



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO MAKE A LOT LINE ADJUSTMENT TO TRANSFER 5.105 SQUARE FEET FROM HIGH MEADOW PHASE V HOMEOWNERS ASSOCIATION TO 3410 CANYON CREEK, MECHANICSBURG, PA 17055 (LOT 25).
2. PURSUANT TO SECTION 192-41 OF THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, THIS PLAN COMPLIES WITH THE REQUIREMENTS FOR PROCESSING AS A LOT LINE ADJUSTMENT.
3. NO NPDES PERMIT WILL BE REQUIRED DUE TO NO PROPOSED LAND DISTURBANCE.
4. FLOODPLAIN IS SHOWN ON THE PLAN.
5. THE TOPOGRAPHIC SURVEY DATA IS BASED ON A SURVEY BY JAMES C. HOCKENBERRY, PLS. PREPARED IN 2021.
6. THE PROPERTY BOUNDARY DATA IS BASED ON A SURVEY BY JAMES C. HOCKENBERRY, PLS. PREPARED IN 2021.
7. A PA ONE-CALL SYSTEM NOTIFICATION HAS BEEN MADE, SERIAL NO. 20211730860-000. 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.
8. EXISTING EASEMENTS AND UTILITIES SHOWN ON LOT A ARE TAKEN FROM THE FINAL SUBDIVISION PLAN FOR HIGH MEADOW PH. V & PH. IV, LOT 16, RECORDED ON OCTOBER 3, 2003, P.B. 88, PAGE 9.

ZONING REQUIREMENTS and SITE DATA

TYPE OF DEVELOPMENT		EXISTING USE		PROPOSED USE	
TRACT ZONING		RESIDENTIAL		RESIDENTIAL	
EXISTING TRACTS		SQUARE FOOTAGE		ACREAGE	
LOT 25		19,427 SF		0.4460 AC	
OPEN SPACE LOT A		170,476 SF		3.8136 AC	
PROPOSED TRACTS		SQUARE FOOTAGE		ACREAGE	
REVISED LOT 25		24,532 SF		0.5632 AC	
REVISED OPEN SPACE LOT A		165,371 SF		3.7984 AC	
NET TOTAL		189,903 SF		4.3596 AC	
MINIMUM LOT AREA		REQUIRED N/A		PROVIDED (LOT 25) 24,532 SF	
MINIMUM LOT WIDTH (AT ROW LINE)		50 FEET		157 FEET	
TOTAL NUMBER OF LOTS		EXISTING: 2		PROPOSED: 2	
NEW STREET DWELLINGS		NONE		PROPOSED: N/A	
EXISTING: 1		EXISTING: 1		PROPOSED: N/A	
UTILITIES (LOT 25)		REQUIRED		PROVIDED	
WATER		40 FT		40 FT	
SEWER		5 FT MIN. TOTAL 20 FT		10 FT EACH	
EXISTING WELL		40 FT		40 FT	
EXISTING PUBLIC (LOWER ALLEN TWP AUTHORITY)		N/A		N/A	
BUILDING HEIGHT		ALLOWED		PROVIDED	
PRINCIPAL		35 FEET		N/A	
ACCESSORY		25 FEET		N/A	
SET BACK REQUIREMENTS		REQUIRED		PROVIDED	
FRONT YARD		40 FT		40 FT	
SIDE YARD		5 FT MIN. TOTAL 20 FT		10 FT EACH	
REAR YARD		40 FT		40 FT	

PUBLIC UTILITIES

COMCAST 4601 SMITH STREET HARRISBURG, PA. 17109 ATTN: MICHAEL SWEIGARD EMAIL: mike_sweigard@cable.comcast.com	UGI UTILITIES INC 1301 AIP DR MIDDLETOWN, PA. 17057 ATTN: STEPHEN BATEMAN EMAIL: sbateman@ugi.com
PPL ELECTRIC UTILITIES 434 SUSQUEHANNA TRL NORTHUMBERLAND, PA. 17857 ATTN: DOUGLAS HAUPPT EMAIL: DLHAUPT@PPLWEB.COM	LOWER ALLEN TWP. AUTHORITY 120 LIMEKILN ROAD NEW CUMBERLAND, PA. 17070 ATTN: BRIAN KAUFFMAN EMAIL: bkauffman@latwp.com
LOWER ALLEN TOWNSHIP 2233 GETTYSBURG ROAD CAMPHILL, PA. 17011 ATTN: BRADLEY MCCULLOUGH EMAIL: BMCCULLOUGH@LATWP.ORG	VERIZON PENNSYLVANIA LLC 1026 HAY STREET PITTSBURGH, PA. 15221 ATTN: DEBORAH BARUM EMAIL: dbarorah.d.della@verizon.com

FINAL LOT LINE ADJUSTMENT FOR BAUGHMAN RESIDENCE 3410 CANYON CREEK LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

PARCEL REFERENCE
UPI: 13-11-0270-094
UPI: 13-11-0270-095

SHEET INDEX

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

OWNER:
HIGH MEADOWS PHASE V HOMEOWNERS ASSOCIATION
3423 CANYON CREEK
MECHANICSBURG, PA 17055
CONTACT: SHERRI BRENNEMAN, PRESIDENT
TELEPHONE: (717) 439-0864
EMAIL: sherribreneman@comcast.net

OWNER/EQUITABLE OWNER:
DOUGLAS E. & DANA BAUGHMAN
3410 CANYON CREEK
MECHANICSBURG, PA 17055
(717) 856-4056

DEED REFERENCE:

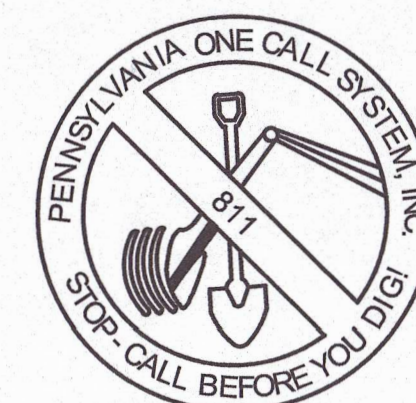
EXISTING LOT	TAX PARCEL	DEED BOOK
LOT 25	13-11-0270-094	DB 270, PG 2977
OPEN SPACE LOT A	13-11-0270-095	INS 201223690

PREPARED BY:

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

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

DATE: JULY 16, 2021
REVISED: AUGUST 18, 2021



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, Ltd. 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.: 20211730860-000

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.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE 26 DAY OF August, 2021,
BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED DANES E. & DANA BAUGHMAN 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

Danes E. & Dana Baughman

OWNER SIGNATURE

WITNESS MY HAND AND SEAL THE DAY AND
DATE ABOVE WRITTEN.

10/25/2022
MY COMMISSION EXPIRES

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE 25 DAY OF August, 2021,
BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED SHERRI BRENNEMAN 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

Sherrri Breneman
Her President

TITLE

WITNESS MY HAND AND SEAL THE DAY AND
DATE ABOVE WRITTEN.

03/04/2023
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

OWNER

OWNER

SURVEYOR'S CERTIFICATION

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

JAMES C HOCKENBERRY PLS

NAME

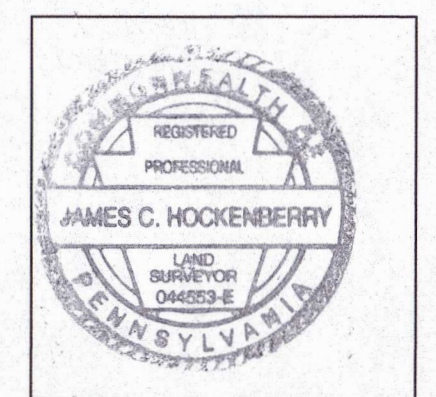
533 BUCKS VALLEY ROAD
STREET

NEWPORT, PA 17074
CITY & STATE

SIGNATURE

James C. Hockenberry
Aug. 19, 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

Elizabeth C. Dawson
8/23/21

DATE



APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN
TOWNSHIP, CUMBERLAND COUNTY, PA.
APPROVED THIS 23rd DAY OF August, 2021
CONDITIONS OF APPROVAL COMPLETED THIS 23rd DAY
OF August, 2021.
PRESIDENT: Danes E. & Dana Baughman
SECRETARY: Sherrri Breneman

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING
DEPARTMENT

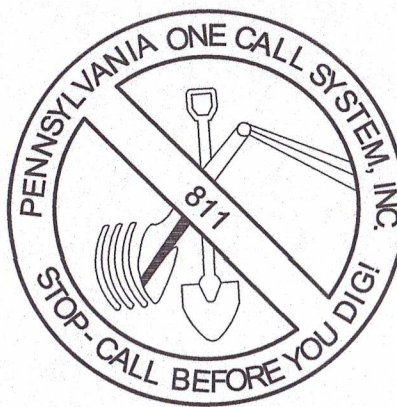
THIS 30 DAY OF July, 2021.

DIRECTOR OF PLANNING: Kirk Stoner

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

THIS 9th DAY OF September, 2021.

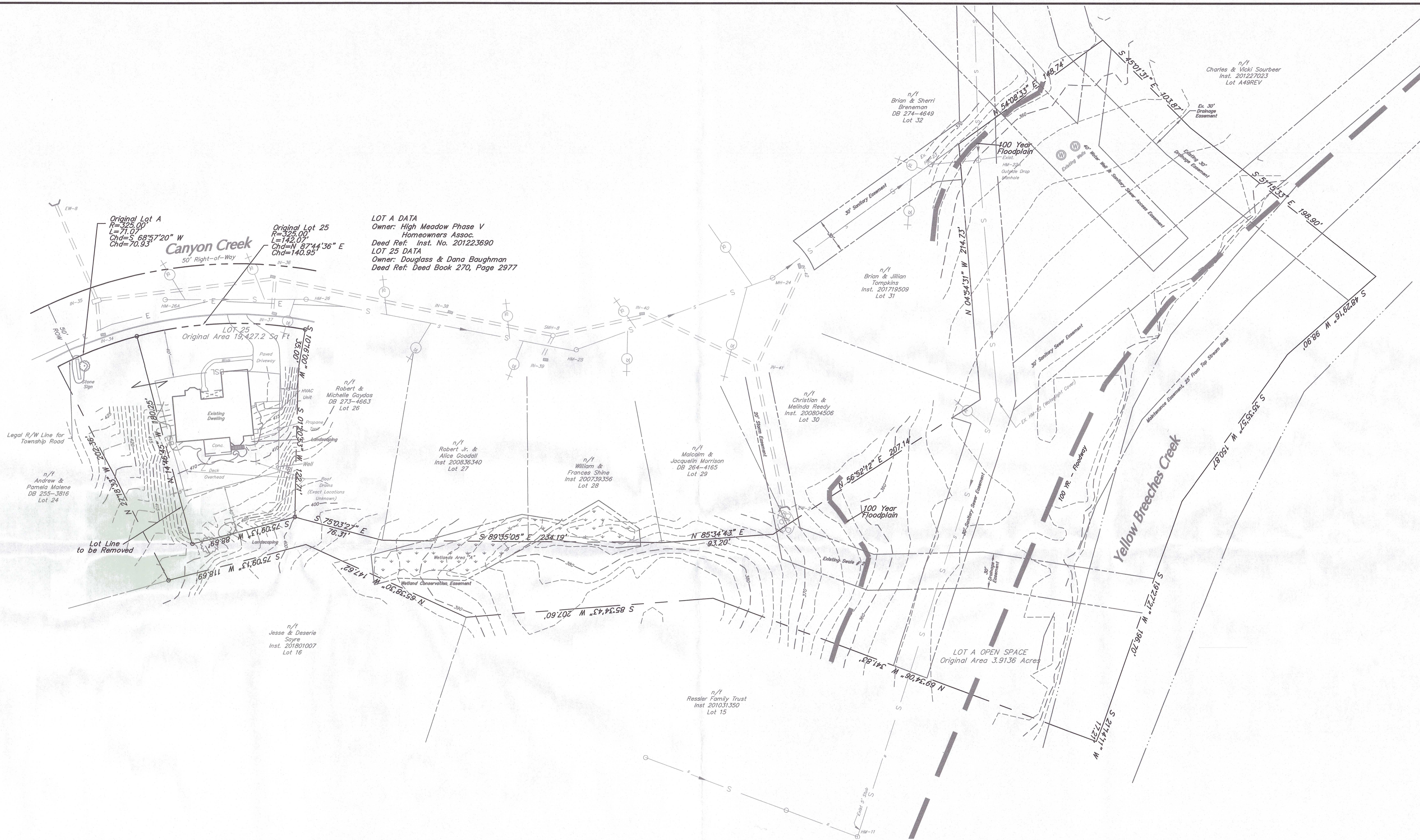
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LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY H. EDWARD BLACK AND ASSOCIATES, LTD. CONTRACTORS TO CONTACT PA ONE CALL SYSTEMS, INC. (1-800-242-1776)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

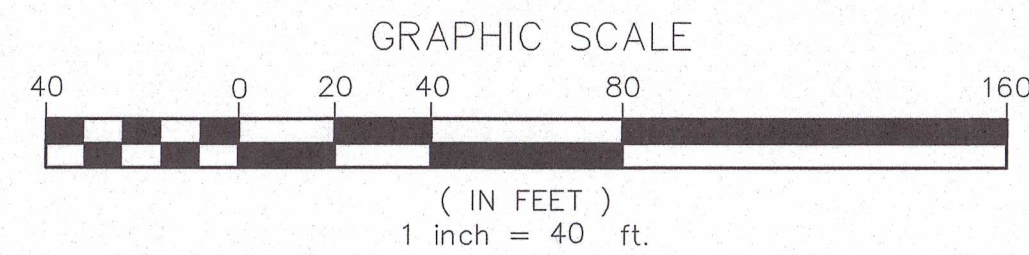
PROJECT SERIAL NO: 2021730860-000

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.



LEGEND

- Existing Property Line
- Existing Right-of-Way Line
- Existing Adjoining Property Line
- BSL Existing Building Setback Line
- Existing Major Contour
- Existing Minor Contour
- Existing Edge of Paving/Gravel
- Existing Curb
- Existing Stream
- Existing Flood Plain
- Existing Iron Pin
- Existing Building



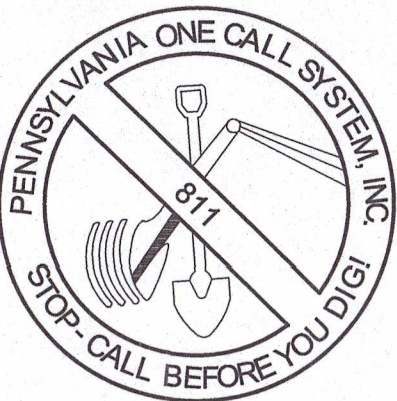
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REV.	DESCRIPTION	BY	DATE
A	PER TOWNSHIP COMMENTS	EIS	08/18/21

- ☐ COMPREHENSIVE LAND AND SITE PLANNING
- ☐ LANDSCAPE ARCHITECTURE
- ☐ ENGINEERING

H. EDWARD BLACK and ASSOCIATES, Ltd.

NOT FOR CONSTRUCTION		FINAL LOT LINE ADJUSTMENT PLAN		BAUGHMAN RESIDENCE		EXISTING CONDITIONS/DEMO PLAN	
SHEET	DRAWN BY:	EIS	CHH	LOCATION: CANYON CREEK LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA			
	CHECKED BY:			DATE:	07-16-21	SCALE:	1" = 40'
	JOB NUMBER:	21006					
2 OF 3							



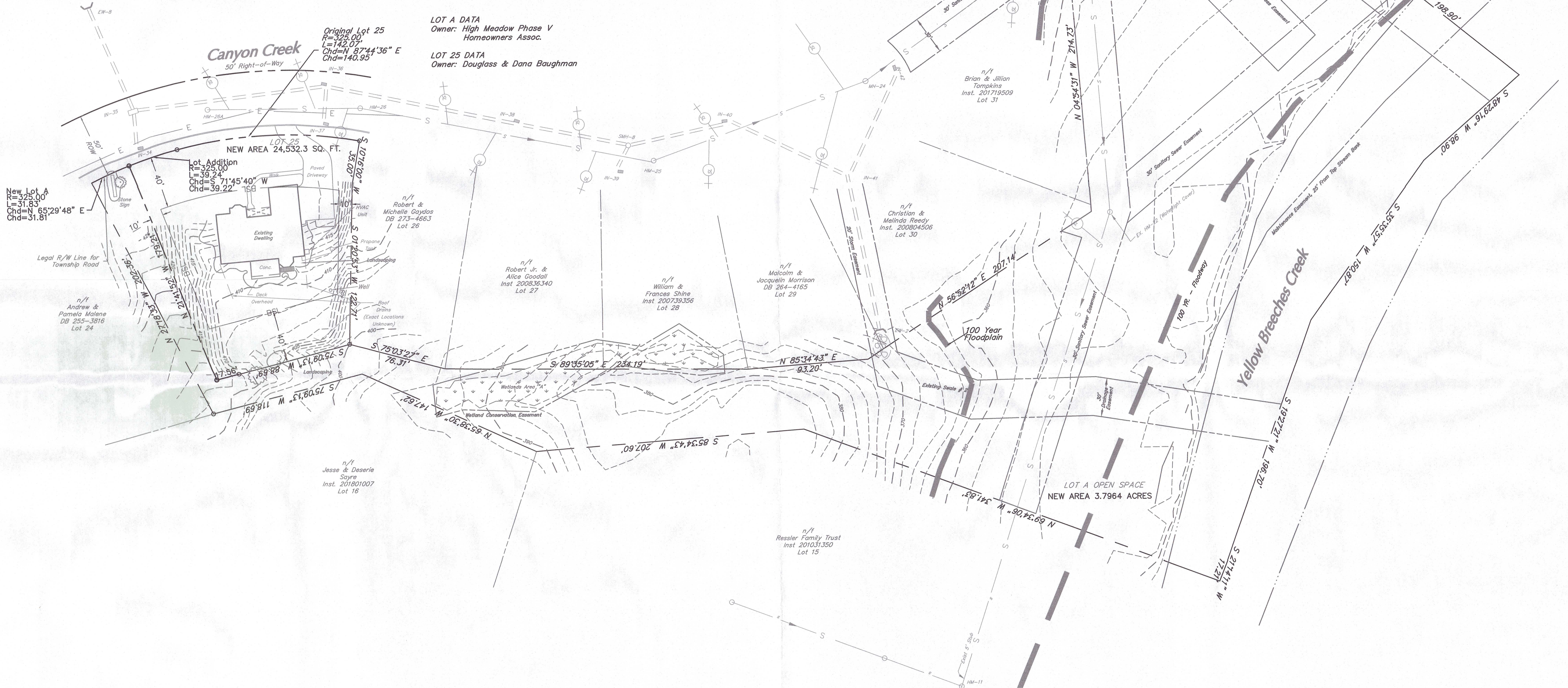
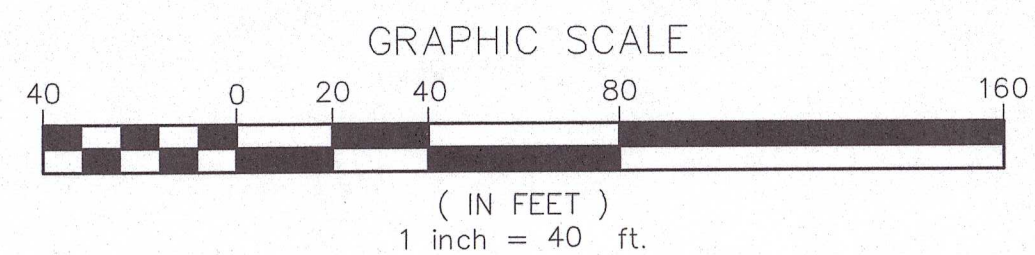
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LEGEND

- PROPOSED PROPERTY LINE
--- BSL PROPOSED BUILDING SETBACK LINE
● PROPOSED IRON PIN



NOT FOR CONSTRUCTION

FINAL LOT LINE ADJUSTMENT PLAN

BAUGHMAN RESIDENCE

CANYON CREEK

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY

PENNSYLVANIA

DRAWN BY: CHH

CHECKED BY: CHH

DATE: 07-16-21

SCALE: 1" = 40'

JOB NUMBER: 21006

SHEET

3 OF 3

PER TOWNSHIP COMMENTS

REVISION

DESCRIPTION

DATE

COMPREHENSIVE LAND AND SITE PLANNING

LANDSCAPE ARCHITECTURE

ENGINEERING



H. EDWARD BLACK

AND ASSOCIATES, LTD.

2403 North Front Street

Hamburg, Pennsylvania 17110

Telephone (717) 233-1036 • FAX (717) 233-2192

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08/18/21

BY

DATE