

#### GENERAL NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A SEPTEMBER 2021 FIELD SURVEY COMPLETED BY WILLIAMS SITE CIVIL, LLC. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
- PURSUANT TO THE PROVISIONS OF PENNSYLVANIA LEGISLATIVE ACT NO. 121 OF OCTOBER 9, 2008, WILLIAMS SITE CIVIL LLC HAS COMPLIED WITH DESIGNER'S DUTIES IN PREPARING DRAWINGS WHICH DEPICT EXCAVATION OR DEMOLITION WORK. WILLIAMS SITE CIVIL LLC MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE UTILITIES LOCATED AND DEPICTED ON THIS DRAWING TO OUR PA ACT 287 (PA ONE CALL) REQUEST AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR ACCORDING TO PENNSYLVANIA LAW WHICH REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO DESIGN WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
- ALL EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN, AND ALL UTILITIES HAVE BEEN CONTACTED BY PENNSYLVANIA ONE CALL (WEST HANOVER TOWNSHIP SERIAL NUMBER: 20212084333).
- FLOOD PLAIN INFORMATION SHOWN HEREON IS BASED ON FLOOD INSURANCE STUDY FOR LOWER ALLEN TOWNSHIP. APPROXIMATE ELEVATION IS 369.00. (COMMUNITY PANEL NUMBER 421016B) INFORMATION IS ALSO IN ACCORDANCE WITH "FLOOD AREA MAP OF LOWER ALLEN TOWNSHIP" PREPARED BY CLIFTON RODGERS ASSOCIATES, DATED MARCH 14, 1975.
- NOTICE - A PENNDOT HIGHWAY OCCUPANCY PERMIT FOR LOT NO'S. A AND B IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A PENNDOT HIGHWAY OCCUPANCY PERMIT. NO BUILDING PERMITS, ZONING PERMITS OR CERTIFICATES OF OCCUPANCY SHALL BE ISSUED FOR SAID LOT UNTIL SUCH TIME AS PENNDOT HIGHWAY OCCUPANCY PERMIT HAS BEEN SECURED AND FILED WITH THE TOWNSHIP. THE TOWNSHIP SHALL NOT BE HELD LIABLE FOR DAMAGES OR PROPERTY DAMAGE DUE TO ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PURSUANT TO SECTION 508 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.
- THE EXISTING SINGLE-FAMILY DWELLING UNIT ON LOT B IS A NONCONFORMING USE.
- THERE ARE NO WETLAND AREAS PRESENT FOR LOTS A AND B AS PER NATIONAL WETLANDS INVENTORY MAPPING.

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CUMBERLAND

ON THIS, the 27th DAY OF May, 2022 BEFORE ME  
THE UNDERSIGNED PERSONALLY APPEARED

OWNER: Joyce E. Farr  
by her Power of Attorney, Joel R. Farr  
(POA dated June 1, 2017)

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY  
ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON  
THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND  
DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

Joel R. Farr  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Lori A. Richard, Notary Public  
Cumberland County  
My commission expires November 12, 2022  
Commission number 1137269  
Member, Pennsylvania Association of Notaries

11/12/2022  
MY COMMISSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CUMBERLAND

ON THIS, the 27th DAY OF May, 2022 BEFORE ME  
THE UNDERSIGNED PERSONALLY APPEARED

OWNER: Michael A. Serlucco, OWNER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY  
ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON  
THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND  
DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

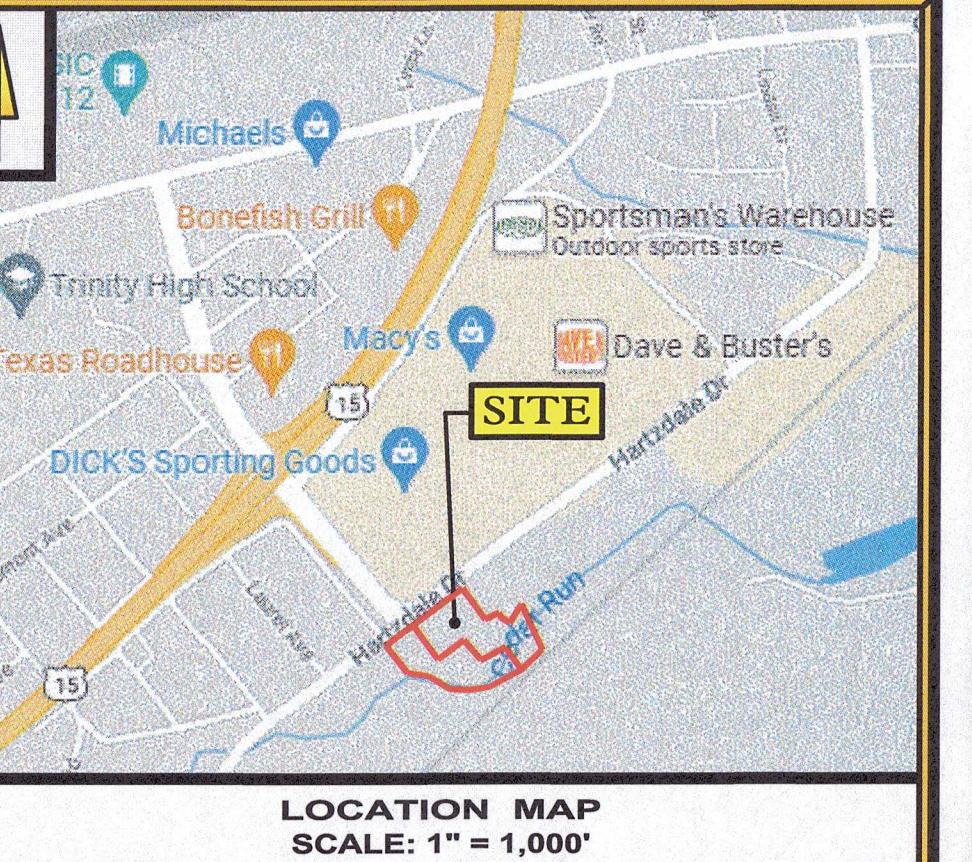
WITNESS MY HAND AN NOTORIAL SEAL THE DAY AND THE DATE ABOVE  
WRITTEN.

Lori A. Richard  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Lori A. Richard, Notary Public  
Cumberland County  
My commission expires November 12, 2022  
Commission number 1137269  
Member, Pennsylvania Association of Notaries

11/12/2022  
MY COMMISSION EXPIRES

**SHEET**  
**SUB-1**



#### SITE DATA: PROPOSED LOT A

- EXISTING ZONE: REGIONAL COMMERCIAL (C-4)
- EXISTING USE: TIRE & AUTO SERVICE (PERMITTED)
- MINIMUM LOT AREA: NONE - BASED ON MEETING OTHER REQUIREMENTS
- EXISTING LOT AREA: 114,358.70 S.F. or 2.625 ACRES
- PROPOSED LOT AREA: 103,179.34 S.F. or 2.368 ACRES
- MINIMUM LOT WIDTH: 50 FEET (MEASURED @ DEDICATED R.O.W. LINE)
- EXISTING LOT WIDTH: 176.79 FEET
- MAXIMUM BUILDING HEIGHT: 75 FEET ADJACENT TO RESIDENTIAL DISTRICT OR USE
- MAXIMUM IMPERVIOUS COVERAGE: 70%
- EXISTING IMPERVIOUS COVERAGE: 75.44%
- PROPOSED IMPERVIOUS COVERAGE: 75.42%
- MINIMUM BUILDING SETBACKS: FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 35 FEET

#### 13 SANITARY SEWER SERVICE:

#### 14. WATER SERVICE:

REGIONAL COMMERCIAL (C-4)  
TIRE & AUTO SERVICE (PERMITTED)

NONE - BASED ON MEETING OTHER REQUIREMENTS

114,358.70 S.F. or 2.625 ACRES

103,179.34 S.F. or 2.368 ACRES

50 FEET (MEASURED @ DEDICATED R.O.W. LINE)

176.79 FEET

75 FEET ADJACENT TO RESIDENTIAL DISTRICT OR USE

70%

75.44%

75.42%

FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 35 FEET

#### SITE DATA: PROPOSED LOT B

- EXISTING ZONE: REGIONAL COMMERCIAL (C-4)
- EXISTING USE: CAR WASH (PERMITTED)
- MINIMUM LOT AREA: NONE - BASED ON MEETING OTHER REQUIREMENTS
- EXISTING LOT AREA: 138,766.87 S.F. or 3.185 ACRES
- PROPOSED LOT AREA: 149,946.22 S.F. or 3.442 ACRES
- MINIMUM LOT WIDTH: 50 FEET (MEASURED @ DEDICATED R.O.W. LINE)
- EXISTING LOT WIDTH: 320.82 FEET
- MAXIMUM BUILDING HEIGHT: 75 FEET ADJACENT TO RESIDENTIAL DISTRICT OR USE
- MAXIMUM IMPERVIOUS COVERAGE: 70%
- EXISTING IMPERVIOUS COVERAGE: 48.40%
- PROPOSED IMPERVIOUS COVERAGE: 50.58%
- MINIMUM BUILDING SETBACKS: FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 35 FEET

#### 13 SANITARY SEWER SERVICE:

#### 14. WATER SERVICE:

REGIONAL COMMERCIAL (C-4)  
CAR WASH (PERMITTED)

NONE - BASED ON MEETING OTHER REQUIREMENTS

138,766.87 S.F. or 3.185 ACRES

149,946.22 S.F. or 3.442 ACRES

50 FEET (MEASURED @ DEDICATED R.O.W. LINE)

320.82 FEET

75 FEET ADJACENT TO RESIDENTIAL DISTRICT OR USE

70%

48.40%

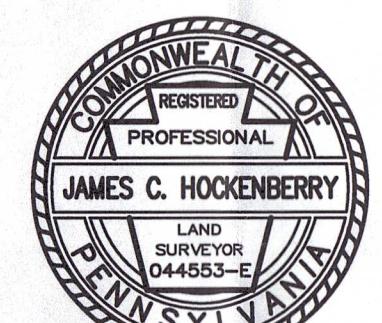
50.58%

FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 35 FEET

#### SURVEYOR'S CERTIFICATION

I, JAMES C. HOCKENBERRY, A REGISTERED PROFESSIONAL SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PLAN IS ACCURATE AND CORRECT AS INDICATED.

James C. Hockenberry, P.L.S.  
JAMES C. HOCKENBERRY, P.L.S.  
LAND SURVEYOR  
04453-E



5-24-22

DATE

#### TOWNSHIP PLANNING COMMISSION

THIS PLAN REVIEWED BY THE LOWER ALLEN TOWNSHIP

PLANNING COMMISSION THIS 10 DAY OF May, 2022.

DIRECTOR OF PLANNING: Kirk Stener (S)

#### BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

APPROVED THIS 13th DAY OF June, 2022.

CONDITIONS OF APPROVAL COMPLETED THIS 13th DAY OF June, 2022.

David V. Vial  
PRESIDENT

Heather A. Gaudan  
SECRETARY

#### FINAL LOT LINE ADJUSTMENT PLAN

OWNER / APPLICANT  
MICHAEL A. SERLUCCO  
400 NORTH FRONT STREET  
WORLTHOUSE, PA 17043  
TELEPHONE: 717-617-3558

#### 3525 HARTZDALE DRIVE - CAPITAL CITY CARWASH

FINAL LOT LINE ADJUSTMENT PLAN

LOWER ALLEN TOWNSHIP

REVISIONS: R - AS PER TOWNSHIP COMMENTS

MAY 24, 2022 - AS PER TOWNSHIP COMMENTS

DESIGN BY: DRAWN BY: CHECKED BY:  
X.X.X. B.E.R. J.C.H.

WSC PROJECT NUMBER:  
2021CCWSH

SCALE: 1" = 40'

DATE: APRIL 18, 2022

SHEET  
SUB-1



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