

PLAN INDEX		
NO.	SEC.	TITLE
1*	CV-1	COVER SHEET
2*	EX-1	EXISTING CONDITIONS
3*	EX-2	EXISTING CONDITIONS
4*	SD-1	SUBDIVISION PLAN
5*	EA-1	EASEMENT PLAN
* SHEET TO BE RECORDED		

SURVEY NOTES:

- Boundary Survey of Tract 2, Tax Parcel 13-10-0256-009, 032, 226, & 227 is from survey by Howell Kline Surveying, LLC. Completed on April 13, 2015. Location of existing utilities taken from final subdivision land development plans for "Highpoint" Subdivision and supplemented with field locations by Howell Kline Surveying, LLC during the months of March and April, 2015.
- Highway topography of Rossmoyne Road shown is from survey by Howell Kline Surveying, LLC. performed on December 3, & 4, 2019 and January 10, 2022.
- Contours plotted from field topographic survey by Howell Kline Surveying, LLC. located in the HKS dashed survey area as noted on EX-1 and EX-2.

Datum: NAVD 88 (computed using Geoid12a) & NAD 83 (2011) (Epoch:2010.0000) (as determined by GPS observation)

Site Bench: Top of sanitary manhole located along centerline of Rossmoyne Road, being approximately 60 feet northwest from center line of Norfolk-Southern Railroad crossing.

Elevation: 429.44'

Contour Interval: 2 foot

- All features shown are existing unless otherwise noted.
- Gross lot area is calculated to the title line. Net lot area will exclude existing street and railroad right-of-ways and include any internal, easements or right-of-ways.
- The horizontal datum is relative to NAD83 (2011), EPOCH 2010.0000, PA State Plane South Coordinate System, Zone 3702. The vertical datum is relative to NAVD88, GEOID12a. Both datums were established using GPS observation. Site Benchmark #1 is a Mag Nail located within the pavement on the western side of Rossmoyne Road, being approximately 330' southeast of the southern end of the PA Turnpike overpass, elev.=496.22. Site Benchmark #2 is a mag nail located within the pavement near the western curbline intersection of Herr Street and Trow Street, elev.=471.09. Both benchmarks were established using the previous sanitary manhole site benchmark described on the aforementioned recorded plan for Arcona Neighborhood 8.2, elev.=429.44.
- The marker designation (set) indicates that the described marker will be set as part of this survey. The designation (find) indicates that the marker was found during the field survey. Open circle with no designation indicates no marker found or set as part of this survey.
- Primary Control Point: 3/4" bolt found in concrete monument, Elev. 433.69 located on the property line near the intersection of Sheepford Road (T-646) and Lisburn Road (SR-2017).
- The Site bearing orientation is referenced from Grid North based on the Pennsylvania State Plane Coordinate System (South Zone) which was derived from GPS measurements. The site Horizontal Adjustment is CORS 96.
- The soils and soils data shown on this plan are taken from the NRCS Web Soil Survey, run done on August 17, 2010.
- 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.
- A FEMA designated floodplain is not present on the Arcona Neighborhood 9 property.
- Underground utilities have been shown according to information provided by others and must be field verified prior to construction, excavation or blasting. The actual locations of these utilities have not been field verified and the locations are approximate. 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.

WETLANDS NOTES:

- The Wetland Delineation on the Arcona Neighborhood 9 project report was performed by Vortex Environmental, Inc. dated July 29, 2019 and updated by Vortex Environmental, Inc. on May 10, 2024. Field location of wetland flags was performed by Howell Kline Surveying, LLC.
- No earth disturbance, fill or other encroachment shall be permitted within the wetlands. Waters of the U.S. or Waters of the Commonwealth shown on these plans without prior approval of the proper Federal, State and Local Authorities.

PLAN NOTES:

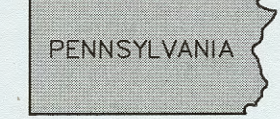
- The purpose of this plan is to subdivide Arcona Neighborhoods Lot 9 property into two parcels. Charter Homes Development Company intends to purchase and develop a parcel henceforth referred to as Arcona Neighborhood 9 Development Site, (lot 9A). Lot 9A will be developed as a part of a future subdivision and land development plan. Arcona Neighborhoods Lot 9 Remaining Lands will be retained by Ruth D. Leshar and the Strong & Detweiler Partnership as is, undeveloped. No earthwork or construction is proposed as a part of this Minor Subdivision Plan.

GENERAL NOTES:

- A Highway Occupancy Permit Plan is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 4280, known as the "State Highway Law,") before driveway access to a State Highway is permitted. Access to Rossmoyne Road shall only be as authorized by a Highway Occupancy Permit, and the Township's approval of this plan in no way implies that such permit can be acquired.



Before You Dig Anywhere

In... 

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

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 # 20220682987 (LOWER ALLEN TOWNSHIP)
(CALL MADE BY : Howell Kline Surveying, LLC)



Howell Kline Surveying, LLC, does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does Howell Kline Surveying, LLC. guarantee that all subsurface utility lines, structures, etc. are shown. Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

Utilities Listing - Lower Allen Township

Verizon Pennsylvania Inc 1026 Hwy St. Pittsburgh, PA 15221 Contact: Deborah Barum Email: deborah.d.della@verizon.com	PPL Electric Utilities Corporation 434 Susquehanna Trl. Northumberland, PA 17857 Contact: Doug Haupt Email: dhaupt@pplweb.com	Centurylink 1025 Eldorado Blvd. Broomfield, CO 80021 Contact: Century Link Operator Personnel Email: relocations@umen.com
Buckeye Partners The Buckeye Building 6161 Hamilton Blvd. Allentown, PA 18106 Contact: Dave Jones Email: dojones@buckeye.com	Comcast Cable Communications Inc 4601 Smith Street Harrisburg, PA 17109 Contact: Michael Sweigard Email: m_sweigard@cable.comcast.com	First Energy Penelec 21 S Main St. Akron, OH, 44308 Contact: Cara Warren Email: carowarren@firstenergycorp.com
Lower Allen Township Authority 120 Limekiln Rd. New Cumberland, PA 17070 Contact: Brian Kauffman Email: bkauffman@catwp.org	Upper Allen Township 100 Gettysburg Pike Mechanicsburg, PA 17055 Contact: Kadi Hockenberry Email: khockenberry@catwp.org	SUEZ Water Pennsylvania Inc 6310 Allentown Blvd. Harrisburg, PA 17112 Contact: Nat Sheffer Email: nothaniel.sheffer@suez.com
Lower Allen Township 2233 Gettysburg Rd. Camp Hill, PA 17011 Contact: Bryce Thompson Email: bthompson@catwp.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@pawater.com
Sprint 484 Williamsport Pike PO Box 113 Martinsburg, WV 25404 Contact: Wesley Carpenter Email: wesley.carpenter@tmobile.com	Windstream 1450 Center Point Rd. Hiawatha, IA 52233 Contact: Locate Desk Personnel Email: locate.desk@windstream.com	

FINAL MINOR SUBDIVISION PLAN

ARCONA NEIGHBORHOOD 9



PLAN: 1" = 300'

SEE SD-1 FOR
SUBDIVISION PLAN

WALVERS:

LIST OF REQUESTED WAIVERS & MODIFICATIONS

At a meeting held on September 23, 2024, the Lower Allen Township Board of Commissioners approved the following waivers and modifications of the Lower Allen Township Subdivision and Land Development Ordinance:

- Modification of Section 192-57-B.(2)(h)[2] and 192-57-C.(13)(c)[1] require only the the right of way width and cartway width that is required by PennDOT for Rossmoyne Road.
- Waiver of Section 192-57.C.B requiring installation of curbs along Rossmoyne Road.
- Deferment of Section 192-57.C.9
Deferment of the requirement contained in Section 192-57.C.9 to provide sidewalks along all street frontage, until land development is proposed for Parcel 9A as shown on the plan. These improvements shall be made at the owner's expense. This is a covenant running with the land, which shall bind the owners, their successors, heirs, and assigns.

ZONING INFORMATION - Arcona Neighborhood 9				
LOCATION: Off Rossmoyne Road, Lower Allen Township, Cumberland County, PA				
ZONE: R-2, Single-Family Rural Residential District, Traditional Neighborhood Development Overlay				
PROPOSED USE: N/A				
#	ITEM	REQUIRED	PROPOSED	VARIANCE
1	MAXIMUM BUILDING HEIGHT	40 ft.	40 ft.	NO
2	MAXIMUM DENSITY	4 Dwelling Units per ac. (up to 8)	N/A	NO
3	MINIMUM LOT AREA - Single-Family Detached	4,000 s.f.	4,000 s.f.	NO
4	MINIMUM LOT WIDTH - Single-Family Detached	40 ft.	40 ft.	NO
5	IMPERVIOUS COVER	≤ 50% Overall for the TND	N/A	NO
6	MINIMUM SETBACK - FRONT - Single-Family Detached	5 ft.	5 ft.	NO
7	MINIMUM SETBACK - SIDE - Single-Family Detached	10 ft. / No one side less than 5 ft.	5 ft.	NO
8	MINIMUM SETBACK - REAR - Single-Family Detached	25 ft.	25 ft.	NO
9	WATER	Public	N/A	NO
10	SANITARY SEWER	Public	N/A	NO

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF CUMBERLAND

On this, the 25th day of October, 2024, before me, the undersigned person, personally appeared Ruth D. Leshar, being Manager of the Strong & Detweiler Partnership, a Pennsylvania company, who being duly sworn according to the law, deposes and says that the partnership is the Owner of the property shown on this plan, that they are authorized to execute said plan on behalf of the partnership, that the plan is the act and deed of the partnership, that the partnership desires the same to be recorded and on behalf of the partnership.

Ruth D. Leshar, Manager Don R. Benken

My Commission Expires 11-5, 2024

Commonwealth of Pennsylvania - Notary Seal
Lisa R. Barker, Notary Public
Dauphin County
My Commission Expires November 5, 2024
Commission Number 1006747

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

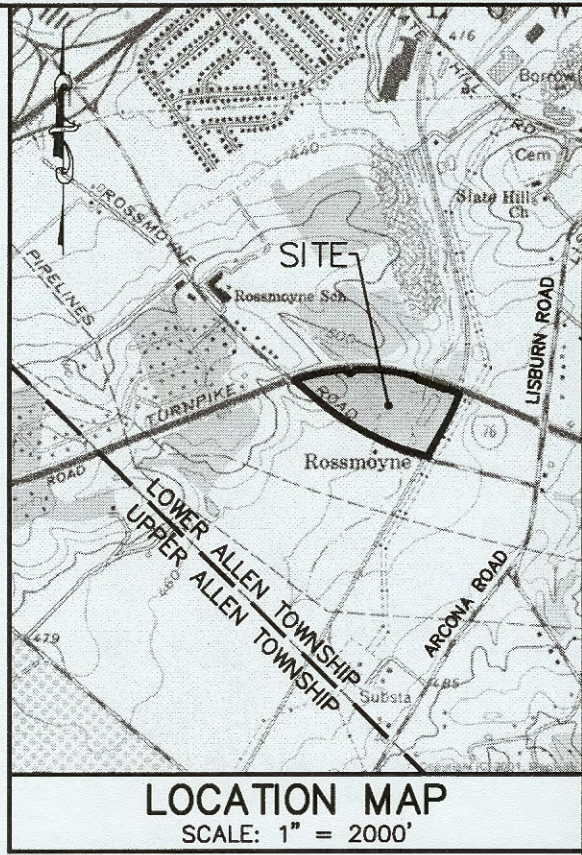
COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF CUMBERLAND

On this, the 25th day of October, 2024, before me, the undersigned, personally appeared Ruth D. Leshar, who being duly sworn according to the law, deposes and says that she is the Owner of the property shown on this plan, that she is authorized to execute said plan, that the plan is the act and deed of the individual, and that the individual desires the same to be recorded.

Ruth D. Leshar Don R. Benken

My Commission Expires 11-5, 2024

Commonwealth of Pennsylvania - Notary Seal
Lisa R. Barker, Notary Public
Dauphin County
My Commission Expires November 5, 2024
Commission Number 1006747



Sheet Number:
1 of 5
Project Number:
15-100-32
Date:
SEPTEMBER 6, 2024

ARCONA NEIGHBORHOOD 9

Lower Allen Township - Cumberland County, PA

CHARTER HOMES & NEIGHBORHOODS

COVER SHEET

Project Manager:	Drafting:	Check:	Scale:
DAVID B. KEGERIZE PE	W ALLEN	G. MITCHELL KING PE, PLS	1"=300'
Project Engineer:	Checked by:	Project Surveyor:	
G. MITCHELL KING PE, PLS	I	THOMAS K. PHILLIPS PLS	

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

TOWNE SQUARE ENGINEERING

Civil Engineers & Land Planners

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 13 DAY OF September, 2024
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Kirk Stoner
DIRECTOR OF PLANNING

CERTIFICATE FOR APPROVAL BY THE BOARD OF COMMISSIONERS

Approved by the Board of Commissioners, Lower Allen Township, Cumberland County, PA

Approved this 33rd day of September, 2024

Conditions of Approval Completed this 28th day of October, 2024

Don R. Benken Don R. Benken
President Secretary

DATE	REVISIONS
9/24/24	UPDATED TO REFLECT B.O.C. ACTION ON 9/23/24
9/18/24	REV PER TWP. ENGR. LTR. DATED 9/13/24

Section Number:
CV-1

FINAL PLAN

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SOILS LIST *		
Symbol	Description	K-Factor
BdB	Bedington shaly silt loam 3-8% Slope	0.32
BdC	Bedington shaly silt loam 8-15% Slope	0.32
BdD	Bedington shaly silt loam 15-25% Slope	0.32
DuA	Duffield silt loam, 0-3% Slope	0.32
EdB	Edom silty clay loam 3-8% Slope	0.20
HaB	Hagerstown silt loam 3-8% Slope	0.37
Pe	Penlaw silt loam	0.37
W	Water	n/a

SIGHT DISTANCE FOR BARN DRIVEWAY @ ROSSMOYNE ROAD SR 2021						
	DIRECTION	SPEED	GRADE	SIGHT DISTANCE		
				ISD	SSSD	AVAILABLE
EXITING MOVEMENTS	TO THE LEFT	40 MPH	- 7.3%	N/A	345'	350' +
	TO THE RIGHT	40 MPH	+ 4.3%	N/A	285'	300' +
ENTERING MOVEMENTS	APPROACHING SAME DIRECTION	40 MPH	- 7.3%	N/A	345'	350' +
	APPROACHING OPPOSITE DIRECTION	40 MPH	+ 4.3%	N/A	285'	300' +

Sheet Number:
2 of 5

Project Number:
15-100-32

Date:
SEPTEMBER 6, 2024

ARCONA NEIGHBORHOOD 9

Lower Allen Township - Cumberland County, PA

CHARTER HOMES & NEIGHBORHOODS

Project Manager:
DAVID B. KEGERIZE PE

Drafting:
W ALLEN

Project Engineer:
G. MITCHELL KING PE, PLS

Checked by:
—

Project Surveyor:
THOMAS K. PHILLIPS PLS

Scale:
1"=50'

Seal:
THOMAS K. PHILLIPS
PROFESSIONAL SURVEYOR
STATE OF PENNSYLVANIA
No. 15000

TOWNE SQUARE
ENGINEERING
Civil Engineers & Land Planners
info@townesquareengineering.com

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

REVISIONS

9/24/24
9/19/24
9/19/24

DATE

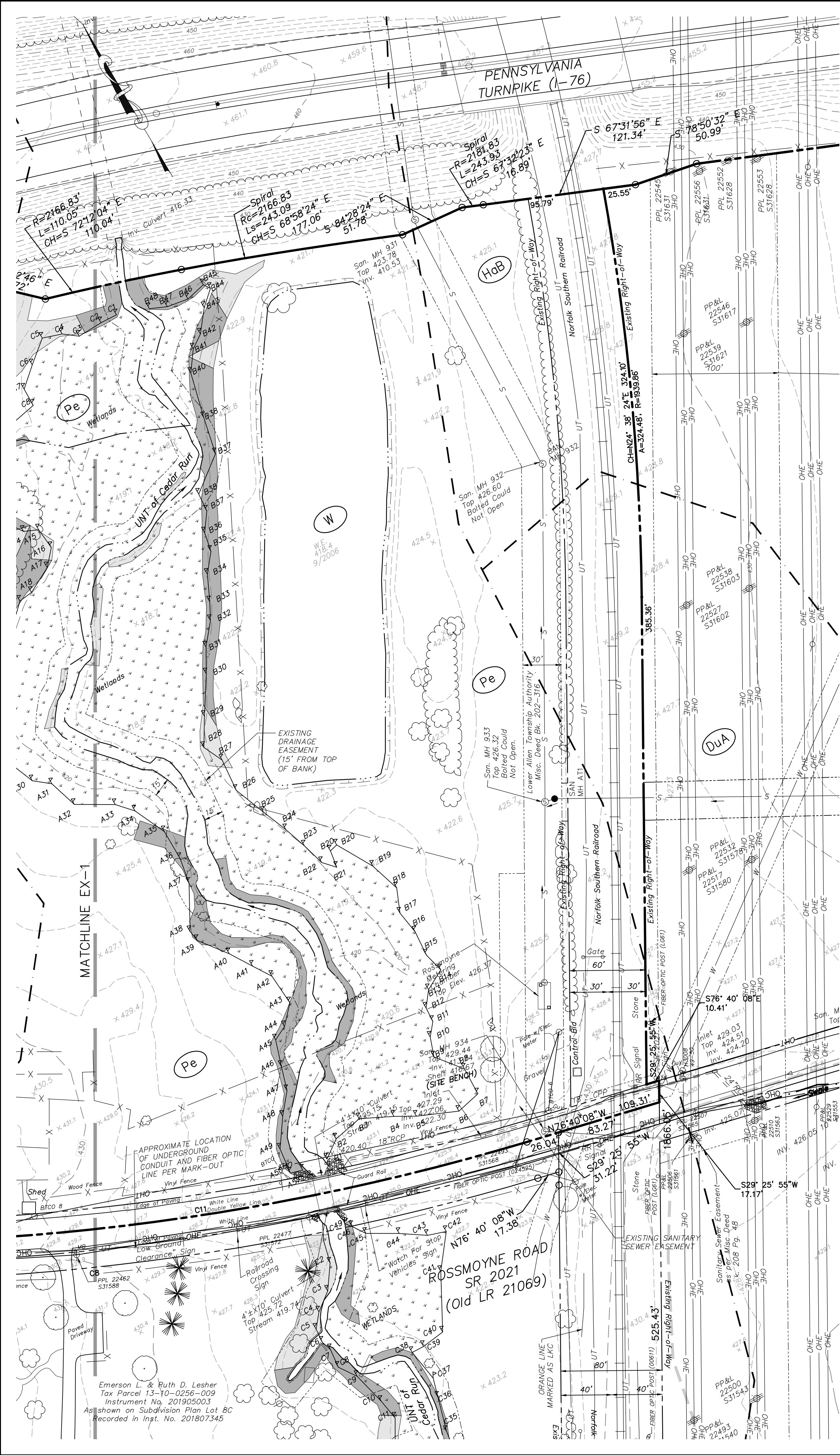
UPDATED TO REFLECT B.O.C. ACTION ON 9/23/24
REV. PER TWP. ENGR. LTR. DATED 9/13/24

Section Number:
EX-1

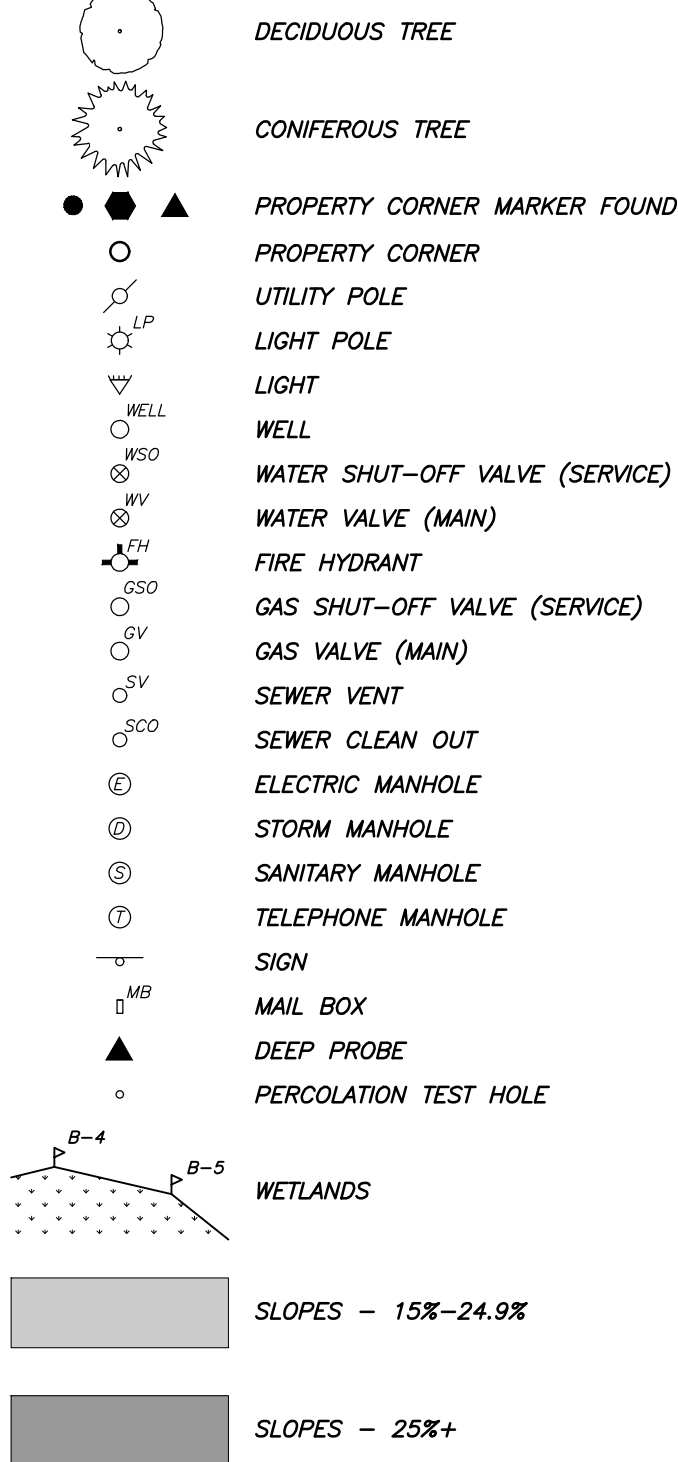
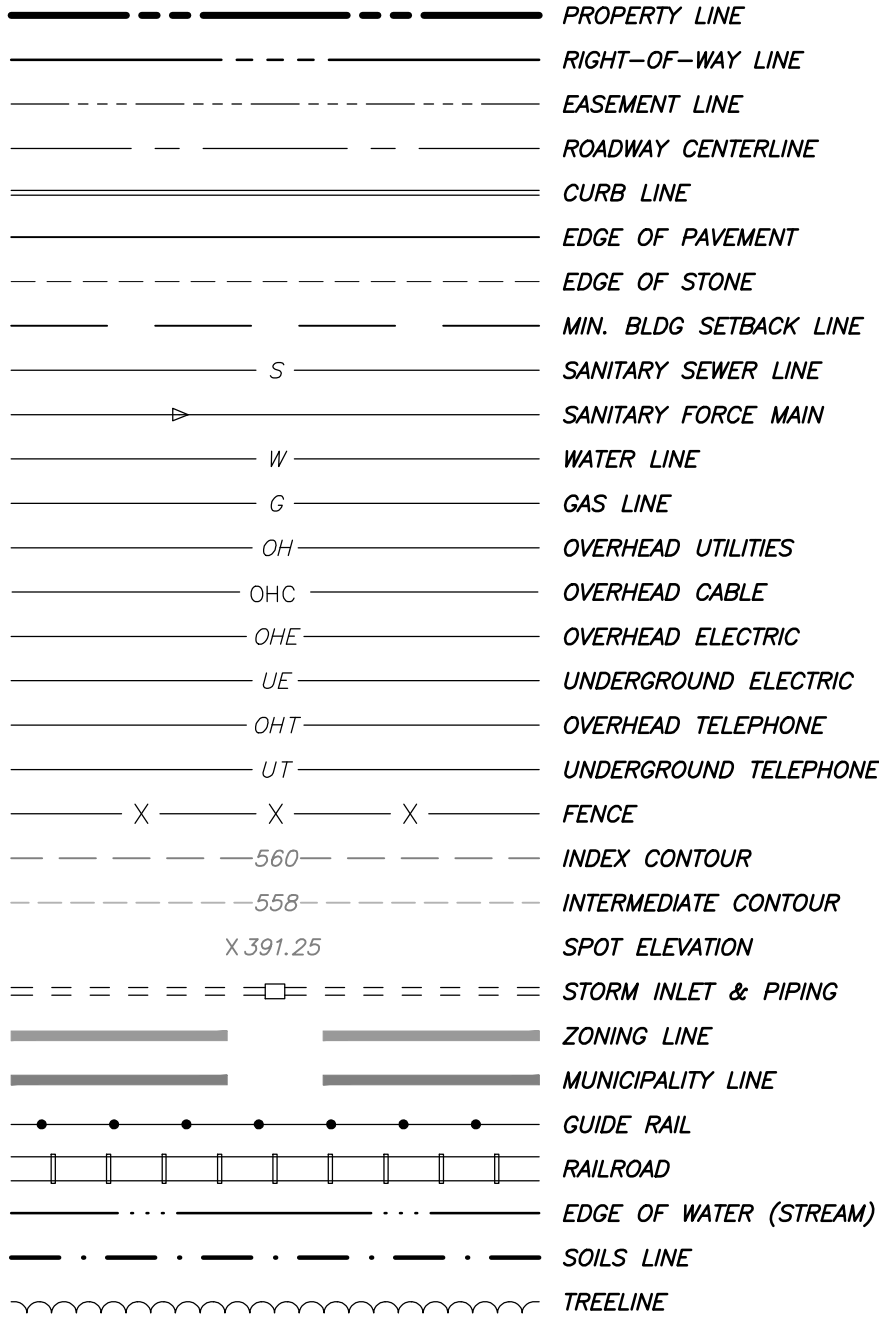
FINAL PLAN

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LEGEND -- EXISTING



LOT CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C11	1900.00'	528.17'	S 68°42'19" E 526.47'
C12	1910.08'	362.41'	S 55°18'22" E 361.87'





ARCONA NEIGHBORHOOD
DEVELOPMENT SITE


CHARTER Homes & Neighborhoods
SUBDIVISION PLAN

Seal of the Commonwealth of Pennsylvania, Professional Surveyor, G. MITCHELL KING, No. SL42404-E, PENNSYLVANIA. The seal is circular with a scalloped border. The outer ring contains the text "COMMONWEALTH OF PENNSYLVANIA". The inner circle is divided into three sections: "PROFESSIONAL SURVEYOR" at the top, "G. MITCHELL KING" in the center, and "LAND SURVEYOR No. SL42404-E" at the bottom.

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FINAL PLAN

