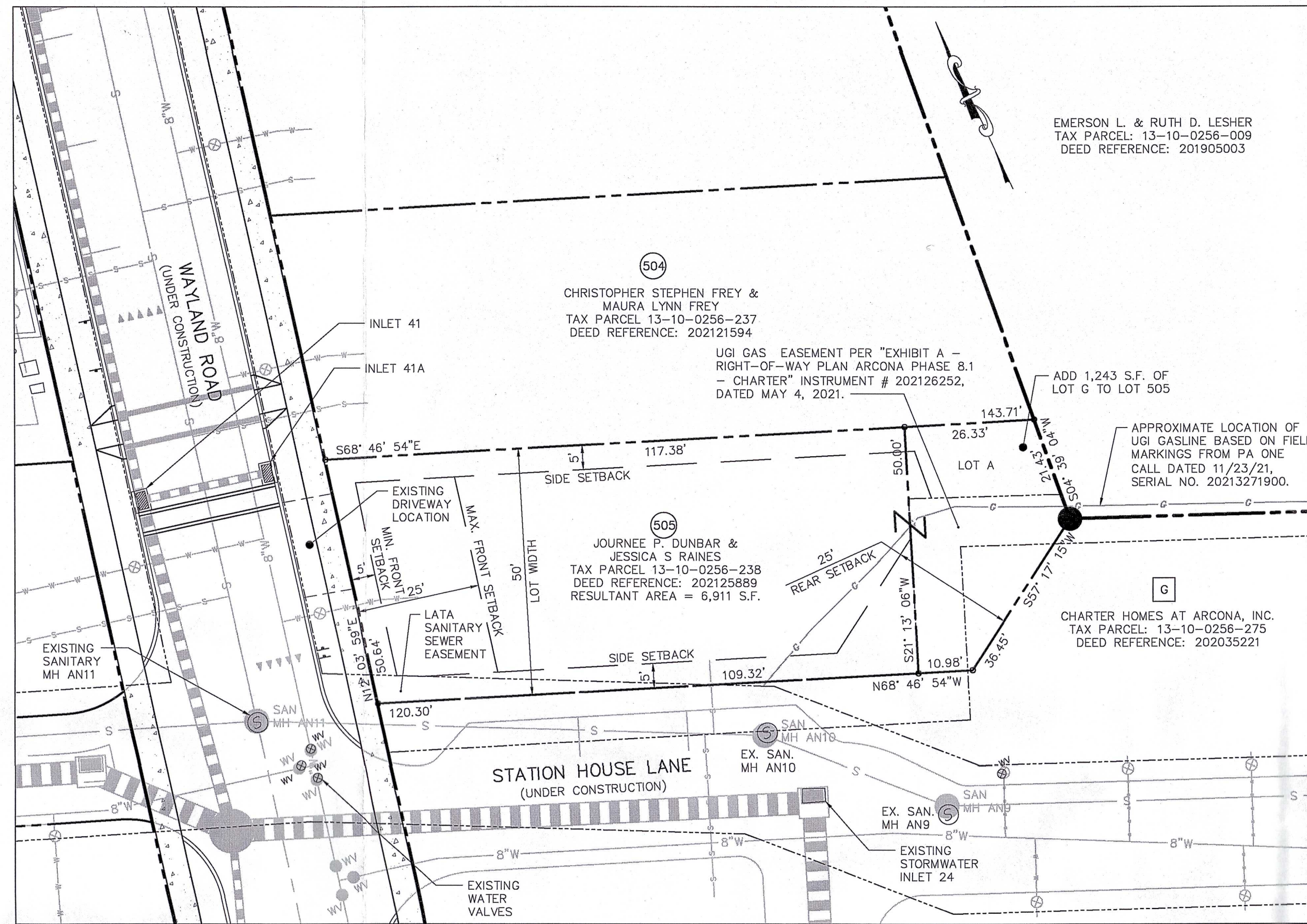


SUBDIVISION AND LOT ADD-ON
ARCONA PHASE 8.1 LOT 505 & LOT G
1" = 50'



ENLARGEMENT - LOT 505 LOT LINE ADJUSTMENT PLAN
1" = 20'

RECORDED FINAL PLAN		PROPOSED LOT LINE ADJUSTMENT	
LOT #	AREA (S.F.)	AREA (Ac.)	AREA (S.F.)
505	5,668 S.F.	0.130 Ac.	6,911 S.F.
G	57,508 S.F.	1.320 Ac.	56,265 S.F.
TOTAL	63,176 S.F.	1.450 Ac.	63,176 S.F.

ZONING INFORMATION - ARCONA Neighborhood 8.1 (Lot 505 & Lot G)				
LOCATION: Off Rossmoyne Road, Lower Allen Township, Cumberland County, PA				
ZONE: R-2, Single-Family Rural Residential District, Traditional Neighborhood Development Overlay				
#	ITEM	REQUIRED	PROPOSED	VARIANCE
1	MINIMUM LOT AREA - Single-Family Detached	4,000 s.f.	≥ 4,000 s.f.	NO
2	MINIMUM LOT WIDTH - Single-Family Detached	40 ft.	≥ 40 ft.	NO
3	MINIMUM SETBACK - FRONT - Single-Family Detached	5 ft.	≥ 5 ft.	NO
4	MAXIMUM SETBACK - FRONT - Single-Family Detached	25 ft.	≤ 25 ft.	NO
5	MINIMUM SETBACK - SIDE - Single-Family Detached	Total no less than 10 ft. - 5 ft. one side.	10 ft. / ≥ 5 ft.	NO
6	MINIMUM SETBACK - REAR - Single-Family Detached	25 ft.	≥ 25 ft.	NO

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF CUMBERLAND
On this, the 26th day of April, 2022, before me, the undersigned person, personally appeared JOURNEE P. DUNBAR, being Authorized Signatory of CHARTER HOMES AT ARCONA, INC., a Pennsylvania corporation, who being duly sworn according to the law, deposes and says that the corporation is the Owner of the property shown on this plan, that they are authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation.

SOURCE OF TITLE - LOT 505:
Instrument Number - 202125889
Tax Map 13-10-0256-238

OWNER:
Journée P. Dunbar & Jessica S. Raines
3121 Wayland Road
Mechanicsburg, PA 17055

SOURCE OF TITLE - LOT G:
Instrument Number - 202035221
Tax Map 13-10-0256-275

ZONING:
R-2 Single Family Residential
District (TND Overlay)

EXISTING WATER SERVICE:
PUBLIC

EXISTING SEWER SERVICE:
PUBLIC

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CHANGE THE LOT LINE BETWEEN LOT 505 AND LOT G. LOT A, CURRENTLY PART OF LOT G AND OWNED BY CHARTER HOMES AT ARCONA, INC., WILL BE JOINED IN COMMON WITH LOT 505, CURRENTLY OWNED BY JOURNEE P. DUNBAR & JESSICA S. RAINES.
- THE TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS OBTAINED FROM AERIAL SURVEY PERFORMED BY AERO-METRIC, JOB # 71060625, COMPLETED ON SEPTEMBER 18, 2006, (FLIGHT PHOTOS TAKEN SPRING 2006); AND ADDITIONAL FEATURES FIELD LOCATED BY HOWELL KLINE SURVEYING, LLC, DURING THE MONTHS OF MARCH - APRIL, 2015, MAY - SEPTEMBER 2017, MAY - JUNE 2019 AND DECEMBER 2019.
- AS-BUILT LOCATION OF EXISTING STORM INLETS AND DRIVEWAY PROVIDED BY CHAN SITE CONSTRUCTION ON OCTOBER 13, 2021. AN AS-BUILT SURVEY OF STREET AND UTILITIES SIGNED / SEALED BY PLS WILL BE PROVIDED FOR WAYLAND ROAD AT TIME OF STREET DEDICATION TO TOWNSHIP.
- THE PROPERTY BOUNDARY DATA IS BASED ON PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN, ARCONA NEIGHBORHOOD 8.1, LAST REVISED OCTOBER 21, 2020. RECORDED IN PLAN BOOK # 202034003.
- THE OWNER WILL PROVIDE A NOTARIZED CERTIFICATE OF OWNERSHIP SIGNATURE PRIOR TO FINAL PLAN RECORDATION.
- UNDERGROUND WATER, SEWER, STORM AND ELECTRIC AND OTHER UTILITIES HAVE BEEN INSTALLED ALONG WAYLAND ROAD. CONTRACTOR TO RELOCATE AS REQUIRED.
- A FEMA DESIGNATED FLOODPLAIN IS NOT PRESENT ON THE ARCONA NEIGHBORHOOD 8.1 PROPERTY INCLUSIVE OF LOT 505 AND LOT G.
- THE WETLAND DELINEATION ON THE ARCONA NEIGHBORHOOD 8 PROJECT REPORT WAS PERFORMED BY VORTEX ENVIRONMENTAL, INC. DATED JULY 29, 2019. FIELD LOCATION OF WETLAND FLAGS WAS PERFORMED BY HOWELL KLINE SURVEYING, LLC. THERE ARE NO WETLANDS ON LOT 505 OR LOT G.
- A PA ONE-CALL SYSTEM NOTIFICATION WAS MADE, SERIAL NO. 20192382941.
- INDIVIDUAL LOT GRADING PLANS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT 505 OR LOT G.
- MONUMENTS MUST BE SET (1) AT THE INTERSECTION OF LINES FORMING ANGLES IN THE BOUNDARIES OF THE SUBDIVISION, (2) AT SUCH INTERMEDIATE POINTS AS MAY BE REQUIRED BY MUNICIPAL ENGINEER. MARKERS SHALL BE SET (1) AT ALL CORNERS EXCEPT THOSE MONUMENTED, (2) AT THE INTERSECTIONS OF ALL STREET RIGHT-OF-WAY LINES, AND (3) BY THE TIME THE PROPERTY IS OFFERED FOR SALE.
- TOWNE SQUARE ENGINEERING 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 ACCURATE. TOWNE SQUARE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF DAUPHIN
On this, the 30th day of April, 2022, before me, the undersigned person, personally appeared JOURNEE P. DUNBAR, who being duly sworn according to the law, deposes and says that they are the Owner of the property shown on this plan, that they are authorized to execute said plan, that the plan is the act and deed of the individuals, that they desire the same to be recorded.

SOURCE OF TITLE - LOT 505:
Instrument Number - 202125889
Tax Map 13-10-0256-238

OWNER:
Journée P. Dunbar & Jessica S. Raines
3121 Wayland Road
Mechanicsburg, PA 17055

SOURCE OF TITLE - LOT G:
Instrument Number - 202035221
Tax Map 13-10-0256-275

ZONING:
R-2 Single Family Residential
District (TND Overlay)

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CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF PHILADELPHIA
On this, the 9th day of May, 2022, before me, the undersigned person, personally appeared JESSICA S. RAINES, who being duly sworn according to the law, deposes and says that they are the Owner of the property shown on this plan, that they are authorized to execute said plan, that the plan is the act and deed of the individuals, that they desire the same to be recorded.

SOURCE OF TITLE - LOT 505:
Instrument Number - 202125889
Tax Map 13-10-0256-238

OWNER:
Journée P. Dunbar & Jessica S. Raines
3121 Wayland Road
Mechanicsburg, PA 17055

SOURCE OF TITLE - LOT G:
Instrument Number - 202035221
Tax Map 13-10-0256-275

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District (TND Overlay)

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Before You Dig Anywhere

STOP! CALL 811 (or 1-800-242-1776 outside of PA)

PA Act 287 (amended by Act 121 (2008)) requires notification to ONE CALL SYSTEM 3 working days for construction phase and 10 working days for design phase before you excavate.

PA ONE CALL SYSTEM, INC.

DESIGN PHASE SERIAL # 20192382941 (LOWER ALLEN TOWNSHIP)
(CALL MADE BY : TOWNE SQUARE ENGINEERING)
DATE OF ONE CALL: 08/26/19

Utilities Listing - Lower Allen Township		
Columbia Gas Transmission LLC 1700 MacCorkle Ave. PO Box 1273 Charleston, WV 25314-1273 Contact: Monitoring Center Personnel	Sprint Nextel 11370 Enterprise Park Dr. Sharonville, OH 45241 Contact: Joe Thomas Email: joe.thomas@sprint.com	Windstream 1450 Center Point Rd. Hiawatha, IA 52233 Contact: Local Desk Personnel Email: local.desk@windstream.com
Verizon Pennsylvania Inc 1026 Hay St. Pittsburgh, PA 15221 Contact: Deborah Barum Email: deborah.dellia@verizon.com	PPL Electric Utilities Corporation 503 New Market St Wilkes Barre, PA 18702 Contact: Mark Santovena Email: mcsantovena@pplweb.com	Centurylink 122 Baltimore St. PO Box 896 Hanover, PA 17331 Contact: Leo Hilbert Email: leo.hilbert@centurylink.com
Buckeye Partners Five Tak Park 9999 Hamilton Blvd. Breinigsville, PA 18031 Contact: Dave Jones Email: djones@buckeye.com	Comcast Cable Communications Inc 4601 Smith Street Harrisburg, PA 17109 Contact: Dave McCluckie Email: dave.mccluckie@cable.comcast.com	Energy Transfer 1300 Main St. Houston, TX 77002 Contact: Celeste Waterwall Email: celeste.waterwall@energytransfer.com
Lower Allen Township Authority 120 Lincoln Rd. New Cumberland, PA 17070 Contact: Brian Kauffman Email: bkauffman@latwp.org	Upper Allen Township 100 Gettysburg Pike Mechanicsburg, PA 17055 Contact: Kodi Hockenberry Email: khockenberry@uatwp.org	SUEZ Water Pennsylvania Inc 4211 E. Park Cir. Harrisburg, PA 17111 Contact: Not Sheffer Email: notsheffer@suez.com
Lower Allen Township 2233 Gettysburg Rd. Camp Hill, PA 17011 Contact: Daniel J. Flint Email: dflint@latwp.org	UGI Utilities Inc 1301 Alp Dr. Middletown, PA 17057-5987 Contact: Stephen Bateman Email: sbateman@ugi.com	Pennsylvania American Water 852 Wesley Dr Mechanicsburg, PA 17055 Contact: Jeff Horton Email: jeff.horton@amwater.com

Sheet Number: 1 of 1
Project Number: 15-100-25
Date: OCTOBER 5, 2021

LOCATION MAP
SCALE: 1" = 2000'

ARCONA NEIGHBORHOOD 8.1 - LOT ADJUSTMENT PLAN
Lower Allen Twp., Cumberland Co., PA
CHARTER HOMES & NEIGHBORHOODS

LOT 505 - LOT LINE ADJUSTMENT PLAN

Drafting: D TURNER
Checked by: G. MITCHELL KING PE, PLS
Scale: 1" = 50'

Project Manager: DAVID B. KEEGER PE
Project Engineer: G. MITCHELL KING PE, PLS
Project Surveyor: G. MITCHELL KING PE, PLS

313 W. Liberty St.,
Suite 241
Lancaster, PA 17603
Phone: (717) 283-4538

TOWNE SQUARE ENGINEERING
Civil Engineers & Land Planners

CERTIFICATE OF ACCURACY (PLAN)
I hereby certify that, to the best of my knowledge, the plan shown and described herein is true and correct to the accuracy required by the Subdivision and Land Development Ordinance of Lower Allen Township.

For Towne Square Engineering
G. Mitchell King 4/25/22

RECORD INFORMATION
Recorded in the Cumberland County Courthouse
Recorded this 15th day of June, 2022
Instrument No. 2022016757