

LEGEND

- Ex. Existing
- M.N. Mag-Nail
- C.M. Concrete Monument
- PL Point
- N/F Now or Formerly
- R/W Right-Of-Way
- Contour Line
- Woods/Brush
- Utility Pole
- Adjoiner Line
- Sanitary Sewer Manhole
- Overhead Electric Line
- Overhead Telephone Line
- Sanitary Sewer Line
- Water Line
- Gas Line
- Building Setback Line
- Stormwater Pipe
- Stormwater Inlet

GENERAL PLAN NOTES

1. PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
2. The purpose of this plan is to subdivide Lot 2A from Lot 1, and combine Lot 2A with Lot 2. This is a subdivision of land only. No improvements are proposed at this time.
3. The flood plain boundary was plotted from FEMA issued Cumberland County Preliminary Draft changes.
4. The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.
5. Water services and sewer services are public for the subject properties.
6. Nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement.
7. A field survey of the property shown hereon, was performed by Diffenbaugh Wadel, Inc. on October 13, 2017.
8. To the surveyor's knowledge, there are no existing waivers, variances, special exceptions, or conditional uses on the project site. All known easements are shown on the plan.
9. No permanent obstructions or plantings over 3' high shall be planted within a clear sight triangle.
10. The two story masonry restaurant on Lot 1 does encroach the building setback line and therefore, is a non-conforming structure.
11. No building, structure, planting, or other obstruction that would obscure the vision of a motorist shall be permitted within a clear sight triangle. No obstructions, grading and/or plantings greater than three feet above the cartway grade are permitted in the clear sight triangle. A public right-of-way shall be reserved for the purpose of removing any object, material or other obstruction to the clear sight.
12. A Highway Occupancy Permit is required for S.R. 2027, pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), as amended, before any improvements are initiated within a State Highway, or a street.
13. All monuments and lot markers will be set upon final approval of this plan.

ZONING DATA

1. Zoning District: General Commercial (C-2)
2. Minimum Lot Area: N/A
3. Minimum Lot Width: Not less than 50' at the dedicated right of way line
4. Minimum Yard Setbacks:
 - Front - 30'
 - Side - 10' for buildings up to 20' in height. One additional foot of side yard shall be provided for each foot of the building height above 20'
 - Rear - 35'
5. Maximum Total Impervious Coverage: 70%
6. Maximum Building Height: 40'

PLAN REVISIONS

No.	REVISIONS	DATE

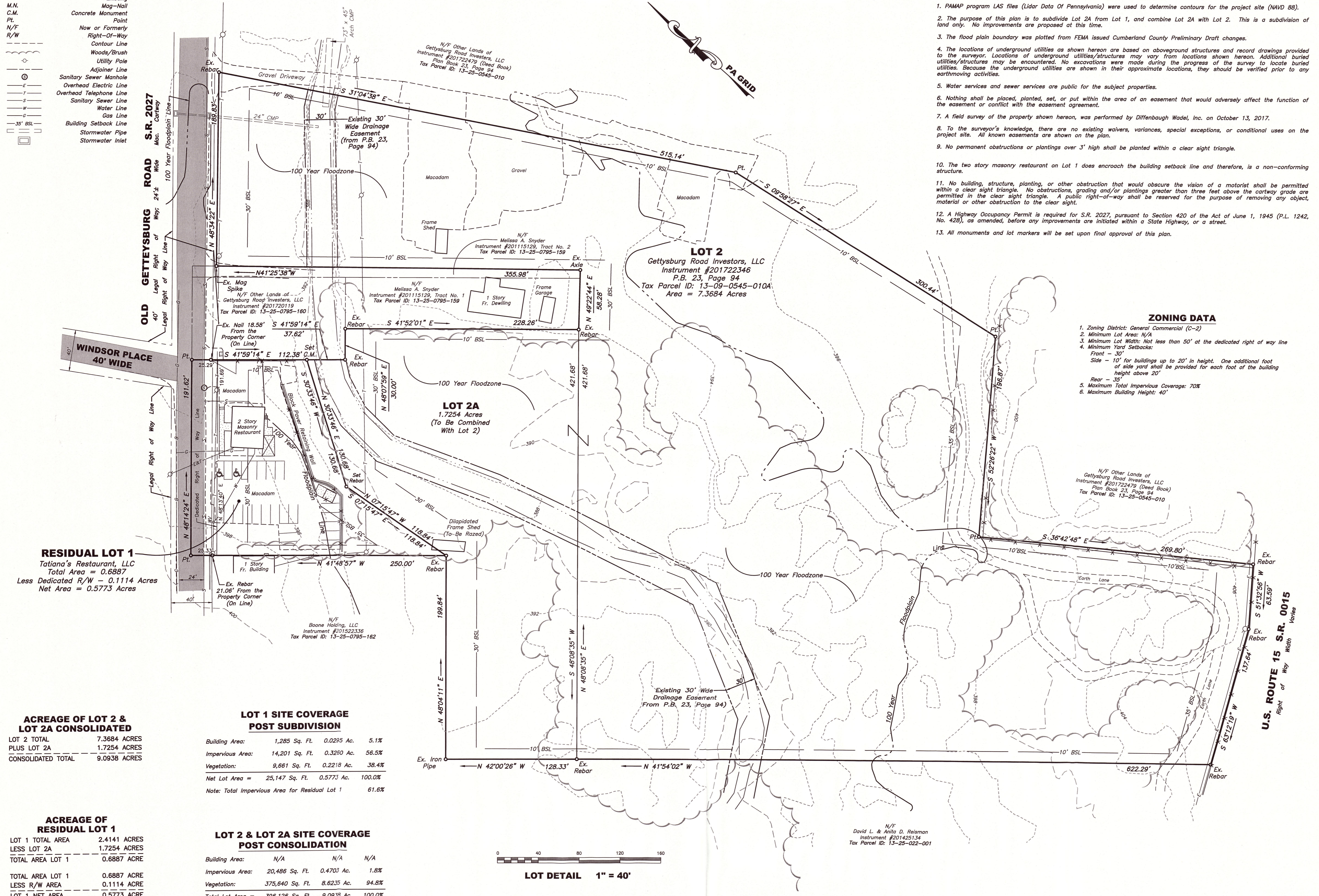
**FINAL SUBDIVISION PLAN FOR
TATIANA'S RESTAURANT, LLC
& GETTYSBURG ROAD
INVESTORS, LLC**

LOWER ALLEN TOWNSHIP · CUMBERLAND COUNTY · COMMONWEALTH OF PENNSYLVANIA



**DIFFENBAUGH
WADEL INC.**
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Date	NOVEMBER 16, 2017
Scale	1" = 40'
File No.	2017-056
Drawing Name	2017-056 LOT DETAILS
Drawn By	A.J.K.
Checked By	E.L.D.
Sheet No.	2 OF 2



RESIDUAL LOT 1
Tatiana's Restaurant, LLC
Total Area = 0.6887
Less Dedicated R/W - 0.1114 Acres
Net Area = 0.5773 Acres

ACREAGE OF LOT 2 & LOT 2A CONSOLIDATED

LOT 2 TOTAL	7.3684 ACRES
PLUS LOT 2A	1.7254 ACRES
CONSOLIDATED TOTAL	9.0938 ACRES

LOT 1 SITE COVERAGE POST SUBDIVISION

Building Area:	1,285 Sq. Ft.	0.0295 Ac.	5.1%
Impervious Area:	14,201 Sq. Ft.	0.3260 Ac.	56.5%
Vegetation:	9,661 Sq. Ft.	0.2218 Ac.	38.4%
Net Lot Area =	25,147 Sq. Ft.	0.5773 Ac.	100.0%
Note: Total Impervious Area for Residual Lot 1 61.6%			

ACREAGE OF RESIDUAL LOT 1

LOT 1 TOTAL AREA	2.4141 ACRES
LESS LOT 2A	1.7254 ACRES
TOTAL AREA LOT 1	0.6887 ACRE
TOTAL AREA LOT 1	0.6887 ACRE
LESS R/W AREA	0.1114 ACRE
LOT 1 NET AREA	0.5773 ACRE

LOT 2 & LOT 2A SITE COVERAGE POST CONSOLIDATION

Building Area:	N/A	N/A	N/A
Impervious Area:	20,486 Sq. Ft.	0.4703 Ac.	1.8%
Vegetation:	375,640 Sq. Ft.	8.6235 Ac.	94.8%
Total Lot Area =	396,126 Sq. Ft.	9.0938 Ac.	100.0%