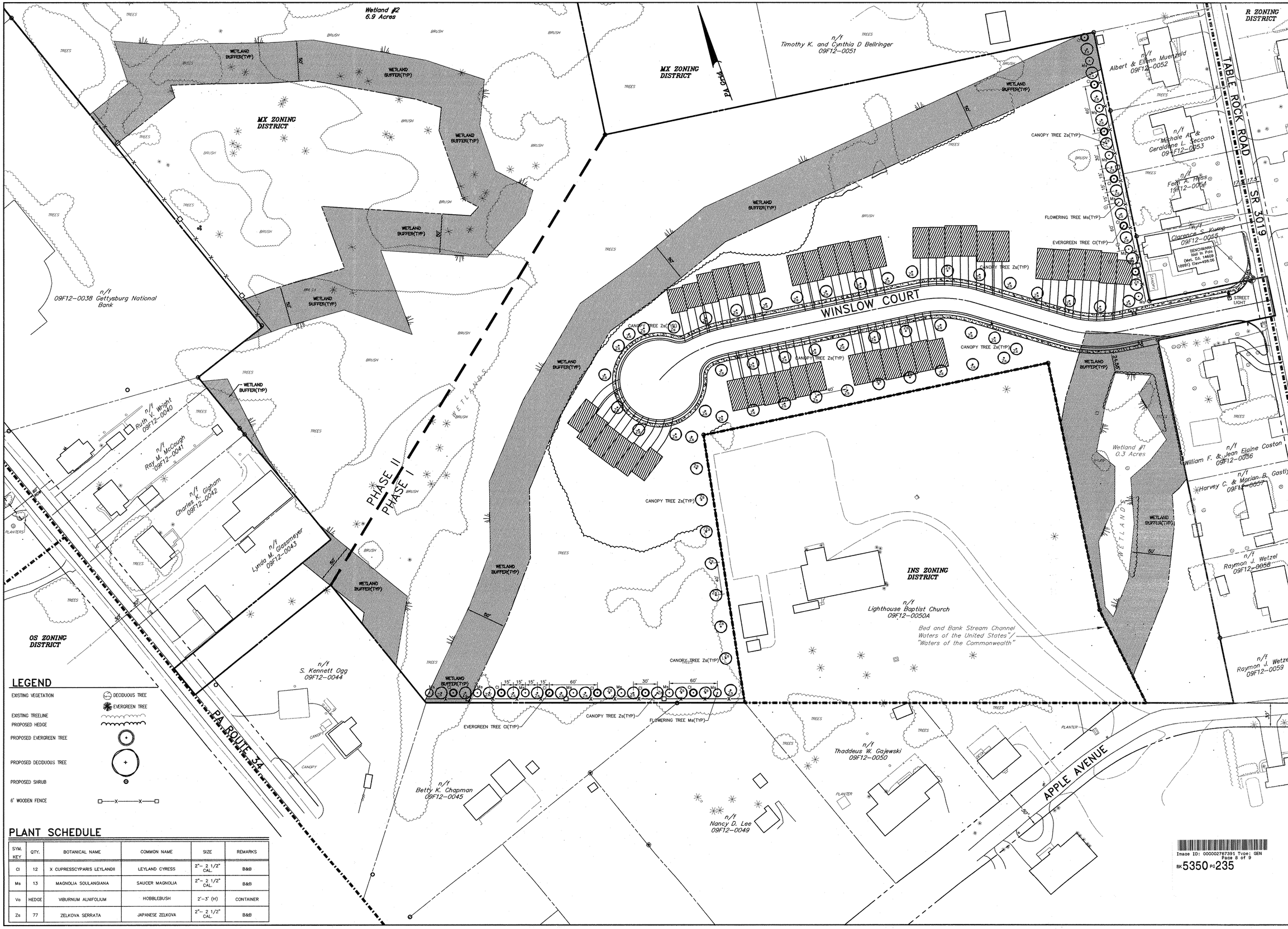
FINAL LAND DEVELOPMENT PLAN
EROSION AND SEDIMENTATION CONTROL PLAN AREA B
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP ADAMS COUNTY, PA.

DATE: FEBRUARY 15, 2008

SHEET NO. 8 OF 21

DWG. NO. 05-06309-001



LEGEND

EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE

EXISTING TREELINE

PROPOSED HEDGE

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS TREE

PROPOSED SHRUB

6' WOODEN FENCE

PLANT SCHEDULE

SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Ci	12	X CUPRESSCYPARIS LEYLANDII	LEYLAND CYRESS	2"– 2 1/2" CAL.	B&B
Ms	13	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	2"– 2 1/2" CAL.	B&B
Va	HEDGE	VIBURNUM ALNIFOLIUM	HOBBLEBUSH	2'–3' (H)	CONTAINER
Zs	77	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"– 2 1/2" CAL.	B&B

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DESIGN BY: TWS | CHKD BY: JDS | DRAWN BY: JAM | CHKD BY: TWS

DRAWING REFERENCE:
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TB PH1 [J:\05-06309-001-TB PH1.dwg]

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SCALE: 1"=50' — 0 25' 50' 100' 150'

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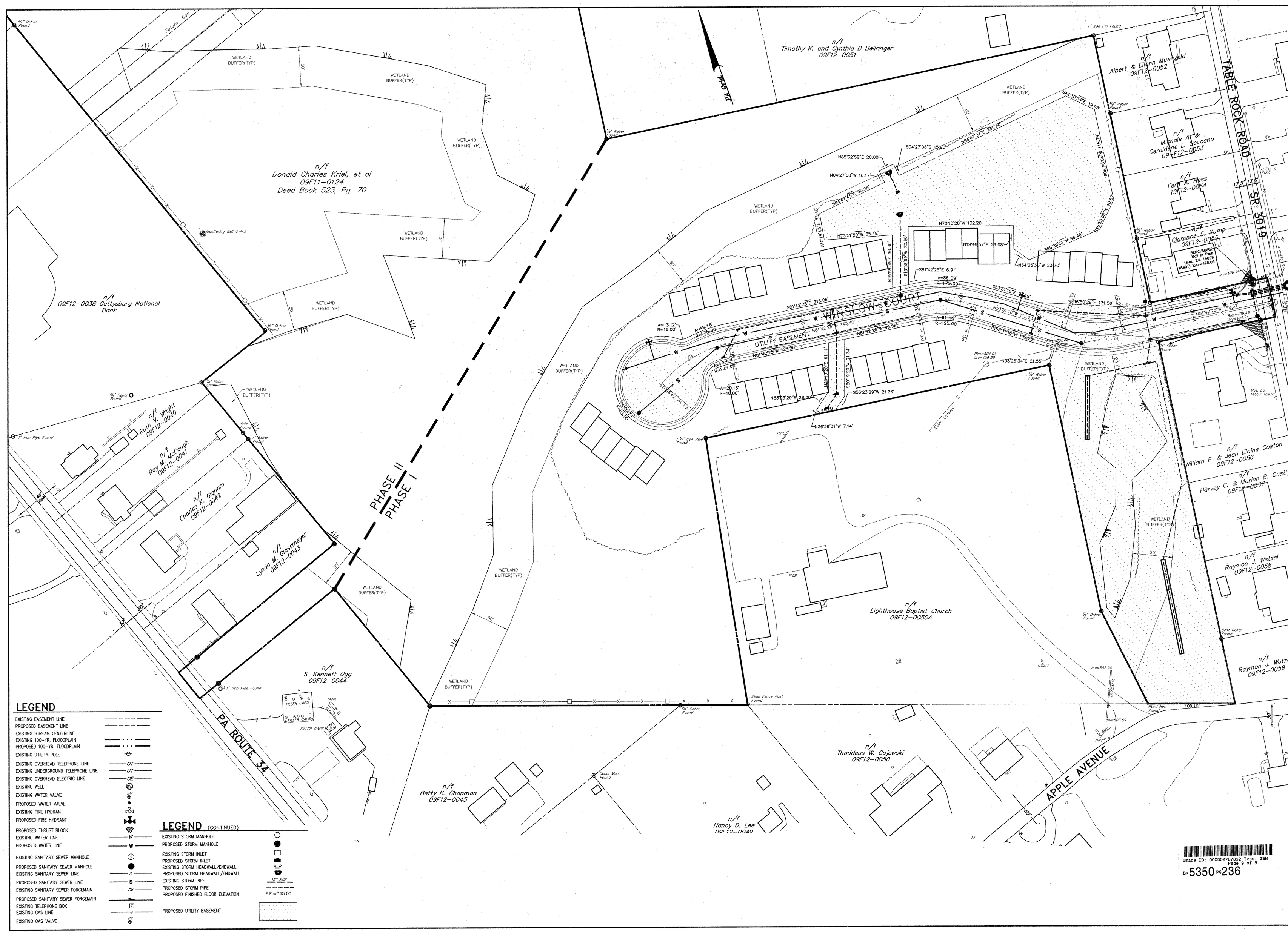
FINAL LAND DEVELOPMENT PLAN
LANDSCAPE & LIGHTING PLAN AREA B
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP — ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008

SHEET NO. 12 OF 21

DWG. NO. 05-06309-001



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE — WV
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING WATER LINE — W
- PROPOSED WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- PROPOSED SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV

LEGEND (CONTINUED)

- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED UTILITY EASEMENT

NO.	DATE	REVISION
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1	3/21/08	AS PER TOWNSHIP COMMENTS

FOR RETTEW ASSOCIATES BY:

FIELDBOOK NO.
DATA COLLECTOR:
SURV. CHIEF:
DRAWN BY: JAM
CHKD BY: TWS
DESIGN BY: TWS
CHKD BY: JDS
MANAGER: TWS

DRAWING REFERENCE:
J:\05\05-06309-001\Cad\LD\Final Phase 1\05-06309-001-21 PH Utility Easm.dwg

XREFS:
xbase [J:\05\05-06309-001\Cad\05-06309-001 xbase.dwg]
xtopo [J:\05\05-06309-001\Cad\05-06309-001 xtopo.dwg]
utility Easement [J:\05\05-06309-001\Cad\05-06309-001 pb-utility.dwg]
utility Easement [J:\05\05-06309-001\Cad\05-06309-001 pb-Utility Easement.dwg]
Plan [J:\05\05-06309-001\Plotting]

CLIENT
SUMMIT PARTNERS, LLC
STEVE LAURIELLO
100 COLONIAL WAY
WEST CHESTER PA 19382
PHONE: 1-800-431-4303
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SCALE 1"=50' — 0 25 50' 100' 150'

RETTEW
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Engineers · Planners · Surveyors · Landscape Architects
Environmental Consultants · IT Consultants

FINAL LAND DEVELOPMENT PLAN
UTILITY EASEMENT PLAN AREA B
FOR
CAMBRIDGE CROSSING
PHASE I

CUMBERLAND TOWNSHIP — ADAMS COUNTY, PA

DATE: FEBRUARY 15, 2008
SHEET NO. 21 OF 21
DWG. NO. 05-06309-001