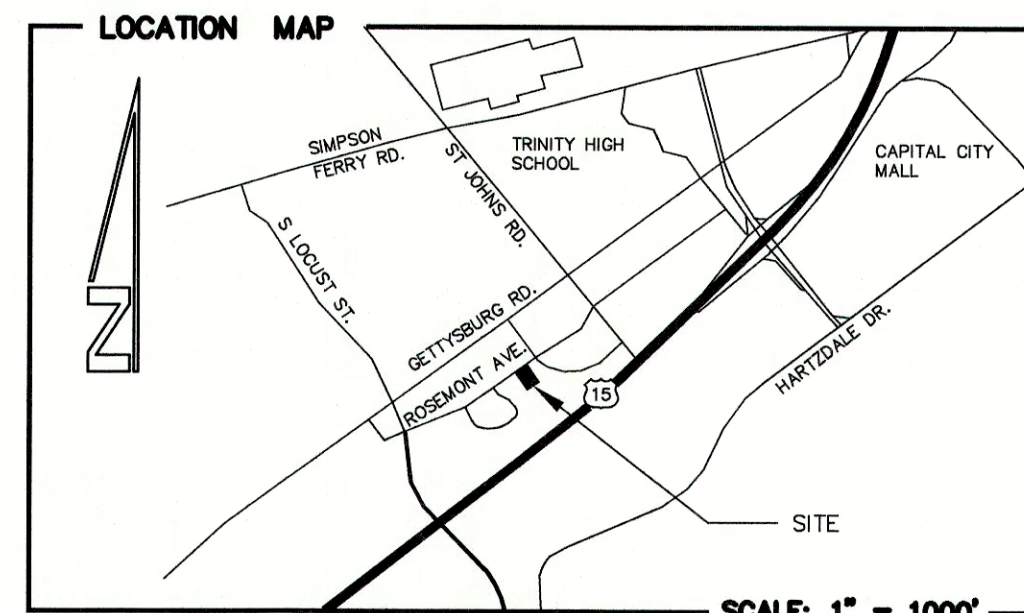


FINAL MINOR SUBDIVISION PLAN FOR 4107 ROSEMONT AVENUE LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

1. THE PURPOSE OF THIS PLAN IS TO COMBINE TRACT 13-24-0799-162 AND TRACT 13-24-0799-259, INTO 1 LOT CONSISTING OF 0.37 ACRES ALSO KNOWN AS 4107 ROSEMONT AVENUE, CAMP HILL, PA.
2. CURRENT ZONING: SINGLE-FAMILY ESTABLISHED RESIDENTIAL (R-1) PER LOWER ALLEN TOWNSHIP ZONING MAP.
3. NO PORTION OF THE SUBJECT PROPERTY IS INTENDED TO BE DEDICATED OR RESERVED FOR PUBLIC OR SEMI-PUBLIC AREAS.
4. 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.
5. DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN AND ALL APPLICABLE ORDINANCES.
6. ANY FUTURE DEVELOPMENT OF THE SITE INCLUDING HOMES MAY REQUIRE A STORMWATER MANAGEMENT PERMIT.
7. THE SUBJECT PROPERTY IS ABSENT OF WETLANDS AND HYDRIC SOILS.
8. ALL PUBLIC IMPROVEMENTS WILL COMPLY WITH THE LATEST EDITION OF THE TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL.



INDEX OF DRAWINGS :

SHEET 1 • COVER SHEET
SHEET 2 • SUBDIVISION PLAN

DATE :

SEPTEMBER 16, 2024

REVISED :

DECEMBER 9, 2024 PER TOWNSHIP/COUNTY COMMENTS

OWNER

MARK AND DONNA ROBERTS
4107 ROSEMONT AVENUE
CAMP HILL, PA 17011
(717) 908-7387

SITE DATA:

LOWER ALLEN TOWNSHIP

ZONE:	SINGLE FAMILY ESTABLISHED RESIDENTIAL (R-1)
PROPOSED USE:	SINGLE FAMILY DETACHED DWELLINGS
MAXIMUM DENSITY:	4 DWELLING UNITS / GROSS ACRE (LESS EX. R/W)
MINIMUM LOT AREA:	7,200 SQ. FT.
PROPOSED LOT AREAS:	VARIES
MIN. BLDG LINE WIDTH:	50 FEET @ DED. R/W
MAX. IMPERVIOUS COVERAGE:	50%
MAX. BLDG HEIGHT:	35 FEET (PRINCIPAL) 25 FEET (ACCESSORY)
MIN. YARD DEPTHS:	FRONT : MINIMUM FRONT YARD DEPTH: 30 FEET. ON A CORNER LOT, TWO FRONT YARDS SHALL BE PROVIDED. IF THE ABUTTING STREET RIGHT-OF-WAY WIDTH IS LESS THAN 50 FEET, FRONT YARD SETBACK IS MEASURED IN ACCORDANCE WITH § 220-212A. WHERE EXISTING PRINCIPAL BUILDINGS IN THE SAME BLOCK HAVE LAWFULLY NONCONFORMING FRONT YARD SETBACKS OF LESS THAN 30 FEET, AN AVERAGE SETBACK MAY BE USED IN ACCORDANCE WITH § 220-212B.

SIDE : MINIMUM SIDE YARDS SHALL TOTAL NO LESS THAN 15 FEET, WITH NO ONE SIDE YARD LESS THAN 5 FEET, IN WIDTH. ON A CORNER LOT, TWO SIDE YARDS SHALL BE PROVIDED ALONG THE INTERIOR LOT LINES.

REAR : THE MINIMUM REAR YARD DEPTH SHALL BE 25 FEET. ON A CORNER LOT, A REAR LOT SHALL NOT BE REQUIRED.

WATER SERVICE	PUBLIC
SANITARY SERVICE	PUBLIC
REQ'D PARKING:	2 SPACES PER DWELLING UNIT FOR RESIDENTIAL USE

TRACT 1 AREA= 13,808 SQ.FT. / 0.32 ACRES

TRACT 2 AREA= 2,320 SQ.FT. / 0.05 ACRES

NEW LOT AREA = 16,128 SQ.FT. / 0.37 ACRES

IMPERVIOUS COVERAGE = 0.06 ACRES (16%)

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF CUMBERLAND

ON THIS, THE 16 DAY OF DECEMBER, 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY CAME MARK AND DONNA ROBERTS, KNOWN TO ME (OR SATISFACTORY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THE MARK AND DONNA ROBERTS EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

Mr. Roberts
MARK ROBERTS
Donna Roberts
DONNA ROBERTS

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

Commonwealth of Pennsylvania - Notary Seal
Danielle M. Haines, Notary Public
York County
My commission expires September 23, 2028
Commission number 1301002

Danielle M. Haines
NOTARY PUBLIC
DATE 12/18/24

MY COMMISSION EXPIRES: SEPTEMBER 23, 2028

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. _____, THIS ____ DAY OF _____, 202__.

RECORDER

LOWER ALLEN BOARD OF COMMISSIONERS

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

APPROVED THIS ____ DAY OF _____, 202__.

CONDITIONS OF APPROVAL COMPLETED THIS ____ DAY OF _____, 202__.

PRESIDENT

SECRETARY

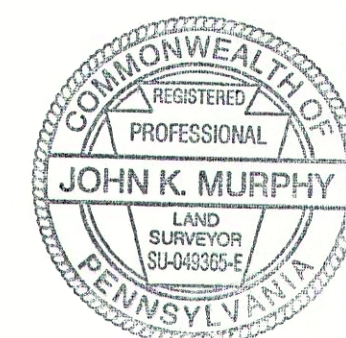
LOWER ALLEN TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION, THIS ____ DAY OF _____, 202__.

ATTEST:

SECRETARY

CHAIRPERSON



I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DECEMBER 17, 2024
DATE

John K. Murphy
JOHN K. MURPHY, P.E., P.L.S.

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS ____ DAY OF _____, 202__.

ATTEST:

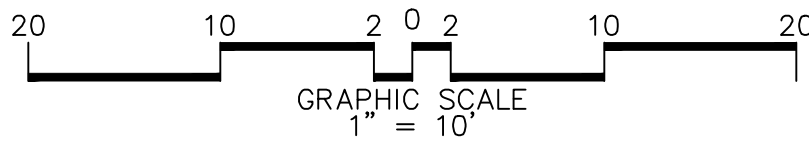
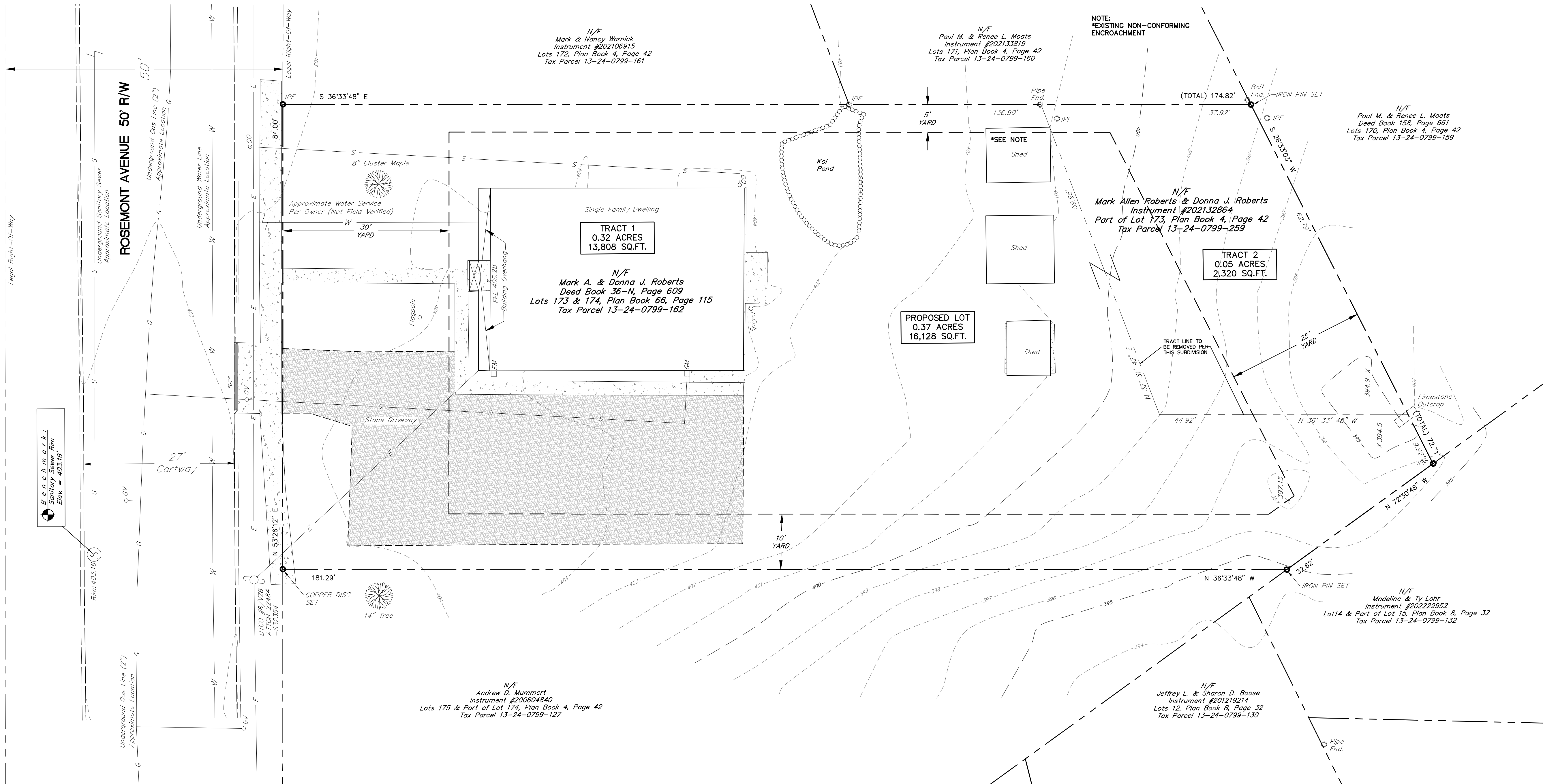
DIRECTOR OF PLANNING



ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

LEGEND	
	EXISTING PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	MINIMUM YARD LINE
	EXISTING CURB
	EXISTING CONTOUR
	EXISTING GAS VALVE
	EXISTING CLEANOUT
	EXISTING ELECTRIC METER
	EXISTING UTILITY POLE & GUY WIRE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	FINISHED FLOOR ELEVATION
	BENCHMARK
	IRON PIN FOUND
	DEPRESSED CURB
	CONCRETE (TYPICAL)
	STONE (TYPICAL)
	EXISTING POND
	PROPOSED PROPERTY CORNER
	PROPOSED PROPERTY LINE

- GENERAL NOTES
- EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED JUNE 14, 2024.
 - CURRENT ZONING: SINGLE-FAMILY ESTABLISHED RESIDENTIAL (R-1) PER LOWER ALLEN TOWNSHIP ZONING MAP.
 - GROSS LAND AREA: 16128 SQUARE FEET / 0.37 ACRES.
 - VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
 - NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
 - NO EVIDENCE OF STREET CONSTRUCTION WAS OBSERVED DURING FIELD SURVEY.
 - NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON SITE WAS OBSERVED DURING FIELD SURVEY.
 - NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 279 OF 480, MAP NUMBER 42041C0279F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 7, 2023.
 - THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
 - THE PARCEL CONTAINS SOIL (HAB) HAGERSTOWN SILT LOAM WHICH DOES NOT CONTAIN A HYDRIC SOIL RATING.
 - UTILITY SERVICE LOCATIONS TO THE BUILDING ARE PER OWNERS DESCRIPTION AND HAVE NOT BEEN FIELD VERIFIED.



DESIGN :	
DRAWN :	E.A.C.
CHECKED :	R.A.C.
DATE :	09-16-2024

PLANNING•ENGINEERING•SURVEYING
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NEW GUMBERLAND, PA 17070
PH: 717.770.2800
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WWW.ALPHA-CEI.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

FINAL MINOR SUBDIVISION PLAN
FOR
4107 ROSEMONT AVENUE
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	324032
SURVEY BOOK :	
SCALE :	1" = 10'
DWG FILE :	T:\2024\324032.dwg
SHEET	2 of 2