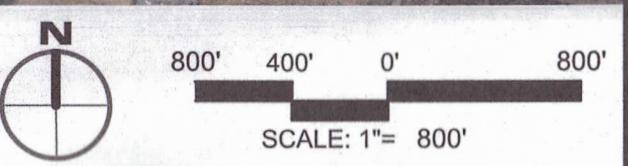




VICINITY MAP



PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION

AT

1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 197 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 2021285443, SUBMITTED ON 10/12/2021.

UTILITIES:
COMPANY: WINDSTREAM
ADDRESS: 1450 CENTER POINT RD
HIAWATHA, IA, 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: locate.desk@windstream.com
COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 852 WESLEY DR
MECHANICSBURG, PA, 17055
CONTACT: JEFF HORTON
EMAIL: jeff.horton@amwater.com
COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1028 HAY ST
PITTSBURGH, PA, 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.debla@verizon.com
COMPANY: BUCKEYE PARTNERS
ADDRESS: FIVE TEK PARK
9999 HAMILTON BLVD
BROOKFIELD, IL, 60525
CONTACT: DAVE NIES
EMAIL: dajones@BUCKEYE.COM
COMPANY: LOWER ALLEN TOWNSHIP AUTHORITY
ADDRESS: 100 LUMEN DR
NEW CUMBERLAND, PA, 17070
CONTACT: BRIAN KAUFMAN
EMAIL: bkaufman@LATWP.ORG
COMPANY: LOWER ALLEN TOWNSHIP
ADDRESS: 2235 GETTYSBURG RD
CAMP HILL, PA, 17011-7302
CONTACT: BRADLEY MCCULLOUGH
EMAIL: BMCULLOUGH@LATWP.ORG
COMPANY: CENTURY LINK
ADDRESS: 100 LUMEN DR
BROOMFIELD, CO, 80021
CONTACT: CENTURY LINK OPERATOR PERSONNEL
EMAIL: RELOCATIONS@LUMEN.COM



CO. MEMBER NAME	RESPONSE	NOTES	RESPONSE DATE	INITIALS
AK: HUNTERSON	CLEAR NO FACILITIES NOT		10/12/2021 14:04	LA-HBHC
AK: ENTERPRISE PRODUCTS	CLEAR NO FACILITIES NOT		10/12/2021 14:05	AKA-HBHC
AK: INTEGRATED DEVELOPMENT PARTNERS	CLEAR NO FACILITIES NOT		10/12/2021 14:05	MD-HBHC
AK: BUCKEYE PARTNERS	CLEAR NO FACILITIES NOT		10/12/2021 14:05	MS-HBHC
AK: USEPA HARRISBURG	CLEAR NO FACILITIES NOT		10/12/2021 14:05	ATB-HBHC
AK: LOWER ALLEN TOWNSHIP	CLEAR NO FACILITIES NOT		10/12/2021 14:05	ATB-HBHC
AK: VERIZON PENNSYLVANIA LLC	CLEAR NO FACILITIES NOT		10/12/2021 14:04	AM-HBHC
AK: LOWER ALLEN TOWNSHIP AUTHORITY	CLEAR NO FACILITIES NOT		10/12/2021 14:05	AF-WES
AK: PENNSYLVANIA AMERICAN WATER	EMERGENCY CONTACT - A PTF OR EMERGENCY CONTACT - A PTF OR REGULATOR		10/12/2021 14:05	DR-HBHC
AK: CONDUIT CASE COMMUNICATION INC	DO NOT RESPOND THROUGH PA ONE CALL		10/12/2021 14:05	BT-HBHC
AK: LOWER ALLEN TOWNSHIP	CLEAR NO FACILITIES NOT		10/12/2021 14:05	BT-HBHC
AK: CENTURYLINK FIBERLEVELS	DO NOT RESPOND THROUGH PA ONE CALL		10/12/2021 14:05	BT-HBHC

SHEET INDEX

#	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS AND SENSITIVE RESOURCES PLAN
03	DEMOLITION PLAN
04	SUBDIVISION PLAN
05	SITE PLAN
06	GRADING & STORMWATER MANAGEMENT PLAN
07	UTILITY PLAN
08	EASEMENT PLAN
09	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	PROFILES
12	DETAILS
13	DETAILS
14	DETAILS

PLAN DATE

ISSUE DATE: OCTOBER 18, 2021
REVISED DATE: DECEMBER 14, 2021
JANUARY 2022
MAY 04, 2022
JUNE 8, 2022 (ISSUED FOR RECORDING)

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PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION

AT

1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA

PLAN PREPARERS

INTEGRATED DEVELOPMENT PARTNERS, LLC
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043

CONTACT: JUSTIN KUHN, P.E.
TELEPHONE: 717-386-4362
EMAIL ADDRESS: Justin@IntegratedDP.com



EQUITABLE OWNER AND DEVELOPER

ESCAMBIA PROPERTIES, LLC
18 SAGE CREST CIRCLE
ENOLA, PA 17025

CONTACT: SCOTT BOONE
TELEPHONE: 717-471-0093
EMAIL ADDRESS: SEBOONE@MINDSPRING.COM

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS FROM THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:
\$192-30: SUBMISSION OF PRELIMINARY PLAN
\$192-57.5(G): ONLY 10% OF STREET LENGTH IN ANY SUBDIVISION
SHALL BE CUL-DE-SAC
\$192-53.1(A): PROVIDE GRASS PLANTING STRIP BETWEEN THE PROPOSED CURBLINE AND SIDEWALK

APPROVAL DATE:
JANUARY 24, 2022
JANUARY 24, 2022
JANUARY 24, 2022

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A SUBDIVISION AT 1229 ROSSMOYNE ROAD. THE PROJECT INCLUDES THE CONSTRUCTION OF 14 RESIDENTIAL LOTS (PROPOSED LOTS 1, 4-7 AND 9-17). LOT 8 WILL BE DEVOTED TO STORMWATER MANAGEMENT. EXISTING LOT 2 WILL BE CONVEYED TO EXISTING LOT 3 (NFT ROBERT AND JILLIAN ORTH). THE RESIDENTIAL LOTS WILL INCLUDE UTILITIES AND STORMWATER MANAGEMENT FACILITIES.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

Ex: Covo. & Perimeter Boundary

ERIC DIFFENBAUGH, PLS

DATE



CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

Justin Kuhn, P.E.

DATE



LOWER ALLEN TOWNSHIP ACT 167 STORMWATER DESIGN CERTIFICATION

Have reviewed and hereby certify that the drainage plan meets all design standards and criteria of the Lower Allen Township Act 167 Stormwater Management Ordinance.

JUSTIN KUHN, P.E. No. 074912

AREA AND BULK REGULATIONS

LOCATION: 1229 ROSSMOYNE ROAD, MECHANICSBURG, PA 17055

ZONE: R-1 - SINGLE-FAMILY ESTABLISHED RESIDENTIAL DISTRICT

PERMITTED USE: §220-11.A - SINGLE-FAMILY DETACHED DWELLINGS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MAXIMUM RESIDENTIAL DENSITY	§220-13.A(1)	4 DU. PER GROSS ACRE	1.59 DU. PER GROSS ACRE
2	MINIMUM LOT AREA	§220-13.A(2)	7,200 SF	11,190 SF (LOT 5)
3	MINIMUM LOT WIDTH	§220-13.A(3)	50 FT AT R.O.W. LINE	58 FT AT R.O.W. LINE (LOT 10)
4	MINIMUM FRONT YARD	§220-15.A(1)	30 FT	30 FT
5	MINIMUM SIDE YARD	§220-15.A(2)	5 FT (ONE SIDE) 15 FT (TOTAL)	5 FT (ONE SIDE) 15 FT (TOTAL) (LOTS 5, 6, 15 & 16)
6	MINIMUM REAR YARD	§220-15.A(3)	25 FT	26 FT (LOT 4)
7	MAXIMUM IMPERVIOUS COVERAGE	§220-14	50%	36.89%
8	MAXIMUM BUILDING HEIGHT	§220-12.A(1) & (2)	35 FT (PRINCIPAL) 25 FT (ACCESSORY)	35 FT OR LESS (PRINCIPAL) 25 FT OR LESS (ACCESSORY)
9	MINIMUM OFF-STREET PARKING	§220-239.A	2 SPACES PER D.U.	2 SPACES PER D.U.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOWER ALLEN TOWNSHIP STANDARDS AND SPECIFICATIONS, CUMBERLAND COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

2. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

3. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.

4. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

5. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR STATE RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNDOT 1-72 HOURS BEFORE COMMENCEMENT OF WORK IN PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMERGENCY CALL THE UTILITIES LOCATING COMPANY FOR DETERMINATION OF EXISTING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPE OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

6. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.

7. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

8. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

9. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY REQUIRED GOVERNING AND REGULATORY AGENCIES.

10. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM CUMBERLAND COUNTY AND LOWER ALLEN TOWNSHIP ALL CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND LOWER ALLEN TOWNSHIP.

12. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

13. ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.

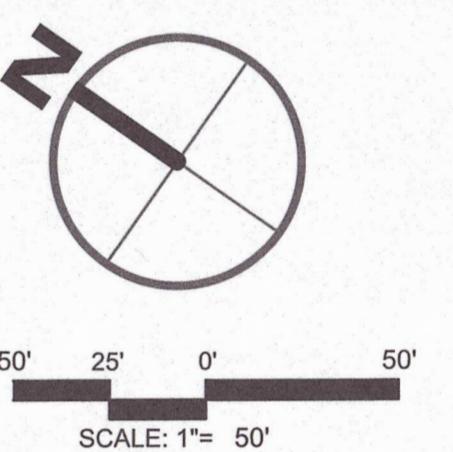
14. WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.

15. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.

16. SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PADEP REQUIREMENTS AND WITH THE APPROVED PLANS.

17. ALL STREETS ARE INTENDED FOR DEDICATION TO LOWER ALLEN TOWNSHIP.

18. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE SHORT AND LONG TERM MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICE FACILITIES. LOT OWN



SCALE: 1" = 50'

02 of 14

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION

LEGEND	
EXISTING CONDITIONS PLAN	
EXISTING PROPERTY LINE	
EXISTING TRACT LINE	
EXISTING CENTERLINE	
EXISTING RIGHT-OF-WAY LINE	
EXISTING EASEMENT	
EXISTING PROPERTY CORNER	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EXISTING OVERHEAD ELECTRIC	
EXISTING UTILITY POLE	
EXISTING LIGHT STANDARD	
EXISTING GAS LINE	
EXISTING WATER HYDRANT	
EXISTING WATERLINE	
EXISTING WATERVALVE	
EXISTING SANITARY SEWER LINE	
EXISTING SANITARY MANHOLE	
EXISTING INLET STRUCTURE	
EXISTING PIPE	
EXISTING SIGN	
EXISTING EDGE OF MACADAM	
EXISTING STRIPPING	
EXISTING EDGE OF CONCRETE	
EXISTING EDGE OF GUIDERAIL	
EXISTING FENCE	
EXISTING TREE LINE	
SOIL TYPE BOUNDARY LINE	
BdB	SOIL TYPE

EXISTING CONDITIONS PLAN	
EXISTING PROPERTY LINE	
EXISTING TRACT LINE	
EXISTING CENTERLINE	
EXISTING RIGHT-OF-WAY LINE	
EXISTING EASEMENT	
EXISTING PROPERTY CORNER	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EXISTING OVERHEAD ELECTRIC	
EXISTING UTILITY POLE	
EXISTING LIGHT STANDARD	
EXISTING GAS LINE	
EXISTING WATER HYDRANT	
EXISTING WATERLINE	
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EXISTING INLET STRUCTURE	
EXISTING PIPE	
EXISTING SIGN	
EXISTING EDGE OF MACADAM	
EXISTING STRIPPING	
EXISTING EDGE OF CONCRETE	
EXISTING EDGE OF GUIDERAIL	
EXISTING FENCE	
EXISTING TREE LINE	
SOIL TYPE BOUNDARY LINE	
BdB	SOIL TYPE

SURVEY NOTES

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY DIFFENBAUGH WADEL, INC. ON AUGUST 2, 2021 (VERTICAL DATUM: NAVD 1988; HORIZONTAL DATUM NAD 1983). PROPERTY LINES SHOWN HEREON ARE CLOSE IN PROXIMITY. A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME.
2. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAPS #42041C0279E, EFFECTIVE MARCH 16, 2009.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ACTUAL BURIED UTILITIES LOCATIONS MAY BE ENCODED IF EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES. BECAUSE THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS, THEY SHOULD BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.

SOILS INFORMATION

BdB	Bedington Shaly Silt Loam 3 TO 8 PERCENT SLOPES (Non-Hydr)
BdC	Bedington Shaly Silt Loam TO 15 PERCENT SLOPES (Non-Hydr) HSO B
Ub	Urban Land and Undeveloped 0 TO 8 PERCENT SLOPES (Non-Hydr) HSO D

GEOLOGY INFORMATION

PROFESSIONAL SEAL	
DRAWN	EML
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157
CAD FILE:	02 - EXISTING CONDITIONS

STEEP SLOPES

STEEP SLOPES 15-25%
STEEP SLOPES >25%

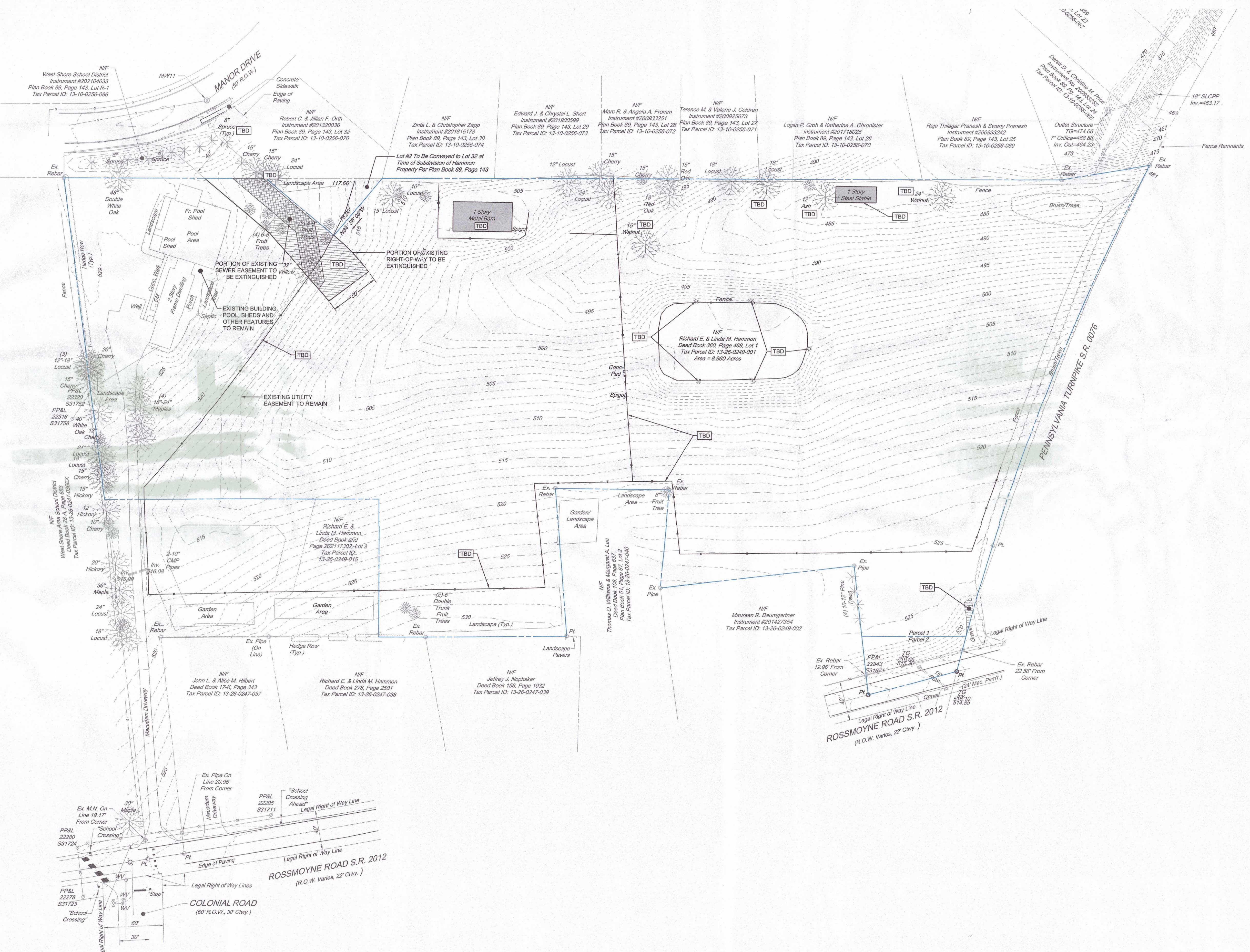


INTEGRATED
DEVELOPMENT PARTNERS
430 NORTH FRONT STREET
WORRICKSBURG, PA | 17043
717.773.6084
www.IntegratedDP.com

LEGEND

DEMOLITION PLAN

	DEMOLISH BUILDING
	ABANDON RIGHT-OF-WAY
	DENOTES A FEATURE TO BE DEMOLISHED
	DENOTES A FEATURE TO BE REMOVED AND RELOCATED



PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION AT 1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY

PROFESSIONAL SEAL	
DRAWN	EML
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS	NO.	DATE	DESCRIPTION	2. REVISED PER COUNCIL AND COUNTY COMMENTS
	1	12/14/2021	REVISED PER COUNCIL AND COUNTY COMMENTS	
	2	01/10/2022	REVISED PER COUNCIL AND COUNTY COMMENTS	
	3	05/04/2022	SSUED FOR RECORDING	
	4	06/08/2022		

DEMOLITION PLAN	
TITLE	
DEMOLITION PLAN	
REVISIONS	
NO.	DATE
1	12/14/2021
2	01/10/2022
3	05/04/2022
4	06/08/2022
SCALE: 1" = 50'	
50' 25' 0' 50'	
SHEET NO. 03 of 14	

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INTEGRATED
DEVELOPMENT PARTNERS

430 NORTH FRONT STREET
WORMLEYSBURG PA | 17043
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LEGEND

SUBDIVISION PLAN	
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED IRON PIN
	PROPOSED CONCRETE MONUMENT
	PROPERTY CORNER MARKER

LARK MEADOWS SUBDIVISION AT 1229 ROSSMOYNE ROAD

CUMBERLAND COUNTY

1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

PROFESSIONAL SEAL	
DRAWN	EML
REVIEWED	ESS
SCALE	AS NOTED
DATE	10/18/2021
PROJECT NO.	21-0157
CAD FILE:	03.5 - SUB PLAN

REVISIONS	NO.	DATE	DESCRIPTION	REvised per Township and County Comments
	1	12/14/2021	1	REvised per Township and County Comments
	2	01/20/2022	2	REvised per Township and County Comments
	3	05/04/2022	3	REvised per Township and County Comments
	4	06/08/2022	4	ISSUED FOR RECORDING

SUBDIVISION PLAN

SHEET NO.

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LARK MEADOWS SUBDIVISION AT
1229 ROSSMOYNE ROAD
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

PROFESSIONAL SEAL
DRAWN EML
REVIEWED ESS
SCALE AS NOTED
DATE 10/18/2021
PROJECT NO. 21-0157
CAD FILE: 04 - SITE PLAN

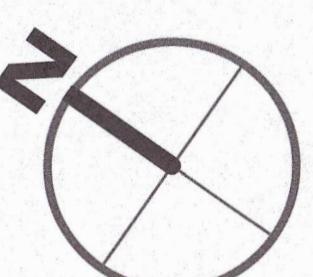
REVISIONS	NO.	DATE	DESCRIPTION	REVISIONS PER TOWNSHIP AND COUNTY COMMENTS
	1	12/14/2021	REVISED PER TOWNSHIP COMMENTS	
	2	01/20/2022	REVISED PER TOWNSHIP COMMENTS	
	3	05/04/2022	REVISED PER TOWNSHIP AUTHORITY COMMENTS	
	4	06/08/2022	ISSUED FOR RECORDING	

TITLE	SITE PLAN
REVISIONS	

SHEET NO.

05 of 14

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



50'
25'
0'
50'

SCALE: 1" = 50'

LEGEND

SITE PLAN	
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED CENTERLINE
	PROPOSED CURB
	SITE SIGN
	PROPOSED IRON PIN
	PROPERTY CORNER MARKER
	PROPOSED CONCRETE MONUMENT
	PROPERTY CORNER MARKER
	PROPOSED STREETLIGHT

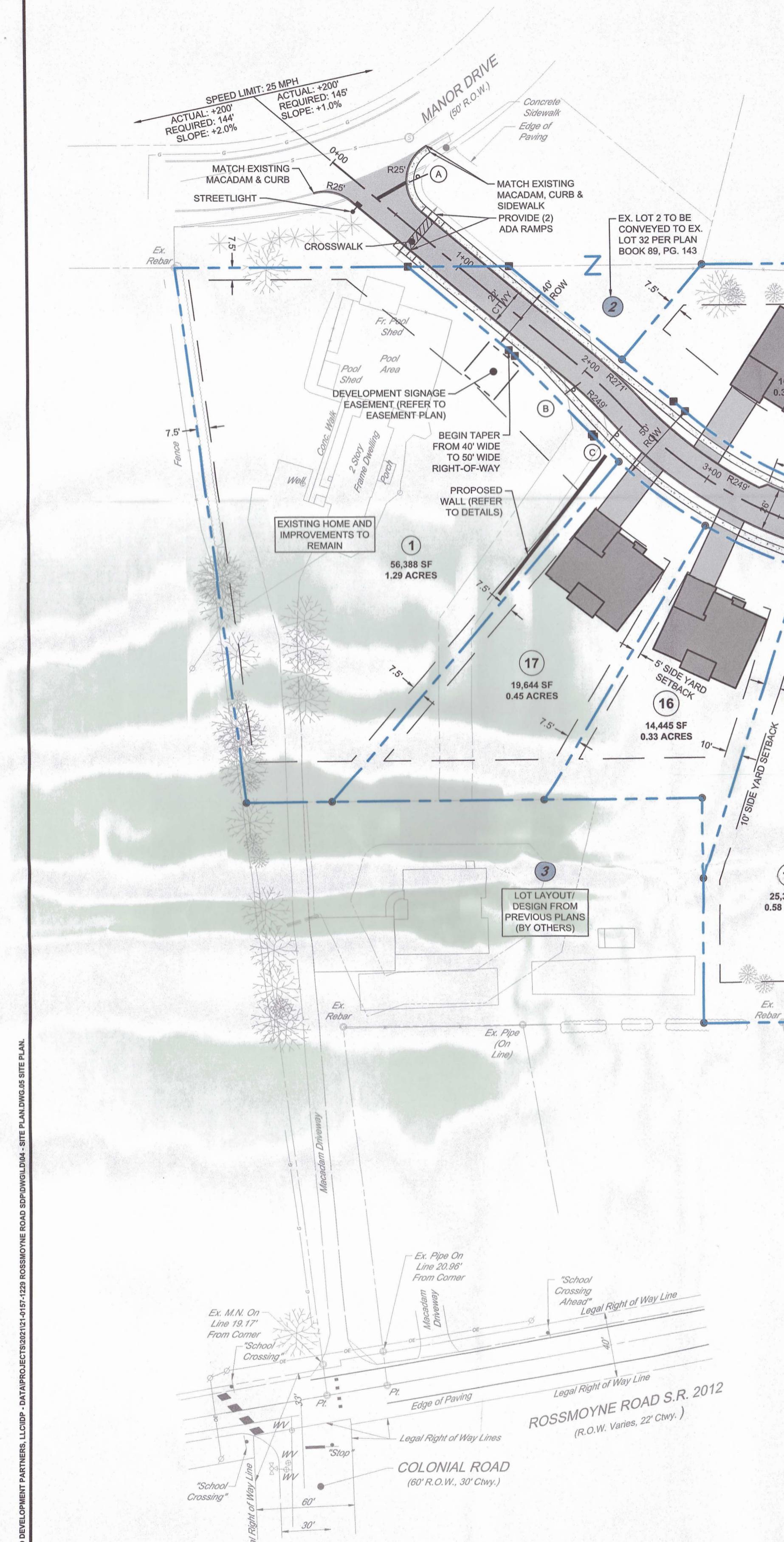
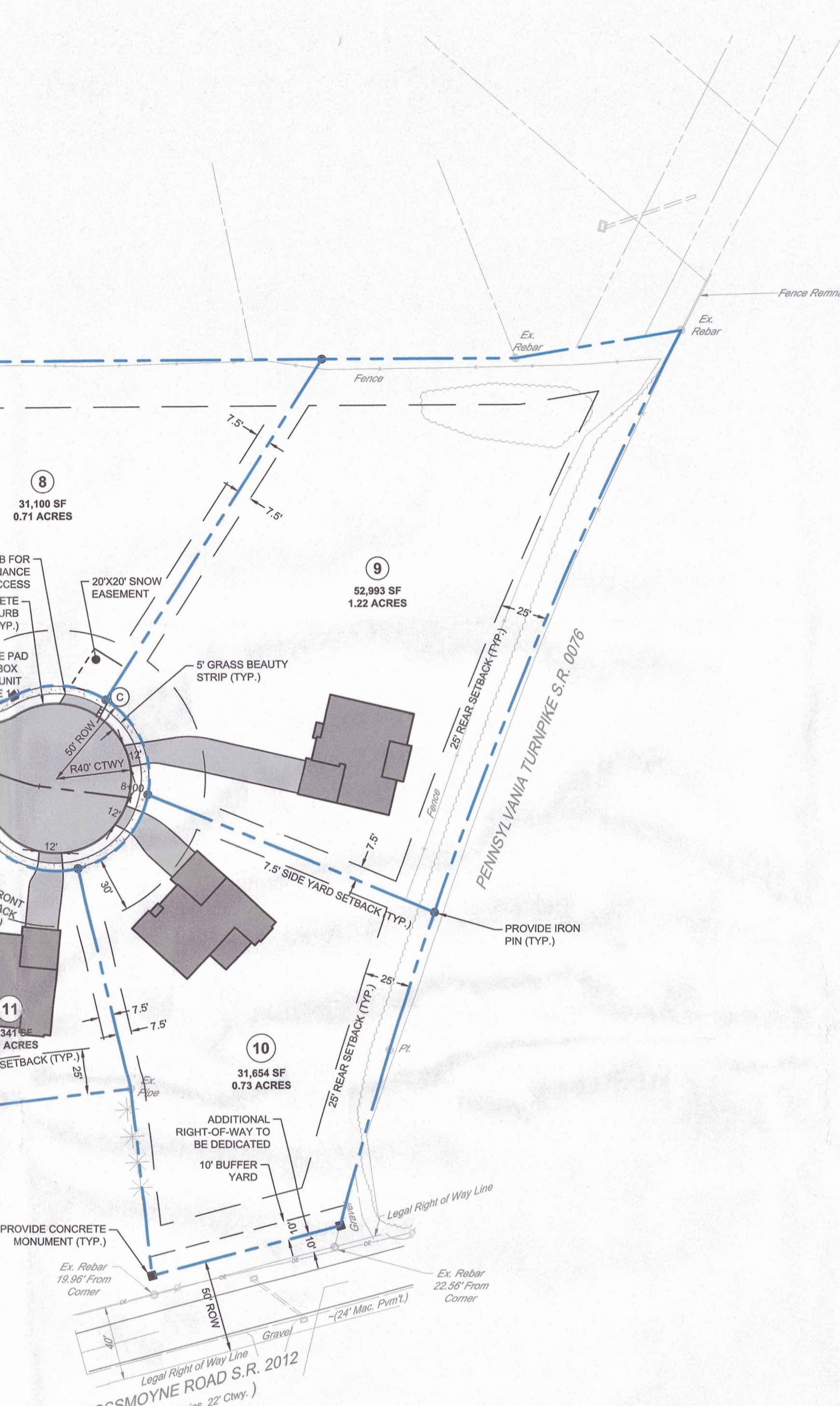
SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"		1
B	R2-1 30"x36"		1
C	R8-3 12"x12"		4

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
5. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL PENNDOT STANDARDS AND REGULATIONS IN EFFECT AT THE TIME OF STREET DESIGNATION.
6. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
7. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
8. MONUMENTS AND LOT PINS SHALL BE SET IN ACCORDANCE WITH THE TOWNSHIP SALDO SECTION 192-63.
9. ALL DRIVEWAY CURB CUTS SHALL BE PROVIDED AT TIME OF CONSTRUCTION.
10. CONSTRUCTION IS ANTICIPATED TO COMMENCE 3 MONTHS AFTER PLAN APPROVAL AND LAST FOR 6 MONTHS.
11. INSTALL CLUSTER MAILBOX PER USPS REQUIREMENTS AND SPECIFICATIONS.

CIRCULAR PORTION OF CUL-DE-SAC = 176 FT
MAX DRIVEWAY AT EDGE OF PAVEMENT = 25% (44 FT)
ACTUAL DRIVEWAY AT EDGE OF PAVEMENT = 20% (36 FT)



PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION

AT
1229 ROSSMOYNE ROAD

LOWER ALLEN TOWNSHIP

PROFESSIONAL SEAL

DRAWN EML

REVIEWED ESS

SCALE AS NOTED

DATE 10/18/2021

PROJECT NO. 21-0157

CAD FILE: 06 - UTILITY PLAN

REVISIONS	DESCRIPTION	DATE	REVISER	REVISER COMMENTS
1	12/14/2021	1	REVISED PER TOWNSHIP AND COUNTY COMMENTS	
2	01/26/2022	2	REVISED PER TOWNSHIP COMMENTS	
3	05/05/2022	3	REVISED PER TOWNSHIP AUTHORITY COMMENTS	
4	05/05/2022	4	ISSUED FOR RECORDING	

TITLE

UTILITY PLAN

SHEET NO.

07 of 14

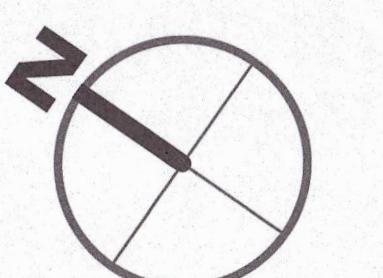
FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

LEGEND

UTILITY PLAN	
W	PROPOSED WATER LINE
WV	PROPOSED WATER VALVE
FH	PROPOSED FIRE HYDRANT
WVM	PROPOSED WATER METER
FM	PROPOSED SANITARY LINE
SM	PROPOSED SANITARY MANHOLE
CC	PROPOSED CLEANOUT CHAMBER
GP	PROPOSED GRINDER PUMP
LV	PROPOSED LATERAL VALVE ASSEMBLY
G	PROPOSED GAS LINE
ETC	PROPOSED ELECTRIC, TELECOMMUNICATION & CABLE LINE
SL	PROPOSED STREETLIGHT

UTILITY NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
2. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
3. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND AMMUNITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADED USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. SANITARY LATERAL SHALL MAINTAIN (10 MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASING OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
6. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8' LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABILE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
7. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
8. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASING OF THE PROPOSED PIPING.
9. SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
10. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB CUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINEAGE SYSTEM.
11. ELECTRIC AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE INDICATED ON PLANS. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 30 UNDER PLANS) AND SECURITY SYSTEMS. NO EXISTING ARMS REQUIRED TO BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE SECURELY INSTALLED AND BACKFILLED IN ACCORDANCE WITH THE ELECTRIC UTILITY PROVIDER AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLDS IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
12. ALL WATER LINES TO HAVE A MINIMUM COVER OF FOUR FEET.
13. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
14. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADE DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
15. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
16. CONSTRUCTION SHOULD COMPLY WITH ALL LOWER ALLEN TOWNSHIP AUTHORITY STANDARDS.
17. THE PROPER OWNER AND CONTRACTOR SHALL PROTECT THE EXISTING AUTHORITY SEWER LATERAL FROM THE EXISTING BUILDING AND SHALL REPAIR ANY AND ALL DAMAGE RESULTING FROM THE PROPOSED DEVELOPMENT ACTIVITY.
18. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE SANITARY SEWER LATERAL FROM THE EXISTING BUILDING AND THE TIE-IN LOCATION TO THE EXISTING SEWER MAN. THE LATERAL SHALL BE PROTECTED DURING CONSTRUCTION.
19. CONTRACTOR SHALL PROVIDE A SPARE GRINDER PUMP TO LOWER ALLEN TOWNSHIP AUTHORITY FOR EMERGENCY LOAN TO RESIDENTS.
20. GRINDER PUMP UNITS AND PRESSURE LATERALS SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNER. EACH SUCH PROPERTY OWNER SHALL MAINTAIN A SERVICE CONTRACT WITH A QUALIFIED CONTRACTOR EXPERIENCED IN THE MAINTENANCE AND REPLACEMENT OF ALL ELEMENTS OF THE GRINDER PUMP. ALL GRINDER PUMP WARRANTIES SHALL BE ENFORCED BY THE PROPERTY OWNER AGAINST THE APPLICABLE MANUFACTURER OR APPROPRIATE AGENT.



50' 25' 0' 50'

SCALE: 1" = 50'



ASSEMENT NOTES

THE HOA IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES, AND STORMWATER AND SNOW EASEMENTS WITHIN LOT 8.

INDIVIDUAL LOT OWNERS ARE RESPONSIBLE MAINTENANCE AND MOWING OF ALL OTHER EASEMENTS.

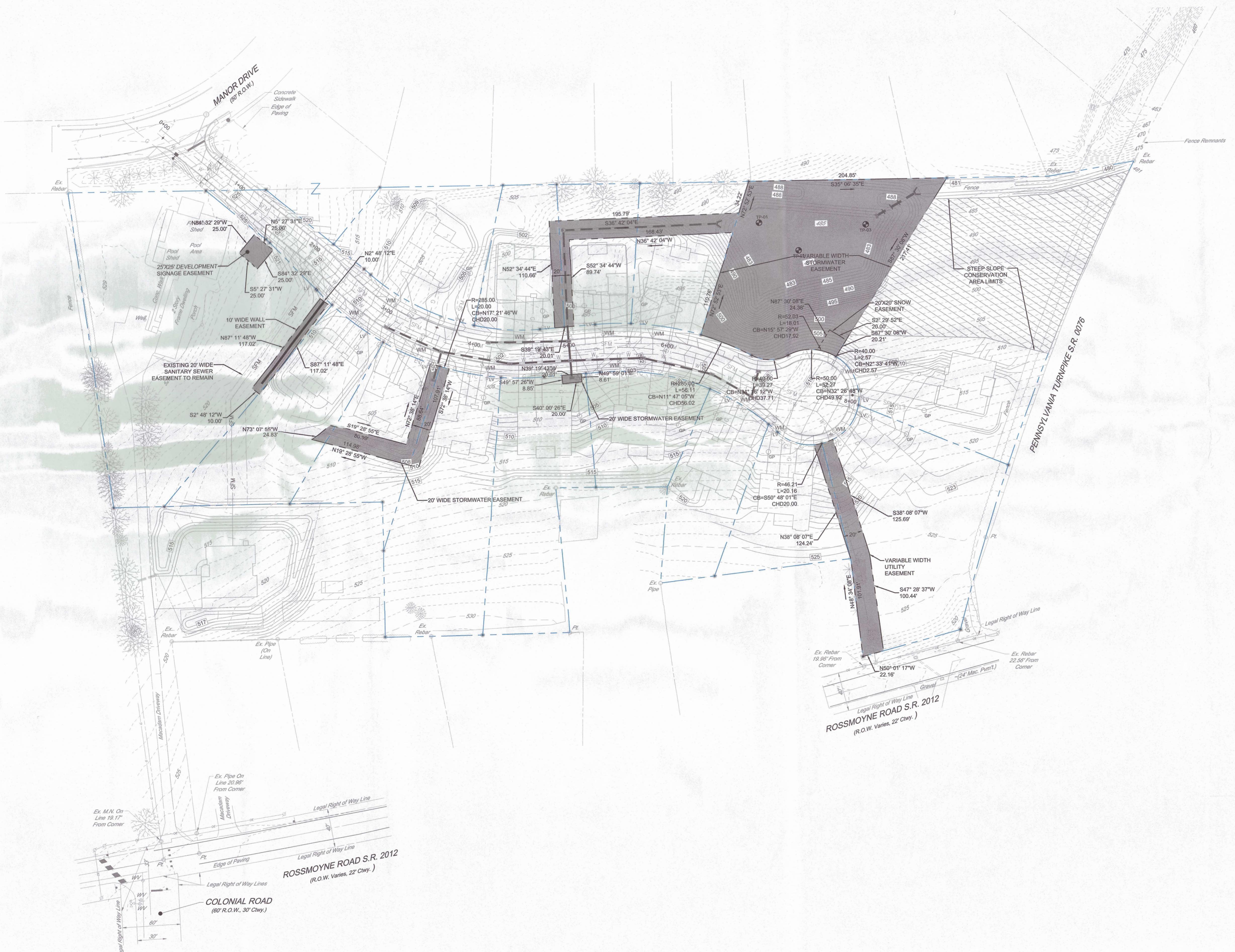
NOTHING IS TO BE PLACED, PLANTED OR SET WITHIN THE LIMITS OF THE EASEMENTS UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE PLAN.

THE TOWNSHIP OR AN AGENT OR CONTRACTOR OF THE TOWNSHIP IS AUTHORIZED TO ACCESS AND INSPECT THE STORMWATER FACILITIES AT ANY TIME.

THIS PLAN AUTHORIZES MAINTENANCE TO BE DONE BY TOWNSHIP OR AN AGENT OR CONTRACTOR OF THE TOWNSHIP AND THE BURDENING OF THE COST OF THE WORK AGAINST THE PROPERTIES OF THE PRIVATE ENTITY RESPONSIBLE FOR THE MAINTENANCE.

NO MOWING, CLEARING, OR DISTURBANCE SHALL OCCUR WITHIN THE STEEP SLOPE CONSERVATION AREA AS SHOWN ON THE PLAN. THE EXISTING VEGETATION WITHIN THE STEEP SLOPE CONSERVATION AREA SHALL REMAIN IN ITS CURRENT CONDITION. HOA IS RESPONSIBLE FOR MAINTENANCE OF THE STEEP SLOPE CONSERVATION AREA.

6/7/2022, DEFAULT, C:\USERS\DEFAUTL\Desktop-H3E01PT\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\202121-0157-1229 ROSSMOYNE ROAD SDP\DW\G06.5 - EASEMENT PLAN.DWG.08 EASEMENT PLAN.



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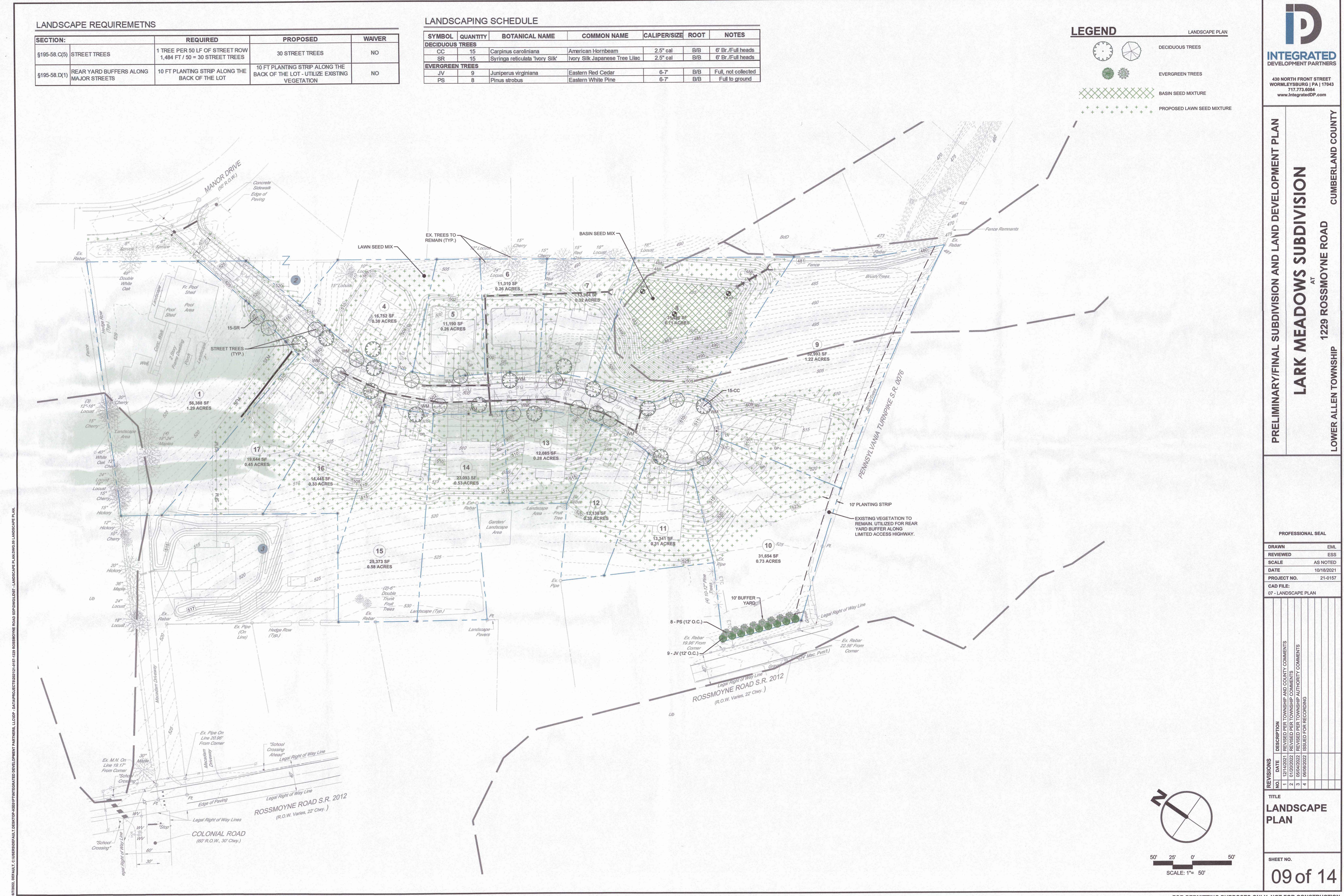
LAND MEADOWS SUBDIVISION

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PROJECT NO.	21-01
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5 - EASEMENT PLAN	

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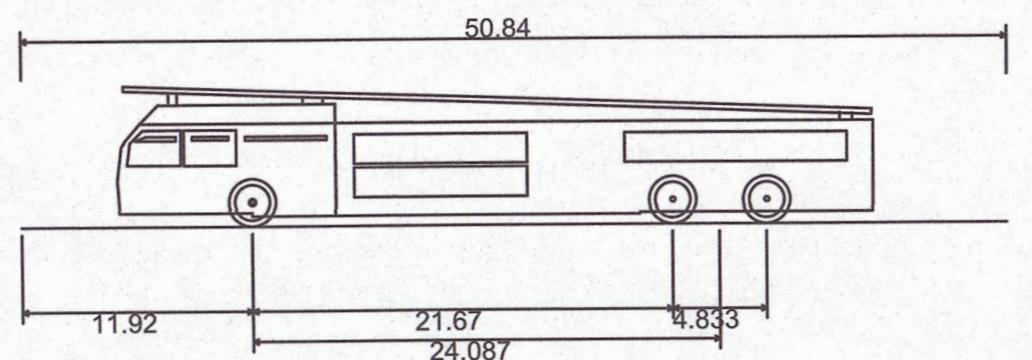
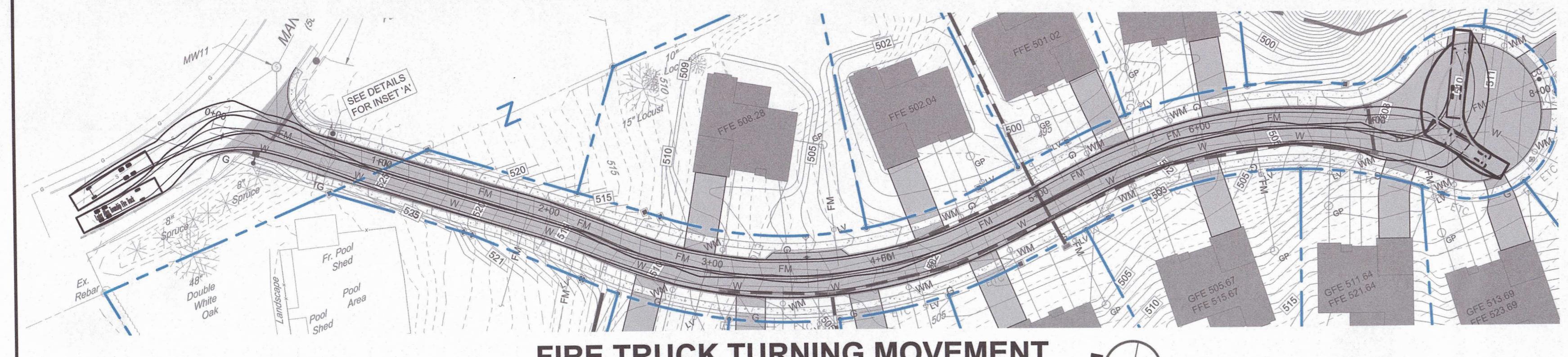




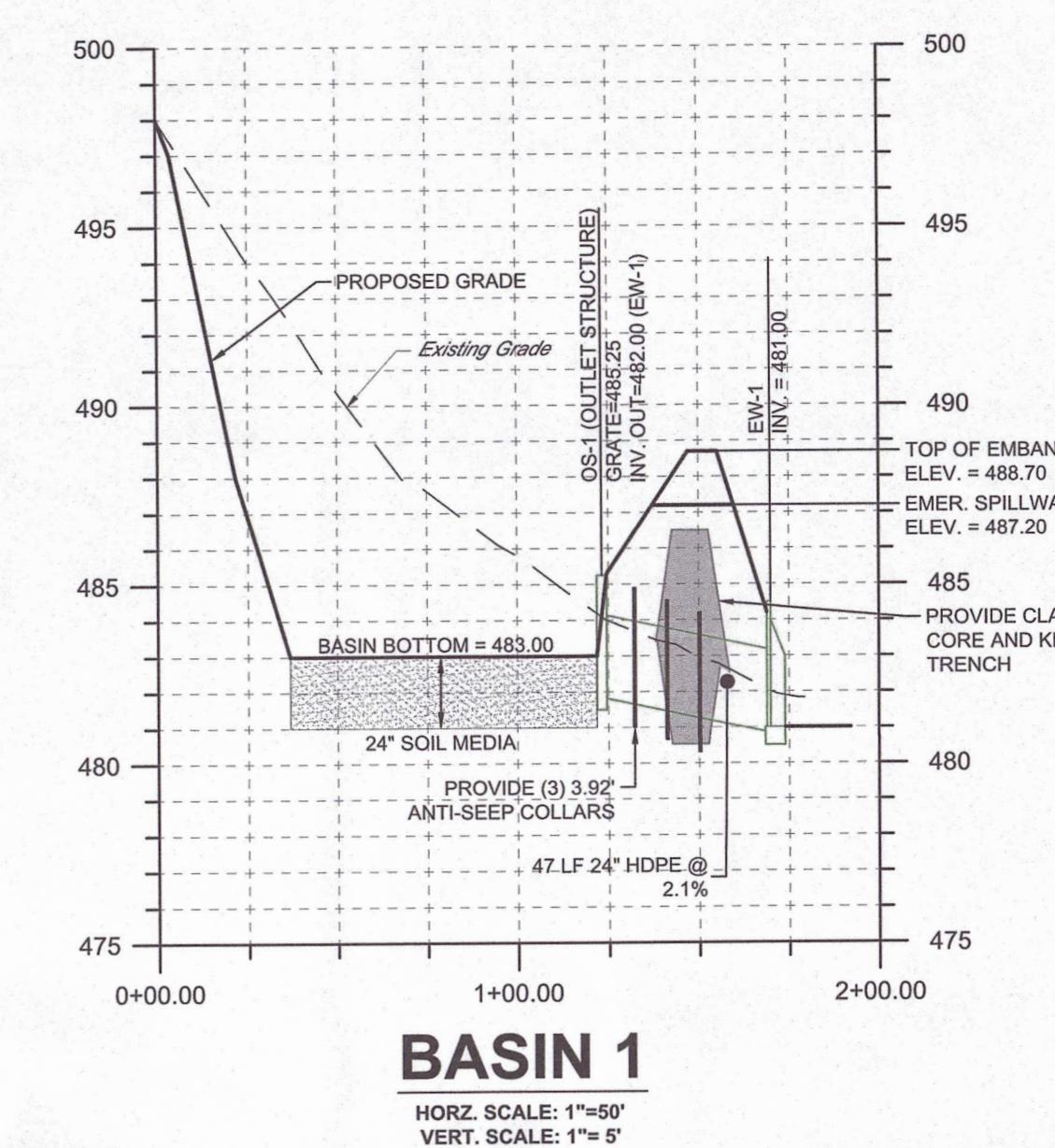
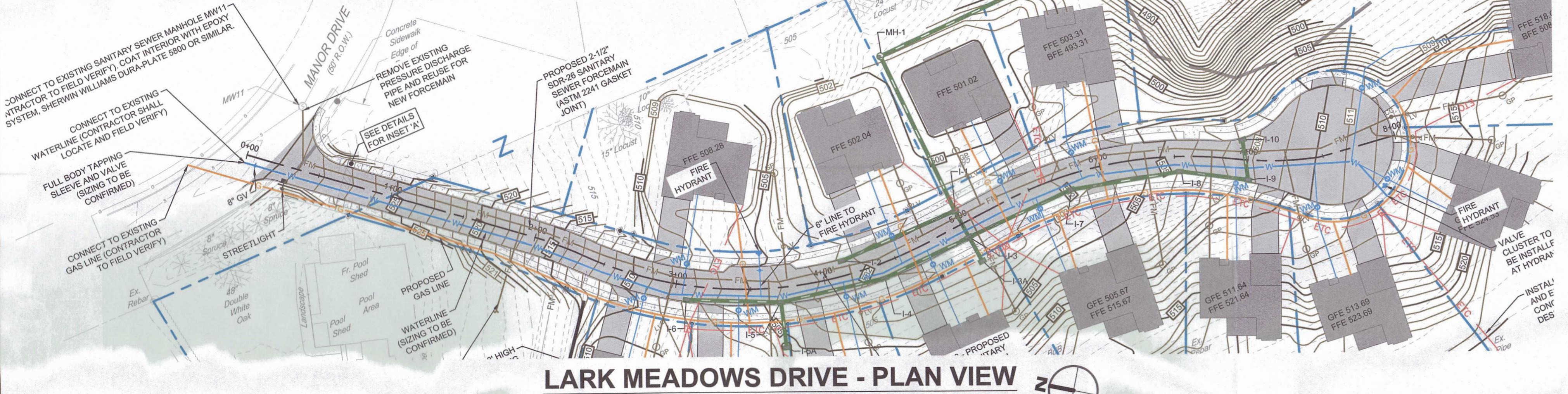
INTEGRATED
DEVELOPMENT PARTNERS

430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.6084
www.IntegratedDP.com

FIRE TRUCK TURNING MOVEMENT

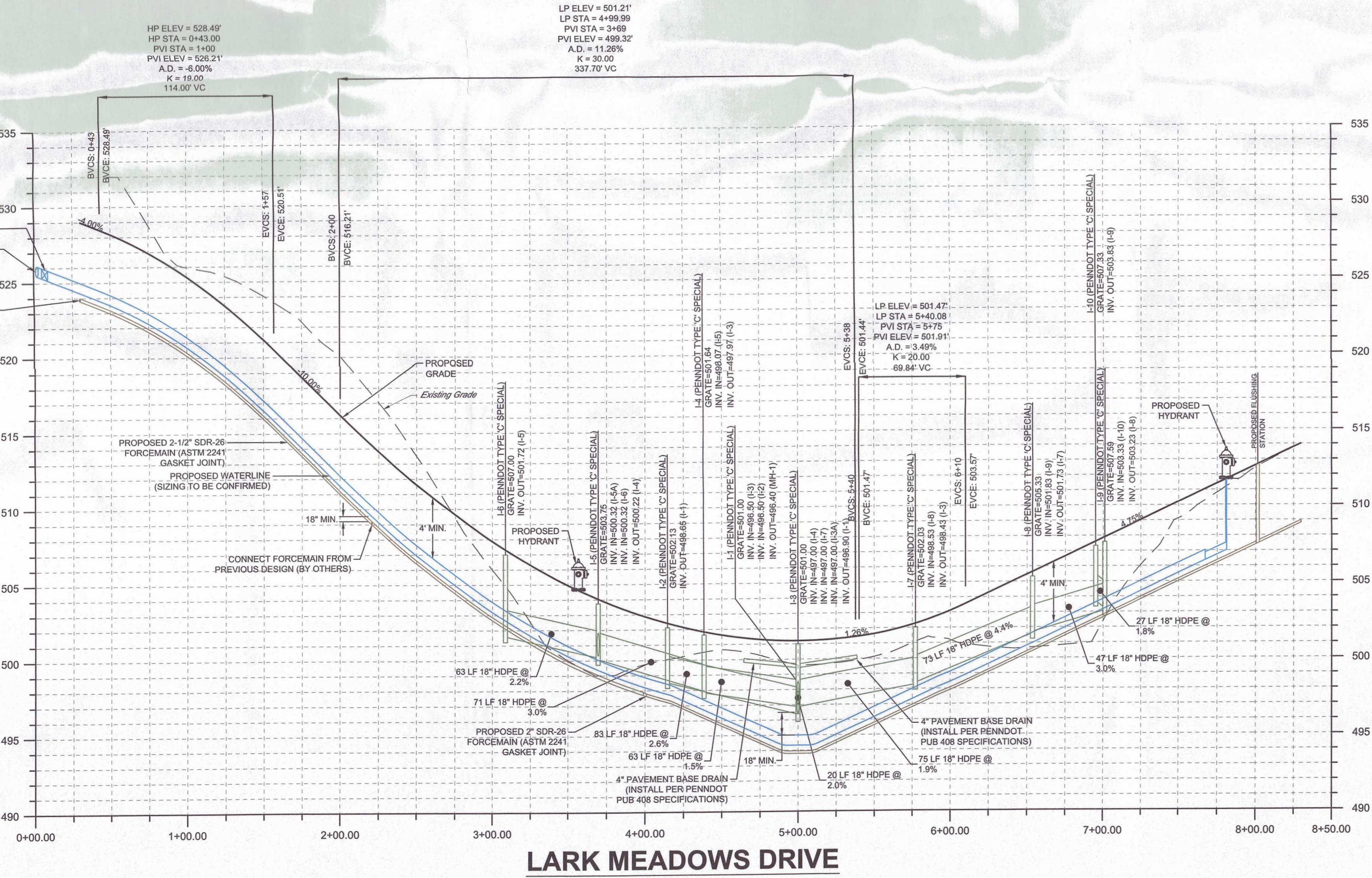


Lower Allen Township Fire Truck
Overall Length 50.840ft
Overall Width 9.880ft
Overall Body Height 7.280ft
Min Body Ground Clearance 0.530ft
Track Width 6.910ft
Lock-to-lock time 6.00s
Max Wheel Angle 40.00°



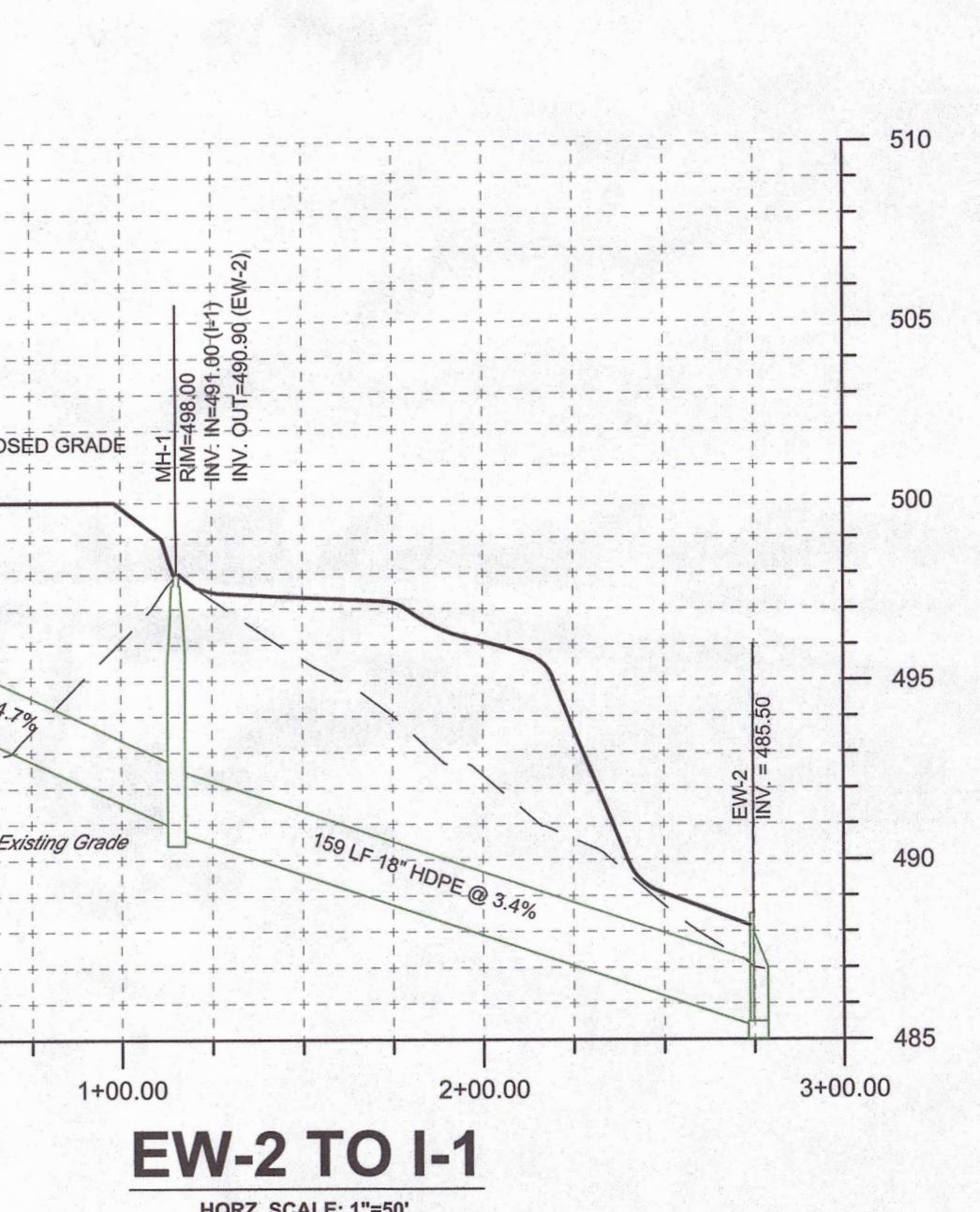
BASIN 1

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



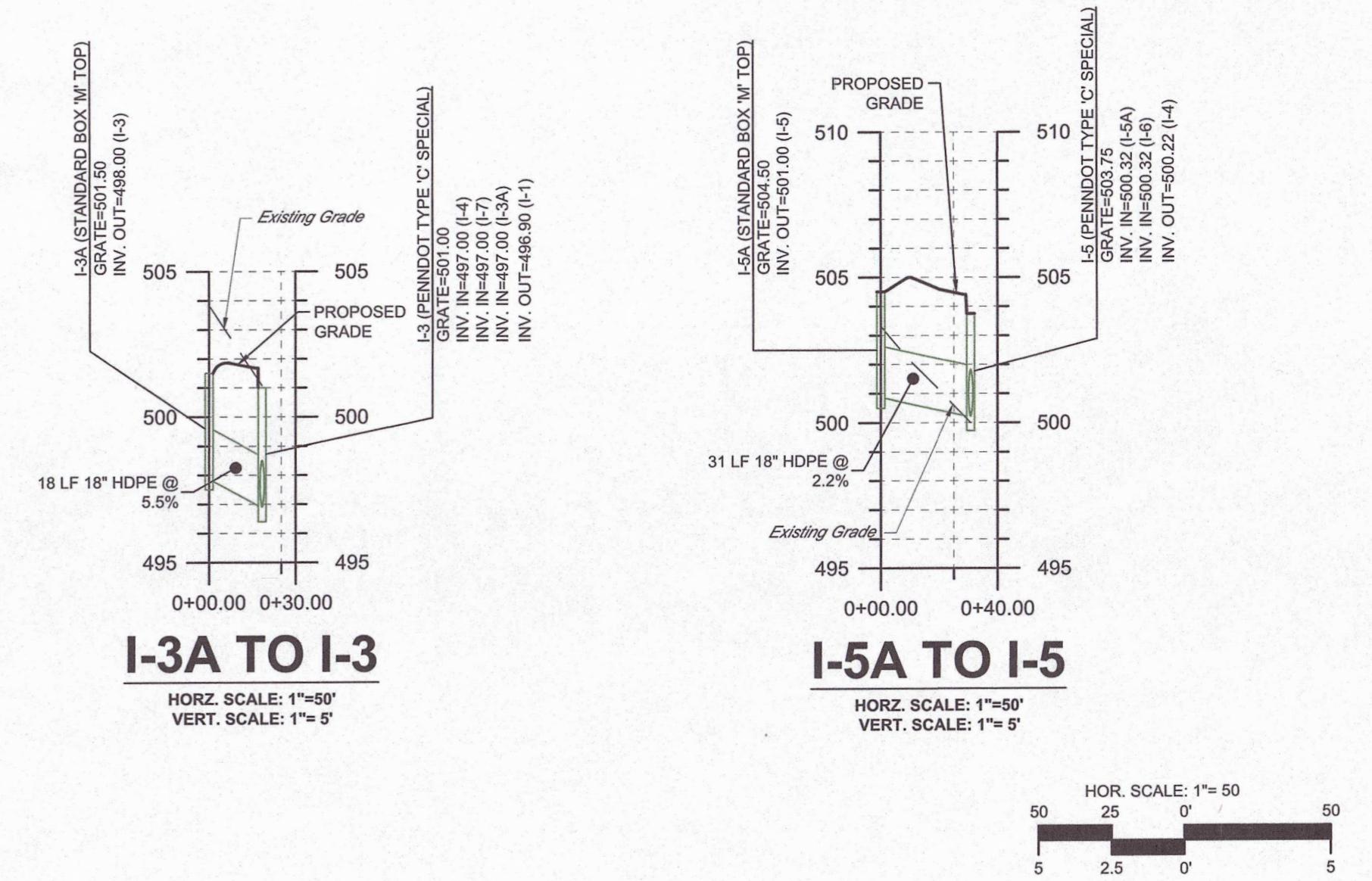
LARK MEADOWS DRIVE

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



EW-2 TO I-1

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



I-3A TO I-5

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

LARK MEADOWS SUBDIVISION

AT
1229 ROSSMOYNE ROAD

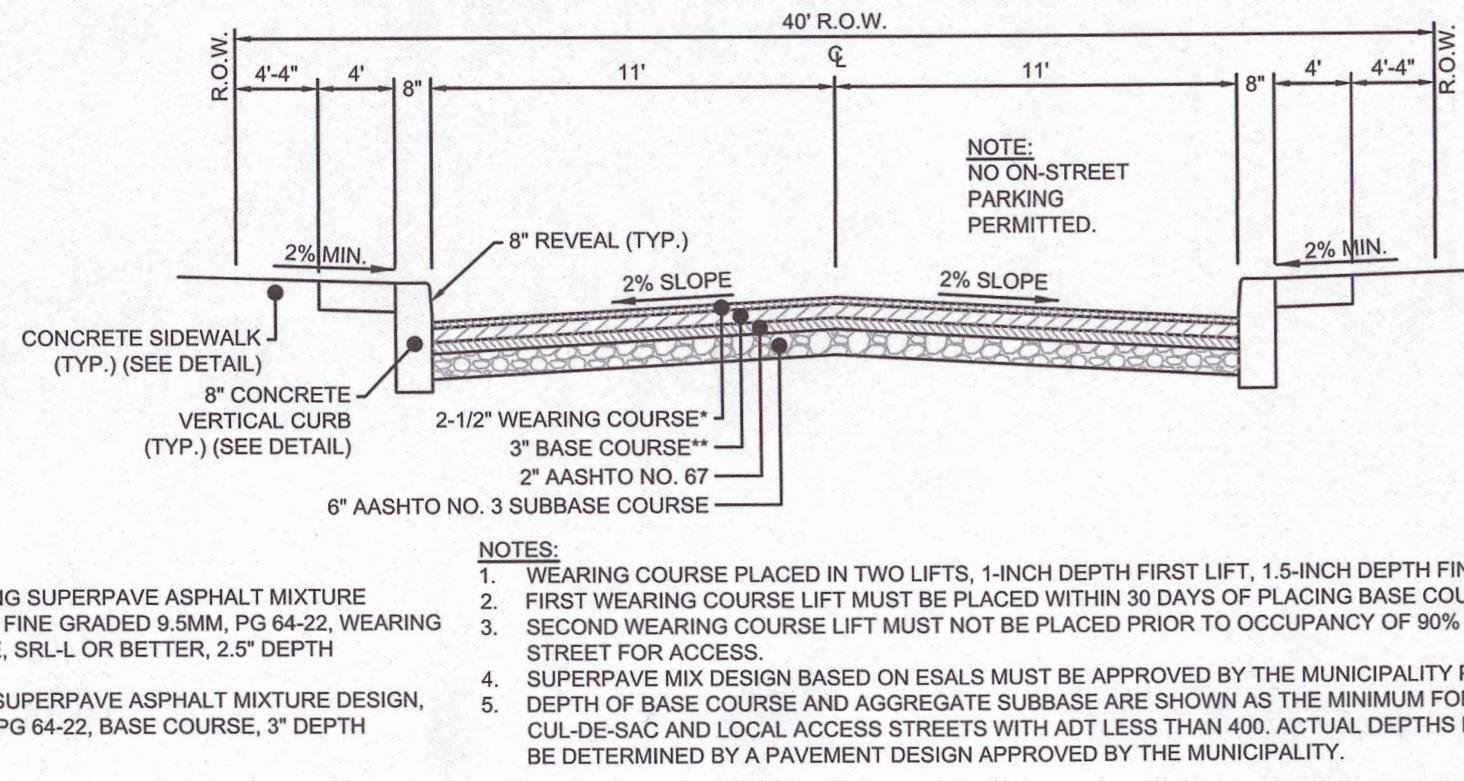
CUMBERLAND COUNTY

PROFESSIONAL SEAL
DRAWN EML
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SCALE AS NOTED
DATE 10/16/2021
PROJECT NO. 21-0157
CAD FILE: 08 - PROFILES

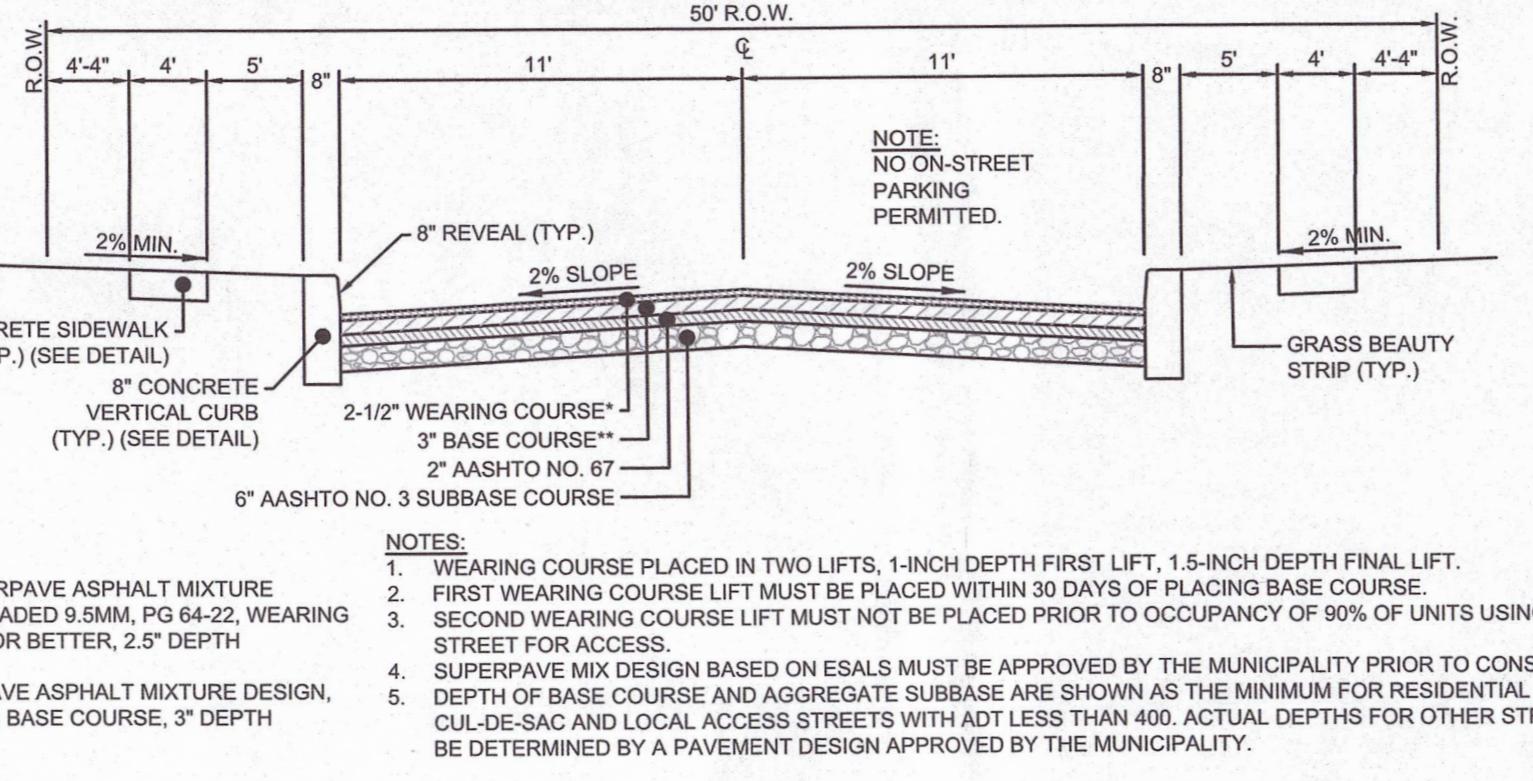
REVISIONS	DESCRIPTION	DATE
1	REVISED PER TOWNSHIP AND COUNTY COMMENTS	12/14/2021
2	REVISED PER TOWNSHIP COMMENTS	01/20/2022
3	REVISED PER TOWNSHIP COMMENTS	05/04/2022
4	ISSUED FOR RECORDING	06/08/2022

TITLE
PROFILES

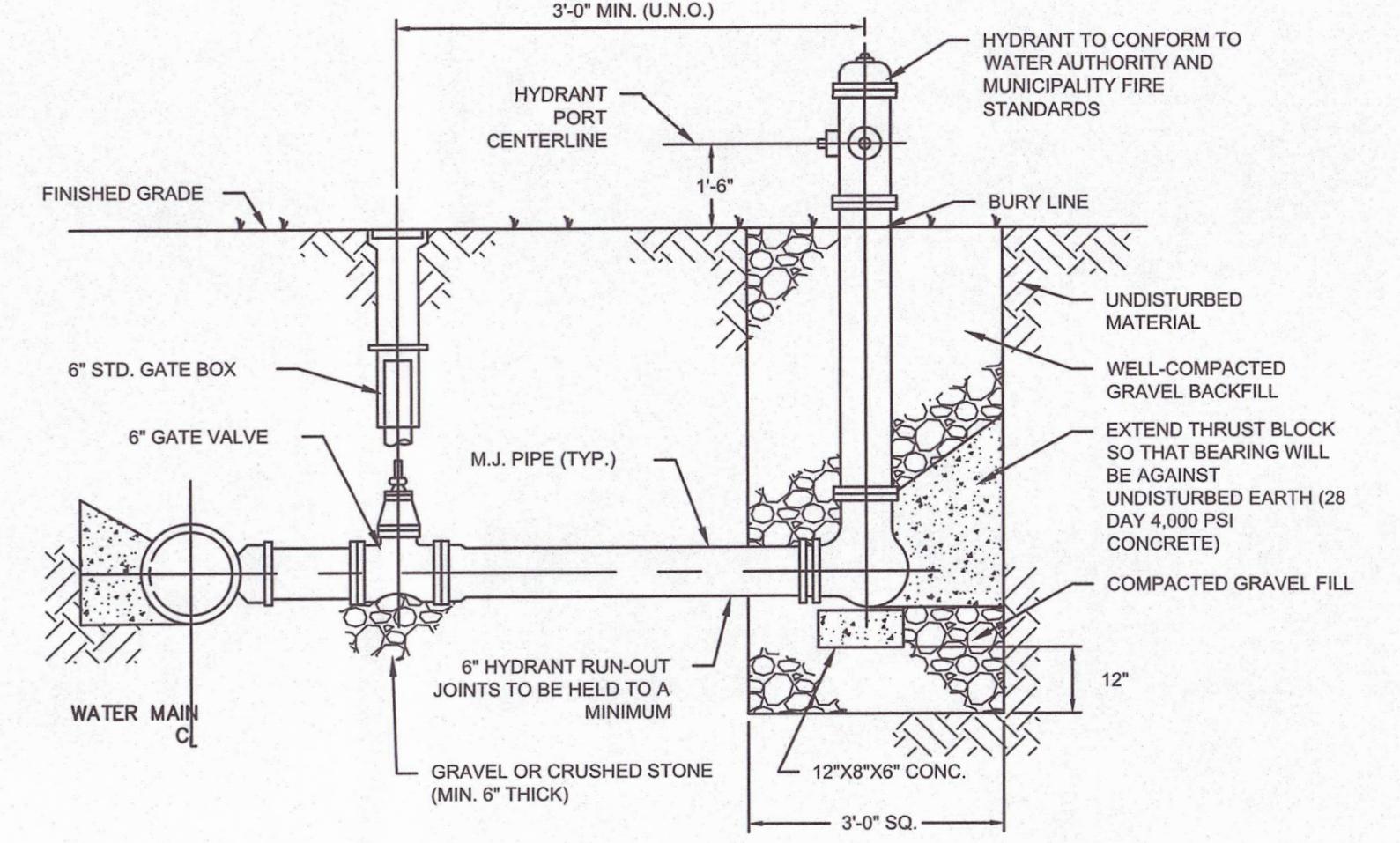
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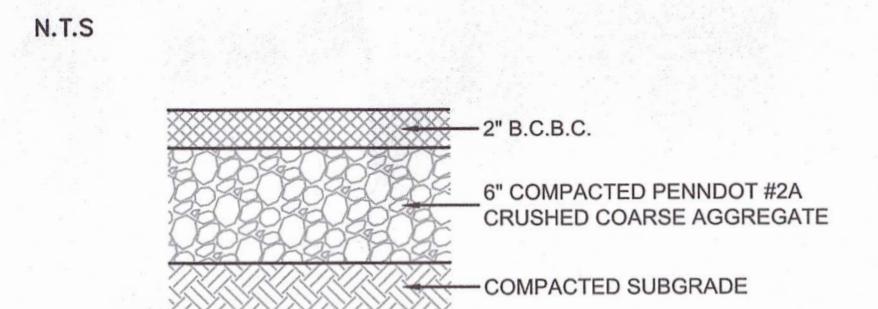
LARK MEADOW DRIVE (40' R.O.W.) CROSS SECTION



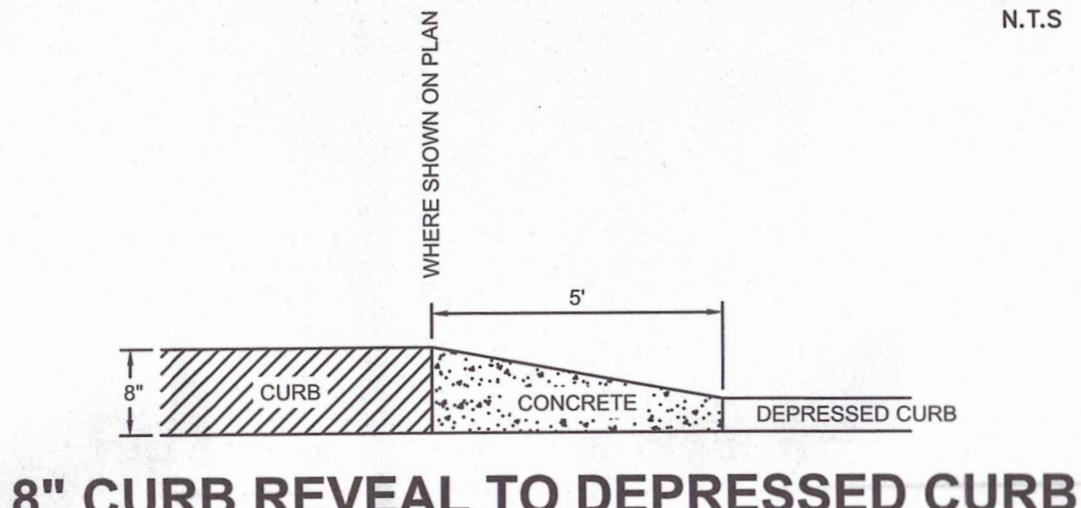
LARK MEADOW DRIVE (50' R.O.W.) CROSS SECTION



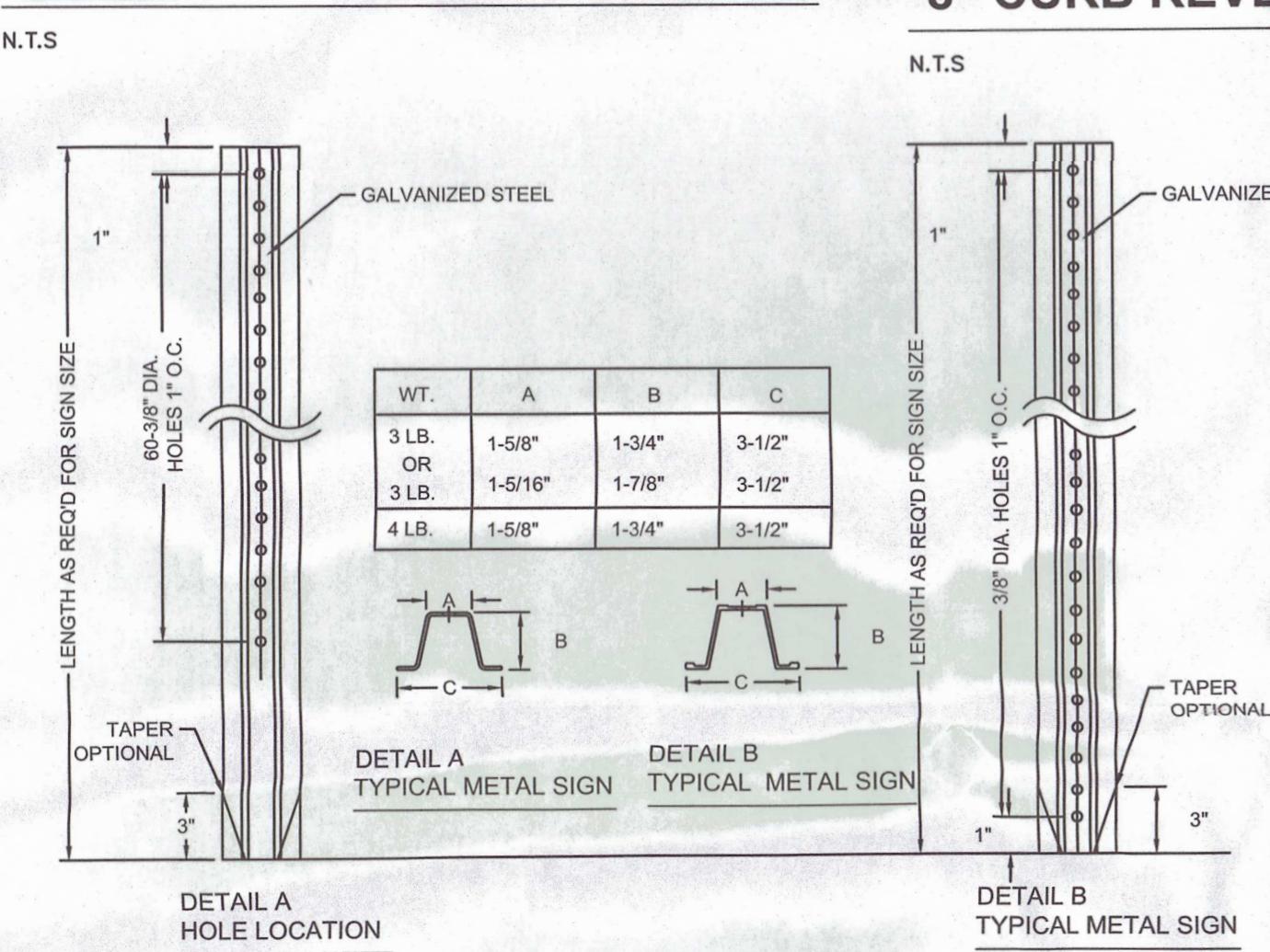
FIRE HYDRANT WITH GATE BOX



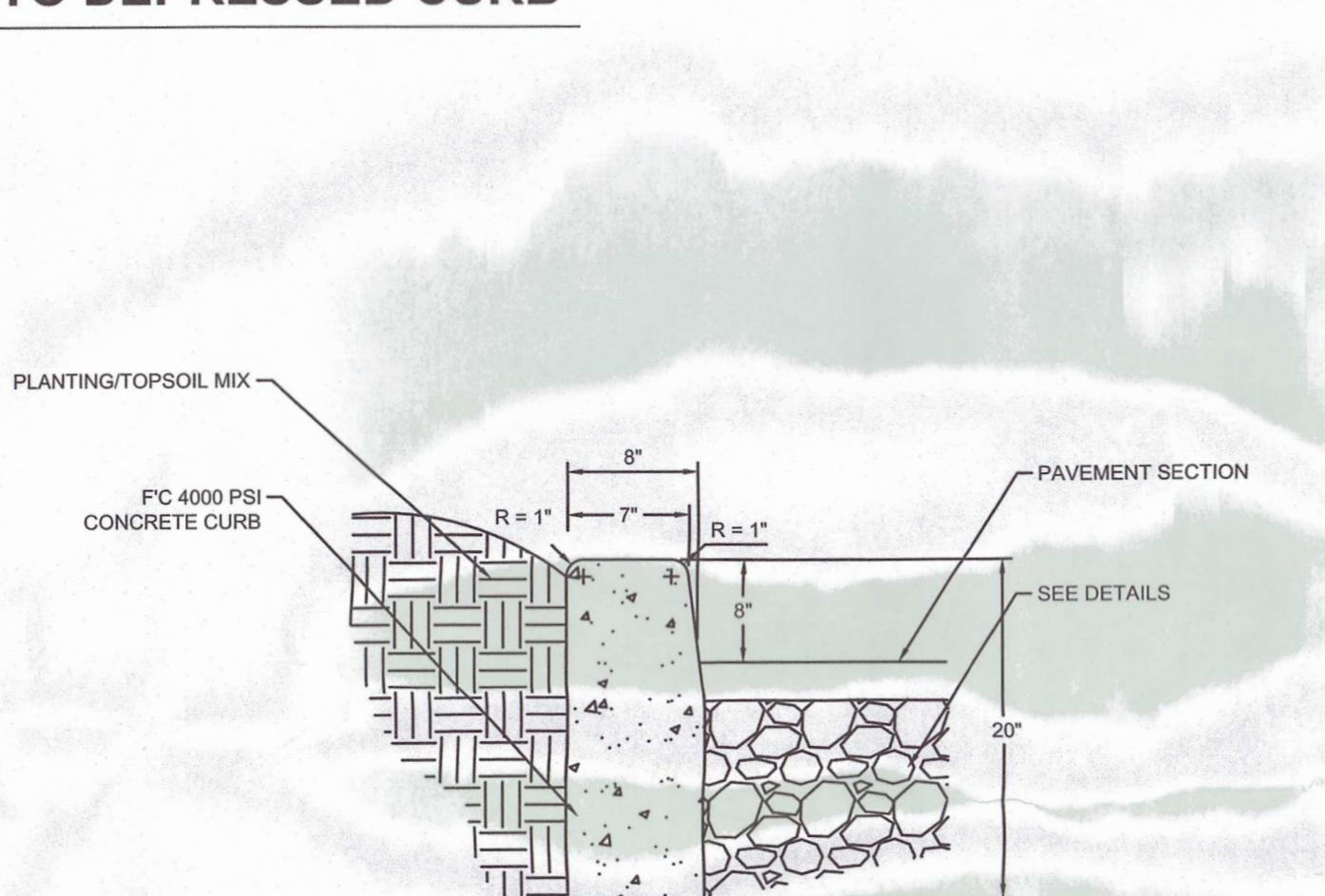
DRIVEWAY PAVEMENT SECTION



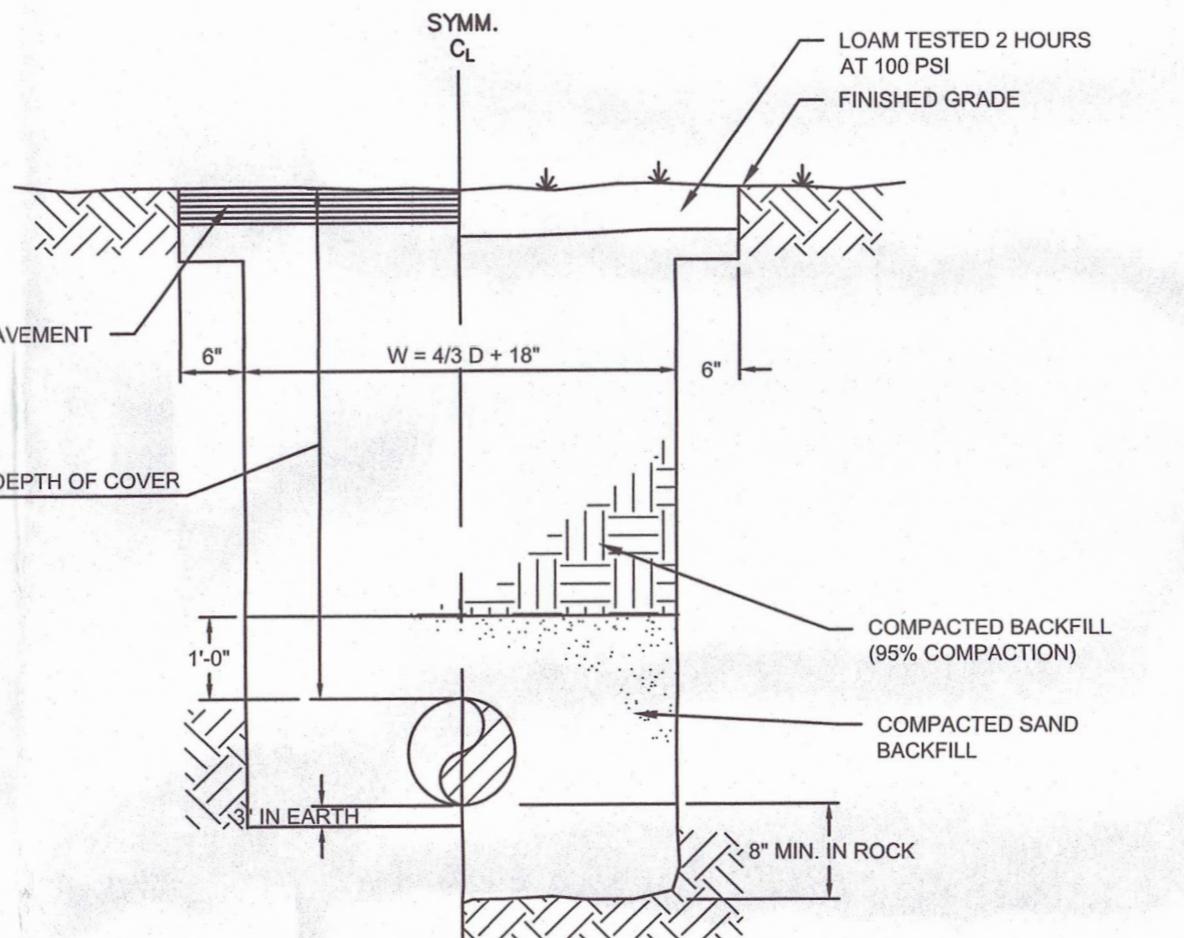
8" CURB REVEAL TO DEPRESSED CURB



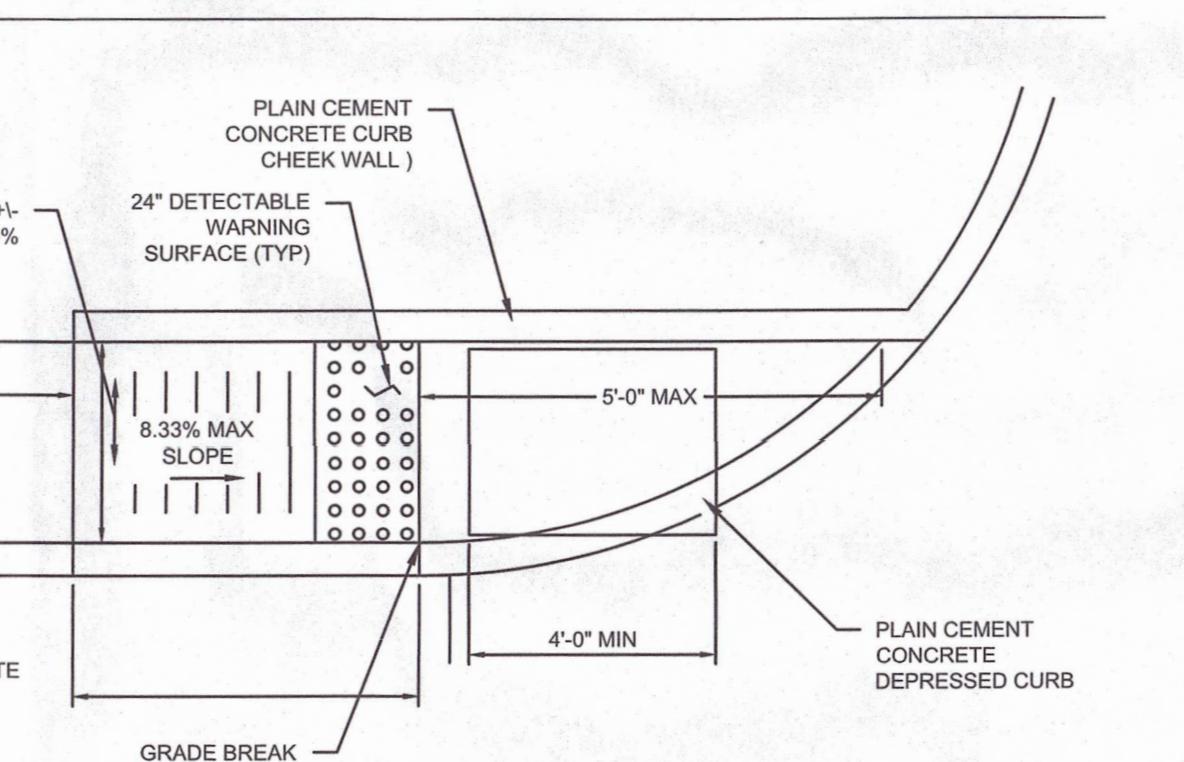
METAL POST FOR SITE SIGNAGE



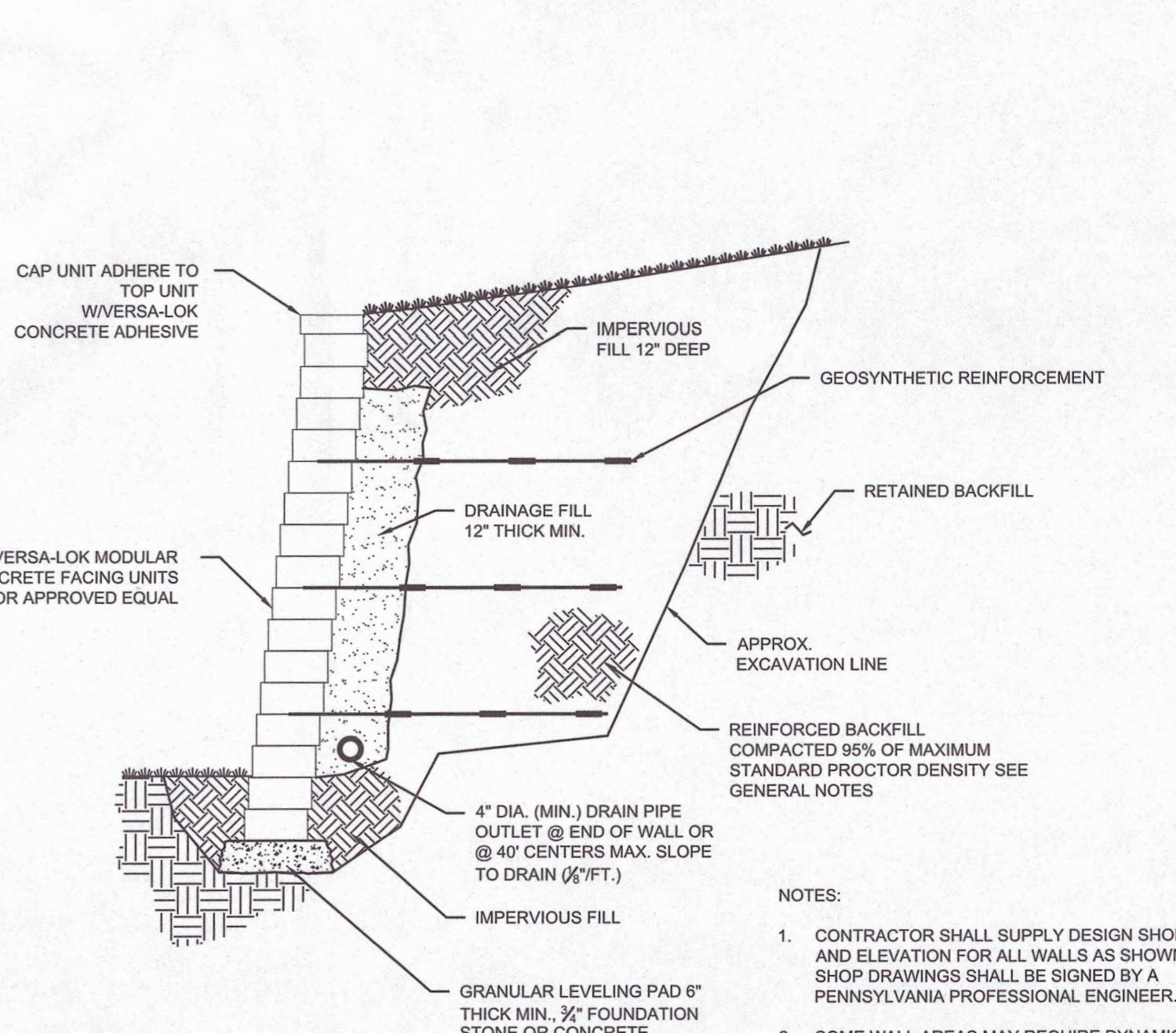
8" REVEAL CONCRETE CURB



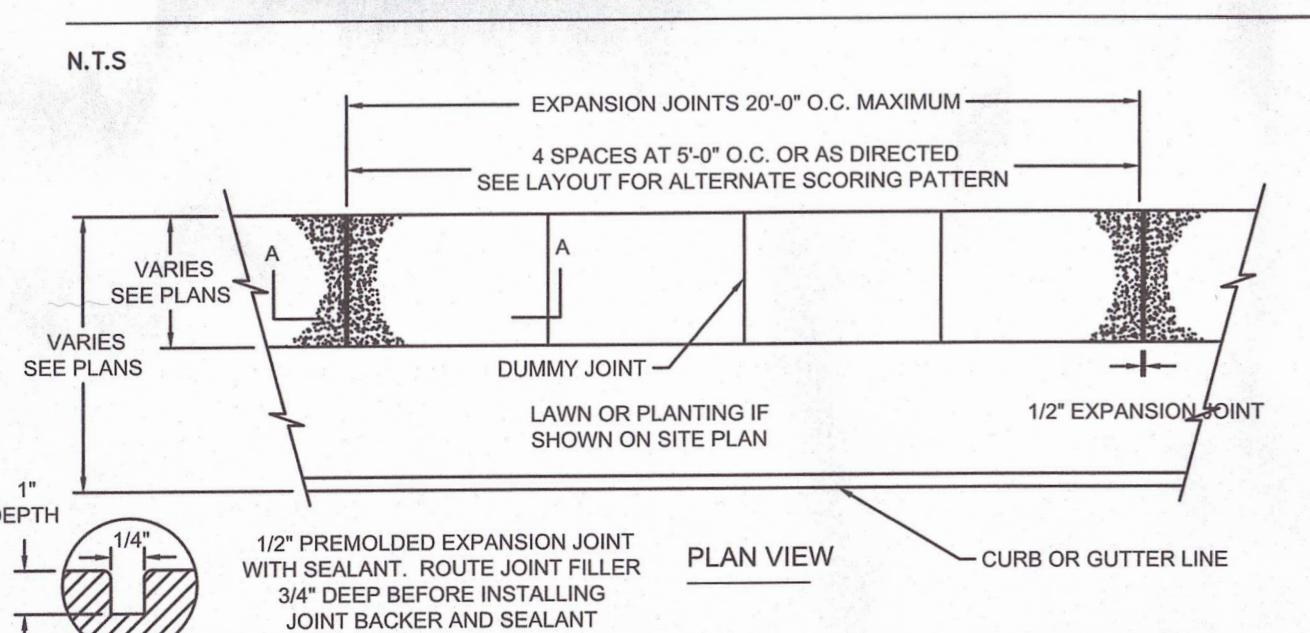
WATER SERVICE TRENCH



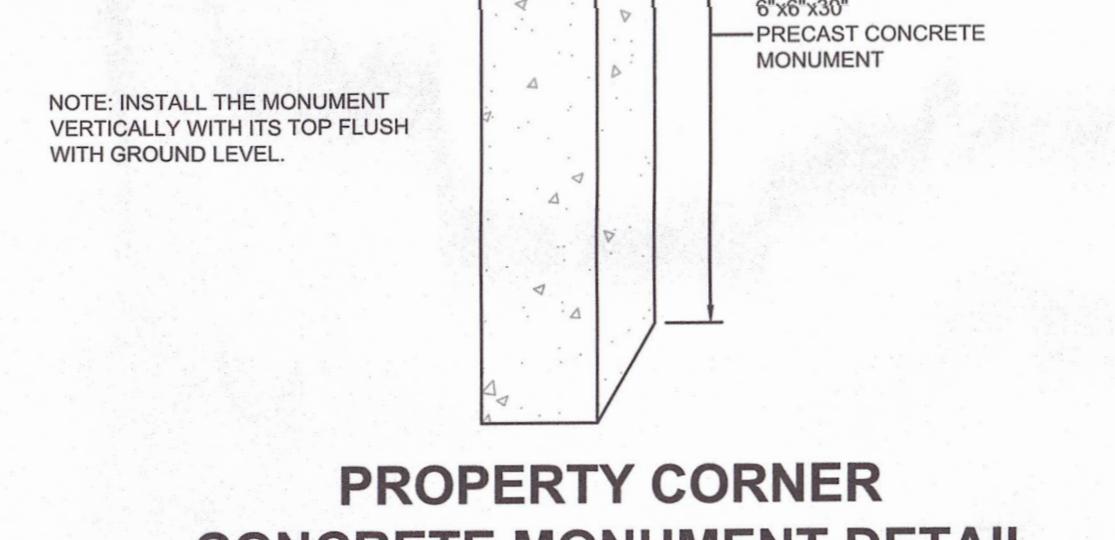
TYPE 1A CURB RAMP



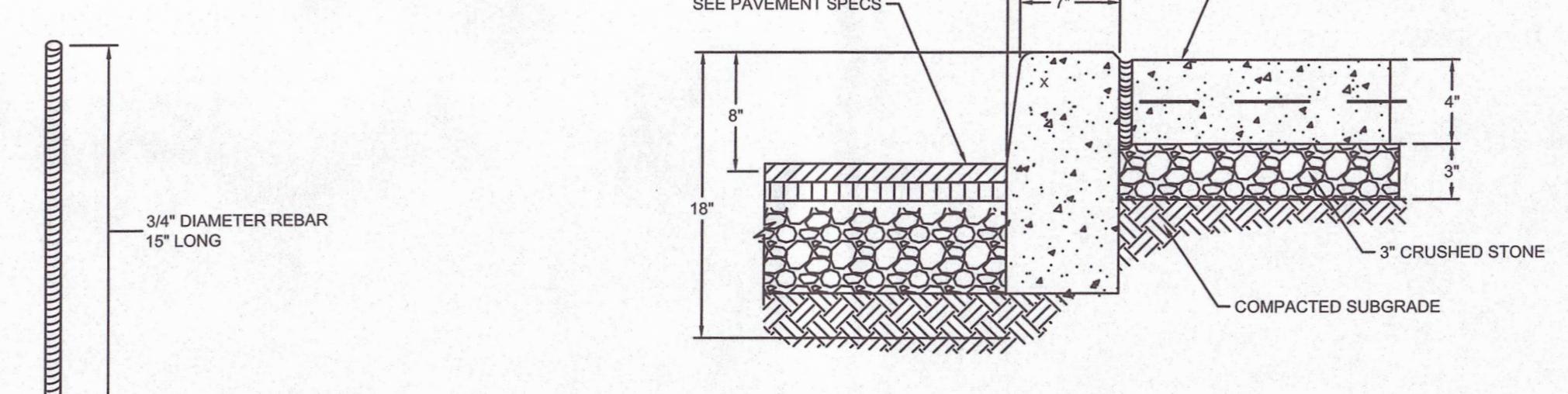
TYPICAL SECTION
SEGMENTAL RETAINING WALL



REINFORCED CONCRETE SECTION



PROPERTY CORNER
CONCRETE MONUMENT DETAIL



PROPERTY CORNER MARKER DETAIL



8" REVEAL CONCRETE CURB AND SIDEWALK

MEADOWS SUBDIVISION
AT
1229 ROSSMOYNE ROAD

PRELIMINARY/FINAL LARK

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SCALE	AS NOT
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PROJECT NO.	21-01

**CAD FILE:
09 - DETAILS**

10 TION	PER TOWNSHIP AND COUNTY COMMENTS
	PER TOWNSHIP COMMENTS
	PER TOWNSHIP AUTHORITY COMMENTS
	OR RECORDING

REVISIONS		NO.	DATE	DESCRIPTION
		1	12/14/2021	REVISED F
		2	01/20/2022	REVISED F
		3	05/04/2022	REVISED F
		4	06/08/2022	ISSUED F
TITLE				

DETAILS

NOT FOR CONSTRUCTION

