

1120 CARLISLE ROAD

FINAL LAND DEVELOPMENT PLAN

ZONING/SITE DATA

EXISTING ZONING: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

SITE ADDRESS: 1120 CARLISLE ROAD

DEED REFERENCE: INST# 202200701

PARCEL ID NUMBER: 13-23-0545-343

PROPERTY AREA GROSS: 120,042 S.F. / 2.756 ACRES
PROPERTY AREA NET: 109,730 S.F. / 2.519 ACRES

MINIMUM LOT WIDTH: 50'
EXISTING LOT WIDTH: 404.45'

BUILDING SETBACK:
FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 35'

MAXIMUM IMPERVIOUS LOT COVERAGE: 70%
EXISTING IMPERVIOUS LOT COVERAGE: 69.45% (76,203 S.F.)
PROPOSED IMPERVIOUS LOT COVERAGE: 69.93% (76,739 S.F.)
TOTAL IMPERVIOUS TO BE ADDED: 536 S.F.

EXISTING BUILDING AREA: 3,690 S.F.
PROPOSED BUILDING AREA: 4,388 S.F.

MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 25'

PARKING REQUIREMENTS: 91 PARKING SPACES
(PER ZONING HEARING BOARD DECISION 2021-06, DATED SEPTEMBER 21, 2021)

THE REDEVELOPMENT OF THE BANK BUILDING SHALL BE IN STRICT CONFORMANCE WITH THE TESTIMONY, EVIDENCE AND PLANS SUBMITTED TO THE BOARD.

OWNER/APPLICANT INFORMATION

CEDAR CLIFF PROPERTIES LLC
670 GRAYS WOODS BLVD
PORT MATILDA, PA 16870

STATEMENT OF PROPOSED USE:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A BUILDING 638 S.F. ADDITION AND A 60 S.F. PICK-UP WINDOW TO AN EXISTING 3,690 S.F. BUILDING (4,388 S.F. TOTAL). THE EXISTING USE IS A VACANT BANK AND THE PROPOSED USE TWO RESTAURANT USES.

BUILDING CODE NOTE:

ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE MUNICIPALITY.

WETLANDS STATEMENT

THE SUBJECT PROPERTY CONTAINS NO WETLANDS, AS SHOWN PER THE NATIONAL WETLANDS INVENTORY DATASET VERSION 2, COMPILED MAY 2016.

SURVEY NOTES:

1. BENCHMARK: PENNDOT DISC LOCATED ON THE TOP OF CURB ON NORTH SIDE OF CARLISLE ROAD. ELEVATION=384.60 NAVD 88 DATUM.
2. BOUNDARY AND PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY PENNTERA ENGINEERING INC. COMPLETED ON SEPTEMBER 22, 2021.
3. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAYS, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
4. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #202401022E DATED MARCH 16, 2009.
5. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE, AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (LAND GRANT SURVEYORS, LLC. CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE).
6. BASIS OF BEARINGS TAKEN FROM A REALIZATION OF THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.

SITE WORK NOTES:

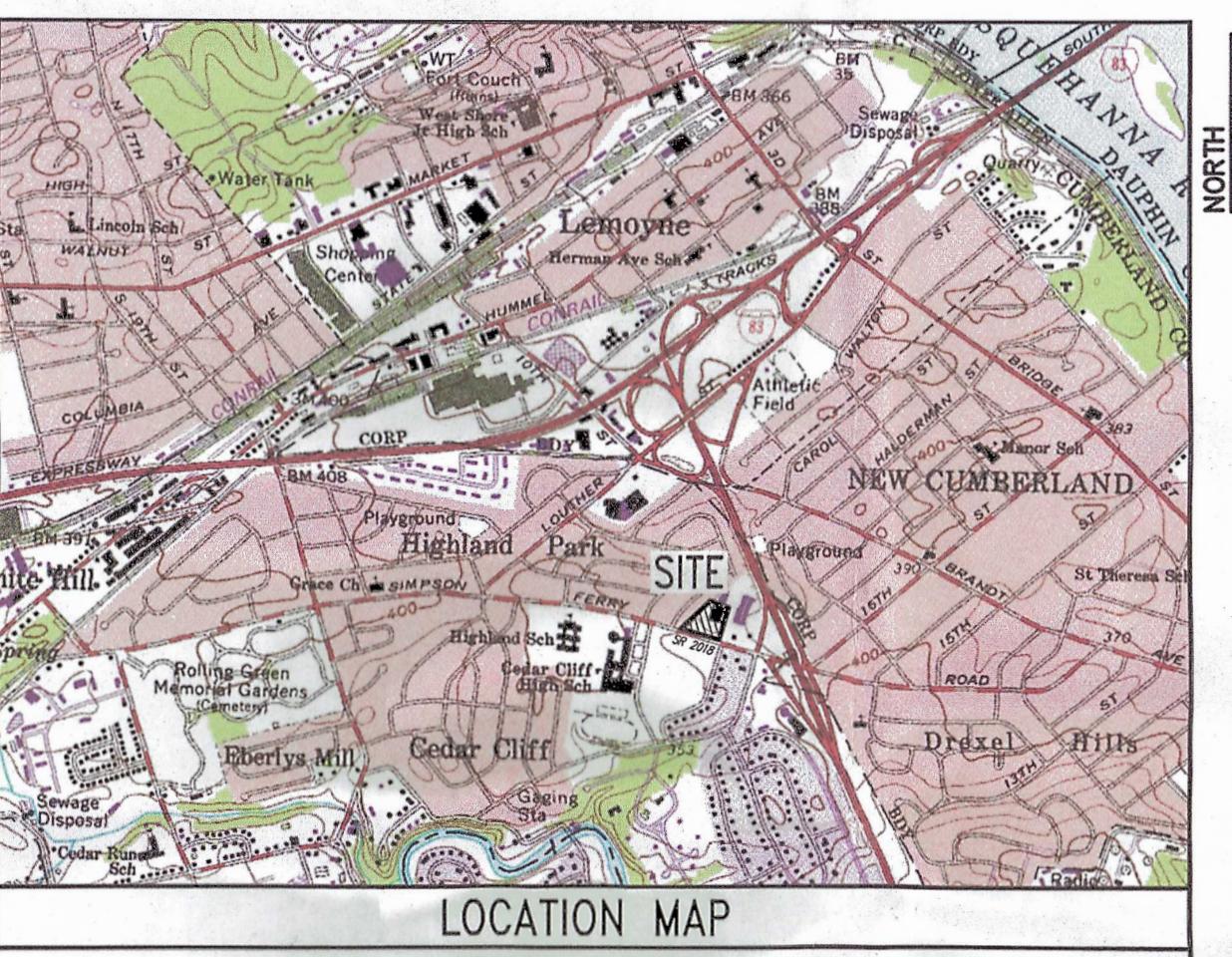
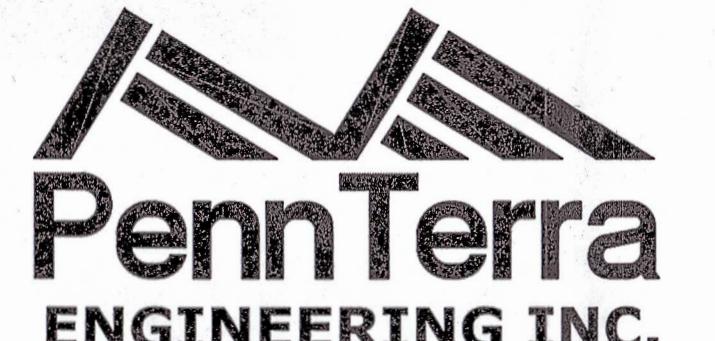
1. ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THE SITE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF PENNDOT PUB. FORM 408, UNLESS OTHERWISE NOTED.
2. ALL WATER SERVICE CONNECTIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH PENNSYLVANIA AMERICAN WATER RULES AND REGULATIONS.
3. ALL SANITARY SEWER SERVICE CONNECTIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY RULES AND REGULATIONS.
4. ALL SITE ACCESSIBILITY FEATURES TO COMPLY WITH ICC/ANSI A117.1-2009, THE 2012 INTERNATIONAL BUILDING CODE AS WELL AS ANY APPLICABLE PAOTD STANDARDS.

SPECIAL EXCEPTION (PARKING REDUCTION)

SECTION 220-241 OF THE CODIFIED ORDINANCE AUTHORIZES THE BOARD TO REDUCE, BY SPECIAL EXCEPTION, THE NUMBER AND SIZE OF OFF-STREET PARKING SPACE REQUIREMENTS WHERE THE APPLICANT CAN JUSTIFY THE REDUCTION AND STILL PROVIDE ADEQUATE OFF-STREET PARKING FACILITIES.
THE CODIFIED ORDINANCES REQUIRE 55 OFF-STREET PARKING SPACES FOR THE CVS, AND 144 SPACES FOR THE RESTAURANTS, FOR A TOTAL 199 SPACES.
THE APPLICANT PROPOSES TO PROVIDE 34 OFF-STREET PARKING SPACES FOR THE RESTAURANT USES, FOR A TOTAL 91 SPACES FOR THE SUBJECT PROPERTY.

ACTION: IN A DECISION DATED SEPTEMBER 21, 2021, THE LOWER ALLEN ZONING HEARING BOARD APPROVED A SPECIAL EXEMPTION TO REDUCE THE TOTAL NUMBER OF PARKING SPACES REQUIRED ON THE SUBJECT PROPERTY TO 91 SPACES.

OCTOBER 15, 2021
REVISED: FEBRUARY 1, 2022



SHEET INDEX

1.0 *	COVER SHEET
2.0 *	EXISTING CONDITIONS
3.0 *	DEMOLITION PLAN
4.0 *	LAYOUT PLAN
5.0 *	GRADING/UTILITY PLAN
6.0	LANDSCAPE PLAN
7.0	TRUCK MOVEMENT PLAN
8.0	CONSTRUCTION DETAILS
* (to be recorded)	

EROSION & SEDIMENTATION SET
(PREPARED SEPARATELY)
COVER SHEET
EXISTING CONDITIONS
CONTROL PLAN
DETAILS

ES-1
ES-2
ES-3
ES-4

GENERAL NOTES

1. LOWER ALLEN TOWNSHIP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA, IMPROVEMENT, LANDSCAPING, ETC. NOT DEDICATED FOR PUBLIC USE.
2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF PENNTERA ENGINEERING, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF PENNTERA ENGINEERING, INC.
3. NO ONE SHALL SOLICIT THESE PLANS FOR CONSTRUCTION PURPOSES.
4. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER RESPONSIBLE FOR THE PLANS.
5. ALL DIMENSIONS SHOWN ON THE PLANS ARE TAKEN FROM THE FACE OF CURB AND EXTERIOR FACE OF THE BUILDINGS, UNLESS OTHERWISE NOTED THE PLAN.
6. NO UTILITIES SHALL BE PLANTED OR MAINTAINED WHICH RESULTS IN A VISUAL OBSTRUCTION WITHIN THE CLEAR SIGHT TRIANGLES AT STREET INTERSECTIONS.
7. GROSS LOT AREA IS CALCULATED TO THE TITLE LINE. NET LOT AREA WILL EXCLUDE EXISTING STREET RIGHT-OF-WAYS BUT WILL INCLUDE ANY INTERNAL EASEMENTS OR RIGHT-OF-WAYS.
8. PROPER LIGHTING SHALL BE PROVIDED FROM ADJACENT PROPERTIES. IN ACCORDANCE THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE.
9. ALL PROPOSED CURBING MUST CONFORM WITH PENNDOT RC-64 STANDARDS.
10. LOWER ALLEN TOWNSHIP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA, IMPROVEMENTS, LANDSCAPING, ETC. NOT DEDICATED FOR PUBLIC USE.
11. PENNTERA ENGINEERING, INC. SHALL NOT BE HELD LIABLE FOR THE ACCURACY OF THESE PLANS. THE PLANS ARE THE PROPERTY OF PENNTERA ENGINEERING, INC. AND NOT THE PROPERTY OF THE OWNER.
12. ALL SIGNALS MUST RECEIVE SEPARATE APPROVAL FROM THE TOWNSHIP ZONING OFFICER. APPROVAL OF THE LAND UTILIZATION PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGNAGE TO COMPLY WITH THE LOWER ALLEN TOWNSHIP ZONING ORDINANCE AND APPROVAL OF THE TOWNSHIP ZONING OFFICER.
13. NO DEED RESTRICTIONS OR COVENANTS ARE KNOWN TO EXIST OR ARE PROPOSED FOR THIS PLAN.
14. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN PROPOSED SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR THE LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ANY PROTRACTORS AND MUST BE CERTIFIED PRIOR TO CONSTRUCTION. EXCAVATION OR GRAVITY DRAWS THE ACTUAL LOCATION OF THESE UTILITIES. THESE UTILITIES HAVE BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. PENNTERA ENGINEERING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND APPROVED. PENNTERA ENGINEERING, INC. ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING THAT WHICH IS CAUSED BY THE CONTRACTOR'S USE OF THESE UTILITIES.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAID TO THE SATISFACTION OF THE OWNER, UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY, COUNTY, STATE OR AUTHORITY RELATED TO THE CONSTRUCTION SHOWN ON THIS PLAN.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND RECORD DRAWINGS AS MAY BE REQUIRED BY THE MUNICIPALITY AND THE VARIOUS AUTHORITIES RELATIVE TO THESE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADES, COVERING, SHEETING AND SHORING, AS THE NEED ARISES.
6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, THAT A MINIMUM COVER IS MAINTAINED OVER ALL UTILITY PIPES, AND THAT PROPER DRAINS ARE PROVIDED DURING CONSTRUCTION.
7. PROPER 90 DEGREE BENDS SHALL BE PROVIDED PER ASBESTOS CEMENT PIPE MANUFACTURERS.
8. ALL TOWERS AND INVERTS PROVIDED FOR MANIFOLD, INLETS, ETC. ARE FOR THE PURPOSE OF SHOWING GENERAL CONFORMANCE TO DESIGN STANDARDS ONLY. CUT SHEETS SHALL BE PROVIDED BY A REGISTERED SURVEYOR PRIOR TO THE ORDERING OF ANY STRUCTURES. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO THE START OF WORK.
9. THESE PLANS, PREPARED BY PENNTERA ENGINEERING, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SITE OF THE CONSTRUCTION CONTRACTOR, OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SUBJECT OF PENNTERA ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY OSHA.
10. ALL MUD FROM CONSTRUCTION ACTIVITIES THAT GETS TRACKED ON STREETS, EITHER DEDICATED OR UNDEDICATED, SHALL BE CLEANED BY THE BUILDER/CONTRACTOR AT THE END OF EACH WORKDAY.

UTILITY NOTES:

1. WATER SERVICE TO THE PROPOSED ADDITION WILL BE PROVIDED BY CONNECTION TO THE EXISTING INTERNAL BUILDING PLUMBING.
2. WATER AND SEWER LINES MUST MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10', OTHERWISE A VERTICAL SEPARATION OF 18" SHALL BE PROVIDED. IF NEITHER IS POSSIBLE, THEN A 6" CONCRETE ENCASEMENT SHALL BE PROVIDED FOR THE SEWER LINE.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, ELECTRIC, GAS, WATER AND SANITARY SEWER.
4. ACCESS TO ALL UTILITY FACILITIES SHALL BE GRANTED TO REPRESENTATIVES OF LOWER ALLEN TOWNSHIP AT ALL TIMES FOR THE PURPOSES OF INSPECTION AND MAINTENANCE.
5. SANITARY SEWER AND CATCH BINS FROM THE BUILDING TO THE EXISTING SEWER LINE SHALL BE PRIVATELY OWNED AND MAINTAINED. SANITARY SEWER LATERALS CONNECTIONS TO THE BUILDING FROM THE EXISTING SEWER LINE SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. LOCATIONS AND ELEVATIONS OF THE EXISTING WATER AND SANITARY SEWER LATERALS AS SHOWN ON THIS PLAN ARE APPROXIMATE. PRIOR TO CONSTRUCTION, EXCAVATION, BLASTING, OR PURCHASING CONSTRUCTION MATERIALS THE CONTRACTOR SHALL FIELD VERIFY BOTH THE LOCATION AND ELEVATION OF THE SANITARY SEWER AND WATER LATERALS TO ENSURE THAT THE CONSTRUCTION COULD NOT DAMAGE THESE UTILITIES.
7. THE OWNER AGREES TO CONNECT TO PUBLIC SEWER IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER SYSTEM EXTENSIONS WHEN CONNECTION TO THE PUBLIC SEWER BECOMES AVAILABLE.

SEWAGE EXEMPTION NOTE:

AS OF THE DATE OF THIS PLAN RECORDING, NO ADDITIONAL SEWAGE FLOWS HAVE BEEN APPROVED BY LOWER ALLEN TOWNSHIP OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP). OTHER FLOWS PREVIOUSLY APPROVED FOR THE EXISTING USE, NO PERMIT WILL BE ISSUED FOR ANY ADDITIONAL INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS LOWER ALLEN TOWNSHIP AND THE PADEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING IN ACCORDANCE WITH THE PENNSYLVANIA FACILITIES ACT (35 P.S. SECTIONS 7501.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER.

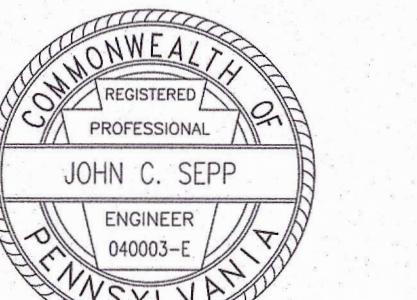
ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE LOWER ALLEN TOWNSHIP AND CUMBERLAND COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

John L. Grove
2/10/22
DATE



John C. Sepp
2/10/22
DATE



**PennTerra
ENGINEERING INC.**

LANCASTER OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046
WWW.PENNTERRA.COM

STATEMENT OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Centre*
ON THIS *11th* DAY OF *February*, *2022*, BEFORE ME, THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED *David M. Patterson*, WHO ACKNOWLEDGES THAT
HE/SHE IS THE LEGAL AND/OR EQUITABLE OWNER OF THE TRACT OF LAND CONTAINED HEREIN, AND THAT THIS
PLAN IS THEIR ACT AND WILL AND THEY DESIRE THE SAME TO BE RECORDED AS SUCH.

David M. Patterson *2/11/22*

WITNESS MY HAND AND NOTARIAL SEAL
ON THIS *11th* DAY OF *February*, *2022*
Sarah K. Kelly *2/11/22*
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE *7/31* DAY OF *September*, *2022*

Commonwealth of Pennsylvania, Notary Seal
Sarah K. Kelly, Notary Public
Centre County
Commissioner of Pennsylvanian Association of Notaries
My Commission expires September 22, 2022

CUMBERLAND COUNTY PLANNING DEPARTMENT
REVIEWED THIS *2* DAY OF *November*, *2021*
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT
Kirk Stoner (S)
DIRECTOR OF PLANNING

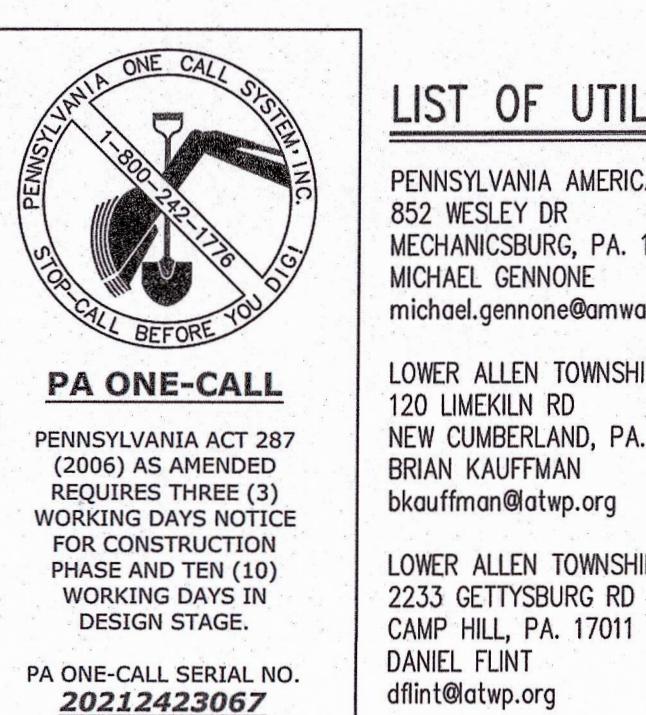
LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY BOARD OF COMMISSIONERS- LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA
APPROVED THIS *24th* DAY OF *January*, *2022*
CONDITIONS OF APPROVAL COMPLETED THIS *15th* DAY OF *February*, *2022*

W.V. *Plan W. Villalp*
PRESIDENT
Heather Giordan
SECRETARY

RECORD INFORMATION

RECORDED THIS *23rd* DAY OF *March*, *2022*
INSTRUMENT NO. *202308144*



LIST OF UTILITIES

PENNSTATE AMERICAN WATER
852 WESLEY DR
MECHANICSBURG, PA. 17055
MICHAEL GENONE
michael.genone@amwater.com

PPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET ST
WILKES BARRE, PA. 18702
MARK SANTAYANA
mcsantayana@pplweb.com

COMCAST
4601 SMITH ST
HARRISBURG, PA. 17109
MICHAEL SWIGARD
mike_swigard@cable.comcast.com

UGI UTILITIES INC
1301 AIP DR
MIDDLETON, PA. 17057
CHESTER WENTZ
cwwentz@ugi.com

John L. Grove
2/10/22
DATE

1120 CARLISLE ROAD, LOWER ALLEN TOWNSHIP

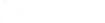
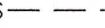
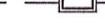
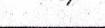
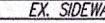
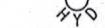
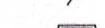
SOILS LEGEND

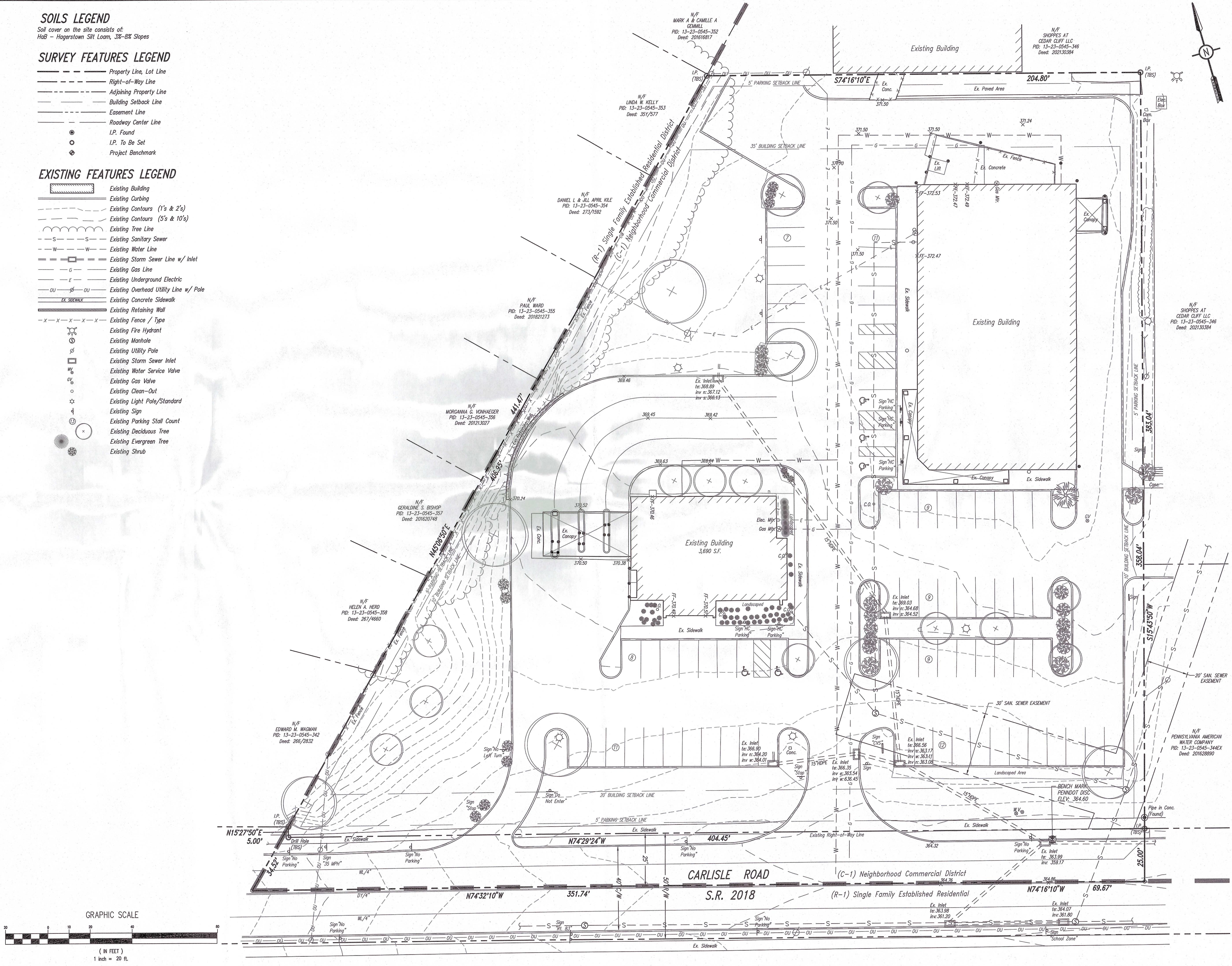
Soil cover on the site consists of:
HaB - Hagerstown Silt Loam, 3%-8% Slopes

SURVEY FEATURES LEGEND

— — — — —	<i>Property Line, Lot Line</i>
— — — — —	<i>Right-of-Way Line</i>
— — — — —	<i>Adjoining Property Line</i>
— — — — —	<i>Building Setback Line</i>
— — — — —	<i>Easement Line</i>
— — — — —	<i>Roadway Center Line</i>
◎	<i>I.P. Found</i>
○	<i>I.P. To Be Set</i>
⊕	<i>Project Benchmark</i>

EXISTING FEATURES LEGEND

	Existing Building
	Existing Curbing
	Existing Contours (1's & 2's)
	Existing Contours (5's & 10's)
	Existing Tree Line
	Existing Sanitary Sewer
	Existing Water Line
	Existing Storm Sewer Line w/ Inlet
	Existing Gas Line
	Existing Underground Electric
	Existing Overhead Utility Line w/ Pole
	Existing Concrete Sidewalk
	Existing Retaining Wall
	Existing Fence / Type
	Existing Fire Hydrant
	Existing Manhole
	Existing Utility Pole
	Existing Storm Sewer Inlet
	Existing Water Service Valve
	Existing Gas Valve
	Existing Clean-Out
	Existing Light Pole/Standard
	Existing Sign
	Existing Parking Stall Count
	Existing Deciduous Tree
	Existing Evergreen Tree
	Existing Shrub



ANCASTER OFFICE:
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PENNTERRA ENGINEERING 2022
ALL RIGHTS RESERVED

designer _____ MAM
raftsman _____ PW
obj. Manager _____ MAM
Surveyor _____ NLG
perimeter Ck. _____
book _____ Pg. _____
cad _____ 21010_2-EX COND
layout _____ EX COND

2/01/2022	REVISED PER COMMENTS
1/11/2022	REVISED PER COMMENTS
2/17/2021	REVISED PER COMMENTS
/02/2021	REVISED PER COMMENTS
ate	Description
	REVISIONS

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

EXISTING CONDITIONS

PROJECT NO.	
21010	
DATE	
OCTOBER 15, 2021	
SCALE	SHEET NO.
1"=20'	2

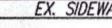
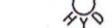
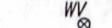
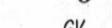
SOILS LEGEND

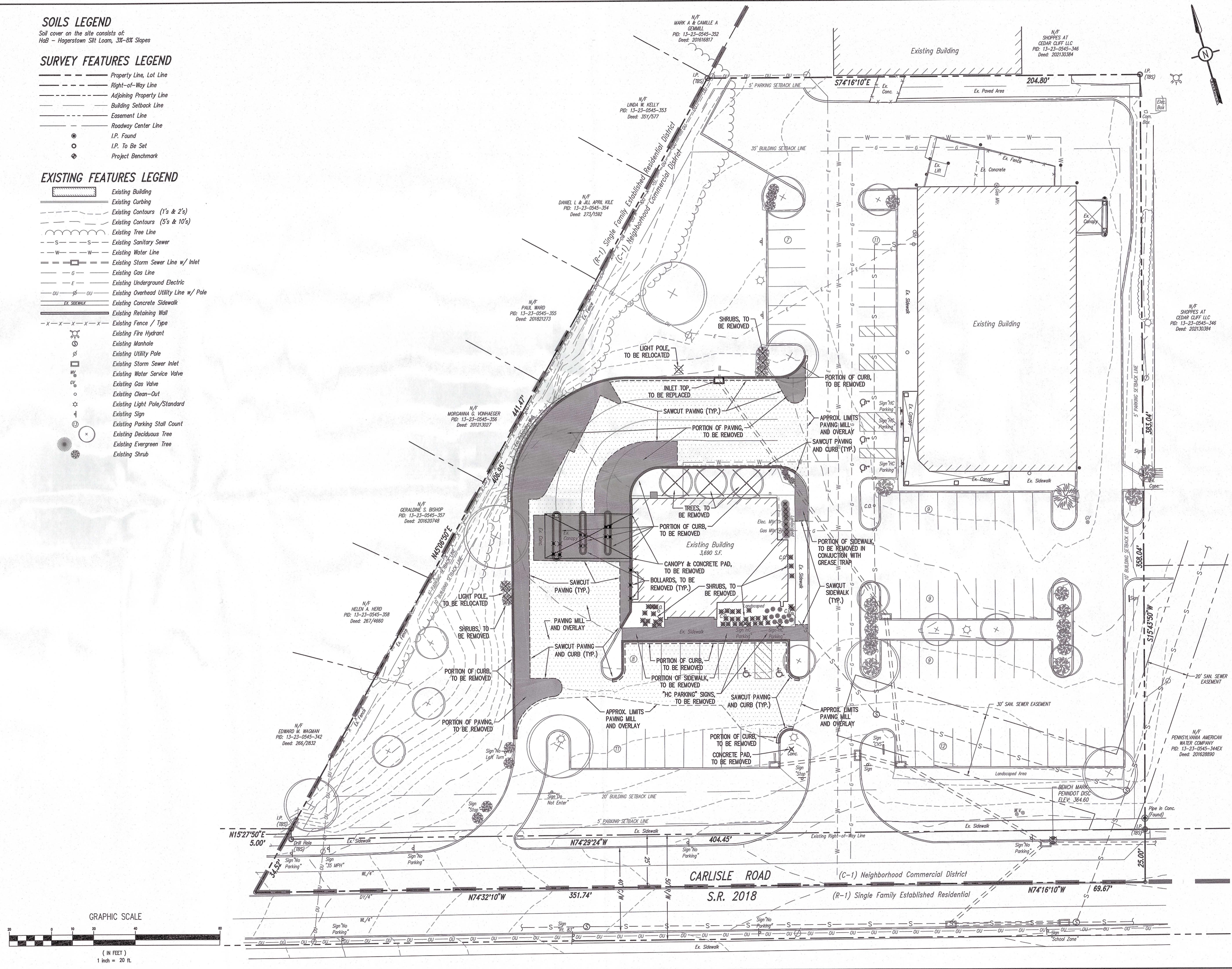
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	<i>Existing Retaining Wall</i>
	<i>Existing Fence / Type</i>
	<i>Existing Fire Hydrant</i>
	<i>Existing Manhole</i>
	<i>Existing Utility Pole</i>
	<i>Existing Storm Sewer Inlet</i>
	<i>Existing Water Service Valve</i>
	<i>Existing Gas Valve</i>
	<i>Existing Clean-Out</i>
	<i>Existing Light Pole/Standard</i>
	<i>Existing Sign</i>
	<i>Existing Parking Stall Count</i>
	<i>Existing Deciduous Tree</i>
	<i>Existing Evergreen Tree</i>
	<i>Existing Shrub</i>



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Designer _____ MAM
Draftsman _____ PW
Proj. Manager _____ MAM
Surveyor _____ NLG
Perimeter Ck. _____
Book _____ Pg. _____
Acad. _____ 21010_3-DEMO
Layout _____ DEMO

02/01/2022	REVISED PER COMMENTS
01/11/2022	REVISED PER COMMENTS
12/17/2021	REVISED PER COMMENTS
11/02/2021	REVISED PER COMMENTS
Date	Description

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

DEMOLITION PLAN

PROJECT NO.	
21010	
DATE	
OCTOBER 15, 2021	
SCALE	SHEET NO.
1"=20'	3

SOILS LEGEND

Soil cover on the site consists of:
HagB - Hagerstown Silt Loam, 3%–8% Slopes

SURVEY FEATURES LEGEND

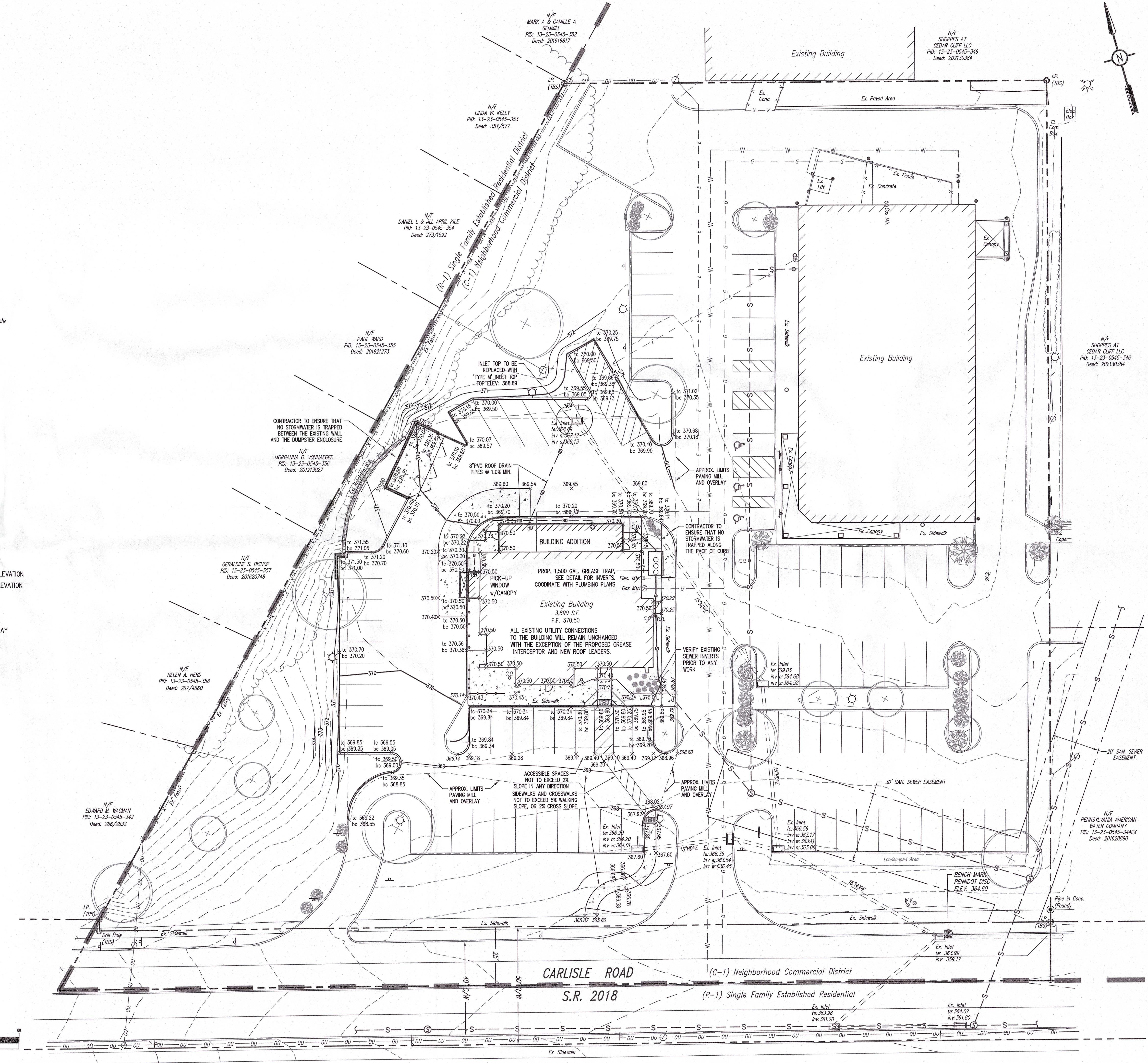
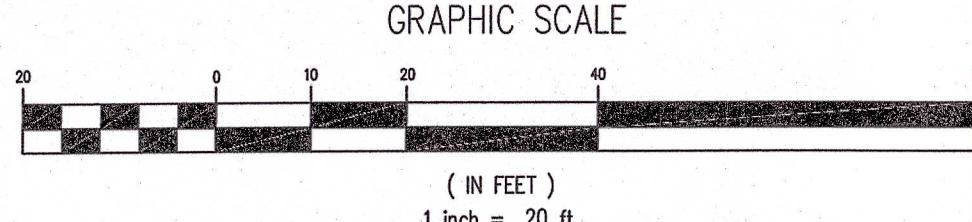
- Property Line, Lot Line
- Right-of-Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- I.P. Found
- I.P. To Be Set
- ◊ Project Benchmark

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Tree Line
- Existing Sanitary Sewer
- Existing Water Line
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Underground Electric
- Existing Overhead Utility Line w/ Pole
- Existing Concrete Sidewalk
- Existing Retaining Wall
- Existing Fence / Type
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Storm Sewer Inlet
- Existing Water Service Valve
- Existing Gas Valve
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Parking Stall Count
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING
- PROPOSED MAJOR CONTOURS W/ ELEVATION
- PROPOSED MINOR CONTOURS W/ ELEVATION
- PROPOSED STORM SEWER W/ INLET
- PROPOSED CONCRETE AREAS
- PROPOSED PAVED AREAS
- PROPOSED PAVING MILL AND OVERLAY
- PROPOSED FENCE W/ TYPE
- PROPOSED SIGN
- PROPOSED PARKING STALL COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED DEPRESSED CURB AREA
- PROPOSED HANDICAPPED RAMP



Designer _____ MAM
Draftsman _____ PW
ProjManager _____ MAM
Surveyor _____ NLC
Perimeter Ck. _____
Book _____ Pg _____
Acad 21010_5-GRADING
Layout GRADING

02/01/2022 REVISED PER COMMENTS
01/11/2022 REVISED PER COMMENTS
12/17/2021 REVISED PER COMMENTS
11/02/2021 REVISED PER COMMENTS
Date Description
REVISIONS

1120 CARLISLE ROAD

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

GRADING/UTILITY PLAN

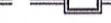
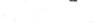
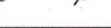
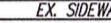
PROJECT NO. 21010
DATE OCTOBER 15, 2021
SCALE 1"=20'
SHEET NO. 5

PLANT LIST			
KEY	QTY.	BOTANICAL/ COMMON NAME	SIZE
AS	1	ACER SACCHARUM 'GOLD MOUNTAIN' / GOLD MOUNTAIN SUGAR MAPLE	2" CAL.
GTS	2	GLEBITSIA TRIANCANTHOS 'SHADEMASTER'/SHADEMASTER HONEYLOCUST	2" CAL.
NS	2	NYSSA SYLVATICA / BLACK TUPELO	2" CAL.
ZS	1	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	2" CAL.

SURVEY FEATURES LEGEND

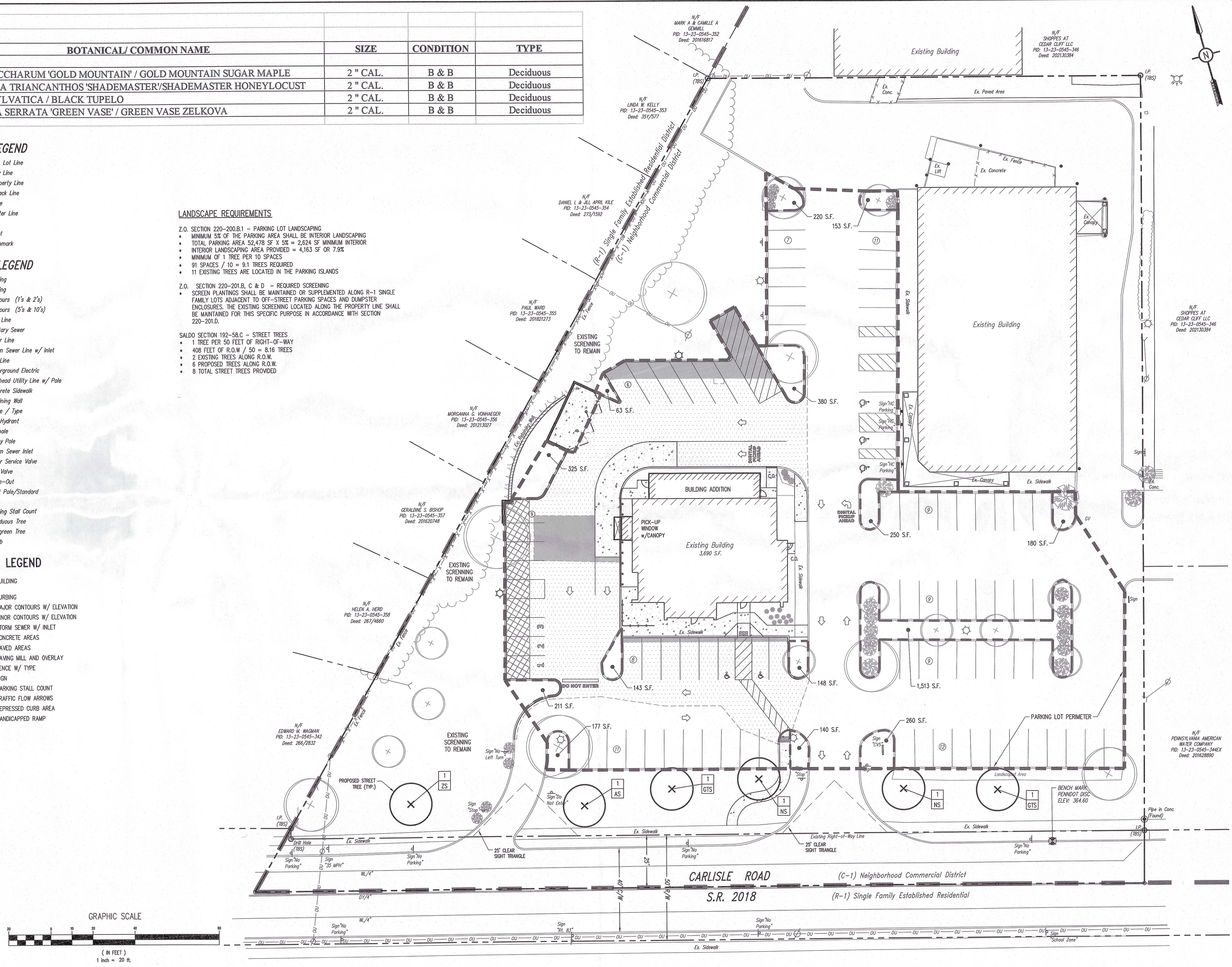
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— — — — —	<i>Right-of-Way Line</i>
— — — — —	<i>Adjoining Property Line</i>
— — — — —	<i>Building Setback Line</i>
— — — — —	<i>Easement Line</i>
— — — — —	<i>Roadway Center Line</i>
◎	<i>I.P. Found</i>
○	<i>I.P. To Be Set</i>
●	<i>Project Benchmark</i>

EXISTING FEATURES LEGEND

	<i>Existing Building</i>
	<i>Existing Curbing</i>
	<i>Existing Contours (1's & 2's)</i>
	<i>Existing Contours (5's & 10's)</i>
	<i>Existing Tree Line</i>
	<i>Existing Sanitary Sewer</i>
	<i>Existing Water Line</i>
	<i>Existing Storm Sewer Line w/ Inlet</i>
	<i>Existing Gas Line</i>
	<i>Existing Underground Electric</i>
	<i>Existing Overhead Utility Line w/ Pole</i>
	<i>Existing Concrete Sidewalk</i>
	<i>Existing Retaining Wall</i>
	<i>Existing Fence / Type</i>
	<i>Existing Fire Hydrant</i>
	<i>Existing Manhole</i>
	<i>Existing Utility Pole</i>
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	<i>Existing Water Service Valve</i>
	<i>Existing Gas Valve</i>
	<i>Existing Clean-Out</i>
	<i>Existing Light Pole/Standard</i>
	<i>Existing Sign</i>
	<i>Existing Parking Stall Count</i>
	<i>Existing Deciduous Tree</i>
	<i>Existing Evergreen Tree</i>
	<i>Existing Shrub</i>

PROPOSED FEATURES LEGEND

	PROPOSED BUILDING
	PROPOSED CURBING
500	PROPOSED MAJOR CONTOURS W/ ELEVATION
499	PROPOSED MINOR CONTOURS W/ ELEVATION
	PROPOSED STORM SEWER W/ INLET
	PROPOSED CONCRETE AREAS
	PROPOSED PAVED AREAS
	PROPOSED PAVING MILL AND OVERLAY
	PROPOSED FENCE W/ TYPE
	PROPOSED SIGN
(8)	PROPOSED PARKING STALL COUNT
	PROPOSED TRAFFIC FLOW ARROWS
DC	PROPOSED DEPRESSED CURB AREA
	PROPOSED HANDICAPPED RAMP



nger _____ MAM
sman _____ PW
Manager _____ MAM
eyor _____ NLG
meter Ck. _____
____ Pg. _____
21010_6-LANDSCAPE
LANDSCAPE

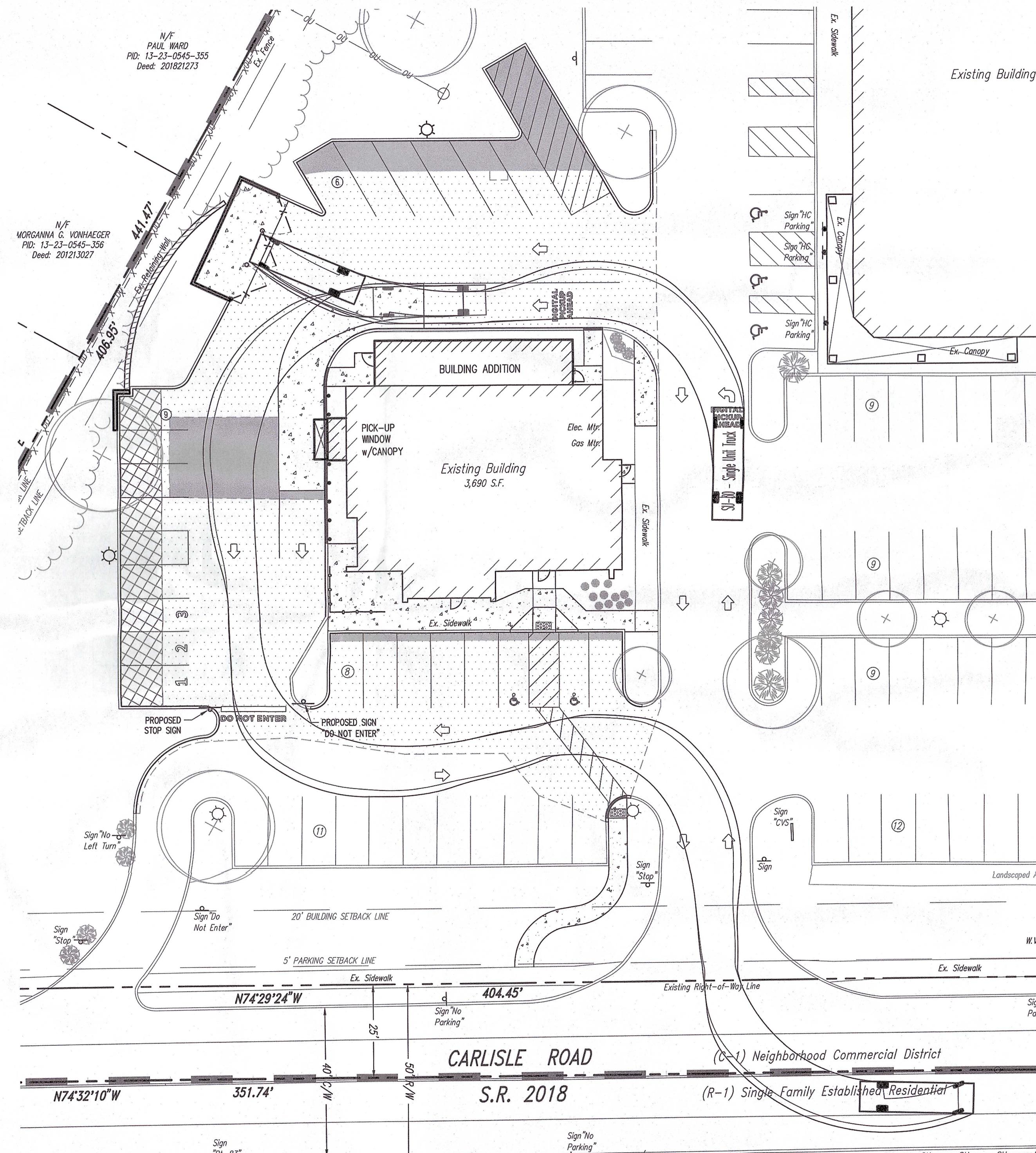
1/2022	REVISED PER COMMENTS
1/2022	REVISED PER COMMENTS
7/2021	REVISED PER COMMENTS
2/2021	REVISED PER COMMENTS
Description	
REVISIONS	

WER ALLEN TOWNSHIP
UMBERLAND COUNTY
NNSYLVANIA

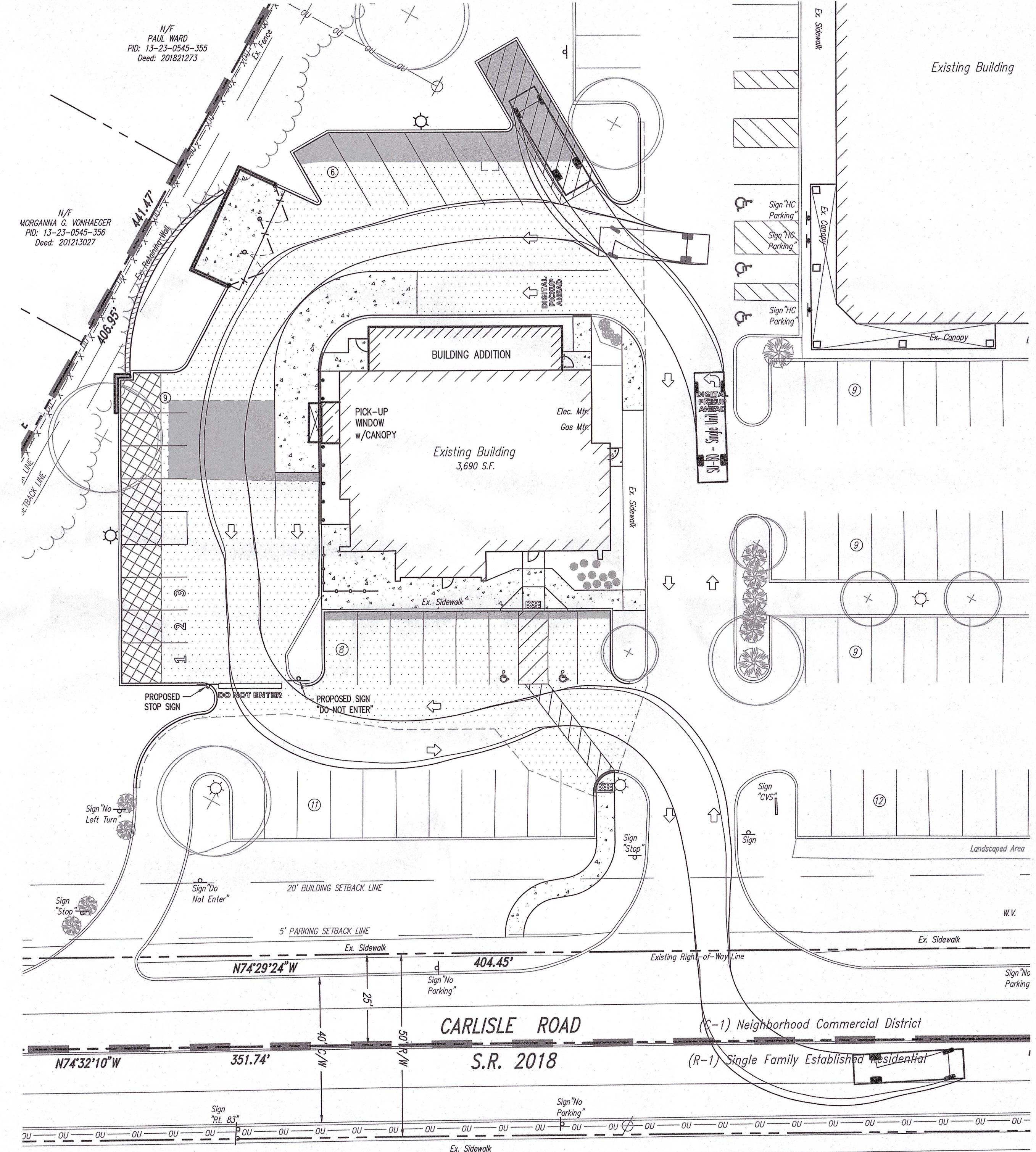
FINAL LAND DEVELOPMENT PLAN

LANDSCAPE PLAN

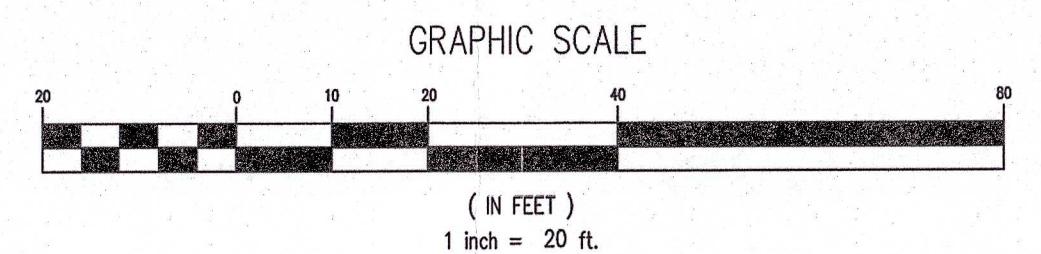
PROJECT NO.	
21010	
DATE	
OCTOBER 15, 2021	
E	SHEET NO.
=20'	6



GARBAGE TRUCK MOVEMENT



DELIVERY TRUCK MOVEMENT



Designer _____ MAM
Draftsman _____ PW
Proj. Manager _____ MAM
Surveyor _____ NLG
Perimeter Ck. _____
Book _____ Pg _____
Acad 21010, TRUCK MOVEMENT
Layout TRUCK MOVEMENT

02/01/2022 REVISED PER COMMENTS
01/11/2022 REVISED PER COMMENTS
12/17/2021 REVISED PER COMMENTS
11/02/2021 REVISED PER COMMENTS
Date Description
REVISIONS

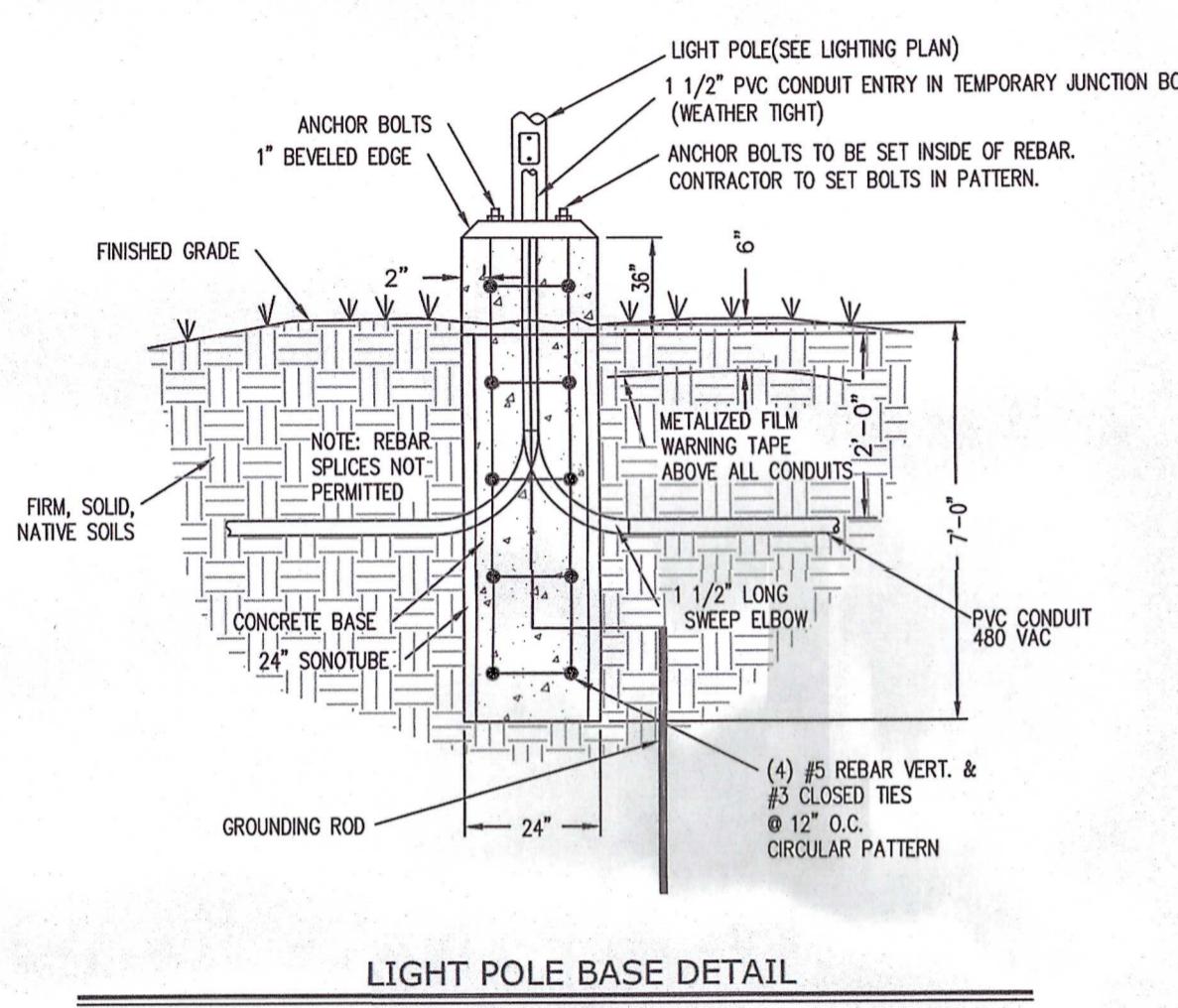
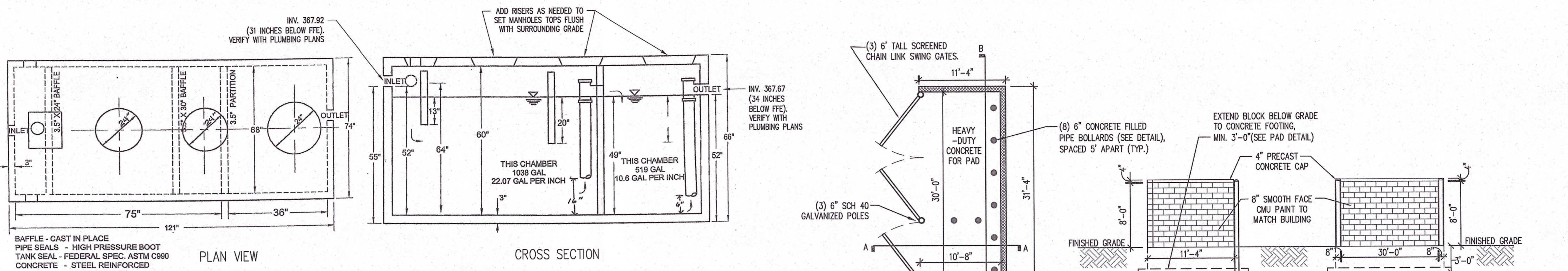
1120 CARLISLE ROAD

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

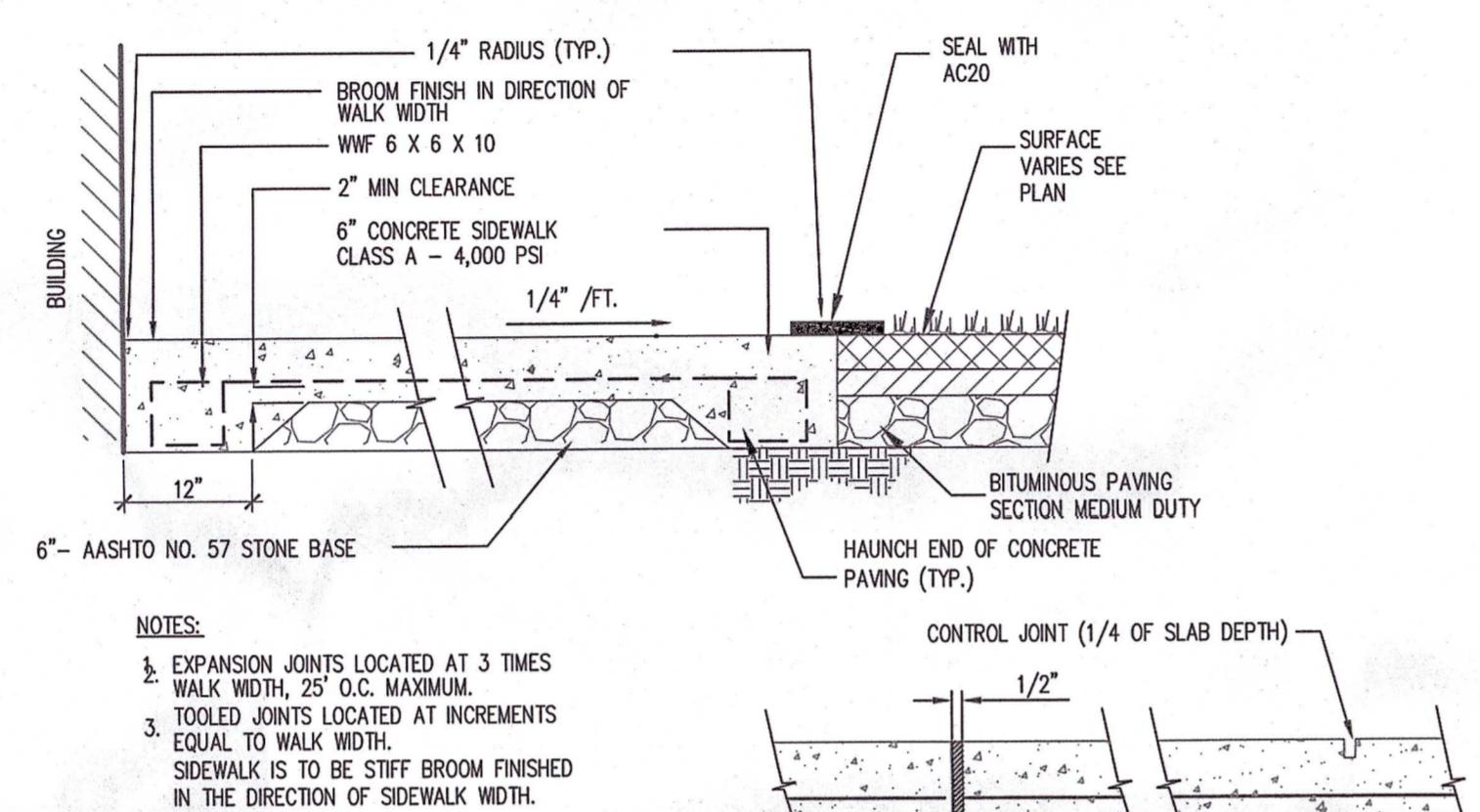
TRUCK MOVEMENT PLAN

PROJECT NO.
21010
DATE
OCTOBER 15, 2021
SCALE
1"=20'
SHEET NO.
7



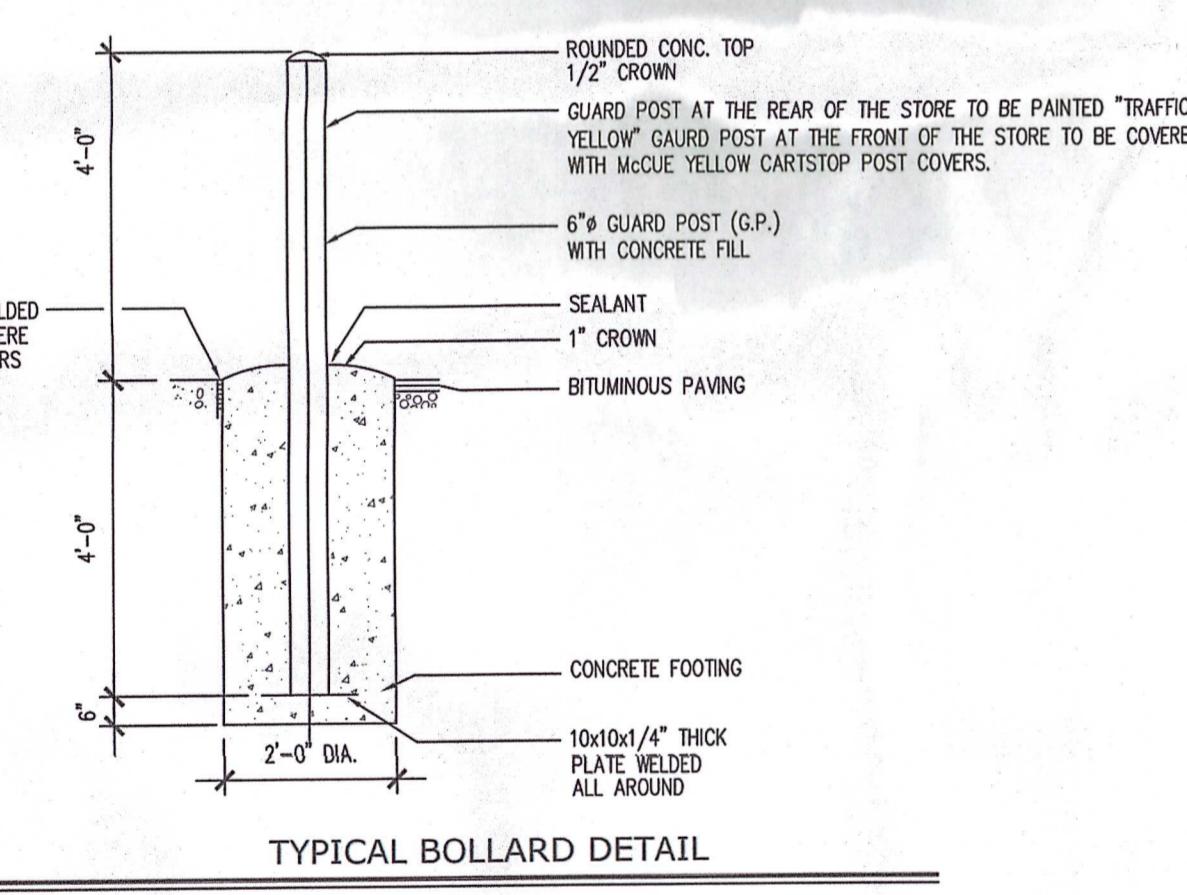
LIGHT POLE BASE DETAIL

NOT TO SCALE



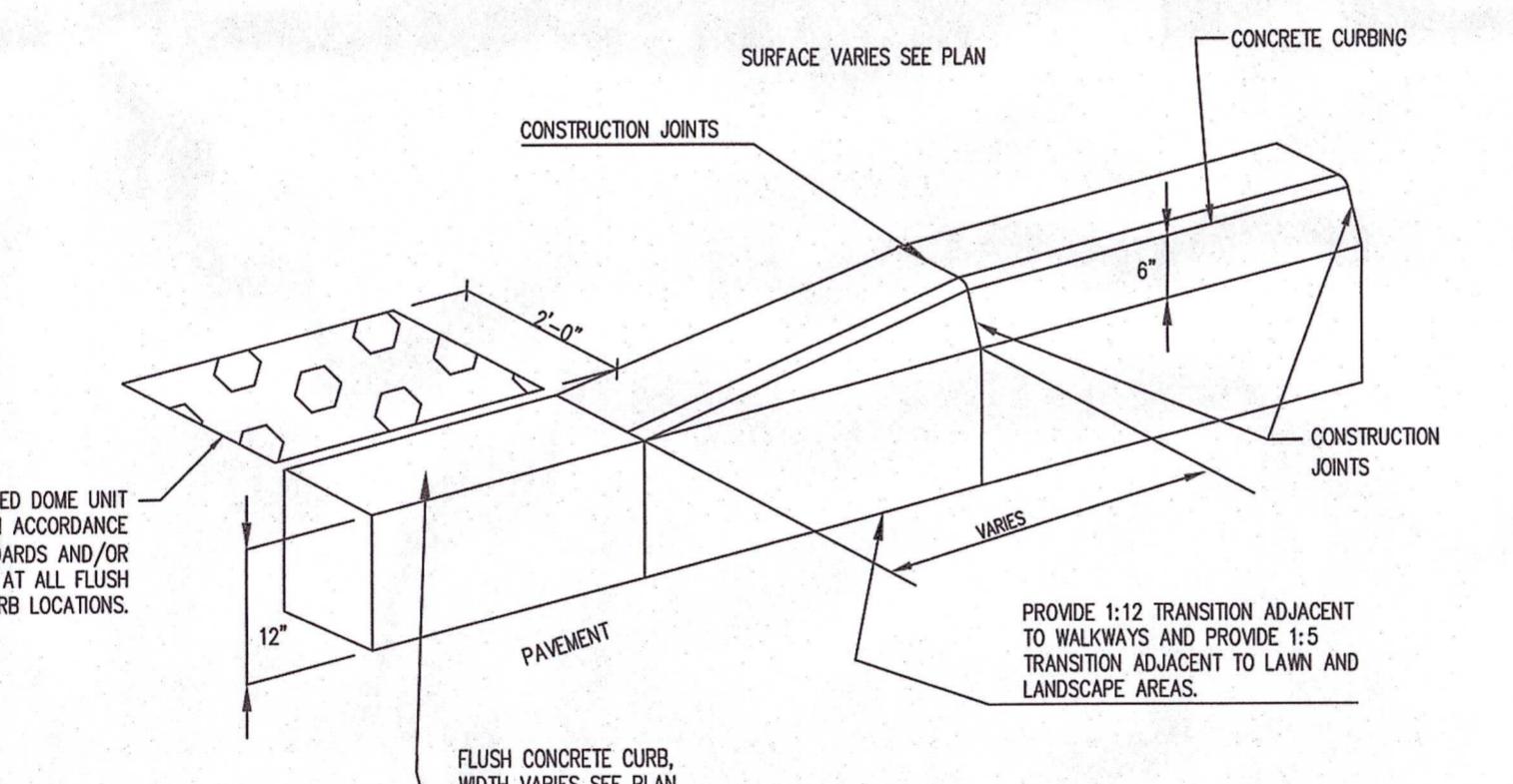
CONCRETE SIDEWALK/PAVEMENT DETAIL (BUILDING AREAS)

NOT TO SCALE



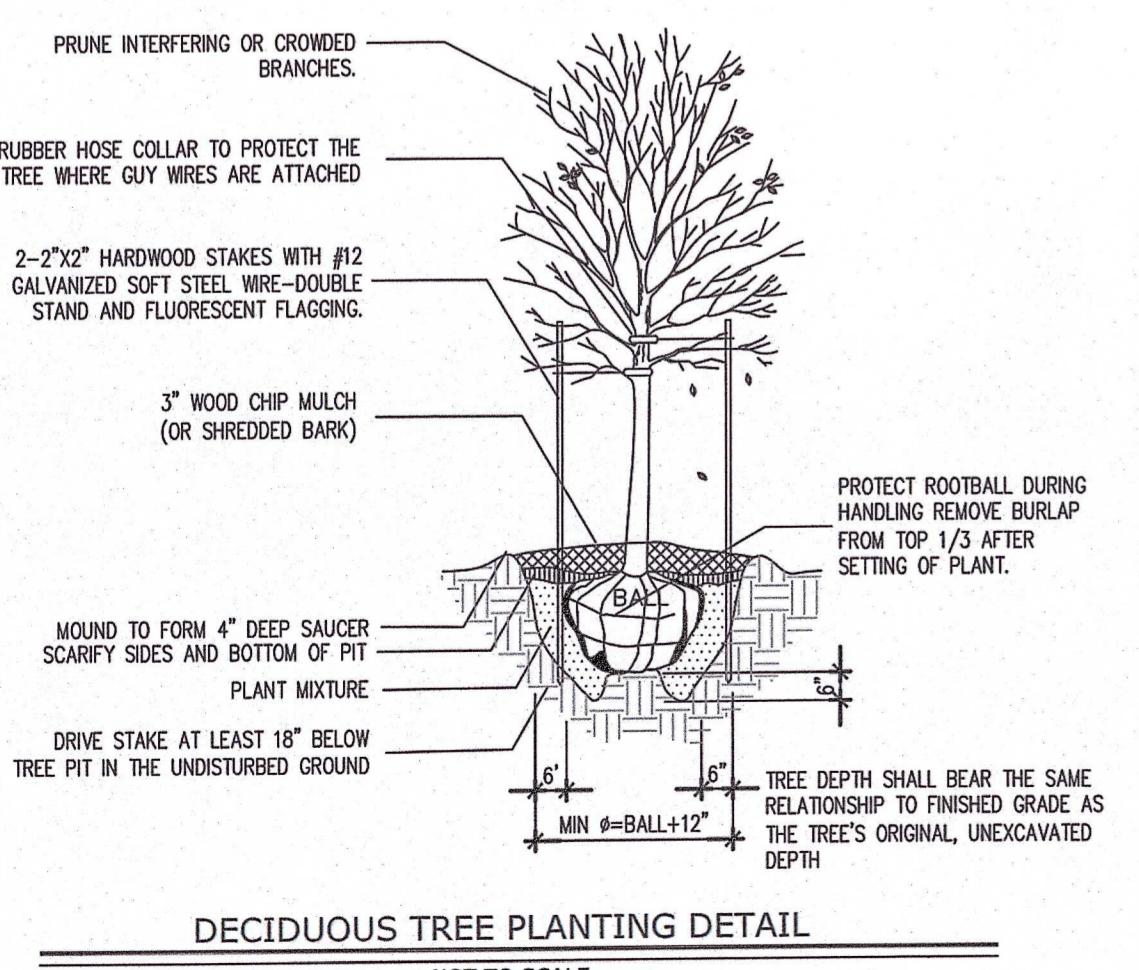
TYPICAL BOLLARD DETAIL

NOT TO SCALE



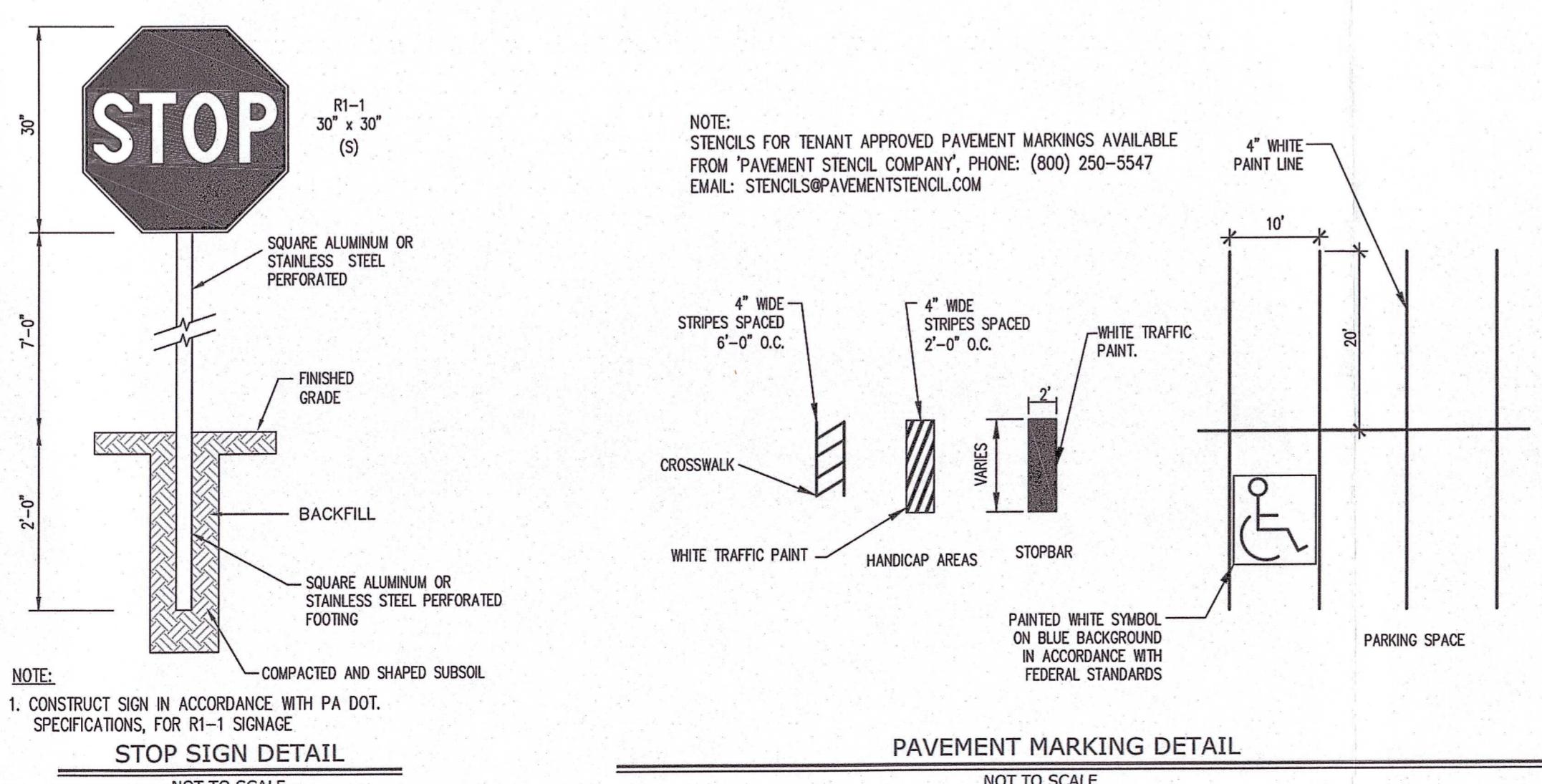
FLUSH CURB DETAIL

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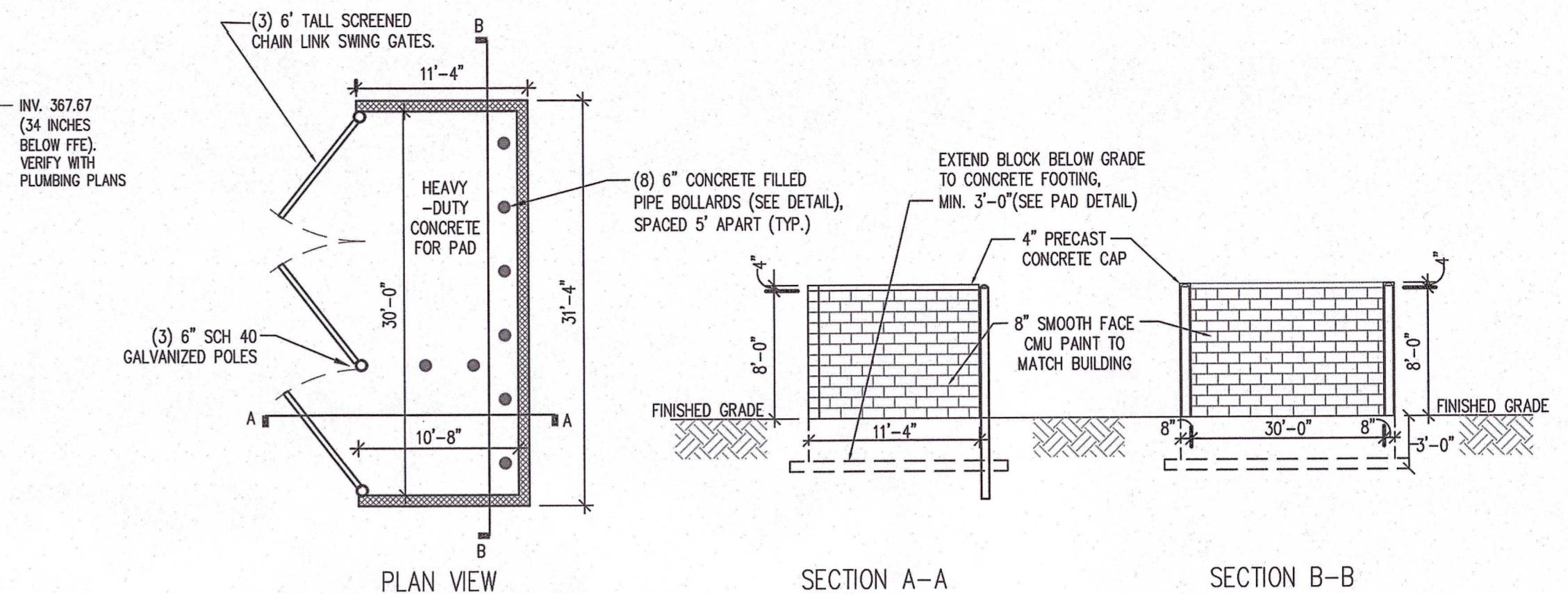
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE



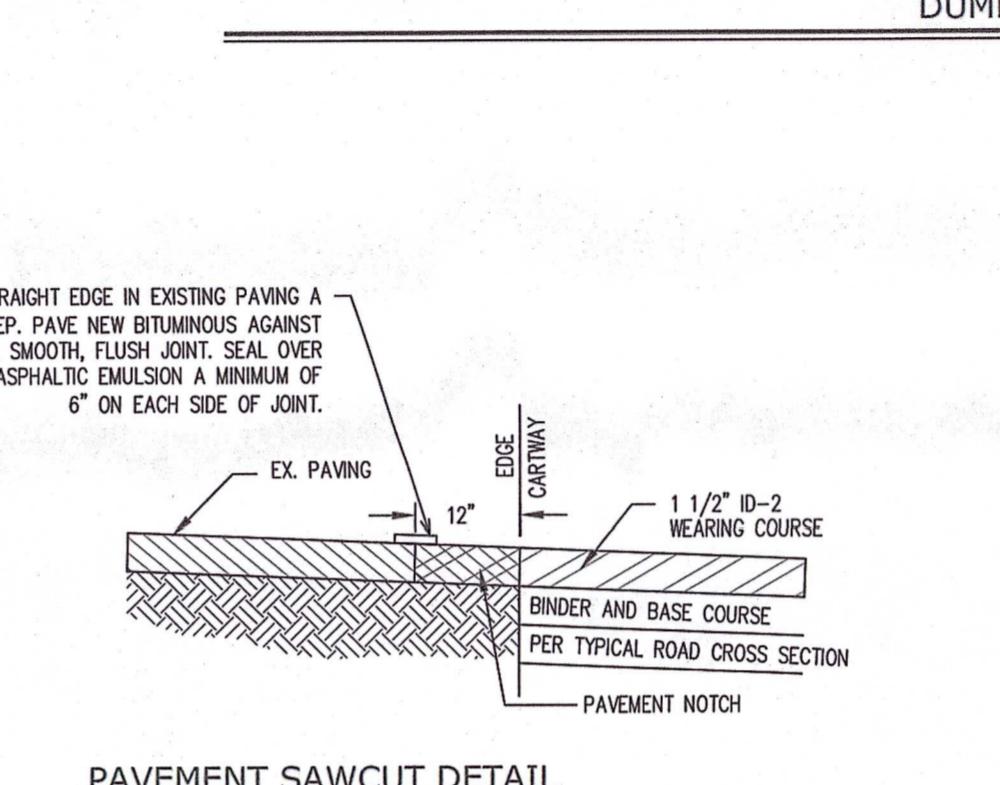
PLAN VIEW

SECTION A-A

SECTION B-B

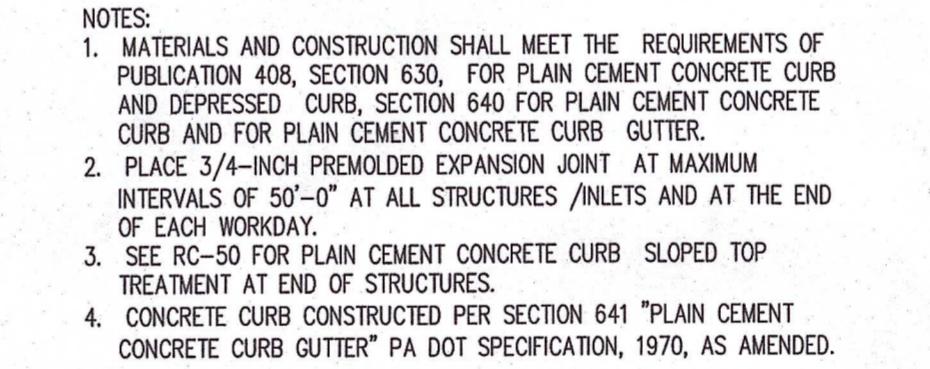
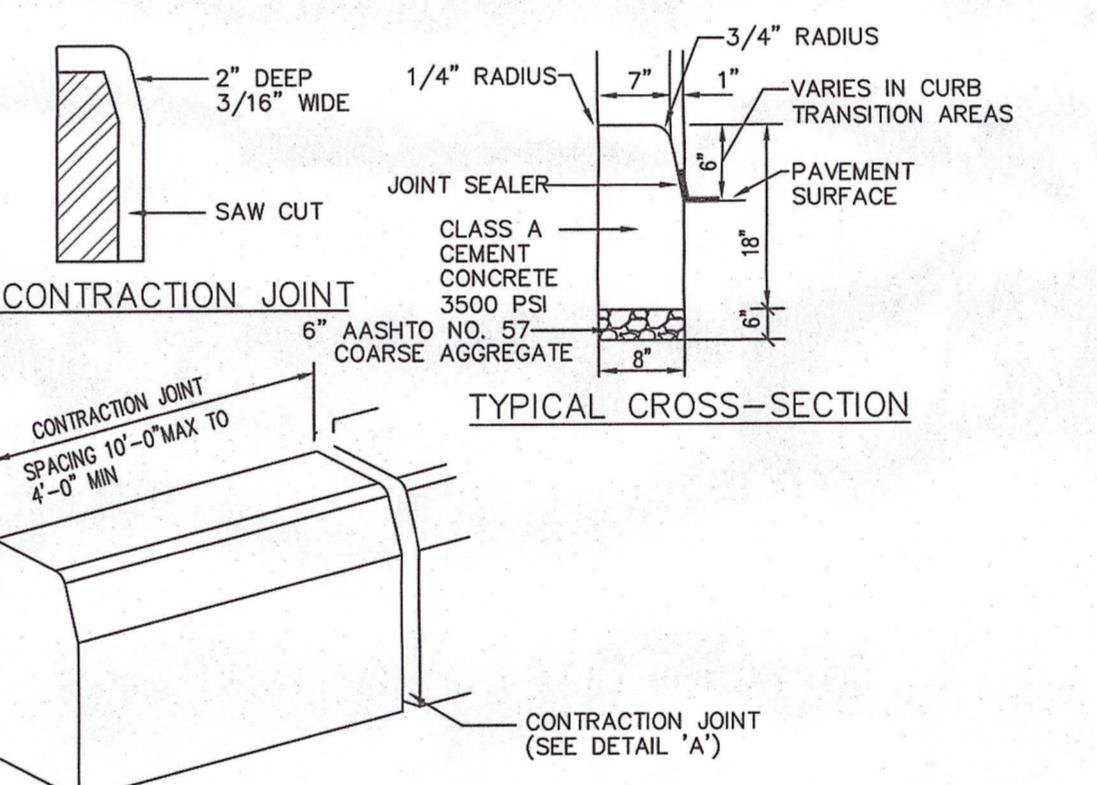
DUMPSTER ENCLOSURE DETAIL

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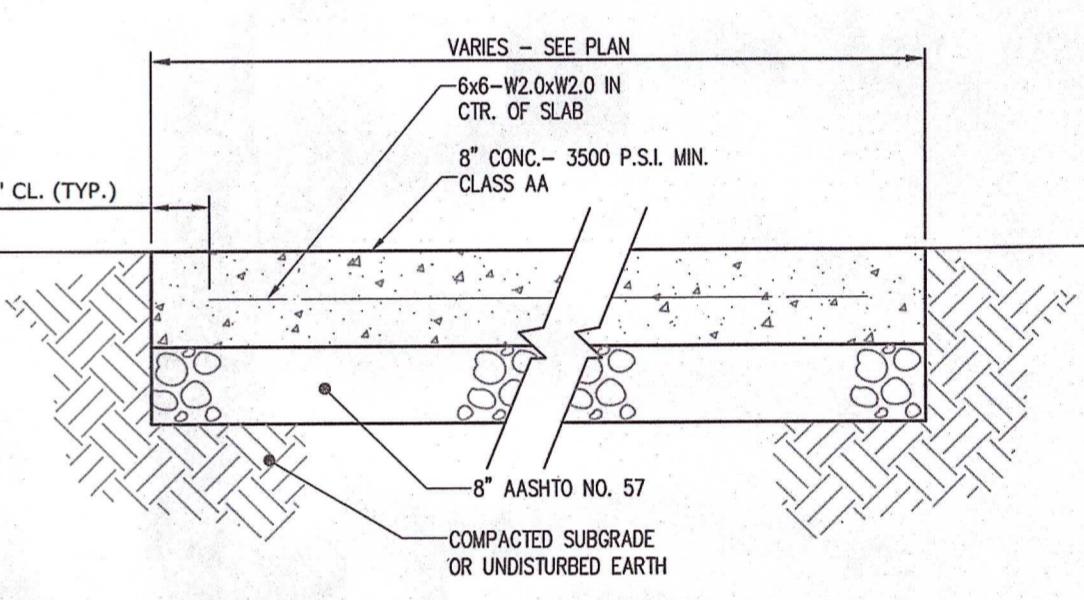
PAVEMENT SAWCUT DETAIL

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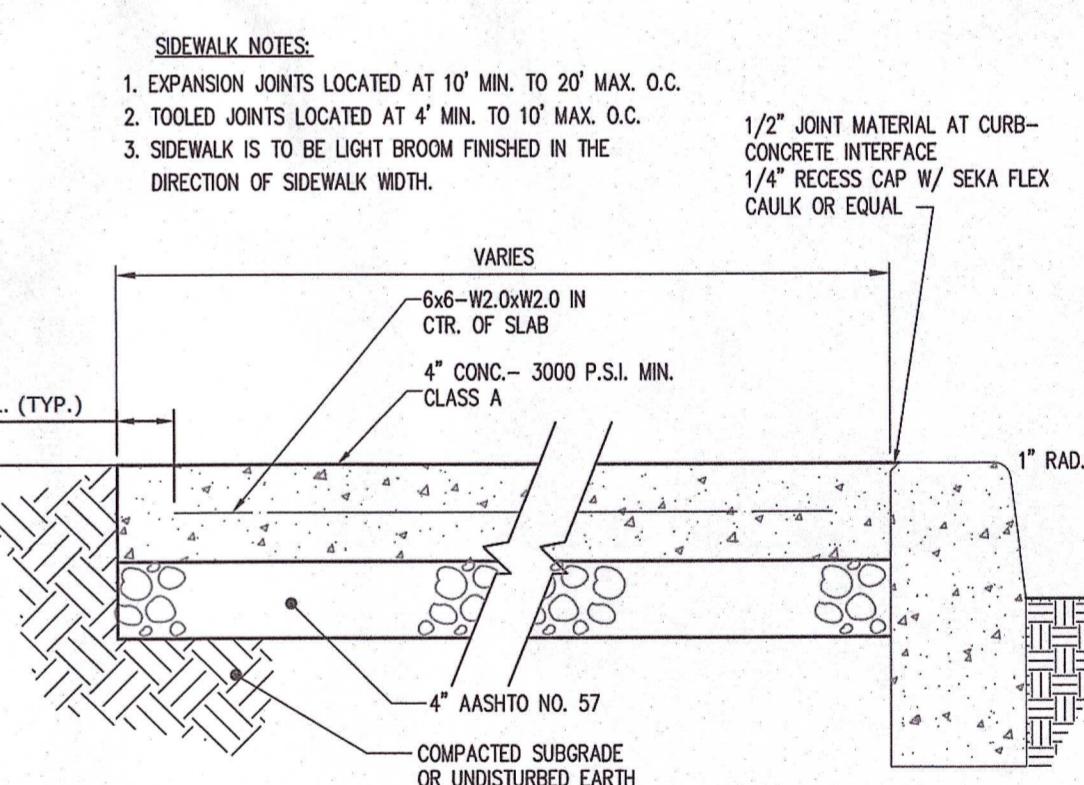
TYPICAL CROSS-SECTION

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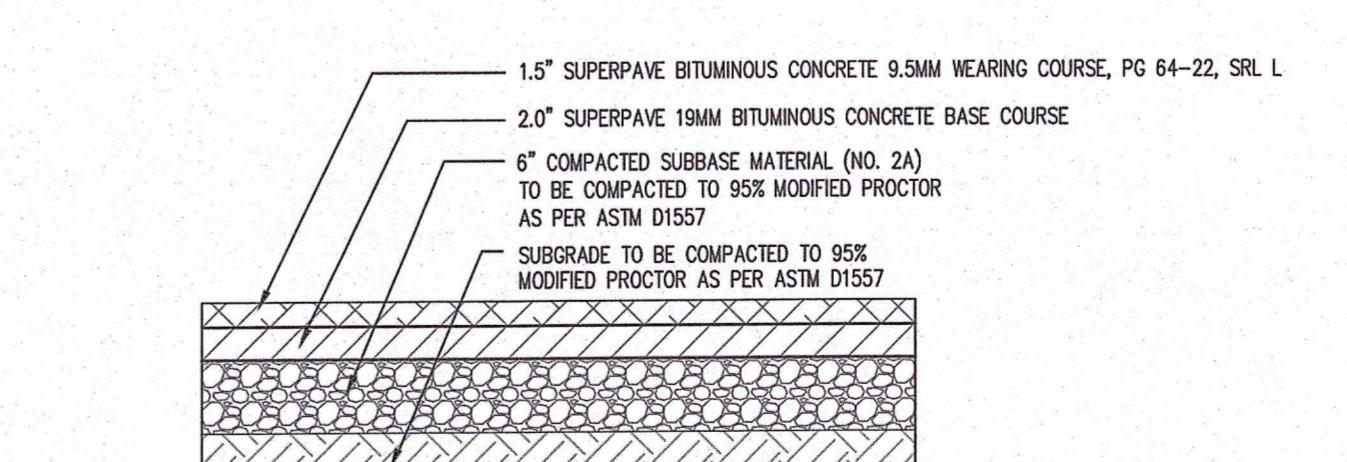
HEAVY DUTY CEMENT CONCRETE PAD/PAVING

NOT TO SCALE



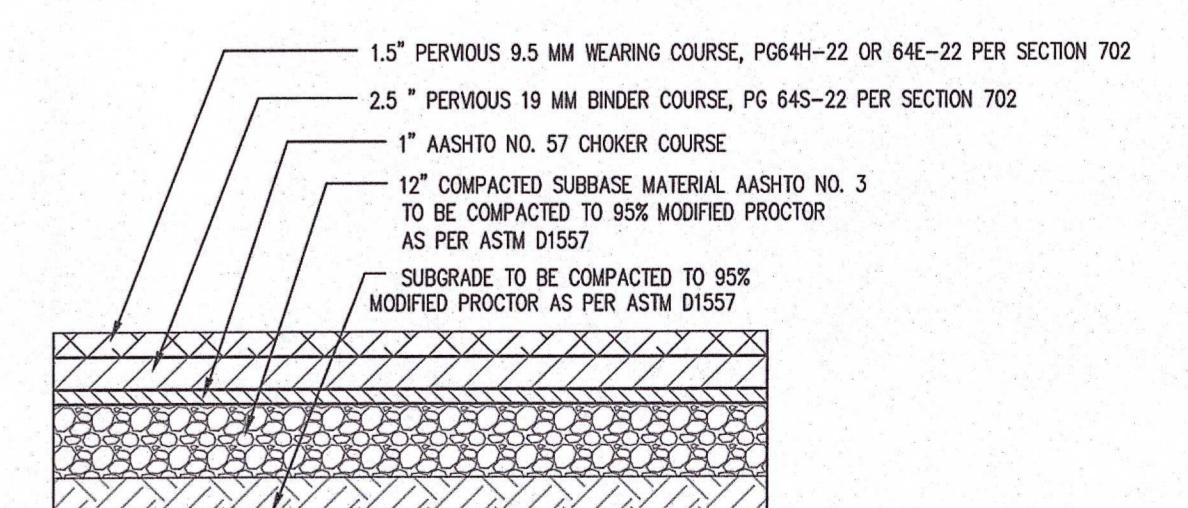
STANDARD CONCRETE CURB

NOT TO SCALE



STANDARD-DUTY BITUMINOUS PAVING

NOT TO SCALE



PERMEABLE BITUMINOUS PAVING

NOT TO SCALE

Designer _____ MAM
Draftsman _____ PW
ProjManager _____ MAM
Surveyor _____ NLC
Perimeter Ck. _____
Book _____ Pg
Acad _____ 21010_6-DETAILS
Layout _____ 6.0-DETAILS

02/01/2022 REVISED PER COMMENTS
01/11/2022 REVISED PER COMMENTS
12/17/2021 REVISED PER COMMENTS
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Date Description REVISIONS

1120
CARLISLE ROAD

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

FINAL LAND
DEVELOPMENT PLAN

CONSTRUCTION
DETAILS

PROJECT NO.
21010

DATE
OCTOBER 15, 2021

SCALE SHEET NO.
NTS

8