

GENERAL N

1. EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED JUNE 14, 2024.
2. CURRENT ZONING: SINGLE-FAMILY ESTABLISHED RESIDENTIAL (R-1) PER LOWER ALLEN TOWNSHIP ZONING MAP.
3. GROSS LAND AREA: 16128 SQUARE FEET / 0.37 ACRES.
4. VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
5. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
6. NO EVIDENCE OF STREET CONSTRUCTION WAS OBSERVED DURING FIELD SURVEY.
7. NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON SITE WAS OBSERVED DURING FIELD SURVEY.
8. 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.
9. 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.
10. THE PARCEL CONTAINS SOIL (HAB) HAGERSTOWN SILT LOAM WHICH DOES NOT CONTAIN A HYDRIC SOIL RATING.
11. 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
⚠	12/9/24	PER TWP/COUNTY COMMENTS	EAC
NO.	DATE	DESCRIPTION	BY

PLANNING • ENGINEERING • SURVEYING
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The logo for Alpha Consulting Engineers, Inc. It features a large, stylized, blocky letter 'A' on the left. To the right of the 'A', the words 'ALPHA CONSULTING ENGINEERS, INC.' are stacked vertically in a smaller, all-caps, sans-serif font.

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

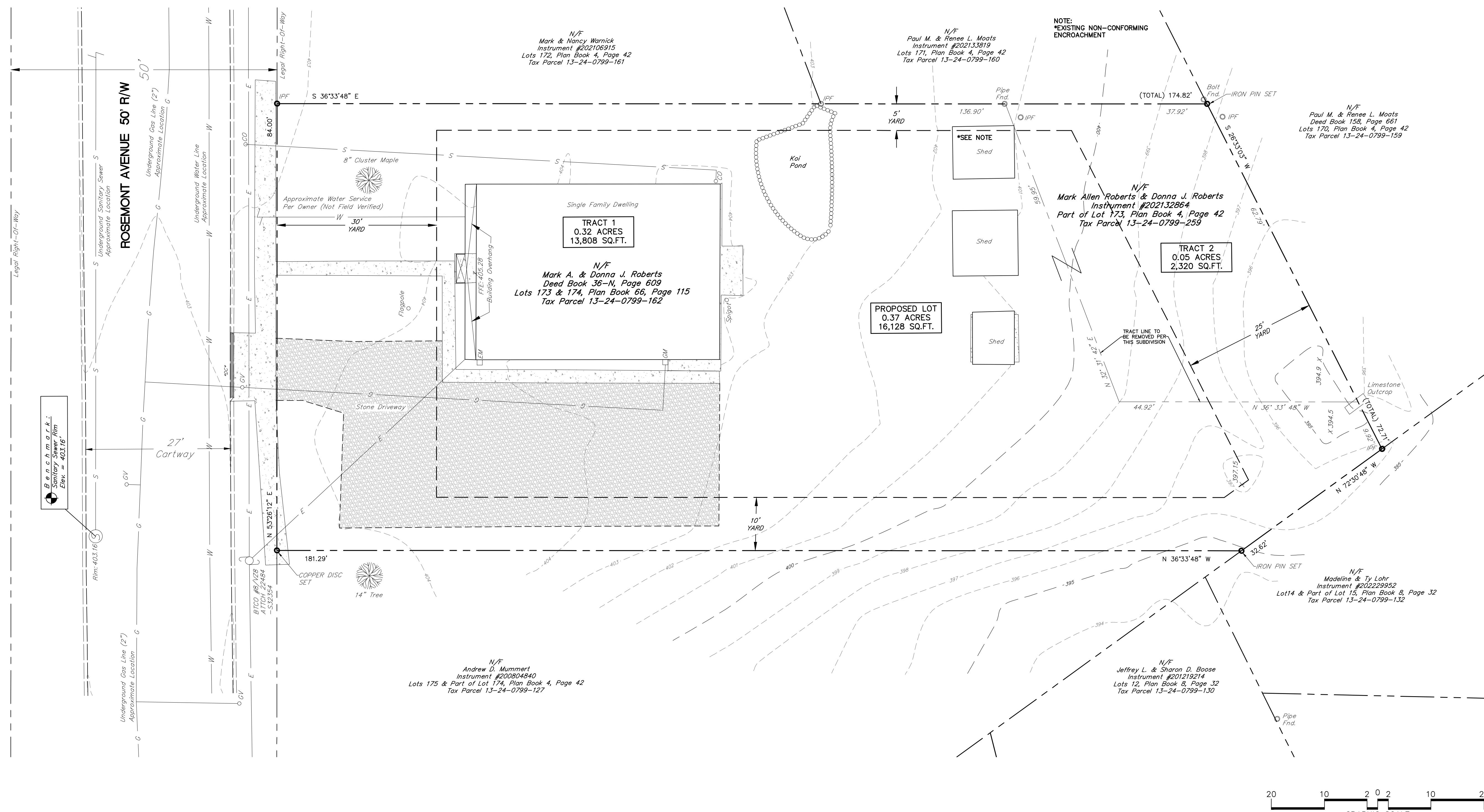
PROJECT NO.
324032

SURVEY BOOK :
Z: \2024\324032.sur\324032sur\field

SCALE : 1" = 10'

DWG FILE : Y:\2024\324032.aph\324032.dwg\Plans\Minor Subdivision

SHEET 2 8 2



SHEET 2 8 2