

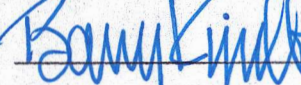
OWNER :

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 25 DAY OF SEP 23 BEFORE ME THE UNDERSIGNED PERSONALLY

APPEARED

 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

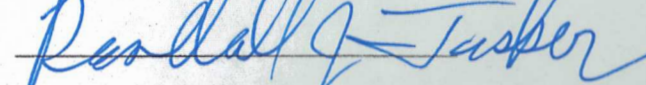
OWNER :

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

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

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

APPEARED

 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  
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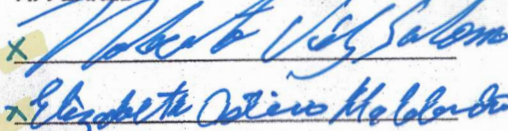
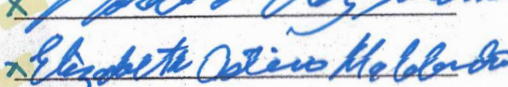
OWNER :

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

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS 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.

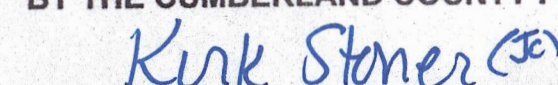
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

(NOTARY SEAL)

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

#### CUMBERLAND COUNTY PLANNING DEPARTMENT

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

 Kirk Stoner  
DIRECTOR OF PLANNING

#### PLANNING COMMISSION

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

CHAIRMAN

SECRETARY

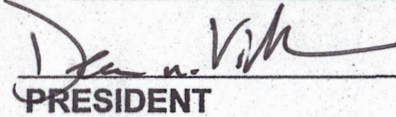
#### BOARD OF COMMISSIONERS

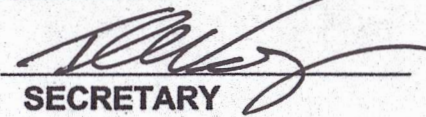
APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN  
TOWNSHIP, CUMBERLAND COUNTY, PA.

APPROVED THIS 14th 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

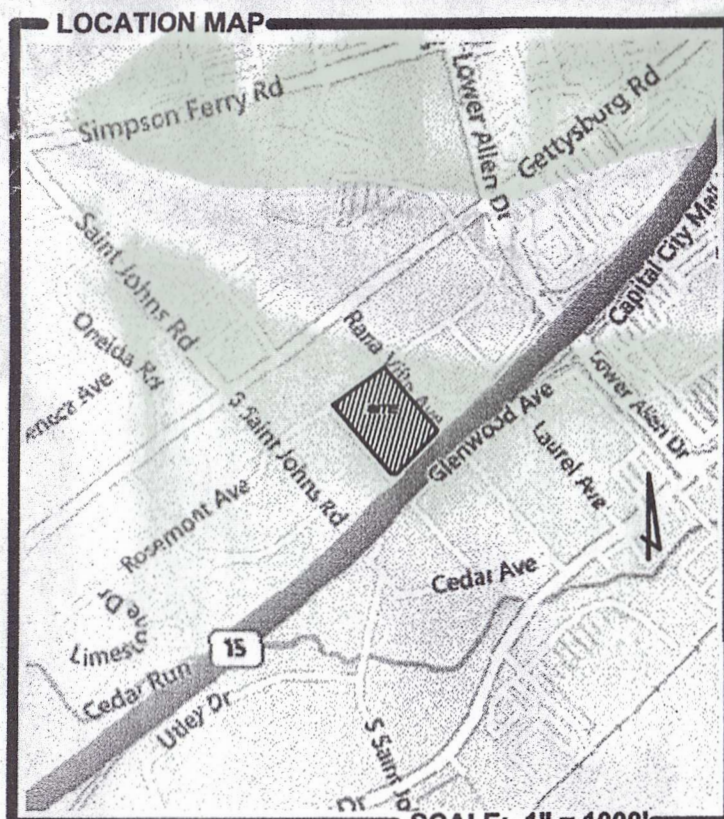
# FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR KINDT PROPERTIES, LLC LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

#### SHEET INDEX

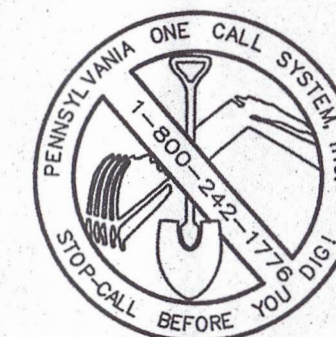
- LD1 - COVER SHEET
- LD2 - SUBDIVISION PLAN
- LD3 - SITE PLAN
- LD4 - STORMWATER MANAGEMENT/  
EROSION CONTROL PLAN

PLAN DATE: DECEMBER 28, 2022

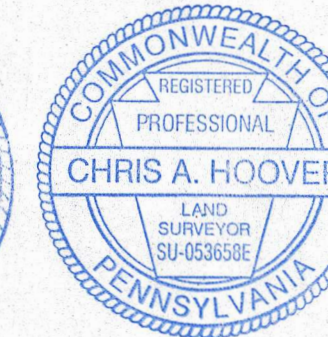
REVISED DATE: FEBRUARY 6, 2023  
APRIL 5, 2023  
MAY 22, 2023  
SEPTEMBER 20, 2023



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 GUARANTEED TO BE COMPLETE OR ACCURATE BY  
HOOVER ENGINEERING SERVICES, INC. CONTRACTORS TO CONTACT  
PA, ONE CALL SYSTEMS, INC. (1-800-242-1776) TO  
ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3)  
WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING  
ACTIVITIES.

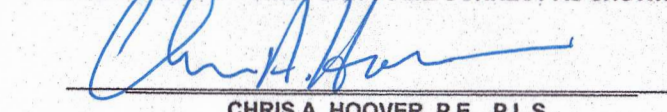


**HOOVER**  
ENGINEERING SERVICES, INC.

ENGINEERS • PLANNERS • SURVEYORS  
658 GAUMER RD., SUITE 100  
NEW CUMBERLAND PA. 17070-2823  
TELEPHONE (717) 770-0100 FAX (717) 770-1557

I, CHRIS A. HOOVER, ON THIS DATE 9/20/23  
HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE  
PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE  
LOWER ALLEN TOWNSHIP ACT 167 AND CHAPTER 164  
STORMWATER MANAGEMENT ORDINANCES.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

  
CHRIS A. HOOVER, P.E., P.L.S.

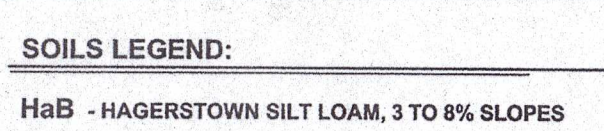
#### RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 2nd DAY OF November, 2023

INSTRUMENT NO. 202301520





**ZONE: C-2 MUN MIXED-USE NEIGHBORHOOD DISTRICT**  
**MINIMUM LOT AREA = N/A**  
**MINIMUM LOT WIDTH = 50' AT DEDICATED R/W LINE**  
**IMPERVIOUS LOT COVERAGE = 70% (MAXIMUM)**  
**MINIMUM BUILDING SETBACKS :**  
     **FRONT = 30'**  
     **SIDE = 15'**  
     **REAR = MIN. 25'**  
**MAXIMUM PRINCIPAL BUILDING HEIGHT = 35'**  
**MAXIMUM ACCESSORY BUILDING HEIGHT = 25'**

RESIDENTIAL UNIT DENSITY - ZO SECTION 220-30

PERMITTED: 10 UNITS PER GROSS ACRE, EXCLUDING EXISTING DEDICATED RIGHTS OF WAY  
 AREA = 2.59 ACRES X 10 UNITS PER ACRE = 25.9 UNITS = 25 UNITS ALLOWABLE  
 PROPOSED: 6 UNITS

### Existing Lot Information

Owner's Name	Property Address	UPI #	Deed Reference	Lot Area	Lot Zoning	Lot Number
Kindi Properties LLC	3803 Rosemont Avenue	13-24-0799-084	201925785	0.36 acres	MUN	Lot 53, PB 57, Page 66
Kindi Properties LLC	1101 Primrose Avenue	13-24-0799-083	201925785	0.50 acres	MUN	Lots 51/52, PB 2, Page 42
Kindi Properties LLC	1105 Primrose Avenue	13-24-0799-086	201927187	0.25 acres	MUN	Lot 50, PB 2, Page 42
Kindi Properties LLC	1111 Primrose Avenue	13-24-0799-088	201925786	1.50 acres	C-2	Lots 47-49/142-144, PB 2, Page 42
Kindi Properties LLC	1106 Rana Villa Avenue	13-24-0799-091	201925789	0.25 acres	MUN	Lot 141, PB 2, Page 42
Randall J. Tasker	1104 Rana Villa Avenue	13-24-0799-092	30-P-595	0.25 acres	MUN	Lot 140, PB 2, Page 42
Norberto Velez-Salome	1102 Rana Villa Avenue	13-24-0799-093	201913021	0.25 acres	MUN	Lot 139, PB 2, Page 42

**EXISTING COVERAGES CONSOLIDATED LOT PER-DEVELOPMENT**

TOTAL NET AREA = 112,652.65 S.F. (2.5861 A.C.) = 100.00%  
 TOTAL BUILDING AREA = 25,864.38 S.F. (0.5938 A.C.) = 22.96%  
 TOTAL MACADAM / CONCRETE AND GRAVEL AREA = 39,556.33 S.F. (0.9081 A.C.) = 35.11%  
 TOTAL IMPERVIOUS AREA = 65,420.71 S.F. (1.5019 A.C.) = 58.08%  
 TOTAL GREEN AREA = 47,231.94 S.F. (1.0843 A.C.) = 41.92%

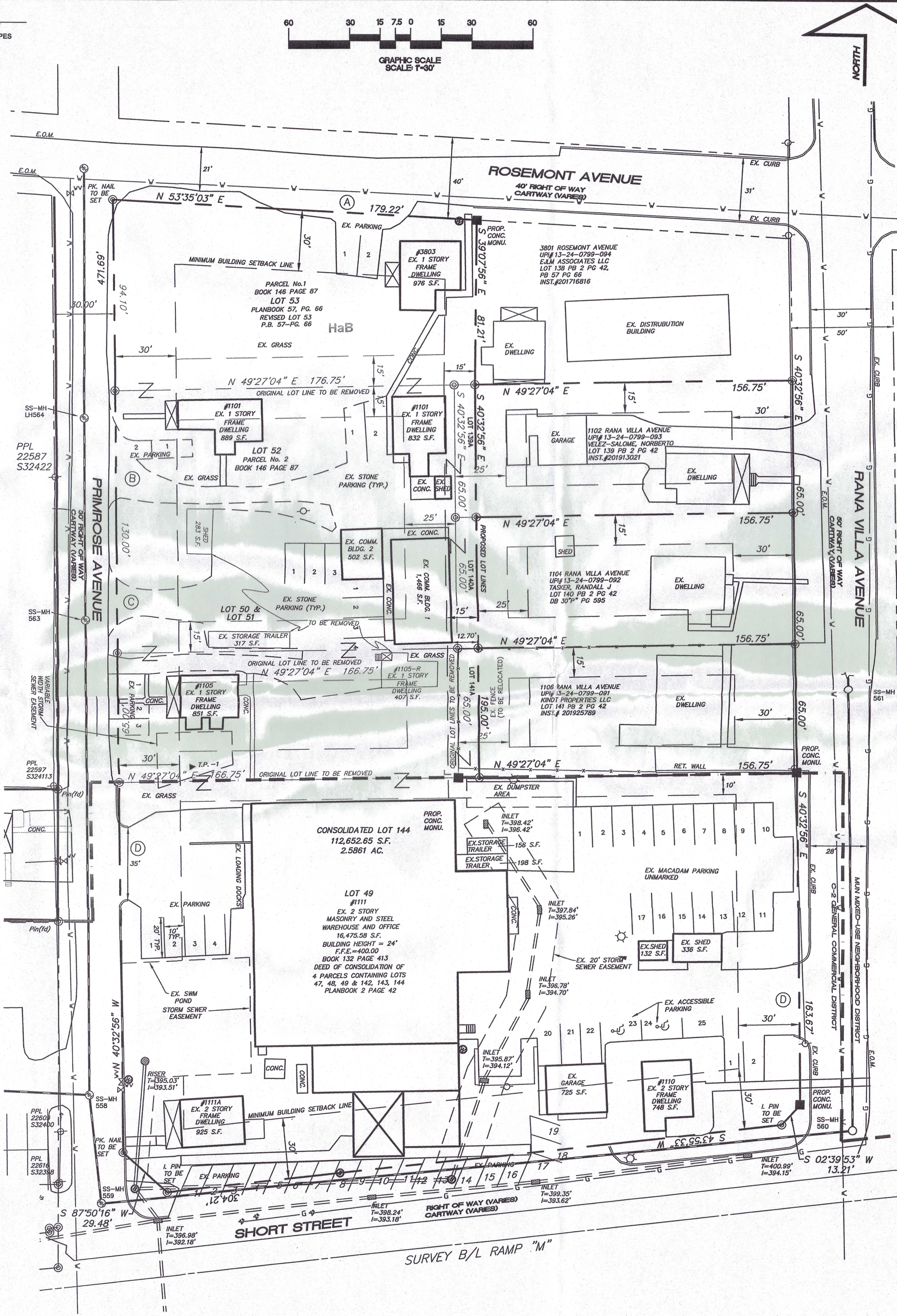
### Existing Driveway Information

Property Address	UPI #	Required Sight Distance		Available Sight Distance	
		Left (feet)	Right (feet)	Left (feet)	Right (feet)
3803 Rescoment Avenue - Driveway A	13-24-0799-084	144	150	385	154
1101 Primrose Avenue - Driveway B	13-24-0799-085	144	150	320	200
1105 Primrose Avenue - Driveway C	13-24-0799-086	144	150	180	340
1111 Primrose Avenue - Driveway D	13-24-0799-088	144	150	160 to int	400
1111 Primrose Avenue - Driveway D	13-24-0799-088	150	144	400	80 to int

\*\*\*based upon a 25-mph speed limit and existing slopes

### Proposed Lot Information

Lot Number	Lot Area (SF)	Lot Area (Acres)
139	10,188.750	0.2339
140	10,188.75	0.2339
141	10,188.75	0.2339
139A	650.00	0.0149
140A	650.00	0.0149
141A	650.00	0.0149
Consolidated Lot 144	112,652.65	2.5861



GENERAL NOTES :

- THE PURPOSE OF THIS PLAN IS AS FOLLOWS:
- a. SUBDIVIDE LOTS 141A, 140A AND 139A FROM LOTS 141, 140 AND 139 RESPECTIVELY, AND COMBINE THEM WITH OTHER LANDS OF KNIT PROPERTIES, L.L.C. LOTS 141A, 140 A AND 139A SHALL BE CONSIDERED NON-BUILDING LOTS, AND CAN ONLY BE CONVEYED TO AN ADJACENT PROPERTY OWNER.
  - b. CONSOLIDATE LOTS 141A, 140A, 139A, LOTS 47-53, AND LOTS 142-144 INTO ONE LOT KNOWN AS CONSOLIDATED LOT 44. A NEW DEED SHALL BE PREPARED WHICH COMBINES ALL REFERENCED PARCELS INTO ONE LOT AND RECORDED IN THE RECORDER OF DEEDS OFFICE.
  - c. REPRESENT THE PROPOSED 4,176 SQUARE FOOT BUILDING ADDITION TO THE EXISTING STRUCTURE LOCATED AT 1111 PRIMROSE AVENUE. SAID BUILDING TO BE USED FOR WAREHOUSE USE.
  - d. REPRESENT THE PROPOSED NEW 1,440 SQUARE FOOT BUILDING TO BE ERCTED ON PRIOR LOTS 51 AND 52. SAID BUILDING TO BE USED FOR WAREHOUSE USE.
2. PERIMETER INFORMATION AS SHOWN IS BASED UPON THE FOLLOWING:
    - a. A FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC. SURVEY PERFORMED JANUARY, 2023.
    - b. INFORMATION PROVIDED BY MICHAEL C. D'ANGELO, PLS ENTITLED "LAND DEVELOPMENT PLAN FOR KNIT PROPERTIES, LLC DATED OCTOBER 16, 2022
    - c. SITE DEED REFERENCES RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY: INSTRUMENT 201925785, INSTRUMENT 201927137; INSTRUMENT 201925786, INSTRUMENT 201925789, DEED BOOK 30, VOLUME P- PAGE 982 AND INSTRUMENT 201913021.
    - d. RECORDED SUBDIVISION PLAN ENTITLED "FINAL PLAN RANA VILLA TERRACE RECORDED IN PLAIN BOOK 2, PAGE 42.
    - e. RECORDED SUBDIVISION PLAN ENTITLED "FINAL SUBDIVISION PLAN FOR SECCO, INC., DATED MARCH 16, 1995, RECORDED IN PLAIN BOOK 71, PAGE 135.
  3. TOPOGRAPHIC INFORMATION AS SHOWN IS BASED UPON A FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC. AND SURVEY PREPARED BY MICHAEL C. D'ANGELO, PLS. SURVEY COMPLETED IN OCTOBER, 2022 AND JANUARY 2023. ADJACENT TOPOGRAPHIC INFORMATION TAKEN FROM P.L.S.D.A. LIDAR MAPS INFORMATION.
  4. CONTOUR INFORMATION BASED UPON 1986 NGVD DATUM. SITE BENCHMARK IS TOP OF INLET GRATE LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF PRIMROSE AVENUE AND SHORT STREET. BENCHMARK ELEVATION = 396.98.
  5. THE FOLLOWING EXISTING NON-CONFORMING STRUCTURES/USES ARE LOCATED ON THE SUBJECT PROPERTIES:
    - a. THE EXISTING HOME LOCATED AT 3803 ROSEMEAD AVENUE (PRIOR LOT 53) IS LOCATED WITHIN THE FRONT YARD SETBACK;
    - b. THE EXISTING DWELLINGS LOCATED AT 1101 PRIMROSE AVENUE (PRIOR LOT 51 AND 52) ARE LOCATED WITHIN THE FRONT AND REAR SETBACKS. ADDITIONALLY, PARKING FOR THIS DWELLING IS STAKED WHICH DOES NOT COMPLY WITH SECTION 220-242.1.1.C.
    - c. THE EXISTING DWELLING LOCATED AT 1105 PRIMROSE AVENUE (PRIOR LOT 50) IS LOCATED WITHIN THE FRONT YARD SETBACK;
    - d. THE EXISTING DWELLINGS, GARAGE AND WAREHOUSE STRUCTURE LOCATED AT 1111 PRIMROSE AVENUE (PRIOR LOTS 47-49/142-144) ARE LOCATED WITHIN THE FRONT YARD SETBACK;
    - e. THE EXISTING DWELLINGS LOCATED AT 1106, 1104, AND 1102 (PRIOR LOTS 141, 140 AND 139) ARE LOCATED WITHIN THE FRONT YARD SETBACKS.
    - f. THE EXISTING RESIDENTIAL USES LOCATED AT 1111 PRIMROSE AVENUE (PRIOR LOTS 47-49/142-144) ARE NON-CONFORMING USES WITHIN THE C-2 ZONE. ADDITIONALLY, PARKING FOR THIS USE IS CURRENTLY LOCATED IN THE RIGHT OF WAY, WHICH DOES NOT COMPLY WITH ZO SECTION 220-242.2.c.
    - g. PARKING AREA SEPARATION FOR 3803 ROSEMEAD AVENUE AND 1105 PRIMROSE AVENUE IS NOT CREATED BY A PARKING STRIP.
    - h. NO SCREENING OR BUFFER YARDS BETWEEN EXISTING RESIDENTIAL AND COMMERCIAL STRUCTURES, AND AROUND THE EXISTING DUMPMSTER ENCLOSURE LOCATED ON THE SUBJECT PROPERTY
  6. THERE ARE NO WETLANDS LOCATED WITHIN THE AREA OF PROPOSED CONSTRUCTION
  7. BASED UPON A WETLAND INVESTIGATION PERFORMED BY HOOVER ENGINEERING SERVICES, INC. WETLAND INVESTIGATION PERFORMED ON OCTOBER, 2022.
  7. UTILITIES AS SHOWN ARE BASED UPON FIELD SURVEYED INFORMATION, RECORDED SUBDIVISION AND LAND DEVELOPEMENT PLANS, AND INFORMATION PROVIDED BY OTHERS. HOOVER ENGINEERING SERVICES, INC. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF SAID LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION.
  8. IRON PINS SHALL BE PLACED AT ALL PROPOSED PROPERTY CORNERS WHERE NO MONUMENTATION CURRENTLY EXISTS. MARKERS AND MONUMENTS SHALL BE PER THE REQUIREMENTS OF THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
  9. NO KNOWN FLOODING COVENANTS OR DEED RESTRICTIONS ARE ASSOCIATED WITH THIS PROPERTY.
  10. NO 100 YEAR FLOOD PLAIN OR FLOOD HAZARD AREAS ARE LOCATED ON THIS TRACT BASED UPON A REVIEW OF F.E.M.A. MAPPING FOR LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PANEL 42041C03775, EFFECTIVE DATE 3/16/2008.
  11. THERE ARE NO SIGNIFICANT STEEP SLOPE AREAS (15% OR GREATER) IN THE PROPOSED AREA OF DEVELOPMENT.
  12. THE APPLICANT IS UTILIZING THE PROVISIONS CONTAINED WITHIN SECTION 220-209.E, WHICH ALLOWS FOR THE EXTENSION OF THE REGULATIONS OF THE C-2 ZONING DISTRICT TO EXTEND UP TO 50 FEET INTO THE MUN ZONE.
  13. A PA, ONE-CALL, SYSTEM NOTIFICATION HAS BEEN USED TO IDENTIFY KNOWN UTILITY LOCATIONS. SERIAL NO. 2022223500, 10/16/2022.
  14. NO SPECIAL EXCEPTIONS OR CONDITIONAL USES ARE REQUIRED FOR THIS PROJECT.
  15. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  16. ALL DIMENSIONS SHALL BE TO THE FACE OF THE BUILDING OR FACE OF CURB/EDGE OF MACADAM UNLESS OTHERWISE INDICATED.
  17. THE CONTRACTOR SHALL SAW CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT.
  18. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE TOWNSHIP ENGINEER HAS VERIFIED THE SIGHT DISTANCE AND ROADWAY ACCESS SAFETY.
  19. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  20. ALL PROPOSED CONSTRUCTION SHALL BE INSTALLED PER THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND/OR THE PENNDOT 408 AND RC STANDARDS, LATEST EDITIONS.
  21. THE DEVELOPER AGREES TO COMPLY WITH ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE PLAN SUBMISSION.
  22. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
  23. THE ON LOT STORM WATER MANAGEMENT AND INFILTRATION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER .
  24. NO NEW SITE LIGHTING IS PROPOSED WITH THIS SUBMISSION.
  25. AN EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PREPARED AND IMPLEMENTED PRIOR TO ANY EARTH MOVING ACTIVITIES BEING UNDERTAKEN ON THE SITE.
  26. THE PROPOSED START OF CONSTRUCTION - SPRING, 2023. THE PROJECT SHALL BE DEVELOPED IN ONE PHASE
  27. AN EASEMENT IS HEREBY GRANTED TO LOWER ALLEN TOWNSHIP TO ACCESS AND VERIFY THE STORMWATER BMP'S LOCATED ON THIS SITE.
  28. WORK ZONE TRAFFIC CONTROL, SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
  29. NOTICE SHALL BE PROVIDED TO LOWER ALLEN TOWNSHIP A MINIMUM OF FORTY- EIGHT(48) HOURS PRIOR TO ANY REQUIRED INSPECTION.
  30. AN ASBUILT PLAN SHALL BE PROVIDED TO LOWER ALLEN TOWNSHIP AT THE TIME OF COMPLETION OF THE PROJECT WHICH SHALL ILLUSTRATE ALL SITE GRADING, BUILDING LOCATIONS, PARKING AREAS, ETC.
  31. NO OBSTRUCTIONS SHALL BE PLANTED OR INSTALLED WITHIN THE DRIVEWAY CLEAR SIGHT TRIANGLE.
  32. ALL PROPOSED ROP DRAINAGE SHALL BE DIRECTED TO STORMWATER MANAGEMENT BMP'S VIA UNDERGROUND CONDUCTORS, OR OVERLAND FLOW.
  33. THE STORMWATER MANAGEMENT SITE PLANS APPROVED BY THE MUNICIPALITY SHALL BE ONSITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.
  34. THE MUNICIPAL ENGINEER OR HIS/HER DESIGNEE SHALL BE PERMITTED TO INSPECT ALL PHASES OF THE INSTALLATION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AND BMPs. ACCESS SHALL BE ALLOWED VIA EXISTING STREET RIGHTS OF WAY.
  35. THE APPLICANT IS EXTENDING THE REGULATIONS OF C-2 ZONE 50 FEET OR LESS WITHIN THE MUN ZONE PER ZO SECTION 220-209.E
  36. ALL PROPOSED SIGNAGE NEEDS TO MEET THE REQUIREMENTS OF ARTCL.XCV.
  37. APPLICANT AND OWNER ACKNOWLEDGE THAT CERTAIN SITE IMPROVEMENTS DEPICTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTE TO THE BUILDING AND FREESTANDING SIGNS, THAT REQUIRE APPROVAL UNDER REGULATIONS CONTAINED IN THE PA UNIFORM CONSTRUCTION CODE AND/OR LOWER ALLEN TOWNSHIP ZONING CODE MUST BE INSTALLED IN ACCORDANCE WITH SEPARATE PERMIT APPROVALS GRANTED UNDER THOSE REGULATIONS.

DATE: 12-28-2022		
SCALE: 1"=30'		
FILE: 222175		DWG: 222175Base

**SUBDIVISION PLAN**

KINDT PROPERTIES, LLC

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

REVIEWS					
4	9-20-23	REV. PER TWP. LETTER OF 9-14-23 AND READY PLANS FOR RECORDATION	SM		
3	5-22-23	REVISED PER OCCD 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		
NO.	DATE	DESCRIPTION	BY		

**DOOVER**  
**ENGINEERING SERVICES, INC.**

ENGINEERS • PLANNERS • SURVEYORS  
658 GAUMER ROAD SUITE 100  
NEW CUMBERLAND PA. 17070-2823  
PHONE (717) 720-0400 FAX (717) 720-2777

NEW CUMBERLAND PA. 17070-2823

SHEET **LD2**



