

SITE DATA

TOTAL AREA OF SUBDIVISION 18814 S.F. OR 0.44 ACRES
 TOTAL NUMBER OF LOTS 2 (EXISTING), 1 SIDE YARD (PROPOSED)
 WATER SUPPLY PUBLIC
 SEWAGE DISPOSAL PUBLIC
 PROPOSED LAND USE RESIDENTIAL
 TRACT OWNER ALBERT ARUSTAMYAN & ERIN HEMPT
 DEED BOOK INST. NO. 201318768
 TAX ID NUMBER 13-25-0022-136 (LOT NO. 25)
 WATER SUPPLY PUBLIC
 SEWAGE DISPOSAL PUBLIC
 PROPOSED LAND USE RESIDENTIAL
 TRACT OWNER JOSEPH A. RIVERA JR.
 DEED BOOK INST. NO. 200808729
 TAX ID NUMBER 13-25-0022-161 (LOT NO. 27)

IMPERVIOUS AREAS:

LOT NO. 25 (PRE SUBDIVISION) = 8056 S.F. OR 0.19 ACRES
 LOT NO. 25 (PRE SUBDIVISION) IMPERVIOUS AREA = 2895 S.F. OR 0.07 ACRES
 LOT NO. 25 (PRE SUBDIVISION) IMPERVIOUS AREA = 37%
 LOT NO. 25 (POST SUBDIVISION) = 9527 S.F. OR 0.22 ACRES
 LOT NO. 25 (POST SUBDIVISION) IMPERVIOUS AREA = 2895 S.F. OR 0.07 ACRES
 LOT NO. 25 (POST SUBDIVISION) IMPERVIOUS AREA = 31%
 LOT NO. 27 (PRE SUBDIVISION) = 10758 S.F. OR 0.25 ACRES
 LOT NO. 27 (PRE SUBDIVISION) IMPERVIOUS AREA = 1999 S.F. OR 0.05 ACRES
 LOT NO. 27 (PRE SUBDIVISION) IMPERVIOUS AREA = 19%
 LOT NO. 27 (POST SUBDIVISION) = 9287 S.F. OR 0.22 ACRES
 LOT NO. 27 (POST SUBDIVISION) IMPERVIOUS AREA = 1999 S.F. OR 0.05 ACRES
 LOT NO. 27 (POST SUBDIVISION) IMPERVIOUS AREA = 22%
 MAXIMUM IMPERVIOUS ALLOWED IN THE R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL DISTRICT IS 50%

AREA TABULATION

LOT NO. 27 (PRE SUBDIVISION) = 10,758 SQ. FT. OR 0.25 ACRES
 LOT NO. 27 (POST SUBDIVISION) = 9,287 SQ. FT. OR 0.22 ACRES
 LOT NO. 25 (PRE SUBDIVISION) = 8,056 SQ. FT. OR 0.19 ACRES
 LOT NO. 27A = 1,471 SQ. FT. OR 0.03 ACRES
 LOT NO. 25 (POST SUBDIVISION) = 9,527 SQ. FT. OR 0.22 ACRES
 TOTAL AREA OF SUBDIVISION = 18,814 SQ. FT. OR 0.44 ACRES

RECORDING INFORMATION

RECORDED IN THE OFFICE OF RECORDER OF DEEDS, CUMBERLAND COUNTY, PENNSYLVANIA

RECORDED THIS 29th DAY OF July 2020

INSTRUMENT NO. 803019162

SOURCE OF TITLE

OWNERS: ALBERT ARUSTAMYAN & ERIN M. HEMPT
 INSTRUMENT NO. 201318768
 TAX PARCEL NUMBER: 13-25-0022-136

SOURCE OF TITLE

OWNER: JOSEPH A. RIVERA JR.
 INSTRUMENT NO. 200808729
 TAX PARCEL NUMBER: 13-25-0022-161

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA:

SIGNATURE OF OWNERS

SS: COUNTY OF CUMBERLAND

ON THIS THE 13 DAY OF July 2020

BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES 9.15.2021

Commonwealth of PA
 NOTARIAL SEAL
 K. John Brandt, Notary Public
 Upper Allen Twp., Cumberland County
 My commission expires Sept. 15, 2021

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA:

SIGNATURE OF OWNERS

SS: COUNTY OF CUMBERLAND

ON THIS THE 13 DAY OF July 2020

BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES 02/19/2023

Commonwealth of Pennsylvania - Notary Seal
 Tara L. Knorr, Notary Public
 Cumberland County
 My commission expires February 19, 2023
 Commission number 1087228
 Member, Pennsylvania Association of Notaries

LOWER ALLEN TOWNSHIP PLANNING COMMISSION (REVIEW)

REVIEWED BY THE PLANNING COMMISSION, LOWER ALLEN TOWNSHIP.

CUMBERLAND COUNTY, PA, THIS 20 DAY OF 20

PRESIDENT

SECRETARY

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS (APPROVAL)

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP.

CUMBERLAND COUNTY, PA, THIS 22nd DAY OF June 2020

PRESIDENT

ASSISTANT

SECRETARY

CUMBERLAND COUNTY PLANNING DEPARTMENT (REVIEW)

REVIEWED THIS 28 DAY OF May 2020

BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

ZONING DATA

ZONING DISTRICT: "R-1"- SINGLE FAMILY ESTABLISHED RESIDENTIAL DISTRICT

MINIMUM LOT AREA: 7,200 SQ. FT. WITH PUBLIC WATER & SEWER
 MINIMUM LOT WIDTH: 50' FEET AT DEDICATED R/W LINE.

FRONT YARD SETBACK: 30' FEET
 SIDE YARD SETBACK: 15' FEET (TOTAL), WITH NO ONE SIDE YARD LESS THAN 5' IN WIDTH
 REAR YARD SETBACK: 25'

MAXIMUM PERMITTED STRUCTURE HEIGHT: 35', ACCESSORY STRUCTURES NOT TO EXCEED 25'

IMPERVIOUS AREA - NOT TO EXCEED 50%

LOCATION MAP

SCALE: 1" = 2000'
 2000 1000 0 2000 4000

GENERAL NOTES

1. PROPOSED LOT LINE CHANGE (LOT ADDITION)
2. EXISTING LOT NO. 25 IS RESIDENTIAL USE. IT HAS AN EXISTING FRAME & BRICK DWELLING AND A SHED LOCATED THEREON, WITH ITS OWN DRIVEWAY AND OFF STREET PARKING. IT IS SERVED BY PUBLIC SEWER AND PUBLIC WATER FACILITIES.
3. EXISTING LOT NO. 27 IS RESIDENTIAL USE. IT HAS AN EXISTING FRAME & BRICK DWELLING LOCATED THEREON, WITH ITS OWN DRIVEWAY AND OFF STREET PARKING. IT IS SERVED BY PUBLIC SEWER AND PUBLIC WATER FACILITIES.
4. PROPOSED LOT NO. 27A IS TO BE ADDED TO AND BECOME PART OF LOT NO. 25.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. A TITLE SEARCH COULD SHOW EXISTING RIGHT OF WAYS, EASEMENTS, ETC.
6. CONCRETE MONUMENTS, WHERE SHOWN ON THIS PLAN ARE TO BE SET WHEN FINAL APPROVAL IS GRANTED BY THE DEVELOPER.
7. EXISTING CONTOURS (AS SHOWN) ARE LIDAR CONTOURS RELATED TO NAVD 1988 VERTICAL DATUM.
8. NO BUILDING CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE TO TAKE PLACE AS A RESULT OF THIS PLAN. (SEE SPECIAL NOTE).
9. BOTH LOTS HAVE EXISTING OFF STREET PARKING IN THE FORM OF ATTACHED GARAGES.

SPECIAL NOTE:

NO BUILDING CONSTRUCTION OR EARTH DISTURBANCE IS TO TAKE PLACE AS A RESULT OF THIS PLAN ON EITHER LOT. IF AND WHEN NEW BUILDING CONSTRUCTION IS TO TAKE PLACE ON EITHER LOT, THAT OWNER MUST FIRST SATISFY ALL THE REQUIREMENTS BY LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY AND ANY STATE AGENCY MIGHT REQUIRE BEFORE SECURING THE NECESSARY PERMITS.

MAP LEGEND

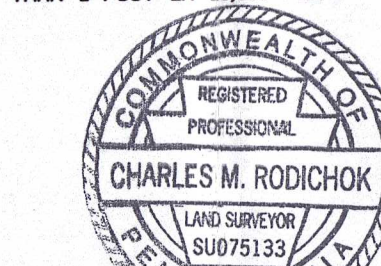
- CONCRETE MONUMENT (TO BE SET)
- EXISTING CONTOUR (EVEN)
- OVERHEAD UTILITY
- CURB LINE
- EDGE OF MACADAM
- FENCE LINE (CHAIN LINK)
- TREE TYPICAL
- WOODS LINE
- BUILDING SETBACK LINE
- SEWER LINE (PUBLIC)
- WATER LINE (PUBLIC)
- WELL
- UTILITY POLE (TYP.)

WETLANDS NOTE:

ALL WETLAND AREAS, INCLUDING RIVERINE SYSTEMS, ARE TO BE PROTECTED AND REMAIN UNDISTURBED. ACCORDING TO THE FEMA MAPPING FOR THIS PROPERTY. ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPPING AND FEMA MAPPING FOR THIS SITE. NO WETLANDS EXIST.

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF LOWER ALLEN TOWNSHIP AND THE AREA OF CLOSURE IS NO GREATER THAN 1 FOOT IN 30,000 FEET.



CHARLES M. RODICHOK P.L.S.
 SU-075133

DATE: 6/30/2020

FINAL LOT LINE CHANGE SUBDIVISION FOR

ALBERT ARUSTAMYAN & ERIN M. HEMPT & JOSEPH A. RIVERA JR.

LOCATED IN

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

OWNERS

ALBERT ARUSTAMYAN & ERIN M. HEMPT
 3 NEPONSIT LANE
 CAMP HILL, PA 17011
 PHONE: 717-525-3478

JOSEPH A. RIVERA JR.
 28 SCARSDALE DRIVE
 CAMP HILL, PA 17011
 PHONE: 717-585-2483

C-SURVEYS

PROFESSIONAL LAND SURVEYORS
 BOUNDARY, SUBDIVISION & LAND DEVELOPMENT SURVEYS

144 EAST STREET
 WILLIAMSTOWN, PA 17098
 PHONE: 717-480-6384

DATE: 5/11/2020
 REVISED:

DWG. NO.: 2020 CS-022
 SHEET 1 OF 1