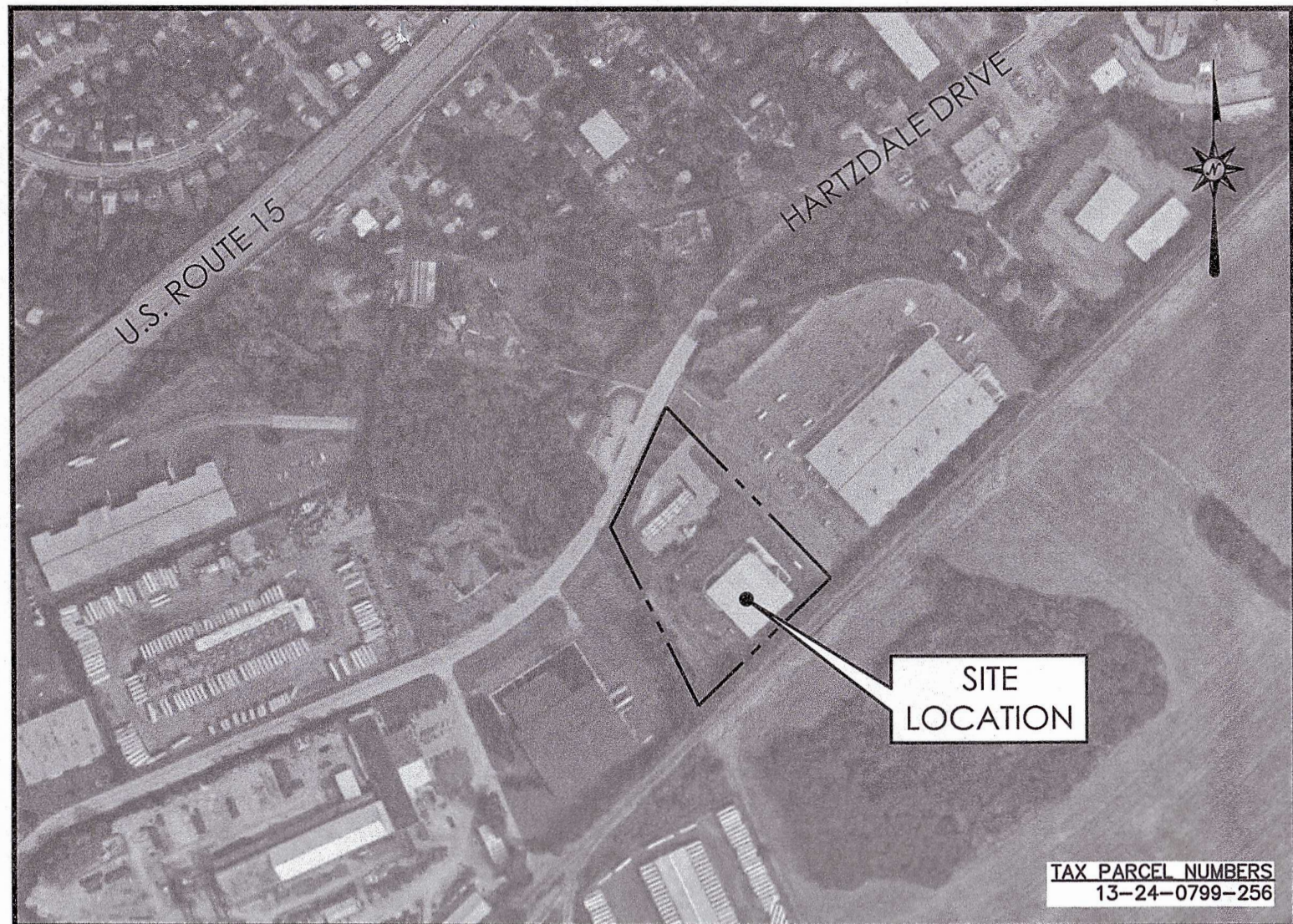




LOCATION MAP

SCALE: 1"=400'

GRAPHIC SCALE

400 200 0 400

SCALE IN FEET

WETLAND CERTIFICATION

THE SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND FLOODPLAINS AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO STATE OR FEDERALLY REGULATED WETLANDS OR FLOODPLAINS ON SITE.

NOVEMBER 18, 2021

JOSEPH KEMPF, WPI

Sheet List Table

1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SB-1	SUBDIVISION PLAN

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

FINAL MINOR SUBDIVISION PLAN

FOR

CLUB 025

HARRISBURG GAS STATION

3809 HARTZDALE DRIVE
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PREPARED FOR:
BJ's Wholesale Club

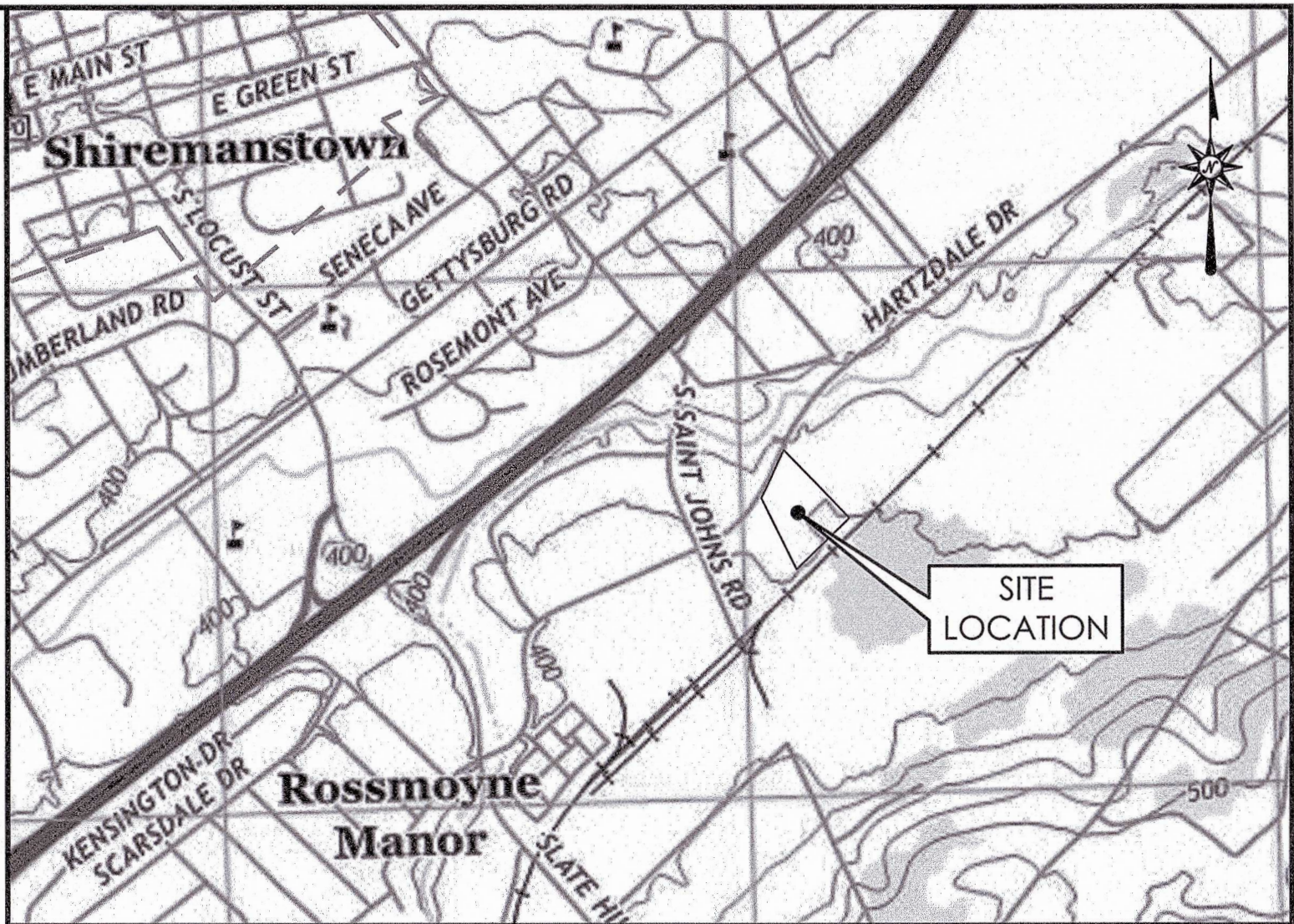


25 Research Drive
Westborough, MA 01581

PREPARED BY:

BL Companies ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax



VICINITY MAP

SCALE: 1"=1000'

GRAPHIC SCALE

1000 500 0 1000

SCALE IN FEET

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Cumberland SS

ON THIS, THE 11 DAY OF May, 2022, BEFORE ME, Duane Summers, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED YCH Properties LP, KNOWN TO ME (OR SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT Duane Summers EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

OWNER: Duane Summers

NOTARY: Yvette D. Summers, Notary Public, Cumberland County, My commission expires February 03, 2023, Commission number 1369944, MY COMMISSION EXPIRES 2-03-2023

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Worcester SS

ON THIS, THE 19 DAY OF March, 2022, BEFORE ME, David Picot, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BJ's Wholesale Club, KNOWN TO ME (OR SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT David Picot EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

OWNER: David P. Picot, EQUITABLE OWNER

NOTARY: TRACEY LEE CHOUINARD, Notary Public, Commonwealth of Massachusetts, My Commission Expires September 2, 2022, MY COMMISSION EXPIRES 9-2-2022

LANDOWNERS YCH Properties LP 3809 Hartzdale Drive Camp Hill, PA 17011	APPLICANT BJ's Wholesale Club c/o Mr. Patrick Netreba 25 Research Drive Westborough, MA 01581
DATES ISSUE DATE: OCTOBER 18, 2021 REVISIONS: DECEMBER 9, 2021 JANUARY 25, 2022	PLAN PURPOSE THE PURPOSE OF THIS PLAN IS THE SUBDIVISION OF A 4.59 ACRES PARCEL LOCATED AT 3809 HARTZDALE DRIVE, FURTHER IDENTIFIED AS TAX PARCEL #13-24-0799-256. SUBDIVISION RESULTS IN THE CREATION OF 2 LOTS CONSISTING OF 1.66 ACRES (LOT #1) AND 2.93 ACRES (LOT #2).
CV-1 No. 1 of 3	

CUMBERLAND COUNTY PLANNING DEPARTMENT
REVIEW CERTIFICATION

REVIEWED THIS 3 DAY OF November, 2021 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR: Kirk Stoner

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 22nd DAY OF March, 2022

Instrument # 202208436

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS
APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.
APPROVED THE 13th DAY OF December, 2021

CONDITIONS OF APPROVAL COMPLETED THIS 16th DAY OF March, 2022

PRESIDENT: [Signature]
SECRETARY: [Signature]

CERTIFICATION OF ACCURACY

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

JENNIFER MARKS, P.L.S.
REG. NO. SU-075317

355 RESEARCH PARKWAY
MERIDEN, CT 06450

10/15/2021
DATE

JENNIFER MARKS
LAND SURVEYOR
SU75317



(S24°35'58"W)	Property Line
_____	Record Deed Bearing
~~~~~	Setback Line
~~~~~	Treeline
- - - 50 - - -	Major Contour
- - -	Minor Contour
- - -	Storm Sewer
■	Handhole
□	Electric Meter
●	Utility Pole
—	Guy Wire
☼	Light Pole
○ GV	Gas Valve
□ CB	Catch Basin
○ MH	Manhole
⊙	Fire Hydrant
○ WV	Water Valve
↓	Fire Connection - Single
— — — — —	Sign
•	Bollard
♿	Handicap Symbol
Ⓜ	Monitoring Well
⬮	Deciduous Tree
-----	Areas of Steep Slopes (15%-25%)

SURVEY NOTES:

1. NORTH ARROW AND BEARINGS REFER TO PASPCS SOUTH NAD 83 AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES DURING OCTOBER 2021 REFERENCED TO THE KEYNET VRS NETWORK.
2. ELEVATIONS AND CONTOURS REFER TO NAVD 88 AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES DURING OCTOBER 2021 REFERENCED TO THE KEYNET VRS NETWORK.
3. PROPERTY IS LOCATED IN FLHAZ HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON F.I.R.M. COMMUNITY-PANEL NUMBER 42041C0283E AND 42041C0279E, EFFECTIVE ON 03/16/2009.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE BELIEVED TO BE ACCURATE. IF ADDITIONAL INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
5. REFERENCE IS MADE TO PLAN BOOK 60, PAGE 77.
6. TYPE OF SURVEY PERFORMED IS A BOUNDARY/TOPOGRAPHIC SURVEY BY BL COMPANIES, CAMP HILL, PA AND WAS COMPLETED ON 10/11/2021.
7. THERE ARE NO AREAS WITHIN HYDRIC SOILS PER THE SOIL SURVEY OF CUMBERLAND COUNTY.



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

© 2022 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 943-1665
(717) 651-9858 Fax



**FINAL MINOR SUBDIVISION PLAN
CLUB 025 HARRISBURG GAS STATION
3809 HARTZDALE DRIVE
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA**

REVISIONS		Desc.
No.	Date	
1	11/17/2021	Revised Per Comments
2	12/8/2021	Revised Per Comments
3	1/25/2022	Revised Per Survey Comments

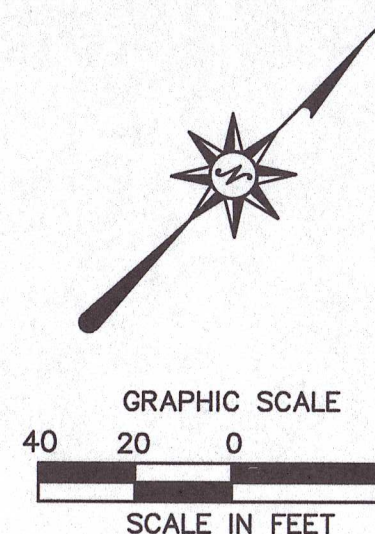
Designed	G.J.H.
Drawn	J.R.J.
Reviewed	G.J.H.
Scale	1" = 40'
Project No.	2102050
Date	10/18/21
CAD File:	
	EX210205001

Title

EXISTING
CONDITIONS
PLAN

Sheet No.

EX-1
No. 2 of 3



LOCATION: LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: REGIONAL COMMERCIAL (C-4)				
USE: RETAIL TRADE (NAICS No. 44-45) (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2
1	MINIMUM LOT AREA	NONE REQUIRED	72,285 S.F.	127,617 S.F.
2	MINIMUM LOT WIDTH	50 FEET	280.75 FEET	50.00 FEET
3	MINIMUM FRONT YARD	30 FEET	162.4 FEET	78.9 FEET
4	MINIMUM SIDE YARD	10 FEET	109.6 FEET	75.8 FEET
5	MINIMUM REAR YARD	35 FEET	38.8 FEET	36.4 FEET
6	MAXIMUM BUILDING HEIGHT	75 FEET	11 FEET	26 FEET
7	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	53.11 PERCENT	58.11 PERCENT

