

REVISED FINAL MINOR SUBDIVISION PLAN

FOR

LANDS OF RICHARD & LINDA HAMMON

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA



GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CORRECT ERRORS ALONG THE NORTHERN AND EASTERN PROPERTY LINES. REMAINING LOT 1 AND LOT 3 BOUNDARIES ARE CORRECTED.
- PURSUANT TO SECTION 1173.03 OF THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, THIS PLAN COMPLIES WITH THE REQUIREMENTS FOR PROCESSING AS A MINOR SUBDIVISION PLAN. A REQUEST FOR WAIVER OF THE REQUIREMENT FOR A PRELIMINARY PLAN IS HEREWITH SUBMITTED.
- LOT #2 WAS PREVIOUSLY CREATED FOR CONVEYANCE TO AN ADJOINING PROPERTY OWNER AND ROAD RIGHT-OF-WAY WAS PREVIOUSLY CREATED FOR A FUTURE EXTENSION OF A PUBLIC ROAD. THESE AREAS WERE PREVIOUSLY SUBDIVIDED FROM LOT#1 IN 2004.
- LOT #3 SHALL BE PROTECTED BY A DEED RESTRICTION FROM FUTURE SUBDIVISION. UPON PLAN APPROVAL, A JOINT USE DRIVEWAY AGREEMENT WAS RECORDED WITH THE 2020 PLAN.
- NO NPDES PERMIT WILL BE REQUIRED DUE TO LESS THAN 1 ACRE OF DISTURBANCE.
- MORE THAN 5,000 SQUARE FEET OF NEW IMPERVIOUS AREA IS PROPOSED (5,227 SF), STORMWATER RATE CONTROL IS REQUIRED ALONG WITH VOLUME CONTROL. THIS DESIGN WAS APPROVED WITH THE 2020 PLAN.
- LOT #1 WILL MAINTAIN ITS ON-LOT WATER AND SEWAGE DISPOSAL SYSTEMS. NEW LOT #3 WILL BE SERVED BY AN ON-LOT WATER SYSTEM AND CONNECT TO THE EXISTING PUBLIC SANITARY SEWER SYSTEM FOR SEWAGE DISPOSAL VIA GRINDER PUMP SYSTEM.
- THE EXISTING DWELLING ON LOT #1 SHALL BE CONNECTED TO THE PUBLIC SEWER SYSTEM IN THE EVENT OF FAILURE OF ITS EXISTING ON-LOT SEWAGE DISPOSAL SYSTEM.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ANY DESIGNATED FLOODPLAIN DISTRICT.
- EXISTING ADDRESS FOR LOT #1 IS 1229 ROSSMOYNE ROAD, MECHANICSBURG, PA 17055. PROPOSED ADDRESS FOR NEW LOT #3 IS 1231 ROSSMOYNE ROAD, MECHANICSBURG, PA 17055.
- THE TOPOGRAPHIC SURVEY DATA IS BASED ON A SURVEY BY DIFFENBAUGH WADEL, INC. PREPARED IN 2020.
- THE PROPERTY BOUNDARY DATA IS BASED ON A SURVEY BY DIFFENBAUGH WADEL, INC. PREPARED IN 2020.
- A PA ONE-CALL SYSTEM NOTIFICATION HAS BEEN MADE, SERIAL NO. 20193372573-000. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT PA ONE-CALL (811) AT LEAST THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND ARE AWARE OF THIS PROJECT.
- ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
- WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
- A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
- LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH THE APPROVED PLAN.
- LOT OWNERS SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF SOIL EROSION CONTROL MEASURES. REFER TO SHEET 3 FOR SAMPLE CONTROL MEASURES.
- CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOUR NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO STABILIZE DISTURBED AREA IN ACCORDANCE WITH PADEP REQUIREMENTS AND WITH THE APPROVED PLAN.
- NO WETLANDS HAVE BEEN FOUND ON THIS PROPERTY.
- A FEE IN-LIVE OF RECREATION LAND DEDICATION WAS PROVIDED IN 2020.

WAIVERS REQUESTED FOR SUBDIVISION

THE OWNER REQUESTS THE FOLLOWING MODIFICATIONS & DEFERRALS FROM THE LOWER ALLEN TOWNSHIP LAND DEVELOPMENT ORDINANCE SECTIONS.	APPROVED
1. Section 291.29 - Submission of a Preliminary Plan - A waiver to this requirement is being requested due to the plan being a two lot subdivision with no new public utilities.	4/27/2020
2. Section 192.59.G(3)(a) & (b)(i) - Approve flag lot without providing a Conservation Subdivision. Zoning Section 220-105 Open Space Development (OSD) Overlay District (previously Conservation Subdivision) does not fit the project due to the plan being a two-lot subdivision and demonstrate that the flag lot is necessary to minimize environmental impacts, a waiver to these requirements are being requested.	4/27/2020
3. Section 192.59.G(3)(h) - Maximum of 10% of the lots within the subdivision may be approved as flag lots, due to the plan being a two-lot subdivision this cannot be achieved, a waiver to this requirement is being requested.	4/27/2020
4. Section 192.57.C (8) & (9) & (13.c) - Provide sidewalk, curb and fill-in paving along street frontage, a waiver to this requirement is being requested.	4/27/2020

ZONING REQUIREMENTS and SITE DATA

TYPE OF DEVELOPMENT	EXISTING USE	PROPOSED USE	TRACT ZONING
EXISTING TRACTS	RESIDENTIAL	RESIDENTIAL	R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL DISTRICT
LOT 1	426,173.03 SF	9.78 AC	
LOT 2	3,411.81 SF	0.08 AC	
ROW FOR FUTURE ROAD	6,989.39 SF	0.16 AC	
ROW DEDICATED THIS PLAN	436,574.23 SF	10.02 AC	
ROSSMOYNE RD ROW	4,065.99 SF	0.09 AC	
PROPOSED TRACTS			
REVISED LOT 1	376,980.61 SF	8.65 AC	
EXISTING LOT 2	3,411.81 SF	0.08 AC	
ROW FOR FUTURE ROAD	6,989.39 SF	0.16 AC	
PROPOSED LOT 3	45,126.43 SF	1.04 AC	
NET TOTAL	432,508.24 SF	9.93 AC	
MINIMUM LOT AREA	REQUIRED 7,200 SF	PROVIDED (LOT 3) 45,126.43 SF	
MINIMUM LOT WIDTH(AT ROW LINE)	50 FEET	37 FEET (FLAG LOT)	
DENSITY	ON LOT WATER AND/OR SEWER	1 DU/ACRE MAX.	0.2 DU/AC
TOTAL NUMBER OF LOTS	EXISTING: 2	PROPOSED: 3	
NEW STREET	NONE	PROPOSED: 2	
DWELLINGS	EXISTING: 1	PROPOSED: 2	
UTILITIES (LOT 3)	WATER	PROPOSED PUBLIC (PA AMERICAN WATER)	
SEWER	PROPOSED PUBLIC (LOWER ALLEN TWP AUTHORITY)		
LOT COVERAGE - MAXIMUM IMPERVIOUS COVERAGE - 50%			
TOTAL AREA LOT 3	SQUARE FOOTAGE 45,126.43 SF	ACREAGE 1.04 AC	PERCENTAGE
PROP. IMPERVIOUS COVERAGE	8,200.90 SF	0.19 AC	18.17 %
OPEN SPACE	36,925.53 SF	0.85 AC	81.83 %
	45,126.43 SF	1.04 AC	100.00 %
REQUIRED PARKING - 2 SPACES			
PROVIDED PARKING - 3 DRIVEWAY & 2 GARAGE			
BUILDING HEIGHT	ALLOWED	PROVIDED	
PRINCIPAL	35 FEET	35 FEET OR LESS	
ACCESSORY	25 FEET	25 FEET OR LESS	
SET BACK REQUIREMENTS*	REQUIRED	PROVIDED	
FRONT YARD	30 FT	30 FT	
SIDE YARD	5 FT MIN. TOTAL 15 FT	15 FT	
REAR YARD	25 FT	25 FT	

REFERENCED PLANS, AGREEMENTS and EASEMENTS

- FINAL SUBDIVISION PLAN FOR RICHARD & LINDA HAMMON, RECORDED IN PLAN BOOK 89-PAGE 121.
- FINAL MINOR SUBDIVISION PLAN 2 FOR LANDS OF RICHARD AND LINDA HAMMON, RECORDED AS INSTRUMENT # 202020931.
- STANDARD STORMWATER FACILITIES AND BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE AND MONITORING AGREEMENT FOR LOT 3 INSTRUMENT # 202028805.
- A JOINT USE ACCESS EASEMENT AGREEMENT FOR LOT 1 AND LOT 3 INSTRUMENT # 202020933.
- A DEED OF EASEMENT FOR UTILITIES INSTRUMENT # 202020932.

SANITARY SEWER NOTES

- SANITARY SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF THE LOWER ALLEN TOWNSHIP SEWER AUTHORITY AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND SHALL BE SUBJECT TO APPROVAL BY THE AUTHORITY'S ENGINEER.
- THE PERMITEE FOR THIS SEWER CONNECTION IS RICHARD AND LINDA HAMMON. BASEMENT SEWER SERVICE IS PROPOSED.
- LOT 2 WILL BE SERVED WITH E-ONE GRINDER PUMP LATERAL. LOT 1 IS SERVED WITH EXISTING ON-LOT SEWAGE DISPOSAL SYSTEM.
- PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES VERTICAL CLEARANCE BETWEEN ALL SANITARY SEWER AND WATER SUPPLY LINES. PROVIDE A MINIMUM CLEARANCE OF TWELVE (12) INCHES BETWEEN THE SEWER AND OTHER UNDERGROUND UTILITIES.
- PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF TEN (10) FEET BETWEEN THE SANITARY SEWER AND OTHER UNDERGROUND UTILITIES. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF FIVE (5) FEET BETWEEN THE SANITARY SEWER AND EXISTING AND PROPOSED UTILITY STRUCTURES SUCH AS MANHOLES, INLETS, AND CURBS ETC.
- PROVIDE A MINIMUM COVER OF FIVE (5) FEET OVER THE SANITARY SEWER LATERAL MEASURED FROM FINISH GRADE ELEVATION.
- THIS SINGLE-FAMILY GRINDER PUMP SYSTEM SHALL BE TEMPORARY ONLY IF THE MAIN PARCEL OF LAND IS FARTHER SUBDIVIDED. UPON FARTHER SUBDIVISION OF LOT 1 AND ACQUIRING ADDITIONAL SANITARY SEWER RIGHT-OF-WAY FROM EXETER 4501 WESTPORT, LLC, A GRAVITY SANITARY SEWER SYSTEM WILL BE PERMITTED AND CONSTRUCTED. THE BUILDING LOTS SHOWN ON THIS PLAN WILL BE REQUIRED TO ABANDON THE GRINDER PUMP SYSTEM FOR THE NEW BUILDING LOT 2 AND ABANDON THE EXISTING ON-LOT SYSTEM FOR THE EXISTING LOT 1, WITH BOTH LOTS TYING INTO A NEW GRAVITY SANITARY SEWER COLLECTION SYSTEM.

SHEET INDEX

- OF 3 COVER SHEET
- OF 3 EXISTING CONDITIONS/DEMO PLAN
- OF 3 SUBDIVISION PLAN

OWNER:

RICHARD E. & LINDA M. HAMMON
1229 ROSSMOYNE ROAD
MECHANICSBURG, PA 17055
(717) 697-1734

DEED REFERENCE:

DEED BOOK O-36 PAGE 469

TAX PARCEL: 13-26-0249-001

PREPARED BY:

HEB
H. EDWARD BLACK
and ASSOCIATES, P.C.

2403 NORTH FRONT STREET
HARRISBURG, PA 17110
PHONE: (717) 233-1026
FAX: (717) 233-2192

DATE: MARCH 2, 2021

PUBLIC UTILITIES

COMCAST
4601 SMITH STREET
HARRISBURG, PA. 17109
ATTN: MICHAEL SWEIGARD
EMAIL: mike_sweigard@cable.comcast.com

PPL ELECTRIC UTILITIES
503 NEW MARKET STREET
WILKS BARRE, PA. 18702
ATTN: MARK SANTAYANA
EMAIL: mcsantayana@pplweb.com

LOWER ALLEN TOWNSHIP
2233 GETTYSBURG ROAD
CAMPHILL, PA. 17011
ATTN: RAYMOND ALLEN
EMAIL: rallen@atwp.org

BUCKEYE PARTNERS
FIVE TEK PARK
9999 HAMILTON BLVD
BREKINGSVILLE, PA. 18031
ATTN: DAVE JONES
EMAIL: DAJONES@BUCKEYE.COM

ENTERPRISE PRODUCTS PARTNERS, L.P.
100 LOUISIANA STREET, 10TH FLOOR
HOUSTON, TX. 77002-5227
ATTN: OFFICE PERSONNEL
EMAIL: ecolladman@prod.com

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA. 17057
ATTN: JOANNE ARCHFIELD
EMAIL: jarchfield@ugi.com

LOWER ALLEN TWP. AUTHORITY
120 LIMEKILN ROAD
NEW CUMBERLAND, PA 17070
ATTN: BRIAN KAUFFMAN
EMAIL: bkauffman@atwp.com

VERIZON PENNSYLVANIA LLC
15 E MONTGOMERY AVE
PITTSBURGH, PA. 15212
ATTN: OFFICE PERSONNEL

PENNSYLVANIA AMERICAN WATER
852 WESLEY DRIVE
MECHANICSBURG, PA. 17055
ATTN: ERIN WEIRE
EMAIL: erin.weire@amwater.com

WINDSTREAM
425 2ND STREET SE SUITE 305
CEDAR RAPIDS, IOWA
ATTN: LISA A. ZINGULA
EMAIL: lisa.zingula@windstream.com



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY H. EDWARD BLACK AND ASSOCIATES, LPA. CONTRACTORS TO CONTACT PA ONE CALL SYSTEMS, INC. (1-800-242-1776) TO ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF ANY EARTH MOVING ACTIVITIES.

PROJECT SERIAL NO.: 20193372573-000

OVER AND ABOVE THE PA ONE CALL SYSTEM, THE CONTRACTOR SHALL UTILIZE A PROFESSIONAL UTILITY LOCATOR TO LOCATE UTILITIES, PRIVATE AND/OR PUBLIC, IN THE FIELD THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. ALL EXCAVATION IN THE AREA OF UTILITIES SHALL BE PROBED BY HAND WHERE CONSTRUCTION IS OVER OR IN CLOSE PROXIMITY TO ANY UTILITIES TO VERIFY UTILITY LOCATIONS.

PARCEL REFERENCE
UPI: 13-26-0249-001

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF

ON THIS, THE 22ND DAY OF MARCH, 2021,
BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED RICHARD E. & LINDA M. HAMMON WHO
BEING DULY SWORN ACCORDING TO THE LAW,
DEPOSE AND SAY THAT THEY ARE THE
OWNERS AND/OR EQUITABLE OWNERS OF THE
PROPERTY SHOWN ON THIS PLAN, AND THAT
THEY ACKNOWLEDGE THE SAME TO BE
RECORDED AS SUCH ACCORDING TO LAW.

OWNER SIGNATURE
Linda M. Hammon
OWNER SIGNATURE

WITNESS MY HAND AND SEAL THE DAY AND

DAUPHIN COUNTY, PENNSYLVANIA
Laurie K. Moore, Notary Public
Dauphin County
My commission expires December 8, 2023
Commission number 1172876
MY COMMISSION EXPIRES
NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE
EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT
AND THAT ALL STREETS OR PARTS THEREOF, IF NOT
PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION
TO PUBLIC USE.

OWNER
Linda M. Hammon
OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE
SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

DIFFENBAUGH & WADEL, INC.

NAME
550 COVENTRY DRIVE
STREET
MECHANICSBURG, PA 17055
CITY & STATE

SIGNATURE
Eric L. Diffenbaugh
DATE
3/22/2021

DATE

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THIS PLAN
TO BE CORRECT AS SHOWN.

ELIZABETH C. DAWSON, PE
NAME
H. EDWARD BLACK & ASSOCIATES, LTD
NAME
2403 NORTH FRONT STREET
STREET
HARRISBURG, PA. 17110
CITY & STATE

SIGNATURE
DATE

THIS PLAN APPROVED BY THE LOWER ALLEN TOWNSHIP BOARD
COMMISSIONERS

THIS 22ND DAY OF MARCH, 2021.

PRESIDENT: Dawn Wilbur

SECRETARY: Debra K. Anderson

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING
DEPARTMENT

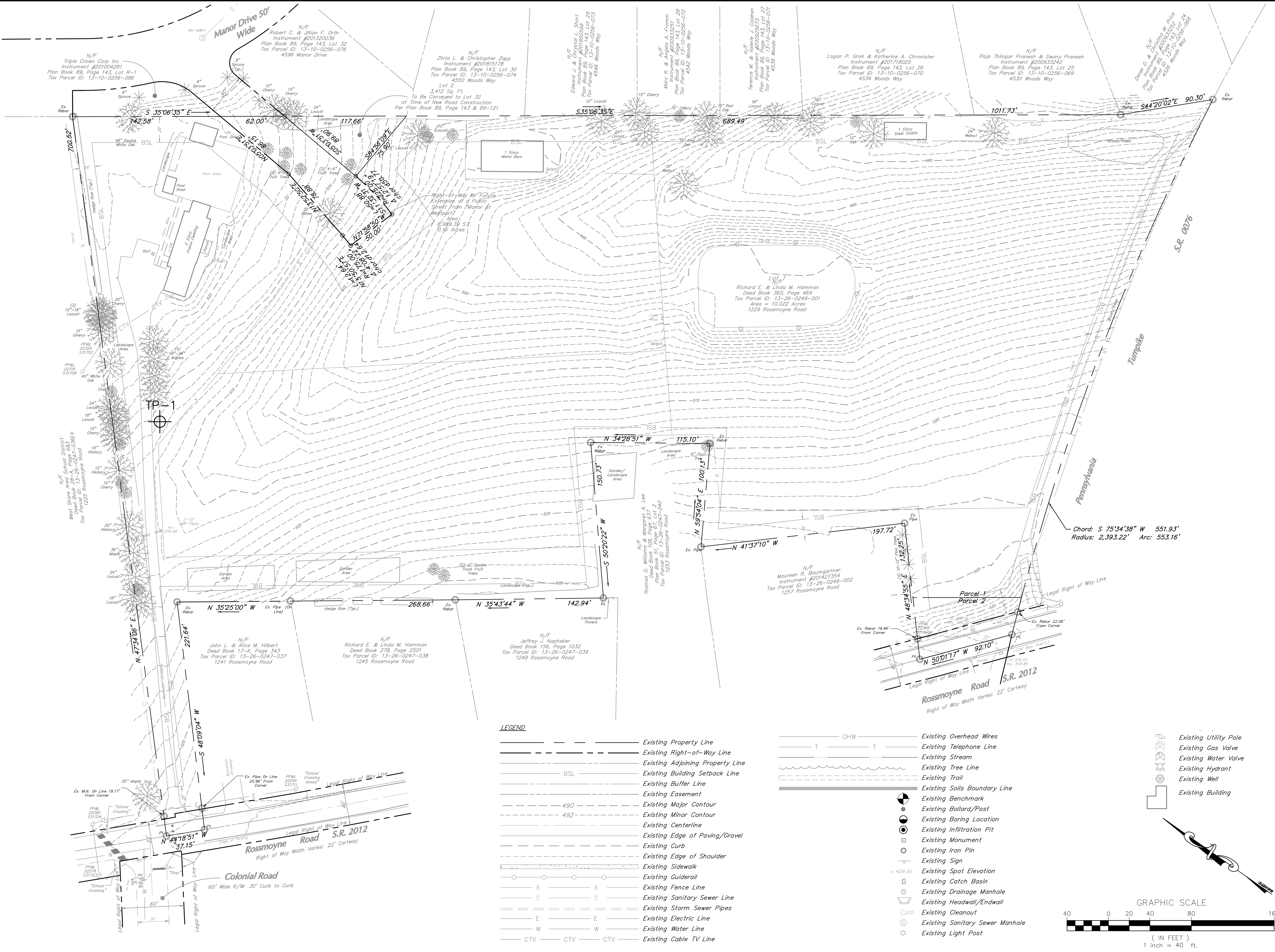
THIS 12 DAY OF Aug, 2020

DIRECTOR OF PLANNING: Kevin Starn

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF
DEEDS IN AND FOR CUMBERLAND COUNTY

THIS 16TH DAY OF April, 2020

INSTRUMENT NO. 2021122885



NOT FOR CONSTRUCTION

DRAWN BY:

CHEKED BY:

DATE:

SCALE:

EIS

CHH

2-17-20

1" = 40'

SHEET

2 OF 3

JOB NUMBER:

19002

SUBDIVISION PLAN 2

RICHARD AND LINDA HAMMON

LOCATION:

ROSSMOYNE ROAD
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

EXIST CONDITION/DEMO PLAN

COMPREHENSIVE LAND AND SITE PLANNING

LANDSCAPE ARCHITECTURE

ENGINEERING

H. EDWARD BLACK
and ASSOCIATES, Ltd.

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REV

DESCRIPTION

BY

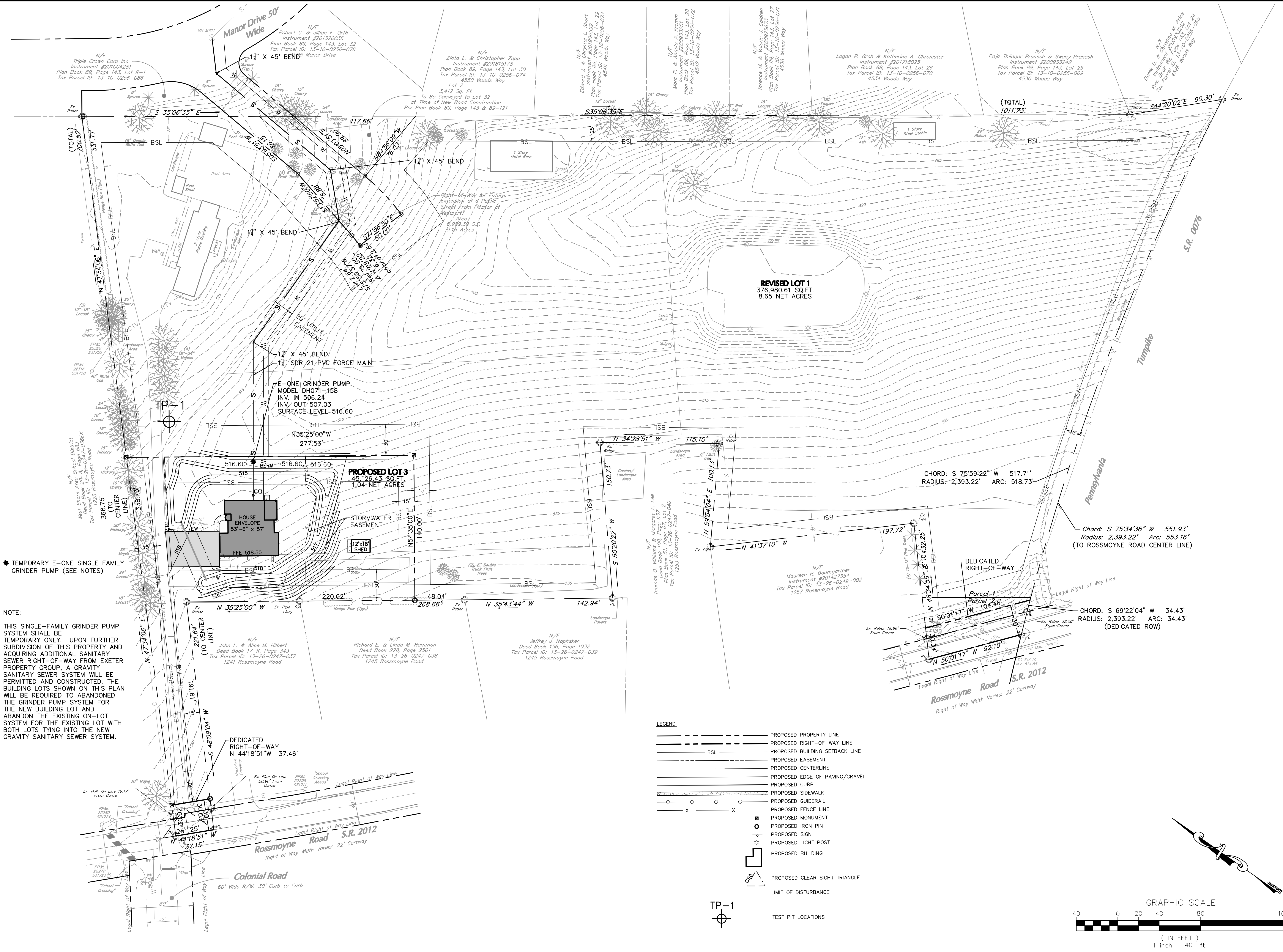
DATE

AS PER TWP COMMENTS

05/01/20

AS PER TWP COMMENTS

04/02/20



NOT FOR CONSTRUCTION

DRAWN BY: EIS

CHECKED BY: CHH

DATE: 2-17-20

SCALE: 1" = 40'

JOB NUMBER: 19002

SUBDIVISION PLAN 2

RICHARD AND LINDA HAMMON

LOCATION: ROSSMOYNE ROAD
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

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COMPREHENSIVE LAND AND SITE PLANNING

LANDSCAPE ARCHITECTURE

ENGINEERING

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3 OF 3

DATE: 05/01/20

BY: EIS

REV: 04/02/20

DESCRIPTION: AS PER TWP COMMENTS