

OWNER :
KINDT PROPERTIES, LLC
1111 PRIMROSE AVENUE
CAMP HILL, PA 17011
(717) 554-0998
CONTACT : BARRY KINDT
BKINDT@SECCOINC.COM

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS THE 25 DAY OF SEP 23 BEFORE ME THE UNDERSIGNED PERSONALLY

APPEARED
BARRY KINDT Barry Kindt

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT I EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. ALL STORMWATER MANAGEMENT FACILITIES AND BMP'S ARE TO BE PERMANENT FIXTURES THAT CAN NOT ALTERED OR REMOVED UNLESS APPROVED BY THE MUNICIPALITY.

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

(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
SARA J DRABENSTADT - Notary Public
Cumberland County
My Commission Expires Aug 21, 2024
Commission Number 1301993

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR

KINDT PROPERTIES, LLC LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

OWNER :
RANDALL J. TASKER
1104 RANA VILLA AVENUE
CAMP HILL, PA 17011

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS THE 17 DAY OF OCTOBER 23 BEFORE ME THE UNDERSIGNED PERSONALLY

APPEARED
Randall J. Tasker Randall J. Tasker

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT I EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
SARA J DRABENSTADT - Notary Public
Cumberland County
My Commission Expires Aug 21, 2024
Commission Number 1301993

OWNER :
NORBERTO VELEZ-SALOME
ELIZABETH ASTACIO MALDONADO
1102 RANA VILLA AVENUE
CAMP HILL, PA 17011

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS THE 25 DAY OF SEP 23 BEFORE ME THE UNDERSIGNED PERSONALLY

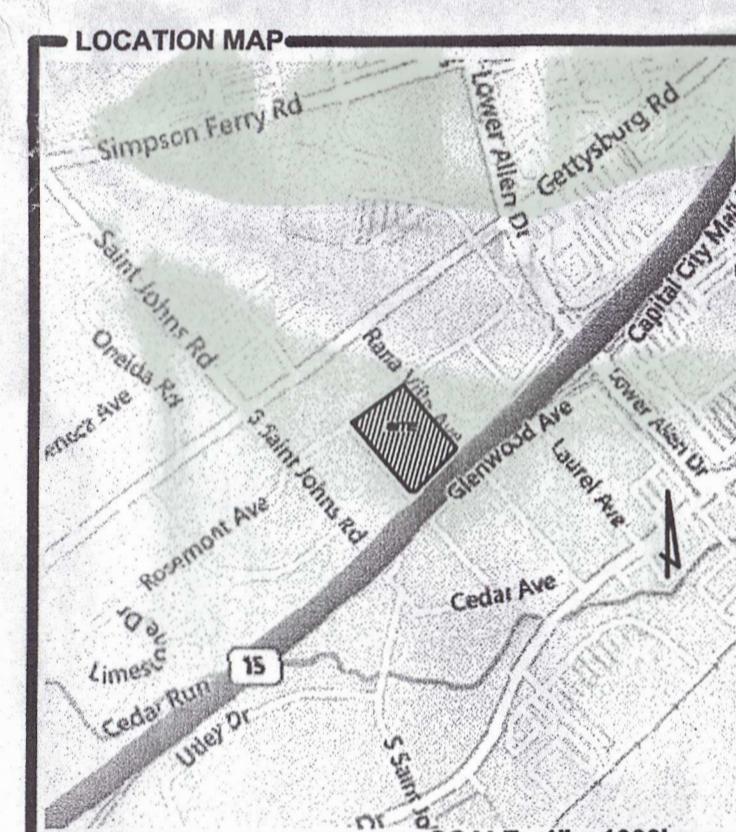
APPEARED
Norberto Velez-Salome
Elizabeth Astacio Maldonado

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT I EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
SARA J DRABENSTADT - Notary Public
Cumberland County
My Commission Expires Aug 21, 2024
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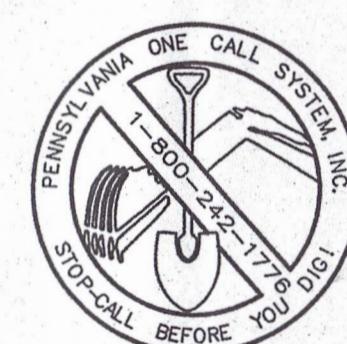
SHEET INDEX

- LD1 - COVER SHEET
- LD2 - SUBDIVISION PLAN
- LD3 - SITE PLAN
- LD4 - STORMWATER MANAGEMENT/ EROSION CONTROL PLAN

PLAN DATE: DECEMBER 28, 2022

REVISED DATE: FEBRUARY 6, 2023
APRIL 5, 2023
MAY 22, 2023
SEPTEMBER 20, 2023

WAIVER BLOCK			
SECTION	DESCRIPTION	BOARD ACTION	DATE
192-57C(9)	PROVIDE SIDEWALKS ALONG ADJACENT LOCAL STREETS	APPROVED	9-11-23
192-57C(8)	PROVIDE CURBS ALONG ADJACENT LOCAL STREETS	APPROVED	9-11-23
192-57C(1)	PROVIDE ROAD WIDENING ALONG ADJACENT LOCAL STREETS	APPROVED	9-11-23
192-58C	PROVIDE STREET TREES	APPROVED	9-11-23
192-61	PROVIDE UTILITY CONNECTIONS FOR INDIVIDUAL BUILDINGS	APPROVED	9-11-23



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT MARKED AND LOCATED BY THE CONTRACTOR. HOOVER ENGINEERING SERVICES, INC. CONTRACTORS TO CONTACT PA. ONE CALL SYSTEMS, INC. (1-800-242-1778) TO ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 31 DAY OF October, 2022
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Kirk Stemer (S)
DIRECTOR OF PLANNING

PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION THIS DAY OF, 20.

CHAIRMAN _____
SECRETARY _____

BOARD OF COMMISSIONERS

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

APPROVED THIS 11th DAY OF September, 2023

CONDITIONS OF APPROVAL COMPLETED THIS 24th DAY

OF October, 2023

PRESIDENT

SECRETARY

TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER ALLEN TOWNSHIP THIS DAY OF 20

ENGINEER _____

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

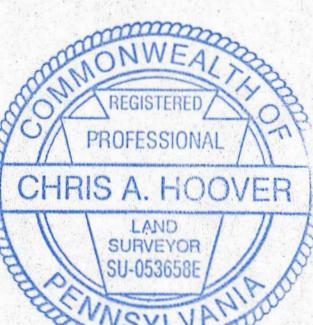
RECORDED THIS 2nd DAY OF November, 2023

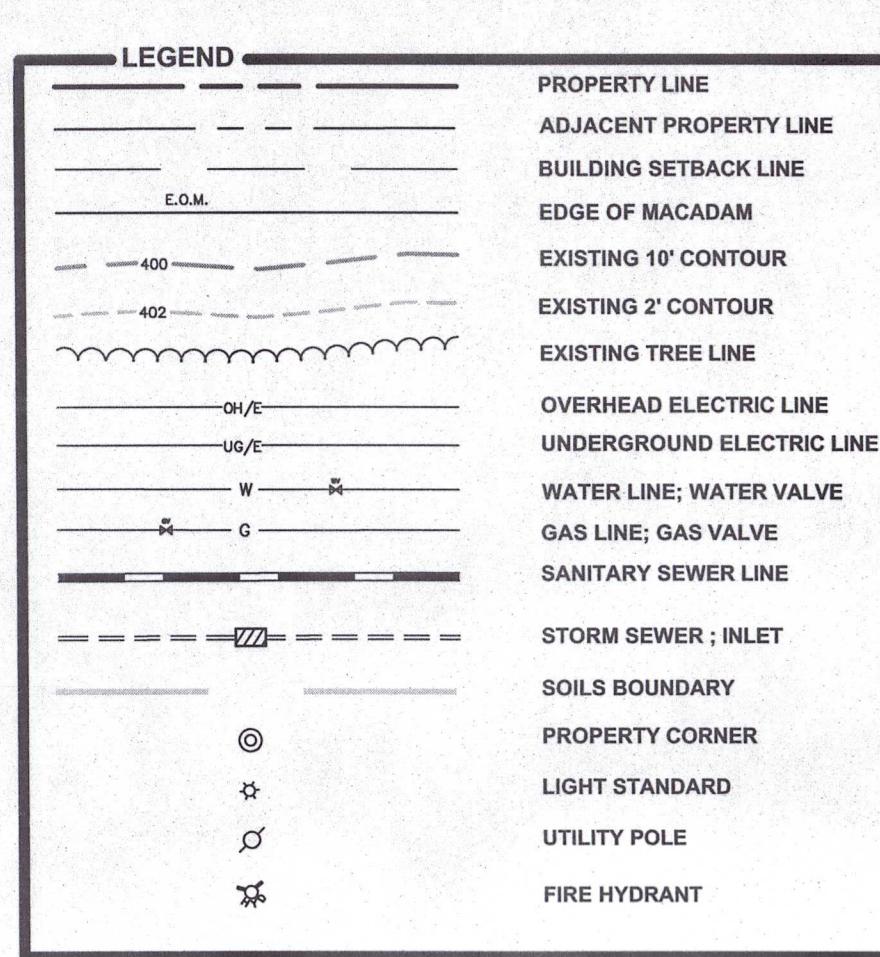
INSTRUMENT NO. 20231520

I, CHRIS A. HOOVER, ON THIS DATE 2023
HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLANS MEET ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 AND CHAPTER 184 STORMWATER MANAGEMENT ORDINANCES.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.
Chris A. Hoover
CHRIS A. HOOVER, P.E., P.L.S.

HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS • PLANNERS • SURVEYORS
658 GAUMER RD. • SUITE 100
NEW CUMBERLAND PA 17070-2823
TELEPHONE (717) 770-9100 FAX (717) 770-1557





PLAN NOTE FOR BUILDING OR NON-BUILDING PROJECTS WITHOUT INCREASED SEWAGE FLOW

AS OF THE DATE OF THIS PLAN RECORDING, NO ADDITIONAL SEWAGE FLOWS HAVE BEEN APPROVED BY LOWER ALLEN TOWNSHIP OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP), OTHER THAN FLOWS PREVIOUSLY APPROVED FOR THE EXISTING USE. NO PERMIT WILL BE ISSUED FOR ANY ADDITIONAL INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS LOWER ALLEN TOWNSHIP AND THE PADEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING IN ACCORDANCE WITH THE PENNSYLVANIA FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER.

PROPOSED COVERAGES :

TOTAL NET AREA = 112,652.65 S.F. (2.5861 A.C.) = 100.00%
TOTAL BUILDING AREA = 29,633.38 S.F. (0.6803 A.C.) = 26.31%
TOTAL MACADAM / CONCRETE AND GRAVEL AREA = 38,810.33 S.F. (0.8910 A.C.) = 34.45%
TOTAL IMPERVIOUS AREA = 68,443.71 S.F. (1.5713 A.C.) = 60.76%
TOTAL GREEN AREA = 44,208.94 S.F. (1.0150 A.C.) = 39.24%

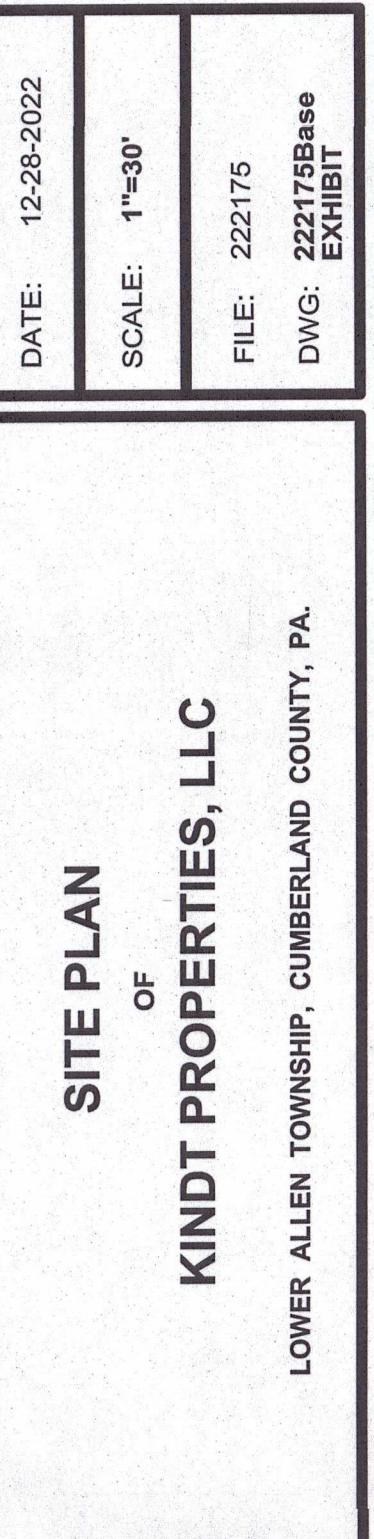
PARKING SCHEDULE

REQUIRED:
USE: SINGLE FAMILY DWELLINGS
2 SPACES PER DWELLING UNIT
6 DWELLING UNITS X 2 SPACES PER DWELLING UNIT = 12 SPACE

USE:OFFICE
50,000 SQUARE FEET GROSS FLOOR AREA OR LESS - 1 SPACE PER 200 SQUARE FEET GROSS FLOOR AREA
5,200 SQUARE FEET/1 SPACE PER 200 SQUARE FEET = 26 SPACES

USE: WAREHOUSE/STORAGE
UNDER 50,000 SQUARE FEET GROSS FLOOR AREA - 1 SPACE PER 5,000 SQUARE FEET GROSS FLOOR AREA,
PLUS REQUIRED SPACES FOR ANY OFFICE OR SALES AREAS
20,072 SQUARE FEET/1 SPACE PER 5,000 SQUARE FEET GROSS FLOOR AREA = 4 SPACES

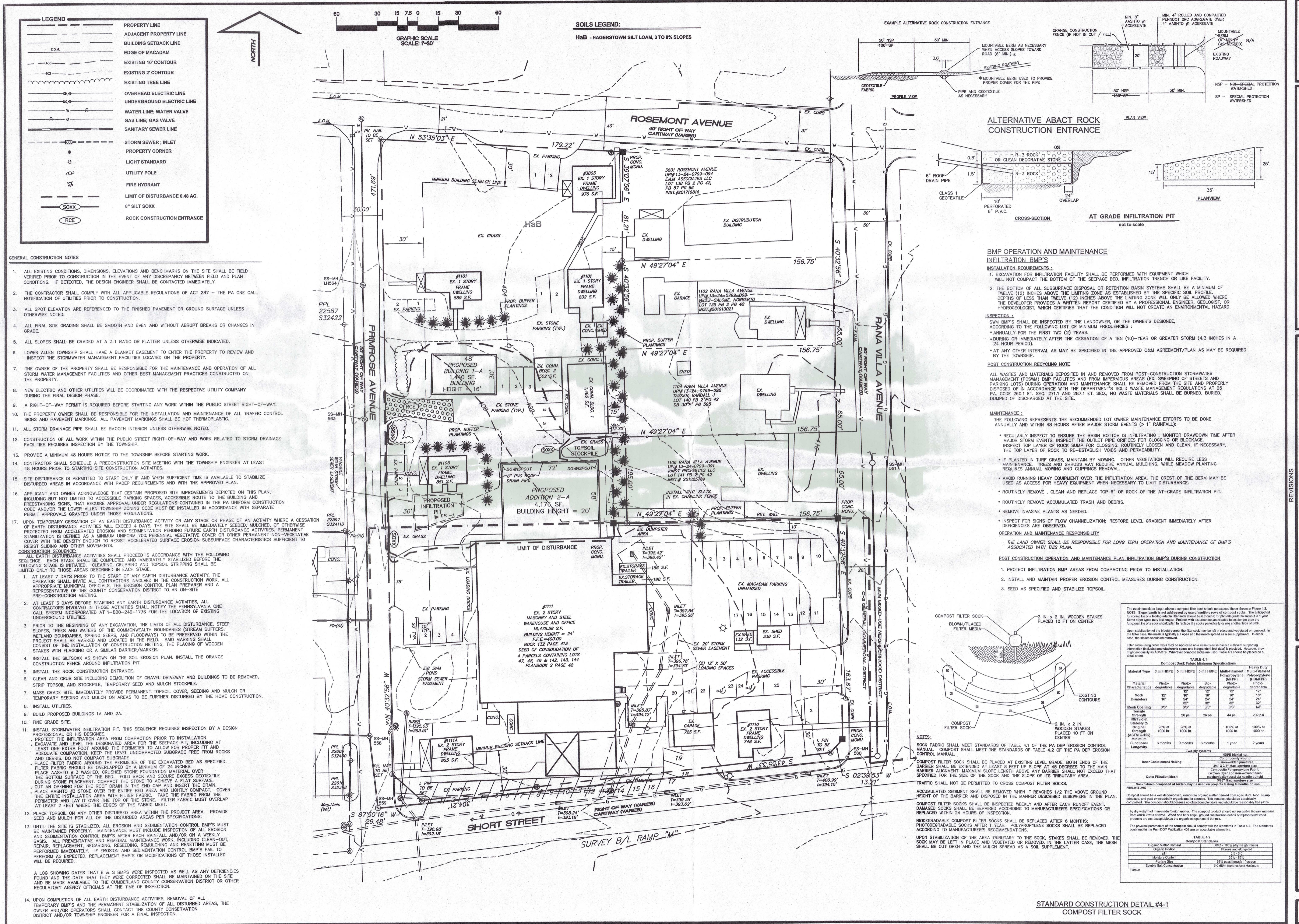
**TOTAL SPACES REQUIRED: 42 SPACES
PROVIDED:**



NO.	DATE	DESCRIPTION	BY
4	9-20-23	REV. PER TWP. LETTER OF 9-14-23 AND READY PLANS FOR RECORDATION	SM
3	5-22-23	REVISED PER CCCD 5-19-23 EMAIL	SM
2	4-5-23	REVISED PER TOWNSHIP REVIEW LETTER	SM
1	2-6-23	REVISED PER TOWNSHIP REVIEW LETTER	SM

HOOPER

ENGINEERING SERVICES, INC.



4	9-20-23	REV. PER TWP. LETTER OF 9-14-23 AND READY PLANS FOR RECORDATION	SM
3	5-22-23	REVISED PER TOWNSHIP REVIEW LETTER	SM
2	4-5-23	REVISED PER TOWNSHIP REVIEW LETTER	SM
1	2-6-23	REVISED PER TOWNSHIP REVIEW LETTER	BY
NO.	DATE	DESCRIPTION	