

FINAL MINOR
SUBDIVISION PLAN

FOR
1604 MAIN STREET, S.R. 0114
&

1608 MCCORMICK DRIVE

LOWER ALLEN TOWNSHIP,
CUMBERLAND COUNTY, PENNSYLVANIA

OWNERS

DENNIS & JEANNE JACOBS
1608 MCCORMICK DRIVE
MECHANICSBURG, PA 17055

AUGUST 3, 2020

REVISED: SEPTEMBER 29, 2020

REVISED: OCTOBER 30, 2020

REVISED: NOVEMBER 19, 2020

SHEET INDEX

- 1 OF 3 COVER SHEET
2 OF 3 EXISTING CONDITIONS PLAN
3 OF 3 SUBDIVISION PLAN

WAIVER BLOCK

SECTION	ITEM	BOARD ACTION	DATE
192-57 C (8)	REQUIRING CURBS ALONG STREET FRONTAGES	APPROVED	11/23/2020
192-57 C (9)	REQUIRING SIDEWALKS ALONG STREET FRONTAGES	APPROVED	11/23/2020
192-57 C (13) (c)(1)	REQUIRING WIDENING OF ABUTTING ROADS, IE, FILL IN PAVING IN FRONT OF CURBS	APPROVED	11/23/2020

LOT OWNERS APPROVAL

DENNIS & JEANNE JACOBS
1608 MCCORMICK DRIVE
MECHANICSBURG, PA 17055
UNIFORM PARCEL IDENTIFIERS: 13-31-2134-049
DB, PG 29Y-199
717-608-4828

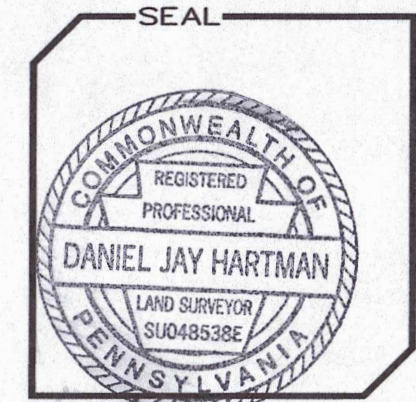
DENNIS & JEANNE JACOBS
1604 MAIN STREET
MECHANICSBURG, PA 17055
UNIFORM PARCEL IDENTIFIERS: 13-31-2134-047
INSTRUMENT NO. 2190657
717-608-4828

SURVEYOR

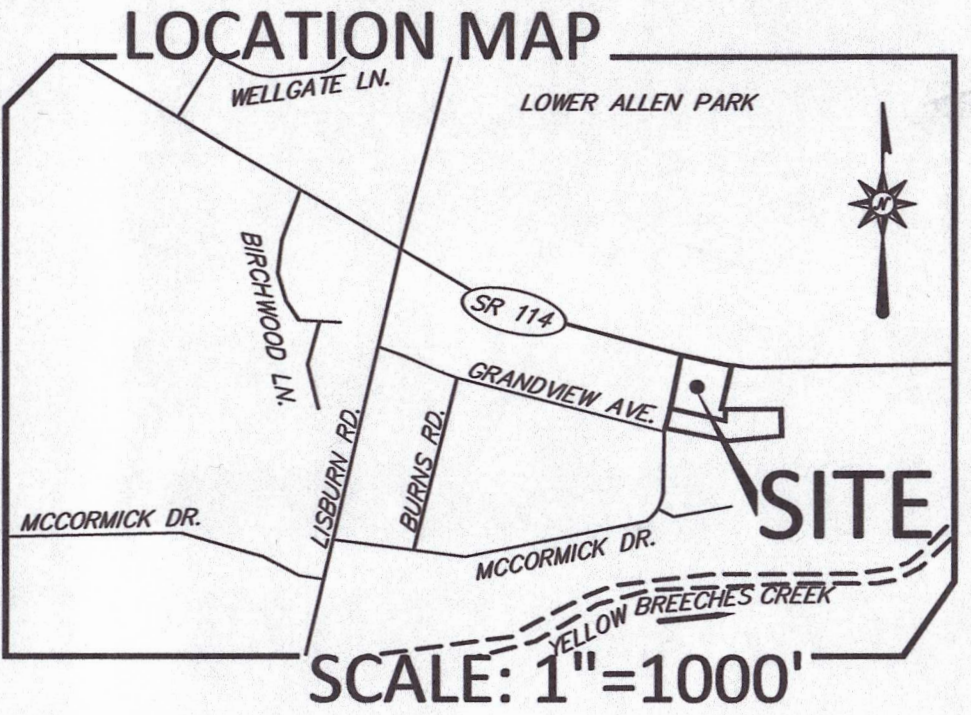
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE HAMPDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE 1-7-21
DANIEL J. HARTMAN, PLS

NOTARIAL SEAL
JANE O. HARTMAN
Lower Allen Twp, Cumberland County
My Commission Expires 05/04/2021

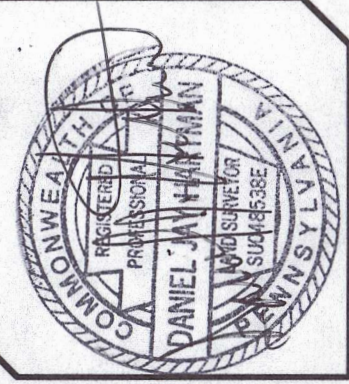


FOR HARTMAN AND ASSOCIATES, INC.



DESIGN: RAS
DRAWN: WB
DATE: 8/03/2020
REVISIONS:
VARIANCE SUBMITTAL 9/29/20
TWP. COMMENT 10/30/20
TWP. COMMENT 11/19/20

PROPOSED SUBDIVISION PLAN
FOR
1604 EAST MAIN STREET, S.R. 114
MECHANICSBURG, PA 17055
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
2101 ORCHARD ROAD
CAMP HILL, PENNSYLVANIA 17011
PHONE (717) 737-8485
FAX (717) 737-2058
www.hartmanassociates.com

PROJECT NO. 20039
SURVEY BOOK
SCALE: NTS
FILE: 20039_P_COVER
SHEET 1 of 3

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON PROPERTY LINE OF 1604 MAIN STREET AND 1608 MCCORMICK DRIVE..
- BOUNDARY LINES AND EXISTING FEATURES ARE PLOTTED FROM A FIELD SURVEY COMPLETED BY HARTMAN & ASSOCIATES, INC. DURING JUNE 2020.
- TOPOGRAPHY IS BASED ON PA SPATIAL DATA ACCESS LIDAR INFORMATION ([HTTPS://WWW.PASDA.PSU.EDU/](https://www.pasda.psu.edu/)).
- SANITARY SEWER SERVICE: EXISTING PUBLIC
- WATER SERVICE: EXISTING PRIVATE ON-LOT WELLS.
- THERE IS NO NEW CONSTRUCTION PROPOSED AT THIS TIME.
- 1604 MAIN STREET FRONT YARD SETBACK HOME ENCROACHMENT IS AN EXISTING NON-CONFORMITY.

BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

APPROVED THIS 23RD DAY OF November 2020.

CONDITIONS OF APPROVAL COMPLETED THIS 12TH DAY

OF February, 2021.

PRESIDENT SECRETARY

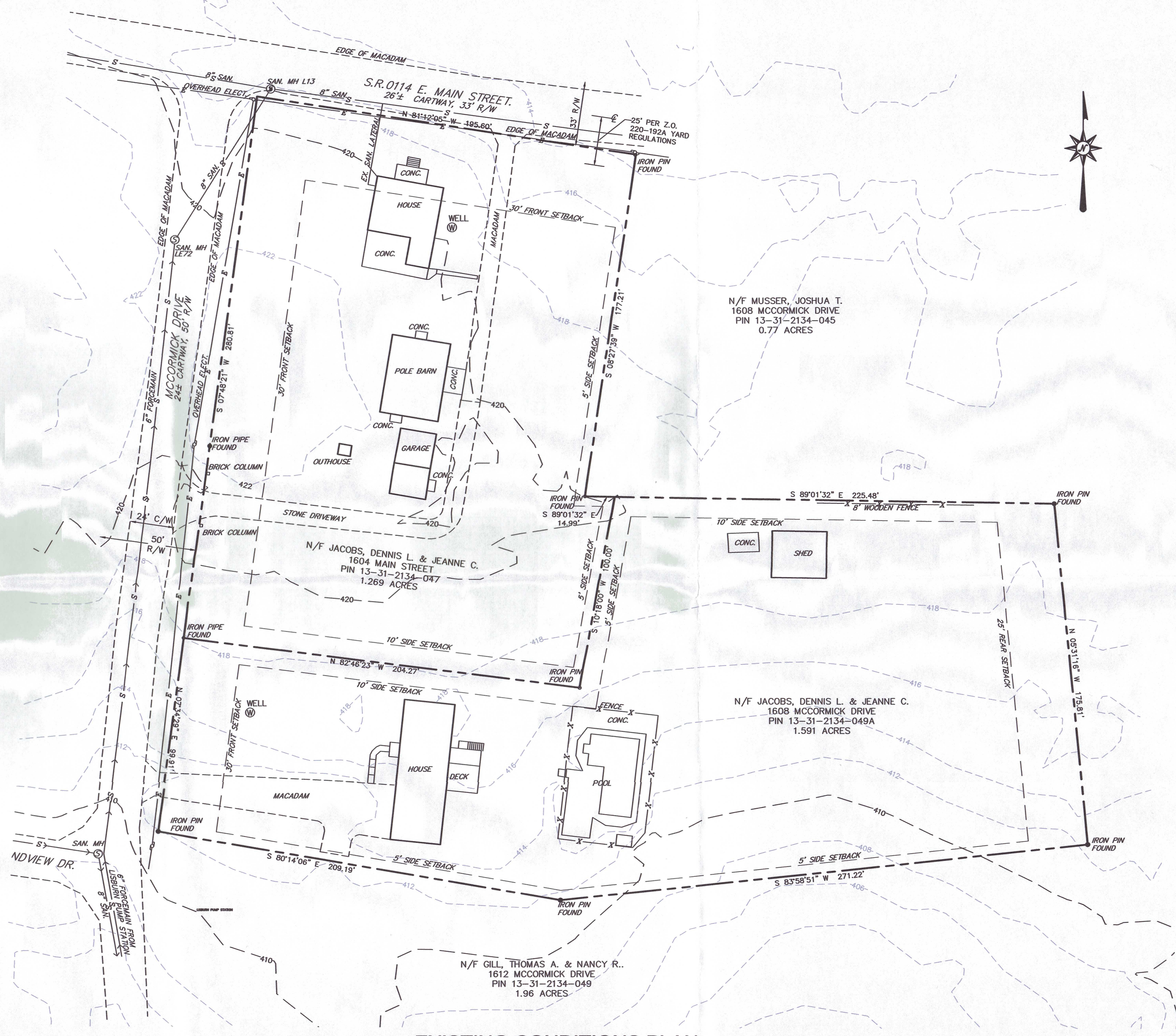
CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 28TH DAY OF April, 2021
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING K. Shuman bsh

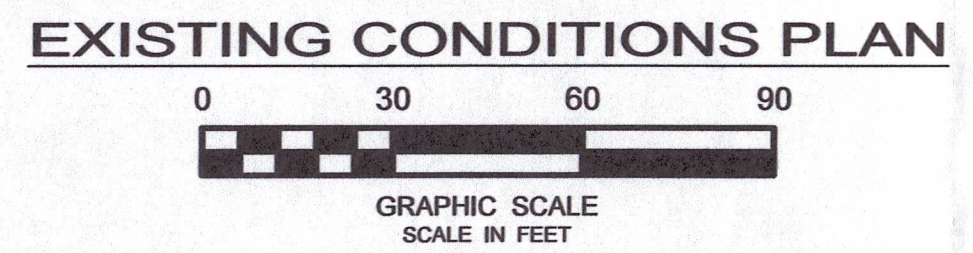
RECORD INFORMATION

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS 17TH DAY OF February, 2021.
INSTRUMENT NUMBER 202105709



LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	LEGAL RIGHT-OF-WAY LINE
---	B.S.L. BUILDING SETBACK LINE
---	CURB
---	B.S.L. BUILDING SETBACK LINE
---	EASEMENT LINE
PIPE SIZE & TYPE	CD
MANHOLE	CLEAROUT
POLE	UNDERGROUND
MANHOLE	GUY POLE
POLE	ELECTRIC UTILITIES
MANHOLE	WATER UTILITIES
WELL	FIRE HYDRANT
WELL	METER
---	EDGE OF CREEK OR STREAM
---	CHAIN LINK FENCE
MB	MAILBOX
CM	CONCRETE MONUMENT
o	PROPERTY CORNER FOUND
•	PROPERTY CORNER SET



DESIGN:	RAS
DRAWN:	WB
DATE:	8/03/2020
REVISIONS:	
VARIANCE	9/29/20
SUBMITTAL	10/30/20
TWP. COMMENT	11/19/20

EXISTING CONDITIONS PLAN
FOR
1604 EAST MAIN STREET, S.R. 114
MECHANICSBURG, PA 17055
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

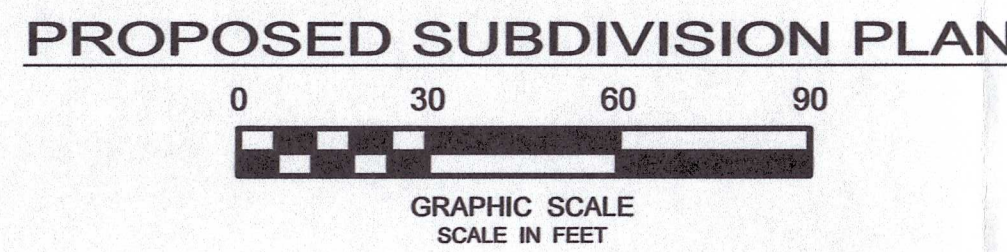
SEAL

HARTMAN AND ASSOCIATES, INC.
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2101 ORCHARD ROAD
CAMP HILL, PENNSYLVANIA 17011
PHONE (717) 787-3465
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www.hartmanandassociates.com

PROJECT NO.	20039
SURVEY BOOK	
SCALE:	1" = 30'
FILE:	20039_P_EXLD
SHEET	2 of 3



LEGEND	
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	LEGAL RIGHT-OF-WAY LINE
---	BSL BUILDING SETBACK LINE
---	CURB
---	BSL BUILDING SETBACK LINE
---	EASEMENT LINE
PIPE SIZE & TYPE	CO SANITARY SEWER
MANHOLE	CLEAROUT
UNDERGROUND	ELECTRIC UTILITIES
MANHOLE	LIGHT POST METER
GUY POLE	GROUND LIGHT
WV VALVE	WATER UTILITIES
MANHOLE	FIRE HYDRANT METER
---	EDGE OF CREEK OR STREAM
---	CHAIN LINK FENCE
MB MAILBOX	PROPERTY CORNER FOUND
CM CONCRETE MONUMENT	PROPERTY CORNER SET



DESIGN: RAS
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LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

SEAL

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www.hartmanandassociates.com

PROJECT NO. 20039
SURVEY BOOK
SCALE: 1" = 30'
FILE: 20039_P_SDL
SHEET 3 of 3