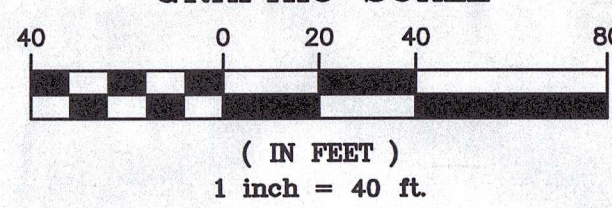


GRAPHIC SCALE



LEGEND:

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT POLE
- APPROXIMATE FLOOD PLAIN

STATEMENT OF INTENT / USE:

THE INTENT OF THIS PLAN IS TO SECURE APPROVAL FOR LOT LINE ADJUSTMENT BETWEEN PROPOSED LOT A AND PROPOSED LOT B.

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 UTILITY LOCATIONS PROVIDED PURSUANT TO OUR PA ACT 287 (PA ONE CALL) REQUEST, AS REFLECTED ON THESE DRAWINGS, IS CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE 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 PER 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 4210168) 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 TO PERSONS OR PROPERTY ARISING OUT OF 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.

REVISIONS:
A) 1. ADDED SIGNATURE BLOCK FOR SURVEYOR.
2. ADDED GENERAL NOTES 6 & 7.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

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

OWNER:
JOYCE E. FARR, OWNER by her Power of Attorney, JOCE E. 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.

Notary Public
Lori A. Richard

Commonwealth of Pennsylvania - Notary Seal
Lori A. Richard, Notary Public
Cumberland County
My commission expires November 12, 2022
Commission number 1137289
Member, Pennsylvania Association of Notaries

11/12/2022
MY COMMISSION EXPIRES

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.

5-24-22
DATE

CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING

COMMISSION THIS 10 DAY OF May, 2022.

DIRECTOR OF PLANNING: Kirk Stover

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, IN CUMBERLAND COUNTY, PENNSYLVANIA

THIS 15th DAY OF June, 2022.

INSTRUMENT NUMBER: 2022016753

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.

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Commonwealth of Pennsylvania - Notary Seal
Lori A. Richard, Notary Public
Cumberland County
My commission expires November 12, 2022
Commission number 1137289
Member, Pennsylvania Association of Notaries

11/12/2022
MY COMMISSION EXPIRES

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

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

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.

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DATE

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11/12/2022
MY COMMISSION EXPIRES



WILLIAMS SITE CIVIL, LLC
WE ENGINEER SAVINGS
2025 FAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0142
FAX: 717-540-7958



3525 HARTZDALE DRIVE - CAPITAL CITY CARWASH
FINAL LOT LINE ADJUSTMENT PLAN
OWNER / APPLICANT
MICHAEL A. SERLUCCO
400 NORTH FRONT STREET
WORMLEYSBURG, PA 17043
TELEPHONE: 717-761-3558
CUMBERLAND COUNTY, PA
LOWER ALLEN TOWNSHIP

ALL PLANS, DOCUMENTS AND COMPUTER FILES RELATED TO THIS PROJECT ARE THE PROPERTY OF WILLIAMS SITE CIVIL, LLC. WILLIAMS SITE CIVIL, LLC RETAINS ALL COMMON LAW RIGHTS AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREON.

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REVISIONS		
NO.	DATE	DESCRIPTION
1	05/24/22	AS PER TOWNSHIP COMMENTS
DESIGN BY:	DRAWN BY:	CHECKED BY:
X.X.X.	B.E.R.	J.C.H.
WBC PROJECT NUMBER: 2021CCOWSH		

SCALE: 1" = 40'

DATE: APRIL 18, 2022

SHEET SUB-1